AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, APRIL 28, 2026 - 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.

THE MAYOR OFTEN ALLOWS APPLAUSE DURING CEREMONIAL OR CELEBRATORY PORTIONS OF THE MEETING, SUCH AS PROCLAMATIONS, PRESENTATIONS, AWARDS, OR PUBLIC SAFETY RECOGNITIONS, AS THESE ARE NOT ACTION ITEMS ARE INTENDED TO HONOR INDIVIDUALS OR EVENTS. HOWEVER, TO SAFEGUARD AN ORDERLY MEETING AND TO PRECLUDE INTIMIDATION OF SPEAKERS ON AGENDA ITEMS, OR DESIGNATED PUBLIC COMMENTS, THE MAYOR ORDINARILY PRECLUDES CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS DURING THESE PORTIONS OF THE AGENDA.

BASED UPON THE FOREGOING, 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 #2026-025)

1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

1. Presentation to Chief Pellecer, Senior Leader Award - City *Manager*

2. Request for Proclamation Approval:
   - Mental Health Awareness Month - May 2026 - *Sponsored by Mayor Davis*
   - Water Reuse Week - May 17-23, 2026 - *Sponsored by Mayor Davis*
   - National Safe Boating Week - May 16-22, 2026 - *Sponsored by Mayor Davis*
   - Principal Michael V. Billins, Dania Elementary – National Principals' Day – May 1, 2026 – *Sponsored by Mayor Davis*

4. PROCLAMATIONS

1. Turquoise Takeover Week — May 4-10, 2026 — *Sponsored by Commissioner Lewellen*

2. Child Abuse Prevention Month — April 2026 — *Sponsored by Commissioner Rimoli*

3. Water Conservation Month — April 2026 — *Sponsored by Mayor Davis*

5. ADMINISTRATIVE REPORTS

1. City Manager

2. City Attorney

3. City Clerk - Reminders
   - May 12, 2026 CRA Board Meeting - 6 p.m.
   - May 12, 2026 City Commission Meeting - 7 p.m.
   - May 26, 2026 City 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: April 14, 2026 City Commission Meeting Minutes

2. Travel Requests: None

3. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING APPROVAL OF DEDUCTIVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH VEIT NATIONAL CORPORATION FOR THE SANITARY SEWER INFLOW AND INFILTRATION (I&I) PROJECT; REDUCING THE CONTRACT AMOUNT; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

4. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE BROWARD SHERIFF'S OFFICE, FOR MEDICAL, FIRE PROTECTION AND FIRE PREVENTION SERVICES IN ORDER TO REDUCE THE AMOUNT OF FIRE INSPECTORS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Manager)*

5. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE AGREEMENT WITH MAC'S TOWING SERVICES, INC., MODIFYING THE INSURANCE REQUIREMENTS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Attorney)*

6. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REALLOCATION OF FUNDING FROM THE CW THOMAS PARK IMPROVEMENTS BUDGET TO THE PJ MELI AQUATIC COMPLEX IMPROVEMENTS BUDGET TO COVER THE COST OF DRC REVIEW OF THE DESIGN IN THE AMOUNT OF FOURTEEN THOUSAND ONE HUNDRED AND TWENTY DOLLARS ($14,120.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks and Recreation)*

7. Approval to Reschedule September Commission Meeting Dates for Budget Hearings - *City Clerk*

8. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING A THIRD AMENDMENT TO THE LICENSE AGREEMENT WITH RITA CROCKETT BEACH SPORTS ACADEMY (RCBSA) TO MODIFY THE PAYMENT TERMS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks and Recreation)*

9. BIDS AND REQUESTS FOR PROPOSALS: None

10. QUASI-JUDICIAL & PUBLIC HEARING ITEMS

1. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-035-25) AND MINOR DEVIATION (OT-017-26) FOR THE APPLICANT DANIA LIVE 1748 II, LLC, FOR THE PROPERTIES LOCATED AT 1730-1766 POINTE BLVD, 1731-1757 POINTE BLVD, 101 BRYAN RD AND N COMPASS WAY, WITHIN THE CITY OF DANIA BEACH, FLORIDA PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

2. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-022-20MOD3), SUBMITTED 2750 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, FOR PROPERTIES LOCATED AT 2750 GRIFFIN ROAD, 4901 SW 27 TERRACE AND 4880 SW 28 AVENUE IN 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 that do not involve zoning (rezonings, or changes to Chapter 28 of the LDC), nor Article 3, Section 2 of the Charter relating to ordinances for capital expenditures over $1,000,000) are not subject to public hearing. 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. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28 "LAND DEVELOPMENT CODE"; ARTICLE 110, ENTITLED "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS", AT SECTION 110-20 ENTITLED "LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" TO ELIMINATE MIXED-USE DISTRICTS FROM THE TABLE; ALSO AMENDING SECTION 110-190, ENTITLED "USES SUBJECT TO MINIMUM SEPARATION DISTANCES" TO INCLUDE KAVA AND VAPE SALES DISTANCE REQUIREMENTS; AND AMENDING SUBPART 1, ENTITLED "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS", ARTICLE 302, ENTITLED "DETAILED USE REGULATIONS", AT SECTION 302-10, ENTITLED "PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" IN ORDER TO ESTABLISH ONE PERMITTED USE TABLE FOR THE CRA FORM-BASED ZONING DISTRICTS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE *(Community Development)*

2. ORDINANCE NO. 2026-_____

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPLICATION REQUEST (RZ-034-24, MADE BY ROD A. FEINER, ESQ., ON BEHALF OF 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP FOR PROPERTIES GENERALLY LOCATED AT 4901 SW 27th TERRACE AND 4880 SW 28th AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; TO REZONE THE PROPERTIES FROM TWO-FAMILY RESIDENTIAL DISTRICT (RD-8000) AND SINGLE-FAMILY 6000 RESIDENTIAL (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

3. ORDINANCE NO. 2026-_____

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 2, ENTITLED "ADMINISTRATION", OF THE CITY'S CODE OF ORDINANCES; TO CREATE ARTICLE XII, ENTITLED "CONFLICT OF INTEREST AND CODE OF ETHICS"; TO CREATE SECTION 2-300 ENTITLED "CONFLICT OF INTEREST AND CODE OF ETHICS ORDINANCE"; PROVIDING FOR CONFLICTS; CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Commissioner Lewellen)*

13. DISCUSSION AND POSSIBLE ACTION

1. Sponsor — Broward County PBA, Officer of the Year Banquet — *Sponsored by Commissioner Ryan*

2. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING, AFTER PUBLIC HEARING, THE CITY COMMISSION TO ENTER INTO AN EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, CANDIDO SOSA-CRUZ; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(City Attorney)*

3. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO SELECT AN ARTIST AND AUTHORIZATION TO PROCEED WITH TOP THREE (3) ARTISTS FOR THE AMERICA 250 CITY ART POSTER PROJECT AND MURAL AT 401 STIRLING ROAD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. Opportunity Zone Designation - *Sponsored by Mayor Davis*

14. APPOINTMENTS

1. Board Appointments:
   - Dania Beach Housing Authority Board - Mayor Davis
   - Marine Advisory Board - Commissioner Rimoli

15. COMMISSION COMMENTS

16. ADJOURNMENT

CITY OF DANIA BEACH

OFFICE OF THE CITY MANGER

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 921-2604 (fax)

MEMORANDUM

Date: April 28, 2026

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

We had another amazing Earth Day Beach Cleanup as well as a wonderful Arbor Day Tree Giveaway. Two truly remarkable events in the same week! The bar is set very high on our City Team and they continue to deliver! These events did not exist before in our City, and I am very proud that we continue to augment and enhance our offerings for our residents and visitors. These events bring our community together and demonstrate our commitment to "hometown feel".

As anticipated, the required contribution for the police and fire pension has increased by $537k. The payment for next year will rise from $1,247,660 to $1,785,049. For your awareness, this cost is incorporated into the fire assessment fee, as well as any adjustments to the BSO contract. Consequently, we anticipate an increase in the fire assessment fee for FY2027. Please see attached for the Comparison of Required Employer Contributions table.

Natalie Mattis, our Marketing and Communications Manager, has hit the ground running evident by her posts on social media particularly capturing the essence of our community engaged in our special events. Our goal is to continue to elevate how we communicate and inform our community and the telling of our stories in photography and in videos. We look forward to another edition of our award winning "Pioneer" magazine, another new endeavor brought to you by this administration. We will be working closely with our volunteers to promote our programs. We recently promoted our football program with the assistance of Coach/ Commissioner AJ Ryan and a couple of his players via a video we recorded at our new and beautiful CW Thomas state of the art football field. We will be working closely with our Historical Society to better promote the Nyberg Swanson House and special events at this lovely facility. We will also be working with Parks and Recreation to better promote the IT Parker Center.

Our commitment to proper procurement practices is demonstrated in everything we do and plan for all members of our team that have a role in purchasing. We now have annual mandatory procurement training. This two-hour training commenced this past week on April 20th and 21st.

All three of our summer camp sites in the City are sold out! This is the earliest this has ever happened and certainly attributable to our excellence in programming, facilities and individuals in our Parks and Recreation team. We have a waitlist of approximately 3 dozen kids, and we are exploring every opportunity to expand our program however possible.

Chester Byrd Park is in full design mode. Currently, the surveys and utility work are being carried out in this initial stage of the design. We anticipate the completion of the design, the commencement and completion of construction to be on schedule for an April 2027 celebratory ribbon cutting ceremony.

The demand for PJ Meli continues to be greater than the current space available. Our summer camp is sold out, and a waiting list is in place. We anticipate the same challenge with our Seniors program, our afterschool program and other key programs as well. The good news is that the design for PJ is in motion and funded. As we pivot from Olsen Middle School to PJ Meli construction funding, we currently have $4.2 million in park impact fees to explore an initial phase 1 project. Additionally, we are looking to meet with key investors to explore naming rights opportunities to augment our funding until the park impact fee monies from new construction starts up again.

We received communication from Lucky Fish GM regarding concerns about lighting in the evening and our Deputy City Manager confirmed that it was something we needed to address. Our facilities maintenance team under the leadership of Claudio installed solar powered lighting in critical areas at our Ocean Park campus that has significantly improved the illumination while simultaneously maintaining compliance with our turtle nesting requirements. The GM at Lucky Fish has contacted us to express his gratitude regarding how swiftly and efficiently we addressed this situation.

Often, I refer to the art of the passing of the baton from the inception to conclusion or from the vision to the reality of an initiative, a program or a project. In high school, the 4x100 relay was one of my events in Varsity Track and Field. Throughout my career I have studied the art of passing the baton seamlessly. Today, I want to bring forth an example that has transformed the aesthetics and uniqueness of our City at zero cost to our taxpayers. In 2019 when I became your manager, one of the things that I looked to incorporate (low hanging fruit) in Dania Beach was the Art in Public Places initiative. In late 2019, we adopted the ordinance. Due to Covid we had to pivot and focus on working with the Covid phenomenon. In 2022 we had our first Art Board meeting, and the rest is history and beautiful art pieces and murals adorn our City. I want to thank both Eleanor and Corinne for not dropping the baton and carrying out all the responsibilities associated with this endeavor successfully.

As I come to the end of my tenure as your City Manager, I could not be more pleased and grateful for the performance of all our department directors, their Teams, and our Deputy City Manager. They were always ready and willing to take the baton carrying it firmly and crossing the finish line successfully.

Comparison of Required Employer Contributions

The table below compares the required employer contributions developed in this year and the previous year's actuarial valuations.

Required Employer Contribution (Excluding Pick-Up Contributions for Firefighters)	For FYE 9/30/2027 Based on 10/1/2025 Valuation	For FYE 9/30/2026 Based on 10/1/2024	Increase (Decrease)
Actuarially Determined Employer Contribution			
Police Officers:	$ 100,726	$ 51,102	$ 49,624
Firefighters:	2,374,195	1,869,642	504,553
Total:	**$ 2,474,921**	**$ 1,920,744**	**$ 554,177**
Estimated Chapter 185 Credit (for Police)	$ 67,890	$ 67,890	$ 0
Estimated Chapter 175 Credit (for Firefighters)	$ 124,055	$ 124,055	$ 0
Estimated BSO Contribution (for Firefighters)	$ 497,927	$ 497,927	$ 0
Net Required City Contribution Assuming full payment on October 1st*			
Police Officers**:	$ 32,836	$ 0	$ 32,836
Firefighters:	1,752,213	1,247,660	504,553
Total:	**$ 1,785,049**	**$ 1,247,660**	**$ 537,389**

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: April 28, 2026

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

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

FROM: Eleanor Norena, CFM, Community Development Director

RE: Manager's Monthly Report – March 2026 – Community Development Department

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The following is a summary of Community Development Department activity during the month of March 2026.

Building Division:

The Building Department created 205 and issued 211 building permits and conducted 1,456 inspections. There were no Certificates of Occupancy issued for the month of March 2026.

Planning and Zoning Division:

- **SP-056-21MOD2 KOOSH LIVING SITE PLAN MOD:** This project was previously approved for a mixed-use development containing 199 multi-family, 32 townhomes, and 13,500 sq. ft of commercial. The modification request is to meet the FPL requirements for easement separation. The project is currently being reviewed by DRC.

- **SP-010-26 KODNER SITE PLAN:** This project is the site plan to accommodate the parking requirements for the building adjacent to the north 17-19 S. Federal Hwy. The project is currently being reviewed by DRC.

- **SP-058-20MOD2 HARBOR LANDINGS SITE PLAN MOD:** This project was previously approved for a multifamily development containing 275 units. The modification request is to reaccommodate the garage to the south of the property and restructure the project. Amenities are being relocated to the top of the garage, and a retention area is being proposed to the north. The project is currently being reviewed by DRC.

- **SP-013-26/TX-015-26 RITA SHAW SITE PLAN:** This project includes a text amendment, site plan, and special exception to facilitate the use of the property to store and

manage floating docks and associated equipment utilized in major boating events in South Florida. The project is currently being reviewed by DRC.

- **SP-016-26 3SONS BREWING SITE PLAN:** This project is a new development to accommodate a three-story brewery/restaurant with an active roof. The project is currently being reviewed by DRC.

Miscellaneous Zoning Activities:

The Zoning Division processed 49 new Certificates of Use applications for new businesses in the City for the month of March 2026.

The Zoning Division processed, inspected, and approved six new Vacation Rental Certificate for the month of March 2026.

Code Compliance Division:

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

This month, a total of 109 complaints were submitted through the City's Ask Dania Beach App and promptly inspected by our code enforcement staff.

The unit has assigned a dedicated code enforcement officer to manage all vacation rental inspections and complaints, thereby allowing zone officers to focus more effectively on their assigned areas. 17 properties were proactively cited for vacation rental violations in March and 19 reinspection's were completed. There were no complaints related to vacation rentals this month.

Waterway Inspections – the unit has assigned two Code Enforcement Officers to conduct waterway inspections, focusing on unpermitted work, life safety concerns, vessel violations, and blight-related issues. Inspections are typically performed weekly; due to the size of the vessel being utilized only larger waterways can be patrolled. This month seven reinspection's were completed and five properties cited for new violations.

The Code Compliance Division collaborates with Public Services to address bulk trash and nuisance issues throughout the City. This month, a total of 21 bulk notices were issued.

Please find the noise complaint details outlined below:

Date of Complaint	Address	Description	Code Officer Assigned	Resolution
3/23/2026	300 E Dania Bch Blvd	Loud alarms 24/7 to scare ducks.	A. Westberry	Advised rep. for owner alarm was against ordinance after 11pm.

3/26/2026	402 SE 6 St	5:30am construction noise.	B. Urow	Advised complainant to contact BSO if noise is heard prior to 7am.
3/31/2026	121 N Compass Way	Car with loud engine after 10pm on purpose.	L. Nibbs	Advised complainant to contact BSO for late hour noise violations.

Beach Ranger and Parking Division:

- Beach Rangers patrol downtown City Center and all active construction sites for any parking and noise violations.
- Staff reported two violations at the beach in the Ask Dania Beach App including safety issues and aesthetics.
- Staff continue to monitor the pier, parking lot and sand areas to address violations which include, but are not limited to, prohibited events, climbing on dunes, drones, bonfires, littering, and dogs. 100 violations were observed and addressed.
- Beach Rangers are monitoring the marina for any unauthorized activity and any maintenance concerns.
- Beach Rangers monitor the beach lot for capacity on weekends and holidays. Staff directs traffic in the beach lot to keep the traffic flowing for safety.
- The FAU parking lot is being monitored by the Beach Rangers on weekends and holidays for valet parking, City staff parking, FAU student parking, and Lucky Fish / Quarter Deck employee parking.
- The team has been monitoring parking issues in several different areas of the city, educating residents and issuing tickets as needed.
- Assisting Code Compliance after hours on various code complaints.

Beach Rangers continue to work with BSO Homeless Outreach to address homeless issues at the beach

CITY OF DANIA BEACH
HUMAN RESOURCES DEPARTMENT

MEMORANDUM

DATE: April 20, 2026

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

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

RE: Human Resources and Risk Management Report

Overview

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

Recruitment and Talent Acquisition

Recruitment efforts remain active, with 11 recruitments currently in progress at various stages of the hiring process:

- Public Services Deputy Director
- CRA Director
- Code Compliance Officer
- Recreation Assistant (Events) (2)
- Recreation Assistant (2)
- Park Custodian

The Human Resources team remains engaged in strategic collaboration with departmental leadership to recruit and fill vacancies across various departments.

Our new Public Services Director, Oscar Vasquez, will be joining the team on April 27, 2026. We will continue to collaborate with our various hiring departments to ensure we attract the best qualified candidates for the current open positions.

Training and Development

Human Resources continues to advance the City's commitment to employee growth, leadership development, and organizational effectiveness through targeted training initiatives.

During the month of April, following sessions were successfully delivered:

The New Hire Onboarding Session – was held on Thursday, April 9, during which we welcomed nine new team members to the City. This session provided a valuable opportunity for new hires to become familiar with the City, as representatives from each department shared an overview of their functions and how they contribute to the City's operations.

Professional Skills Enhancement Training – Effective Conflict Navigation was conducted for managers on April 14, with an additional session scheduled for all employees on April 27. These sessions were designed to equip our team members with practical strategies for addressing workplace conflict in a constructive and professional manner. The training was facilitated by Shani Lenard, professional training facilitator and coach and has received positive feedback.

Annual Procurement Training – This mandatory training reinforces the requirements outlined in our procurement policy related to P-Cards, and vendor relations to ensure compliance and alignment with best practices. All Managers, Supervisors, and P-Card Holders were scheduled to attend the scheduled sessions on April 20 and 21.

We are preparing a comprehensive schedule of training opportunities for the upcoming month of May. Several of these sessions are part of our Safety Day initiatives and will include:

- BSO- Fire Department led training sessions
- Cybersecurity training
- Reasonable Suspicion training
- Health and Safety session, including a one-hour course focused on practical tips for maintaining a healthy and safe lifestyle

These initiatives reflect Human Resources' continued commitment to fostering a culture of continuous learning, supporting employee development, and ensuring staff are equipped with the knowledge and tools necessary to perform effectively and contribute to the City's overall success.

Risk Management, Wellness, and Safety

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

The Quarterly Safety and Wellness Committee meeting was held on April 16th. The Committee selected a new name and purpose to better reflect its additional responsibilities of reviewing revenue generating ideas from employees as well as money saving ideas.

The new committee's name is the Eagle WISE Committee, and the purpose/moto is "Placing employee's health and wellness at the forefront while retaining a strong productivity and cost management focus".

Risk Management is presently reviewing everything on the property insurance schedule to make sure all properties that should be insured are on the schedule and that estimated values of each property are accurate. This process will be completed prior to hurricane schedule.

Compensation and Benefits

The Human Resources team continues to ensure employees have access to competitive and comprehensive benefits while implementing strategic enhancements.

The City of Dania Beach has been awarded the 2026 Bell Seal for Workplace Mental Health. Mental Health America (MHA), the nation's leading nonprofit dedicated to promoting mental health, well-being, and prevention, has recognized.

As a recipient of the 2026 Silver Bell Seal award, the City joins a select group of organizations committed to fostering psychologically safer, supportive environments where employees can thrive professionally and personally.

Continuous Improvement and Innovation

The evaluation committee has selected a vendor to for the ERP project, however this has been placed on hold subject to completion of budget review process.

CITY OF DANIA BEACH
MARKETING AND COMMUNICATIONS
DIVISION MEMORANDUM

DATE: April 21, 2026
TO: Ana M. Garcia, ICMA-CM, City Manager
FROM: Nannette Rodriguez, Director of Marketing and Communications
SUBJECT: Marketing and Communications Division Report

The City's website, social media, digital signs and Cable TV Channel 78 continue to be updated with relevant, new and important information. Marketing support may include advertisements, branding, signage, event site and marketing collateral, photography, media relations, video recordings, and pre- and post-event social media posts. Support is provided to all City departments and their projects. There is an ongoing effort to enhance digital communications and engagement by implementing best practices. Below are the latest activities from March through April 2026:

Publications (internal and external)

- Outlining summer edition of Huddle
- Outlining and procuring for spring/summer edition of Pioneer

New Website

- Continue the overhaul of navigation and new user-based organizational menus in the overall site.
- Conducting website training with department liaisons.
- New design for the Parks & Rec portal was completed.
- Working with IT to migrate pdfs forms to optimized forms.

Community events and coverage

- Spring Egg Hunt
- Blues and BBQ
- Veterans Park Sign Unveling
- Earth Day Beach Clean Up
- Arbor Day Tree Giveaway

City initiatives marketing support (internal)

- Take Your Kids to Work Day
- Eagle Eye WISE branding

City initiatives marketing support (external)

- Public Art Advisory Board Member Applications
- Boil Water Advisories (SE)
- Airport Runway Maintenance
- Mosquito Control

- Traffic Advisories

Community Redevelopment Agency (CRA) initiatives

- PATCH: Continually producing and editing promotional communications and materials and social media posts
- Assisting in the promotion for the newly published annual report
- Social media posts

Parks & Rec / Special events marketing support

- Dania After Dark: Blues and BBQ
- Promos for several new programs

Creative design and branding

- Garage wall banner for USA 250
- WISE Committee branding
- Regulatory signs for C.W. Thomas Park

Digital / video

- Blues and BBQ PSA
- Dolphin Football Cheerleading PSA
- Coordination for Earth Day promotional videos
- Outlining PSA for City Budget / Property Tax Bill Impact (Animated)

ANALYTICS:

- Email campaigns: Past 30 Days: Two campaigns average
    - Open Rate: 62%, Click-through Rate: 5%, Total contacts: 9,383
- Facebook (28 days): Published content, +217.9%; Page views, 107,897; Viewers, 39,005; Post impressions, 81,238; Content Interactions, 1,206; Visits, 4,700; New followers, 106; Followers, 13,400; Engagement rate, 7.8%
- Instagram: Published content: +28.8%; Views, 58,676; Post impressions, 85,339; Content Interactions, 1,758; Page visits, 1,467 New Followers, 374; Followers, 14,725; Post engagement, 944; Engagement rate, 5.28%
- X: Followers, 3,106; Post impressions, 235; Engagement, 14; Post engagement rate, 5.9%
- YouTube (28 days): Channel views, 867; Subscribers, 691; Impressions 11,209; Click through rate, 3.3%
- LinkedIn (30 days): New Followers, 47 (28.1% increase); Total Followers, 1,904; Page Impressions, 5047 (406.2% increase); Engagement, 9.1%
- Everbridge: Community Opt-Ins: 5,547; Alert Dania Beach subscribers: 294; Dania Events subscribers: 265
- Designs Created (30 days): 91; Published, 237

CITY OF DANIA BEACH
PARKS AND RECREATION DEPARTMENT

MEMORANDUM

DATE: April 21, 2026

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

FROM: Cassi Waren, CPRP, Parks & Recreation Director

SUBJECT: Parks and Recreation Updates

Parks and Recreation Department Updates Project updates

Project Report:

- Chester Byrd Park – The design continues to move along, and the project is on track to be completed by April 30, 2027, the grant deadline.
- PJ Meli Park – The next step in the design is to bring the site plan before the DRC for review. The reallocation of funding from the CW Thomas project to the PJ Meli project to pay for the DRC review is before commission on the April 28th agenda. If approved, we will submit for the May DRC review.
- Frost Park Pickleball Sports Court Conversions – The courts are complete and have opened to the public. A ribbon cutting is scheduled for April 29th at 5pm.
- Olsen Middle School – Design is in the final stages. Construction for this project is on hold due to the uncertainty and instability of the school board along with the unknown future of Olsen.

Ocean Rescue Report:

- Rescues – 7
- Medical/First Aid – 4
- Law Enforcement Calls – 2
- Missing Person – 0
- Wildlife or Domestic Rescue – 5

The special events team was busy during March/April hosting the following events:

- Moonlight Car Show on March 21st
- Veteran Park Sign Unveiling on March 23rd
- Spring Egg Hung on April 4th – Record attendance with approximately 1500 attendees.

The Dania After Dark Event series wrapped up on April 11th with the Blues and BBQ event. Staff are excited to start planning for next year's series.

Thus far the events division has secured $32,800 in sponsorship money since the start of the fiscal year.

Event Applications:

- Processed since October 1, 2015: 27

IT Parker continues to be a premiere rental site for the Department. The site has brought in $45,700 thus far. Staff have worked with Marketing and Communications to create a third-party website to continue to promote and sell the site. We are waiting on Nannette's edits and approval to launch.

Summer Camp registration opened and we are pleased to announce that all three summer camp sites are sold out. Frost Park at 75 campers, CW Thomas at 50 campers and PJ Meli at 30 campers. We currently have a wait list of 24 campers across the three sites.

Jr. Lifeguard camp is also open and registration is ongoing.

Staff has contracted with APA Academy Summer Program to hold a summer sports camp at CW Thomas Park.

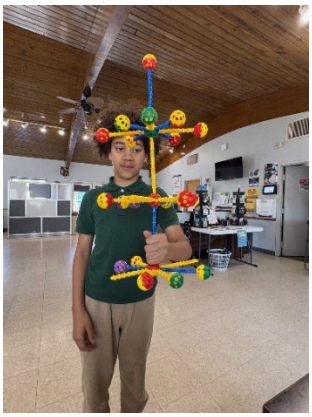
Ongoing programs:

- Rising Stars at CW Thomas Park, Frost Park and PJ Meli Park
- FitFusion at CW Thomas Park
- Hip Hop and Contemporary Dance at CW Thomas Park
- Tint Tots at CW Thomas Park
- Junior Chefs at CW Thomas Park
- Checkmate Academy at CW Thomas Park
- Adult Chess at CW Thomas Park
- Adult Game Night at CW Thomas Park
- Domino Club at CW Thomas Park
- Gracefully Aging at CW Thomas Park
- YAC at PJ Meli Aquatic Complex
- Karate at PJ Meli Park
- Swim Team at PJ Meli Park
- Waterpolo at PJ Meli Park
- Social Seniors at PJ Meli Park
- Tot Tim at PJ Meli Park
- Sweet Creations at PJ Meli Park
- Paddle Up Dania at PJ Meli Park
- Seniors Exercise at PJ Meli Park
- Kreation Station at Frost Park
- English Classes at Frost Park
- Sunday Cards at Frost Park
- 55+ Volleyball at Frost Park

Athletic Programs (ongoing/upcoming):

- Football/Cheer at Frost Park
- Adult Kickball at PJ Meli Park
- Lil Sluggers at PJ Meli Park
- Youth Basketball at CW Thomas Park
- Youth Jr. Sports at Frost Park
- Youth Volleyball at CW Thomas Park
- Little Sea Stars at PJ Meli Park
- Soccer at Frost Park
- Tennis at Frost Park & PJ Meli Park
- Pickleball at Frost Park
- Hoop Lab at PJ Meli Park

With the start of skills and drills training at CW Thomas for the Dania Beach Dolphins football program we are averaging around 50 youth a night.



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

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: April 21, 2026

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

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

FROM: Fernando J. Rodriguez, Public Services Director

RE: **PUBLIC SERVICES DEPARTMENT ACTIVITIES – March 24 to April 21, 2026**

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

Sanitary sewer Lift Station Rehabilitations

Lift Station #1:

Construction is underway. Based on the latest schedule update, the station is scheduled to reach Substantial Completion on May 20, 2026**,** followed by restoration and closeout activities, with Final Completion on July 13, 2026. The remaining major activities on the schedule include electrical inspection and obtaining power, pump installation and pre-testing, startup, generator load bank test, and final grading/cleanup.

Lift Station #2:

This station remains the latest of the three in the current schedule and is expected to be completed after LS#3. The updated schedule shows Substantial Completion on July 14, 2026, and Final Completion on September 9, 2026. The schedule indicates that civil construction is planned first, followed by electrical work, FPL power source, inspection/energization, pump installation and startup, generator testing, and closeout.

Lift Station #3:

Construction is also underway. The current schedule shows the project advancing toward Substantial Completion on September 12, 2026, and Final Completion on October 16, 2026. The sequence includes civil installation first, followed by electrical work, FPL power source, electrical inspection, pump installation/testing, startup, generator test, and final site cleanup/restoration.

Landscape Master Plan – Dania Beach Blvd. medians – Work on the bid specifications are nearly complete and the bid award will likely occur in May. Work is expected to start in early to mid-summer with the project likely be completed late fall.

\continued…

SE Drainage Project

Phase I:

The Southeast Drainage Improvement Project continues to advance, with Phase 1 substantially complete and pending final electrical activation. Coordination with utility agencies remains ongoing to support final connections and avoid delays. Overall, the project remains aligned with grant objectives, with substantial completion anticipated within the established funding timeline, and all efforts focused on meeting the July of 2026 deadline.

Phase II:

The Southeast Drainage Retrofit Project Phase II is progressing well, with drainage infrastructure substantially installed along SE 4th Street, SE 4th Terrace, and SE 5th Street, and ongoing construction activities advancing along SE 6th Street. Pump station structures and injection wells have been completed, and current efforts are focused on remaining pipeline work, roadway restoration, and system integration. The project remains on track toward its contractual milestones, including Substantial Completion in November 2026 and Final Completion in December 2026.

GRANTS

FIND Grant - The City of Dania Beach has received formal notification that its application for funding through the FIND Grant program has been approved as submitted, with no technical sufficiency items or revisions required. This reflects a strong and complete application package. As the next step in the process, the City will participate in a formal presentation before the FIND Board, which is scheduled to take place in Cocoa Beach in early June. This presentation will provide an opportunity to further highlight the project and its benefits. Following the Board presentation, the City anticipates receiving official grant award notification by September 2026.

City Hall Hardening Project – The generator has been upgraded from 350 kW to 400 kW, with the change approved by the City Manager. The Engineer of Record has reviewed the submittal package and marked it “Approved as Noted.” The Purchase Order is currently being updated to reflect the revised amount; however, release to production will not occur until the Purchase Order (PO) number is updated and confirmed**.** For the roof improvement, a Work Order and proposal from WGI are currently under review. Based on Legal guidance, this item will require City Commission approval. A site visit for roof measurements was initially scheduled but has been postponed pending approval of the Work Order. The visit will be rescheduled once authorization is obtained. Bid documents for the full scope of work will include all remaining project components, including preparation and installation activities, and will be incorporated into the upcoming bid package for procurement.

Fire Station No. 1 Wind Mitigation (Generator and Roof) – The generator submittal package has been reviewed and marked "Approved as Noted" by the Engineer of Record. Coordination with the supplier is ongoing; however, release to production will not occur until the Purchase Order (PO) number is updated and confirmed**.** The Work Order and proposal for the 100% roof replacement have been approved, and the memo is currently pending only the issuance of the Purchase Order (PO) number to be provided to CGA to proceed. Bid documents for the full scope of work, including roof replacement, doors, louvers, and associated improvements, are currently being updated by the consultant. Once finalized, the package will be routed for internal review and subsequent advertisement through the City's procurement process.

Women's Club Historic Restoration – Demolition for the Woman's Club project is approximately 95% complete. The structural engineer has submitted a detailed recommendation report outlining the necessary steps to proceed with structural repairs. Shoring has been identified as a requirement in order to move forward with reroofing and siding repairs. Revised plans, including the shoring plan prepared by the structural engineer, are on track to be submitted to the Building Department for review. Based on the latest project schedule, final completion is anticipated in late October providing no further unforeseen conditions arise.

CBDG Year 52 – Public Services successfully submitted the application to Broward County on April 3, 2026, in accordance with all established deadlines and requirements. As part of the application process, a public hearing was conducted during the April 14 Commission meeting to ensure transparency and provide an opportunity for community input. By April 30th, Public Services will supplement the application materials by providing the County with the formal presentation, the adopted resolution, and a summary of any public comments received during the Commission meeting.

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

DATE: **April 20, 2026**

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

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

FROM: Sergio Pellecer, District Fire Chief

RE: **Dania Beach Memo to City Manager**

Please see the requested information below concerning the March 1, 2026, through March 31, 2026, of the meetings and day to day operations for the BSO Fire Rescue and Emergency Service in Dania Beach:

- Daily morning BSO conference calls – Department Head direction for the day.
- Daily monitoring of Fire Stations and personnel safety – Review Calls and Operations.
- Coffee with the District Chief – Tabletop talk with Station 1-17 crews.
- Agenda reviews team conference calls.
- Agenda reviews with Commissioners.
- Dania Beach Commission Meeting
- BSO Ops Conference call with District Chiefs – Daily morning operations review.
- Fire Station #1 Hardening Grant – The Legal Department has determined that we cannot proceed using the Kilowatt piggyback contract for the generator preparation and installation. As a result, all remaining work at Fire Station No. 1—including roof replacement, door replacements (standard and overhead), louver replacement, demolition of the existing generator room (to remain empty), and generator preparation and installation—will need to be procured through a competitive bidding process.
- Calvin, Giordano & Associates is currently updating the bid documents. Once completed, the package will be reviewed by Legal, Finance, and Procurement before being advertised on OpenGov for a 30-day solicitation period.
- Fire Truck (Quint 17 FRES2265) our ladder truck is refurbished and back at our Fleet Facility . Expected to be back in service late April 2026

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

- Fire Truck (Rescue 201) our rescue truck is refurbished and back at our Fleet Facility . Expected to be back in service late April 2026
- Drive Thru fence for fire truck safety at Fire Station 1 project has been completed
- Inspection Division Meeting, E. Norena and AC Busenbarrick
- Annual Hood Testing Fire Station 1
- Annual Fire Alarm Testing Fire Station 1
- Continued Budget preparation – BSO
- CEMP Review and Site Visit Police and Fire Participation
- Annual Hurricane Checklist
- Dania Beach Focus Group
- Turkey Point Ingestion Plan
- Wine and Seafood Festival – Detail and Command Post
- Blues & BBQ Logistics meeting
- Roof Core Sampling Fire Station 1

Training during this period –

- Coffee Break / Kitchen Table talk with crews at Fire Station 1 and 17
- Engine and Rescue Company training – What is Accreditation
- Engine and Rescue Company training – Electric Vehicle Training
- Pre-Fire plans by Station 1 and 17
- Hydrant Maintenance Station 1 and 17
- Station 1 and17 Mask Fit Test Annual
- Station 1 and 17 Extrication Training
- Quint 1 and Quint 17 Annual Aerial Ladder Test

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

Community Outreach & Life Safety Educator March 2026 Activities

Date	Event	Attendance	Age	
03/04/26	Narcan Distribution	28	Adult (18+)	LSE DW, FF/PM Moreno
03/05/26	Narcan Distribution	30	Adult (18+)	LSE DW, FF/PM Moreno
03/06/26	Senior Meeting- IT Parker	120	55+	LSE DW, FF/PM Moreno
03/10/26	Senior Meeting- CW Thomas	65	55+	LSE DW
03/19/26	Homeless Initiaive	35	Adult (18+)	LSE DW, FF/PM Moreno
03/21/26	Safety Satrudays: Hands Only CPR		Adult (18+)	
03/28/26	Safety Satrudays: Opioid Awareness		Adult (18+)	
03/30/26	Davis Isles Civic HOA: File of Life Distribution	40	Adult (18+)	LSE DW
	Total:	**318**		

	Continued Education & Community Collaboration
3/4/2026	Workday's Change Champion Network Monthly Meeting
3/4/2026	Online-NFPA CRR Kitchen Table: Chief Michael O'Brian
3/12/2026	Broward County FD / Knox meeting
3/12/2026	Online-Broward County Fire Prevention Subcommittee Meeting
3/23/2026	Career Fair-Hurricanes Journey Beyond the Storm 2
3/26/2026	Online-CPST Quarterly Instructor Meeting
3/27/2026	West Broward High School-College & Career Fair

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

Fire Mashal
March 2026 Activities

	Dania Beach
Plans Reviewed	59
Annuals	169
BTRs	28
No Access	60
Vacant	39
Complaint	5
1st Reinspection	17
2nd Reinspection	0
3rd (or more) Reinspection	0
Permit Inspections	28
Total Inspections	318
FY Annuals % Complete	60%

Incidents By Call Type by Hour

From: 03/01/2026 00:00:00 To: 03/31/2026 23:59:59

INCIDENT TYPE	Total
ABDOMINAL PAIN	16
ACCIDENT HIGHWAY	32
ACCIDENT OPEN WATER	1
ACCIDENT ROLLOVER OR EXTRICATION	4
ACCIDENT WITH INJURIES	43
ALLERGIC REACTION	5
ANIMAL BITE	4
ASSAULT	7
BACK PAIN	4
BURN	1
CARDIAC/RESPIRATORY ARREST	9
CHEST PAINS NON-TRAUMATIC	37
CHILD/ELDERLY ABUSE/ABANDONMENT/NEGLECT	1
CHOKING	1
COMMERCIAL STRUCTURE FIRE	3
DIABETIC	6
DOMESTIC DISTURBANCE	9
ELECTRICAL UTILITY FIRE	10
ELECTROCUTION	1
ELEVATOR RESCUE	6
EXPOSURE HEAT OR COLD	1
EYE INJURY	1
FALL INJURY	59
FALL NO INJURY	9
FIGHT	1
FIRE ALARM	3
FIRE ALARM - COMMERCIAL STRUCTURE	34
FIRE ALARM - HIGH LIFE HAZARD	3
FIRE ALARM - HIGH RISE	1
FIRE ALARM - MULTI-FAMILY	1
FIRE ALARM - RESIDENTIAL	9
FIRE OR MEDICAL SERVICE CALL	58
FUEL SPILL/FUEL ODOR LAND	1
HEADACHE	5
HEART PROBLEMS	13
HEMORRHAGE OR LACERATION	19
HIT & RUN ON HIGHWAY	2
HIT AND RUN WITH INJURIES	1
INJURY	12
MEDICAL ALARM	3
MENTAL ILLNESS	1
MULTIFAMILY STRUCTURE FIRE (GREATER THAN 5 UNITS)	1

ODOR (STRANGE/UNKNOWN)	**2**
OUTSIDE FIRE	**1**
OVERDOSE OR POISONING	**8**
ROBBERY-PERSONAL/BUSINESS	**1**
SEIZURE	**18**
SHOOTING	**3**
SICK PERSON	**84**
STABBING	**1**
STROKE	**12**
SUICIDE ATTEMPT	**3**
TRAFFIC ACCIDENT STANDBY	**4**
TROUBLE BREATHING	**66**
UNCONSCIOUS OR FAINTING	**54**
UNKNOWN MEDICAL	**18**
VEHICLE FIRE	**4**
Total	**717**

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

MEMORANDUM

DATE: April 20, 2026

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

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

RE: Dania Beach Monthly Memo to City Manager – March/April 2026

Below are the monthly crime reports for part 1 crimes from 3/13/2026 to 4/19/2026:

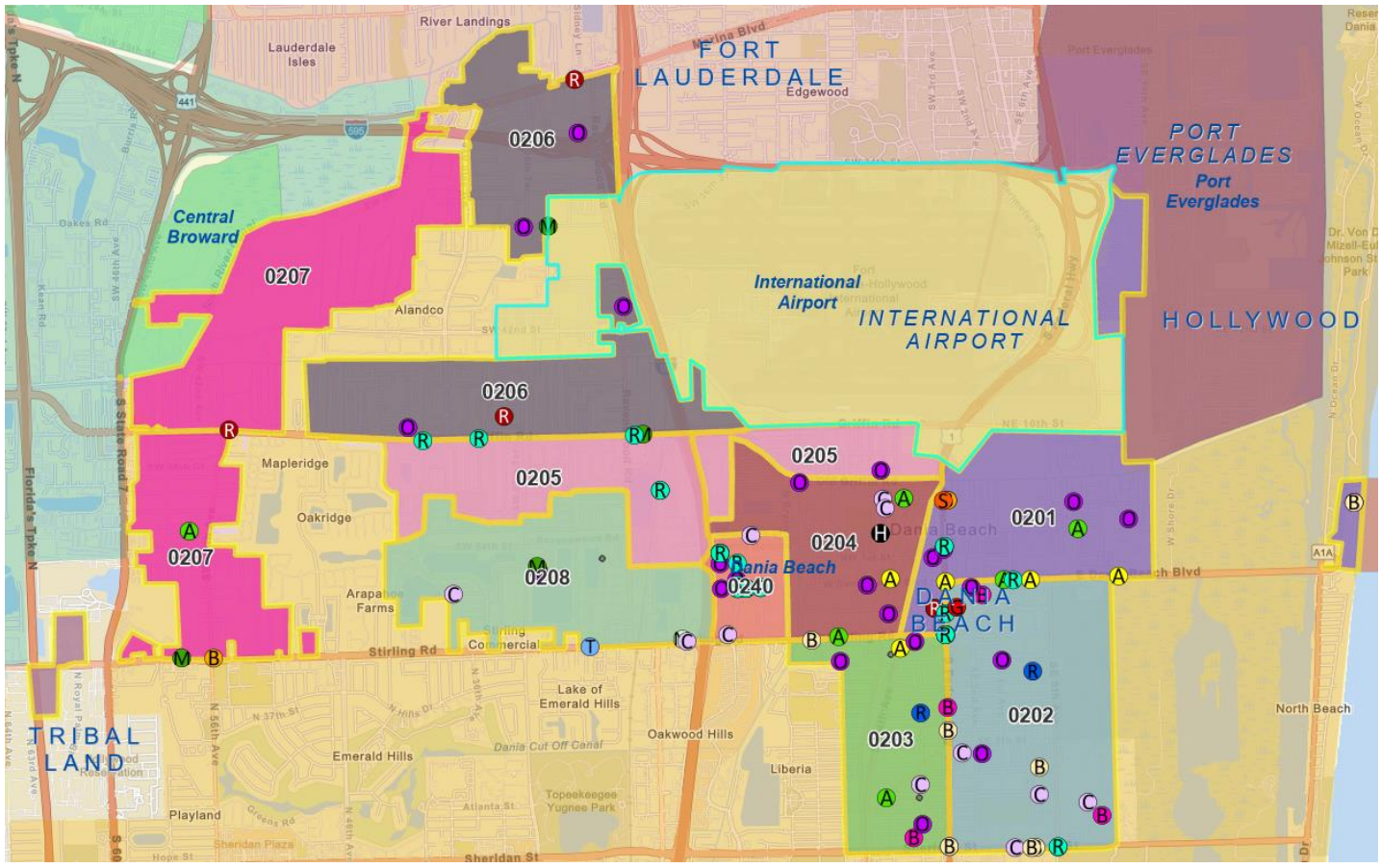
BROWARD SHERIFF'S OFFICE
CITY OF DANIA BEACH

MONTHLY CRIME REPORT
3/13/2026 - 4/19/2026

Charge	0201	0202	0203	0204	0205	0206	0207	0208	0240	Grand Total
AGGRAVATED ASSAULT	2	1	1	1	1					6
AGGRAVATED BATTERY	2						1			3
AGGRAVATED STALKING	1									1
AUTO THEFT	3		1	3			1			8
AUTO THEFT - MOTORCYCLE								1		1
AUTO THEFT - TRUCK / BUS								1		1
BURGLARY BUILDING/STRUCTURE			2					1		3
BURGLARY CONVEYANCE	1	6	1	2	1		1	2	3	17
BURGLARY RESIDENCE		1	1							2
HOMICIDE				2						2
ROBBERY	2					2	1			5
SEXUAL BATTERY		2	2							4
THEFT - ALL OTHER	5	3	4	3	1	4		1	3	24
THEFT - BICYCLE	2	3	3							8
THEFT - MOTOR VEHICLE PARTS						2	1	1		4
THEFT - RETAIL / SHOPLIFTING	2	2	3		3	1			13	24
THEFT FROM BUILDING		1								1
Grand Total	**20**	**19**	**18**	**11**	**6**	**9**	**5**	**7**	**19**	**114**

Monthly Crime Report (114 Incidents)

- AGGRAVATED ASSAULT (6)
- AGGRAVATED BATTERY (3)
- AGGRAVATED STALKING (1)
- AUTO THEFT (8)
- AUTO THEFT - MOTORCYCLE (1)
- AUTO THEFT - TRUCK / BUS (1)
- BURGLARY CONVEYANCE (17)
- BURGLARY RESIDENCE (2)
- HOMICIDE (2)
- ROBBERY (5)
- SEXUAL BATTERY (4)
- THEFT - ALL OTHER (24)
- THEFT - BICYCLE (8)
- THEFT - MOTOR VEHICLE PARTS (4)
- THEFT - RETAIL / SHOPLIFTING (24)
- THEFT FROM BUILDING (1)
- <all other values> (3)



Notable Increases/Decreases

When compared to the previous report:

- Part 1 crimes **increased by 15.4%** over the past five weeks
- Aggravated batteries, assaults, and stalking **increased by 14%**
- Burglaries **increased by 25.7%**
- Overall, thefts increased by 6%. However, retail theft incidents **decreased by 16%**

Total Arrests

3/13/2026 – 4/19/2026
145

- 113 arrests made by Road Patrol
- 12 arrests made by the Crime Suppression Team
- 20 arrests made by Criminal Investigations

Notable Arrests/Initiatives

- A suspect was charged after burglarizing a local business and stealing their equipment.
- A former employee was charged with grand theft after stealing equipment from the business.
- A former employee and his wife were each charged with three felonies after using the employer's credit card for personal Amazon purchases.
- Victims reported their packages stolen. A suspect was identified and charged with theft after stealing a victim's $50 package.
- A suspect was identified after attempting to burglarize the victim's home. Charges were filed accordingly.
- A Honda Civic was stolen. The suspect was charged, and the vehicle was recovered.
- Numerous suspects were charged with theft after stealing from BrandsMart, the Nike Clearance Store, Ulta, Walmart, and Publix. Some subjects were repeat offenders.

Proactive Enforcement Highlights

- In total, 12 arrests were made by the Crime Suppression Team detectives in the past five weeks.
- Detectives located a vehicle wanted for committing armed burglaries. The vehicle was stopped and both occupants were arrested. The vehicle was determined to be a re-VIN and stolen from

Pembroke Pines. The vehicle also contained numerous items that were stolen from Lauderdale by the Sea.

- Two subjects were charged after CST detectives witnessed them racing each other and driving over 100MPH.
- License plate readers alerted detectives that a stolen vehicle was in the area. Detectives located the vehicle and took the driver into custody.
- Undercover surveillance was conducted at Happy Family. Detectives witnessed a drug sale and confronted the buyer and seller. The buyer attempted to flee but was arrested shortly after with 1g of cocaine in their possession. The dealer was also taken into custody. He had 36g of cocaine and over $700 on him.

Motors/Commercial Vehicle Enforcement

- Between Dania Beach motormen and road patrol deputies, **688** warnings and citations were issued during the last five weeks.
- One driver was arrested for DUI after causing a traffic accident. Two additional drivers were arrested for speeding and racing on a roadway.
- Enforcement efforts were focused on SE 5th Ave, SW 40th Ave, Griffin Rd, and school zones for speeding and stop sign violations.
- LPR and speed trailers remain deployed throughout the city.

Homeless Outreach Team (HOT)

- HOT deputies assisted road patrol by responding to 27 calls for service that involved homeless individuals. Five arrests were made.
- Housing placement was arranged for one person. While conducting an area check at 100 W Dania Beach Blvd, Dep. Spence met with a homeless person. He explained that he's been homeless for about two years and was willing to receive help. Dep. Spence connected the person with the Homeless Helpline, and they learned that a bed was available. Dep Spence brought the man to the Broward Outreach Center, where he will receive housing assistance and supportive services.
- Deputies are continuing to patrol City Hall, Frost Park, Chester Byrd Park, Meadowbrook Square Plaza (Ideal Mall), and Ocean Park Beach.
- In total, HOT deputies conducted 223 area checks and documented contact with 40 people.

Neighborhood Support Team (NST)

Follow-Up/Directives/Initiatives

March 17 - 18, 2026 – **Jewish Institution Visits** - NST Unit continues to meet with Rabbis/staff at all Jewish Institutions, Synagogues, and schools to discuss on-going world events and increased pro-active measures being taken by the Broward Sheriff's Office.

March 18, 2026 – **Tamara James Gym Ribbon Cutting Ceremony** – NST Unit attended the ribbon cutting ceremony for the Tamara James Gymnasium at CW Thomas Park.

March 26, 2026 - **Tip-A-Cop** - NST Unit held a "Tip-A-Cop" event at PDQ, located in Dania Pointe. The event was held to raise awareness and funds for Special Olympics Law Enforcement Torch Run.

April 4, 2026 - **Dania Beach Easter Egg Hunt** - NST Unit participated in the Dania Beach Easter Egg Event at Frost Park. NST provided attendees BSO informational pamphlets which contained safety tips.

April 11, 2026 - **F.A.S.T Car Show** - NST Unit participated in the F.A.S.T Car Show at Collins Elementary School. Students were able to come out and view exotic and/or vintage vehicles, which included a BSO Dodge Challenger. In addition, interactive activity stations were set-up for students to interact with staff. NST Deputies engaged with families throughout the day with interactive games and provided informational pamphlets.

April 12, 2026 - **Dan Marino Autism Acceptance Family Day** - NST Unit along with BSO Fire Rescue participated in the annual Dan Marino Autism Acceptance Family Day at Dania Pointe. A booth was set up to provide informational pamphlets, resources, and trinkets for children with Autism.

April 15, 2026 - **Special Olympics Law Enforcement Torch Run** - NST participated in the annual Law Enforcement Special Olympics Torch Run which is held to raise funds/awareness for the athletes. The official run, which started in Fort Lauderdale and ended in Lauderdale by the Sea, was approximately 6 miles. NST Unit was able to raise approximately $2,000 for this event, with all proceeds benefitting the Special Olympics.

Meetings Zoom/In Person

- **March 16, 2026 -** Meeting with teens/staff at IT Parker Teen Spring Break Camp - 1:00PM
- **March 18, 2026 -** Dania Beach Woman's Club - 12:00PM
- **March 18, 2026 -** Estates of Fort Lauderdale Homeowners Association Meeting - 7:00PM
- **March 19, 2026 -** CPTED Webinar - 12:00PM
- **March 19, 2026 -** College Gardens Homeowners Association Meeting - 6:00PM
- **March 20, 2026 -** Meeting with HOSS-D and Fire Rescue - 10:00AM
- **March 24, 2026 -** Basic Public Order Training - 8:00AM
- **March 25, 2026 -** South Florida Crime Prevention Meeting - 10:30AM
- **March 26, 2026 -** Gracefully Aging Seniors Meeting - 10:00AM
- **April 2, 2026 -** Dania Beach Seniors Club - 10:00AM
- **April 6, 2026 -** Estates of Fort Lauderdale Community Club Meeting - 7:00PM
- **April 8, 2026 -** Dania Beach Chamber Awards Luncheon - 11:30AM
- **April 9, 2026 –** Gracefully Aging Seniors Meeting – 10:00AM
- **April 9, 2026 -** COP Orientation & Monthly Meeting - 4:00PM
- **April 14, 2026 -** Estates of Fort Lauderdale Women's Club - 12:00PM
- **April 14, 2026 -** Holocaust Documentation Museum Meeting - 3:00PM
- **April 15, 2026 –** Estates of Fort Lauderdale Homeowners Meeting – 7:00PM
- **April 16, 2026 –** Dania Beach Safety Committee Meeting – 1:00PM
- **April 17, 2026 –** Dismas Charities Quarterly Community Meeting – 12:00PM
- **March 12, 2026 –** Dania Beach Monthly C.O.P. Meeting – 5:00PM

BROWARD SHERIFF'S OFFICE
CITY OF DANIA BEACH
CALLS FOR SERVICE – 240 ZONE
3/13/2026 – 4/19/2026

THERE WERE A TOTAL OF 292 CALLS FOR SERVICE FOR 240 ZONE WITHIN THE LAST FIVE WEEKS.

Calls for Service - 240 Zone	Total
03-HIT & RUN	7
04-ACCIDENT-MINOR	18
04I-ACCIDENT WITH INJURIES	2
10-50 TRAFFIC STOP	5
12-RECKLESS DRIVER	1
13I-SUSPICIOUS INCIDENT/PACKAGE	15
13P-SUSPICIOUS PERSON	6
14-INFORMATION	8
17-CONTACT	1
20-MENTALLY ILL PERSON	1
21V-BREAKING & ENTERING (BURGLARY) VEHICLE/VESSEL	3
22-DISTURBANCE/NUISANCE	11
22N-DISTURBANCE-NOISE COMPLAINT	7
25EV-ELEVATOR RESCUE	1
30-LARCENY	19
31-ASSAULT	1
37-DISTURBANCE JUVENILE	1
38-DOMESTIC DISTURBANCE	4
38V-DOMESTIC DISTURBANCE VERBAL	4
49A-AUDIBLE/INTRUSION ALARM	19
49L-LISTENING ALARM	1
51-TRESPASSING	11
66-CIVIL MATTER/CUSTODY ISSUE	7
67HM-MEDICAL-HEMORRHAGE/LACERATION	1
67PO-MEDICAL-UNCONSCIOUS/FAINTING	2
68-POLICE SERVICE CALL	85
72-LOST/FOUND PROPERTY	2
73-TRAFFIC/PARKING COMPLAINT	6
74-RECALL	5
76-AOA (ASSIST OTHER AGENCY)	14
79-HARASSMENT/STALKING/THREAT	1
911 HANG UP/DROP OFF	22
COMMERCIAL STRUCTURE FIRE ALARM	1
Grand Total	**292**

THERE WERE A TOTAL OF 19 PART 1 CRIMES FOR 240 ZONE WITHIN THE LAST FIVE WEEKS.

Part 1 Crimes - 240 Zone	Total
BURGLARY CONVEYANCE	3
THEFT - ALL OTHER	3
THEFT - RETAIL / SHOPLIFTING	13
Grand Total	**19**

THERE WERE A TOTAL OF 74 NOISE COMPLAINTS FOR ALL ZONES WITHIN THE LAST FIVE WEEKS.

Date & Time	Address	Apt	Zone
3/21/2026 23:32	115 PHIPPEN-WAITERS RD		0204
3/21/2026 20:27	1155 SE 7TH CT		0202
3/16/2026 23:02	120 N COMPASS WAY	318	0240
3/29/2026 1:48	120 N COMPASS WAY	118	0240
3/31/2026 2:36	120 N COMPASS WAY		0240
3/31/2026 23:36	120 N COMPASS WAY		0240
4/18/2026 11:34	120 N COMPASS WAY		0240
4/19/2026 5:46	1201 SW 3RD AV		0203
4/4/2026 22:41	121 N COMPASS WAY	207	0240
4/19/2026 3:13	121 N COMPASS WAY	305	0240
3/21/2026 18:29	1251 SE 7TH AV	203	0202
3/14/2026 0:13	150 S BRYAN RD		0204
3/14/2026 0:48	150 S BRYAN RD	333	0204
3/28/2026 0:20	150 S BRYAN RD	333	0204
3/16/2026 21:24	195 SW 3RD ST		0203
3/27/2026 23:38	210 SE 4TH ST		0202
4/12/2026 2:03	22 SE 10TH TER		0202
3/16/2026 19:40	226 SW 7TH ST		0203
4/13/2026 23:46	231 SW 8TH ST		0203
3/24/2026 13:14	2413 SW 58TH MNR	2413	0208
3/16/2026 18:18	258 SW 1ST CT		0203
3/16/2026 19:03	258 SW 1ST CT		0203
3/16/2026 21:21	258 SW 1ST CT		0203
4/5/2026 0:52	2710 E MARINA DR		0208
3/26/2026 20:48	2901 SW 52ND ST		0205
3/23/2026 17:15	2925 HARBOR LN		0208
3/24/2026 16:41	2925 HARBOR LN		0208
3/25/2026 20:54	2925 HARBOR LN		0208
4/9/2026 23:26	3011 SW 47TH ST		0206
4/12/2026 14:19	311 SE 3RD ST	209	0202
4/14/2026 22:41	311 SE 3RD ST	209	0202
3/21/2026 20:21	321 SHERIDAN ST		0202
4/11/2026 20:50	3250 SW 44TH ST		0206
3/22/2026 0:50	334 SW 14TH ST		0203
4/2/2026 21:53	3940 SW 47TH CT		0207
4/4/2026 21:06	3940 SW 47TH CT	3940	0207

4/10/2026 5:59	399 SHERIDAN ST	401	0202
4/12/2026 4:04	399 SHERIDAN ST	408	0202
4/5/2026 1:26	4 N FEDERAL HWY	110	0201
4/5/2026 17:24	4 N FEDERAL HWY		0201
4/11/2026 0:30	4 N FEDERAL HWY	443	0201
3/29/2026 0:49	4093 SW 51ST ST		0207
3/14/2026 22:58	4118 SW 51ST ST		0207
4/12/2026 5:38	4131 STIRLING RD	102	0207
3/21/2026 21:19	4147 STIRLING RD		0207
4/1/2026 2:48	43 SW 4TH ST		0203
3/22/2026 0:46	4313 SW 50TH ST		0207
3/28/2026 23:44	441 SE 3RD ST		0202
4/18/2026 2:29	4417 SW 38TH TER		0207
4/19/2026 1:47	4417 SW 38TH TER		0207
4/16/2026 2:42	4496 SW 50TH ST		0207
4/8/2026 20:25	4510 SW 43RD TER		0207
3/22/2026 0:32	4633 SW 28TH AV		0206
4/12/2026 21:21	4633 SW 28TH AV		0206
4/15/2026 18:24	4685 SW 33RD AV		0206
4/17/2026 21:13	4685 SW 33RD AV		0206
4/12/2026 18:14	4940 SW 26TH TER		0205
4/12/2026 20:19	4940 SW 26TH TER		0205
4/5/2026 22:04	4975 WHISPERING WAY		0205
4/18/2026 22:35	505 E DANIA BEACH BLVD		0201
4/5/2026 10:10	5094 SW 24TH AV		0208
3/29/2026 0:14	55 NW 1ST AV	2	0201
4/1/2026 1:13	5597 PARK RD		0208
3/27/2026 0:03	5753 SW 24TH AV		0208
3/22/2026 20:32	5761 SW 40TH AV		0207
4/16/2026 23:48	600 E DANIA BEACH BLVD	335	0202
4/17/2026 1:35	600 E DANIA BEACH BLVD	335	0202
3/24/2026 19:26	601 E DANIA BEACH BLVD	705	0201
3/26/2026 19:11	601 E DANIA BEACH BLVD	621	0201
3/31/2026 1:03	601 E DANIA BEACH BLVD	1134	0201
4/13/2026 2:02	610 NE 2ND ST	102	0201
4/3/2026 5:21	628 NE 2ND ST	303	0201
4/10/2026 3:44	661 SE 15TH ST	304	0202
4/7/2026 21:12	75 PARK AV E	613	0201

CITY OF DANIA BEACH
FINANCE DEPARTMENT

MEMORANDUM

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

FROM: Megan Jelaso ,Revenue Accountant

DATE: April 17, 2026

SUBJECT: Finance Monthly Report – March 2026

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

Revenues

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

Capital Projects

- Master Capital projects Schedule to include Grants

Information Technology

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

Business Tax Receipt Activity

- Out of Business/Inactive
- New Applications

Utility Reports

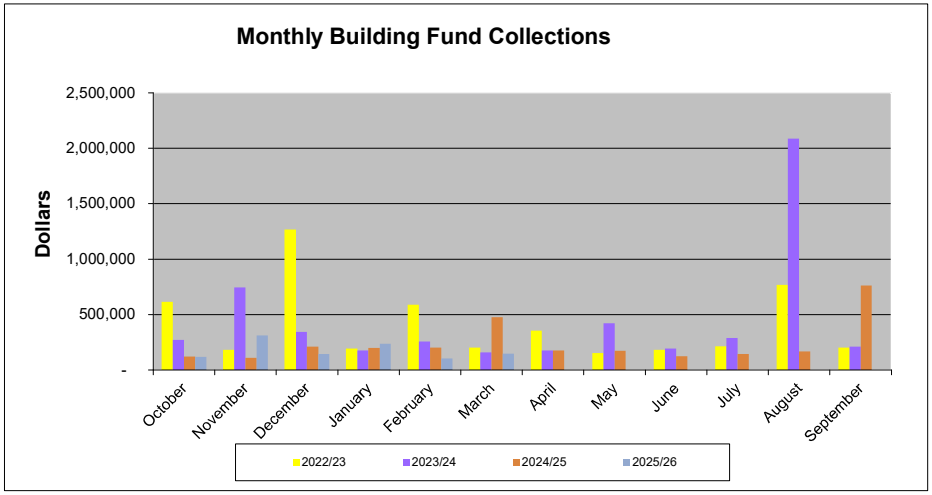
- Delinquency Report
- Meter Replacement Reports
- Aging Report

Contingency and Fund Balance Estimate

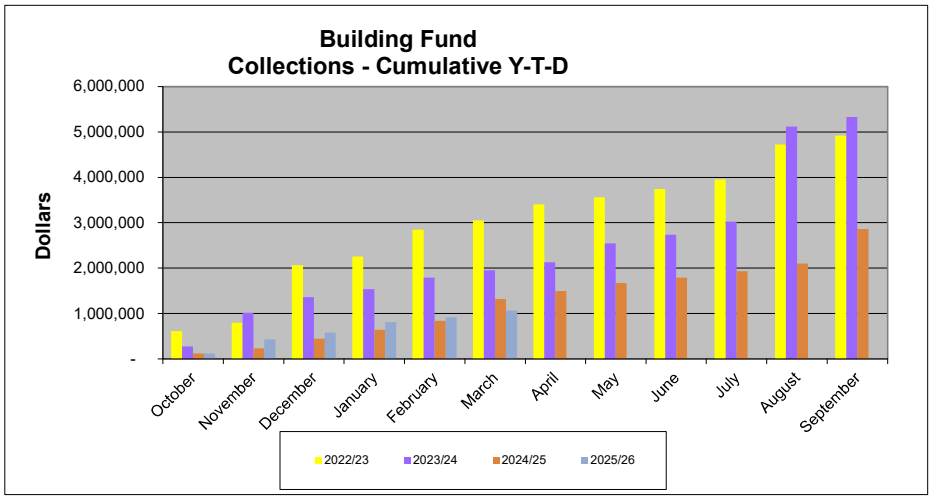
Building Fund Collections

Monthly	2022/23	2023/24	2024/25	2025/26
October	613,610	272,140	120,615	117,903
November	183,413	742,357	110,166	312,849
December	1,267,607	343,469	210,595	143,539
January	193,243	175,715	198,574	237,828
February	588,953	258,034	203,711	104,630
March	202,690	159,520	476,218	146,751
April	356,512	175,277	176,349	
May	153,965	421,096	171,643	
June	181,738	191,611	123,451	
July	212,528	288,360	142,639	
August	767,780	2,087,847	167,242	
September	202,415	209,254	761,728	
Total	4,924,453	5,324,681	2,862,930	1,063,500

Building Fund - thru March 2026



Cumulative	2022/23	2023/24	2024/25	2025/26
October	613,610	272,140	120,615	117,903
November	797,023	1,014,498	230,781	430,752
December	2,064,630	1,357,967	441,376	574,291
January	2,257,873	1,533,681	639,950	812,119
February	2,846,825	1,791,716	843,661	916,749
March	3,049,515	1,951,236	1,319,879	1,063,500
April	3,406,027	2,126,512	1,496,228	
May	3,559,992	2,547,608	1,667,870	
June	3,741,730	2,739,219	1,791,321	
July	3,954,258	3,027,579	1,933,960	
August	4,722,038	5,115,426	2,101,202	
September	4,924,453	5,324,681	2,862,930	
Annual Goal	**4,868,000**	**5,191,000**	**6,384,224**	**6,122,413**

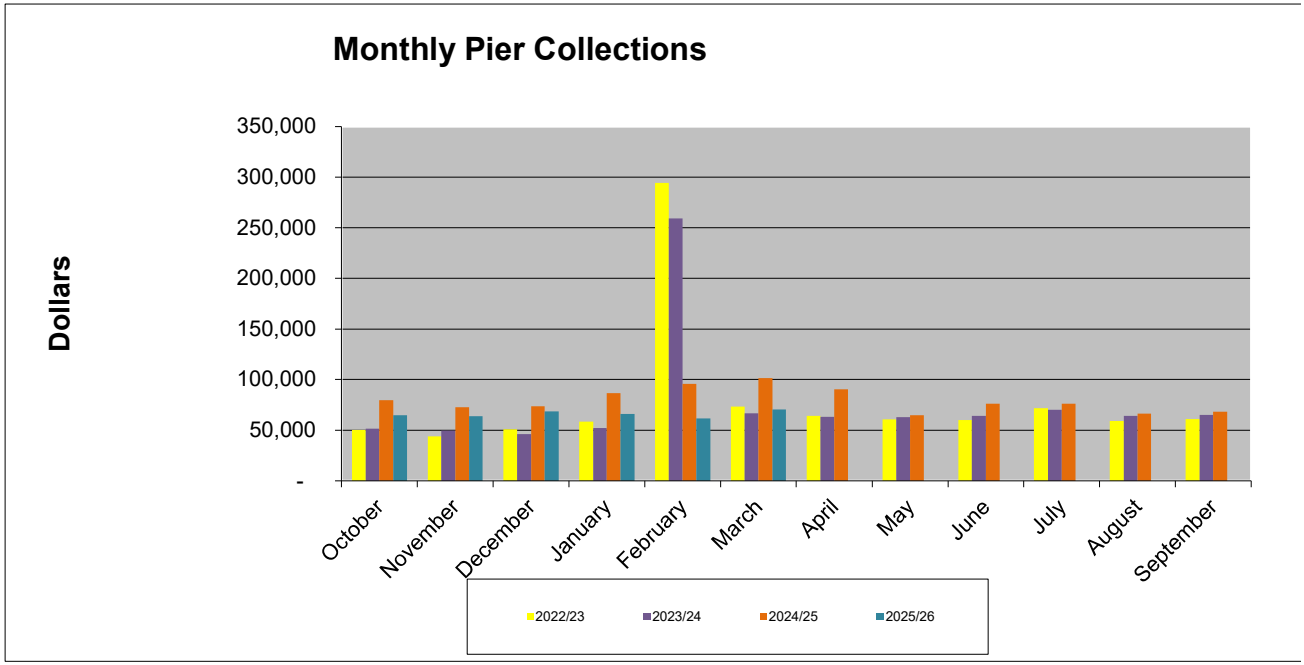


Pier Revenues

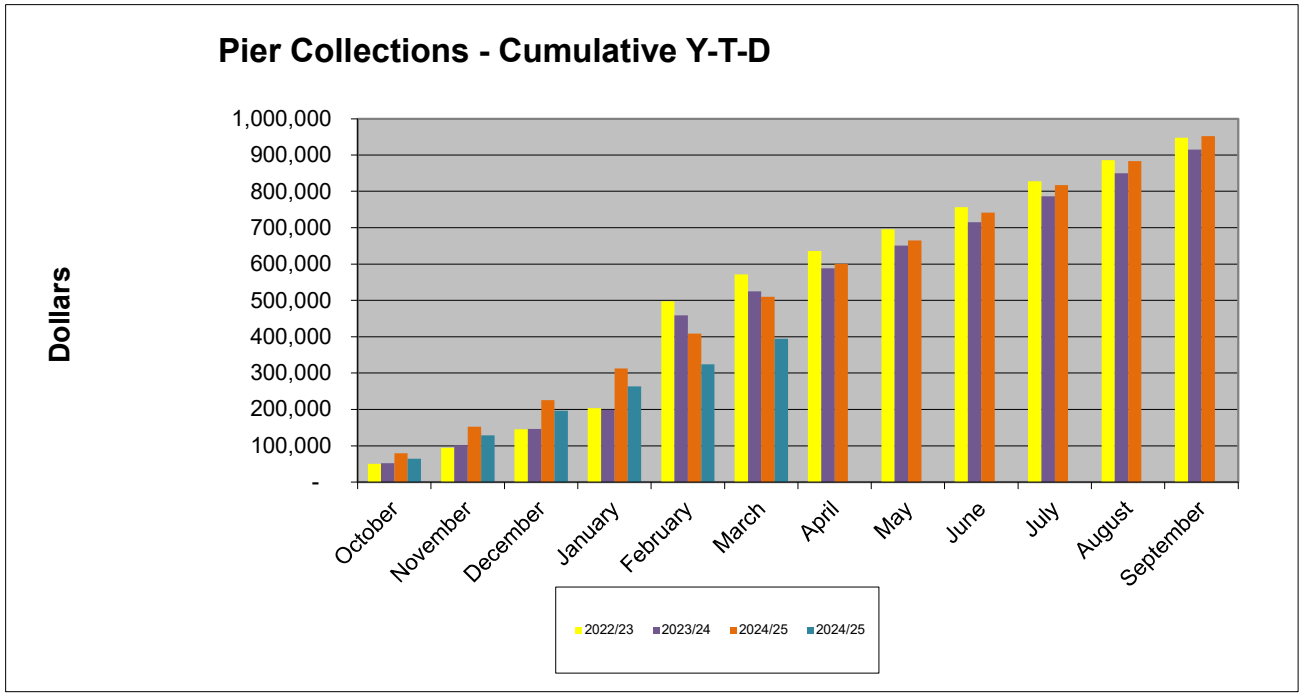
Pier Revenues - thru March 2026

	2022/23	2023/24	2024/25	2025/26
Monthly				
October	50,313	51,495	79,614	64,714
November	43,917	49,561	72,745	63,883
December	50,942	45,928	73,627	68,463
January	58,345	52,190	86,644	66,146
February	294,357	259,466	95,845	61,553
March	73,487	66,698	101,540	70,669
April	63,945	63,244	90,201	
May	60,688	62,991	64,881	
June	60,003	64,114	76,113	
July	71,604	70,205	76,082	
August	58,871	64,092	66,383	
September	60,849	65,294	68,310	
Total	947,320	915,279	951,986	395,426

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



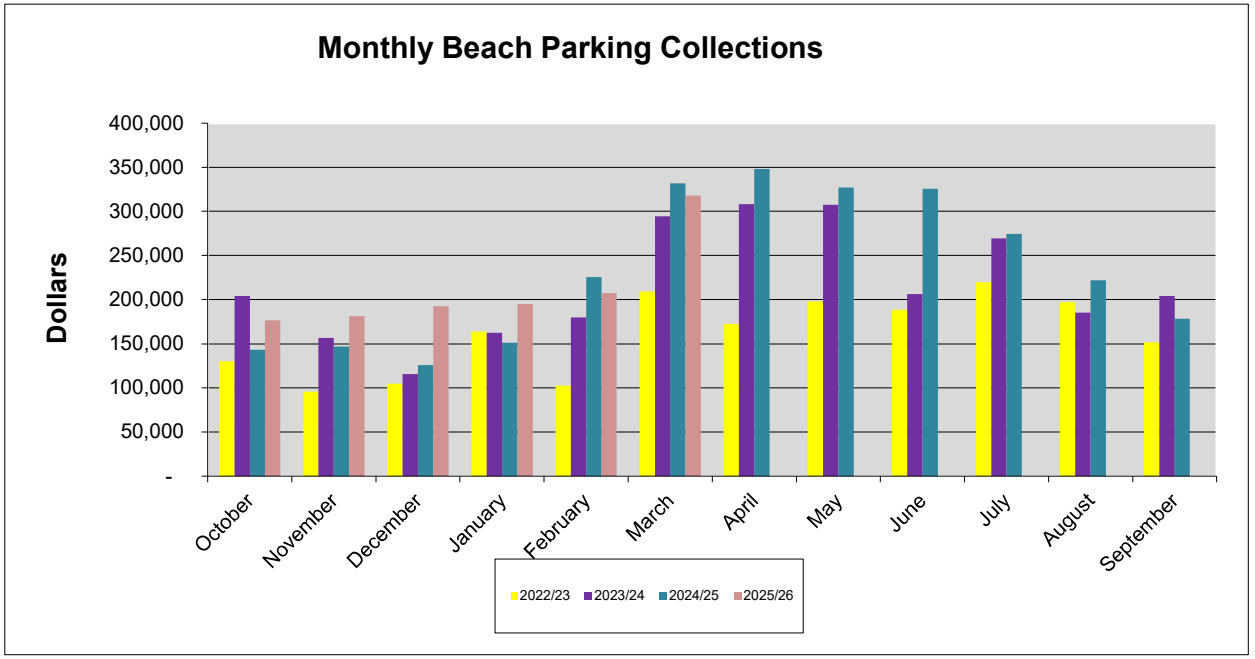
	2022/23	2023/24	2024/25	2025/26
Cumulative				
October	50,313	51,495	79,614	64,714
November	94,229	101,056	152,359	128,596
December	145,171	146,984	225,986	197,059
January	203,516	199,174	312,631	263,205
February	497,873	458,640	408,476	324,757
March	571,360	525,338	510,017	395,426
April	635,305	588,583	600,218	
May	695,993	651,574	665,099	
June	755,996	715,688	741,212	
July	827,600	785,894	817,293	
August	886,471	849,985	883,676	
September	947,320	915,279	951,986	
Annual Budget Goal	**844,816**	**937,301**	**942,488**	**925,209**



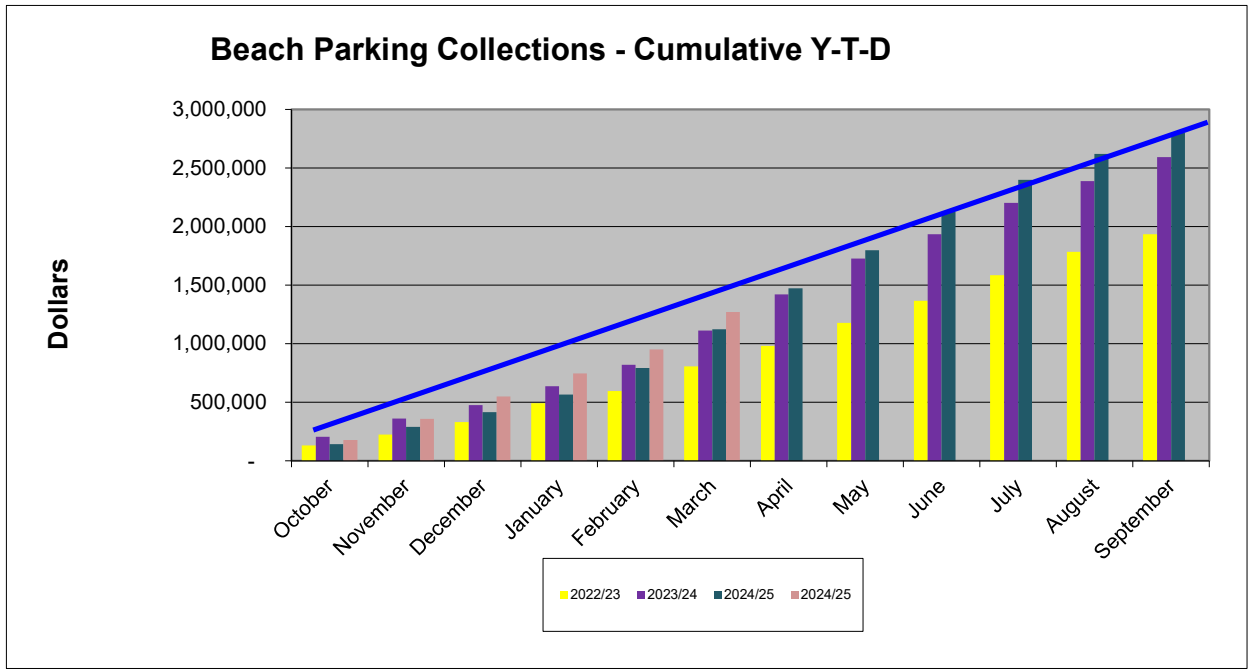
Parking Fee Collections

Beach Parking - thru March 2026

Monthly	2022/23	2023/24	2024/25	2025/26
October	130,026	203,967	143,031	176,491
November	95,694	156,460	146,923	181,129
December	104,713	115,640	125,726	192,465
January	164,030	162,393	150,948	195,030
February	102,648	179,664	225,332	207,344
March	209,333	294,283	331,752	317,951
April	172,853	308,344	348,327	
May	197,957	307,252	327,250	
June	188,603	206,128	325,726	
July	219,627	269,299	274,561	
August	197,119	185,189	221,655	
September	151,776	204,001	178,180	
Total	1,934,380	2,592,620	2,799,412	1,270,409



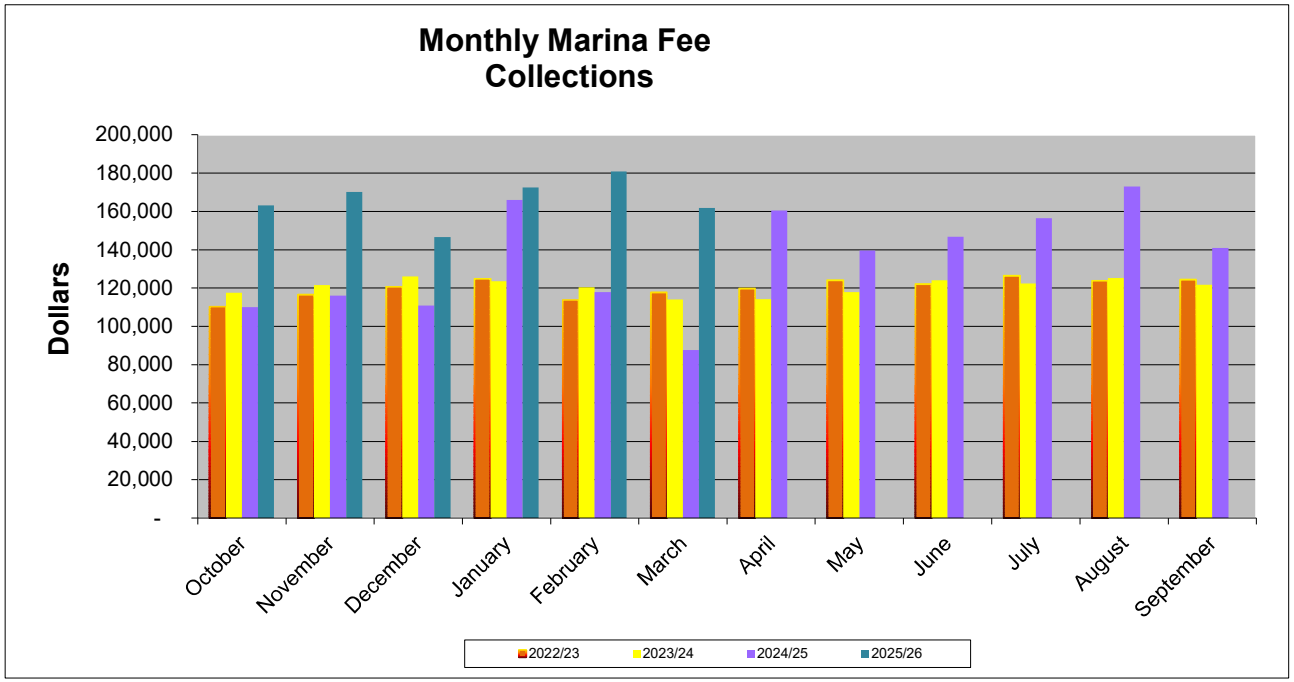
Cumulative	2022/23	2023/24	2024/25	2025/26
October	130,026	203,967	143,031	176,491
November	225,720	360,427	289,954	357,620
December	330,433	476,068	415,680	550,084
January	494,463	638,460	566,629	745,114
February	597,111	818,125	791,961	952,458
March	806,444	1,112,407	1,123,713	1,270,409
April	979,297	1,420,751	1,472,041	
May	1,177,255	1,728,003	1,799,291	
June	1,365,857	1,934,131	2,125,016	
July	1,585,485	2,203,430	2,399,578	
August	1,782,604	2,388,619	2,621,233	
September	1,934,380	2,592,620	2,799,412	
Annual Budget Goal	**1,558,354**	**1,800,000**	**2,500,000**	**2,800,000**



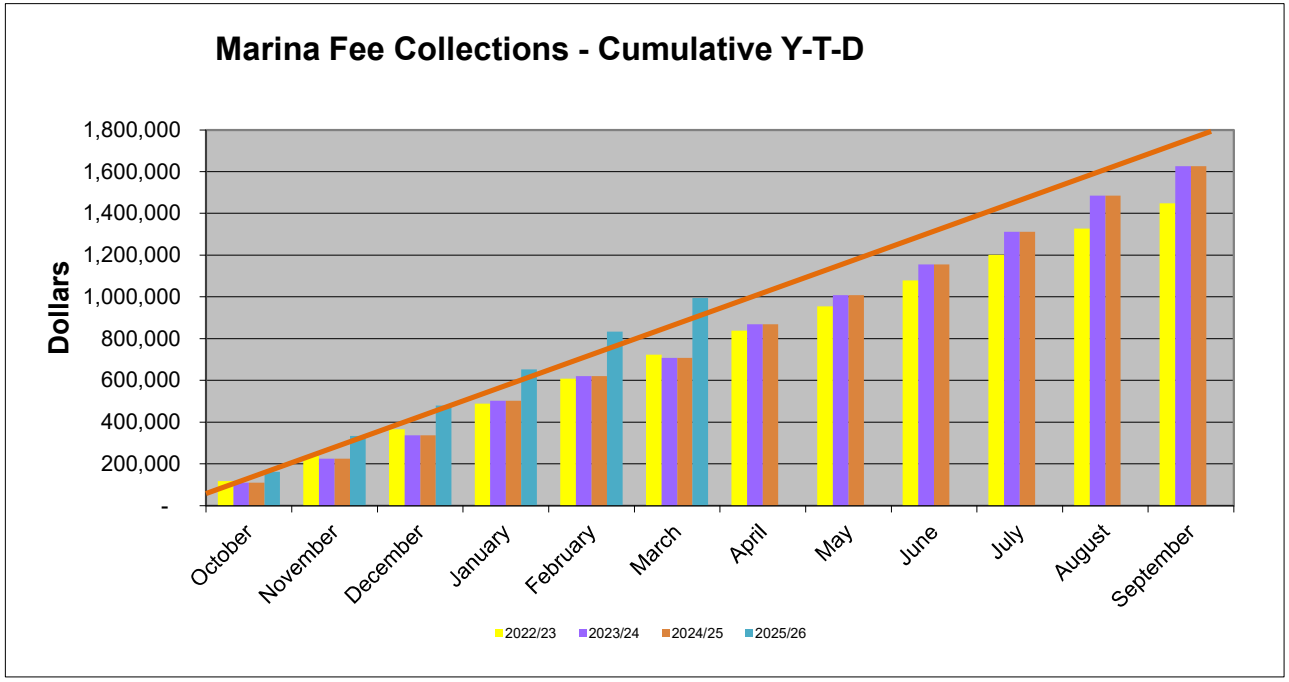
Marina Fee Collections

Marina Fees - thru March 2026

Monthly	2022/23	2023/24	2024/25	2025/26
October	110,239	117,540	110,024	163,130
November	116,542	121,509	116,103	170,190
December	120,621	126,034	110,921	146,650
January	124,885	123,519	165,987	172,559
February	113,849	120,277	117,936	180,972
March	117,710	114,070	87,682	161,778
April	119,728	114,246	160,478	
May	124,138	117,832	139,718	
June	122,027	124,132	146,813	
July	126,485	122,421	156,561	
August	123,889	125,237	173,057	
September	124,369	121,769	140,959	
Total	1,444,481	1,448,584	1,626,236	995,280



Cumulative	2022/23	2023/24	2024/25	2025/26
October	117,540	110,024	110,024	163,130
November	239,049	226,127	226,127	333,320
December	365,082	337,048	337,048	479,970
January	488,602	503,035	503,035	652,529
February	608,878	620,970	620,970	833,502
March	722,948	708,652	708,652	995,280
April	837,194	869,130	869,130	
May	955,026	1,008,847	1,008,847	
June	1,079,158	1,155,660	1,155,660	
July	1,201,579	1,312,221	1,312,221	
August	1,326,815	1,485,278	1,485,278	
September	1,448,584	1,626,236	1,626,236	
Budget Goal	**1,290,768**	**1,339,555**	**1,398,942**	**1,655,620**



City of Dania Beach
Commercial Solid Waste Report FY 2025-2026
Payments Received

$ 1,115,500.00

	Waste Hauler							
	Choice Waste AKA Waste Connections	Waste Management	All Service Refuse AKA Republic Services	Panzarella Waste & Recycling Services	Coastal Waste & Recycling	Waste Pro	General Fund	
Permit Application Fee	75.00	75.00	75.00	75.00	75.00	150.00		
Annual Permit Fee	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	Monthly Activity	
Monthly Franchise								
Oct	$ 2,693.40	$ -	$ 9,909.41	$ 1,496.38	$ 7,657.03		$ 21,756.22	*Waste Connections,Coastal, and Panzarella paid their Fees($806.25 each)
Nov	$ 5,467.14	$ 76,309.70	$ 10,644.76	$ 2,020.92	$ 6,889.15		101,331.67	*Waste Management paid their Fees ($806.25)
Dec	$ 10,176.16	$ -	$ 8,631.78	$ 1,466.90	$ 7,290.86		27,565.70	*Waste Pro paid their Fees ($862.50)
Jan	$ -	$ 41,071.06	$ 9,566.05	$ 1,844.27	$ 8,234.22		60,715.60	*Republic paid their Fees ($806.25)
Feb	$ 24,695.06	$ 41,543.72	$ 11,516.70	$ 1,542.91	$ 9,001.81		88,300.20	
Mar	$ 10,805.17		$ 11,673.39	$ 1,409.98	$ 8,328.40		32,216.94	
Apr							-	
May							-	
Jun							-	
Jul							-	
Aug							-	
Sep							-	
Total Mo. Franchise	$ 53,836.93	$ 158,924.48	$ 61,942.09	$ 9,781.36	$ 47,401.47	$ -	$ 331,886.33	*Plus $4,893.75

	Choice Waste AKA Waste Connections	Waste Management	All Service Refuse AKA Repucblic Services	Panzarella Waste & Recycling Services	COASTAL WASTE & RECYCLING INC		Solid Waste Fund	
Monthly Franchise								
Oct	$ 897.80	$ -	$ 3,303.14	$ 498.80	$ 2,552.35		$ 7,252.09	*Waste Connections,Coastal, and Panzarella paid their Fees($268.75 each)
Nov	$ 1,822.38	$ 25,436.57	$ 3,548.25	$ 673.64	$ 2,296.38		$ 33,777.22	*Waste Management paid their Fees ($268.75)
Dec	$ 3,392.06	$ -	$ 2,877.26	$ 488.97	$ 2,430.29		$ 9,188.58	*Waste Pro paid their Fees ($287.50)
Jan	$ -	$ 13,690.36	$ 3,188.69	$ 614.76	$ 2,744.74		$ 20,238.55	*Republic paid their Fees ($268.75)
Feb	$ 8,231.70	$ 13,847.91	$ 3,838.90	$ 514.30	$ 3,000.60		$ 29,433.41	
Mar	$ 3,601.72		$ 3,891.13	$ 469.99	$ 2,776.14		$ 10,738.98	
Apr							$ -	
May							$ -	
Jun							$ -	
Jul							$ -	
Aug							$ -	
Sep							$ -	
Total Mo. Franchise	$ 17,945.66	$ 52,974.84	$ 20,647.37	$ 3,260.46	$ 15,800.50	$ -	$ 110,628.83	*Plus $1,631.25
Total Receipts	$ 72,857.59	$ 212,974.32	$ 83,664.46	$ 14,116.82	$ 64,276.97	$ 1,150.00	**$ 449,040.16**	

March 31, 2026 Capital Project Report

Summary:

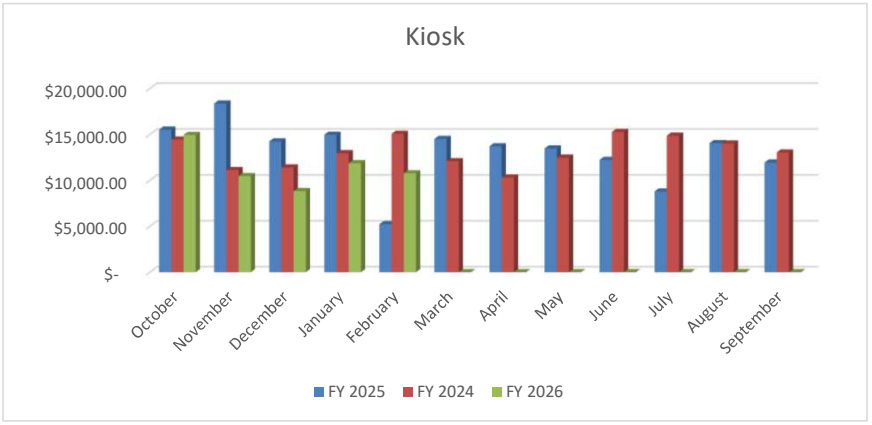
Fund	Sum of Amended Budget	Sum of FY25 Expenses	Sum of FY26 Encumbrances	Sum of FY26 Expenses	Sum of Remaining Budget
103	4,702,878.50	(479,488.70)	(857,750.77)	(366,520.15)	3,478,607.58
301	10,906,076.00	(3,535,300.90)	(1,931,922.54)	(906,181.05)	8,067,972.41
302	10,924,063.00	(12,909,324.85)	(4,436,198.08)	(6,081,449.51)	406,415.41
303	28,301,151.00	(1,227,522.91)	(18,676,897.32)	(5,833,707.90)	3,790,545.78
401	4,173,376.00	(208,993.54)	(45,827.96)	(16,009.00)	4,111,539.04
402	31,800,799.00	(1,074,027.41)	(18,480,918.00)	(3,849,244.46)	9,470,636.54
403	6,938,421.00	(1,665,270.00)	(869,554.95)	(906,535.48)	5,162,330.61
415	5,504,337.00	(2,594,074.94)	(531,576.71)	(83,850.16)	4,888,910.13
505	30,965.00	(261,732.71)	(4,325.00)	(26,640.00)	-
Grand Total	**103,282,066.50**	**(23,955,735.96)**	**(45,834,971.33)**	**(18,070,137.71)**	**39,376,957.50**

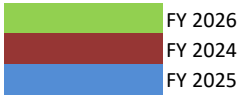
Details:

Fund	Project Name	Revenue Source	Project Phase/Status	Grant Expiration	Sum of Amended Budget	Sum of FY25 Expenses	Sum of FY26 Encumbrances	Sum of FY26 Expenses	Sum of Remaining Budget	Yeimy's Comment	Jadeen's Comment
103	HMGP - City Hall Wind Retrofit and Generator Project	HMGP	Design	6/30/2024	2,062,046.00	(187,636.54)	(319,418.84)	(168,618.48)	1,574,008.68		
	HMGP - Fire Rescue Station # 1	HMGP, City Match	Construction	7/31/2024	862,437.50	(845.00)	(179,958.21)	-	682,479.29		
	HMGP Hardening Grant Police	HMGP	Design	5/31/2024	251,401.00	(3,100.00)	(202,961.59)	-	48,439.41		
	Streetscape Beatification NW 1st	CDBG	Design	12/31/2026	419,976.00	(247,214.29)	(12,955.50)	(168,118.67)	238,901.83		
	Chester Byrd FRDAP Grant	FDEP	Design	6/30/2027	1,050,000.00		(92,939.50)	(22,283.00)	934,777.50		
	FIND - Boat Ramp	FEMA	Construction	9/30/2024	57,018.00	(40,692.87)	(49,517.13)	(7,500.00)	0.87		
301	Beach Revitalization II	Capital	Construction	(blank)		(200.00)			-		Should I remove?
	Boisy Waiters Park Master Plan	Capital	Design	(blank)	100,000.00				100,000.00		
	City Hall Modernization	Capital	Design	(blank)	177,825.00	(2,337.60)	(137,143.97)	(40,680.68)	0.35		
	Corridor Master Plan	Capital	Design	(blank)	1,779,904.00	(109,097.28)	(83,521.40)	(265,702.57)	1,430,680.03		
	Oasis XV - Capital Fund	Capital	NA	(blank)	270,000.00				270,000.00		
	Olsen Middle School	Capital	Design	(blank)	1,780,485.00	(469,515.00)	(403,360.00)	(68,765.00)	1,308,360.00		
	Roadway and Median Electrical	Capital	Construction	(blank)	733,931.00	(269,172.26)	(113,499.99)	(84,549.75)	535,881.26		
	Solar Street Lighting	Capital, Bank Loan	Construction	(blank)	1,068,191.00	(443,202.00)	-	-	1,068,191.00		
	Building	Bank Loan, Capital	Construction	(blank)	429,904.00	(1,096,857.74)	-	(420,017.10)	9,886.90		
	CSLIP Cycle 9	Bank Loan, Capital	Construction	(blank)	314,810.00	(5,065.00)	-	-	314,810.00		
	400 Federal Highway Restoration	Capital	Construction	(blank)	1,548,459.00	(3,901.60)	-	-	1,548,459.00		
	City Center	Capital	Construction	(blank)		(121,690.98)		-	-		Should I remove?
	Women's Club	Capital	Construction	(blank)	1,602,379.00	(996,751.44)	(1,038,765.13)	-	563,613.87		
	Sally Port Project	(blank)	(blank)	(blank)	199,608.00	(17,510.00)	(155,632.05)	(26,465.95)	17,510.00		
	EOC Building Project	(blank)	(blank)	(blank)	400,580.00				400,580.00		
	A1A Landscapte Improvement	(blank)	(blank)	(blank)	500,000.00	-			500,000.00		
302	CW Thomas Park Phase 1	Bank Loan, Capital	Construction	(blank)	9,060,940.00	(12,672,447.35)	(2,981,740.13)	(5,995,624.96)	83,574.91		
	PJ Meli Improv	Capital	(blank)	(blank)	1,863,123.00	(236,877.50)	(1,454,457.95)	(85,824.55)	322,840.50		
303	Stormwater Phase II	Bond, Capital	Construction	(blank)	8,005,508.00	(1,195,992.09)	(2,828,270.50)	(2,350,953.11)	2,826,284.39	Need to show the two phases	All 303 Orgs were added
	Stormwater Phase II Bond	Bond, Capital	Construction	(blank)	20,295,643.00	(31,530.82)	(15,848,626.82)	(3,482,754.79)	964,261.39		
401	AMI Water Meter System	Water	Design	(blank)	136,551.00		(25,661.71)	(12,277.00)	98,612.29		
	NW 1st Ave Water Main Stirling	Water	Design	(blank)	383,183.00				383,183.00		
	Water Utility Distribution	Water	Maintenance	(blank)	519,042.00	(127,396.54)	(4,041.25)		515,000.75		
	Water Plant	Water	Maintenance	(blank)	3,134,600.00	(81,597.00)	(16,125.00)	(3,732.00)	3,114,743.00		
402	HMGP Lift Stations	HMGP	Construction	9/30/2026	8,062,530.00	-	(6,656,294.68)	(1,406,233.96)	1.36		
	I&I Mainline Repairs	Sewer	Construction	(blank)	1,450,937.00	-	(1,450,936.18)	-	0.82		
	Lift Rehabs 5,7,10	Sewer	Construction	(blank)	120,713.00	(1,016,882.05)			120,713.00		
	Lift Station Mitigation Phs III	FDEP	Construction	9/30/2026	8,339,000.00		(6,105,078.67)		2,233,921.33		
	Lift Station ARPA	FDEP	Construction	(blank)	3,432,399.00	(637,491.03)	(989,388.47)	(2,443,010.50)	0.03		
	Lift Station II	FDEP	Construction	(blank)	3,272,720.00	637,491.03	(3,272,720.00)	-	-		
	Sewer/Wastewater Services-Infrastructure-Impr	Sewer	Construction	(blank)	7,122,500.00	(57,145.36)	(6,500.00)	-	7,116,000.00	?	402-35-02-535-31-30 and 402-35-02-535-63-10
403	Citywide Stormwater Masterplan	Stormwater, CDBG-MIT	Design	(blank)	10,196.00	(1,066,339.59)	(9,960.41)	(235.00)	0.59	Project completed. Please remove	Open Encumbrances
	Neighborhood Drainage Improv.	Transportation Surtax, Stormwater	Construction	(blank)	143,315.00	(119,743.27)	(7,545.55)	(28,301.25)	107,468.24		
	SE Stormwater Phase I	Stormwater	Construction	(blank)	36,432.00	-	(36,432.00)	-	-	Project in 303 Fund, please remeove	Open Encumbrances
	Stormwater Mgmt.	Stormwater	Construction	(blank)	5,390,834.00	(328,070.56)	(309,533.51)	(73,950.34)	5,007,350.15		
		Stormwater	Construction	(blank)							
	SW 29th Terrace Project	Stormwater	Construction	(blank)	64,015.00	291,304.90	(60,475.25)	(3,539.50)	0.25		
	SW 34th Terr Drainage Project	Stormwater	Construction	(blank)	1,293,629.00	(291,304.90)	(445,608.23)	(800,509.39)	47,511.38		
	SE Stormwater Phase II	Stormwater	Construction	(blank)		(151,116.58)	-	-	-		
415	Pier Refurbishing	Pier, GF Loan	Construction	(blank)	2,656,000.00	(2,141,776.84)	(162,750.00)	(48,250.00)	2,445,000.00	Project completed. Please remove	Open Encumbrances
	Parking Facility	Pier, GF Loan	Construction	(blank)	2,139,000.00	(448,118.10)	(4,761.21)	(3,923.91)	2,130,314.88		
	City Center Garage	Pier, GF Loan	Construction	(blank)	424,628.00	(4,180.00)	(111,033.50)	-	313,594.50		
	Restroom and Storage Facility	Pier, GF Loan	Construction	(blank)	284,709.00	-	(253,032.00)	(31,676.25)	0.75		
505	City Hall Restrooms	Facilities	Construction	(blank)	30,965.00	(261,732.71)	(4,325.00)	(26,640.00)	-	Project completed. Please remove	Open Encumbrances
Grand Total					**103,282,066.50**	**(23,955,735.96)**	**(45,834,971.33)**	**(18,070,137.71)**	**39,376,957.50**		

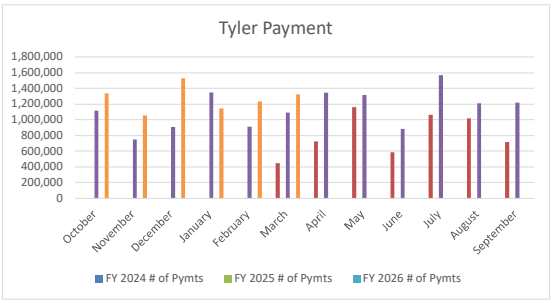
Kiosk

	FY 2025	FY 2024	FY 2026
October	$ 15,527.43	$ 14,452.23	$ 14,951.74
Novembe	$ 18,366.36	$ 11,121.83	$ 10,468.49
December	$ 14,241.27	$ 11,401.43	$ 8,830.86
January	$ 14,970.22	$ 12,953.63	$ 11,868.60
February	$ 5,224.56	$ 15,069.97	$ 10,768.16
March	$ 14,515.99	$ 12,091.93	$ -
April	$ 13,719.58	$ 10,302.51	$ -
May	$ 13,475.10	$ 12,472.31	$ -
June	$ 12,233.19	$ 15,266.47	$ -
July	$ 8,793.66	$ 14,865.64	$ -
August	$ 14,057.62	$ 14,014.91	$ -
Septembe	$ 11,940.57	$ 13,041.75	$ -



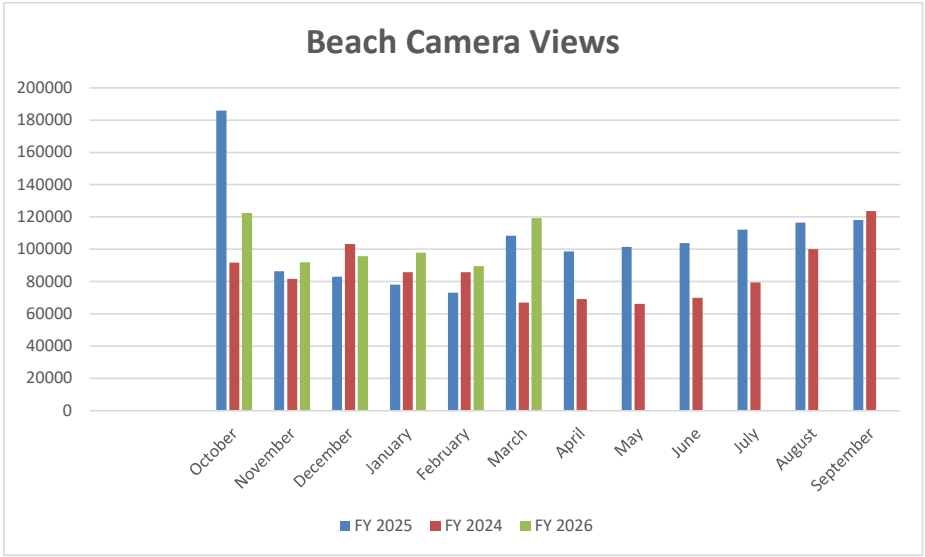


	FY 2024		FY 2025		FY 2026	
	# of Pymts	$ Value	# of Pymts	$ Value	# of Pymts	$ Value
October			31	$1,115,216	31	$1,336,433
November			30	$749,206	31	$1,055,446
December			31	$908,920	31	$1,528,340
January			31	$1,351,246	31	$1,144,280
February			28	$911,799	28	$1,233,464
March	31	$448,959	31	$1,090,436	31	$1,324,172
April	30	$724,743	30	$1,343,615		
May	30	$1,159,841	31	$1,315,746		
June	30	$584,435	30	$883,247		
July	31	$1,062,320	31	$1,569,315		
August	31	$1,020,856	31	$1,209,483		
September	30	$715,255	30	$1,218,265		



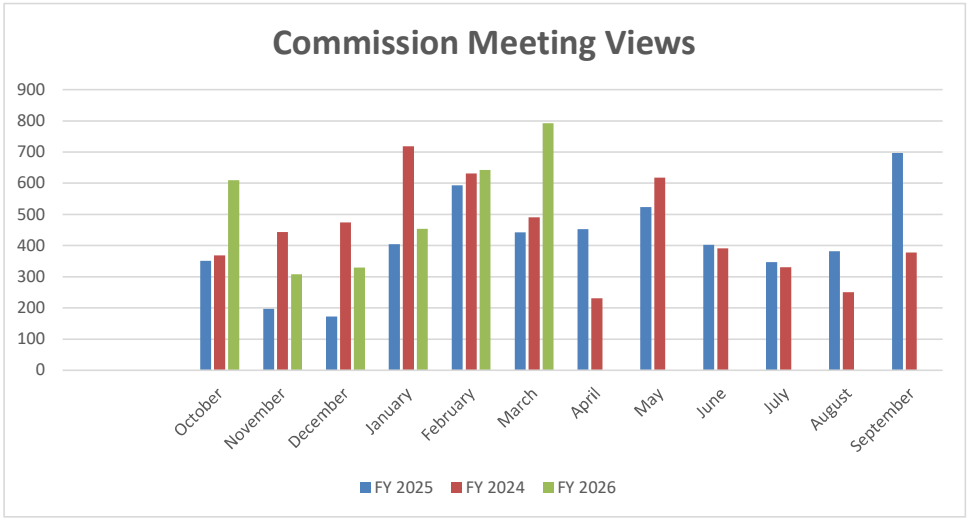
Report is Financial activity summary
Pull information from "Net Financial Activity"

	FY 2025	FY 2024	FY 2026
October	185,800	91,738	122,400
November	86,300	81,622	91,900
December	83,000	103,235	95,700
January	78,000	85,760	97,800
February	73,100	85,861	89,400
March	108,200	67,008	119,300
April	98,600	69,102	
May	101,300	66,040	
June	103,900	70,024	
July	112,100	79,388	
August	116,600	100,130	
September	118,000	123,562	



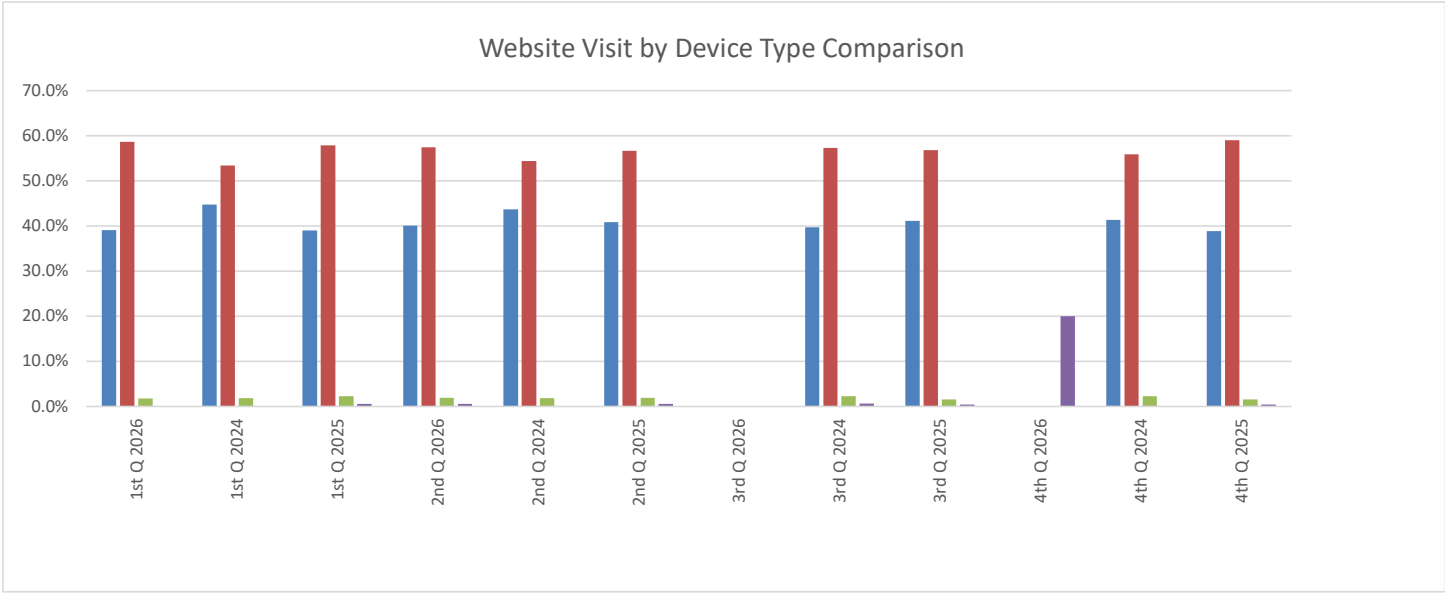
YouTube Channel

	FY 2025	FY 2024	FY 2026
October	351	369	610
November	197	444	309
December	173	475	329
January	404	719	454
February	594	632	643
March	442	491	793
April	453	231	
May	524	618	
June	403	391	
July	347	331	
August	382	250	
September	697	378	

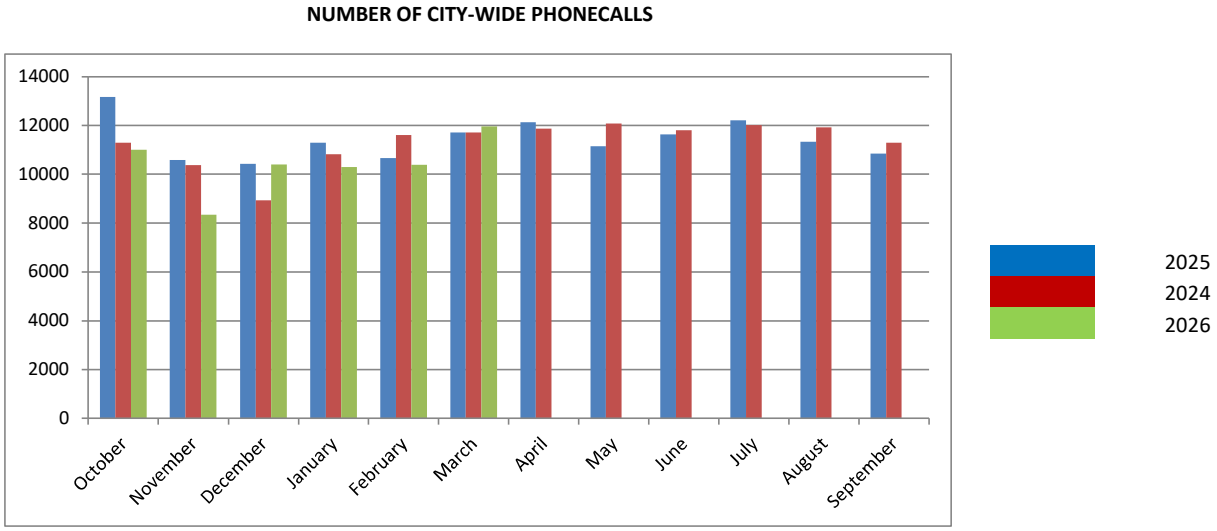


Website Visit by Device Type Comparison

	1st Q 2026	1st Q 2024	1st Q 2025	2nd Q 2026	2nd Q 2024	2nd Q 2025	3rd Q 2026	3rd Q 2024	3rd Q 2025	4th Q 2026	4th Q 2024	4th Q 2025
Desktop	39.1%	44.7%	39.0%	40.1%	43.7%	40.9%		39.7%	41.2%		41.4%	38.9%
Smartphone	58.7%	53.4%	57.9%	57.4%	54.4%	56.6%		57.3%	56.8%		55.9%	59.0%
Tablet	1.8%	1.8%	2.3%	1.9%	1.9%	2.0%		2.3%	1.5%		2.3%	1.6%
Other		0.0%	0.6%	0.6%	0.0%	0.5%	0.0%	0.7%	0.5%	20.0%	0.1%	0.4%



	FY 2025	FY 2024	FY 2026
October	13,174	11,286	11,003
November	10,591	10,370	8,344
December	10,419	8,932	10,399
January	11,291	10,820	10,292
February	10,664	11,612	10,378
March	11,721	11,703	11,961
April	12,138	11,869	
May	11,151	12,087	
June	11,638	11,809	
July	12,211	12,019	
August	11,330	11,919	
September	10,853	11,293	



Business Tax Receipt Activity - March 2026

Out of Business/Inactive	# of BTRs	Dollar Amount
Advantage Hotel Group Inc	1	$ 63.00
Lisa Gervin	1	$ 236.25
Exquisite Interiors Inc	1	$ -
Idan Drouskin	1	$ 236.25
Luckenson Bernadin	1	$ 36.24
Luxury Furniture Inc	2	$ 734.26
Marinemax East Inc	1	$ 525.00
Sheryl L Sebreth	1	$ 236.25
Total Out of Business/Inactive	**9**	**$ 2,067.25**

New Approved Applications	# of BTRs	Dollar Amount
1040 Izquierdo's at Dania LLC	1	$ 940.00
5240 SW 40th Terrace LLC	1	$ 63.00
5446 SW Land Tr Casita Services LLC	1	$ 31.50
5510 SW Land Tr Casita Services LLC	1	$ 31.50
ABCD Florida Resi De LLC	1	$ 31.50
Advantage Hotel Group Inc	1	$ 63.00
AGI Industries Inc	1	$ 520.00
Alejandro Carrion	1	$ 236.25
Allegion Access Technologies LLC	1	$ 677.50
Amoha LLC	1	$ 625.00
Antiques Online Auctions Inc	1	$ 930.00
Arthur Oganesian	1	$ 236.25
Shefa Insulation LLC	1	$ 725.00
Bluestar Marine Holdings LLC	1	$ 236.25
Ceramic Pro Ftl LLC	1	$ 725.00
Dania39 LLC	1	$ 236.25
Deep Current Systems LLC	1	$ 520.00
Exquisite Interiors Inc	1	$ 677.50
Full House Processing LLC	1	$ 131.25
Gregory & Viktoriia Suvorov	1	$ 236.25
GV Tailor LLC	1	$ 454.25
Haim Bensimon	1	$ 31.50
Henry Jorge	1	$ 63.00
Idan Izhak Drouskin	1	$ 236.25
2800 W State Road 84 LLC	3	$ 708.75
Johny Njaravelil	1	$ 63.00
Kavana Dania LLC	1	$ 546.75
KB International Trading Corp	1	$ 702.50
Kodner Galleries Inc	1	$ 236.25
Luckenson Bernadin	1	$ 31.50
Lux Blackrock LLC	1	$ 236.25
Luxury Furniture Inc	1	$ 820.00
Marine Max East Inc	1	$ 825.00
Mayo Investment Us LLC	1	$ 31.50

MDK Investors LLC	1	$	236.25
MG Florida Realty LLC	1	$	236.25
Modest Market Corp	1	$	1,465.00
Moreshet LLC	1	$	236.25
Nautical Ventures Marine LLC	1	$	651.25
Nelson Zerquera Juvial & Roxana Alonso\	1	$	236.25
Nicolas Duenas	1	$	236.25
OE Investments LLC	1	$	31.50
PR Borrower 26 LLC	1	$	31.50
Premier Power Productions LLC	1	$	677.50
Prepty LLC	1	$	207.00
Trevor Moxley	1	$	236.25
Safari Arbor Assets LLC	1	$	78.75
Stix Cigars & Lounge Inc	1	$	1,465.00
Tia Import LLC	1	$	625.00
MMGreen Inc	1	$	572.50
Unilatina Corp	1	$	546.25
Luxury Furniture Inc	1	$	777.50
Creation Gardens Inc	1	$	1,325.00
The New Yachts Company	1	$	625.00
Total New Applications	**56**	**$**	**23,355.75**

BTR Status	# of BTRs	Total Dollar Amount	
Open Renewals- Current Year	**176**	**$ 49,772.75**	
Paid Renewals	**2,955**	**$ 1,061,537.87**	
Total BTRs as of 03/31/2026	**3,131**	**1,111,310.62**	**

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

Miscellaneous Billing Invoice Aging Report

Aging Date 03/31/2026

Report By Invoice Type

	Description	Current	1-30	31-60	61-90	90+	Total
Invoice Type - CEM - Cemetery							
# 4652 - Eric L Wilson	Reservation of Burial Plot	.00	.00	.00	.00	2710.00	2,710.00
# 5474 - Cokenya D West	Reservation of Burial Plot	.00	.00	.00	.00	250.00	250.00
# 4179 - AJ Manuel Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1680.00	1,680.00
# 5756 - Rahming Poitier Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	4750.00	4,750.00
# 5673 - Agape Funeral and Cremation	Reservation of Burial Plot	.00	.00	.00	.00	5040.00	5,040.00
# 3946 - Eric S George Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	700.00	700.00
# 5909 - Freeman Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1500.00	1,500.00
# 5924- Garcia Gimeno	Reservation of Burial Plot	.00	.00	.00	.00	200.00	200.00
# 5862 - Love and Grace Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	3360.00	3,360.00
# 4786 - Dillard Josephine	Reservaton of Burial Plot	.00	.00	.00	.00	200.00	200.00
Cemetery Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$20,390.00**	**$20,390.00**
Invoice Type - BULK Trash Pk Up - Notice of Violation							
	Bulk Trash Pickup	780.00	.00	.00	.00	18914.00	19694.00
Bulk Trash Pk Up		**$780.00**	**$0.00**	**$0.00**	**$0.00**	**$18,914.00**	**$19,694.00**
Invoice Type FA- False Alarm							
Miscellaneous FA Customers	BSO & Fire False Alarms	.00	.00	.00	.00	2,025.00	2,025.00
False Alarm Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$2,025.00**	**$2,025.00**
Invoice Type FI - Fire Inspection							
# 3065 - Keynorth Townhomes	Annual Inspection FY 11	.00	.00	.00	.00	1,700.00	1,700.00
# 3072 - Atlantis Management	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	7,800.00	7,800.00
# 1012 - Gulfstream Apts.	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	2,800.00	2,800.00
# 4466 - Meadowbrook Condo	Annual Inspection FY 13	.00	.00	.00	.00	1,000.00	1,000.00
# 4644 - Oakbridge Townhomes	Annual Inspection FY 14	.00	.00	.00	.00	4,000.00	4,000.00
Miscellaneous FI Customers	Annual & Re-Inspections	.00	.00	.00	.00	254,485.00	254,485.00
Fire Inspection Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$271,785.00**	**$271,785.00**
Invoice Type GR Federal - Grant Reimb. Federal Government							
# 6168 - Florida Dept. of Emergency	2023-00000004	.00	.00	.00	.00	15,796.99	15,796.99
# 6168 - Florida Dept. of Emergency	2023-00000005	.00	.00	.00	.00	179,395.52	179,395.52
# 6155 - Florida Dept of Emergency	2024-00000001	.00	.00	.00	.00	49,875.00	49,875.00
# 6168 - Florida Dept. of Emergency	2024-00000002	.00	.00	.00	.00	50,000.00	50,000.00
# 6168 - Florida Dept. of Emergency	2025-00000002	.00	.00	.00	.00	3,000.00	3,000.00
# 6168 - Florida Dept. of Emergency	2024-00000003	.00	.00	.00	.00	50,000.00	50,000.00
# 4051 - State of Florida	2025-00000006	.00	.00	.00	.00	500,000.00	500,000.00
Grant Federal Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$848,067.51**	**$848,067.51**
Invoice Type GR State - Grant Reimb. State of Florida							
# 962 - Florida Dept	2026-00000001	.00	360,264.00	.00	.00	.00	360,264.00
# 4051 - State of Florida Dept of	2023-00000003	.00	.00	.00	.00	332,500.00	332,500.00
# 4051 - State of Florida Dept of	2023-00000004	.00	.00	.00	.00	375,000.00	375,000.00
Grant Federal Totals		**$0.00**	**$360,264.00**	**$0.00**	**$0.00**	**$707,500.00**	**$1,067,764.00**
Invoice Type LM - Lake Maintenance							
Miscellaneous LM Customers	Lake Maintenance	.00	.00	.00	.00	275.36	275.36
Lake Maintenance Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$275.36**	**$275.36**
Invoice Type MS - Miscellaneous							
# 4647 - Palmetto Hospitality of Dania	Water Impact Fees	.00	.00	.00	.00	20,242.00	20,242.00
Misc. Customers	**Misc. Customers**	263,469.49	50.00	50.00	10,000.00	65,589.43	339,158.92
Miscellaneous Totals		**$263,469.49**	**$50.00**	**$50.00**	**$10,000.00**	**$85,831.43**	**$359,400.92**
Grand Totals		**$264,249.49**	**$360,314.00**	**$50.00**	**$10,000.00**	**$1,954,788.30**	**$2,589,401.79**

Water Fund	Monthly Utility Account Activity	MISC

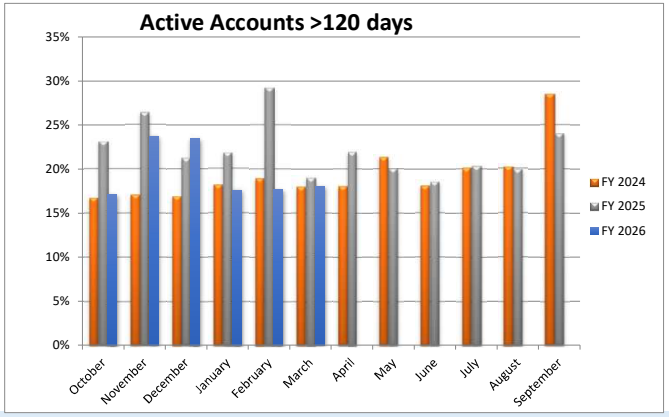
	Building/ New Construction Activity				Delinquent Account Activity			New Accts	
	Water Impact Fee		Water Tap Fee		Delinquent		5	# per Month	Prior Yr.
	2025	2026	2025	2026	2025	2026	# of Accts		
Oct	44,966.16	12,456.00	3,125.00	-	3,010.00	2,785.00	557.00	43	45
Nov		-	1,557.00	-	2,890.00	3,155.00	631.00	44	35
Dec	19,168.00	7,785.00	1,550.00	-	2,103.20	1,915.00	383.00	42	59
Jan		1,557.00		1,450.00	3,846.56	3,390.00	678.00	54	40
Feb	26,469.00	1,557.00	1,450.00	1,450.00	3,540.00	1,625.00	325.00	56	55
Mar	3,114.00	1,557.00	2,900.00	2,900.00	2,899.76	3,780.00	756.00	69	40
Apr	3,114.00		4,550.00		2,685.00		-		57
May	1,557.00		1,450.00		2,560.00		-		67
Jun	-		9,435.00		2,990.00		-		54
Jul	-		-		2,945.00		-		57
Aug	-		-		2,930.00		-		48
Sept	-				3,330.00		-		39
Total	**$ 98,388**	**$ 24,912**	**$ 26,017**	**$ 5,800**	**$ 35,730**	**$ 16,650**	**$ 3,330**	**308**	**596**

6% **# of City's 4850 account became delinquent for this period**

WATER & SEWER UTILITY AGING REPORT

ACTIVE ACCOUNTS

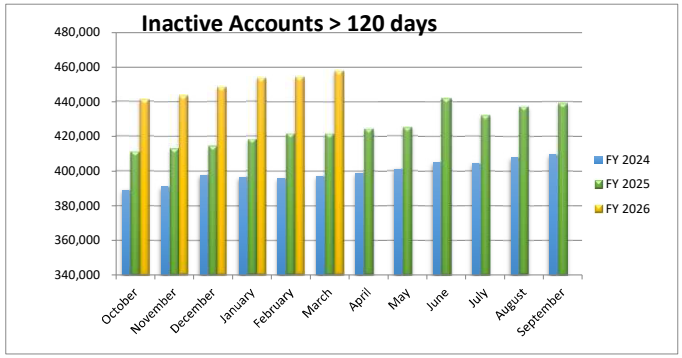
	FY 2024			FY 2025			FY 2026		
	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ
October	207,794	$ 1,241,355	17%	286,955	$ 1,243,012	23%	232,955	$ 1,362,344	17%
November	216,614	1,267,676	17%	307,108	1,164,508	26%	238,052	1,003,628	24%
December	214,935	1,270,207	17%	278,087	1,308,024	21%	235,324	1,003,628	23%
January	220,340	1,211,794	18%	278,766	1,278,238	22%	245,181	1,392,744	18%
February	231,139	1,217,188	19%	263,943	903,782	29%	248,231	1,401,542	18%
March	235,434	1,310,333	18%	253,837	1,336,359	19%	239,919	1,328,426	18%
April	236,352	1,307,061	18%	261,377	1,190,163	22%			
May	262,509	1,229,203	21%	260,498	1,299,714	20%			
June	247,808	1,372,056	18%	249,600	1,347,560	19%			
July	261,459	1,298,366	20%	261,524	1,286,366	20%			
August	252,820	1,250,659	20%	262,031	1,315,852	20%			
September	360,091	1,263,892	28%	241,204	1,003,628	24%			
Annual Avg	$ 245,608	$ 1,269,983	19%	$ 267,077	$ 1,223,101	22%	$ 239,944	$ 1,248,719	20%



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

INACTIVE ACCOUNTS

	FY 2024	FY 2025		FY 2026	
	>120 Past Due	>120 Past Due	% +/-	>120 Past Due	% +/-
October	388,922	411,308	5%	441,066	7%
November	390,867	413,066	5%	443,573	7%
December	397,662	414,412	4%	448,343	8%
January	396,459	418,252	5%	453,494	8%
February	395,697	421,766	6%	454,476	7%
March	397,067	421,614	6%	458,017	8%
April	398,812	424,262	6%		
May	401,076	425,057	6%		
June	405,003	441,615	8%		
July	404,194	432,075	6%		
August	407,690	436,935	7%		
September	409,329	439,047	7%		
Annual Avg	$ 399,398	$ 424,951	6%	$ 449,828	6%



City of Dania Beach
General Fund
Unassigned Fund Balance - - Contingency

	----- General Fund ------- Contingency	Unassigned Fund Balance
Balance 10/1/24 (Audited)	$ 200,000	$ 23,925,117
(Uses) / Additions:		
October	-	1,222,718
November	-	-
December	-	9,387
January	-	-
February	-	-
March	-	-
April	-	-
May	-	-
June	-	-
July	-	-
August	-	-
September	-	-
Sub-Total (Uses) / Additions	-	1,232,105
Sub-Total Available	200,000	25,157,222
Other Considerations		
GFOA/City Commission 25% Reserve		(20,939,710)
Estimate of Availability at 09/30/2025	**$ 200,000**	**$ 4,217,512**

City of Dania Beach

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

Original Budget	$	200,000
Amendment		
Uses:		

	Total
Oct	-
Nov	-
December	-
January	-
February	-
March	-
April	-
May	-
June	-
July	-
August	-
September	-
Balance Remaining	**$ 200,000**

City of Dania Beach

General Fund

Analysis of

Fund Balance

	Balance 10/1/24	**23,925,117**	
Uses:	**#389-90-01**		
	October	1,222,718	Carryovers/P.O.'s etc.
	November	-	
	December	9,387	Beach Raker Services
	January		
	February	-	
	March		
	April	-	
	May	-	
	June	-	
	July	-	
	August	-	
	September	-	
	Total Uses (Sources)	1,232,105	
	Estimated Balance Available 09/30/25	$ 25,157,222	
	Other Considerations		
	GFOA/City Commission 25% Reserve	(20,939,710)	est.
	Estimate of Availability at 09/30/25	**4,217,512**	

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, APRIL 14, 2026 - 7:00 P.M.

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1. **CALL TO ORDER/ROLL CALL**

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

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

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

2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

Mayor Davis expressed her condolences and called for a moment of silence for Vice Mayor Nancy Metayer of the City of Coral Springs followed by the Pledge of Allegiance to the United States Flag.

3. **PRESENTATIONS AND SPECIAL EVENT APPROVALS**

3.1 Smart Strategic Growth - Community Development

City Manager Garcia introduced senior leaders, Deputy Finance Director Barbara Trinka, Director of Parks and Recreation Cassi Waren and Deputy Director of Community Development Corinne Lajoie who each spoke about Smart Strategic Growth.

After discussion there was consensus to move forward with the staff proposal.

3.2 Presentation to City Clerk, Initiative Award - City Manager

City Manager Garcia presented an award to City Clerk Riera for her cost savings initiative. City Clerk Riera thanked the Manager for her support and provided a brief explanation of the online legal advertisement program.

3.3 Request for Proclamation Approval:
- Turquoise Takeover Week - May 4-10, 2026 - Sponsored by Commissioner Lewellen
- Child Abuse Prevention Month - April 2026 - Sponsored by Commissioner Rimoli
- Water Conservation Month - April 2026 - Sponsored by Mayor Davis
- Earth Day - April 2026 - Sponsored by Mayor Davis

There was consensus from the Commission to approve the proclamation requests.

4. PROCLAMATIONS

4.1 National Autism Awareness Month — April 2026 — Sponsored by Mayor Davis

Mayor Davis read the proclamation into the record and presented the proclamation to the Dan Marino Foundation.

4.2 Esophageal Cancer Awareness Month — April 2026 — Sponsored by Commissioner Rimoli

Commissioner Rimoli commented on the importance of checkups for early detection.

Commissioner Lewellen read the proclamation into the record.

4.3 Paralyzed Veterans of America Awareness Month — April 2026 — Sponsored by Mayor Davis

Vice Mayor Salvino read the proclamation into the record.

4.4 Earth Day - April 2026 - Sponsored by Mayor Davis

Mayor Davis read the proclamation into the record.

5. ADMINISTRATIVE REPORTS

5.1 City Manager

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

- Dania After Dark Blues & BBQ
- Dania After Dark Oktoberfest, October 10, 2026
- Pickleball Courts at Frost Park
- Presentation from Chickie Brandimarte and the Senior's Club
- Roundtable discussion with Broward County Superintendent of Schools
- Spring Egg Hunt

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- Summer Camps sold out
- Earth Day Celebration - April 20, 2026
- Hiring of Oscar Vasquez for Director of Public Services
- Welcome to Natalie Mattis as the new Marketing and Communications Manager
- Completion of 34th Terrace Stormwater Project
- Woman's Club Restoration and ribbon cutting scheduled for the fall

5.2 City Attorney

City Attorney Boutsis commented that she will be drafting the city manager agreement for Candido Sosa-Cruz and will be working with Maxine to schedule one-on-ones.

5.3 City Clerk - Reminders

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

- April 28, 2026 - City Commission Meeting - 7 p.m.
- May 12, 2026 CRA Board Meeting - 6 p.m.
- May 12, 2026 - City Commission Meeting - 7 p.m.

6. PUBLIC SAFETY REPORTS

Captain Tarala provided a brief statement on a recent homicide that took place at C.W. Thomas Park and emphasized that it was an isolated incident. A deputy has been stationed at the park from 4:00 p.m. until after closing. He reported on a successful spring break season with no reported incidents at the beach and Dania Pointe. He addressed ongoing issues along the Federal Highway corridor, noting increased enforcement efforts and reported on enforcement actions targeting reckless driving on Dania Beach Blvd.

Fire Chief Pellecer thanked Commissioner Rimoli and Deputy City Manager Sosa-Cruz for attending the stakeholder meeting. He reported on vehicle fire training, Safety Saturdays, Honor Guard participation at Dania After Dark and the Autism Acceptance event held by the Dan Marino Foundation. He expressed gratitude and pride after serving 36 years with the City of Dania Beach and thanked the community and his colleagues for making the journey meaningful and emphasized his commitment to the city continues. He closed saying that leadership isn't about rank but about responsibility.

7. CITIZENS' COMMENTS

There were no citizen's comments.

8. CONSENT AGENDA

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

8.1 Minutes: March 24, 2026 City Commission Meeting Minutes

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Approved under consent agenda.

8.2 Travel Requests: None.

8.3 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE REIMBURSEMENT OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) YEAR 48 FUNDS TO BROWARD COUNTY IN THE AMOUNT OF ONE HUNDRED FIFTY-NINE THOUSAND EIGHT HUNDRED SEVENTEEN DOLLARS AND FIFTY CENTS ($159,817.50); PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.4 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT FOR THE PURCHASE OF PARTS AND SERVICES FROM SOUTHERN SEWER WHICH WILL EXCEED THE ANNUAL SINGLE VENDOR THRESHOLD OF FIFTY THOUSAND DOLLARS ($50,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE PUBLIC SERVICES DEPARTMENT'S APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.5 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY TO DECLARE A GROUP OF 24 VEHICLES AND PIECES OF EQUIPMENT AS SURPLUS PROPERTY AND TO AUTHORIZE THEM TO BE SOLD AT AUCTION UTILIZING AN APPROVED VENDOR, THE ROYAL AUCTION GROUP; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.6 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LICENSE AGREEMENT WITH FIRST DANIA BEACH, LLC TO USE PARKING SPACES LOCATED IN THE CITY PARKING GARAGE UPON PAYMENT OF APPLICABLE FEES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

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Approved under consent agenda.

8.7 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH RAZORBACK LLC RELATING TO CITY INVITATION TO BID NO. 25-027, FOR THE WATER TREATMENT PLANT CHEMICAL FEED REHABILITATION; A SEPARATE AGREEMENT FOR THREE YEARS OF MAINTENANCE SERVICES; AND TO EXCEED THE $50,000.00 (FIFTY THOUSAND DOLLAR) SINGLE VENDOR ANNUAL THRESHOLD FOR THE DURATION OF THE CONTRACT PERIOD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.8 RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING MODIFICATION NO. 7 TO THE HAZARD MITIGATION GRANT PROGRAM (HMGP) AGREEMENT WITH THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) FOR THE POLICE SUBSTATION GENERATOR PROJECT (PROJECT NO. 4337-201-R; CONTRACT NO. H0237) IN THE TOTAL AMOUNT OF TWO HUNDRED SIXTY-FOUR THOUSAND DOLLARS ($264,000.00); PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.9 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING A MID-YEAR BUDGET AMENDMENT BY THE FINANCE DEPARTMENT FOR THE LEGAL DEPARTMENT TO FUND PRETRIAL LITIGATION EXPENSES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Attorney)*

Approved under consent agenda.

8.10 RESOLUTION 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FOR MONTHLY SERVER MONITORING AND SUPPORT SERVICES, INCLUDING ADDITIONAL CONTRACTED SUPPORT FROM ENTECH COMPUTER SERVICES, LLC, FOR FISCAL YEAR 2025-26, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS ($50,000.00); AUTHORIZING THE EXECUTION OF AN ACKNOWLEDGMENT OF SUCCESSOR SERVICE PROVIDER AND CONTINUATION OF SERVICES; PROCEEDING WITHOUT COMPETITIVE BIDDING AND AUTHORIZING

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PURCHASES FROM THE INFORMATION TECHNOLOGY FUND APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Information Technology)*

Approved under consent agenda.

8.11 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTING THE AMENDED PARKS AND RECREATION SCHEDULE OF FEES AND CHARGES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks and Recreation)*

Approved under consent agenda.

8.12 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO EXISTING MARINA MANAGEMENT AGREEMENT BETWEEN THE CITY AND US MARINA GROUP, LLC MODIFYING CERTAIN INSURANCE REQUIREMENTS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks and Recreation)*

Approved under consent agenda.

8.13 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RETROACTIVELY AUTHORIZING THE PROPER CITY OFFICIALS TO APPLY FOR A FY 2025 EDWARD BYRNE JUSTICE ASSISTANCE GRANT (JAG) IN THE AMOUNT OF $19,886.00, TO BE UTILIZED FOR OVERTIME TO ADDRESS AN OVERWHELMING LAW ENFORCEMENT ISSUE IN THE CITY, INCLUDING BUT NOT LIMITED TO HOMELESSNESS, BURGLARY CONVEYANCE/RESIDENTIAL AND OTHER SUCH ISSUES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Approved under consent agenda.

9. BIDS AND REQUESTS FOR PROPOSALS

None.

10. QUASI-JUDICIAL HEARINGS

10.1 RESOLUTION NO. 2026-____

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A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY'S APPLICATION FOR THE 52ND YEAR COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") PROGRAM IN THE AMOUNT OF ONE HUNDRED SEVENTY-SEVEN THOUSAND FIVE HUNDRED SEVENTY-FIVE DOLLARS ($177,575.00), TO PROVIDE FUNDING FOR OASIS-STYLE NEIGHBORHOOD IMPROVEMENTS IN CDBG ELIGIBLE AREAS; PROVIDING FOR THE REQUIRED PUBLIC HEARING; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

City Attorney Boutsis read the title of the resolution.

Assistant Director CIP & Grants/City Engineer of Public Services Sean Schutten introduced the item.

Mayor Davis stated that this is a public hearing and opened the floor to public comments and there were none.

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

11. **FIRST READING ORDINANCES**

11.1 ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28 "LAND DEVELOPMENT CODE"; ARTICLE 110, ENTITLED "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS", AT SECTION 110-20 ENTITLED "LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" TO ELIMINATE MIXED-USE DISTRICTS FROM THE TABLE; ALSO AMENDING SECTION 110-190, ENTITLED "USES SUBJECT TO MINIMUM SEPARATION DISTANCES" TO INCLUDE KAVA AND VAPE SALES DISTANCE REQUIREMENTS; AND AMENDING SUBPART 1, ENTITLED "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS", ARTICLE 302, ENTITLED "DETAILED USE REGULATIONS", AT SECTION 302-10, ENTITLED "PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" IN ORDER TO ESTABLISH ONE PERMITTED USE TABLE FOR THE CRA FORM-BASED ZONING DISTRICTS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Boutsis read the title of the ordinance.

Deputy Director of Community Development Corinne Lajoie introduced the item.

Commissioner Lewellen questioned what happens to those establishments that are within 1,000 feet and Deputy Director Lajoie responded that they would be non-conforming but established and if that business closes, it loses that status and can't reopen under the old rules. Most of these businesses are along Federal Highway, where the newer form-based zoning wouldn't allow them

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at all in the future. Going forward, these types of businesses would only be allowed in commercial zoning areas and would need to be spaced at least 1,000 feet apart.

Vice Mayor Salvino inquired if this included restaurants and Deputy Director Lajoie responded addressing alcohol separation requirements, clarifying that restaurants serving alcohol are exempt from spacing restrictions in the downtown area to encourage business activity, while such restrictions remain in other parts of the City unless a variance is obtained.

Vice Mayor Salvino expressed concern that these requirements could hinder new restaurant development and suggested excluding restaurants from the separation rules before the item is passed. Deputy Director Lajoie indicated that this change was not part of the proposed amendment but could be reviewed and potentially incorporated in a future update.

City Attorney Boutsis stated that this is a public hearing and opened the floor to public comments; there were none.

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

11.2 ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 2, ENTITLED "ADMINISTRATION", OF THE CITY'S CODE OF ORDINANCES; TO CREATE ARTICLE XII, ENTITLED "CONFLICT OF INTEREST AND CODE OF ETHICS"; TO CREATE SECTION 2-300 ENTITLED "CONFLICT OF INTEREST AND CODE OF ETHICS ORDINANCE"; PROVIDING FOR CONFLICTS; CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Commissioner Lewellen) (No public hearing required on first hearing)

City Attorney Boutsis read the title of the ordinance and presented a PowerPoint on the item.

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

12. **SECOND READING ORDINANCES**

None.

13. **DISCUSSION AND POSSIBLE ACTION**

13.1 Sponsor — Broward League of Cities - 69th Annual Dinner and Board Installation — Sponsored by Mayor Davis

The Mayor announced her upcoming role as President of the Broward League of Cities and requested commission support for sponsorship of the organization's annual gala, proposing an increase from the traditional $5,000.00 contribution to at least $10,000.00, with a preference for the $15,000.00 presidential sponsorship level.

The Commission discussed funding options, including using individual contingency funds versus the collective commission contingency/community grants fund. While some members expressed concern about higher spending and preferred a $10,000 contribution, others supported the higher level to maximize the City's visibility and representation.

Commissioner Ryan made a motion to sponsor $15,000.00 from the collective Commission contingency towards the event. The motion was seconded by Commissioner Rimoli. The motion carried 3-2 on voice vote with Vice Mayor Salvino and Commissioner Lewellen voting no and Mayor Davis, Commissioner Rimoli and Commissioner Ryan voting yes.

14. **APPOINTMENTS**

14.1 Dania Beach Housing Authority - Mayor Davis

Mayor Davis had no appointment.

15. **COMMISSION COMMENTS**

15.1 Commissioner Lewellen

Commissioner Lewellen commented on the high number of community events, highlighting Dania After Dark, which was well attended despite competing events in neighboring cities. She noted the strong turnout and positive atmosphere. She discussed several weekend activities, including an influencer brunch at the IT Parker Center that generated significant social media exposure and showcased the City as an attractive venue for events. She mentioned attending a Historic Society open house at the Nyberg-Swanson House and encouraged greater promotion of such events to increase public awareness and participation.

She concluded by saying she hoped everyone had a nice Easter and Passover.

15.2 Commissioner Rimoli

Commissioner Rimoli expressed appreciation to Chief Pellecer for the invitation to a BSO stakeholders meeting, noting it was informative and included a tour of a new facility and an opportunity to meet Sheriff Tony. He commended the Parks and Recreation team for another successful and well-attended Dania After Dark.

He recognized resident, Lilli Schipper, for sponsoring a recent influencer luncheon, highlighting the positive social media exposure for the City and the IT Parker Center. Appreciation was also extended to staff and CRA representatives for their participation. He concluded by mentioning his upcoming participation in a Fort Lauderdale Fashion Week panel.

15.3 Commissioner Ryan

Commissioner Ryan dedicated his public comments to Vice Mayor Nancy Metayer, expressing appreciation for the Mayor's opening tribute. He shared personal experiences working with her through the Solid Waste Authority and noted her strong influence, including connections in Tallahassee and at FAMU. He highlighted the widespread mourning across the state and

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extended condolences to the Coral Springs City Commission and her family. He described Vice Mayor Metayer as an inspiring leader, a trusted colleague, and a friend, emphasizing her positive impact, collaborative spirit, and commitment to public service. He encouraged others to honor her through how they lead and treat one another.

15.4 Vice-Mayor Salvino

Vice Mayor Salvino had no comments.

15.5 Mayor Davis

Mayor Davis reflected on her relationship with Vice Mayor Nancy Metayer noting that they met through the Florida League of Cities as new commissioners with shared academic and environmental interests. She emphasized their mutual commitment to lifelong learning, public service, and leading with dignity and integrity. She noted that both their first and last interactions centered on dignity and integrity.

Mayor Davis shared a commemorative token from a recent Broward League of Cities session promoting the "dignity index," encouraging fellow commissioners to lead with integrity and govern with dignity in honor of Vice Mayor Metayer's example. The speaker described her as a model of professionalism and expressed appreciation for the commission's professional and dignified conduct.

She invited the public to attend an upcoming Earth Day celebration and encouraged continued care for the community and environment.

16. **ADJOURNMENT**

Mayor Davis adjourned the meeting at 9:43 p.m.

ATTEST: CITY OF DANIA BEACH

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

Approved:

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City of Dania Beach
Public Services Memorandum

DATE: 4/28/2026

TO: Mayor and Commissioners

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

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

Fernando J. Rodriguez, Public Services Director

SUBJECT: **AUTHORIZATION FOR APPROVAL OF DEDUCTIVE CHANGE ORDER #1 FOR THE SANITARY SEWER INFLOW AND INFILTRATION (I&I) PROJECT.**

Request:

The Public Services Department (PSD) is requesting authorization for approval of Change Order No. 1 (CO) to the contract with Veit National, Inc. for the Sanitary Sewer Infiltration and Inflow (I&I) Phase II Project, as authorized under Resolution No. 2023-055. This change order is deductive in nature and reflects adjustments to the final quantities of work performed under the contract.

Background:

The City of Dania Beach awarded a contract to Veit National, Inc. for the Sanitary Sewer Infiltration and Inflow (I&I) Phase II Project, as authorized under Resolution No. 2023-055. The purpose of the project was to repair and rehabilitate identified sanitary sewer defects to reduce infiltration and inflow within the City's sewer system.

The original contract amount was $2,041,450.00; however, the total executed work amounts to $621,593.51. This significant underrun is primarily attributable to an overestimation during the bidding phase. At that time, the depth of the pipeline was assumed to be approximately 28 feet, and due to limited available field information, conservative assumptions were incorporated to account for potential construction risks and unknown subsurface conditions.

Once the work was performed and actual field conditions were verified, it was determined that the required quantities were substantially lower than originally estimated. This reduction mainly affected activities related to cleaning, televising (CCTV inspection), and cured-in-place pipe

(CIPP) lining of the existing 8-inch sanitary sewer line.

The contractor has provided supporting documentation, including CCTV video recordings of the 8-inch pipeline, confirming that all cleaning, televising, and lining work was completed within the designated project limits and in accordance with the verified field quantities and contract requirements.

As a result, the final quantities of work performed were significantly lower than originally anticipated, generating a deductive adjustment to the contract value. The proposed Change Order No. 1 reflects this reconciliation of quantities.

Additionally, the funds associated with this deductive change order are recommended to be reallocated for use in the Lift Station #4 mitigation project.

Budgetary Impact

The original contract amount for the Sanitary Sewer Infiltration and Inflow (I&I) Phase II Project was $2,041,450.00. The final cost of the work performed under the contract is $621,593.51. The proposed CO No. 1 is deductive in the amount of $1,419,856.49, which reflects the difference between the original contract amount and the final value of the completed work. As a result of this deductive change order, the total contract amount will be reduced from $2,041,450.00 to $621,593.51.

Recommendation

PSD recommends approval of Change Order No. 1 to the contract with Veit National, Inc. for the Sanitary Sewer Infiltration and Inflow (I&I) Phase II Project, resulting in a deductive change in the amount of $1,419,856.49 to the contract.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING APPROVAL OF DEDUCTIVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH VEIT NATIONAL CORPORATION FOR THE SANITARY SEWER INFLOW AND INFILTRATION (I&I) PROJECT; REDUCING THE CONTRACT AMOUNT; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach previously approved a contract with Veit National Corporation for the Sanitary Sewer Inflow and Infiltration (I&I) Project pursuant to Resolution No. 2023-055; and

WHEREAS, the purpose of the project was to repair and rehabilitate deficiencies within the sanitary sewer system to reduce infiltration and inflow and improve system performance; and

WHEREAS, the project was procured as a unit-price contract, under which quantities of work are estimated during design and adjusted based on actual field conditions encountered during construction; and

WHEREAS, Veit National Corporation has completed all work required under the contract in accordance with the project scope and specifications; and

WHEREAS, upon completion of the project, final quantities of work performed were determined to be significantly lower than originally estimated based on actual field verification, resulting in a reduction to the total contract amount; and

WHEREAS, the original bid quantities were conservatively estimated due to limited field information available at the time of design, including an assumed pipe depth of approximately 28 feet, which required risk-based quantity allowances; and

WHEREAS, once construction activities were performed and actual conditions were confirmed, the required quantities for cleaning, televising (CCTV inspection), and cured-in-place pipe (CIPP) lining of the existing 8-inch sanitary sewer line were substantially lower than initially anticipated; and

WHEREAS, the contractor has provided supporting documentation, including CCTV video recordings, confirming that all work was completed within the designated project limits and in accordance with verified field quantities and contract requirements; and

WHEREAS, the reduction is primarily attributable to lower-than-anticipated quantities of rehabilitation work, including cured-in-place pipe (CIPP) lining and related items, as well as unused allowances, and does not represent a reduction in project scope or contractor performance; and

WHEREAS, Deductive Change Order No. 1 reflects the reconciliation of actual quantities installed and represents a standard contract closeout adjustment; and

WHEREAS, the original contract amount was $2,041,450.00, and the final contract amount based on actual work completed is $621,593.51, resulting in a deductive change in the amount of $1,419,856.49; and

WHEREAS, the cost savings resulting from this deductive change order are recommended to be reallocated to the Lift Station #4 mitigation project; and

WHEREAS, approval of this change order will formally establish the final contract value and allow for proper financial closeout of the project; and

WHEREAS, the City Commission finds that approval of Deductive Change Order No. 1 is in the best interest of the City and reflects prudent fiscal management.

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

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

Section 2. That the City Commission hereby approves Deductive Change Order No. 1 to the contract with Veit National Corporation for the Sanitary Sewer Inflow and Infiltration (I&I) Project, in the amount of ($1,419,856.49).

Section 3. That the approval of this change order establishes the final contract amount at $621,593.51, authorizes project closeout, and allows for the reallocation of the resulting cost savings to the Lift Station #4 mitigation project, subject to budgetary authorization. and the allocation shall be reflected under the CIP account no.: 402-35-02-535-63-95.

Section 4. That the City Manager or designee is hereby authorized to execute any and all documents and take any actions necessary to implement this Resolution.

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

Section 6. That this Resolution shall become effective ten (10) days after passage and adoption.

PASSED AND ADOPTED on _____, 2026.

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

CHANGE ORDER

PAGE ONE OF 1 PAGES 2

OWNER: City of Dania Beach 100 W. Dania Beach Blvd, Dania Beach, FL 33004
PROJECT: ITB23-001
FUNDING:
CONTRACTOR: *Veit National Corporation*
ADDRESS: *14000 Veit Place*
Rogers, MN 55374

Consultant:
Public Utility Management & Planning Services
P. O. Box 221890
Hollywood, FL 33022-1890

CHANGE ORDER NO: 01

Distribution to:

	OWNER
X	ENGINEER
	CONTRACTOR

PERIOD TO: 9/30/2023

CONTRACTOR'S CHANGE ORDER

1. ORIGINAL CONTRACT SUM	$ 2,041,450.00
2. Prior Changes	0.00
3. Net change by this Change Order No	$ (1,419,856.49)
4. REVISED CONTRACT AMOUNT (Line 1 ± 2 +3)	$ $621,593.51

CONTRACTOR:

By: _____ Date: 4/13/26

State of: Minnesota
County of: St. Louis
Subscribed and sworn to before me this 13th day of April 2026
Notary Public: _____
My Commission expires: 01/31/27

TRACI LYN THORESON
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2027

CITY OF Dania Beach, a Florida
Municipal corporation

By: _____
Ana Garcia, City Manager

Authorized by action of City Commission of the City of Dania Beach _____, 2025.

					EXHIBIT "A"						of 2
OWNER:	City of Dania Beach 100 W. Dania Beach Blvd, Dania Beach, FL 33004										
PROJECT:	ITB23-001										1-Final
FUNDING:											6/16/2025
CONTRACT	***Veit National Corporation***										6/16/2025
ADDRESS:	***14000 Veit Place***										ITB23-001
	Rogers, MN 55374										
A	V	Original							F	F	
Inl Ph2											
ITEM NO. Revised	Description	ORIGINAL UNIT QTY	UNITS	Unit Bid	Original Bid	Work Completed	Cost Completed	Proposed Change	REVISED Contract	REVISED BUDGET	
1	Clean 8" Line	60000	LF	$3.00	$ 180,000.00	35281.2	$ 105,843.60	(24,719)	($74,156.40)	$ 105,843.60	
2	Televise 8" line	60000	LF	$2.00	$ 120,000.00	35281.2	$ 70,562.40	(24,719)	($49,437.60)	$ 70,562.40	
3	CIPP Lining 8"	45000	LF	$34.25	$ 1,541,250.00	12780.4	$ 437,728.71	(32,220)	$(1,103,521.29)	$ 437,728.71	
4	Epoxy Injection liners at Manholes	14	EA	$1,800.00	$ 25,200.00	$ -	$ -	(25,200)	($25,200.00)	$ -	
5	Bypass allowance	1	LS	$75,000.00	$ 75,000.00	$ 2,600.00	$ 2,600.00	(72,400)	($72,400.00)	$ 2,600.00	
6	Owner's contingency	1	LS	$100,000.00	$ 100,000.00	$ 4,858.80	$ 4,858.80	(95,141)	($95,141.20)	$ 4,858.80	
					$ 2,041,450.00		$ 621,593.51	$ (274,398.40)	$ (1,419,856.49)	$ 621,593.51	

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City of Dania Beach
City Manager Memorandum

DATE: 4/28/2026

TO: Mayor and Commissioners

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

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

SUBJECT: BSO Fire and Emergency Services - First Amendment

Request:

Approval of Resolution to reduce Fire Inspector staffing levels by three (3) positions in order to align departmental resources with current workload demands and revenue trends.

Background:

Over the past three years, the City has modified its zoning code, resulting in reductions in allowable height and density. As a result, development activity within the City of Dania Beach has slowed considerably. This slowdown has led to a substantial decrease in building permits issued, and fire inspections conducted, with a corresponding decline in related revenues.

In response to these evolving conditions, the Community Development Department has implemented measures to reduce personnel costs within the Building Division, including decreasing hours for plan reviewers and inspectors and maintaining existing vacancies. The current staffing complement for Fire Inspection services consists of one (1) Officer and five (5) Fire Inspectors.

Following a comprehensive review of the Building Department's budget and actual revenue collections, it has been determined that a reduction in staffing is necessary to better align operational capacity with current service demand.

As development activity increases in the future, the City will have the opportunity to reassess staffing needs and make appropriate adjustments to support future growth. The City values its strong and ongoing partnership with the Broward Sheriff's Office Fire Rescue and appreciates their continued collaboration in delivering high-quality services to the community.

Budgetary Impact

The reduction in Fire Inspector positions will be strategically aligned with current projected workload demands. This adjustment is expected to optimize resource allocation while

maintaining operational effectiveness, and it will generate cost savings to the General Fund.

Recommendation

It is recommended that the City Commission approve the accompanying Resolution to reduce Fire Inspector staffing levels by three (3) positions. This adjustment ensures fiscal responsibility by aligning staffing with current service demand and revenue trends, while maintaining the flexibility to reassess and increase staffing levels as development activity resumes in the future.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE BROWARD SHERIFF'S OFFICE, FOR MEDICAL, FIRE PROTECTION AND FIRE PREVENTION SERVICES IN ORDER TO REDUCE THE AMOUNT OF FIRE INSPECTORS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on or about October 21, 2025, Broward sheriff's Office (BSO) and the CITY entered into an Agreement for emergency medical, fire protection and fire prevention services ("Agreement"); and

WHEREAS, over the past three years the City has modified its zoning code, which has decreased height and intensity; and

WHEREAS, many of the larger development projects that were previously approved have completed construction, thus requiring less fire inspections; and

WHEREAS, the City is experiencing a substantial decrease in building permits and fire inspections; and

WHEREAS, based upon lower demand the City is seeking to decrease the number of fire inspectors; and

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

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

Section 2. That the proper City officials are authorized to execute the First Amendment to the Agreement between the City and BSO for emergency medical, fire protection and fire prevention services. A copy of the Amendment is attached as Exhibit "A" and made a part of and incorporated into this Resolution by this reference.

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

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

Section 5. That this Resolution shall be in force and take effect 10 days after passage.

PASSED AND ADOPTED on _____, 2026.

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

FIRST AMENDMENT

TO THE AGREEMENT

FOR EMERGENCY MEDICAL, FIRE PROTECTION

AND FIRE PREVENTION SERVICES

This First Amendment is entered into this _____ day of April, 2026 by and between the Broward Sheriff's Office (hereinafter referred to as "SHERIFF") and the City of Dania Beach, FL (hereinafter referred to as the "CITY").

WHEREAS, on or about October 1, 2025, SHERIFF and the CITY entered into an Agreement for Fire Rescue Services; and

WHEREAS, the CITY has requested to remove three Fire Safety Inspector positions from the staffing complement for Fiscal Year 26/27.

NOW, THEREFORE, in consideration of the mutual terms and conditions contained herein, the parties agree as follows:

1. The foregoing recitations are true and correct and are incorporated by reference.

2. Effective October 1, 2026, the staffing levels will be adjusted to reduce the number of Fire Safety Inspectors to two (2) as reflected in Exhibit "A" to the First Amendment, attached hereto and incorporated by reference.

3 Section 35, b, 3 is modified as follows: BSO shall strive to perform eighty percent of annual inspections of multifamily residential and commercial properties required to be inspected in accordance with the Florida Fire Prevention Code and the Broward County Local Fire Code amendment. . The CITY shall be responsible for the billing and collection of such services.

4. Except as modified herein, all remaining items and conditions of the Agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, each of the parties hereto executes this First Amendment through its duly authorized representatives as set forth below.

BROWARD SHERIFF'S OFFICE

_____ Date:_____
DR. GREGORY TONY, Sheriff

Approved as to form and legal sufficiency
subject to the execution by the parties:

By: _____
TERRENCE O. LYNCH, General Counsel

CITY OF DANIA BEACH

ATTEST:

By: _____
ELORA RIERA, MMC, City Clerk

By:_____
JOYCE L. DAVIS, Mayor

____ day of_____, 2026.

APPROVED AS TO FORM:

By:_____
ANA M. GARCIA, ICMA-CM,
City Manager

_____
EVE A. BOUTSIS, City Attorney

H:Lee/Contract/City Contracts/Dania Fire/Dania 1st amendment 4-16-26

City of Dania Beach
City Attorney Memorandum

DATE: 4/28/2026

TO: Mayor and Commissioners

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

VIA: Eve A. Boutsis, City Attorney

SUBJECT: First Amendment to Mac's Towing Services Agreement

Request:

To approve the First Amendment to the agreement with Mac’s Towing Services, Inc.

Background:

In January 2026, the City executed a new agreement with Mac’s Towing for towing services. The agreement contains an insurance provision recommended by the City’s broker requiring policies of $2,000,000/$4,000,000. The cost of insurance has increased tremendously, and the policies required by the City would cost Mac’s $40,000.00. The City conducted its due diligence and confirmed that the standard in the industry is $1,000,000.00/$2,000,000.00. As a result, the City recommends reducing the insurance provision to be consistent with the industry standard.

Budgetary Impact
No budgetary impact anticipated.

Recommendation
That the First Amendment to the agreement be authorized and executed by the appropriate city official.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE AGREEMENT WITH MAC'S TOWING SERVICES, INC., MODIFYING THE INSURANCE REQUIREMENTS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mac's Towing Services, Inc. ("Mac's"), has provided services for many, many years, and their current agreement with the City expired on January 11, 2026; and

WHEREAS, the City adopted Resolution No. 2026-014, on February 10, 2026, a new agreement with Mac's towing for towing services, which agreement included an insurance liability coverage provision recommended by the City's broker requiring $2,000,000.00/$4,000,000.00 in coverage; and

WHEREAS, the cost of insurance has increased tremendously and will cost Mac's towing to pay $40,000 for coverage; and

WHEREAS, the City has confirmed that the standard insurance requirement for towing services is $1,000,000.00/$2,000,000.00 and as such, the Administration recommends the first amendment to the Mac towing agreement to reflect the lower industry standard for the insurance requirement, as reflected in the First Amendment to the underlying Agreement attached and incorporated by reference into this Resolution as Exhibit A;

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

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

Section 2. That the City Commission authorizes the execution of First Amendment to the towing agreement with Mac's Towing Services, Inc.

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

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

PASSED AND ADOPTED on,_____2026.

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

FIRST AMENDMENT TO TOWING SERVICES AGREEMENT

(Insurance Requirement Modification)

THIS FIRST AMENDMENT TO TOWING SERVICES AGREEMENT ("Amendment") is made as of _____, 2026, by and between the City of Dania Beach, Florida ("City") and Mac's Towing Services, Inc. ("Contractor").

RECITALS

WHEREAS, the City Commission authorized the execution of a Towing Services Agreement, pursuant to Resolution No. 2026-014, 2026 ("Agreement") ; and

WHEREAS, Article 8 of the Agreement establishes insurance requirements applicable to Contractor; and

WHEREAS, Contractor has requested a modification to the Business Automobile Liability insurance limits due to cost impacts; and

WHEREAS, the City has determined it is appropriate to revise certain insurance requirements while maintaining adequate risk protection;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. AMENDMENT TO INSURANCE REQUIREMENTS

Section 8.2.6(ii) of the Agreement is hereby amended and restated in its entirety as follows:

Business Automobile Liability Insurance shall be maintained with a minimum combined single limit of:

- $1,000,000 per occurrence for bodily injury and property damage

Coverage shall apply to all owned, hired, and non-owned vehicles used in connection with the performance of this Agreement.

Any provision of the Agreement requiring Business Automobile Liability limits in excess of $1,000,000 is hereby deleted and replaced with the limits set forth herein.

2. CITY RESERVATION OF RIGHTS

Notwithstanding the foregoing, the City reserves the right, upon written notice to Contractor, to require increased insurance limits for specific high-risk activities, incidents, or operational conditions, as reasonably determined by the City.

3. NO OTHER CHANGES

Except as expressly modified by this Amendment, all other terms, conditions, and provisions of the Agreement shall remain unchanged and in full force and effect.

4. NO WAIVER; NO NOVATION

Nothing in this Amendment shall be deemed to:

(a) waive any rights of the City under the Agreement;
(b) release Contractor from any obligations or liabilities arising prior to the effective date of this Amendment; or
(c) create a novation, substitution, or replacement of the Agreement.

5. ORDER OF PRECEDENCE

In the event of a conflict between this Amendment and the Agreement, this Amendment shall control solely with respect to the subject matter herein.

6. EFFECTIVE DATE

This Amendment shall become effective upon execution by both Parties.

7. COUNTERPARTS

This Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

SIGNATURES ON THE FOLLOWING PAGES

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

ATTEST:

City OF DANIA BEACH, FLORIDA,
a Florida municipal corporation

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS

EVE A. BOUTSIS
CITY ATTORNEY

ANA M. GARCIA, ICMA-CM
CITY MANAGER

Contractor:
Mac's Towing Services, Inc.
a Florida corporation

WITNESSES:

_____	_____
SIGNATURE	**SIGNATURE**
_____	_____
PRINT NAME	**PRINT NAME**
_____	_____
SIGNATURE	**TITLE**
_____	**Date:**_____
PRINT Name	

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, 2026 by _____, as _____ of Mac's Towing Services, Inc., a Florida corporation. He/she is personally known to me or has produced _____as identification.

My Commission Expires:	_____
	Notary Public, State of Florida
	_____
	Print Name:

City of Dania Beach
Parks & Recreation Memorandum

DATE: 4/28/2026

TO: Mayor and Commissioners

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

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

SUBJECT: Approving the reallocation of funding from the C.W. Thomas Park Improvement project to the P.J. Meli Aquatics Complex Improvements for the DRC review of the Site Plan.

Request:

The Parks and Recreation Department is requesting the adoption of a resolution approving the reallocation of funding from the C.W. Thomas Park, Park Improvement Project to the P.J. Meli Aquatic Complex Improvements for the DRC review of the design in the amount of Fourteen Thousand One Hundred and Twenty Dollars ($14,120.00).

Background:

The City of Dania Beach adopted the Parks Master Plan in 2019. This Parks Master Plan includes the new construction of CW Thomas Park, PJ Meli Aquatic Complex, Chester Byrd Park and Frost Park.

On May 18, 2021, during the Parks Master Plan Workshop, the City Commission approved the funding needed for the adopted Parks Master Plan in 2019. The first project of the Parks Master Plan was the new construction of CW Thomas Park which is complete. The next project is the new construction of the PJ Meli Aquatic Complex which is currently in the design phase of the project.

On January 28, 2025, the City Commission authorized the proper City officials to execute an agreement with Bermello Ajamil & Partners, Inc. for the Design Services for the P.J. Meli Aquatic Complex Park Improvements. The next step in the design process is the DRC review of site plan. The application fee for the site plan review is Fourteen Thousand One Hundred and Twenty Dollars ($14,120.00).

The Department of Parks and Recreation is recommending a reallocation of funding from the C.W. Thomas Park Improvement project to the P.J. Meli Aquatic Complex project to cover the cost of the DRC site plan review application for the P.J. Meli Aquatic Complex design to

continue on in the design process.

Budgetary Impact
A budget transfer will be needed from 302-72-03-572-49-30 - Other Current Charges/Obligations Permits & Licenses to 302-72-08-572-49-30 - Other Current Charges/Obligations Permits & Licenses in the amount of Fourteen Thousand One Hundred and Twenty Dollars ($14,120.00).

Recommendation
It is recommended that the City Commission adopt the resolution approving the reallocation of funding from the C.W. Thomas Park, Park Improvement Project to the P.J. Meli Aquatic Complex Improvements for the DRC review of the design in the amount of Fourteen Thousand One Hundred and Twenty Dollars ($14,120.00).

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REALLOCATION OF FUNDING FROM THE CW THOMAS PARK IMPROVEMENTS BUDGET TO THE PJ MELI TO THE P.J. MELI AQUATIC COMPLEX IMPROVEMENTS BUDGET TO COVER THE COST OF DRC REVIEW OF THE DESIGN IN THE AMOUNT OF FOURTEEN THOUSAND ONE HUNDRED AND TWENTY DOLLARS ($14,120.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

.

WHEREAS, pursuant to Resolution No. 2025-018, adopted on January 28, 2025, the City Commission authorizes the proper City officials to execute an agreement with Bermello Ajamil & Partners, Inc. for Design Services for the P.J. Meli Aquatic Complex Improvements; and

WHEREAS, the next step in the design process for the park is to submit the P.J. Meli Aquatic Complex project to the DRC for review; and

WHEREAS, the application fee for the Site Plan review is Fourteen Thousand One Hundred and Twenty Dollars ($14,120.00); and

WHEREAS, the Department of Parks and Recreation recommends reallocation of funding from the C.W. Thomas Park Improvement project to the P.J. Meli Aquatic Complex project to cover the cost of the DRC application for the P.J. Meli Aquatic Complex design; and

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

Section 1. That the foregoing "Whereas" clauses are ratified and confirmed and are incorporated herein by this reference as the legislative findings of the City Commission.

Section 2. That the City Commission hereby approves the reallocation of funding from the C.W. Thomas Park Improvement project to the P.J. Meli Aquatic Complex project to cover the cost of the DRC application for the P.J. Meli Aquatic Complex design in the amount of Fourteen Thousand One Hundred and Twenty Dollars ($14,120.00).

Section 3. That a budget transfer will be needed from 302-72-03-572-49-30 - Other Current Charges/Obligations Permits & Licenses to 302-72-08-572-49-30 - Other Current Charges/Obligations Permits & Licenses in the amount of Fourteen Thousand One Hundred and Twenty Dollars ($14,120.00).

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

Section 4. That this Resolution shall be effective ten (10) days after passage.

PASSED AND ADOPTED on_____, 2026.

Motion by _____second by _____

FINAL VOTE ON ADOPTION:	Unanimous __	
	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

ATTEST:

_____ _____

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____

EVE A. BOUTSIS
CITY ATTORNEY

City of Dania Beach, 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** **Date Rec'd: _____**
- ☑ **Site Plan**
- ❑ **Special Exception** **Petition No.: _____**
- ❑ **Variance**
- ❑ **Other: _____** *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. 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: 2901 SW 52nd Street, Dania Beach, FL 33312.

Lot(s): 13 - 15 Block: 2 Subdivision: Ravenswood North & Reed Land Co Sub

Recorded Plat Name: Not Applicable

Folio Number(s): 504232343440 & 504232010541 Legal Description: See attachment 'A'

Applicant/(Consultant)/Legal Representative **(circle one)** Bermello Ajamil & Partners, LLC

Address of Applicant: 4711 S Le Jeune Rd, Coral Gables, FL 33146

Business Telephone: 305-860-3709 Home: _____ Fax: _____

E-mail address: Kirk.olney@woolpert.com

Name of Property Owner: City of Dania Beach

Address of Property Owner: 100 W Dania Beach Blvd, Dania Beach, FL 33004

Principal Member(s)/Responsible Party: Cassi Waren

Business Telephone: 954-924-6800 ext 3731 Home: _____ Fax: _____

Explanation of Request: Park redevelopment
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: 12.31 Gross Acreage: 12.31 Prop. Square Footage: 536,009.75

Existing Use: Urban Forest, parks, recreational areas - Municipal Proposed Use: Urban Forest, parks, recreational areas - Municipal

Is property owned individually, by a corporation, association, or a joint venture? No

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS _____ DAY OF _____, 20_____

By:

_____ **_____**
(Print name of person acknowledging) **(Joint owner signature if applicable)**

Notary _____

(Signature of Notary Public – State of _____)

Personally known _____ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,600.00 Greater than 2 acres - $6,200.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
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** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	**$1,500.00** **Cost Recovery Fee: $10,000.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Site Plan	**Filling 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** *Includes Staff processing, two (2) review cycles, advertising and notice costs*
Site Plan Revisions	**Filling Fee: $1,500.00** Fire Plan Review Fee: **$200.00** **Cost Recovery Fee: $10,000.00** *Two (2) review cycles*. *(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)*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

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

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

ATTACHMENT ‘A’

P.J. MELI Park Legal Descriptions

PROPERTY ID (FOLIO NUMBER) 504232343440
RAVENSWOOD NORTH 108-45 B PARK

PROPERTY ID (FOLIO NUMBER) 504232010541
REED LAND CO SUB 2-32 D 32-50-42 LOT 13 N 521 OF E1/2,14 N 521, 15 N 521 BLK 2

City of Dania Beach
City Clerk Memorandum

DATE: 4/28/2026

TO: Mayor and Commissioners

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

VIA: Elora Riera, MMC, City Clerk

SUBJECT: Approval to Reschedule September Commission Meeting Dates for Budget Hearings

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Request:
To approve the rescheduling of the September Commission Meeting dates for the budget hearings.

Background:
Each year, budget hearing meetings are to be scheduled after the school board meetings. Therefore, we are requesting these proposed dates which will be after the school board meets.

Budgetary Impact
None.

Recommendation
To approve the rescheduling of the September Commission Meeting dates for the budget hearings.

CITY OF DANIA BEACH
CITY COMMISSION MEETING DATES
JANUARY 2026 – DECEMBER 2026

City Commission Meeting Date 2nd & 4th Tuesdays – 7:00 p.m.	**Holidays and/or Events**
January 13, 2026	
~~January 27, 2026~~	CANCELED
February 10, 2026	
February 24, 2026	
March 10, 2026	
March 24, 2026	
April 14, 2026	
April 28, 2026	
May 12, 2026	
May 26, 2026	
June 9, 2026	
June 23, 2026	
July 14, 2026	
~~July 28, 2026~~	Commission Summer Break
~~August 11, 2026~~	Commission Summer Break
August 25, 2026	
September 14, 2026	Regular Meeting/First Budget Hearing
September 24, 2026	Regular Meeting/Final Budget Hearing
October 13, 2026	
October 27, 2026	
November 10, 2026 (Organizational, CRA and Regular Meeting)	Special Meeting for 11/3 General Election Confirmation
~~November 25, 2026~~	Thanksgiving Holiday – Thursday-Friday, November 27-28, 2026
December 8, 2026	
~~December 22, 2026~~	Christmas Holiday – Thursday-Friday, December 24-25, 2026

City of Dania Beach
Parks & Recreation Memorandum

DATE: 4/28/2026

TO: Mayor and Commissioners

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

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

SUBJECT: A Resolution authorizing a third amendment to the license agreement with Rita Crocket Beach Sport Academy (RCBSA) to modify agreement term.

Request:
Approval to authorize a third amendment to the license agreement with Rita Crocket Beach Sport Academy (RCBSA) to modify agreement term.

Background:

On February 11, 2025, the City Commission approved Resolution No. 2025-021, authorizing the City to enter into a License Agreement with Rita Crockett Beach Sports Academy (RCBSA). RCBSA has since commenced construction of "The Pit," located at Frost Park at 300 NE 2nd Street, Dania Beach, FL 33004. The License Agreement was subsequently amended by the First Amendment to modify the physical boundaries of the area known as "The Pit."

The City and RCBSA later identified the need for additional clarity regarding operational obligations and financial responsibilities, which were addressed in the Second Amendment. Specifically, the Second Amendment added Section 7.17, assigning the City financial responsibility for repair or replacement of RCBSA-owned equipment damaged during designated public "free play" hours. Section 7.18 was also added, authorizing the City to reimburse RCBSA for eligible operating costs associated with the Licensed Area, subject to documentation, staff review, and the existing $250,000 reimbursement cap.

It is in the best interest of the city to retain ownership of the Courts as a City asset, ensuring they remain in place even if the License Agreement terminates. The Courts cost in excess of $400,000.00, and because the city had previously agreed to reimburse RCBSA up to $250,000.00, the city finds it preferable to instead pay that amount to assume full ownership of the Courts rather than funding startup costs without obtaining ownership of the improvements.

Budgetary Impact
The original approved amount by the Commission was $250,000 and will remain at $250,000. No additional funding required.

Recommendation

Approve the Resolution authorizing a third amendment to the license agreement with Rita Crocket Beach Sport Academy (RCBSA) to modify agreement term.

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING A THIRD AMENDMENT TO THE LICENSE AGREEMENT WITH RITA CROCKETT BEACH SPORTS ACADEMY (RCBSA) TO MODIFY THE PAYMENT TERMS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 11, 2025, the City of Dania Beach approved Resolution No. 2025-021, authorizing a License Agreement with Rita Crockett Beach Sports Academy ("RCBSA"); and

WHEREAS, RCBSA has started construction of "the Pit" at Frost Park, located at 300 NE 2nd Street, Dania Beach, FL 33004; and

WHEREAS, the License Agreement was subsequently amended by the First Amendment, which modified the physical boundaries of the area known as "the Pit" located at Frost Park; and

WHEREAS, the City and RCBSA now desire to enter into a Second Amendment to the License Agreement to further clarify operational obligations and financial responsibilities; and

WHEREAS, the Second Amendment adds Section 7.17, which provides that the City shall assume financial responsibility for repair or replacement of RCBSA-owned equipment damaged by members of the general public during designated public "free play" hours; and

WHEREAS, the Second Amendment also adds Section 7.18, authorizing the City to reimburse RCBSA for eligible operating costs associated with the use and operation of the Licensed Area, subject to documentation, City review, and the existing $250,000 reimbursement cap; and

WHEREAS, it is in the best interest of the City for the City to retain ownership of the Courts, as an asset of the City, rather than allow the Courts to be removed should the agreement with RCBSA terminate; and

WHEREAS, as the Courts cost over $414,200.00, and as the City has agreed to pay up to $250,000.00 to RCBSA, the City agrees to pay the $250,000.00 to actually own the courts versus paying for all the start up costs for RCBSA; and

WHEREAS, the Administration is seeking City Commission authorization to allow the third amendment to the License Agreement.

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

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

Section 2. That City approves the appropriate officials to execute the Third Amendment to the license agreement with Rita Crockett Beach Sports Academy (RCBSA), which amendment is attached and incorporated by reference as Exhibit A to this resolution.

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

Section 4. That this Resolution shall be effective 10 days after passage.

PASSED AND ADOPTED on _____, 2026.

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

THIRD AMENDMENT TO LICENSE AGREEMENT BETWEEN THE CITY OF DANIA BEACH, FLORIDA AND RITA CROCKETT BEACH SPORTS ACADEMY

This Third Amendment ("Third Amendment") is made as of _____, 2026, and amends that certain License Agreement dated June 12, 2025, as previously amended (collectively, the "Agreement"), by and between the City of Dania Beach, Florida ("City") and Rita Crockett Beach Sports Academy, Inc. ("RCBSA").

RECITALS

WHEREAS, the City previously authorized a contribution not to exceed $250,000 toward costs associated with the development and operation of "The Pit"; and

WHEREAS, the parties desire to clarify and conclusively define the scope of the City's financial obligation and eliminate ambiguity regarding reimbursable costs;

NOW, THEREFORE, the parties agree as follows:

1. Replacement of Section 3.03 – City Contribution

Section 3.03 of that certain License Agreement dated June 12, 2025, by and between the City and RCBSA, as amended by the First and Second Amendments (collectively, the 'Agreement'), is hereby deleted in its entirety and replaced with the following:

Section 3.03. City Contribution – Strict Limitation to Construction and Development Costs. The City's total financial obligation under this Agreement is limited to a contribution not to exceed Two Hundred Fifty Thousand Dollars ($250,000.00) toward verified construction and development costs directly associated with the design, permitting, and physical construction of the Improvements comprising "The Pit."

Eligible costs are strictly limited to hard construction costs and directly related soft costs (including design, engineering, permitting, and site development) that are specifically identifiable, documented, and attributable to the Improvements.

2. Deletion of Operating Cost Reimbursement; Elimination of Related Claims

Section 7.18 of the Agreement, titled "Reimbursement of Eligible Operating Costs," is hereby deleted in its entirety and shall be of no further force or effect as of the effective date of this Amendment.

Any and all rights, expectations, or claims for reimbursement of operating costs, whether arising before or after the effective date of this Amendment, are hereby expressly terminated and extinguished.

RCBSA shall have no right to seek, and the City shall have no obligation to provide, reimbursement for any operating costs under the Agreement, the Resolution, or otherwise.

Any pending or previously submitted requests for reimbursement of operating costs are hereby rejected and shall not be considered or processed.

3. Full Satisfaction of City Financial Obligation; Final Payment

The parties expressly acknowledge and agree that the City's total financial obligation under the Agreement, as amended, shall not exceed Two Hundred Fifty Thousand Dollars ($250,000.00) and shall apply solely to eligible construction and development costs as set forth herein.

Upon payment by the City of the full amount of its approved contribution, not to exceed $250,000.00, such payment shall constitute full, final, and complete satisfaction of any and all financial obligations of the City under the Agreement, the Resolution, or otherwise, whether known or unknown, accrued or unaccrued.

Following such payment, the City shall have no further duty or obligation of any kind to provide reimbursement, compensation, or financial assistance to RCBSA, and RCBSA shall have no right to seek any additional payment from the City arising out of or relating to the Agreement or the project.

Any claims for reimbursement not expressly approved and paid by the City prior to or as part of such final payment are hereby deemed waived and released.

4. Section 12.5, Depreciation; Modified.

The parties expressly acknowledge and agree that the section 12.5 entitled "Depreciation" is modified, to reflect that the City paid $250,000.00, as referenced above, towards the installation of the volleyball court, which installation cost $414,200.00, not including other incidental costs. The difference in installation cost is $164,200.00 ("Remaining Balance"). Any depreciation identified in section 12.5 of the License Agreement, shall reflect depreciation against the Remaining Balance of the installation cost and not the total cost. Despite the foregoing, RCBSA will be entitled to remove the shower/rinse station, with a total value of $12,500.00.

5. Waiver, Release, and No Reliance

RCBSA knowingly, voluntarily, and intentionally waives, releases, and relinquishes any and all claims, demands, rights, or causes of action of any kind, whether known or unknown, suspected or unsuspected, accrued or unaccrued, arising out of or relating to:

(a) any request for reimbursement of operating costs;
(b) any costs or expenses not expressly permitted under this Amendment;
(c) any prior interpretation of the Agreement or Resolution providing for reimbursement beyond the limitations set forth herein; and
(d) any pending or previously submitted reimbursement requests not approved by the City.

RCBSA acknowledges and agrees that it has not relied upon any representation, statement, or understanding not expressly set forth in this Amendment regarding reimbursement or financial contributions by the City.

RCBSA further acknowledges that this Amendment is entered into as part of a negotiated resolution of the parties' respective rights and obligations, and that the limitations and clarifications set forth herein constitute good and sufficient consideration for this waiver and release.

RCBSA expressly agrees that the provisions of this Section apply to the Agreement, the Resolution, and any prior or contemporaneous communications or understandings, all of which are hereby superseded to the extent inconsistent with this Amendment.

6. No Waiver; No Course of Performance; No Implied Modification

The parties expressly agree that no prior or contemporaneous conduct, communication, payment, review, or course of performance by the City shall be deemed to:

(a) expand, modify, or waive any limitation on the City's obligations set forth in this Amendment;
(b) create any right to reimbursement not expressly provided herein; or
(c) constitute acceptance or approval of any cost, documentation, or reimbursement request.

No failure or delay by the City in enforcing any provision of the Agreement, nor any partial review, discussion, or payment, shall be deemed a waiver of the City's rights.

Any waiver by the City must be in writing and expressly approved by the City Commission, and no such waiver shall be implied under any circumstances.

The parties further agree that this Amendment supersedes any prior course of dealing or performance between them to the extent inconsistent with the terms herein.

7. No Other Modifications; Controlling Terms

Except as expressly modified by this Amendment, the Agreement shall remain in full force and effect.

In the event of any conflict between this Amendment and the Agreement, the Resolution, or any prior amendment, the terms of this Amendment shall control.

The parties expressly acknowledge that this Amendment clarifies and supersedes any prior provisions, interpretations, or understandings relating to reimbursement or financial contributions by the City.

8. Effective Date; Condition Precedent

This Amendment shall become effective only upon approval by the City Commission and full execution by both parties.

As a condition precedent to any further reimbursement by the City, RCBSA must execute this Amendment.

Upon the effective date, the provisions of this Amendment shall apply to all existing, pending, and future reimbursement requests, regardless of when incurred or submitted.

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

CITY OF DANIA BEACH, FLORIDA,
a Florida municipal corporation

_____	_____
ELORA RIERA, MMC CITY CLERK	JOYCE L. DAVIS MAYOR

APPROVED AS TO LEGAL FORM
AND CORRECTNESS

_____	_____
EVE A. BOUTSIS, CITY ATTORNEY	ANA M. GARCIA, ICMA-CM CITY MANAGER

Rita Crockett Beach Sports Academy
a Florida nonprofit corporation

WITNESSES:

_____	_____
SIGNATURE	**SIGNATURE**
_____	Rita Crockett
PRINT Name	**PRINT** Name
_____	President
SIGNATURE	Title
_____	
PRINT Name	

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on_____, 2026, by Rita Crockett, President of Rita Crockett Beach Sports Academy, a Florida non-profit corporation, who is personally known to me or has produced _____as identification.

	_____
	NOTARY PUBLIC
My Commission Expires:	State of Florida

City of Dania Beach
Community Development Memorandum

DATE: 4/28/2026

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, MURP, AICP, Deputy Director
Claudia Viviana Batista, Planning and Zoning Manager
Jessica Mackey, E. I., Planner

SUBJECT: **OT-017-26/SP-035-25:** The applicant, Dania Live 1748 II, LLC is requesting a Minor Deviation and Site Plan approval of two (2) eight-story, mixed-use buildings consisting of 265 units, 47,077 square feet of commercial space, the addition of on-street parking and landscape modifications for the properties located at 1730-1766 Pointe Blvd, 1731-1757 Pointe Blvd, 101 Bryan Road and N Compass Way.

Request:
Site Plan
The applicant is requesting a Site Plan approval of two (2) eight-story mixed-use buildings consisting of 265 units, 47,077 square feet of commercial space, 4,000 square feet of commercial outdoor seating and modifications of the streets within Dania Pointe.

Minor Deviation
The applicant is requesting a Minor Deviation to add on-street parking on a portion of North Compass Way and the relocation of required trees to the east side of North Compass Way, where Section 6 of the Dania Pointe Development Design Guidelines (DDG) requires Drive E (North Compass Way) to have landscape trees between the sidewalks and bikeways and does not include on-street parking.

Property Information

	1731-1757 Pointe Blvd	**1730-1766 Pointe Blvd**
CURRENT ZONING:	Planned Mixed-Use Development (PMUD)	Planned Mixed-Use Development (PMUD)
LAND USE DESIGNATION:	Regional Activity Center (RAC)	Regional Activity Center (RAC)
SITE ACREAGE:	0.91 Net Acres (39,715 SF)	0.92 Net Acres (39,890 SF)
EXISTING USE:	Vacant	Vacant
VIOLATIONS ON PROPERTY	No	No

	101 Bryan Road	N Compass Way
CURRENT ZONING:	Planned Mixed-Use Development (PMUD)	Planned Mixed-Use Development (PMUD)
LAND USE DESIGNATION:	Regional Activity Center (RAC)	Regional Activity Center (RAC)
SITE ACREAGE:	42.65 Net Acres (1,857,829 SF)	1.08 Net Acres (47,089 SF)
EXISTING USE:	Roadway / Commercial	Plaza / Commercial
VIOLATIONS ON PROPERTY	No	No

Background:
The subject site is comprised of four (4) parcels totaling 45.5 net acres, and is within the Dania Pointe development. The site lies within the Planned Mixed-Use Development District (PMUD) zoning designation. The site consists of two vacant lots, the plaza and commercial area of the Marriott Fort Lauderdale Airport Hotel and AC Fort Lauderdale Airport Hotel, and the street network/commercial area surrounding the two vacant lots. The broader development of Dania Pointe includes a mix of residential, office, restaurant, hotel, and retail uses.

Key approvals for the Dania Pointe site include:

- Plat Approval on February 23, 2016 (O-2016-005).
- Text Amendment Establishing PMUD to provide a new regulatory framework for large-scale mixed-use development in the Regional Activity Center (RAC). The new Zoning District defines specific and integrated and design development standards, phasing plans, infrastructure, and land uses for an urban center on October 13, 2015 (O-2015-033).
- The Dania Pointe Rezoning/DDG was approved in 2016 to allow a mix of commercial, office, and residential uses (O-2016-008).
- Phase I Site Plan approval in 2016 for 310,594 SF of commercial use on the southern portion of the development.
- A Delegation Request was approved on October 12, 2021, to amend the restrictive note on the plat to remove 7,000 SF of bank use, add 400 multi-family mid-rise units and add 12,670 SF of commercial use (O-2021-025).
- Phase II Site Plan approval on November 21, 2016 (SP-49-16), with construction beginning in 2018 for multifamily and hotel uses on the northern portion.
- Site Plan Modification approval on December 14, 2021 (SP-046-21MOD) to include the Spirit Airlines headquarters.
- Approval of Rezoning request to amend the Dania Pointe Development Design Guidelines relating to commercial intensity, residential density and other modifications (RZ-006-25) on October 14, 2025.
- Approval of Delegation Request (DR-007-25) for a plat note amendment changing the commercial intensity, residential density and other modifications on October 14, 2025.

Site Plan Request
SITE PLAN
The site consists of four parcels within the Dania Pointe development, west of N Compass Way, between Meridian Drive and Radian Drive. The Site Plan approval will allow for the construction of two (2) eight-story mixed-use buildings. The north building consists of 127 units that are a combination of one-bedroom, two-bedroom, and three-bedroom units, 10,345 square feet of

leasable commercial space, and 8,647 square feet of restaurant space (excluding commercial outdoor dining).

The south building consists of 138 units that are also a combination of one-bedroom, two-bedroom, and three-bedroom units, 12,207 square feet of leasable commercial space, and 9,411 square feet of restaurant space (excluding commercial outdoor dining). A total of 265 units, 47,077 square feet of commercial space, and 4,000 square feet of commercial outdoor seating is proposed for both buildings. A series of two pedestrian bridges are proposed to connect to the existing parking garage on Radiant Drive.

MINOR DEVIATION

Per the Dania Pointe DDG, North Compass Way is classified as a minor roadway, which requires use of the Drive E typical section. The DDG further specifies that drives do not include a median or on-street parking and that landscape areas must be provided between the sidewalk and the bike lane.

The proposed modifications to North Compass Way deviate from the Dania Pointe DDG in two respects:

- Introducing on-street parking along a portion of North Compass Way, and
- Relocating the required trees from the east side of North Compass Way to the west side.

According to LDC Section 340-40(D), "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… Revisions to landscape plans which reduce the amount of provided landscape area by less than fifteen (15) percent," such deviations may be approved administratively.

RESILIENCY

Pervious Area

Per Section (4) of the Dania Pointe DDG [Building/ Lot Coverage/Size Standards], impervious area standards apply to the Dania Pointe development as a whole. The maximum allowable impervious coverage is 90%. The remaining pervious area of the development will be 13.13%, thereby meeting the Dania Pointe DDG impervious area standards.

Stormwater Standards

The applicant provided a Drainage Statement demonstrating that the site meets drainage standards. Buildings L2 and M2 are being proposed with larger footprints than are currently permitted (24,955 SF to 30,952 SF, and 25,580 SF to 30,523 SF, respectively). The intent of this drainage statement is to show that the increase in building size is a 'De minimis' change for the overall development and that the proposed addition is in conformance with the overall conceptual ERP.

Green Building Standards

Per Code Section 206-60(B), all large-scale development, including new construction, shall either:

1. Include a minimum of ten (10) green design practices, as established in LDC Section 206-80,
2. Obtain minimum certification as a USGBC LEED-certified development, or
3. Obtain minimum certification as a GBI Green Globes-certified development.

The applicant has a sustainability program that requires a minimum USGBC LEED Gold certification, which will meet the City's Green Building Standard. The applicant has not yet identified which LEED standards will be met, but anticipate the following:

- Location and Transportation 9/16 points
- Sustainable sites 9/10 points
- Water Efficiency 7/11 points
- Energy and Atmosphere 14/33 points
- Materials and Resources 6/13 points
- Indoor Environmental Quality 7/16 points
- Integrative Process 1/1 point
- Innovation 6/6 points
- Regional Priority Credits 4/4points
- Total: 63/110 for Gold certification

PUBLIC ART

The City's Public Art Program specifies a fee to be paid into the Public Art fund by new development projects over $1 million in construction value. Based on the construction value, the applicant must contribute to the City's Public Art fund. Alternatively, they may choose to install public art on site equal to half of the required contribution and provide payment into the City's Public Art fund. The applicant proposes that the murals be counted as public art as well as the sculptural seating in the hotel plaza redesign. A separate application must be submitted to the Public Art Advisory Board for recommendation to the City Commission for approval of public art prior to the Certificate of Occupancy and is a condition of approval.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC on October 23, 2025, and December 23, 2025; the committee includes personnel from the BSO Fire, Public Services, the City's landscape consultant, the City's engineering consultant, the City's traffic engineering consultant, and the Community Development Department's Planning Division.

The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below. The DRC comments are listed as conditions of approval in the site plan resolution and are provided below:

1. Per the DDG (pg. 20): 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. Required facade delineation and articulation per the DDG on the ground floor will be required as tenant improvements are made. This applies to the North Building (south elevation facing Pointe Blvd) and the South Building (north elevation facing Pointe Blvd). (Planning)
2. A separate application must be submitted to the Public Art Advisory Board for the proposed murals at the time of Certificate of Occupancy. (Planning)
3. Applicant indicated a minimum of USGBC LEED Gold certification will be pursued. Must

provide the certificate at the time of the Certificate of Occupancy. (Planning and Zoning)

4. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction. (Planning)
5. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit. (Planning)
6. Per Code Section 8-7, Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal. (Planning)
7. Provide estimated construction value for development so that impact fees may be determined. (Planning)
8. RECREATION AND OPEN SPACE IMPACT FEE: Per Code Section 805-110, $1,825 per multi-family dwelling must be paid for the Recreation and Open Space Impact Fee. Therefore, a total of $483,625.00 (265 units x $1,825) is to be paid at the time the building permit is issued. (Planning)
9. RAC TRANSPORTATION FEE: Per Resolution 2025-090, $29.00 per peak hour trip, for a total of $14,674, must be paid for prior to the issuance of a building permit (Planning).
10. PUBLIC ART PROGRAM: Provide estimated construction value for development so that impact fees may be determined. Per Article 811. New development and redevelopment in non-residential, mixed-use and multi-family zoning districts of $1 Million or more shall provide fees for the creation, acquisition and installation of public art in the city.
    1. Pay In-Lieu Public Art Fee: Pay one percent (1.0%) of the cost of the proposed development project, as an “in-lieu” public art fee, with a minimum payment of $5,000 and a maximum payment of $500,000; or
    2. Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-half of one percent (0.5%) of the cost of the proposed development project combined along with a one-half of one percent (0.5%) payment of an “in-lieu” public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines. (Planning)
11. Additional comments may apply and will need to be addressed prior to building and site permit approval. (Engineering)
12. Provide final civil engineering plans. (Engineering)
13. Provide utility piping conflict information and details to confirm the required cover and separations are met for the utilities. (Engineering)
14. Show all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering)
15. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA). (Engineering)
16. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable)

as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District. (Engineering)

17. (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads, as applicable. (Engineering)

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.

Traffic Signal Warrant Analysis

A review and analysis of signal warrant criteria was completed on March 4, 2026, for the intersection of Old Griffin Road & Bryan Road by Kimley-Horn, using the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) and Broward County's Traffic Engineering Division's allowable methodology for determining if a signal is warranted. The analysis used existing traffic volume data collected on February 18th, 2026. The applicant submitted the analysis to the Broward County Traffic Engineering Division for their review. The signal warrant analysis at the intersection indicates that, of applicable MUTCD warranting criteria, zero of the applicable signal warrant criteria are met. Therefore, because the criteria were not met, Broward County determined a signal is not warranted at this intersection. This study was presented after the DRC review.

Community Outreach

A community meeting was held on April 2, 2025, via Zoom. The meeting began at 6:00 PM and included eight participants: the development team, a City representative, and one member of the public attended. The applicant presented the site plan and explained the proposed uses, intensity, and minor deviation. The elevations and renderings of the buildings were also presented. No questions or comments were asked. The presentation, as well as a summary of the meeting from the applicant, is provided in the backup.

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

- **Objective 1.1.1** Maintain land development regulations to promote orderly growth, redevelopment and placement of land uses, to encourage a mix of residential types and provide good quality of life for residents. Coordinate all future land use land use decisions with the appropriate topography and soil conditions, and availability of facilities and services, considering flood risk and land use designations as per the Future Land Use Map.
- **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 1.1.5.4** Residential land permitted uses and densities will be in accordance with the Future Land Use Element of the Comprehensive Plan
- **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.
- **Policy 1.1.9.2** All proposed development and future land uses shall be compatible with adjacent land uses.
- **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.
- **Objective 2.1.1** Upgrade the quality of existing housing and assure that new construction is of the highest possible quality, and resilient, while supporting the position that the City's housing supply with be principally provided by the private sector.

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.

Staff Analysis

Dania Pointe is a mixed-use project located within the City's Regional Activity Center and the Planned Mixed-Use Development zoning district. The Dania Pointe DDG was created to guide buildout of the site to fulfill the Dania Pointe Master Plan, which encourages walking and other modes of transportation.

The applicant is requesting Site Plan approval for two eight-story mixed-use buildings containing 265 residential units, 47,077 square feet of commercial space, 4,000 square feet of outdoor commercial seating, and modifications to the private streets within the Dania Pointe development. The proposed changes affect four parcels within Dania Pointe, including two vacant lots and the surrounding roadways.

The Dania Pointe DDG establishes architectural and landscaping requirements as well as typical

roadway sections for all private streets within the development, including North Compass Way. The DDG requires sidewalks on both sides of North Compass Way, a landscape buffer between the sidewalk and bike lanes, dedicated bike lanes, and a two-lane travel section. The proposed modifications meet the sidewalk, bicycle, and vehicular lane requirements; however, the addition of on-street parking and the removal of the required landscaping on the west side of the roadway necessitate approval of a Minor Deviation. The revised landscaping plan for the west side of North Compass Way satisfies the overall landscaping requirement for both sides of the street. Additionally, the increased on-street parking will help address the current parking demand.

Two pedestrian bridges are proposed to connect the new buildings to the existing parking garage on Radiant Drive. Parking is shared throughout the Dania Pointe development and is calculated on a site-wide basis. The applicant has demonstrated compliance with the DDG parking requirements, including those for existing and proposed outdoor dining areas.

Overall, the Site Plan and Minor Deviation are consistent with the Dania Pointe DDG and with the Goals, Objectives, and Policies of the City's Comprehensive Plan.

Budgetary Impact

The Regional Activity Center (RAC) Traffic Impact fee will result in a total of $14,674 in revenue. The Recreation and Open Space Impact Fee will result in a total of $483,625 in revenue. The new commercial spaces will also positively impact the City's revenue. The revenue from the Public Art Impact fee will be determined when the construction value of the project is estimated.

Recommendation

The Community Development Department is recommending approval of the resolution for the Site Plan and Minor Deviation, provided that the remaining DRC comments are made as a condition of approval and must be addressed prior to the issuance of a building permit.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-035-25) AND MINOR DEVIATION (OT-017-26) FOR THE APPLICANT DANIA LIVE 1748 II, LLC, FOR THE PROPERTIES LOCATED AT 1730-1766 POINTE BLVD, 1731-1757 POINTE BLVD, 101 BRYAN RD AND N COMPASS WAY, WITHIN THE CITY OF DANIA BEACH, FLORIDA PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Code of Ordinances, Chapter 28, entitled "Land Development Code" ("LDC"), Part 6, entitled "Development Review Procedures and Requirements," Article 635, entitled "Site Plans," and Article 340 "Planned Mixed-Use Development District (PMUD)," provide that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, LDC Article 340 "Planned Mixed-Use Development District (PMUD)," Section 340-30(S) "Site plan approval," provides that site development shall comply with the established PMUD regulations and the approved Dania Pointe Development Design Guidelines (DDG); and

WHEREAS, the Owner, Dania Live 1748 II, LLC ("Applicant"), is requesting approval of a Site Plan (SP-035-25) to permit the development of Dania Pointe Phase IV, consisting of 265 dwelling units, 47,077 square feet of commercial space, 4,000 square feet of commercial outdoor seating and modifications to the streets for the properties generally located at 1730-1766 Pointe Blvd, 1731-1767 Pointe Blvd, 101 Bryan Rd and N Compass Way, as legally described in Exhibit "A", a copy of which is made a part of and incorporated into this resolution by this reference; and

WHEREAS, the Applicant is requesting approval of the proposed Site Plan (SP-035-25) to permit the future development of the subject property pursuant to and consistent with the attached Site Plan provided as **Exhibit "B"**; and

WHEREAS, the Applicant requested a Minor Deviation (OT-017-26) to allow the addition of on-street parking on a portion of North Compass Way and the relocation of required trees to the east side of North Compass Way, where Section 6 of the Dania Pointe DDG requires Drive E (North Compass Way) to have landscape trees between the sidewalks and bikeways and does not include on-street parking; and

WHEREAS, the application for a Minor Deviation (OT-017-26) to allow the addition of on-street parking on a portion of North Compass Way and the relocation of required trees to the east side of North Compass Way was administratively approved; and

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

WHEREAS, the City's Staff analyzed the Applicant's request based on the criteria and supports the Applicant's request with the identified conditions of approval; and

WHEREAS, the City Commission finds that the approval of the proposed Site Plan (SP-035-25) 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 Resolution by this reference.

Section 2. That the City's staff report is ratified and confirmed as being true and correct and is made a specific part of the Resolution as a finding of fact.

Section 3. That pursuant to LDC Chapter 28, Part 6 entitled "Development Review Procedures and Requirements," Article 635, entitled "Site Plans," and Article 340 "Planned Mixed-Use Development District (PMUD)," the following Site Plan (SP-035-25), attached as Exhibit "B" which is made a part of and incorporated into this Resolution by reference, is approved.

Section 4. That the approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions:

1. Per the DDG (pg. 20): 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. Required facade delineation and articulation per the DDG on the ground floor will be required as tenant improvements are made. This applies to the North Building (south elevation facing Pointe Blvd) and the South Building (north elevation facing Pointe Blvd). (Planning)

2. A separate application must be submitted to the Public Art Advisory Board for the proposed murals at the time of Certificate of Occupancy. (Planning)
3. Applicant indicated a minimum of USGBC LEED Gold certification will be pursued. Must provide the certificate at the time of the Certificate of Occupancy. (Planning and Zoning)
4. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction. (Planning)
5. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit. (Planning)
6. Per Code Section 8-7, Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal. (Planning)
7. Provide estimated construction value for development so that impact fees may be determined. (Planning)
8. RECREATION AND OPEN SPACE IMPACT FEE: Per Code Section 805-110, $1,825 per multi-family dwelling must be paid for the Recreation and Open Space Impact Fee. Therefore, a total of $483,625.00 (265 units x $1,825) is to be paid at the time the building permit is issued. (Planning)
9. RAC TRANSPORTATION FEE: Per Resolution 2025-090, $29.00 per peak hour trip, for a total of $14,674, must be paid for prior to the issuance of a building permit (Planning).
10. PUBLIC ART PROGRAM: Provide estimated construction value for development so that impact fees may be determined. Per Article 811. New development and redevelopment in non-residential, mixed-use and multi-family zoning districts of $1 Million or more shall provide fees for the creation, acquisition and installation of public art in the city.
    a. Pay In-Lieu Public Art Fee: Pay one percent (1.0%) of the cost of the proposed development project, as an “in-lieu” public art fee, with a minimum payment of $5,000 and a maximum payment of $500,000; or
    b. Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-half of one percent (0.5%) of the cost of the proposed development project combined along with a one-half of one percent (0.5%) payment of an “in-lieu” public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines. (Planning)

11. Additional comments may apply and will need to be addressed prior to building and site permit approval. (Engineering)
12. Provide final civil engineering plans. (Engineering)
13. Provide utility piping conflict information and details to confirm the required cover and separations are met for the utilities. (Engineering)
14. Show all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering)
15. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA). (Engineering)
16. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District. (Engineering)
17. (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads, as applicable. (Engineering)\

Section 5. That pursuant to Section (14) Site Plan Submittals of the Dania Pointe PMUD Development Design Guidelines and Development Standards, the Site Plan (SP-035-25) approval shall automatically expire and become null and void five (5) years from the effective date of this Resolution unless application and approval of building permits for the improvements shown on the Site Plan are extended by the City Commission.

Section 6. 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 7. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 8. That this Resolution shall be in force and take effect 10 days after its passage and adoption.

PASSED AND ADOPTED on _____, 2026.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

Folio 5042 33 59 0081

DANIA POINTE 183-91 B POR OF PAR A DESC AS COMM SW COR SE1/4 SEC 33-50-42,NE 1339.75,N 1827.07,W 322.84 TO POB,W 3.49,W 51.71,W 285.11,NW 23.56,N 20.19, NELY 7.62,NE 7.36,NELY 11.43,N 22.87,NW 17.29,NW 9.60,N 6.38, NLY 46.58,NLY 49.67,NLY 50.15,N 5.50,NE 7.67,NE 7.22,NE 11.51,N 33.12,NW 15.08,NW 10.06,N 7.44, NE 31.42,E 334.90,S 360.89 TO POB,LESS PARKING GAR & AC HOTEL BY MARRIOTT DESC SHEET 2 SURVEY BY STONER LB NO 6633

Folio 5042-33-59-0010

A METES AND BOUNDS
DESCRIPTION OF A
45.916 ACRE TRACT OF LAND

BEING A 45.916 ACRE (2,000,107 SQUARE FEET) TRACT OF LAND SITUATED IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND LAYING WITHIN DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE 91-99, BROWARD COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT PK NAIL WITH WASHER STAMPED "STONER" FOUND ON A SOUTHEAST BOUNDARY OF PARCEL A, DUKE AND DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48, BROWARD COUNTY RECORDS

THENCE, ALONG THE SOUTHEASTERLY BOUNDARY OF PARCEL A, THE FOLLOWING TWO (2) CALLS:
1. NORTH 12°27'17" EAST, A DISTANCE OF 201.53 FEET TO A PK NAIL WITH WASHER STAMPED "STONER" FOUND FOR CORNER;
2. NORTH 04°16'17" WEST, A DISTANCE OF 8.78 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING ALONG THE BOUNDARY OF PARCEL A, THE FOLLOWING TWO (2) CALLS:
1. NORTH 01°47'17" WEST, A DISTANCE OF 222.62 FEET TO A POINT FOR CORNER;
2. THENCE, SOUTH 88°12'43" WEST, A DISTANCE OF 513.30 FEET TO A POINT AT THE BEGINNING OF A CURVE ON THE EAST BOUNDARY OF INTERSTATE 95 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE EAST BOUNDARY OF SAID INTERSTATE 95 THE FOLLOWING THREE (3) CALLS:
1. IN A NORTHERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5929.65 FEET, A CHORD NORTH 01°28'27" WEST, A DISTANCE OF 230.60 FEET, A CENTRAL ANGLE OF 02°13'42", AND AN ARC LENGTH OF 230.61 FEET TO A POINT AT THE BEGINNING OF A CURVE;
2. IN A NORTHERLY DIRECTION ALONG A COMPOUND TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5929.65 FEET, A CHORD OF NORTH 03°28'34" WEST, A DISTANCE OF 183.75 FEET, A CENTRAL ANGLE OF 01°46'32", AND AN ARC LENGTH OF 183.76 FEET TO A POINT FOR CORNER;
3. NORTH 04°21'50" WEST, A DISTANCE OF 1158.32 FEET TO A FOUND PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6633" FOR THE SOUTHWEST CORNER OF PARCEL "A" DESIGN CENTER OF AMERICAS RECORDED IN PLAT BOOK 119, PAGE 32 BROWARD COUNTY RECORDS;

THENCE, ALONG THE NORTH BOUNDARY OF SAID DANIA POINTE THE FOLLOWING TWO (2) CALLS:
1. THENCE, NORTH 87°20'31" EAST, A DISTANCE OF 569.57 FEET TO A POINT FOR CORNER MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) SECTION 33-50-42;
2. THENCE, NORTH 01°47'17" WEST, A DISTANCE OF 295.03 FEET TO A FOUND PERMANENT REFERENCE MONUMENT STAPMED "PRM LB 6633" FOR THE SOUTHWEST CORNER OF PORTION OF TRACT A, RE-AMMENDED PLAT OF HOLLYWOOD PALMS RECORDED IN PLAT BOOK 36, PAGE 46, BROWARD COUNTY RECORDS;

THENCE, NORTH 87°20'31" EAST, ALONG THE SOUTH BOUNDARY OF SAID PORTION OF TRACT A, RE-AMMENDED PLAT OF HOLLYWOOD PALMS, A DISTANCE OF 1303.07 FEET TO A FOUND PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6633" ON THE WEST BOUNDARY OF BRYAN ROAD (30 FOOT PUBLIC RIGHT-OF-WAY) AND MARKING A SOUTHEAST CORNER OF PORTION OF SAID TRACT A, RE-AMMENDED PLAT OF HOLLYWOOD PALMS, AND A NORTHEAST CORNER OF SAID DANIA POINTE;

THENCE, ALONG SAID BRYAN ROAD THE FOLLOWING TWO (2) CALLS:
1. SOUTH 01°49'36" EAST, A DISTANCE OF 294.66 FEET TO A POINT FOR CORNER;
2. SOUTH 01°35'07" EAST, A DISTANCE OF 60.39 FEET TO A POINT AT THE BEGINNING OF A CURVE;

EXHIBIT OF A 45.916 ACRE TRACT OF LAND
SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

JAMES JANISSE
PROFESSIONAL MAPPER AND
SURVEYOR NO. 7294
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SAN ANTONIO, TEXAS 78216
PH. 210-729-0100
JAY.JANISSE@KIMLEY-HORN.COM

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10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MRH	JLJ	May 25	147507155	1 OF 11

HOWARD, MICHAEL 5/16/2025 7:31 AM K:\SNA_SURVEY\147507155_DANIA FOLIOS\DWG\EXHIBITS\45.916 ACRE EXHIBIT.DWG

A METES AND BOUNDS CONTINUED

THENCE, CROSSING INTO SAID DANIA POINTE THE FOLLOWING FOURTEEN (14) CALLS:

1. IN A WESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 32.83 FEET, A CHORD NORTH 77°59'30" WEST, A DISTANCE OF 15.43 FEET, A CENTRAL ANGLE OF 27°11'14", AND AN ARC LENGTH OF 15.58 FEET TO A POINT FOR CORNER;
2. SOUTH 88°24'53" WEST, A DISTANCE OF 162.35 FEET TO A POINT AT THE BEGINNING OF A CURVE;
3. IN A WESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2030.67 FEET, A CHORD OF NORTH 89°04'12" WEST, A DISTANCE OF 178.23 FEET, A CENTRAL ANGLE OF 05°01'49", AND AN ARC LENGTH OF 178.29 FEET TO A POINT FOR CORNER;
4. NORTH 86°33'17" WEST, A DISTANCE OF 220.52 FEET TO A POINT FOR CORNER;
5. SOUTH 02°36'13" EAST, A DISTANCE OF 56.59 FEET TO A POINT FOR CORNER;
6. SOUTH 87°25'11" WEST, A DISTANCE OF 65.45 FEET TO A POINT FOR CORNER;
7. NORTH 02°36'49" WEST, A DISTANCE OF 52.82 FEET TO A POINT AT THE BEGINNING OF A CURVE;
8. IN A NORTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.33 FEET, A CHORD NORTH 62°24'40" EAST, A DISTANCE OF 19.68 FEET, A CENTRAL ANGLE OF 47°42'40", AND AN ARC LENGTH OF 20.26 FEET TO A POINT FOR CORNER;
9. SOUTH 88°49'55" WEST, A DISTANCE OF 85.12 FEET TO A POINT AT THE BEGINNING OF A CURVE;
10. IN A WESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 17339.15 FEET, A CHORD SOUTH 88°19'50" WEST, A DISTANCE OF 80.15 FEET, A CENTRAL ANGLE OF 00°15'53", AND AN ARC LENGTH OF 80.15 FEET TO A POINT AT THE BEGINNING OF A CURVE;
11. IN A WESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1969.33 FEET, A CHORD SOUTH 86°06'46" WEST, A DISTANCE OF 115.21 FEET, A CENTRAL ANGLE OF 03°21'08", AND AN ARC LENGTH OF 115.22 FEET TO A POINT FOR CORNER;
12. SOUTH 02°38'19" EAST, A DISTANCE OF 447.26 FEET TO A POINT FOR CORNER;
13. NORTH 87°21'41" EAST, A DISTANCE OF 868.65 FEET TO A POINT AT THE BEGINNING OF A CURVE;
14. IN A NORTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 32.83 FEET, A CHORD NORTH 60°14'40" EAST, A DISTANCE OF 29.97 FEET, A CENTRAL ANGLE OF 54°18'49", AND AN ARC LENGTH OF 31.12 FEET TO A POINT FOR CORNER ON THE WEST BOUNDARY OF SAID BRYAN ROAD;

THENCE, SOUTH 01°35'07" EAST, ALONG SAID BRYAN ROAD, A DISTANCE OF 47.17 FEET TO A POINT AT THE BEGINNING OF A CURVE;

EXHIBIT OF A 45.916 ACRE TRACT OF LAND
SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

Kimley»Horn
10101 Reunion Place, Suite 400
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MRH	JLJ	May 25	147507155	2 OF 11

HOWARD, MICHAEL 5/16/2025 7:31 AM K:\SNA_SURVEY\147507155_DANIA FOLIOS\DWG\EXHIBITS\45.916 ACRE EXHIBIT.DWG

A METES AND BOUNDS CONTINUED

THENCE, CROSSING INTO SAID DANIA POINTE THE FOLLOWING TWENTY-EIGHT (28) CALLS:

1. IN A WESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 33.50 FEET, A CHORD NORTH 78°48'43" WEST, A DISTANCE OF 16.01 FEET, A CENTRAL ANGLE OF 27°39'12", AND AN ARC LENGTH OF 16.17 FEET TO A POINT FOR CORNER;
2. SOUTH 87°21'41" WEST, A DISTANCE OF 243.70 FEET TO A POINT FOR CORNER;
3. SOUTH 87°12'15" WEST, A DISTANCE OF 364.34 FEET TO A POINT AT THE BEGINNING OF A CURVE;
4. IN A SOUTHWESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CHORD SOUTH 42°21'41" WEST, A DISTANCE OF 21.21 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 23.56 FEET TO A POINT FOR CORNER;
5. SOUTH 02°38'19" EAST, A DISTANCE OF 10.24 FEET TO A POINT AT THE BEGINNING OF A CURVE;
6. IN A SOUTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CHORD OF SOUTH 25°08'19" EAST, A DISTANCE OF 7.65 FEET, A CENTRAL ANGLE OF 45°00'00", AND AN ARC LENGTH OF 7.85 FEET TO A POINT FOR CORNER;
7. SOUTH 47°38'19" EAST, A DISTANCE OF 8.69 FEET TO A POINT AT THE BEGINNING OF A CURVE;
8. IN A SOUTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CHORD OF SOUTH 25°08'19" EAST, A DISTANCE OF 7.65 FEET, A CENTRAL ANGLE OF 45°00'00", AND AN ARC LENGTH OF 7.85 FEET TO A POINT FOR CORNER;
9. SOUTH 02°38'19" EAST, A DISTANCE OF 37.72 FEET TO A POINT AT THE BEGINNING OF A CURVE;
10. IN A SOUTHERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CHORD OF SOUTH 19°51'41" WEST, A DISTANCE OF 7.65 FEET, A CENTRAL ANGLE OF 45°00'00", AND AN ARC LENGTH OF 7.85 FEET TO A POINT FOR CORNER;
11. SOUTH 42°21'41" WEST, A DISTANCE OF 8.69 FEET TO A POINT AT THE BEGINNING OF A CURVE;
12. IN A SOUTHERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CHORD OF SOUTH 19°51'41" WEST, A DISTANCE OF 7.65 FEET, A CENTRAL ANGLE OF 45°00'01", AND AN ARC LENGTH OF 7.85 FEET TO A POINT FOR CORNER;
13. SOUTH 02°38'19" EAST, A DISTANCE OF 11.62 FEET TO A POINT AT THE BEGINNING OF A CURVE;
14. IN A SOUTHERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, A CHORD OF SOUTH 12°51'19" WEST, A DISTANCE OF 32.59 FEET, A CENTRAL ANGLE OF 30°59'15", AND AN ARC LENGTH OF 32.99 FEET TO A POINT AT THE BEGINNING OF A CURVE;
15. IN A SOUTHERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET, A CHORD SOUTH 02°38'19" EAST, A DISTANCE OF 65.90 FEET, A CENTRAL ANGLE OF 61°58'30", AND AN ARC LENGTH OF 69.23 FEET TO A POINT AT THE BEGINNING OF A CURVE;
16. IN A SOUTHERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, A CHORD SOUTH 18°07'56" EAST, A DISTANCE OF 32.59 FEET, A CENTRAL ANGLE OF 30°59'15", AND AN ARC LENGTH OF 32.99 FEET TO A POINT FOR CORNER;
17. SOUTH 02°38'19" EAST, A DISTANCE OF 11.62 FEET TO A POINT AT THE BEGINNING OF A CURVE;
18. IN A SOUTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CHORD OF SOUTH 25°08'19" EAST, A DISTANCE OF 7.65 FEET, A CENTRAL ANGLE OF 45°00'00", AND AN ARC LENGTH OF 7.85 FEET TO A POINT FOR CORNER;
19. SOUTH 47°38'19" EAST, A DISTANCE OF 8.69 FEET TO A POINT AT THE BEGINNING OF A CURVE;
20. IN A SOUTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CHORD OF SOUTH 25°08'19" EAST, A DISTANCE OF 7.65 FEET, A CENTRAL ANGLE OF 45°00'00", AND AN ARC LENGTH OF 7.85 FEET TO A POINT FOR CORNER;
21. SOUTH 02°38'19" EAST, A DISTANCE OF 27.72 FEET TO A POINT AT THE BEGINNING OF A CURVE;
22. IN A SOUTHERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CHORD OF SOUTH 19°51'41" WEST, A DISTANCE OF 7.65 FEET, A CENTRAL ANGLE OF 45°00'00", AND AN ARC LENGTH OF 7.85 FEET TO A POINT FOR CORNER;
23. SOUTH 42°21'41" WEST, A DISTANCE OF 8.69 FEET TO A POINT AT THE BEGINNING OF A CURVE;
24. IN A SOUTHERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CHORD OF SOUTH 19°51'41" WEST, A DISTANCE OF 7.65 FEET, A CENTRAL ANGLE OF 45°00'00", AND AN ARC LENGTH OF 7.85 FEET TO A POINT FOR CORNER;
25. SOUTH 02°38'19" EAST, A DISTANCE OF 20.24 FEET TO A POINT AT THE BEGINNING OF A CURVE;
26. IN A SOUTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CHORD OF SOUTH 47°38'19" EAST, A DISTANCE OF 21.21 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 23.56 FEET TO A POINT FOR CORNER;
27. NORTH 87°21'41" EAST, A DISTANCE OF 592.85 FEET TO A POINT AT THE BEGINNING OF A CURVE;
28. IN A NORTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 33.50 FEET, A CHORD OF NORTH 54°28'08" EAST, A DISTANCE OF 36.39 FEET, A CENTRAL ANGLE OF 65°47'05", AND AN ARC LENGTH OF 38.46 FEET TO A POINT FOR CORNER ON THE WEST BOUNDARY OF SAID BRYAN ROAD;

THENCE, SOUTH 01°35'07" EAST, ALONG SAID BRYAN ROAD A DISTANCE OF 66.10 FEET TO A POINT AT THE BEGINNING OF A CURVE;

EXHIBIT OF A 45.916 ACRE TRACT OF LAND
SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

Kimley»Horn
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N/A	MRH	JLJ	May 25	147507155	3 OF 11

HOWARD, MICHAEL 5/16/2025 7:31 AM K:\SNA_SURVEY\147507155_DANIA FOLIOS\DWG\EXHIBITS\45.916 ACRE EXHIBIT.DWG

A METES AND BOUNDS CONTINUED

THENCE, CROSSING INTO SAID DANIA POINTE THE FOLLOWING THIRTY-ONE (31) CALLS:

1. IN A WESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 33.50 FEET, A CHORD NORTH 78°48'46" WEST, A DISTANCE OF 16.01 FEET, A CENTRAL ANGLE OF 27°39'05", AND AN ARC LENGTH OF 16.17 FEET TO A POINT FOR CORNER;
2. SOUTH 87°21'41" WEST, A DISTANCE OF 48.58 FEET TO A POINT AT THE BEGINNING OF A CURVE;
3. IN A WESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 251.50 FEET, A CHORD OF NORTH 86°37'06" WEST, A DISTANCE OF 52.76 FEET, A CENTRAL ANGLE OF 12°02'26", AND AN ARC LENGTH OF 52.85 FEET TO A POINT AT THE BEGINNING OF A CURVE;
4. IN A WESTERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 248.50 FEET, A CHORD NORTH 86°37'06" WEST, A DISTANCE OF 52.13 FEET, A CENTRAL ANGLE OF 12°02'26", AND AN ARC LENGTH OF 52.22 FEET TO A POINT FOR CORNER;
5. SOUTH 87°21'41" WEST, A DISTANCE OF 81.59 FEET TO A POINT AT THE BEGINNING OF A CURVE;
6. IN A SOUTHWESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.03 FEET, A CHORD SOUTH 42°22'45" WEST, A DISTANCE OF 35.37 FEET, A CENTRAL ANGLE OF 89°54'54", AND AN ARC LENGTH OF 39.27 FEET TO A POINT FOR CORNER;
7. SOUTH 02°38'19" EAST, A DISTANCE OF 377.15 FEET TO A POINT AT THE BEGINNING OF A CURVE;
8. IN A SOUTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CHORD OF SOUTH 47°38'19" EAST, A DISTANCE OF 28.28 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 31.42 FEET TO A POINT FOR CORNER;
9. SOUTH 87°21'41" WEST, A DISTANCE OF 73.14 FEET TO A POINT AT THE BEGINNING OF A CURVE;
10. IN A NORTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 42°21'41" EAST, A DISTANCE OF 35.36 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 39.27 FEET TO A POINT FOR CORNER;
11. NORTH 02°38'19" WEST, A DISTANCE OF 372.15 FEET TO A POINT AT THE BEGINNING OF A CURVE;
12. IN A NORTHWESTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 47°38'19" WEST, 35.36 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 39.27 FEET TO A POINT FOR CORNER;
13. SOUTH 87°21'41" WEST, 294.00 FEET TO A POINT AT THE BEGINNING OF A CURVE;
14. IN A SOUTHWESTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CHORD OF SOUTH 42°21'41" WEST, A DISTANCE OF 21.21 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 23.56 FEET TO A POINT FOR CORNER;
15. SOUTH 02°38'19" EAST, A DISTANCE OF 382.15 FEET TO A POINT AT THE BEGINNING OF A CURVE;
16. IN A SOUTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF SOUTH 47°38'19" EAST, A DISTANCE OF 35.36 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 39.27 FEET TO A POINT FOR CORNER;
17. SOUTH 87°21'41" WEST, A DISTANCE OF 86.00 FEET TO A POINT AT THE BEGINNING OF A CURVE;
18. IN A NORTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 42°21'41" EAST, A DISTANCE OF 35.36 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 39.27 FEET TO A POINT FOR CORNER;
19. NORTH 02°38'19" WEST, A DISTANCE OF 383.65 FEET TO A POINT AT THE BEGINNING OF A CURVE;
20. IN A NORTHWESTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CHORD OF NORTH 47°38'19" WEST, A DISTANCE OF 21.21 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 23.56 FEET TO A POINT FOR CORNER;
21. SOUTH 87°21'41" WEST, A DISTANCE OF 188.01 FEET TO A POINT FOR CORNER;
22. SOUTH 02°38'19" EAST, A DISTANCE OF 76.66 FEET TO A POINT FOR CORNER;
23. NORTH 87°21'41" EAST, A DISTANCE OF 15.67 FEET TO A POINT FOR CORNER;
24. SOUTH 02°38'19" EAST, A DISTANCE OF 280.17 FEET TO A POINT FOR CORNER;
25. SOUTH 87°21'41" WEST, A DISTANCE OF 15.67 FEET TO A POINT FOR CORNER;
26. SOUTH 02°38'19" EAST, A DISTANCE OF 66.82 FEET TO A POINT FOR CORNER;
27. SOUTH 87°21'41" WEST, A DISTANCE OF 392.76 FEET TO A POINT FOR CORNER;
28. SOUTH 02°34'01" EAST, A DISTANCE OF 165.93 FEET TO A POINT AT THE BEGINNING OF A CURVE;
29. IN A SOUTHERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1241.00 FEET, A CHORD SOUTH 00°31'21" EAST, A DISTANCE OF 54.55 FEET, A CENTRAL ANGLE OF 02°31'07", AND AN ARC LENGTH OF 54.55 FEET TO A POINT AT THE BEGINNING OF A CURVE;
30. IN A SOUTHERLY DIRECTION ALONG A COMPOUND TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1241.00 FEET, A CHORD OF SOUTH 06°32'23" WEST, A DISTANCE OF 250.94 FEET, A CENTRAL ANGLE OF 11°36'20", AND AN ARC LENGTH OF 251.37 FEET TO A POINT FOR CORNER;
31. SOUTH 12°20'33" WEST, A DISTANCE OF 32.26 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 2,000,107 SQUARE FEET OR 45.916 ACRES OF LAND.

EXHIBIT OF A 45.916 ACRE TRACT OF LAND

SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

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HOWARD, MICHAEL 5/16/2025 7:31 AM K:\SNA_SURVEY\147507155_DANIA FOLIOS\DWG\EXHIBITS\45.916 ACRE EXHIBIT.DWG

A METES AND BOUNDS CONTINUED

SAVE AND EXCEPT:

TRACT 1 AND TRACT 2
TRACT 3 DESCRIBED AS FOLLOWS:

BEING A 1.458 ACRE (63,514 SQUARE FEET) TRACT OF LAND SITUATED IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND LAYING WITHIN DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE 91-99, BROWARD COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6633" MARKING A SOUTHWEST CORNER OF PARCEL "A" DESIGN CENTER OF AMERICAS, RECORDED IN PLAT BOOK 119, PAGE 32, BROWARD COUNTY RECORDS, ON THE EAST BOUNDARY OF INTERSTATE 95 (VARIABLE WIDTH RIGHT-OF-WAY) AND A NORTHWEST CORNER OF SAID DANIA POINTE;

THENCE, CROSSING INTO SAID DANIA POINTE THE FOLLOWING THIRTY-TWO (32) CALLS:

1. SOUTH 17°35'19" EAST, A DISTANCE OF 946.66 FEET TO A POINT FOR CORNER;
2. NORTH 87°21'39" EAST, A DISTANCE OF 122.46 FEET TO A POINT FOR CORNER;
3. SOUTH 02°38'21" EAST, A DISTANCE OF 69.87 FEET TO A POINT FOR CORNER;
4. NORTH 87°21'39" EAST, A DISTANCE OF 47.81 FEET TO A POINT FOR CORNER;
5. SOUTH 02°38'21" EAST, A DISTANCE OF 299.69 FEET TO A POINT FOR CORNER;
6. SOUTH 42°21'39" WEST, A DISTANCE OF 9.16 FEET TO A POINT FOR CORNER;
7. SOUTH 87°21'39" WEST, A DISTANCE OF 173.86 FEET TO A POINT FOR CORNER;
8. NORTH 02°38'21" WEST, A DISTANCE OF 64.49 FEET TO A POINT FOR CORNER;
9. SOUTH 87°21'39" WEST, A DISTANCE OF 2.50 FEET TO A POINT FOR CORNER;
10. NORTH 02°38'21" WEST, A DISTANCE OF 53.01 FEET TO A POINT FOR CORNER;
11. SOUTH 87°21'39" WEST, A DISTANCE OF 1.69 FEET TO A POINT FOR CORNER;
12. NORTH 02°38'21" WEST, A DISTANCE OF 11.40 FEET TO A POINT FOR CORNER;
13. NORTH 87°21'39" EAST, A DISTANCE OF 2.26 FEET TO A POINT FOR CORNER;
14. NORTH 02°38'21" WEST, A DISTANCE OF 13.11 FEET TO A POINT FOR CORNER;
15. SOUTH 87°21'39" WEST, A DISTANCE OF 0.56 FEET TO A POINT FOR CORNER;
16. NORTH 02°38'21" WEST, A DISTANCE OF 1.94 FEET TO A POINT FOR CORNER;
17. NORTH 87°21'39" EAST, A DISTANCE OF 0.56 FEET TO A POINT FOR CORNER;
18. NORTH 02°38'21" WEST, A DISTANCE OF 12.39 FEET TO A POINT FOR CORNER;
19. SOUTH 87°21'39" WEST, A DISTANCE OF 0.56 FEET TO A POINT FOR CORNER;
20. NORTH 02°38'21" WEST, A DISTANCE OF 1.94 FEET TO A POINT FOR CORNER;
21. NORTH 87°21'39" EAST, A DISTANCE OF 0.56 FEET TO A POINT FOR CORNER;
22. NORTH 02°38'21" WEST, A DISTANCE OF 12.39 FEET TO A POINT FOR CORNER;
23. SOUTH 87°21'39" WEST, A DISTANCE OF 0.56 FEET TO A POINT FOR CORNER;
24. NORTH 02°38'21" WEST, A DISTANCE OF 1.94 FEET TO A POINT FOR CORNER;
25. NORTH 87°21'39" EAST, A DISTANCE OF 0.56 FEET TO A POINT FOR CORNER;
26. NORTH 02°38'21" WEST, A DISTANCE OF 5.84 FEET TO A POINT FOR CORNER;
27. SOUTH 87°21'39" WEST, A DISTANCE OF 2.26 FEET TO A POINT FOR CORNER;
28. NORTH 02°38'21" WEST, A DISTANCE OF 11.40 FEET TO A POINT FOR CORNER;
29. NORTH 87°21'39" EAST, A DISTANCE OF 1.69 FEET TO A POINT FOR CORNER;
30. NORTH 02°38'21" WEST, A DISTANCE OF 48.63 FEET TO A POINT FOR CORNER;
31. NORTH 87°21'39" EAST, A DISTANCE OF 12.56 FEET TO A POINT FOR CORNER;
32. NORTH 02°38'21" WEST, A DISTANCE OF 137.57 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 63,514 SQUARE FEET OR 1.458 ACRES OF LAND.

EXHIBIT OF A 45.916 ACRE TRACT OF LAND
SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

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HOWARD, MICHAEL 5/16/2025 7:31 AM K:\SNA_SURVEY\147507155_DANIA FOLIOS\DWG\EXHIBITS\45.916 ACRE EXHIBIT.DWG

Folio 5042-33-59-0021

A METES AND BOUNDS
DESCRIPTION OF A
0.912 ACRE TRACT OF LAND

BEING A 0.912 ACRE (39,715 SQUARE FEET) TRACT OF LAND SITUATED IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND LAYING WITHIN A PORTION OF PARCEL A, DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE 91-99, BROWARD COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT PK NAIL WITH WASHER STAMPED "STONER" FOUND ON A SOUTHEAST BOUNDARY OF PARCEL A, DUKE AND DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48, BROWARD COUNTY RECORDS;

THENCE, NORTH 12°27'17" EAST, ALONG THE SOUTHEASTERLY BOUNDARY OF PARCEL A, A DISTANCE OF 201.53 FEET TO A PK NAIL WITH WASHER STAMPED "STONER" FOUND FOR CORNER;

THENCE, NORTH 14°32'56" EAST, CROSSING INTO SAID DANIA POINTE, A DISTANCE OF 1233.22 FEET TO THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THE FOLLOWING SEVEN (7) CALLS:

1. NORTH 02°38'21" WEST, A DISTANCE OF 141.19 FEET TO A POINT FOR CORNER ON THE SOUTHERLY BOUNDARY OF RADIANT DRIVE FROM WHICH A FOUND PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6633" BEARS NORTH 64°12'54" WEST, A DISTANCE OF 1034.63 FEET;
2. NORTH 87°03'15" EAST, ALONG SAID RADIANT DRIVE A DISTANCE OF 266.70, FEET TO A POINT AT THE BEGINNING OF A CURVE;
3. IN A SOUTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CHORD SOUTH 56°14'00" EAST, A DISTANCE OF 17.80 FEET, A CENTRAL ANGLE OF 72°48'39", AND AN ARC LENGTH OF 19.06 FEET TO A POINT ON COMPASS WAY;
4. SOUTH 02°33'37" EAST, ALONG COMPASS WAY A DISTANCE OF 107.24 FEET TO A POINT THE BEGINNING OF A CURVE;
5. IN A SOUTHERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.33 FEET, A CHORD SOUTH 16°00'00" WEST, A DISTANCE OF 10.41 FEET, A CENTRAL ANGLE OF 24°41'53", AND AN ARC LENGTH OF 10.49 FEET TO A POINT AT THE BEGINNING OF A CURVE;
6. IN A SOUTHWESTERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.67 FEET, A CHORD SOUTH 23°36'06" WEST, A DISTANCE OF 16.66 FEET, A CENTRAL ANGLE OF 09°29'40", AND AN ARC LENGTH OF 16.68 FEET TO A POINT ON POINTE BLVD;
7. SOUTH 87°21'39" WEST, ALONG POINTE BLVD A DISTANCE OF 270.18 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 39,715 SQUARE FEET OR 0.912 ACRES.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N12°27'17"E	201.53'
L2	N14°32'56"E	1233.22'
L3	N02°38'21"W	141.19'
L4	N87°03'15"E	266.70'
L5	S02°33'37"E	107.24'
L6	S87°21'39"W	270.18'
L7	N64°12'54"W	1034.63'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	72°48'39"	15.00'	19.06'	S56°14'00"E	17.80'
C2	24°41'53"	24.33'	10.49'	S16°00'00"W	10.41'
C3	9°29'40"	100.67'	16.68'	S23°36'06"W	16.66'

JAMES JANISSE License Number 7294 STATE OF FLORIDA Professional Surveyor and Mapper

9/25/25

JAMES JANISSE
PROFESSIONAL MAPPER AND
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EXHIBIT OF A 0.912 ACRE TRACT OF LAND
SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

Kimley»Horn
10101 Reunion Place, Suite 400, San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAJ	JLJ	Sep 25	147507155	1 OF 2

JAIMES, JOSE 9/25/2025 8:36 AM K:\SNA_SURVEY\147507155_DANIA FOLIOS\DWG\EXHIBITS\0.912 ACRE EXHIBIT.DWG

Folio 5042-33-59-0022

A METES AND BOUNDS DESCRIPTION OF A 0.916 ACRE TRACT OF LAND

BEING A 0.916 ACRE (39,891 SQUARE FEET) TRACT OF LAND SITUATED IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND LAYING WITHIN A PORTION OF PARCEL A, DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE 91-99, BROWARD COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT PK NAIL WITH WASHER STAMPED "STONER" FOUND ON A SOUTHEAST BOUNDARY OF PARCEL A, DUKE AND DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48, BROWARD COUNTY RECORDS;

THENCE, NORTH 12°27'17" EAST, ALONG THE SOUTHEASTERLY BOUNDARY OF PARCEL A, A DISTANCE OF 201.53 FEET TO A PK NAIL WITH WASHER STAMPED "STONER" FOUND FOR CORNER;

THENCE, NORTH 18°06'59" EAST, CROSSING INTO SAID DANIA POINTE, A DISTANCE OF 1028.51 FEET TO THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THE FOLLOWING SEVEN (7) CALLS:

1. NORTH 02°38'09" WEST, A DISTANCE OF 142.62 FEET TO A POINT FOR CORNER ON THE SOUTHERLY BOUNDARY OF POINT BLVD FROM WHICH A FOUND PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6633" BEARS NORTH 54°43'52" WEST, A DISTANCE OF 1150.24 FEET;
2. NORTH 87°21'41" EAST, ALONG SAID POINT BLVD A DISTANCE OF 270.12 FEET TO A POINT AT THE BEGINNING OF A CURVE;
3. IN A SOUTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.67 FEET, A CHORD SOUTH 28°52'43" EAST, A DISTANCE OF 16.66 FEET, A CENTRAL ANGLE OF 09°29'43", AND AN ARC LENGTH OF 16.68 FEET TO A POINT AT THE BEGINNING OF A CURVE;
4. IN A SOUTHEASTERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.33 FEET, A CHORD SOUTH 21°52'14" EAST, A DISTANCE OF 9.91 FEET, A CENTRAL ANGLE OF 23°30'39", AND AN ARC LENGTH OF 9.98 FEET TO A POINT FOR CORNER ON COMPASS WAY;
5. SOUTH 02°45'12" EAST, ALONG SAID COMPASS WAY A DISTANCE OF 103.31 FEET TO A POINT AT THE BEGINNING OF A CURVE;
6. IN A SOUTHWESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 14.26 FEET, A CHORD SOUTH 41°03'10" WEST, A DISTANCE OF 20.74 FEET, A CENTRAL ANGLE OF 93°19'20", AND AN ARC LENGTH OF 23.23 FEET TO A POINT FOR CORNER;
7. SOUTH 87°21'41" WEST, A DISTANCE OF 266.64 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 39,891 SQUARE FEET OR 0.916 ACRES.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N12°27'17"E	201.53'
L2	N18°06'59"E	1028.51'
L3	N02°38'09"W	142.62'
L4	N87°21'41"E	270.12'
L5	S02°45'12"E	103.31'
L6	S87°21'41"W	266.64'
L7	N54°43'52"W	1150.24'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°29'43"	100.67'	16.68'	S28°52'43"E	16.66'
C2	23°30'39"	24.33'	9.98'	S21°52'14"E	9.91'
C3	93°19'20"	14.26'	23.23'	S41°03'10"W	20.74'

JAMES JANISSE License Number 7294 STATE OF FLORIDA Professional Surveyor and Mapper

9/25/25

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EXHIBIT OF A 0.916 ACRE TRACT OF LAND
SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

Kimley»Horn
10101 Reunion Place, Suite 400, San Antonio, Texas 78216 FIRM # 10193973
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAJ	JLJ	Sep 25	147507155	1 OF 2

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EXHIBIT "B"

SITE PLAN

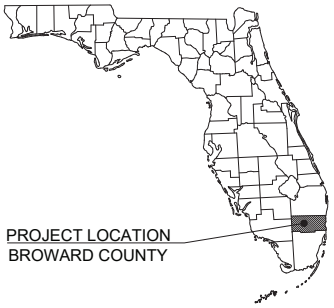
DEVELOPMENT REVIEW COMMITTEE PLANS

FOR

DANIA POINTE PHASE IV

LOCATED IN

CITY OF DANIA BEACH, FLORIDA
SECTION 33, TOWNSHIP 50S, RANGE 42E



PROJECT TEAM

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ARCHITECT
GEORGE O'BRIEN
MSA ARCHITECTS, INC.
8950 SW 74TH COURT, SUITE 1613
MIAMI, FL 33156
(305) 273-8911

LEGAL DESCRIPTION - PARCEL 504233590021

BEING A 0.912 ACRE (39,715 SQUARE FEET) TRACT OF LAND SITUATED IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND LAYING WITHIN A PORTION OF PARCEL A, DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE 91-99, BROWARD COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT PK NAIL WITH WASHER STAMPED "STONER" FOUND ON A SOUTHEAST BOUNDARY OF PARCEL A, DUKE AND DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48, BROWARD COUNTY RECORDS;

THENCE, NORTH 12°27'17" EAST, ALONG THE SOUTHEASTERLY BOUNDARY OF PARCEL A, A DISTANCE OF 201.53 FEET TO A PK NAIL WITH WASHER STAMPED "STONER" FOUND FOR CORNER;

THENCE, NORTH 14°33'56" EAST, CROSSING INTO SAID DANIA POINTE, A DISTANCE OF 1233.22 FEET TO THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THE FOLLOWING SEVEN (7) CALLS:

1. NORTH 02°38'21" WEST, A DISTANCE OF 141.19 FEET TO A POINT FOR CORNER ON THE SOUTHERLY BOUNDARY OF RADIANT DRIVE FROM WHICH A FOUND PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6633" BEARS NORTH 64°12'54" WEST, A DISTANCE OF 1034.63 FEET;
2. NORTH 87°03'15" EAST, ALONG SAID RADIANT DRIVE A DISTANCE OF 286.70, FEET TO A POINT AT THE BEGINNING OF A CURVE;
3. IN A SOUTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CHORD SOUTH 56°14'09" EAST, A DISTANCE OF 17.80 FEET, A CENTRAL ANGLE OF 72°45'36", AND AN ARC LENGTH OF 19.06 FEET TO A POINT ON COMPASS WAY;
4. SOUTH 02°37'37" EAST, ALONG COMPASS WAY A DISTANCE OF 107.24 FEET TO A POINT THE BEGINNING OF A CURVE;
5. IN A SOUTHERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.33 FEET, A CHORD SOUTH 16°10'05" WEST, A DISTANCE OF 10.41 FEET, A CENTRAL ANGLE OF 24°41'57", AND AN ARC LENGTH OF 10.49 FEET TO A POINT AT THE BEGINNING OF A CURVE;
6. IN A SOUTHWESTERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.67 FEET, A CHORD SOUTH 23°36'09" WEST, A DISTANCE OF 16.66 FEET, A CENTRAL ANGLE OF 09°29'40", AND AN ARC LENGTH OF 16.68 FEET TO A POINT ON POINTE BLVD;
7. SOUTH 87°21'39" WEST, ALONG POINTE BLVD A DISTANCE OF 270.18 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 39,715 SQUARE FEET OR 0.912 ACRES.

LEGAL DESCRIPTION - PARCEL 504233590022

BEING A 0.916 ACRE (39,891 SQUARE FEET) TRACT OF LAND SITUATED IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND LAYING WITHIN A PORTION OF PARCEL A, DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE 91-99, BROWARD COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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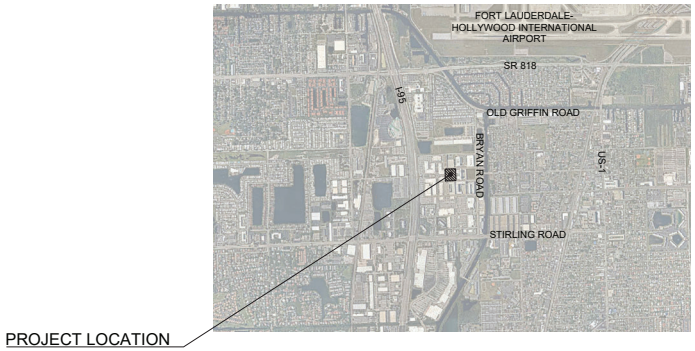
THENCE, NORTH 12°27'17" EAST, ALONG THE SOUTHEASTERLY BOUNDARY OF PARCEL A, A DISTANCE OF 201.53 FEET TO A PK NAIL WITH WASHER STAMPED "STONER" FOUND FOR CORNER;

THENCE, NORTH 18°08'59" EAST, CROSSING INTO SAID DANIA POINTE, A DISTANCE OF 1028.51 FEET TO THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THE FOLLOWING SEVEN (7) CALLS:

1. NORTH 02°38'06" WEST, A DISTANCE OF 142.62 FEET TO A POINT FOR CORNER ON THE SOUTHERLY BOUNDARY OF POINT BLVD FROM WHICH A FOUND PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6633" BEARS NORTH 64°12'52" WEST, A DISTANCE OF 1160.24 FEET;
2. NORTH 87°21'41" EAST, ALONG SAID POINT BLVD A DISTANCE OF 270.12 FEET TO A POINT AT THE BEGINNING OF A CURVE;
3. IN A SOUTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.67 FEET, A CHORD SOUTH 28°52'43" EAST, A DISTANCE OF 16.66 FEET, A CENTRAL ANGLE OF 09°29'43", AND AN ARC LENGTH OF 16.68 FEET TO A POINT AT THE BEGINNING OF A CURVE;
4. IN A SOUTHEASTERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.33 FEET, A CHORD SOUTH 21°52'14" EAST, A DISTANCE OF 9.51 FEET, A CENTRAL ANGLE OF 23°39'39", AND AN ARC LENGTH OF 9.58 FEET TO A POINT FOR CORNER ON COMPASS WAY;
5. SOUTH 02°40'12" EAST, ALONG SAID COMPASS WAY A DISTANCE OF 103.31 FEET TO A POINT AT THE BEGINNING OF A CURVE;
6. IN A SOUTHWESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 14.26 FEET, A CHORD SOUTH 41°03'50" WEST, A DISTANCE OF 20.74 FEET, A CENTRAL ANGLE OF 93°19'20", AND AN ARC LENGTH OF 23.23 FEET TO A POINT FOR CORNER;
7. SOUTH 87°21'41" WEST, A DISTANCE OF 266.64 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 39,891 SQUARE FEET OR 0.916 ACRES.



VICINITY
N.T.S.

Sheet List Table

C-000 COVER SHEET
C-200 DEMOLITION AND EROSION CONTROL PLAN
C-201 DEMOLITION AND EROSION CONTROL PLAN
C-202 DEMOLITION AND EROSION CONTROL PLAN
C-203 DEMOLITION AND EROSION CONTROL PLAN
C-204 DEMOLITION AND EROSION CONTROL PLAN
C-210 EROSION CONTROL DETAILS
C-300 SITE PLAN
C-301 SITE, SIGNING AND MARKING PLAN
C-302 SITE, SIGNING AND MARKING PLAN
C-303 SITE, SIGNING AND MARKING PLAN
C-304 SITE, SIGNING AND MARKING PLAN
C-500 PAVING, GRADING AND DRAINAGE PLAN
C-501 PAVING, GRADING AND DRAINAGE PLAN
C-502 PAVING, GRADING AND DRAINAGE PLAN
C-503 PAVING, GRADING AND DRAINAGE PLAN
C-504 PAVING, GRADING AND DRAINAGE PLAN
C-510 PAVING, GRADING AND DRAINAGE DETAILS
C-600 UTILITY PLAN
C-601 UTILITY PLAN
C-602 UTILITY PLAN
C-603 UTILITY PLAN
C-604 UTILITY PLAN

ISSUANCE DATE:	10/02/2025
LATEST REVISION DATE:	02/27/2026

PREPARED BY:
Kimley»Horn

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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2	REVS PER DRC COMMENTS	1/27/26	ESM
3	REVS PER DRC COMMENTS	12/4/25	ESM

Kimley»Horn
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GREGORY D. WILFONG
LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT	147507000
DATE	10/02/2025
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	GDW

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

COVER SHEET

SHEET NUMBER
C-000

Plotted By:Maeda, Liz Sheet Set:Dania M2.2 Layout:C-000 COVER SHEET March 19, 2026 06:17:18pm K:\VERO_LOCAL\147337007_dania boomers\CAD\plantset\Volume 4.mx2 (2)\C-000 COVER SHEET.dwg
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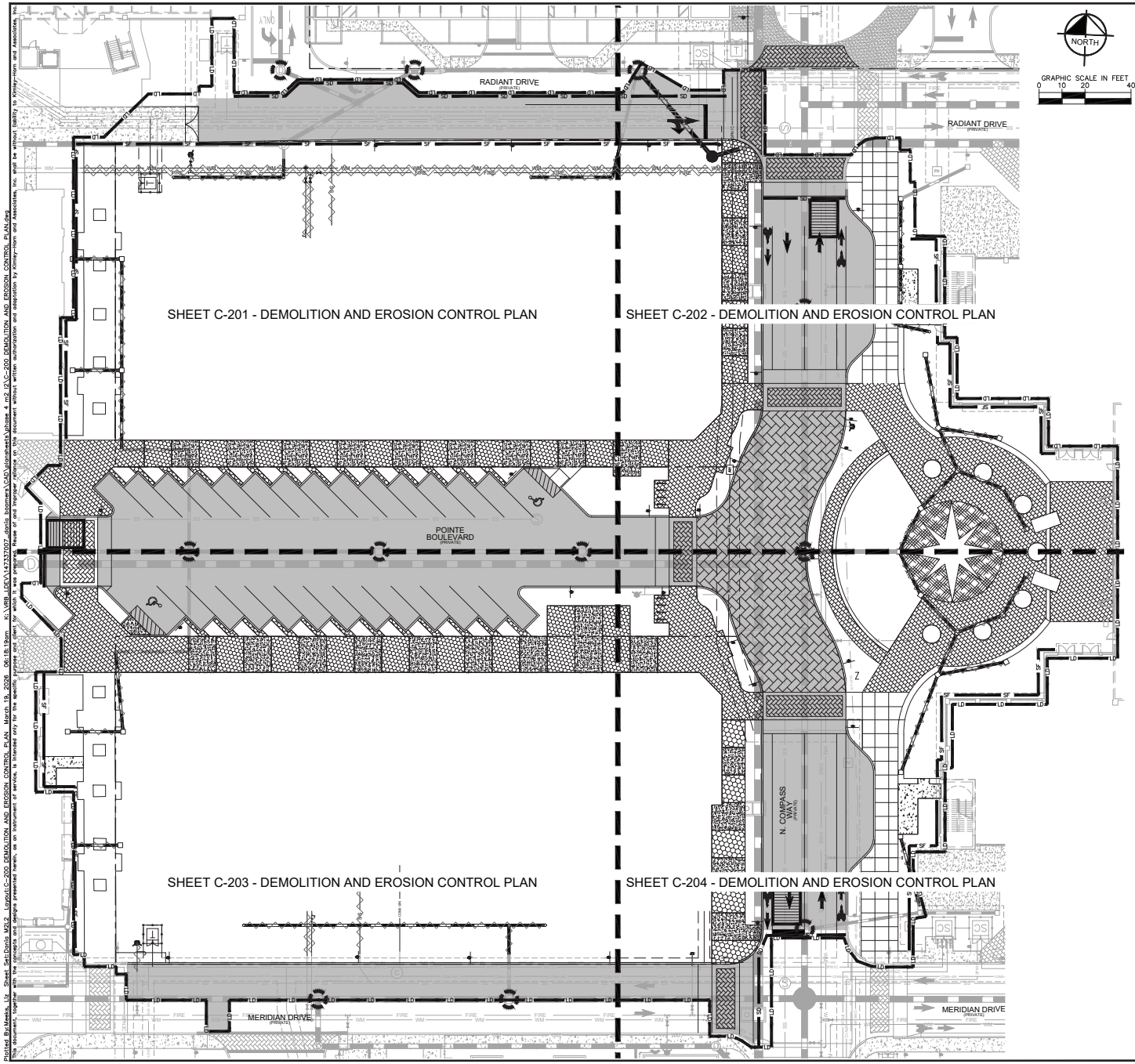

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

NOTES:

1. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
2. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS.
3. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
4. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THIS EROSION CONTROL PLAN AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:
1. CONSTRUCT CONSTRUCTION ENTRANCE (1) AND INSTALL SILT FENCE AND SILT DIKES.
2. INSTALL INLET PROTECTION AT EXISTING INLET(S).
3. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
4. PREPARE CLEARING AND GRUBBING AND DEMOLITION OF THE SITE.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

PHASE 2:
5. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION CONTROL PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.

LEGEND

SF	SILT FENCE
SD	SILT DIKE
LD LD	LIMITS OF DISTURBANCE (3.60 AC)
	INLET PROTECTION
	ASPHALT TO BE REMOVED
	ROADWAY PAVERS TO BE REMOVED

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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Kimley»Horn
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GREGORY D. WILFONG
LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/19/2026

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KHA PROJECT	147507000
DATE	10/02/2025
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	GDW

DEMOLITION AND EROSION CONTROL PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-200

Plotted By:Mieris, Liz Sheet Set:Dania M2.2 Layout:C-200 DEMOLITION AND EROSION CONTROL PLAN March 19, 2026 06:18:19pm K:\WPB_LDEV\147337007 dania boomers\CAD\standards\plotstyle 4.ctb
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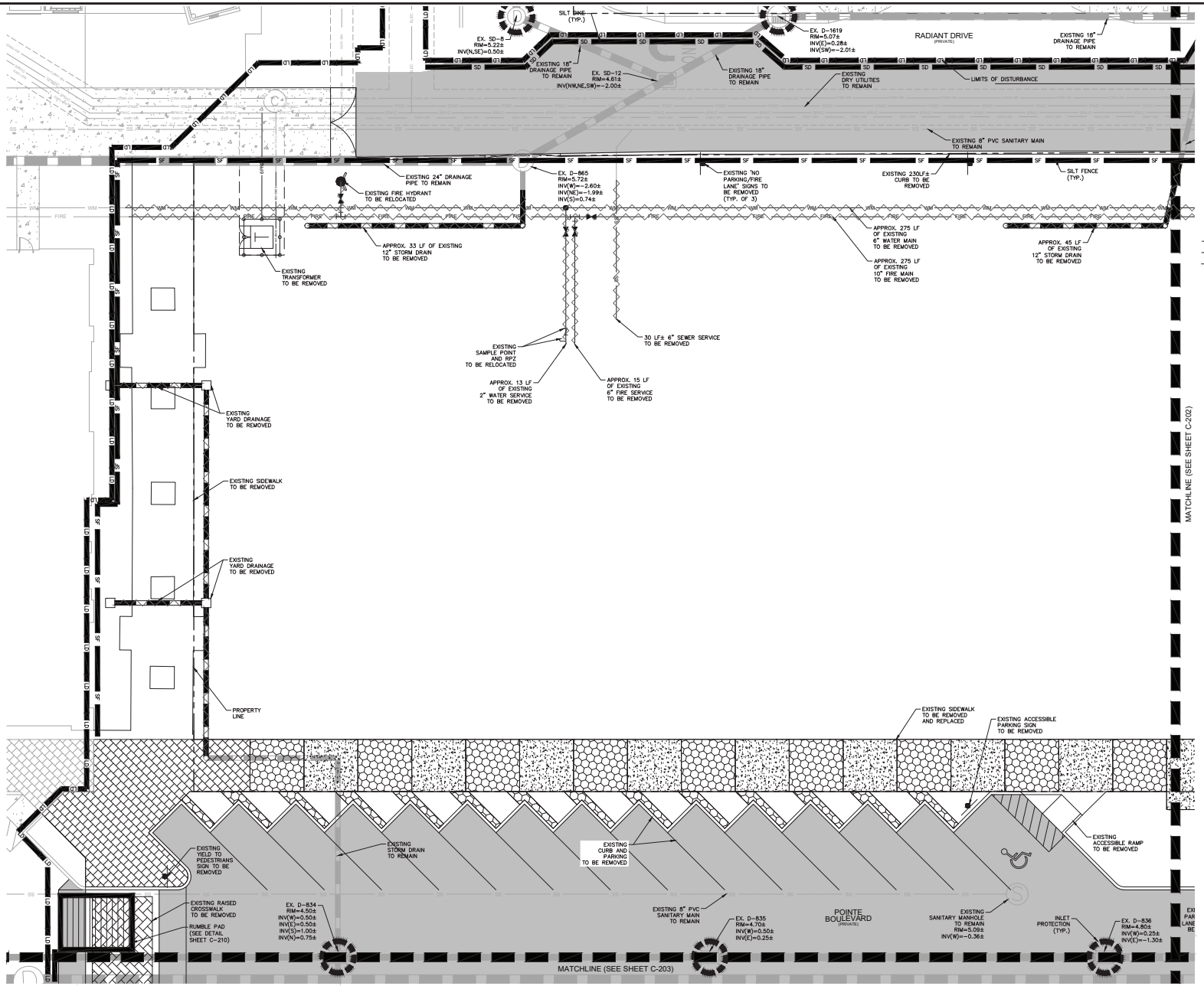

LEGEND

- SF — SILT FENCE
- SD — SILT DIKE
- LD — LIMITS OF DISTURBANCE (3.60 AC)
- INLET PROTECTION
- ASPHALT TO BE REMOVED
- ROADWAY PAVERS TO BE REMOVED

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1	REVS PER DRC COMMENTS	2/27/26	ESM
2	REVS PER DRC COMMENTS	12/4/25	ESM

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GREGORY D. WILFONG LICENSE No. 63166 STATE OF FLORIDA PROFESSIONAL ENGINEER

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KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

DEMOLITION AND EROSION CONTROL PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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SHEET NUMBER C-201

Plotted By: Mertis, Liz Sheet Set: Dania M2.2 Layout: C-201 DEMOLITION AND EROSION CONTROL PLAN March 19, 2026 06:18:31pm K:\WPB_LDEV\147337007_dania boomers\CAD\plansheet\Volume 4.rvt2 (2)\C-200 DEMOLITION AND EROSION CONTROL PLAN.dwg
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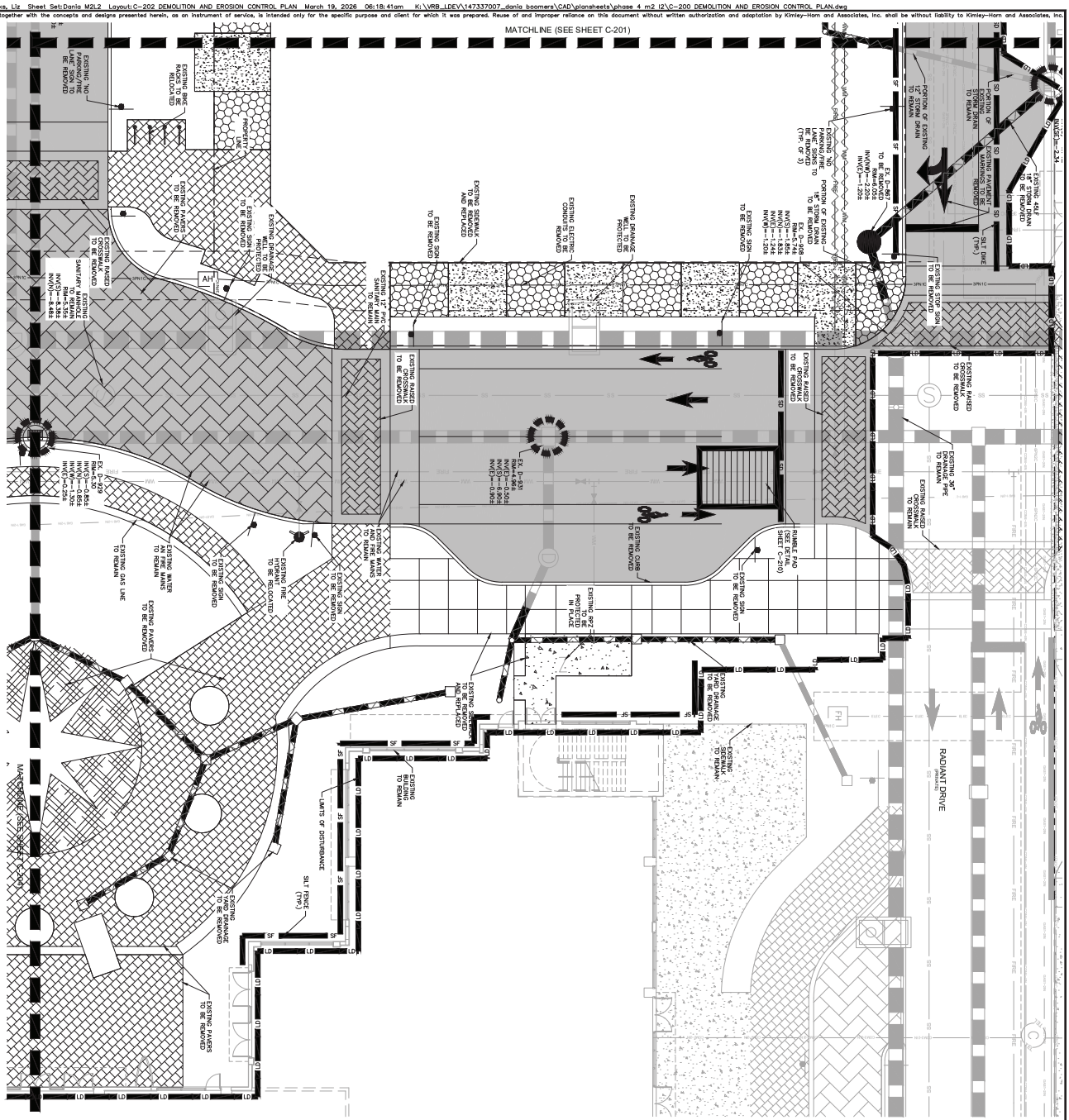

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SHEET NUMBER C-202

DANIA POINTE PHASE IV
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CITY OF DANIA BEACH FLORIDA

DEMOLITION AND EROSION CONTROL PLAN

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DATE 10/02/2025
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DESIGNED BY
DRAWN BY
CHECKED BY

PROFESSIONAL ENGINEER ★ GREGORY D. WILFONG ★ No. 63166 ★ STATE OF FLORIDA ★ LICENSE

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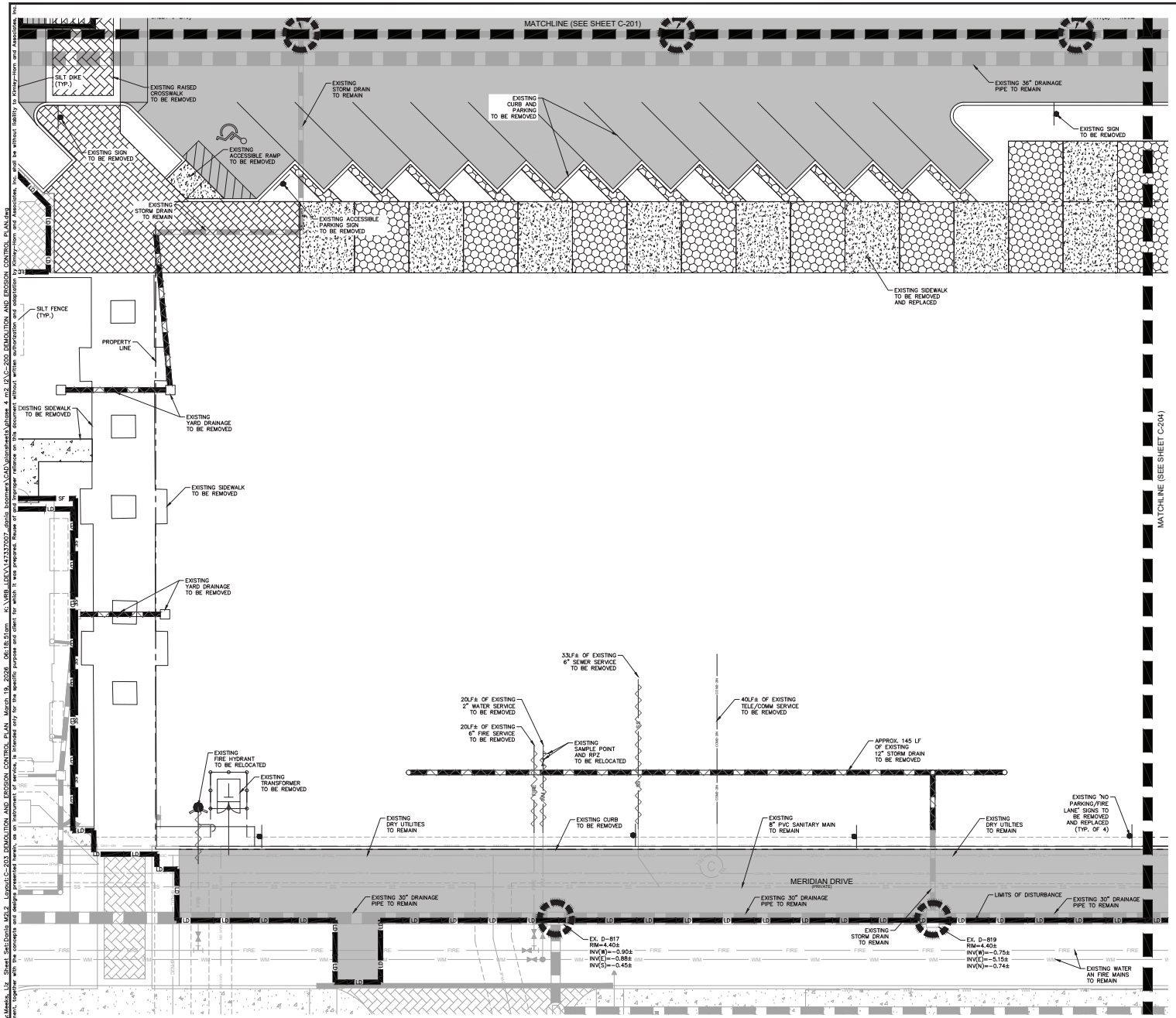

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DEMOLITION AND EROSION CONTROL PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER C-203

Plotted By:Mertis, Liz Sheet Set:Dania M2.2 Layout:C-203 DEMOLITION AND EROSION CONTROL PLAN March 19, 2026 06:18:51pm K:\WPB_LDE\147337007_dania boomers\CAD\xrefsets\Volume 4.4.m2.12\C-200 DEMOLITION AND EROSION CONTROL PLAN.dwg
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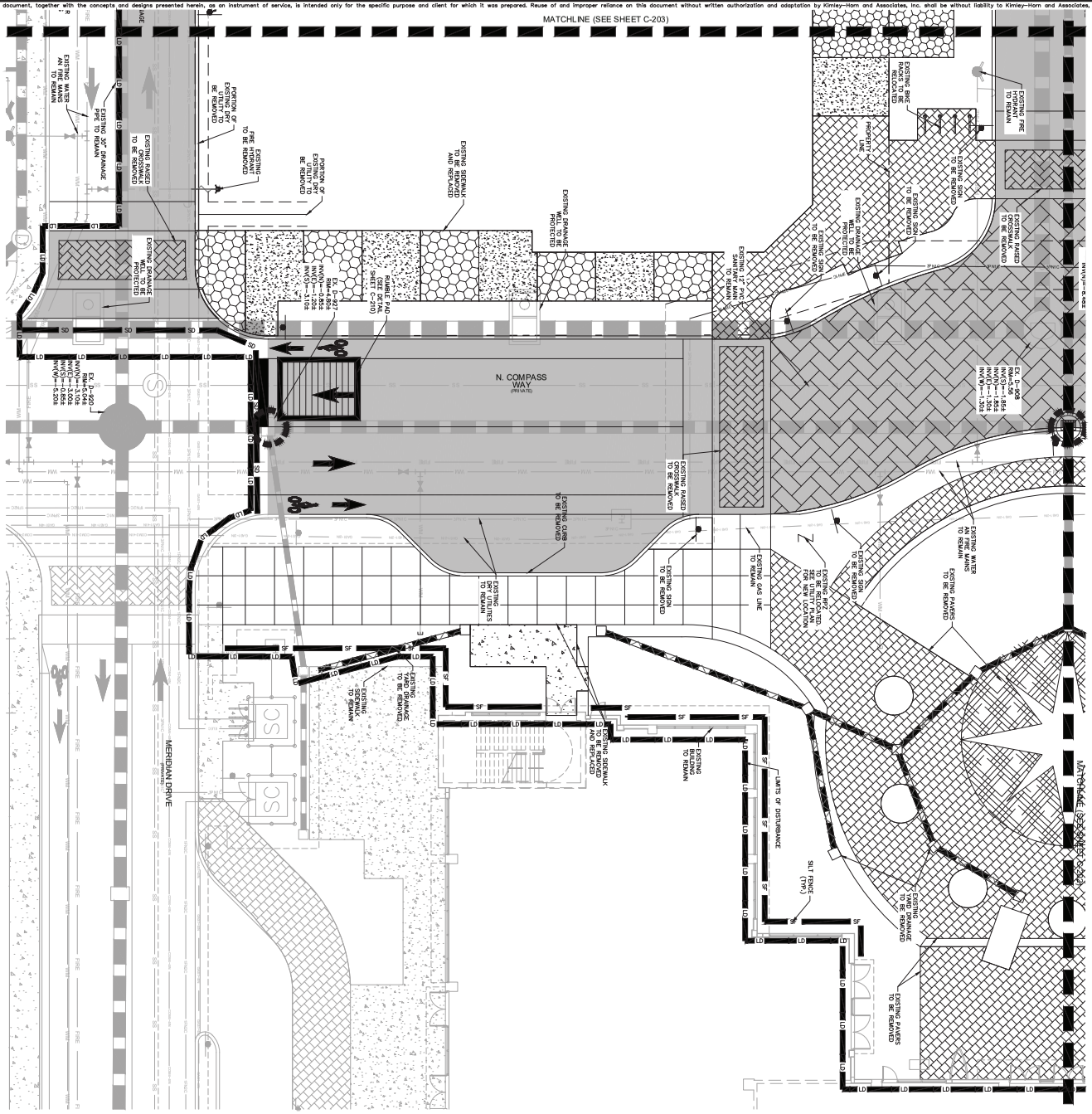

LEGEND

ROADWAY PAVERS TO BE REMOVED
ASPHALT TO BE REMOVED
INLET PROTECTION
LIMITS OF DISTURBANCE (0.80 AC)
SILT FENCE
SILT FENCE (TYP)

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

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GREGORY D. WILFONG

SHEET NUMBER C-204

DANIA POINTE PHASE IV
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DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

DEMOLITION AND EROSION CONTROL PLAN

KHA PROJECT 147507000
DATE 10/02/2025
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DRAWN BY ____
CHECKED BY ____

PROFESSIONAL ENGINEER GREGORY D. WILFONG No. 63166 STATE OF FLORIDA

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Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-210 EROSION CONTROL DETAILS March 19, 2026 06:19:28pm K:\VRB_LDEV\147337007 dania boomerang\CAD\plansheets\plansheet 4 m2 (2)\C-201 EROSION CONTROL DETAILS.dwg
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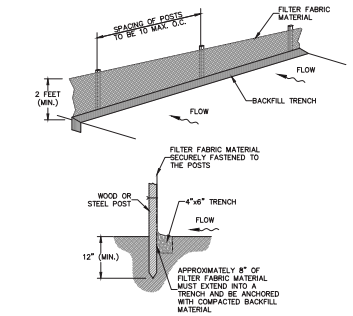
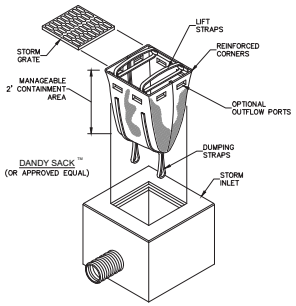


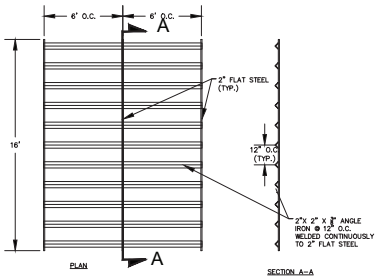
SILT FENCE INSTALLATION
N.T.S



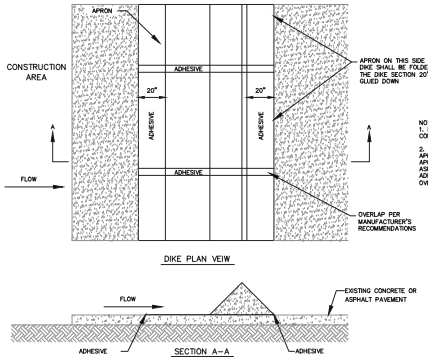
INLET INSERT
N.T.S

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEED REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.



RUMBLE PAD
N.T.S



DIKE PLAN VEIW

SILT DIKE ON EXISTING PAVEMENT
N.T.S

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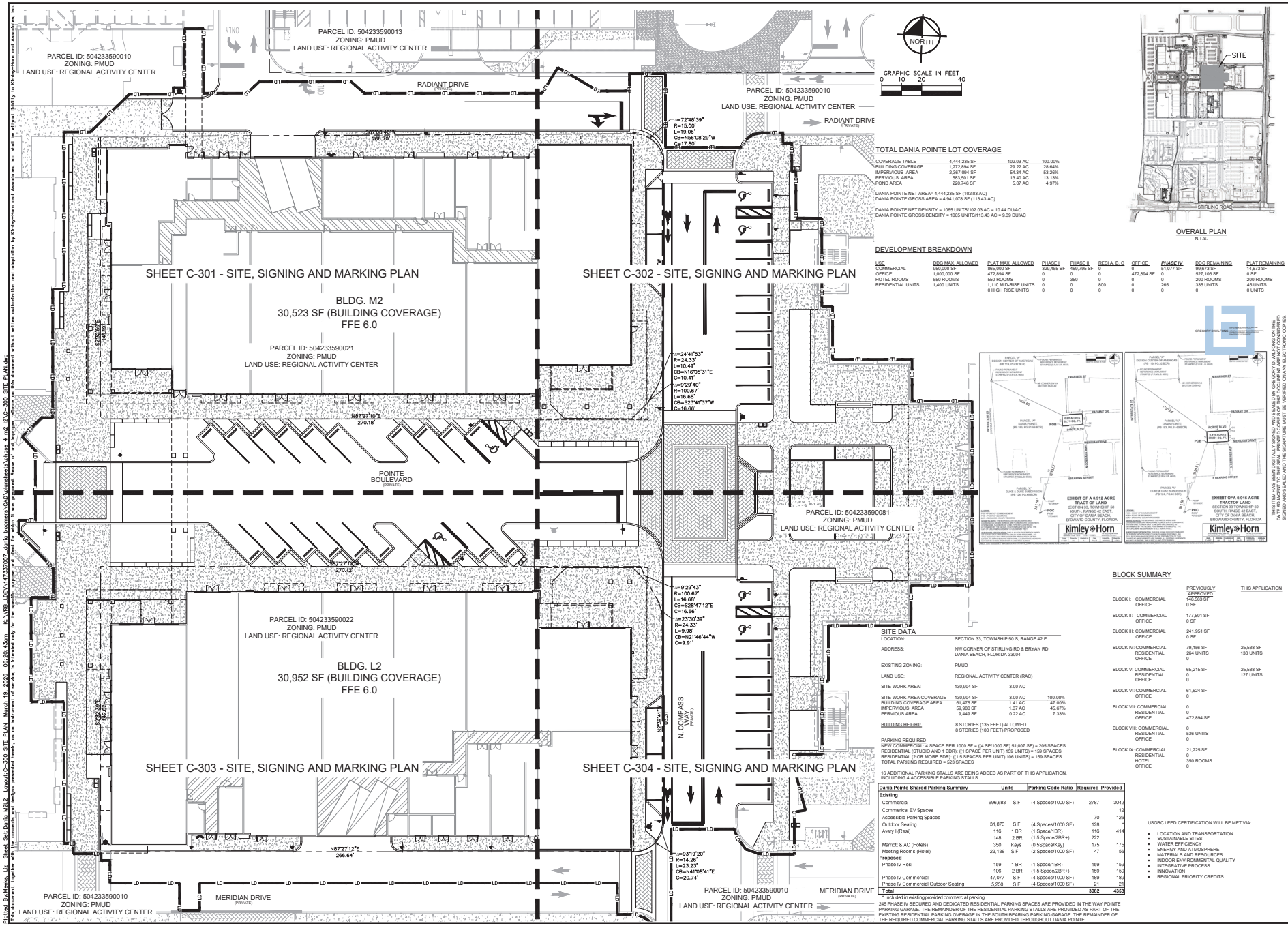
EROSION CONTROL DETAILS

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-210



TOTAL DANIA POINTE LOT COVERAGE

COVERAGE TABLE			
BUILDING COVERAGE	1,272,894 SF	29.22 AC	28.64%
IMPERVIOUS AREA	2,367,094 SF	54.34 AC	53.26%
PERVIOUS AREA	583,501 SF	13.40 AC	13.13%
POND AREA	220,746 SF	5.07 AC	4.97%

DANIA POINTE NET AREA= 4,444,235 SF (102.03 AC)
DANIA POINTE GROSS AREA = 4,941,078 SF (113.43 AC)

DANIA POINTE NET DENSITY = 1065 UNITS/102.03 AC = 10.44 DU/AC
DANIA POINTE GROSS DENSITY = 1065 UNITS/113.43 AC = 9.39 DU/AC

DEVELOPMENT BREAKDOWN

USE	DDG MAX. ALLOWED	PLAT MAX. ALLOWED	PHASE I	PHASE II	RESI A, B, C	OFFICE	***PHASE IV***	DDG REMAINING	PLAT REMAINING
COMMERCIAL	950,000 SF	965,000 SF	329,455 SF	469,795 SF	0	0	51,077 SF	99,673 SF	14,673 SF
OFFICE	1,000,000 SF	472,894 SF	0	0	0	472,894 SF	0	527,106 SF	0 SF
HOTEL ROOMS	550 ROOMS	550 ROOMS	0	350	0	0	0	200 ROOMS	200 ROOMS
RESIDENTIAL UNITS	1,400 UNITS	1,110 MID-RISE UNITS	0	0	800	0	265	335 UNITS	45 UNITS
		0 HIGH RISE UNITS	0	0	0	0	0	0	0 UNITS

SITE DATA

LOCATION:	SECTION 33, TOWNSHIP 50 S, RANGE 42 E		
ADDRESS:	NW CORNER OF STIRLING RD & BRYAN RD DANIA BEACH, FLORIDA 33004		
EXISTING ZONING:	PMUD		
LAND USE:	REGIONAL ACTIVITY CENTER (RAC)		
SITE WORK AREA:	130,904 SF	3.00 AC	
SITE WORK AREA COVERAGE	130,904 SF	3.00 AC	100.00%
BUILDING COVERAGE AREA	61,475 SF	1.41 AC	47.00%
IMPERVIOUS AREA	59,980 SF	1.37 AC	45.67%
PERVIOUS AREA	9,449 SF	0.22 AC	7.33%
BUILDING HEIGHT:	8 STORIES (135 FEET) ALLOWED 8 STORIES (100 FEET) PROPOSED		

PARKING REQUIRED
NEW COMMERCIAL: 4 SPACE PER 1000 SF = ((4 SP/1000 SF) 51,007 SF) = 205 SPACES
RESIDENTIAL (STUDIO AND 1 BDR): ((1 SPACE PER UNIT) 159 UNITS) = 159 SPACES
RESIDENTIAL (2 OR MORE BDR): ((1.5 SPACES PER UNIT) 106 UNITS) = 159 SPACES
TOTAL PARKING REQUIRED = 523 SPACES

16 ADDITIONAL PARKING STALLS ARE BEING ADDED AS PART OF THIS APPLICATION, INCLUDING 4 ACCESSIBLE PARKING STALLS

Dania Pointe Shared Parking Summary	Units		Parking Code Ratio	Required	Provided
Existing					
Commercial	696,683	S.F.	(4 Spaces/1000 SF)	2787	3042
Commerical EV Spaces					12
Accessible Parking Spaces				70	126
Outdoor Seating	31,873	S.F.	(4 Spaces/1000 SF)	128	4
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	159	1 BR	(1 Space/1BR)	159	159
	106	2 BR	(1.5 Space/2BR+)	159	159
Phase IV Commercial	47,077	S.F.	(4 Spaces/1000 SF)	189	189
Phase IV Commercial Outdoor Seating	5,250	S.F.	(4 Spaces/1000 SF)	21	21
Total				3982	4353

* Included in existing provided commercial parking

245 PHASE IV SECURED AND DEDICATED RESIDENTIAL PARKING SPACES ARE PROVIDED IN THE WAY POINTE PARKING GARAGE. THE REMAINDER OF THE RESIDENTIAL PARKING STALLS ARE PROVIDED AS PART OF THE EXISTING RESIDENTIAL PARKING OVERAGE IN THE SOUTH BEARING PARKING GARAGE. THE REMAINDER OF THE REQUIRED COMMERCIAL PARKING STALLS ARE PROVIDED THROUGHOUT DANIA POINTE.

BLOCK SUMMARY

		PREVIOUSLY APPROVED	THIS APPLICATION
BLOCK I:	COMMERCIAL	746,563 SF	
	OFFICE	0 SF	
BLOCK II:	COMMERCIAL	177,501 SF	
	OFFICE	0 SF	
BLOCK III:	COMMERCIAL	341,951 SF	
	OFFICE	0 SF	
BLOCK IV:	COMMERCIAL	79,156 SF	25,538 SF
	RESIDENTIAL	264 UNITS	138 UNITS
	OFFICE	0	
BLOCK V:	COMMERCIAL	65,215 SF	25,538 SF
	RESIDENTIAL	0	127 UNITS
	OFFICE	0	
BLOCK VI:	COMMERCIAL	61,624 SF	
	OFFICE	0	
BLOCK VII:	COMMERCIAL	0	
	RESIDENTIAL	0	
	OFFICE	472,894 SF	
BLOCK VIII:	COMMERCIAL	0	
	RESIDENTIAL	536 UNITS	
	OFFICE	0	
BLOCK IX:	COMMERCIAL	21,225 SF	
	RESIDENTIAL	0	
	HOTEL	350 ROOMS	
	OFFICE	0	

USGBC LEED CERTIFICATION WILL BE MET VIA:

- LOCATION AND TRANSPORTATION
- SUSTAINABLE SITES
- WATER EFFICIENCY
- ENERGY AND ATMOSPHERE
- MATERIALS AND RESOURCES
- INDOOR ENVIRONMENTAL QUALITY
- INTEGRATIVE PROCESS
- INNOVATION
- REGIONAL PRIORITY CREDITS

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SITE PLAN

DANIA POINTE PHASE IV
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CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-300

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-300 SITE PLAN March 19, 2026 06:20:43pm K:\VRB_LDEV\147337007_dania boomers\CAD\xbmsheets\xbase 4 m2 (2)\C-300 SITE PLAN.dwg
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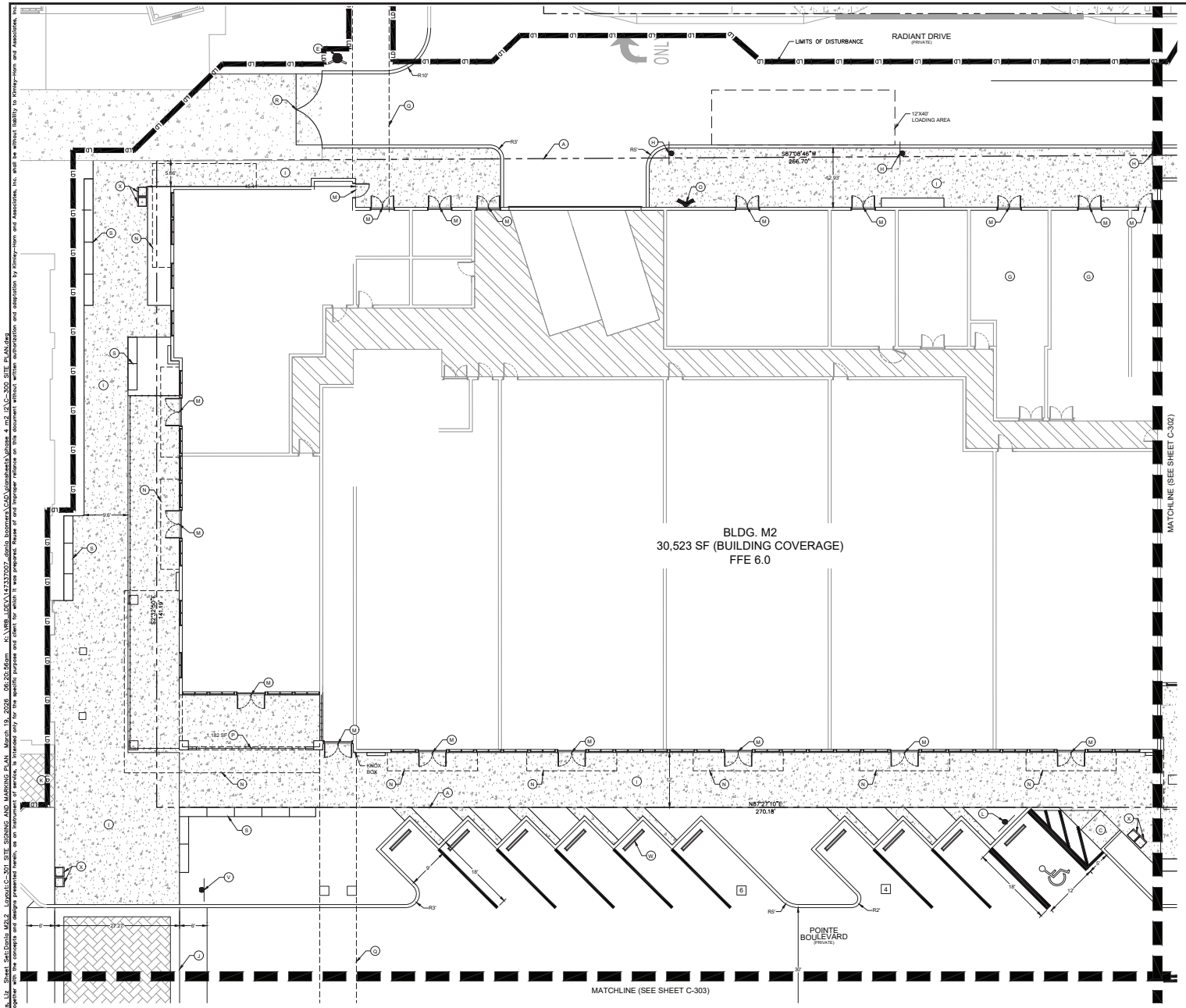

LEGEND

- (A) PROPERTY LINE
- (B) MAIL ROOM LOCATED IN BUILDING L2 LOBBY (N/A THIS SHEET)
- (C) ACCESSIBLE CURB RAMP (TYP.)
- (D) EXISTING SIGNAGE
- (E) RELOCATED FIRE HYDRANT
- (F) EXISTING FIRE HYDRANT
- (G) TRASH COLLECTION AREA
- (H) NO PARKING - FIRE LANE SIGN (RS3)
- (I) SIDEWALK (REFER TO HARDSCAPE PLANS FOR SIDEWALK TREATMENT)
- (J) RAISED CROSSWALK (REFER TO DETAIL ON SHEET C-510)
- (K) EXISTING SIDEWALK
- (L) ACCESSIBLE PARKING SPACE AND SIGN (TYP. OF 6)
- (M) DOOR LOCATION
- (N) BUILDING OVERHANG
- (O) FIRE DEPARTMENT CONNECTION
- (P) LIMITS OF OUTDOOR SEATING AREA (AREA SHOWN IN PLAN)
- (Q) GARAGE CONNECTION BRIDGE
- (R) EXISTING FIRE ACCESS ONLY
- (S) SEAT WALL (REFER TO HARDSCAPE PLANS FOR DETAIL)
- (T) RIDE SHARE DROP OFF LOCATION (N/A THIS SHEET)
- (U) STOP SIGN (N/A THIS SHEET)
- (V) YIELD TO PEDESTRIANS SIGN
- (W) WHEEL STOP (TYP)(SEE DETAIL SHEET C-510)
- (X) TRASH AND RECYCLING RECEPTACLE

SIGNAGE/MARKING LEGEND

- 12"X18" ACCESSIBLE PARKING SIGN (FTP-20-06)
- 6"X12" ACCESSIBLE PARKING PENALTY SIGN (FTP-22-06)
- 30"X30" STOP SIGN (R1-1)
- 36"X36" YIELD HERE TO PEDESTRIANS SIGN (R1-5LR)
- BICYCLE LANE

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET C-510 FOR PAVEMENT AND STRIPING DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLE (STOP BARS, CROSSWALKS, CENTER LANE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL TRAFFIC CONTROL SIGNS AND DEVICES SHALL CONFORM TO BROWARD COUNTY ENGINEERING (BCTED) AND MUTCD STANDARDS.

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PROFESSIONAL ENGINEER

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KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

SITE, SIGNING AND MARKING PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-301

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-301 SITE SIGNING AND MARKING PLAN March 19, 2026 06:20:56pm K:\VRB_LDEV\147337007 dania boomers\CAD\plansheets\vstnas 4 m2.2\C-300 SITE PLAN.dwg
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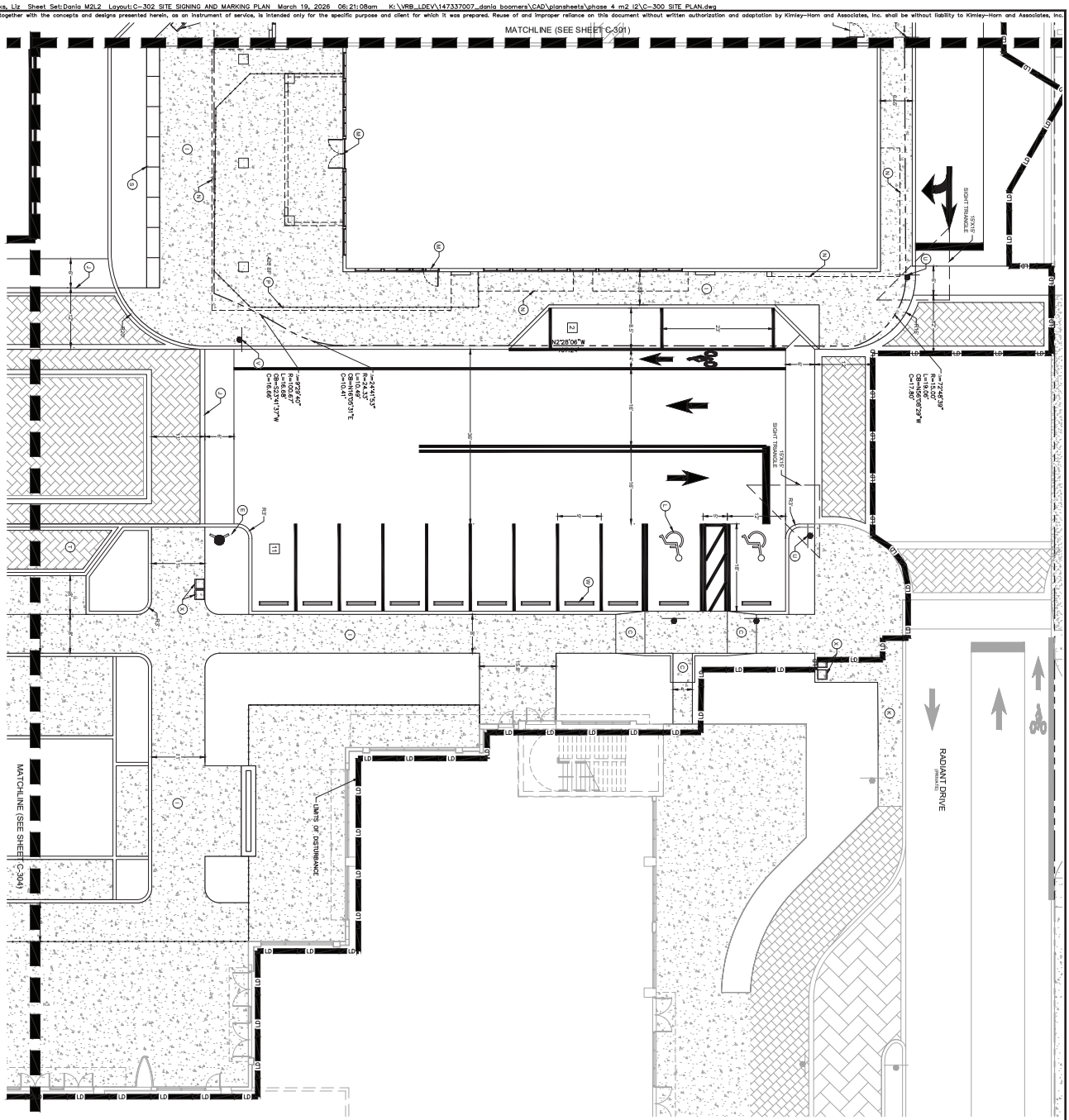

LEGEND

(A) PROPERTY LINE
(B) MAIL ROOM LOCATED IN BUILDING L1 LOBBY (N/A THIS SHEET)
(C) ACCESSIBLE CURB RAMP (TYP.)
(D) EXISTING SIGNAGE
(E) RELOCATED FIRE HYDRANT
(F) EXISTING FIRE HYDRANT
(G) TRASH COLLECTION AREA (N/A THIS SHEET)
(H) NO PARKING - FIRE LANE SIGN (R5-1)
(I) SIDEWALK (REFER TO HARDSCAPE PLANS FOR SIDEWALK TREATMENT)
(J) RAISED CROSSWALK (REFER TO DETAIL ON SHEET C-510)
(K) EXISTING SIDEWALK
(L) ACCESSIBLE PARKING SPACE AND SIGN (TYP. OF 6)
(M) DOOR LOCATION
(N) BUILDING OVERHANG
(O) FIRE DEPARTMENT CONNECTION
(P) LIMITS OF OUTDOOR SEATING AREA (AREA SHOWN IN PLAN)
(Q) GARAGE CONNECTION BRIDGE (N/A THIS SHEET)
(R) EXISTING FIRE ACCESS ONLY (N/A THIS SHEET)
(S) SEAT WALL (REFER TO HARDSCAPE PLANS FOR DETAIL)
(T) RIDE SHARE DROP OFF LOCATION
(U) STOP SIGN
(V) YIELD TO PEDESTRIANS SIGN
(W) WHEEL STOP (TYPWISE DETAIL SHEET C-510)
(X) TRASH AND RECYCLING RECEPTACLE

SIGNAGE/MARKING LEGEND

12"X18" ACCESSIBLE PARKING SIGN (FTP-22-R)
6"X12" ACCESSIBLE PARKING PENALTY SIGN (FTP-22-R)
30"X30" STOP SIGN (R1-1)
30"X30" YIELD HERE TO PEDESTRIANS SIGN (R1-5/R)
BICYCLE LANE

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET C-510 FOR PAVEMENT AND STRIPING DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLE (STOP BARS, CROSSWALKS, CENTER LANE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL TRAFFIC CONTROL SIGNS AND DEVICES SHALL CONFORM TO BROWARD COUNTY ENGINEERING (BCTED) AND MUTCD STANDARDS.

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SHEET NUMBER C-302

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SITE, SIGNING AND MARKING PLAN

KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PROFESSIONAL ENGINEER STATE OF FLORIDA GREGORY D. WILFONG No. 63166 LICENSE

Kimley»Horn

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PHONE: 772-794-4100
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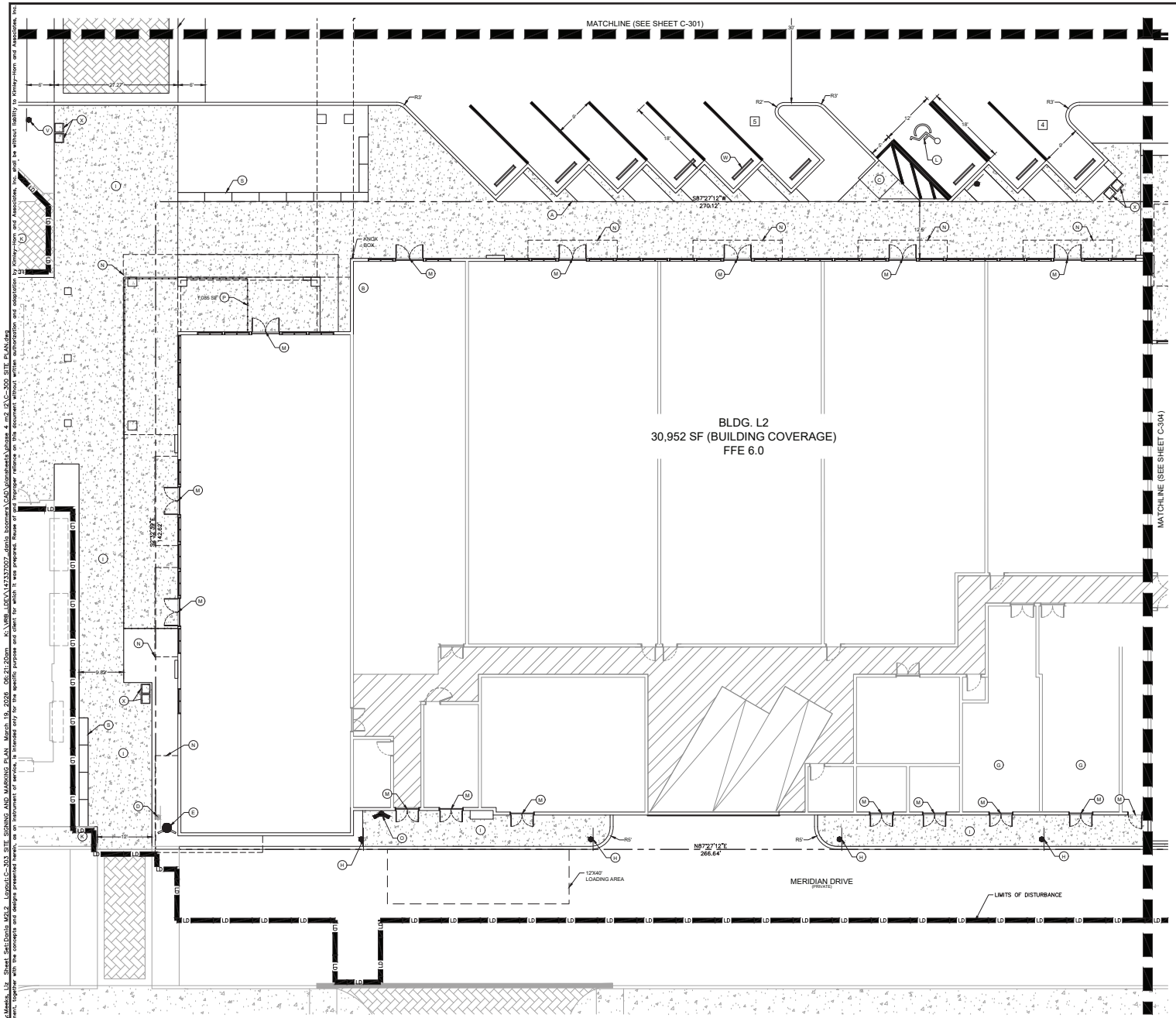
2	REVS PER DRC COMMENTS	12/4/25	ESM



LEGEND

- (A) PROPERTY LINE
- (B) MAIL ROOM LOCATED IN BUILDING L2 LOBBY
- (C) ACCESSIBLE CURB RAMP (TYP.)
- (D) EXISTING SIGNAGE
- (E) RELOCATED FIRE HYDRANT
- (F) EXISTING FIRE HYDRANT
- (G) TRASH COLLECTION AREA
- (H) NO PARKING - FIRE LANE SIGN (R53)
- (I) SIDEWALK (REFER TO HARDSCAPE PLANS FOR SIDEWALK TREATMENT)
- (J) RAISED CROSSWALK (REFER TO DETAIL ON SHEET C-510)
- (K) EXISTING SIDEWALK
- (L) ACCESSIBLE PARKING SPACE AND SIGN (TYP. OF 6)
- (M) DOOR LOCATION
- (N) BUILDING OVERHANG
- (O) FIRE DEPARTMENT CONNECTION
- (P) LIMITS OF OUTDOOR SEATING AREA
- (Q) GARAGE CONNECTION BRIDGE
- (R) EXISTING FIRE ACCESS ONLY
- (S) SEAT WALL (REFER TO HARDSCAPE PLANS FOR DETAIL)
- (T) RIDE SHARE DROP OFF LOCATION (N/A THIS SHEET)
- (U) STOP SIGN (N/A THIS SHEET)
- (V) YIELD TO PEDESTRIANS SIGN
- (W) WHEEL STOP (TYP)(SEE DETAIL SHEET C-510)
- (X) TRASH AND RECYCLING RECEPTACLE

SIGNAGE/MARKING LEGEND

- 12"X18" ACCESSIBLE PARKING SIGN (FTP-20-06)
- 6"X12" ACCESSIBLE PARKING PENALTY SIGN (FTP-22-06)
- 30"X30" STOP SIGN (R1-1)
- 36"X36" YIELD HERE TO PEDESTRIANS SIGN (R1-5LR)
- BICYCLE LANE

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET C-510 FOR PAVEMENT AND STRIPING DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
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GREGORY D. WILFONG
LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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KHA PROJECT 147507000
DATE 10/02/2025
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CHECKED BY ___

SITE, SIGNING AND MARKING PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-303

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-303 SITE SIGNING AND MARKING PLAN March 19, 2026 05:21:20pm K:\VRB_LDEV\147337007 dania boomerv\CAD\plansheets\Witness 4 m2.2\C-303 SITE PLAN.dwg
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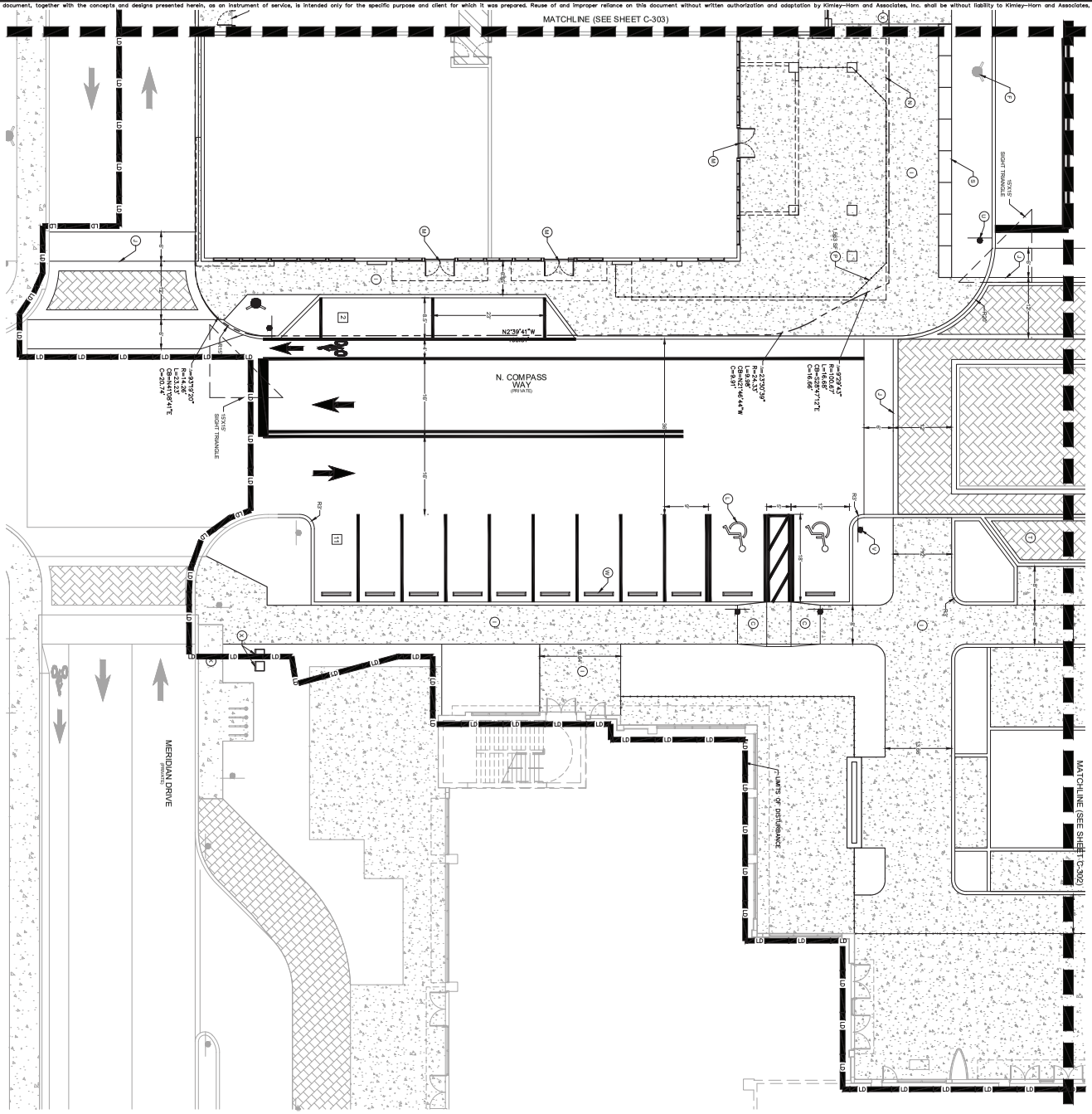

LEGEND

- (A) PROPERTY LINE
- (B) MAIL ROOM LOCATED IN BUILDING L1 LOBBY (N/A THIS SHEET)
- (C) ACCESSIBLE CURB RAMP (TYP.)
- (D) EXISTING SIGNAGE
- (E) RELOCATED FIRE HYDRANT
- (F) EXISTING FIRE HYDRANT
- (G) TRASH COLLECTION AREA (N/A THIS SHEET)
- (H) NO PARKING - FIRE LANE SIGN (R5-1)
- (I) SIDEWALK (REFER TO HARDSCAPE PLANS FOR SIDEWALK TREATMENT)
- (J) RAISED CROSSWALK (REFER TO DETAIL ON SHEET C-510)
- (K) EXISTING SIDEWALK
- (L) ACCESSIBLE PARKING SPACE AND SIGN (TYP. OF 6)
- (M) DOOR LOCATION
- (N) BUILDING OVERHANG
- (O) FIRE DEPARTMENT CONNECTION
- (P) LIMITS OF OUTDOOR SEATING AREA (AREA SHOWN IN PLAN)
- (Q) GARAGE CONNECTION BRIDGE (N/A THIS SHEET)
- (R) EXISTING FIRE ACCESS ONLY (N/A THIS SHEET)
- (S) SEAT WALL (REFER TO HARDSCAPE PLANS FOR DETAIL)
- (T) RIDE SHARE DROP OFF LOCATION
- (U) STOP SIGN
- (V) YIELD TO PEDESTRIANS SIGN
- (W) WHEEL STOP (TYP)(SEE DETAIL SHEET C-510)
- (X) TRASH AND RECYCLING RECEPTACLE

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

SIGNAGE/MARKING LEGEND

- 12"X18" ACCESSIBLE PARKING SIGN (FTP-30-18)
- 6"X12" ACCESSIBLE PARKING PENALTY SIGN (FTP-22-M)
- 30"X30" STOP SIGN (R1-1)
- 36"X36" YIELD HERE TO PEDESTRIANS SIGN (R1-5/R)
- BICYCLE LANE

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET C-510 FOR PAVEMENT AND STRIPING DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
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SHEET NUMBER C-304

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SITE, SIGNING AND MARKING PLAN

KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

PROFESSIONAL ENGINEER ★ GREGORY D. WILFONG ★ No. 63166 ★ STATE OF FLORIDA

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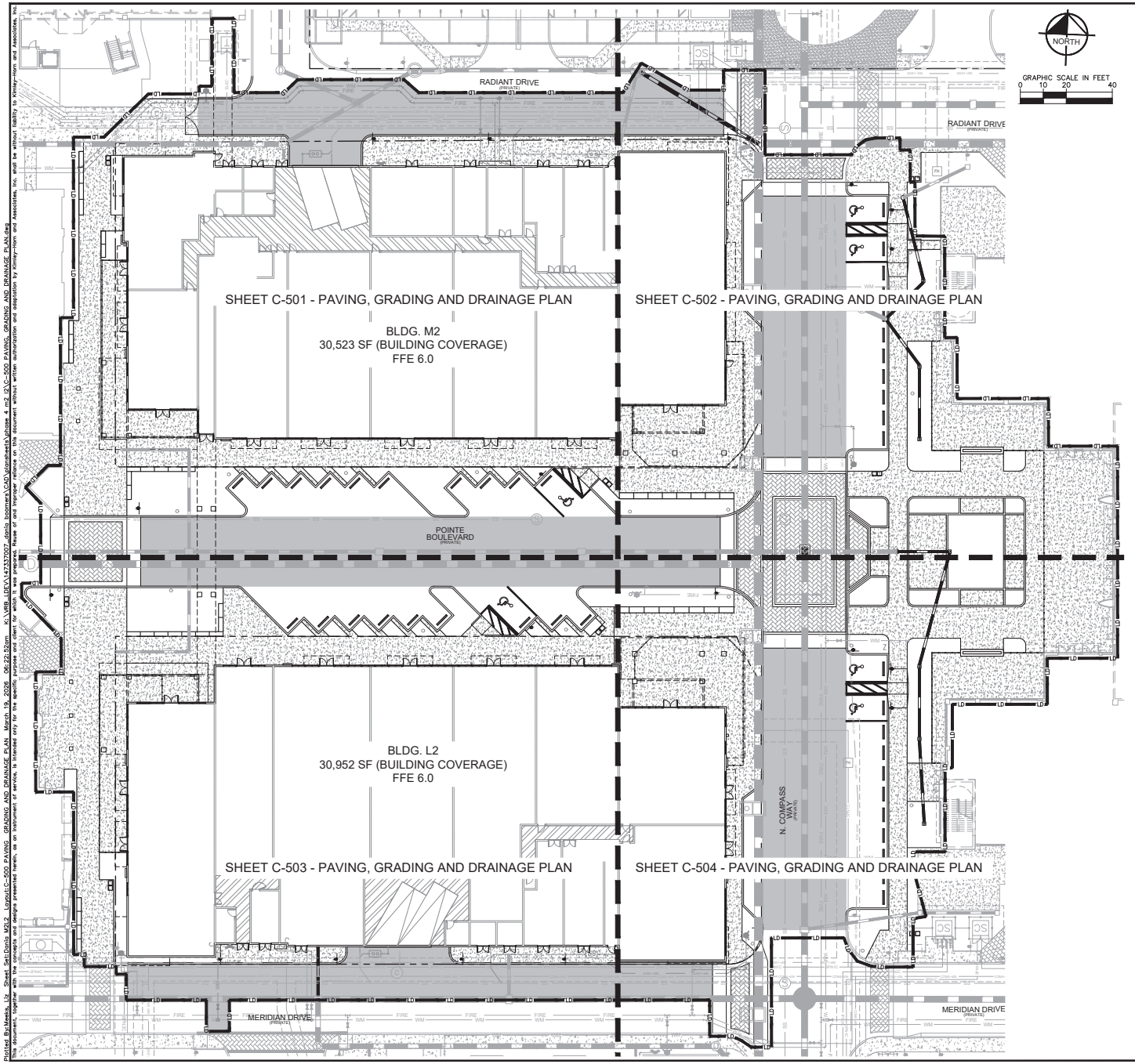
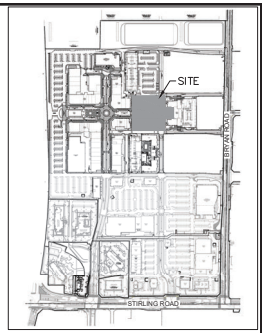


NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



OVERALL PLAN
N.T.S.

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
2. ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
3. ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
4. ACCESSIBLE SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 8' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
5. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280,CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
6. ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI AT 28 DAYS WITH FIBERMESH REINFORCEMENT.
7. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   A. RCP CLASS III PER ASTM C-76
   B. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48"Ø AND SMALLER SHALL BE 3/4"x3/4"x7-1/2" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"Ø AND LARGER SHALL BE 3/4"x3/4"x7-1/2" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   C. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294
      JOINTS SHALL BE WATER TIGHT
   D. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
8. CONTRACTOR TO REPLACE ANY SIDEWALK AND EXISTING PAVERS DAMAGED DURING CONSTRUCTION.
9. SPOT ELEVATIONS ARE AT FACE OF CURB UNLESS OTHERWISE NOTED.

LEGEND

	= EXISTING DRAINAGE WELL
	= DRAINAGE MANHOLE
	= DRAINAGE INLET
	= CURB INLET
	= EXFILTRATION PIPE AND TRENCH
	= PROPERTY LINE
	= RIGHT OF WAY
	= EXISTING STORM DRAIN
	= EXISTING PERIMETER BERM
C.O.	= CLEAN OUT
SD	= STORM DRAIN
YD	= YARD DRAIN
TOS	= TOP OF SIDEWALK GRADE
TOC	= TOP OF CURB GRADE
HP	= HIGH POINT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

GREGORY D WILFONG

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3/19/2026

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

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2	REVS PER DRC COMMENTS	12/4/25	ESM

GREGORY D. WILFONG LICENSE No. 63166 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT	147507000
DATE	10/02/2025
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	GDW

PAVING, GRADING AND DRAINAGE PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC

CITY OF DANIA BEACH FLORIDA

SHEET NUMBER C-500

Plotted By:Mertis, Liz Sheet Set:Dania M2.2 Layout:C-500 PAVING, GRADING AND DRAINAGE PLAN March 19, 2026 08:22:52pm K:\MIB_LDEV\147337007 dania boomers\CAD\plotsheets\Volume 4 - m2 (2)\C-500 PAVING, GRADING AND DRAINAGE PLAN.dwg
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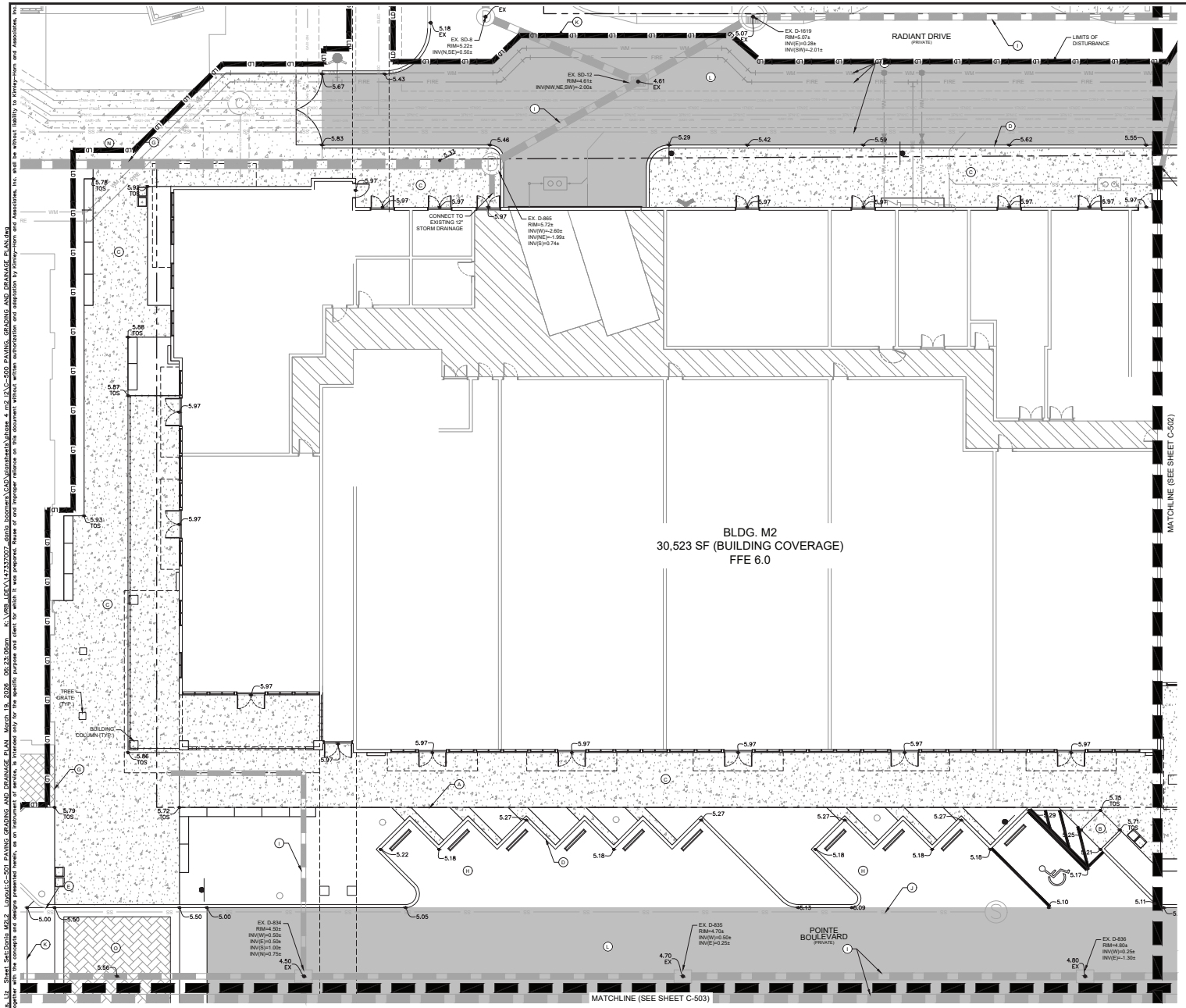

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (TYP.)
- (C) SIDEWALK (REFER TO HARDSCAPE PLANS FOR TREATMENT)
- (D) FDOT TYPE "D" CURB
- (E) TIE TO EXISTING CURB
- (F) EXISTING SIDEWALK
- (G) TIE TO EXISTING SIDEWALK
- (H) STANDARD DUTY PAVEMENT
- (I) EXISTING STORM DRAINAGE
- (J) EXISTING WET UTILITY
- (K) SAWCUT & TIE INTO EXISTING PAVEMENT
- (L) HEAVY DUTY ASPHALT
- (M) EXISTING PAVEMENT
- (N) EXISTING FIRE ACCESS ONLY
- (O) RAISED CROSSWALK
- (P) YARD DRAIN

LEGEND

- = EXISTING DRAINAGE WELL
- = DRAINAGE MANHOLE
- = DRAINAGE INLET
- = CURB INLET
- = EXFILTRATION PIPE AND TRENCH
- = PROPERTY LINE
- = RIGHT OF WAY
- = EXISTING STORM DRAIN
- = EXISTING PERIMETER BERM
- C.O. = CLEAN OUT
- SD = STORM DRAIN
- YD = YARD DRAIN
- TOS = TOP OF SIDEWALK GRADE
- TOC = TOP OF CURB GRADE
- HP = HIGH POINT

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GREGORY D. WILFONG LICENSE No. 63166 STATE OF FLORIDA PROFESSIONAL ENGINEER

GREGORY D WILFONG

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PAVING, GRADING AND DRAINAGE PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER C-501

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-501 PAVING GRADING AND DRAINAGE PLAN March 19, 2026 06:23:06pm K:\MRB_LDE\147337007_dania boomers\CAD\storsheets\phase 4 m2 (2)\C-500 PAVING, GRADING AND DRAINAGE PLAN.dwg
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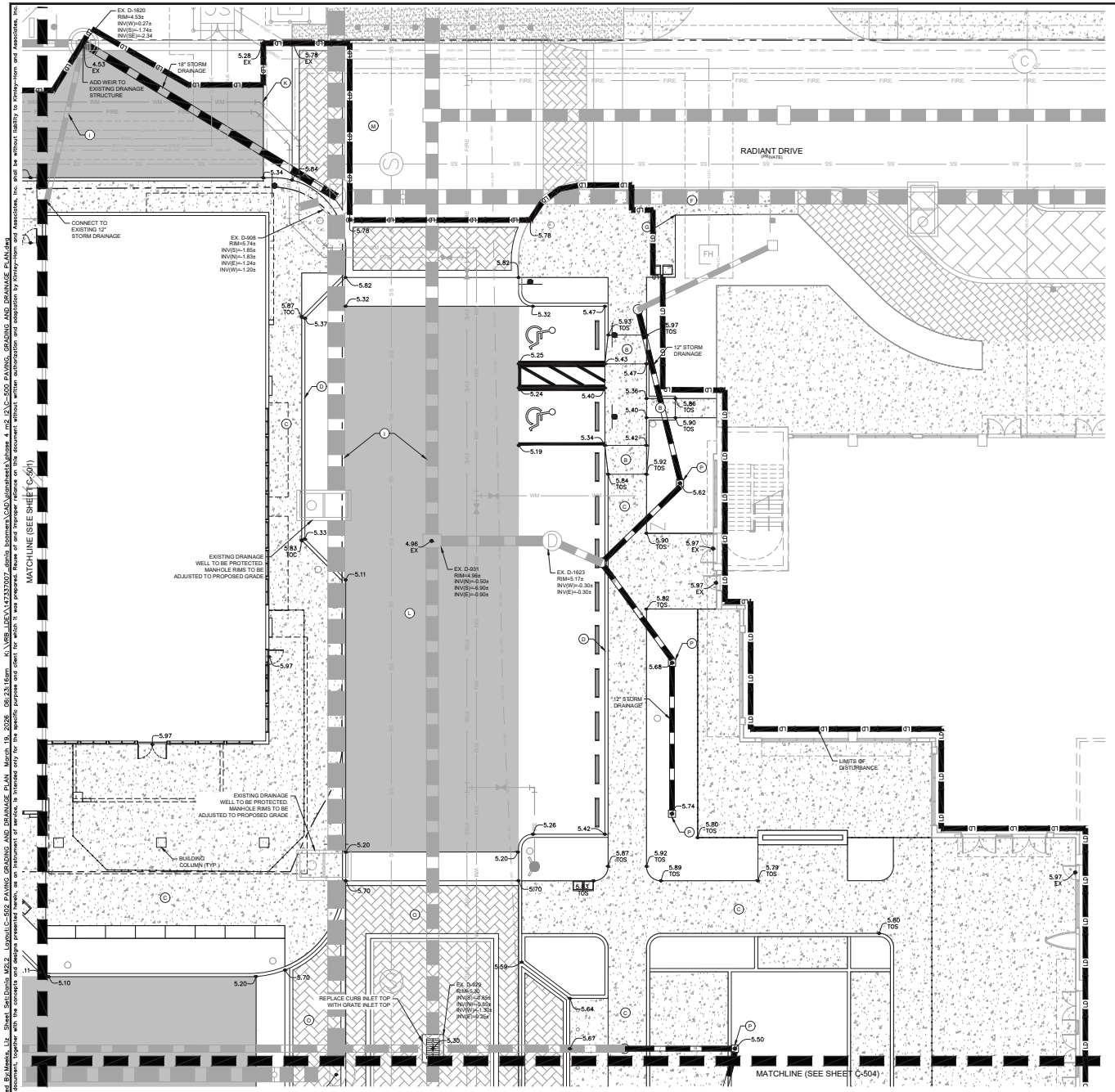

LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (TYP.)
- (C) SIDEWALK (REFER TO HARDSCAPE PLANS FOR TREATMENT)
- (D) FDOT TYPE "D" CURB
- (E) TIE TO EXISTING CURB
- (F) EXISTING SIDEWALK
- (G) TIE TO EXISTING SIDEWALK
- (H) STANDARD DUTY PAVEMENT
- (I) EXISTING STORM DRAINAGE
- (J) EXISTING WET UTILITY
- (K) SAWCUT & TIE INTO EXISTING PAVEMENT
- (L) HEAVY DUTY ASPHALT
- (M) EXISTING PAVEMENT
- (N) EXISTING FIRE ACCESS ONLY
- (O) RAISED CROSSWALK
- (P) YARD DRAIN

LEGEND

- = EXISTING DRAINAGE WELL
- = DRAINAGE MANHOLE
- = DRAINAGE INLET
- = CURB INLET
- = EXFILTRATION PIPE AND TRENCH
- = PROPERTY LINE
- = RIGHT OF WAY
- = EXISTING STORM DRAIN
- = EXISTING PERIMETER BERM
- C.O. = CLEAN OUT
- SD = STORM DRAIN
- YD = YARD DRAIN
- TOS = TOP OF SIDEWALK GRADE
- TOC = TOP OF CURB GRADE
- HP = HIGH POINT

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No.	REVISIONS	DATE	BY
1	REVS PER DRC COMMENTS	3/27/26	ESM
2	REVS PER DRC COMMENTS	12/4/25	ESM

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

GREGORY D. WILFONG — LICENSE No. 63166 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

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KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PAVING, GRADING AND DRAINAGE PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER C-502

Plotted By:Mertis, Liz Sheet Set:Dania M2.2 Layout:C-502 PAVING GRADING AND DRAINAGE PLAN March 19, 2026 06:23:16pm K:\MRB_LDE\147333007_dania pointe\CAD\storsheets\phase 4 m2.2\C-500 PAVING, GRADING AND DRAINAGE PLAN.dwg
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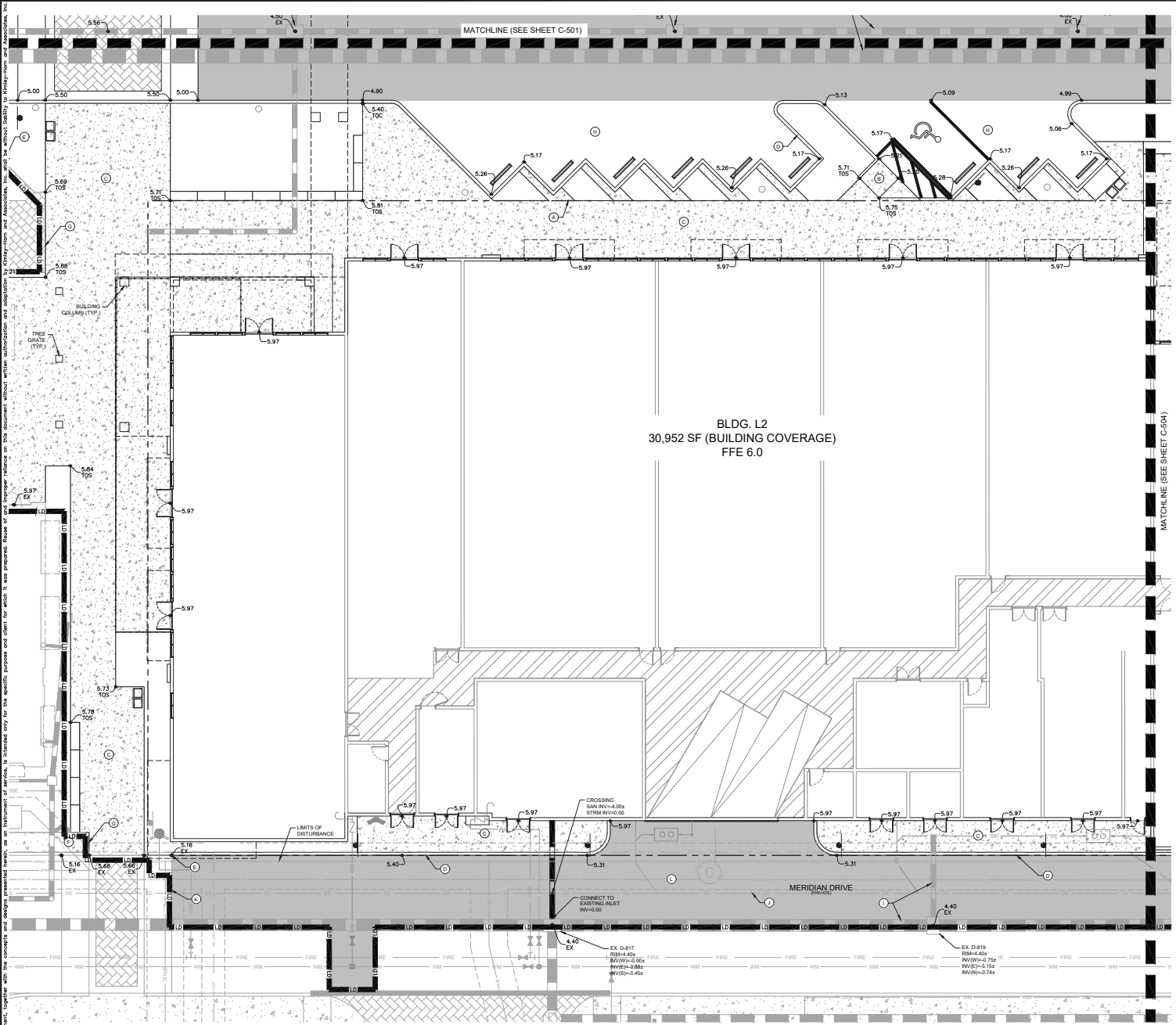

LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (TYP.)
- (C) SIDEWALK (REFER TO HARDSCAPE PLANS FOR TREATMENT)
- (D) FDOT TYPE "D" CURB
- (E) TIE TO EXISTING CURB
- (F) EXISTING SIDEWALK
- (G) TIE TO EXISTING SIDEWALK
- (H) STANDARD DUTY PAVEMENT
- (I) EXISTING STORM DRAINAGE
- (J) EXISTING WET UTILITY
- (K) SAWCUT & TIE INTO EXISTING PAVEMENT
- (L) HEAVY DUTY ASPHALT
- (M) EXISTING PAVEMENT
- (N) EXISTING FIRE ACCESS ONLY
- (O) RAISED CROSSWALK
- (P) YARD DRAIN

LEGEND

- = EXISTING DRAINAGE WELL
- = DRAINAGE MANHOLE
- = DRAINAGE INLET
- = CURB INLET
- = EXFILTRATION PIPE AND TRENCH
- = PROPERTY LINE
- = RIGHT OF WAY
- = EXISTING STORM DRAIN
- = EXISTING PERIMETER BERM
- C.O. = CLEAN OUT
- SD = STORM DRAIN
- YD = YARD DRAIN
- TOS = TOP OF SIDEWALK GRADE
- TOC = TOP OF CURB GRADE
- HP = HIGH POINT

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CITY OF DANIA BEACH FLORIDA

SHEET NUMBER C-503

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-503 PAVING GRADING AND DRAINAGE PLAN March 19, 2026 06:23:26pm K:\WPB_LDEV\147337007-dania pointe\CAD\sheetsets\phase 4 m2.2\C-500 PAVING, GRADING AND DRAINAGE PLAN.dwg
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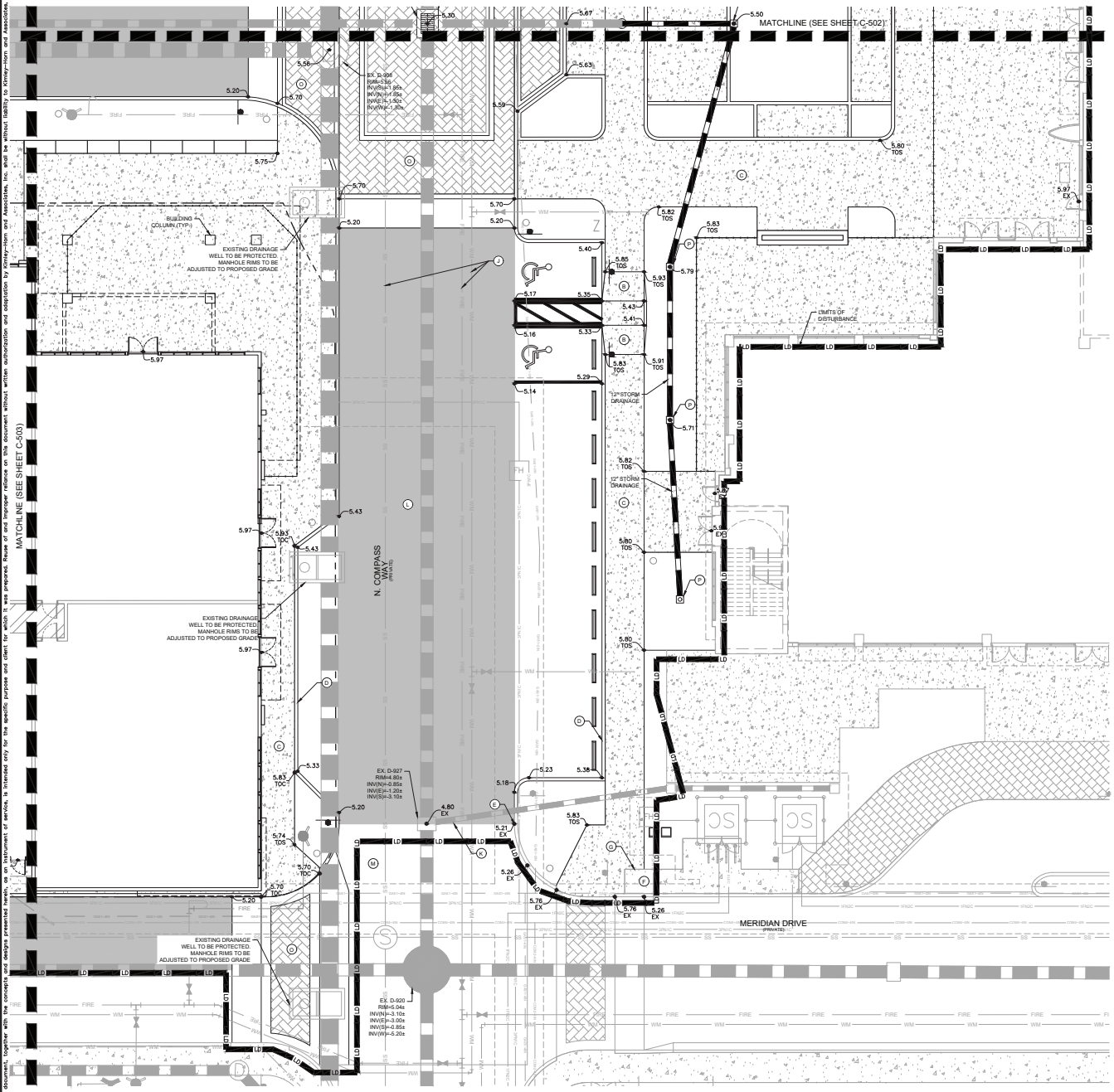

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

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- (B) ACCESSIBLE RAMP (TYP.)
- (C) SIDEWALK (REFER TO HARDSCAPE PLANS FOR TREATMENT)
- (D) FDOT TYPE "D" CURB
- (E) TIE TO EXISTING CURB
- (F) EXISTING SIDEWALK
- (G) TIE TO EXISTING SIDEWALK
- (H) STANDARD DUTY PAVEMENT
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- (K) SAWCUT & TIE INTO EXISTING PAVEMENT
- (L) HEAVY DUTY ASPHALT
- (M) EXISTING PAVEMENT
- (N) EXISTING FIRE ACCESS ONLY
- (O) RAISED CROSSWALK
- (P) YARD DRAIN

LEGEND

- = EXISTING DRAINAGE WELL
- = DRAINAGE MANHOLE
- = DRAINAGE INLET
- = CURB INLET
- = EXFILTRATION PIPE AND TRENCH
- = PROPERTY LINE
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CITY OF DANIA BEACH FLORIDA

SHEET NUMBER C-504

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-504 PAVING GRADING AND DRAINAGE PLAN March 19, 2026 06:23:35pm K:\WPB_LDEV\147337007_dania pointe\CAD\sheetsets\phase 4 m2.2\C-500 PAVING, GRADING AND DRAINAGE PLAN.dwg
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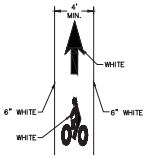
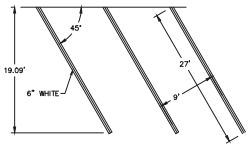
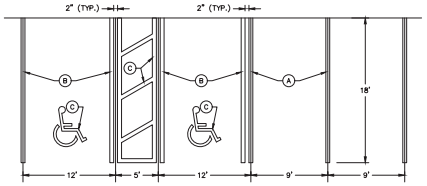


BIKE LANE STRIPING
N.T.S

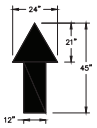


45° STALL STRIPING
N.T.S



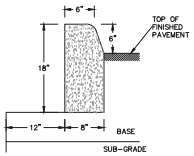
PARKING STALL STRIPING
N.T.S

(A) 6" WHITE
(B) 6" BLUE
(C) 6" WHITE @ 60° (EQUALLY SPACED)

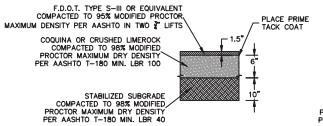


NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT

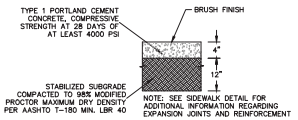
ON-SITE TRAFFIC FLOW ARROW
N.T.S



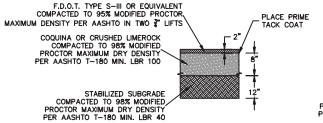
TYPE "D" CURB
N.T.S



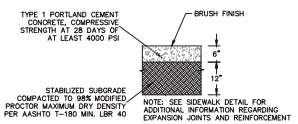
STANDARD DUTY ASPHALT
N.T.S



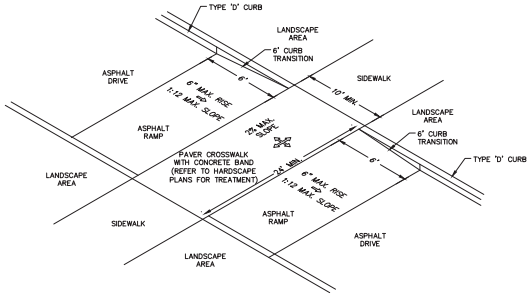
STANDARD DUTY CONCRETE
N.T.S



HEAVY DUTY ASPHALT
N.T.S

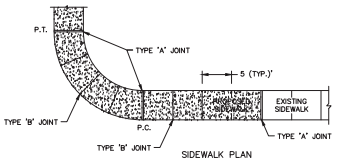


HEAVY DUTY CONCRETE
N.T.S

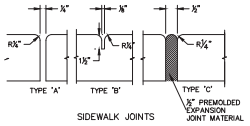


NOTES:
1. ASPHALT RAMP FROM RAISED CROSSWALK DETAIL TO BE USED AT ENTRANCES TO RAISED INTERSECTION AT COMPASS AND POINTE BOULEVARD. PLEASE REFER TO SHEET L1.03 OF THE HARDSCAPE PLANS FOR THE TREATMENT WITHIN THE RAISED INTERSECTION.

RAISED CROSSWALK DETAIL
N.T.S

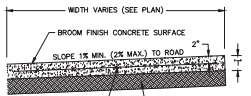


SIDEWALK PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

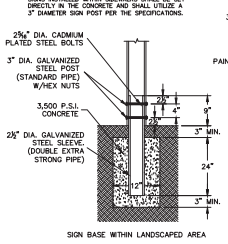


STANDARD CROSS SECTION

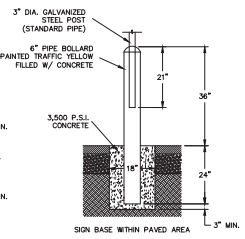
TABLE OF SIDEWALK THICKNESS	
LOCATION	"T"
PEDESTRIAN ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

CONCRETE SIDEWALK
N.T.S

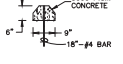


SIGN BASE WITHIN LANDSCAPED AREA

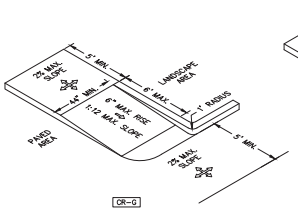


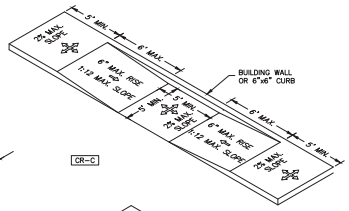
SIGN BASE WITHIN PAVED AREA

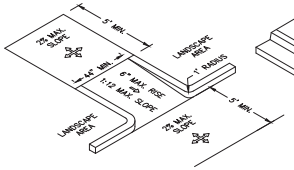
SIGN BASE
N.T.S

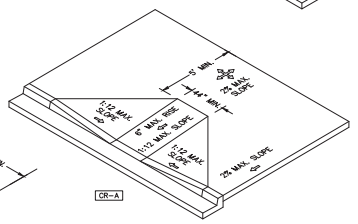


CONCRETE WHEEL STOP
N.T.S



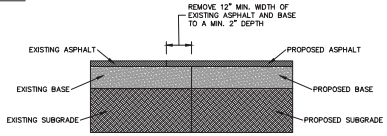






ON-SITE ACCESSIBLE RAMPS
N.T.S

NOTES:
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
2. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
3. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60" X 60" PASSING SPACE EVERY 200 FEET.
4. ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 48" LEVEL LANDING IN BETWEEN.
5. THE ACCESSIBLE ROUTE IN FRONT OF PULL-IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
6. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING, BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS AND USE OF HANDRAILS, PER F.D.C. 11-4.8.
7. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF-WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF F.D.O.T. INDEX 304.
8. CHANGE IN LEVEL ALONG ACCESSIBLE ROUTE IS NOT TO EXCEED ½" WITHOUT A RAMP PER SECTION 11-4.3.8.



SAW-CUT
N.T.S

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PAVING, GRADING AND DRAINAGE DETAILS

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-510

Plotted By:Mieks, Liz Sheet Set:Dania M2.2 Layout:C-510 PAVING, GRADING AND DRAINAGE DETAILS March 19, 2026 06:24:07pm K:\WPB_LDEV\147337007_dania boomers\CAD\xrefsets\xbase 4 m2.dwt
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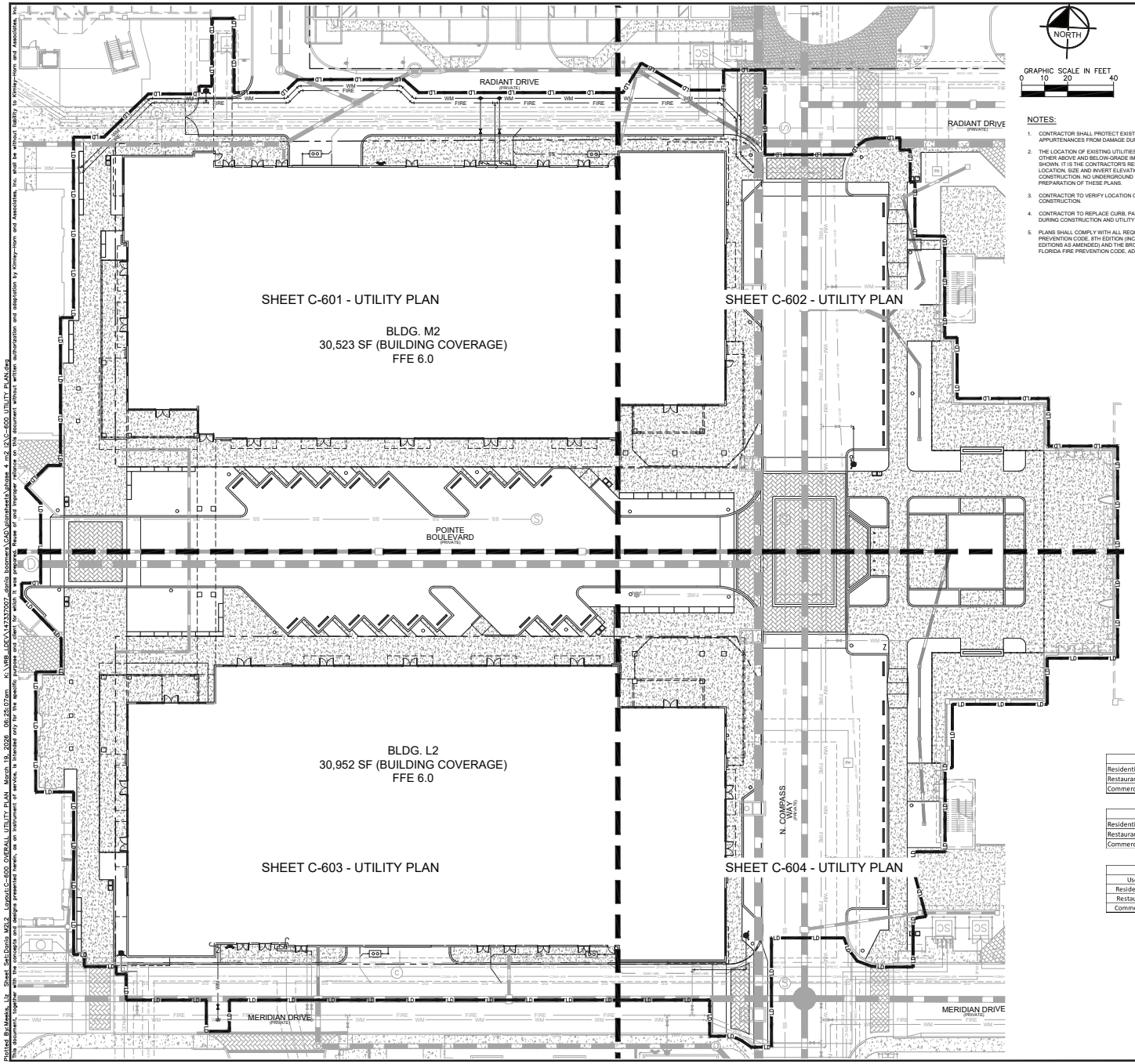

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

NOTES:

1. CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
2. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION. NO UNDERGROUND UTILITY LOCATE WAS PERFORMED IN PREPARATION OF THESE PLANS.
3. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO REPLACE CURB, PAVEMENT, ETC. THAT ARE DISTURBED DURING CONSTRUCTION AND UTILITY TIE-INS.
5. PLANS SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, 8TH EDITION (INCLUDING NFPA 1 AND NFPA 101 2021 EDITIONS AS AMENDED) AND THE BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE, ADOPTED ON JANUARY 11, 2024.

UTILITY LEGEND

- FUTURE PROPERTY / RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- WM — WATER MAIN (WM)
- FIRE — FIRE MAIN
- SS — SANITARY SEWER MAIN
- FM — SANITARY FORCE MAIN
- COM — BURIED TELEPHONE
- BURIED ELECTRIC
- GAS — GAS — GAS — GAS MAIN
- DDCV
- WATER METER AND BFP
- FIRE HYDRANT
- FDC
- GREASE TRAP
- SEWER MANHOLE
- T — TRANSFORMER
- SC — SWITCH CABINET
- POST INDICATOR VALVE
- DRAINAGE WELL
- LIGHT POLE
- SAMPLE POINT
- LIGHT POLE

* EXISTING UTILITIES AND EASEMENTS ARE SHADED IN GREY

Projected Sewer Demand	
Residential	265 UNIT * 250 GPD/UNIT *4 peak factor = 265,000 GPD
Restaurant	18,058 sf * 290 GPD/1000 sf = 5,237 GPD
Commercial	25,457 sf * 30 GPD/1000 sf = 764 GPD

Projected Water Demand	
Residential	265 UNIT * 250 GPD/UNIT *4 peak factor = 265,000 GPD
Restaurant	18,058 sf * 290 GPD/1000 sf = 5,237 GPD
Commercial	25,457 sf * 30 GPD/1000 sf = 764 GPD

Projected Solid Waste Generation			
Use	Calculation	Occupants	Total (lbs)
Residential	8.9 lbs/capita/day	550	4895
Restaurant	8.9 lbs/capita/day	350	3115
Commercial	8.9 lbs/capita/day	100	890

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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No.	REVISIONS	DATE	BY
1	REVS PER DRC COMMENTS	2/27/26	ESM
2	REVS PER DRC COMMENTS	12/4/25	ESM

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

GREGORY D. WILFONG
LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

3/19/2026

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KHA PROJECT	147507000
DATE	10/02/2025
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	GDW

UTILITY PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC

CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-600

Plotted By:Mertis, Liz Sheet Set:Dania M2.2 Layout:C-600_OVERALL UTILITY PLAN March 19, 2026 06:25:07pm K:\VRB_LSE\147337007 dania boomers\CAD\plansheet\phase 4_m2 (2)\C-600_UTILITY PLAN.dwg
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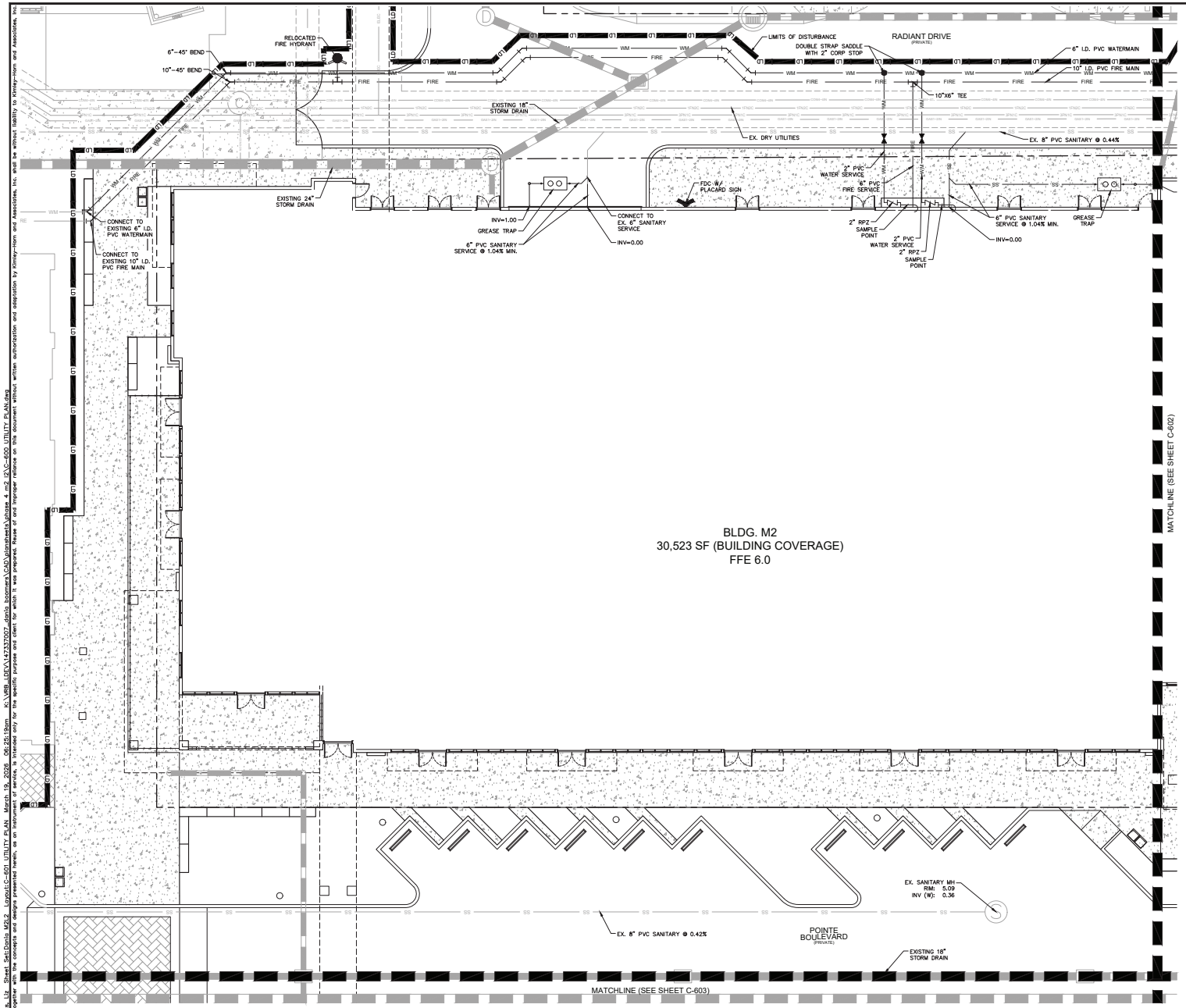

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

UTILITY LEGEND

- FUTURE PROPERTY / RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- WM — WATER MAIN (WM)
- FIRE — FIRE MAIN
- SS — SANITARY SEWER MAIN
- FM — SANITARY FORCE MAIN
- COM — BURIED TELEPHONE
- BURIED ELECTRIC
- GAS — GAS MAIN
- DDCV
- WATER METER AND BFP
- FIRE HYDRANT
- FDC
- GREASE TRAP
- SEWER MANHOLE
- TRANSFORMER
- SWITCH CABINET
- POST INDICATOR VALVE
- DRAINAGE WELL
- LIGHT POLE
- SAMPLE POINT
- LIGHT POLE

* EXISTING UTILITIES AND EASEMENTS ARE SHADED IN GREY

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Always call 811 two full business days before you dig to have underground utilities located and marked.

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2	REVS PER DRC COMMENTS	12/4/25	ESM

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GREGORY D. WILFONG
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No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

UTILITY PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-601

Plotted By:Maeta, Liz Sheet Set:Dania M2.2 Layout:C-601 UTILITY PLAN March 19, 2026 06:25:19pm K:\VB9_LDEV\147337007.dania boomer\CAD\plansheet\Volume 4_m2.2\C-600 UTILITY PLAN.dwg
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Plotted By:Meeks, Liz Sheet Set:Dania M2L2 Layout:C-602 UTILITY PLAN March 19, 2026 06:25:29am K:\VRB_LDEV\147337007_dania boomers\CAD\plansheets\phase 4 m2 l2\C-600 UTILITY PLAN.dwg
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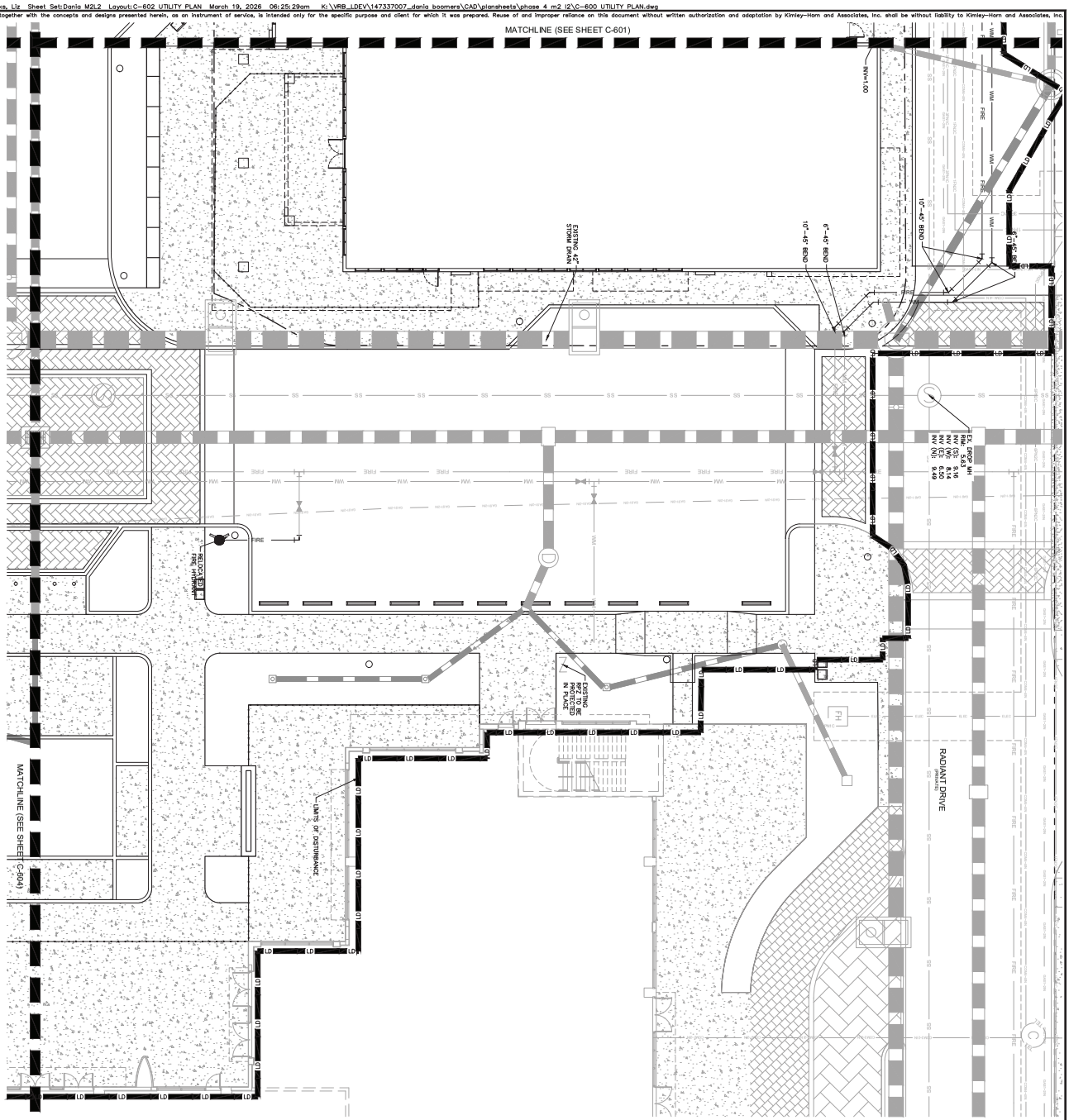

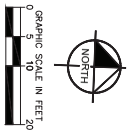

UTILITY LEGEND

- FUTURE PROPERTY / RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- WATER MAIN (WM)
- FIRE MAIN (FM)
- SANITARY SEWER MAIN
- SANITARY FORCE MAIN
- BURIED TELEPHONE
- BURIED ELECTRIC
- GAS MAIN
- BOLLARD
- WATER METER AND BFP
- FIRE HYDRANT
- FDC
- GREASE TRAP
- SEWER MANHOLE
- TRANSFORMER
- SIGN / MONUMENT
- POST INDICATOR VALVE
- DRAINAGE WELL
- LIGHT POLE
- SAMPLE POINT
- LIGHT POLE

* EXISTING UTILITIES AND EASEMENTS ARE SHADED IN GREY

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SHEET NUMBER C-602

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

UTILITY PLAN

KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PROFESSIONAL ENGINEER ★ GREGORY D. WILFONG ★ No. 63166 ★ STATE OF FLORIDA ★ LICENSED

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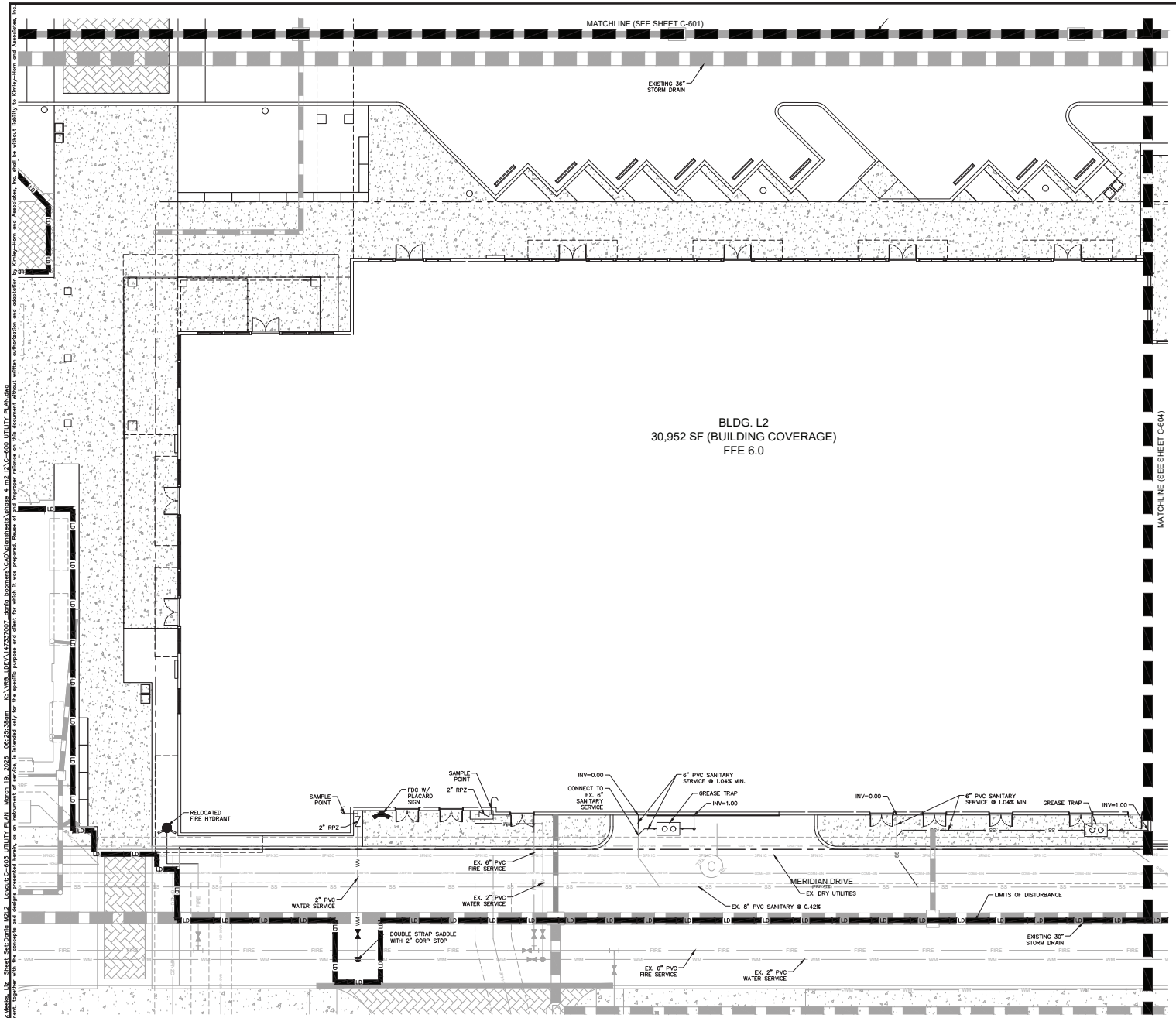
2	REVS PER DRC COMMENTS	12/4/25	ESM



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

UTILITY LEGEND

- FUTURE PROPERTY / RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- WM — WATER MAIN (WM)
- FIRE — FIRE MAIN
- SS — SANITARY SEWER MAIN
- FM — SANITARY FORCE MAIN
- COM — BURIED TELEPHONE
- BURIED ELECTRIC
- GAS — GAS MAIN
- DDCV
- WATER METER AND BFP
- FIRE HYDRANT
- FDC
- GREASE TRAP
- SEWER MANHOLE
- TRANSFORMER
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LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

UTILITY PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-603

Plotted By:Mertis, Liz Sheet Set:Dania M2.2 Layout:C-603_UTILITY PLAN March 19, 2026 06:25:38pm K:\WEB_LDEV\147337007_dania boomers\CAD\plansheet\Vdania 4.mx2 (2)C-600_UTILITY PLAN.dwg
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Plotted By:Meeks, Liz Sheet Set:Dania M2L2 Layout:C-604 UTILITY PLAN March 19, 2026 06:25:48am K:\VRB_LDEV\147337007_dania boomers\CAD\plansheets\phase 4 m2 l2\C-600 UTILITY PLAN.dwg
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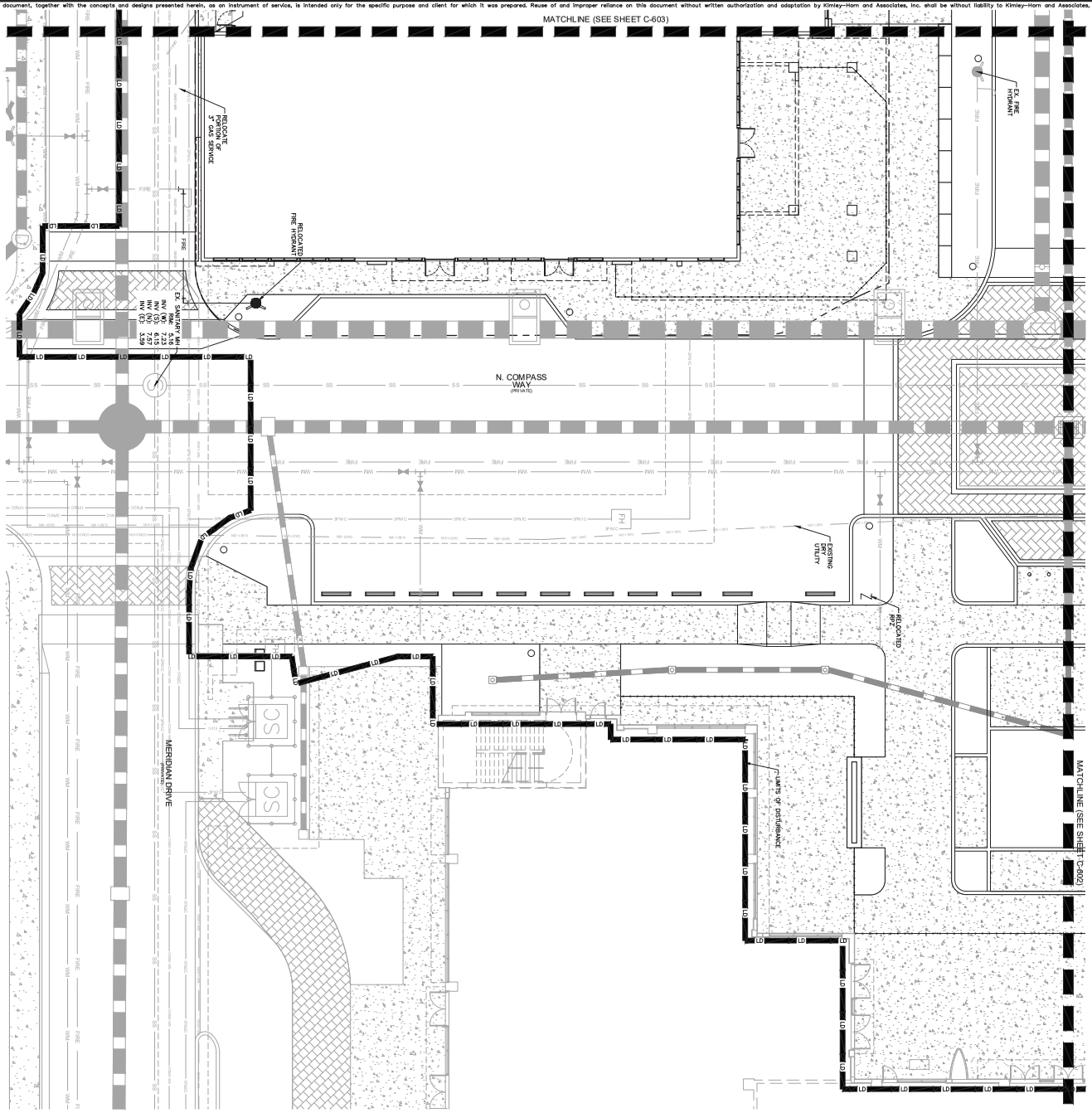

UTILITY LEGEND

- FUTURE PROPERTY / RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- WATER MAIN (WM)
- FORCE MAIN (FM)
- SANITARY SEWER MAIN (SS)
- SANITARY FORCE MAIN (FM)
- BURIED TELEPHONE (OH)
- BURIED ELECTRIC (OH)
- GAS MAIN (GM)
- BLDG. METER AND BFP
- FIRE HYDRANT
- FDC
- GREASE TRAP
- SEWER MANHOLE
- TRANSFORMER
- SIGN / SIGNAGE
- POST INDICATOR VALVE
- DRAINAGE WELL
- LIGHT POLE
- SAMPLE POINT
- LIGHT POLE

* EXISTING UTILITIES AND EASEMENTS ARE SHADED IN GREY

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SHEET NUMBER C-604

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

UTILITY PLAN

KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PROFESSIONAL ENGINEER ★ GREGORY D. WILFONG ★ No. 63166 ★ STATE OF FLORIDA ★ LICENSE

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PHONE: 772-794-4100
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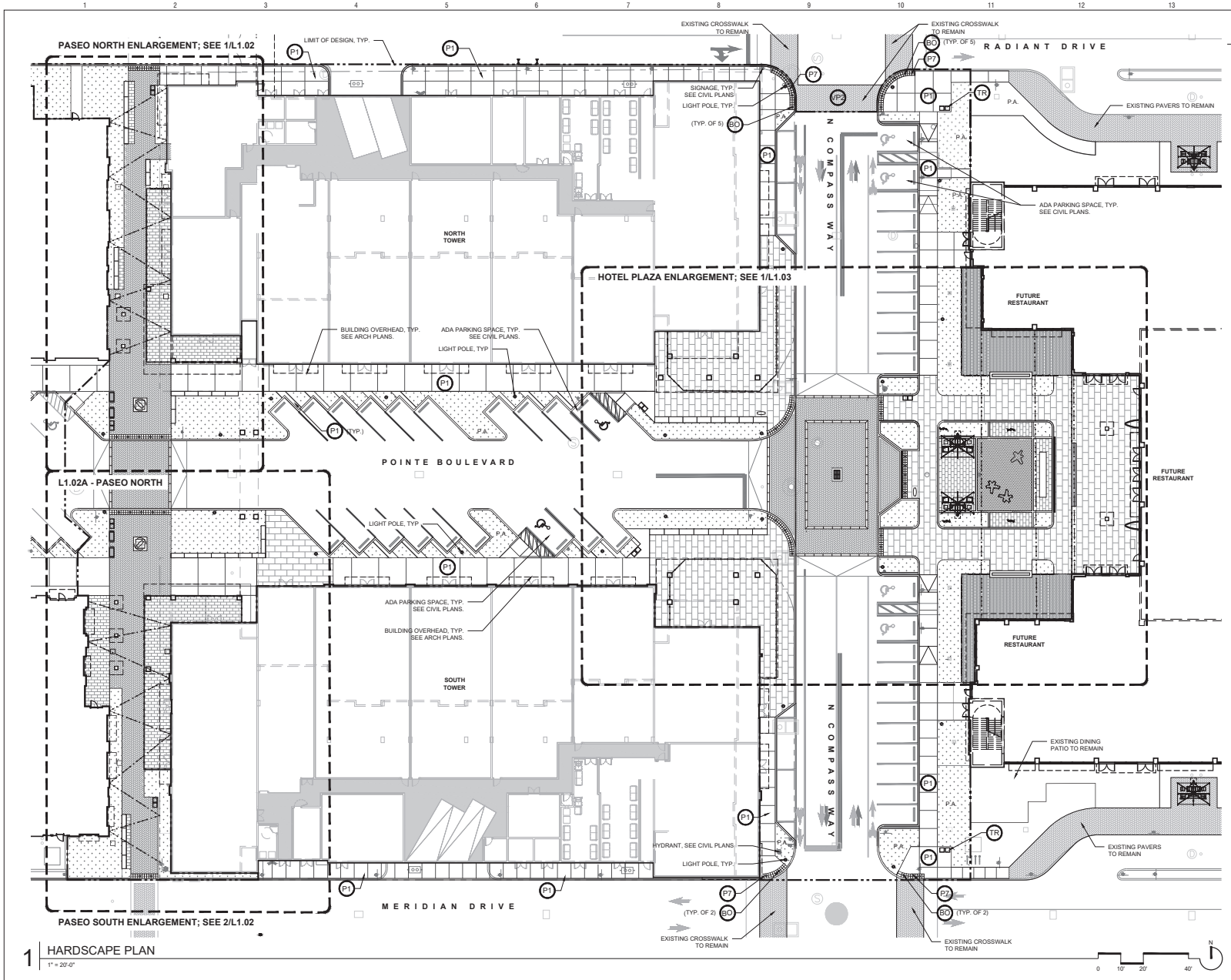
2	REVS PER DRC COMMENTS	12/4/25	ESM



1 HARDSCAPE PLAN
1" = 20'-0"

HARDSCAPE KEY

VEHICULAR PAVING

- VP1 — ASPHALT ROADWAY BY CIVIL; SEE PLAN FOR RAMPING CONDITION
- VP2 — 3 LA1.01 — VEHICULAR CONCRETE UNIT PAVER TYPE A
- VP3 — 3 LA1.01 — VEHICULAR CONCRETE UNIT PAVER TYPE B

PEDESTRIAN PAVING

- P1 — 2 LA1.01 — CONCRETE PAVEMENT
- P2 — 4 LA1.01 — CONCRETE UNIT PAVER (TO MATCH EXISTING 'NAPOLI' PAVER BY BELGARD)
- P3 — 4 LA1.01 — PLANK PAVER AT DINING ZONES
- P4 — 4 LA1.01 — LARGE FORMAT PAVER MIX A (COLOR BLEND TBD)
- P5 — 4 LA1.01 — LARGE FORMAT PAVER MIX B (COLOR BLEND TBD)
- P6 — 4 LA1.01 — PLANK PAVER AT PLAZA
- P7 — 12 LA1.01 — DETECTABLE ADA WARNING PAVER
- AT — 6 LA1.01 — ARTIFICIAL TURF
- E1 — 5 LA1.01 — PAVER EDGE RESTRAINT
- FB — 8 LA1.01 — 12" FLUSH CONCRETE BAND; COLOR: STANDARD WHITE

CURBS AND WALLS

- C1 — 9 LA1.01 — 8" WIDE FLUSH CONCRETE BAND; COLOR: STANDARD WHITE; SEE PLAN FOR CONTROL JOINT LOCATIONS
- C2 — 10 LA1.01 — 8" WIDE CONCRETE CURB, 6" HT; COLOR: STANDARD WHITE; SEE PLAN FOR CONTROL JOINT LOCATIONS.
- W1 — 1 LA1.02 — CIP CONCRETE SEAT WALL WITH TOE-KICK REVEAL
- W2 — 2 LA1.02 — CIP CONCRETE FEATURE WALL

SITE AMENITIES

- B1 — 1 LA1.03 — BACKLESS BENCH
- B2 — 3 LA1.03 — LINEAR PLATFORM BENCH WITH LED TOEKICK
- B3 — 7 LA1.03 — SMALL SCULPTURAL SEATING ELEMENT
- B4 — 8 LA1.03 — LARGE SCULPTURAL SEATING ELEMENT
- BR — 2 LA1.03 — BIKE RACK
- BO — 3 LA1.03 — DECORATIVE BOLLARD
- D1 — 5 LA1.03 — AREA DRAIN COVER
- D2 — 6 LA1.03 — TRENCH DRAIN COVER
- PG — 4 LA1.03 — TREE PAVER GRATE
- TR — 4 LA1.03 — TRASH & RECYCLING RECEPTACLES; (TO MATCH EXISTING ON SITE)

P.A. — PLANTED AREA; SEE PLANTING PLAN L5.01/L5.02

LOD — LIMIT OF DESIGN

PLAN LEGEND

- PROPOSED STREET LIGHT POLE; SEE ARCH PLANS
- PROPOSED PLAZA LIGHT POLE; SEE ARCH PLANS

Scott Rykiel
Digitally signed by Scott Rykiel
Date: 2026.03.18 10:35:17 -04'00'

MAHAN RYKIEL ASSOCIATES INC

Dania Pointe - Mixed-Use Towers
Dania Beach, FL

Owner
Kimco
81 SW 18TH AVE.
DANIA BEACH, FL 33004
t.203.761.8951

Architect
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8950 SW 74 Court, Suite 1513
MIAMI, FL 33156
t.305.273.9424

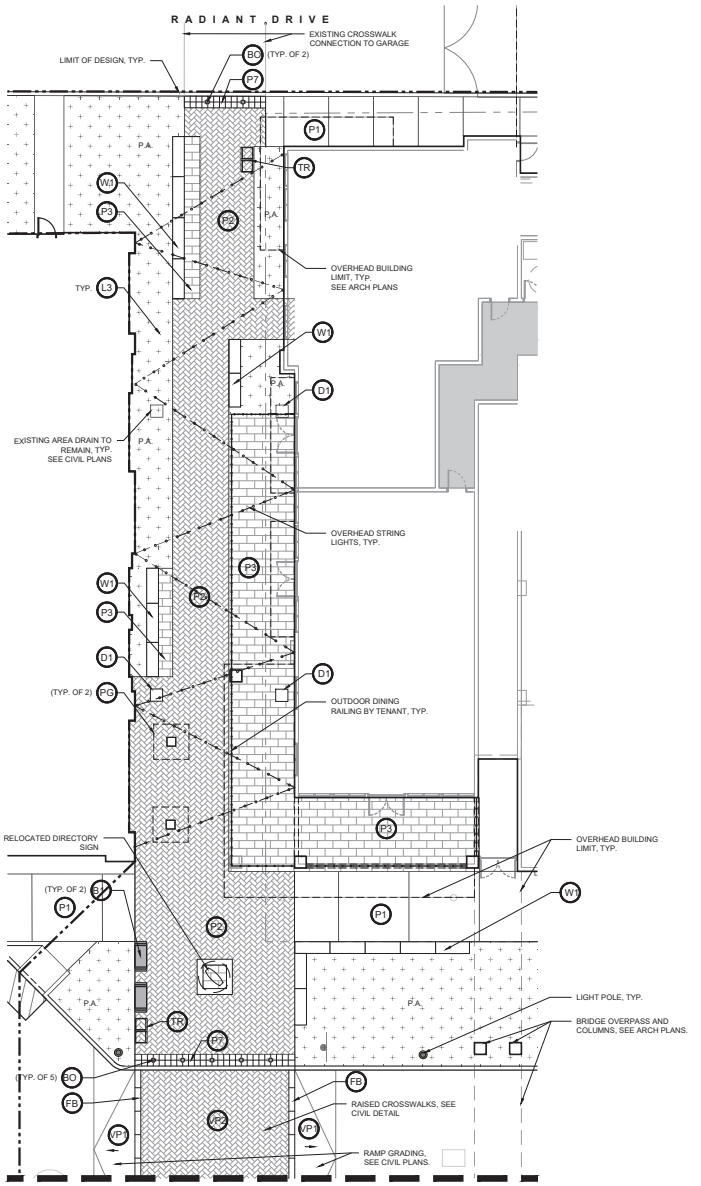
Civil Engineer
Kimley Horn
445 24th Street, Suite 200
VERO BEACH, FL 32960
t.772.794.4100

SEAL
REGISTERED LANDSCAPE ARCHITECT SCOTT J. RYKIEL LA 1220 STATE OF FLORIDA

ISSUED FOR	DATE
DCR SUBMISSION	10/02/2025
DCR SUBMISSION 2	12/04/2025
REVISION #3	02/27/2026

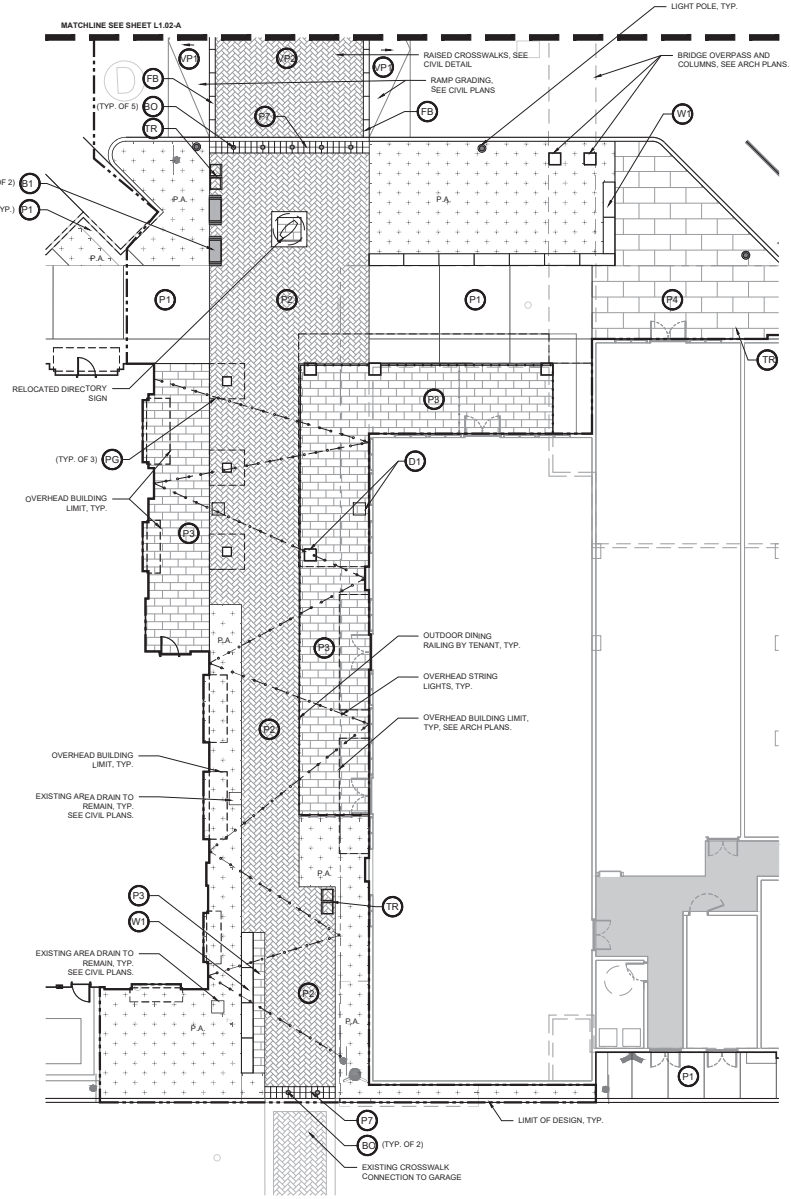
PROJECT NO. 25032 | SCALE : As Shown
DRAWN BY : GS,TD | REVIEWED BY : MR,TD

L1.01
HARDSCAPE PLAN



1 PASEO NORTH HARDSCAPE ENLARGEMENT PLAN

1" = 10'-0"



2 PASEO SOUTH HARDSCAPE ENLARGEMENT PLAN

1" = 10'-0"

HARDSCAPE KEY

VEHICULAR PAVING

- VP1 — ASPHALT ROADWAY BY CIVIL; SEE PLAN FOR RAMPING CONDITION
- VP2 — 3 LA1.01 — VEHICULAR CONCRETE UNIT PAVER TYPE A
- VP3 — 3 LA1.01 — VEHICULAR CONCRETE UNIT PAVER TYPE B

PEDESTRIAN PAVING

- P1 — 2 LA1.01 — CONCRETE PAVEMENT
- P2 — 4 LA1.01 — CONCRETE UNIT PAVER (TO MATCH EXISTING 'NAPOLI' PAVER BY BELGARD)
- P3 — 4 LA1.01 — PLANK PAVER AT DINING ZONES
- P4 — 4 LA1.01 — LARGE FORMAT PAVER MIX A (COLOR BLEND TBD)
- P5 — 4 LA1.01 — LARGE FORMAT PAVER MIX B (COLOR BLEND TBD)
- P6 — 4 LA1.01 — PLANK PAVER AT PLAZA
- P7 — 12 LA1.01 — DETECTABLE ADA WARNING PAVER
- AT — 6 LA1.01 — ARTIFICIAL TURF
- E1 — 5 LA1.01 — PAVER EDGE RESTRAINT
- FB — 6 LA1.01 — 12" FLUSH CONCRETE BAND; COLOR: STANDARD WHITE

CURBS AND WALLS

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- TR — 4 LA1.03 — TRASH & RECYCLING RECEPTACLES; (TO MATCH EXISTING ON SITE)

P.A. — PLANTED AREA; SEE PLANTING PLAN L5.01/L5.02

LOD — LIMIT OF DESIGN

PLAN LEGEND

- PROPOSED STREET LIGHT POLE; SEE ARCH PLANS
- PROPOSED PLAZA LIGHT POLE; SEE ARCH PLANS

Scott Rykiel

Digitally signed by Scott Rykiel
Date: 2026.03.18 10:06:28 -04'00'

MAHAN RYKIEL ASSOCIATES INC.

Dania Pointe - Mixed-Use Towers

Dania Beach, FL

Owner
Kimco
81 SW 18TH AVE.
DANIA BEACH, FL 33004
t.203.761.8951

Architect
MSA
8950 SW 74 Court, Suite 1513
MIAMI, FL 33156
t.305.273.9424

Civil Engineer
Kimley Horn
445 24th Street, Suite 200
VERO BEACH, FL 32960
t.772.794.4100

SEAL

REGISTERED LANDSCAPE ARCHITECT — SCOTT J. RYKIEL — LA 1220 — STATE OF FLORIDA

ISSUED FOR	DATE
DCR SUBMISSION	10/02/2025
DCR SUBMISSION 2	12/04/2025
REVISION #3	02/27/2026

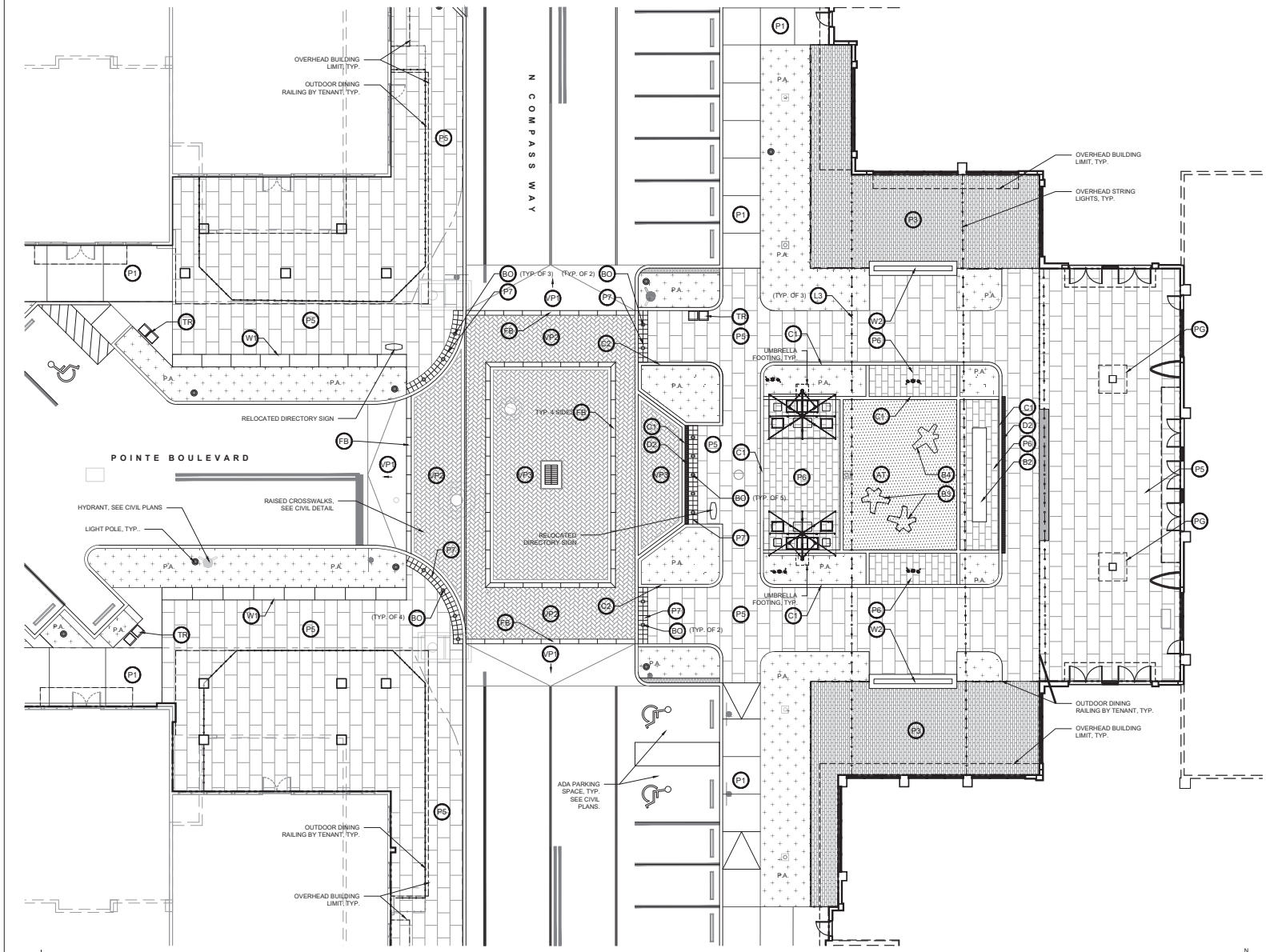
PROJECT NO. 25032 | SCALE : As Shown

DRAWN BY : GS,TD | REVIEWED BY : MR,TD

L1.02

HARDSCAPE ENLARGEMENT PLAN

S:\25 Projects\25032 Dania Pointe Phase IV Buildings\MRA\02 SD\CAD\Sheets\L1.02 Hardscape Enlargement Plan.dwg, 3/10/2026 3:58:28 PM, _AutoCAD PDF (General Documentation).pc3



1 HOTEL PLAZA HARDSCAPE ENLARGEMENT PLAN
1" = 10'-0"

0 5' 10' 20'

HARDSCAPE KEY

VEHICULAR PAVING

- VP1 — ASPHALT ROADWAY BY CIVIL; SEE PLAN FOR RAMPING CONDITION
- VP2 — 3 LA1.01 — VEHICULAR CONCRETE UNIT PAVER TYPE A
- VP3 — 3 LA1.01 — VEHICULAR CONCRETE UNIT PAVER TYPE B

PEDESTRIAN PAVING

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- P5 — 4 LA1.01 — LARGE FORMAT PAVER MIX B (COLOR BLEND TBD)
- P6 — 4 LA1.01 — PLANK PAVER AT PLAZA
- P7 — 12 LA1.01 — DETECTABLE ADA WARNING PAVER
- AT — 6 LA1.01 — ARTIFICIAL TURF
- E1 — 5 LA1.01 — PAVER EDGE RESTRAINT
- FB — 6 LA1.01 — 12" FLUSH CONCRETE BAND; COLOR: STANDARD WHITE

CURBS AND WALLS

- C1 — 9 LA1.01 — 8" WIDE FLUSH CONCRETE BAND; COLOR: STANDARD WHITE; SEE PLAN FOR CONTROL JOINT LOCATIONS
- C2 — 10 LA1.01 — 8" WIDE CONCRETE CURB, 6" HT; COLOR: STANDARD WHITE; SEE PLAN FOR CONTROL JOINT LOCATIONS.
- W1 — 1 LA1.02 — CIP CONCRETE SEAT WALL WITH TOE-KICK REVEAL
- W2 — 2 LA1.02 — CIP CONCRETE FEATURE WALL

SITE AMENITIES

- B1 — 1 LA1.02 — BACKLESS BENCH
- B2 — 3 LA1.02 — LINEAR PLATFORM BENCH WITH LED TOEKICK
- B3 — 7 LA1.02 — SMALL SCULPTURAL SEATING ELEMENT
- B4 — 8 LA1.02 — LARGE SCULPTURAL SEATING ELEMENT
- BR — 2 LA1.02 — BIKE RACK
- BO — 3 LA1.02 — DECORATIVE BOLLARD
- D1 — 5 LA1.02 — AREA DRAIN COVER
- D2 — 6 LA1.02 — TRENCH DRAIN COVER
- PG — 4 LA1.02 — TREE PAVER GRATE
- TR — 4 LA1.02 — TRASH & RECYCLING RECEPTACLES; (TO MATCH EXISTING ON SITE)

P.A. — PLANTED AREA; SEE PLANTING PLAN L5.01/L5.02

LOD — LIMIT OF DESIGN

PLAN LEGEND

- PROPOSED LIGHT POLE; SEE ARCH PLANS
- PROPOSED PLAZA LIGHT POLE; SEE ARCH PLANS

MAHAN RYKIEL ASSOCIATES INC

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Dania Beach, FL

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SEAL

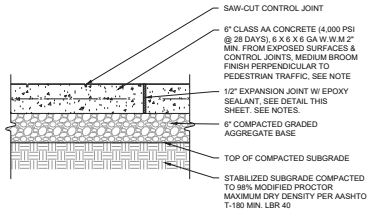
REGISTERED LANDSCAPE ARCHITECT SCOTT J. RYKIEL LA 1220 STATE OF FLORIDA

ISSUED FOR	DATE
DCR SUBMISSION	10/02/2025
DCR SUBMISSION 2	12/04/2025
REVISION #3	02/27/2026

PROJECT NO. 25032 | SCALE : As Shown

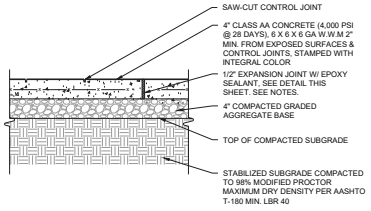
DRAWN BY : GS,TD | REVIEWED BY : MR,TD

L1.03
HARDSCAPE ENLARGEMENT PLAN



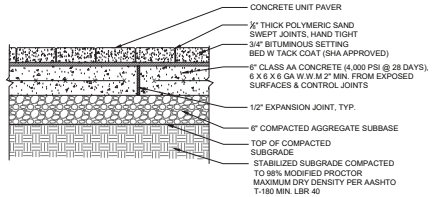
NOTES:
1. REFER TO LAYOUT PLANS FOR EXPANSION JOINT LOCATIONS (NOT TO EXCEED 20' O.C.)
2. REFER TO LAYOUT PLANS FOR CONTROL/SCORE JOINT LOCATIONS.

1 VEHICULAR CONCRETE PAVEMENT
1" = 1'-0"



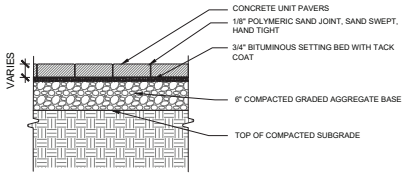
NOTES:
1. REFER TO LAYOUT PLANS FOR EXPANSION JOINT LOCATIONS (NOT TO EXCEED 20' O.C.)
2. REFER TO LAYOUT PLANS FOR CONTROL/SCORE JOINT LOCATIONS.

2 PEDESTRIAN CONCRETE PAVEMENT
1" = 1'-0"



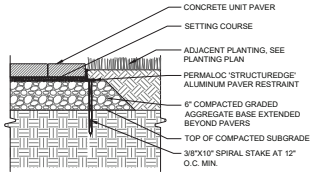
NOTES:
1. PROVIDE EXPANSION JOINT IN CONCRETE BASE OF THE UNIT PAVERS @ 12' O.C. MAX.
2. EXPANSION JOINT TO GO THROUGH CONCRETE BASE ONLY

3 VEHICULAR CONCRETE PAVER
1" = 1'-0"



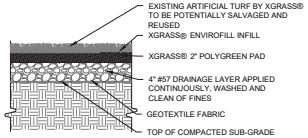
NOTES:
1. SEE PLANS FOR PATTERNS AND EXTENTS
2. SALVAGE AND REUSE EXISTING 4X8 PLAZA PAVERS

4 PEDESTRIAN CONCRETE PAVER
1" = 1'-0"



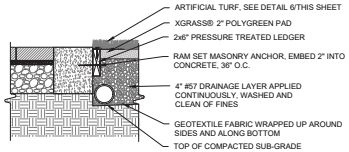
NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. CONNECTION BETWEEN SECTIONS TO UTILIZE MANUFACTURERS' SLIDING CONNECTOR SYSTEM.
3. CORNERS: NOTCH BASE ONLY AND FORM A CONTINUOUS CORNER.

5 STEEL EDGE RESTRAINT
1" = 1'-0"



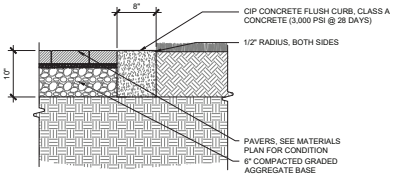
NOTES:
1. SEE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
2. SEE DETAIL 7/THIS SHEET FOR ATTACHMENT.

6 ARTIFICIAL TURF
1" = 1'-0"



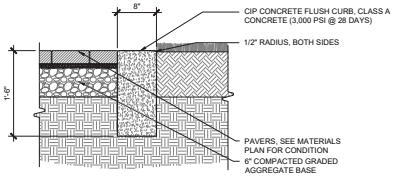
NOTES:
1. SEE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION

7 ARTIFICIAL TURF ATTACHMENT
1" = 1'-0"



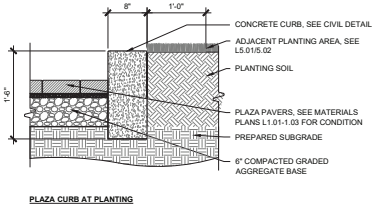
FLUSH CONCRETE BAND

8 FLUSH CONCRETE BAND
1" = 1'-0"



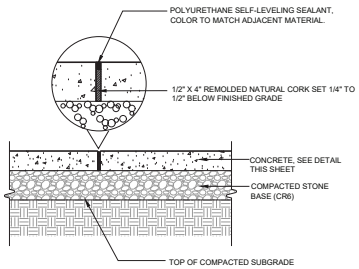
FLUSH CONCRETE CURB

9 FLUSH CONCRETE CURB
1" = 1'-0"



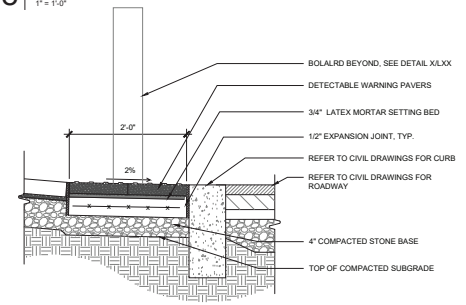
PLAZA CURB AT PLANTING

10 RAISED CONCRETE CURB
1" = 1'-0"



EXPANSION JOINT @ CONCRETE

11 CONCRETE JOINTS, TYP.
1" = 1'-0"



NOTES:
1. REFER TO OWNER FOR STRUCTURAL SLAB ELEVATIONS, DETAILS
2. IF EXISTING WATERPROOFING IS DAMAGED, CONSULT WITH OWNER FOR FURTHER DIRECTION

12 DETECTABLE WARNING PAVER
1" = 1'-0"

MAHAN RYKIEL ASSOCIATES INC
LANDSCAPE ARCHITECTURE

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Dania Beach, FL

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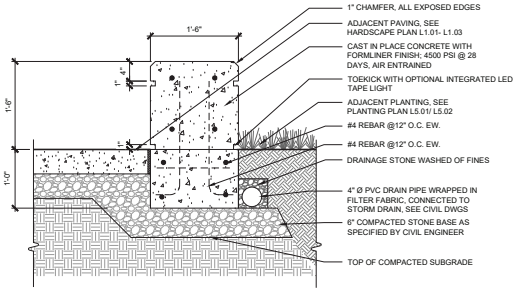
REGISTERED LANDSCAPE ARCHITECT
SCOTT J. RYKIEL
LA 1220
STATE OF FLORIDA

ISSUED FOR	DATE
DCR SUBMISSION	10/02/2025
DCR SUBMISSION 2	12/04/2025
REVISION #3	02/27/2026

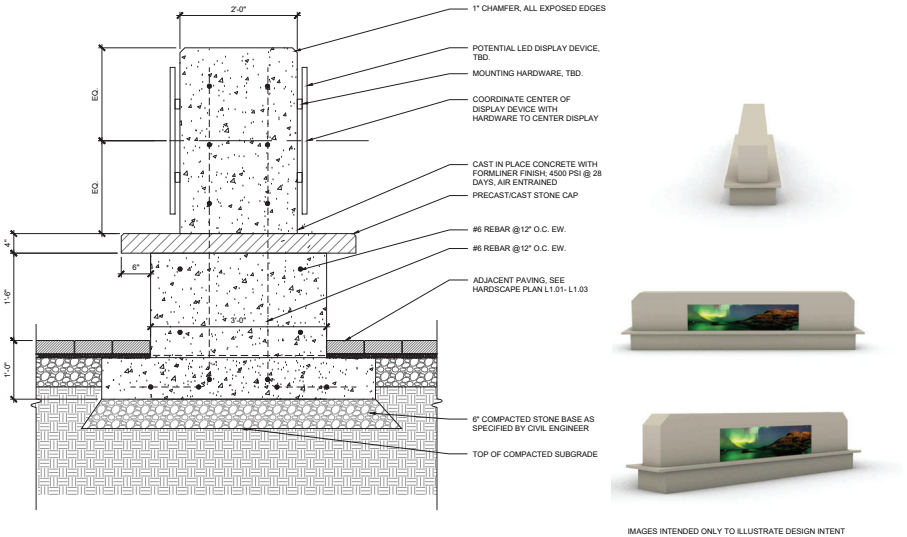
PROJECT NO. 25032
SCALE : As Shown
DRAWN BY : GS,TD
REVIEWED BY : MR,TD

L4.01
HARDSCAPE DETAILS

S:\25 Projects\25032 Dania Pointe Phase IV Buildings\MRA\02 SD\CAD\Sheets\L4.01 Hardscape Details.dwg, 3/10/2026 3:58:57 PM, _AutoCAD PDF (General Documentation).pc3

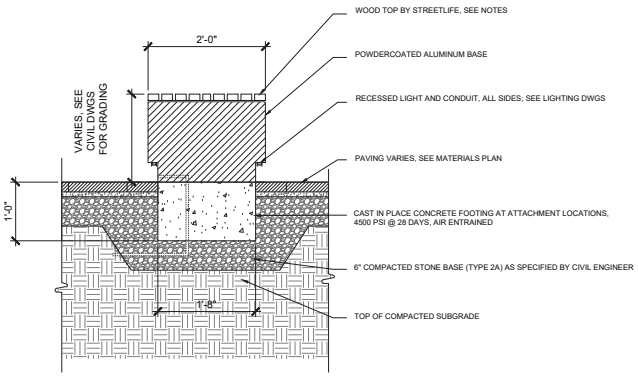


1 CIP CONCRETE SEAT WALL
1" = 1'-0"

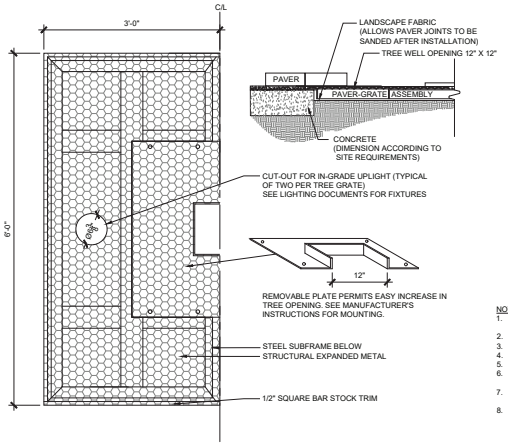


IMAGES INTENDED ONLY TO ILLUSTRATE DESIGN INTENT

2 CIP CONCRETE FEATURE WALL
1" = 1'-0"



3 LINEAR PLATFORM BENCH WITH LED TOEKICK
1" = 1'-0"



NOTES:
1. PAVER-GRATE TREE GRATE IS DESIGNED TO SUPPORT PAVERS ABOVE THE TREE WELL.
2. SUBFRAME IS FULLY WELDED FROM STEEL ANGLE
3. GRATING NUMBER IS 3 EXPANDED STEEL STRUCTURAL GRATING
4. CUSTOM PAVER-GRATE (TM)
5. CUSTOM OPENING SIZES SPECIFIED 12" X 12"
6. GRATES ARE DESIGNED FOR HEAVY PEDESTRIAN TRAFFIC STANDARD FINISH GALVANIZED HOT SPRAY ZINC.
7. DECORATIVE TRIM RING IS OPTIONAL BUT RECOMMENDED TO PREVENT TRIPPING AND/OR SPACE FOR TRASH COLLECTION.
8. SUBMIT SHOP DRAWINGS SHOWING CUT-OUT FOR IN-GRADE LIGHT LOCATIONS.

4 TREE PAVER GRATE
1" = 1'-0"

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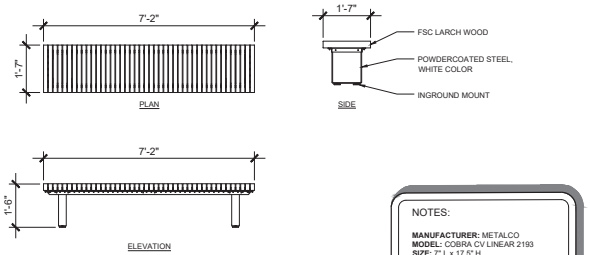
SEAL

REGISTERED LANDSCAPE ARCHITECT SCOTT J. RYKIEL LA 1220 STATE OF FLORIDA

ISSUED FOR	DATE
DCR SUBMISSION	10/02/2025
DCR SUBMISSION 2	12/04/2025
REVISION #3	02/27/2026

PROJECT NO. 25032
SCALE : As Shown
DRAWN BY : GS,TD
REVIEWED BY : MR,TD

L4.02
HARDSCAPE DETAILS



NOTES:

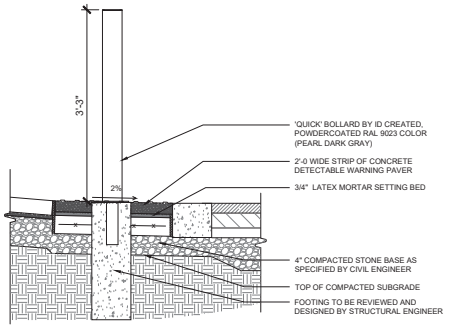
MANUFACTURER: METALCO
MODEL: COBRA CV LINEAR 2193
SIZE: 7" L x 17.5" H
COLOR/FINISH: OIL TREATED IROKO, POWDERCOATED STEEL, COLOR TBD.

1 BACKLESS BENCH
1" = 1'-0"

NOTES:

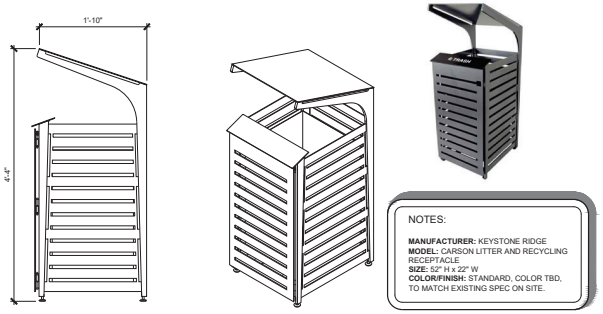
MANUFACTURER: LANDSCAPE FORMS
MODEL: EMERSON
SIZE: 20" L x 30" W x 4" D
COLOR/FINISH: TBD

2 BIKE RACK
1" = 1'-0"



NOTES:
1. FOOTING FOR BOLLARD TO BE REVIEWED AND DESIGNED BY STRUCTURAL ENGINEER.

3 DECORATIVE BOLLARD
1" = 1'-0"



NOTES:

MANUFACTURER: KEYSTONE RIDGE
MODEL: CARSON LITTER AND RECYCLING RECEPTACLE
SIZE: 52" H x 22" W
COLOR/FINISH: STANDARD, COLOR TBD, TO MATCH EXISTING SPEC ON SITE.

4 TRASH & RECYCLING RECEPTACLE
1" = 1'-0"

NOTES:

MANUFACTURER: IRON AGE
MODEL: OBLIO HEEL PROOF
SIZE: 12" L x 12" W
COLOR/FINISH: POWDERCOATED, COLOR TBD.

NOTE: COVER FITS NDS SPEE-D CHANNEL DRAIN BODY

5 AREA DRAIN COVER
1" = 1'-0"

NOTES:

MANUFACTURER: IRON AGE
MODEL: OBLIO HEEL PROOF
SIZE: 20" L x 5" W
COLOR/FINISH: POWDERCOATED, COLOR TBD.

NOTE: COVER FITS NDS SPEE-D CHANNEL DRAIN BODY

6 TRENCH DRAIN COVER
1" = 1'-0"

NOTES:

MANUFACTURER: LANDSCAPE FORMS
MODEL: FLOR BENCH SMALL
SIZE: 73" D x 18" H x 67" L
COLOR/FINISH: WHITE, STANDARD FINISH

7 FLOR BENCH SMALL
1" = 1'-0"

NOTES:

MANUFACTURER: LANDSCAPE FORMS
MODEL: FLOR BENCH LARGE
SIZE: 103" D x 18" H x 67" L
COLOR/FINISH: WHITE, STANDARD FINISH

8 FLOR BENCH LARGE
1" = 1'-0"

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REVISION #3	02/27/2026

PROJECT NO. 25032
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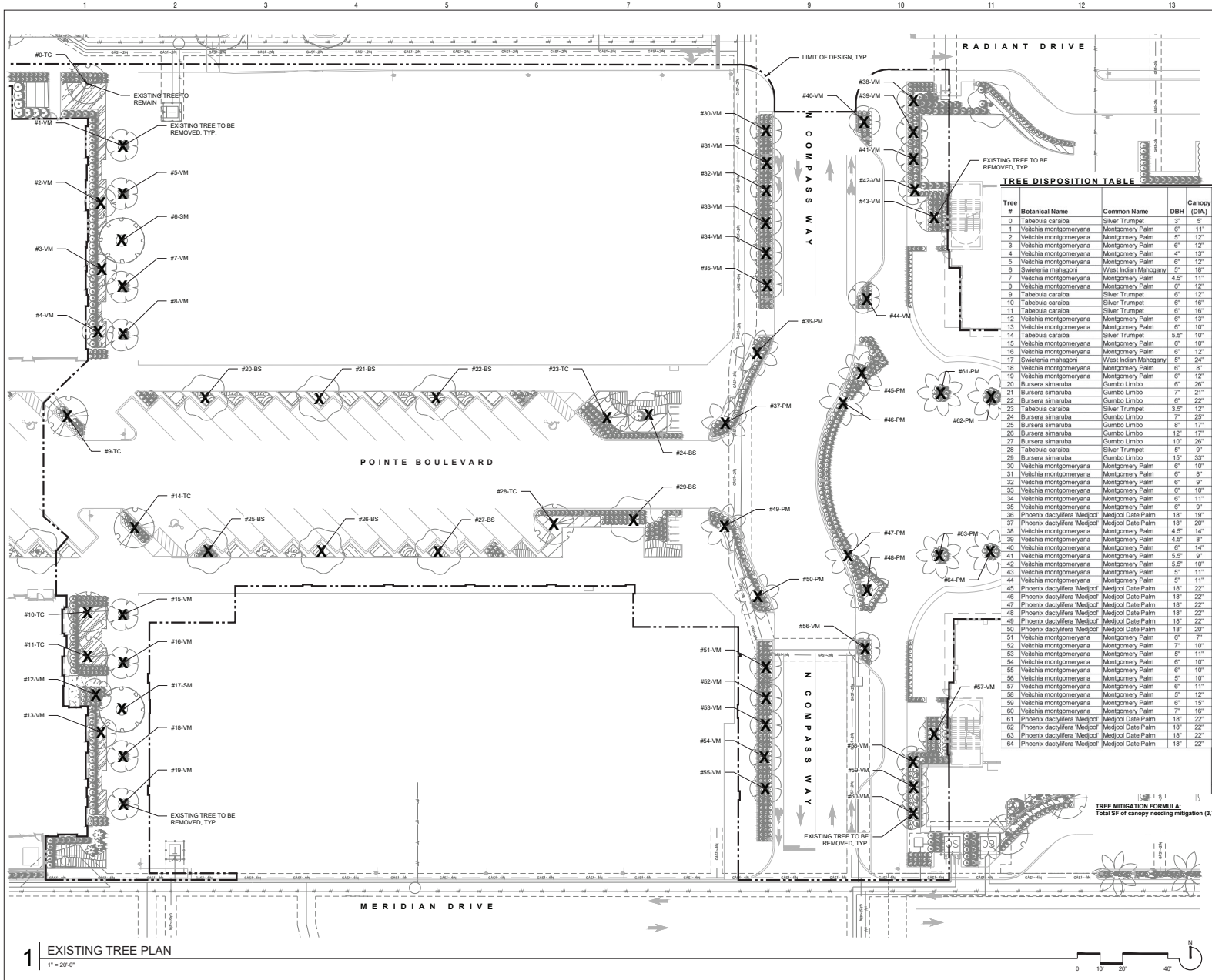
DRAWN BY : GS,TD
REVIEWED BY : MR,TD

L4.03
HARDSCAPE DETAILS

S:\25 Projects\25032 Dania Pointe Phase IV Buildings\MRA\02 SD\CAD\Sheets\L4.03 Hardscape Details.dwg, 3/10/2026 3:58:42 PM, _AutoCAD PDF (General Documentation).pc3



1 EXISTING TREE PLAN
1" = 20'-0"

TREE DISPOSITION TABLE

Tree #	Botanical Name	Common Name	DBH	Canopy (DIA.)	Canopy (SF.) Actual	Canopy Credit (Should)	Condition	%	Disposition	Value (Actual)	Value (Good)
0	Tabebuia caraiba	Silver Trumpet	3"	5'	19.6	300	Good	100%	Remain	$150.00	$150.00
1	Veitchia montgomeryana	Montgomery Palm	6"	11'	95	50	Fair	50%	Remove	$75.00	$150.00
2	Veitchia montgomeryana	Montgomery Palm	5"	12'	113	50	Fair	50%	Remove	$175.00	$350.00
3	Veitchia montgomeryana	Montgomery Palm	6"	12'	113	50	Fair	50%	Remove	$175.00	$350.00
4	Veitchia montgomeryana	Montgomery Palm	4"	13"	132.6	50	Fair	50%	Remove	$175.00	$350.00
5	Veitchia montgomeryana	Montgomery Palm	6"	12'	113	50	Fair	50%	Remove	$175.00	$350.00
6	Swietenia mahagoni	West Indian Mahogany	5"	18"	254	500	Fair	50%	Remove	$125.00	$250.00
7	Veitchia montgomeryana	Montgomery Palm	4.5"	11"	95	50	Fair	50%	Remove	$175.00	$350.00
8	Veitchia montgomeryana	Montgomery Palm	6"	12'	113	50	Fair	50%	Remove	$175.00	$350.00
9	Tabebuia caraiba	Silver Trumpet	6"	12"	113	300	Fair	50%	Remove	$75.00	$150.00
10	Tabebuia caraiba	Silver Trumpet	6"	16"	201	300	Poor	0%	Remove	$0.00	$150.00
11	Tabebuia caraiba	Silver Trumpet	6"	16"	201	300	Fair	50%	Remove	$75.00	$150.00
12	Veitchia montgomeryana	Montgomery Palm	6"	13"	132.6	50	Fair	50%	Remove	$175.00	$350.00
13	Veitchia montgomeryana	Montgomery Palm	6"	10"	78.5	50	Fair	50%	Remove	$175.00	$350.00
14	Tabebuia caraiba	Silver Trumpet	5.5"	10"	78.5	300	Fair	50%	Remove	$75.00	$150.00
15	Veitchia montgomeryana	Montgomery Palm	6"	10"	78.5	50	Fair	50%	Remove	$175.00	$350.00
16	Veitchia montgomeryana	Montgomery Palm	6"	12"	113	50	Fair	50%	Remove	$175.00	$350.00
17	Swietenia mahagoni	West Indian Mahogany	5"	24"	452	500	Good	100%	Remove	$250.00	$250.00
18	Veitchia montgomeryana	Montgomery Palm	6"	8"	50	50	Fair	50%	Remove	$175.00	$350.00
19	Veitchia montgomeryana	Montgomery Palm	6"	12"	113	50	Fair	50%	Remove	$175.00	$350.00
20	Bursera simaruba	Gumbo Limbo	6"	26"	530.7	500	Good	100%	Remove	$145.00	$145.00
21	Bursera simaruba	Gumbo Limbo	7"	21"	113	500	Poor	0%	Remove	$0.00	$145.00
22	Bursera simaruba	Gumbo Limbo	6"	22'	380	500	Fair	50%	Remove	$72.50	$145.00
23	Tabebuia caraiba	Silver Trumpet	3.5"	12"	491	300	Poor	0%	Remove	$0.00	$150.00
24	Bursera simaruba	Gumbo Limbo	7"	25"	491	500	Fair	50%	Remove	$72.50	$145.00
25	Bursera simaruba	Gumbo Limbo	8"	17"	227	500	Fair	50%	Remove	$72.50	$145.00
26	Bursera simaruba	Gumbo Limbo	12"	17"	380	500	Fair	50%	Remove	$72.50	$145.00
27	Bursera simaruba	Gumbo Limbo	10"	26"	531	500	Fair	50%	Remove	$72.50	$145.00
28	Tabebuia caraiba	Silver Trumpet	5"	9'	63.5	300	Fair	50%	Remove	$75.00	$150.00
29	Bursera simaruba	Gumbo Limbo	15"	33"	854.9	500	Good	100%	Remove	$145.00	$145.00
30	Veitchia montgomeryana	Montgomery Palm	6"	10"	78.5	50	Fair	50%	Remove	$175.00	$350.00
31	Veitchia montgomeryana	Montgomery Palm	6"	8"	50	50	Fair	50%	Remove	$175.00	$350.00
32	Veitchia montgomeryana	Montgomery Palm	6"	9'	63.5	50	Fair	50%	Remove	$175.00	$350.00
33	Veitchia montgomeryana	Montgomery Palm	6"	10"	78.5	50	Fair	50%	Remove	$175.00	$350.00
34	Veitchia montgomeryana	Montgomery Palm	6"	11"	95	50	Fair	50%	Remove	$175.00	$350.00
35	Veitchia montgomeryana	Montgomery Palm	6"	9"	63.5	50	Fair	50%	Remove	$175.00	$350.00
36	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	19"	283	50	Good	100%	Remove	$4,000.00	$4,000.00
37	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	20"	314	50	Good	100%	Remove	$4,000.00	$4,000.00
38	Veitchia montgomeryana	Montgomery Palm	4.5"	14"	153.9	50	Fair	50%	Remove	$175.00	$350.00
39	Veitchia montgomeryana	Montgomery Palm	4.5"	8"	50	50	Fair	50%	Remove	$175.00	$350.00
40	Veitchia montgomeryana	Montgomery Palm	6"	14"	153.9	50	Fair	50%	Remove	$175.00	$350.00
41	Veitchia montgomeryana	Montgomery Palm	5.5"	9"	63.5	50	Fair	50%	Remove	$175.00	$350.00
42	Veitchia montgomeryana	Montgomery Palm	5.5"	10"	78.5	50	Fair	50%	Remove	$175.00	$350.00
43	Veitchia montgomeryana	Montgomery Palm	5"	11'	95	50	Fair	50%	Remove	$175.00	$350.00
44	Veitchia montgomeryana	Montgomery Palm	5"	11"	95	50	Fair	50%	Remove	$175.00	$350.00
45	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	22"	380	50	Good	100%	Remove	$4,000.00	$4,000.00
46	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	22"	380	50	Good	100%	Remove	$4,000.00	$4,000.00
47	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	22"	380	50	Good	100%	Remove	$4,000.00	$4,000.00
48	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	22"	380	50	Good	100%	Remove	$4,000.00	$4,000.00
49	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	22"	380	50	Good	100%	Remove	$4,000.00	$4,000.00
50	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	20"	314	50	Good	100%	Remove	$4,000.00	$4,000.00
51	Veitchia montgomeryana	Montgomery Palm	6"	7"	38.5	50	Poor	50%	Remove	$175.00	$350.00
52	Veitchia montgomeryana	Montgomery Palm	7"	10"	78.5	50	Good	100%	Remove	$350.00	$350.00
53	Veitchia montgomeryana	Montgomery Palm	5"	11"	95	50	Good	100%	Remove	$350.00	$350.00
54	Veitchia montgomeryana	Montgomery Palm	6"	10"	78.5	50	Fair	50%	Remove	$175.00	$350.00
55	Veitchia montgomeryana	Montgomery Palm	6"	10"	78.5	50	Fair	50%	Remove	$175.00	$350.00
56	Veitchia montgomeryana	Montgomery Palm	5"	10"	78.5	50	Fair	50%	Remove	$175.00	$350.00
57	Veitchia montgomeryana	Montgomery Palm	6"	11"	95	50	Fair	50%	Remove	$175.00	$350.00
58	Veitchia montgomeryana	Montgomery Palm	5"	12"	113	50	Fair	50%	Remove	$175.00	$350.00
59	Veitchia montgomeryana	Montgomery Palm	6"	15"	177	50	Good	100%	Remove	$350.00	$350.00
60	Veitchia montgomeryana	Montgomery Palm	7"	16"	201	50	Fair	50%	Remove	$175.00	$350.00
61	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	22"	380	50	Good	100%	Remove	$4,000.00	$4,000.00
62	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	22"	380	50	Good	100%	Remove	$4,000.00	$4,000.00
63	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	22"	380	50	Good	100%	Remove	$4,000.00	$4,000.00
64	Phoenix dactylifera 'Medjool'	Medjool Date Palm	18"	22"	380	50	Good	100%	Remove	$4,000.00	$4,000.00

Total Canopy (SF.)	Total Canopy Credit (Should)	Difference Needing Mitigation
13204.7	9500	3,705

TREE MITIGATION FORMULA:
Total SF of canopy needing mitigation (3,706) divided by 300 = 12.35 (round up to 13)
13 x $225 (typical replacement tree) = $2,925
$2,925 x 2.75 (installation and establishment multiplier) = $8,043.75
$8,043.75 (total to be paid to tree trust fund)

EXISTING TREES TO BE REMOVED (WITHIN LIMIT OF WORK/DESIGN): 64

PROPOSED TREES (WITHIN LIMIT OF WORK/DESIGN): 68

EXISTING CANOPY COVERAGE (WITHIN LIMIT OF WORK/DESIGN): 13,205 SF

PROPOSED CANOPY COVERAGE (WITHIN LIMIT OF WORK/DESIGN): 11,500 SF

MAHAN RYKIEL ASSOCIATES, INC.

Dania Pointe - Mixed-Use Towers
Dania Beach, FL

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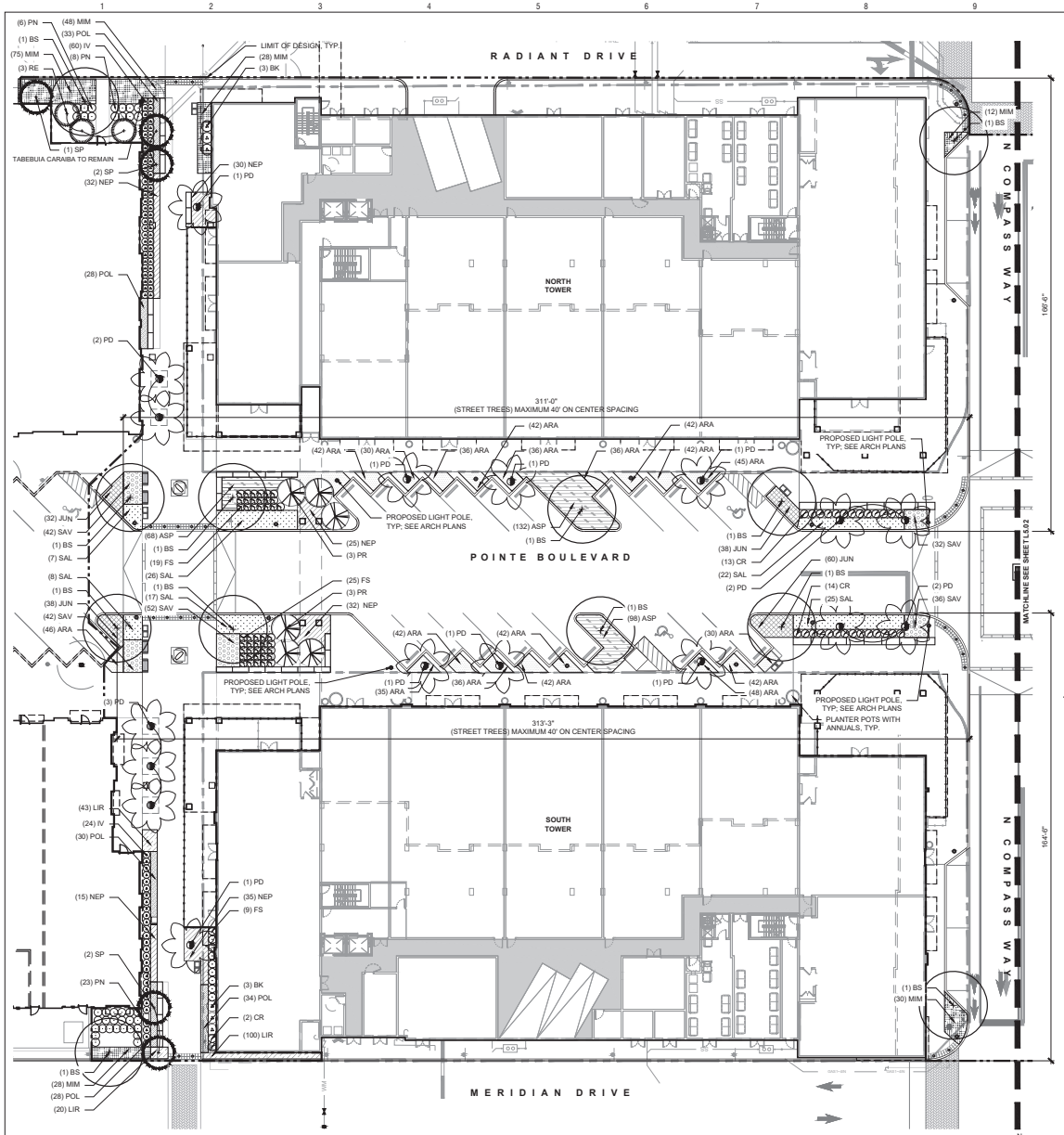
SEAL

REGISTERED LANDSCAPE ARCHITECT SCOTT J. RYKIEL LA 1220 STATE OF FLORIDA

ISSUED FOR	DATE
DCR SUBMISSION	10/02/2025
DCR SUBMISSION 2	12/04/2025
REVISION #3	02/27/2026

PROJECT NO. 25032
SCALE : As Shown
DRAWN BY : GS,TD
REVIEWED BY : MR,TD

L5.00
EXISTING TREE PLAN



1 PLANTING PLAN
1" = 20'-0"

PLANT LIST - OR APPROVED EQUAL

SYMBOL	QUANTITY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS	NATIVE
			SHADE TREES				
	12	BS	Bursera simaruba Gumbo Limbo	3.5 Cal.	B&B	Central Leader Full Crown, Matched Specimens	YES
			PALM TREES				
	17	PD	Phoenix dactilyfera 'Medjool' 'Medjool' Date Palm	20-24' Ht. CT	F.G.	Matched	NO
	6	PR	Phoenix roebelenii Dwarf Date Palm	6' CT.	Cont.	Full, Matched.	NO
	5	SP	Sabal palmetto Sabal Palm	10' CT.	Cont.	Full, Matched.	YES
			SHRUBS				
	6	BK	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 Gal.	Cont.	Trained on 3' trellis	NO
	29	CR	Clusia rosea 'Nana' Clusia Nana	18-24" Spd./Ht.	Cont.	Full, Matched.	YES
	53	FS	Forestiera segregata Florida privet	30"-36" Spd.	Cont.	Full, Matched	YES
	84	IV	Ilex vomitoria 'Nana' Yaupon Holly 'Nana'	18"-24" Spd./Ht.	Cont.	Full, Matched.	YES
	37	PN	Psychotria nervosa Wild Coffee	7 Gal./18" Spd.	Cont.	Full, Matched.	YES
	3	RE	Rhapis excelsa Broadleaf Palm	20 Gal.	Cont.	Full, Matched.	NO
			PERENNIALS/GRASSES/GROUNDCOVERS				
	795	ARA	Arachis glabrata Perennial Peanut	Quart	Cont.	12" O.C.	NO
	298	ASP	Asparagus densiflorus 'Meyerii' Foxtail Fern	#1	Cont.	18" O.C.	NO
	162	JUN	Juniperis chinensis 'Parsonii' Parson's Juniper	#1	Cont.	18" O.C.	NO
	163	LIR	Liriope muscari 'Royal Purple' Royal Purple Lilyturf	Quart	Cont.	12" O.C.	NO
	221	MIM	Mimosa strigillosa Sunshine mimosa	Quart	Cont.	24" O.C.	YES
	169	NEP	Nephrolepis exaltata Boston Fern	Gal.	Cont.	24" O.C.	YES
	153	POL	Polystichum acrostichoides Christmas Fern	Gal.	Cont.	18" O.C.	YES
	105	SAL	Salvia leucantha Mexican Bush Sage 'Midnight'	Gal.	Cont.	36" O.C.	NO
	204	SAV	Salvia coccinea 'Summer Jewel Lavender' Tropical Sage 'Summer Jewel Lavender'	Quart	Cont.	18" O.C.	YES

CODE COMPLIANCE: DANIA POINTE DEVELOPMENT DESIGN GUIDELINES

	REQUIRED:	PROVIDED:
INTERNAL STREET TREES DDG SECTION 8 (5) 2		
DDG SECTION 8 (5) 2 REQUIRED: MINIMUM OF 1 CANOPY TREE, INTERMEDIATE TREE OR PALM AT 40' O.C. (MAX) SPACING AT ROAD EDGES, PLANTED IN TREE GRATE, TREE PLANTER OR LANDSCAPE STRIP.		
APPLICATION: POINTE BLVD STREET TREES: 314+311= 625 LF/40 = 16	16	20
APPLICATION: COMPASS WAY STREET TREES: 359+165+167=691 LF/40 = 18	18	20
NON-BUFFER AREAS - DDG SECTION 8 (6) TOTAL VEHICULAR USE AREA: 8,835 SF		
REQUIRED: INTERIOR VUA LANDSCAPING EQUAL TO 8% OF TOTAL VUA AREA: 707 SF *REQUIREMENT IS A STANDARD THAT IS APPLIED AND SATISFIED ON THE OVERALL DANIA POINTE AND IS NOT REQUIRED FOR EACH BLOCK, PARCEL, OR INDIVIDUAL DEVELOPMENT.	707 SF	*707 SF
1 TREE OR PALM AND 10 SHRUBS/2,000 SF OF VUA AREA: 8,835 SF/2,000 = 5 8,835 SF/2,000 X 10 = 44	5 44	6 245
1 TREE OR PALM PER TERMINAL AND INTERMEDIATE ISLANDS TOTAL TERMINAL AND INTERMEDIATE ISLANDS: 0	N/A	N/A
PLANTS - DDG SECTION 8 (8) MINIMUM OF 50% OF ALL PLANT MATERIAL SHALL BE NATIVE	50%	60%
DANIA BEACH LANDSCAPE TECHNICAL MANUAL - DDG SECTION 8 (8) PLANTS FROM MANUAL SHALL BE UTILIZED FOR AT LEAST 90% OF ALL PLANTINGS	90%	100%
EXISTING TREES TO BE REMOVED (WITHIN LIMIT OF WORK): 64 **PROPOSED TREES (WITHIN LIMIT OF WORK): 68**		

PLAN LEGEND

- PROPOSED STREET LIGHT POLE; SEE ARCH PLANS
- PROPOSED PLAZA LIGHT POLE; SEE ARCH PLANS

NOTES:
1. LANDSCAPE ARCHITECT TO APPROVE ALL PROPOSED PLANTING LAYOUT/LOCATIONS PRIOR TO PLANTING.
2. LOCATE ALL UNDERGROUND UTILITIES AND KEEP ALL TREES CLEAR OF REQUIRED CLEARANCES PER CITY STANDARDS.
3. SEE PLANTING SHEET L5.02 FOR LANDSCAPE NOTES.

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SEAL

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REVISION #3	02/27/2026

PROJECT NO. 25032 | SCALE : As Shown

DRAWN BY : GS,TD | REVIEWED BY : MR,TD

L5.01
PLANTING PLAN

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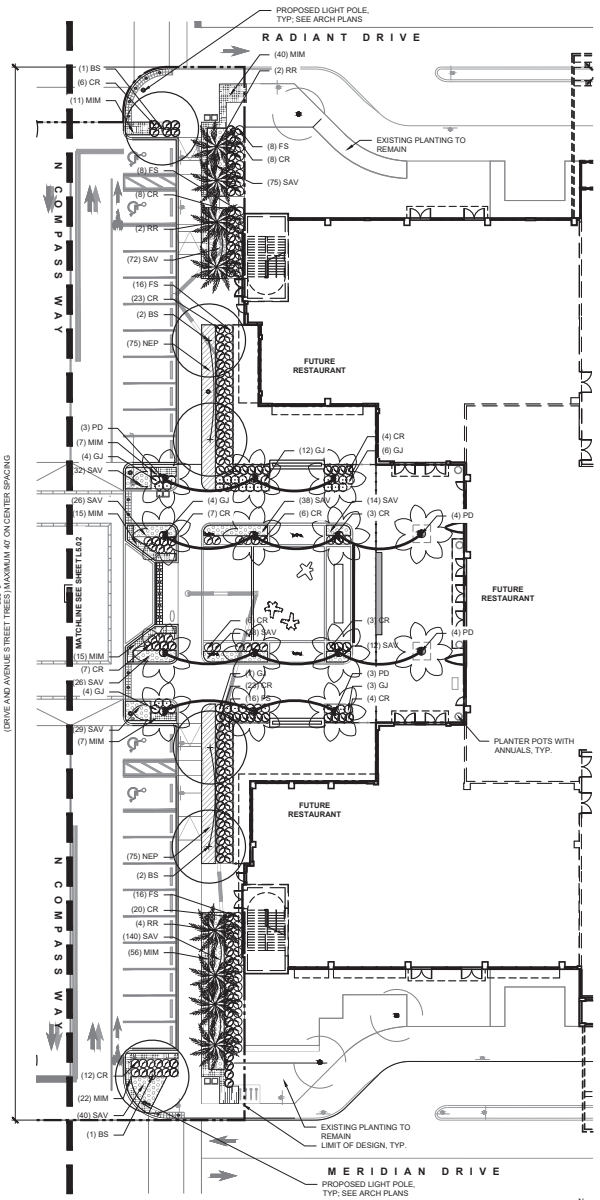

1 PLANTING PLAN
1" = 20'-0"

PLANT LIST - OR APPROVED EQUAL

SYMBOL	QUANTITY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS	NATIVE
			SHADE TREES				
	6	BS	Bursera simaruba Gumbo Limbo	3.5 Cal.	B&B	Central Leader Full Crown, Matched Specimens	YES
			PALM TREES				
	14	PD	Phoenix dactilyfera 'Medjool' 'Medjool' Date Palm	20-24' Ht. CT	F.G.	Full Crown, Specimen	NO
	8	RR	Roystonea regia Royal Palm	20-25' Ht. CT	F.G.	Full, Matched.	YES
			SHRUBS				
	140	CR	Clusia rosea 'Nana' Clusia Nana	18-24" Spd./Ht.	Cont.	Full, Matched.	YES
	44	FS	Forestiera segregata Florida privet	30"-36" Spd.	Cont.	Full, Matched	**YES**
	40	GJ	Gardenia jasminoides Cape Jasmine	24"-30" Ht.	Cont.	Full, Matched	NO
			PERENNIALS/GRASSES/GROUNDCOVERS				
	173	MIM	Mimosa strigillosa Sunshine mimosa	Quart	Cont.	24" O.C.	YES
	150	NEP	Nephrolepis exaltata Boston Fern	Gal.	Cont.	24" O.C.	YES
	542	SAV	Salvia coccinea 'Summer Jewel Lavender' Tropical Sage 'Summer Jewel Lavender'	Quart	Cont.	18" O.C.	YES

PLAN LEGEND

- PROPOSED STREET LIGHT POLE; SEE ARCH PLANS
- PROPOSED PLAZA LIGHT POLE; SEE ARCH PLANS

NOTES:

1. LANDSCAPE ARCHITECT TO APPROVE ALL PROPOSED PLANTING LAYOUT/LOCATIONS PRIOR TO PLANTING.
2. LOCATE ALL UNDERGROUND UTILITIES AND KEEP ALL TREES CLEAR OF REQUIRED CLEARANCES PER CITY STANDARDS.

CITY OF DANIA BEACH STANDARD LANDSCAPE PLAN NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE DANIA BEACH CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL. CALL 954-924-0423 A MINIMUM OF 5 DAYS PRIOR TO DESIRED START DATE TO SCHEDULE PRE-CONSTRUCTION MEETING.
2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIP-LINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.
4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE DANIA BEACH CITY ARBORIST AT 954-924-6805 TO OBTAIN PERMIT INFORMATION.
5. LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
6. TREE RELOCATIONS:
   A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION
   B. MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

CALIPER MINIMUM	ROOT BALL DIAMETER
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
> 8	12 INCHES PER INCH OF TRUNK DIAMETER

   TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
   C. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.
7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE DANIA BEACH CITY ARBORIST PRIOR TO USE.
9. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
10. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
11. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE
12. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTEE PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY ARBORIST.
13. ALL PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
14. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
15. NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.
16. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
18. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
19. MULCHING:
   A. ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
   B. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
   C. CYPRESS MULCH SHALL NOT BE USED.
20. ALL NEW LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.
21. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.

MAHAN RYKIEL ASSOCIATES INC

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SEAL

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ISSUED FOR

	ISSUED FOR	DATE
	DCR SUBMISSION	10/02/2025
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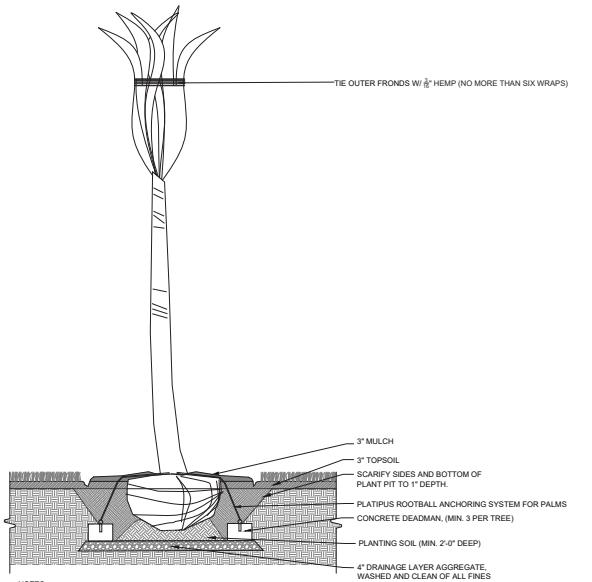
	REVISION #3	02/27/2026

PROJECT NO. 25032
SCALE : As Shown
DRAWN BY : GS,TD
REVIEWED BY : MR,TD

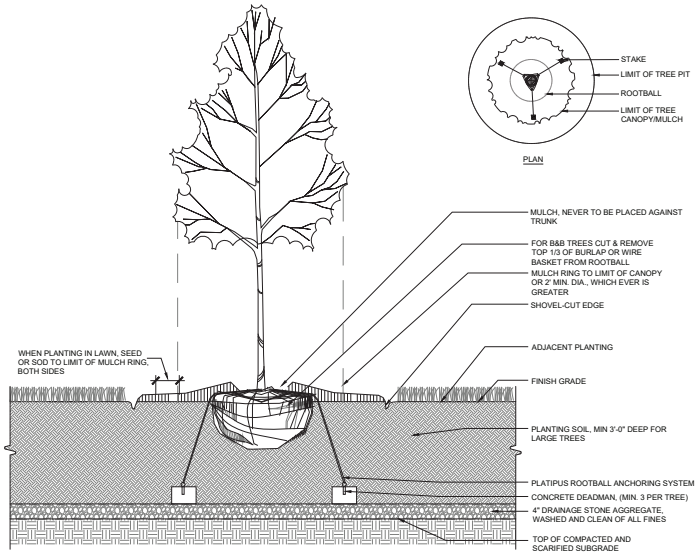
L5.02
PLANTING PLAN

S:\25 Projects\25032 Dania Pointe Phase IV Buildings\MRA\02 SD\CAD\Sheets\L5.02 Planting Plan.dwg, 3/10/2026 3:58:40 PM, _AutoCAD PDF (General Documentation).pc3



NOTES:
1. MULCH NEVER TO BE PLACED AGAINST TRUNK FLARE.
2. COMPLY WITH ALL INSTALLATION GUIDELINES FOR PALM INSTALLATIONS. ENSURE THAT THEY ARE ADEQUATELY SUPPORTED TO AVOID TILTING

1 TYPICAL PALM TREE PLANTING
1/2"=1'-0"



NOTES:
1. NEVER CUT CENTRAL LEADER.
2. SET TREE ROOT BALL WITH 1/8 OR 2" MAX. ABOVE FINISH GRADE.
3. REFER TO SOILS PLAN SHEET FOR SOIL EXTENT AND DEPTH

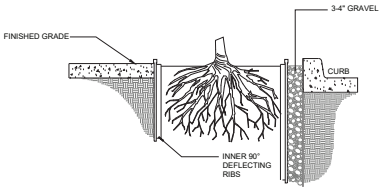
2 TYPICAL DECIDUOUS TREE PLANTING
1/2"=1'-0"

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668

SIZE: 36" D, OR AS NOTED ON PLAN

MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS

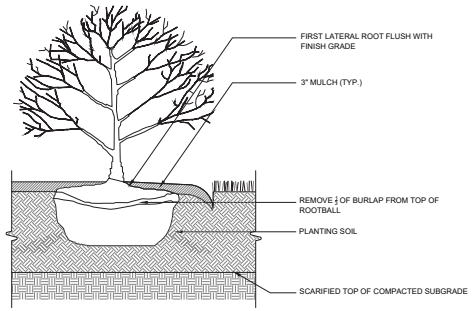
THICKNESS: .085 IN. (min.)



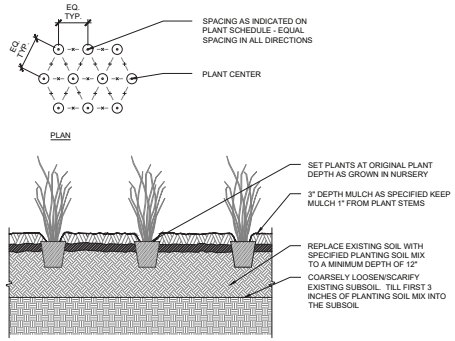
LINEAR APPLICATION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CENTURY ROOT BARRIER OR APPROVED EQUAL.
4. ROOT BARRIER TO BE INSTALLED FOR ALL TREES WITHIN 10 FEET OF A SIDEWALK OR PARKING AREA.

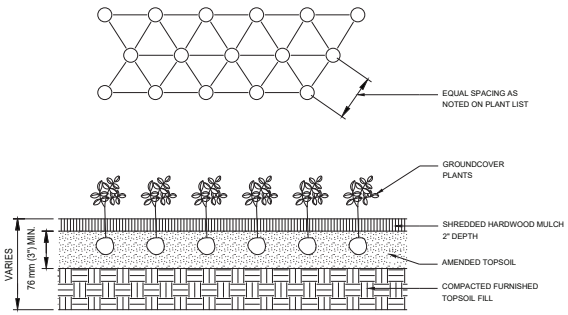
3 ROOT BARRIER
1"=1'-0"



4 TYPICAL SHRUB PLANTING
1"=1'-0"



5 TYPICAL PERENNIAL PLANTING
1/2"=1'-0"



6 TYPICAL GROUNDCOVER PLANTING
1/2"=1'-0"

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PROJECT NO. 25032
SCALE : As Shown
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REVIEWED BY : MR,TD

L5.11
PLANTING DETAILS

S:\25 Projects\25032 Dania Pointe Phase IV Buildings\MRA\02 SD\CAD\Sheets\L5.11 Planting Details.dwg, 3/10/2026 3:58:51 PM, _AutoCAD PDF (General Documentation).pc3

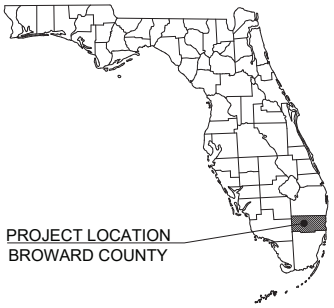
DEVELOPMENT REVIEW COMMITTEE PLANS

FOR

DANIA POINTE PHASE IV

LOCATED IN

CITY OF DANIA BEACH, FLORIDA
SECTION 33, TOWNSHIP 50S, RANGE 42E



PROJECT TEAM

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MSA ARCHITECTS, INC.
8950 SW 74TH COURT, SUITE 1613
MIAMI, FL 33156
(305) 273-8911

LEGAL DESCRIPTION - PARCEL 504233590021

BEING A 0.912 ACRE (39,715 SQUARE FEET) TRACT OF LAND SITUATED IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND LAYING WITHIN A PORTION OF PARCEL A, DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE 91-99, BROWARD COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT PK NAIL WITH WASHER STAMPED "STONER" FOUND ON A SOUTHEAST BOUNDARY OF PARCEL A, DUKE AND DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48, BROWARD COUNTY RECORDS;

THENCE, NORTH 12°27'17" EAST, ALONG THE SOUTHEASTERLY BOUNDARY OF PARCEL A, A DISTANCE OF 201.53 FEET TO A PK NAIL WITH WASHER STAMPED "STONER" FOUND FOR CORNER;

THENCE, NORTH 14°33'56" EAST, CROSSING INTO SAID DANIA POINTE, A DISTANCE OF 1233.22 FEET TO THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THE FOLLOWING SEVEN (7) CALLS:

1. NORTH 02°38'21" WEST, A DISTANCE OF 141.19 FEET TO A POINT FOR CORNER ON THE SOUTHERLY BOUNDARY OF RADIANT DRIVE FROM WHICH A FOUND PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6633" BEARS NORTH 64°12'54" WEST, A DISTANCE OF 1034.63 FEET;
2. NORTH 87°03'15" EAST, ALONG SAID RADIANT DRIVE A DISTANCE OF 286.70, FEET TO A POINT AT THE BEGINNING OF A CURVE;
3. IN A SOUTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CHORD SOUTH 56°14'09" EAST, A DISTANCE OF 17.80 FEET, A CENTRAL ANGLE OF 72°45'36", AND AN ARC LENGTH OF 19.06 FEET TO A POINT ON COMPASS WAY;
4. SOUTH 02°37'37" EAST, ALONG COMPASS WAY A DISTANCE OF 107.24 FEET TO A POINT THE BEGINNING OF A CURVE;
5. IN A SOUTHERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.33 FEET, A CHORD SOUTH 16°10'05" WEST, A DISTANCE OF 10.41 FEET, A CENTRAL ANGLE OF 24°41'57", AND AN ARC LENGTH OF 10.49 FEET TO A POINT AT THE BEGINNING OF A CURVE;
6. IN A SOUTHWESTERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.67 FEET, A CHORD SOUTH 23°36'09" WEST, A DISTANCE OF 16.66 FEET, A CENTRAL ANGLE OF 09°29'40", AND AN ARC LENGTH OF 16.68 FEET TO A POINT ON POINTE BLVD;
7. SOUTH 87°21'39" WEST, ALONG POINTE BLVD A DISTANCE OF 270.18 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 39,715 SQUARE FEET OR 0.912 ACRES.

LEGAL DESCRIPTION - PARCEL 504233590022

BEING A 0.916 ACRE (39,891 SQUARE FEET) TRACT OF LAND SITUATED IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND LAYING WITHIN A PORTION OF PARCEL A, DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE 91-99, BROWARD COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

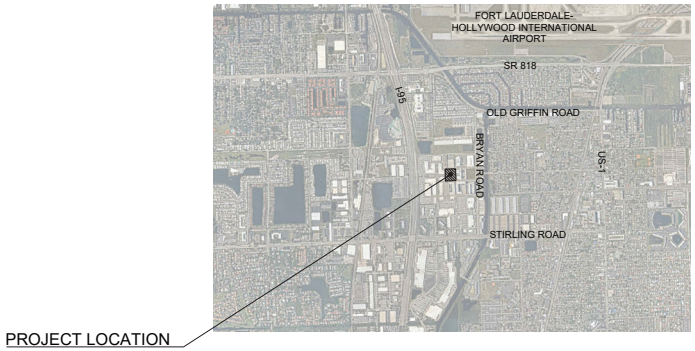
COMMENCING AT PK NAIL WITH WASHER STAMPED "STONER" FOUND ON A SOUTHEAST BOUNDARY OF PARCEL A, DUKE AND DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48, BROWARD COUNTY RECORDS;

THENCE, NORTH 12°27'17" EAST, ALONG THE SOUTHEASTERLY BOUNDARY OF PARCEL A, A DISTANCE OF 201.53 FEET TO A PK NAIL WITH WASHER STAMPED "STONER" FOUND FOR CORNER;

THENCE, NORTH 18°08'59" EAST, CROSSING INTO SAID DANIA POINTE, A DISTANCE OF 1028.51 FEET TO THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THE FOLLOWING SEVEN (7) CALLS:

1. NORTH 02°38'06" WEST, A DISTANCE OF 142.62 FEET TO A POINT FOR CORNER ON THE SOUTHERLY BOUNDARY OF POINT BLVD FROM WHICH A FOUND PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6633" BEARS NORTH 64°12'52" WEST, A DISTANCE OF 1160.24 FEET;
2. NORTH 87°21'41" EAST, ALONG SAID POINT BLVD A DISTANCE OF 270.12 FEET TO A POINT AT THE BEGINNING OF A CURVE;
3. IN A SOUTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.67 FEET, A CHORD SOUTH 28°52'43" EAST, A DISTANCE OF 16.66 FEET, A CENTRAL ANGLE OF 09°29'43", AND AN ARC LENGTH OF 16.68 FEET TO A POINT AT THE BEGINNING OF A CURVE;
4. IN A SOUTHEASTERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.33 FEET, A CHORD SOUTH 21°52'14" EAST, A DISTANCE OF 9.51 FEET, A CENTRAL ANGLE OF 23°39'39", AND AN ARC LENGTH OF 9.58 FEET TO A POINT FOR CORNER ON COMPASS WAY;
5. SOUTH 02°40'12" EAST, ALONG SAID COMPASS WAY A DISTANCE OF 103.31 FEET TO A POINT AT THE BEGINNING OF A CURVE;
6. IN A SOUTHWESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 14.26 FEET, A CHORD SOUTH 41°03'50" WEST, A DISTANCE OF 20.74 FEET, A CENTRAL ANGLE OF 93°19'20", AND AN ARC LENGTH OF 23.23 FEET TO A POINT FOR CORNER;
7. SOUTH 87°21'41" WEST, A DISTANCE OF 266.64 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 39,891 SQUARE FEET OR 0.916 ACRES.



VICINITY
N.T.S.

Sheet List Table

C-000 COVER SHEET
C-200 DEMOLITION AND EROSION CONTROL PLAN
C-201 DEMOLITION AND EROSION CONTROL PLAN
C-202 DEMOLITION AND EROSION CONTROL PLAN
C-203 DEMOLITION AND EROSION CONTROL PLAN
C-204 DEMOLITION AND EROSION CONTROL PLAN
C-210 EROSION CONTROL DETAILS
C-300 SITE PLAN
C-301 SITE, SIGNING AND MARKING PLAN
C-302 SITE, SIGNING AND MARKING PLAN
C-303 SITE, SIGNING AND MARKING PLAN
C-304 SITE, SIGNING AND MARKING PLAN
C-500 PAVING, GRADING AND DRAINAGE PLAN
C-501 PAVING, GRADING AND DRAINAGE PLAN
C-502 PAVING, GRADING AND DRAINAGE PLAN
C-503 PAVING, GRADING AND DRAINAGE PLAN
C-504 PAVING, GRADING AND DRAINAGE PLAN
C-510 PAVING, GRADING AND DRAINAGE DETAILS
C-600 UTILITY PLAN
C-601 UTILITY PLAN
C-602 UTILITY PLAN
C-603 UTILITY PLAN
C-604 UTILITY PLAN

ISSUANCE DATE:	10/02/2025
LATEST REVISION DATE:	02/27/2026

PREPARED BY:
Kimley»Horn

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GREGORY D. WILFONG
LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT	147507000
DATE	10/02/2025
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	GDW

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

COVER SHEET

SHEET NUMBER
C-000

Plotted By:Maeda, Liz Sheet Set:Dania M2.2 Layout:C-000 COVER SHEET March 19, 2026 06:17:18pm K:\VERO_LOCAL\147337007_dania boomers\CAD\plantset\Volume 4.mx2 (2)\C-000 COVER SHEET.dwg
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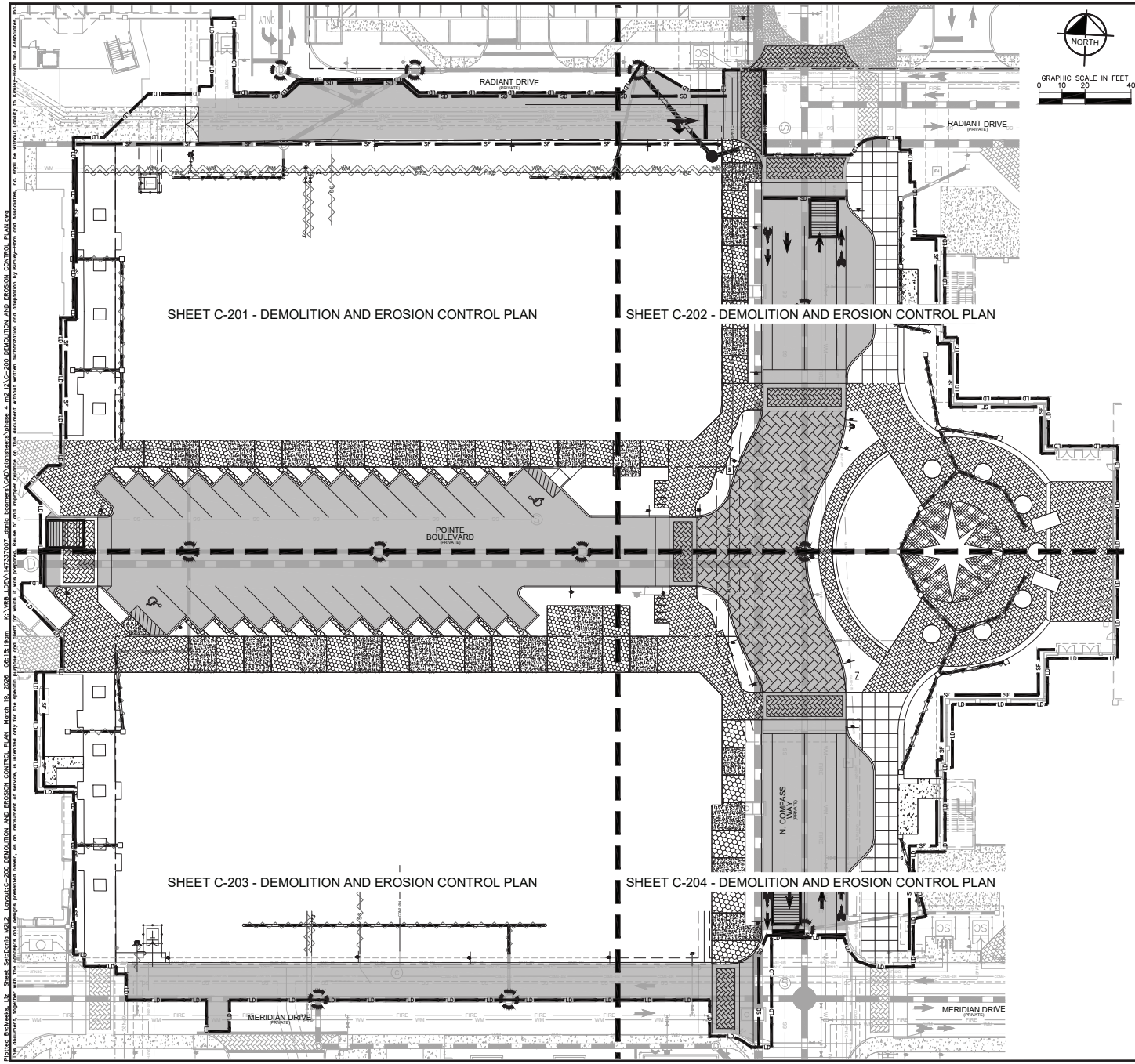

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

NOTES:

1. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
2. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS.
3. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
4. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THIS EROSION CONTROL PLAN AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:
1. CONSTRUCT CONSTRUCTION ENTRANCE (1) AND INSTALL SILT FENCE AND SILT DIKES.
2. INSTALL INLET PROTECTION AT EXISTING INLET(S).
3. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
4. PREPARE CLEARING AND GRUBBING AND DEMOLITION OF THE SITE.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

PHASE 2:
5. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION CONTROL PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.

LEGEND

SF	SILT FENCE
SD	SILT DIKE
LD LD	LIMITS OF DISTURBANCE (3.60 AC)
	INLET PROTECTION
	ASPHALT TO BE REMOVED
	ROADWAY PAVERS TO BE REMOVED

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GREGORY D. WILFONG
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/19/2026

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KHA PROJECT	147507000
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DRAWN BY	ESM
CHECKED BY	GDW

DEMOLITION AND EROSION CONTROL PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-200

Plotted By:Mieris, Liz Sheet Set:Dania M2.2 Layout:C-200 DEMOLITION AND EROSION CONTROL PLAN March 19, 2026 06:18:19pm K:\WPB_LDEV\147337007 dania boomers\CAD\standards\plotstyle 4.ctb
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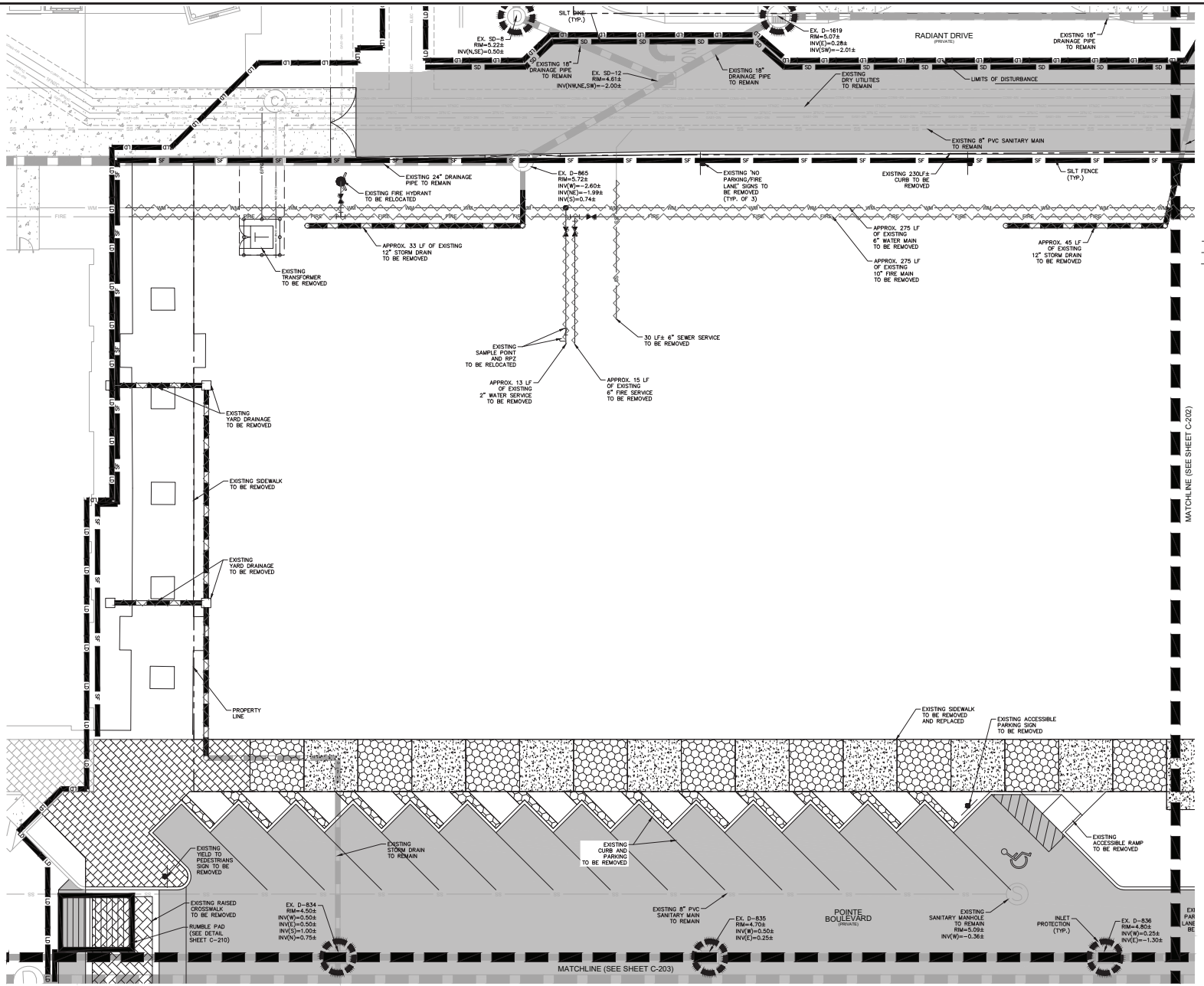

LEGEND

- SF — SILT FENCE
- SD — SILT DIKE
- LD — LIMITS OF DISTURBANCE (3.60 AC)
- INLET PROTECTION
- ASPHALT TO BE REMOVED
- ROADWAY PAVERS TO BE REMOVED

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DEMOLITION AND EROSION CONTROL PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

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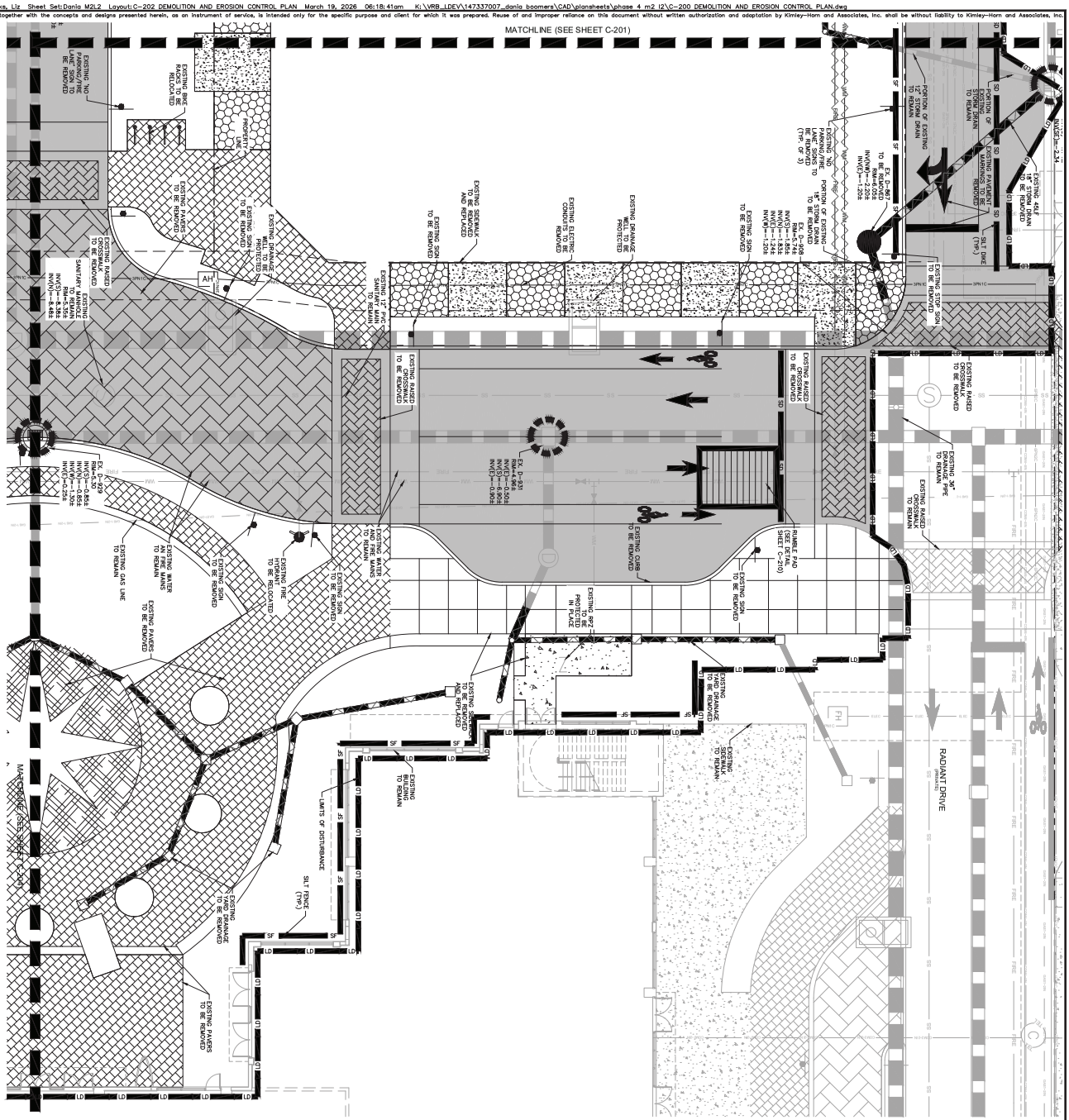

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SHEET NUMBER C-202

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

DEMOLITION AND EROSION CONTROL PLAN

KHA PROJECT 147507000
DATE 10/02/2025
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DRAWN BY
CHECKED BY

PROFESSIONAL ENGINEER ★ GREGORY D. WILFONG ★ No. 63166 ★ STATE OF FLORIDA ★ LICENSE

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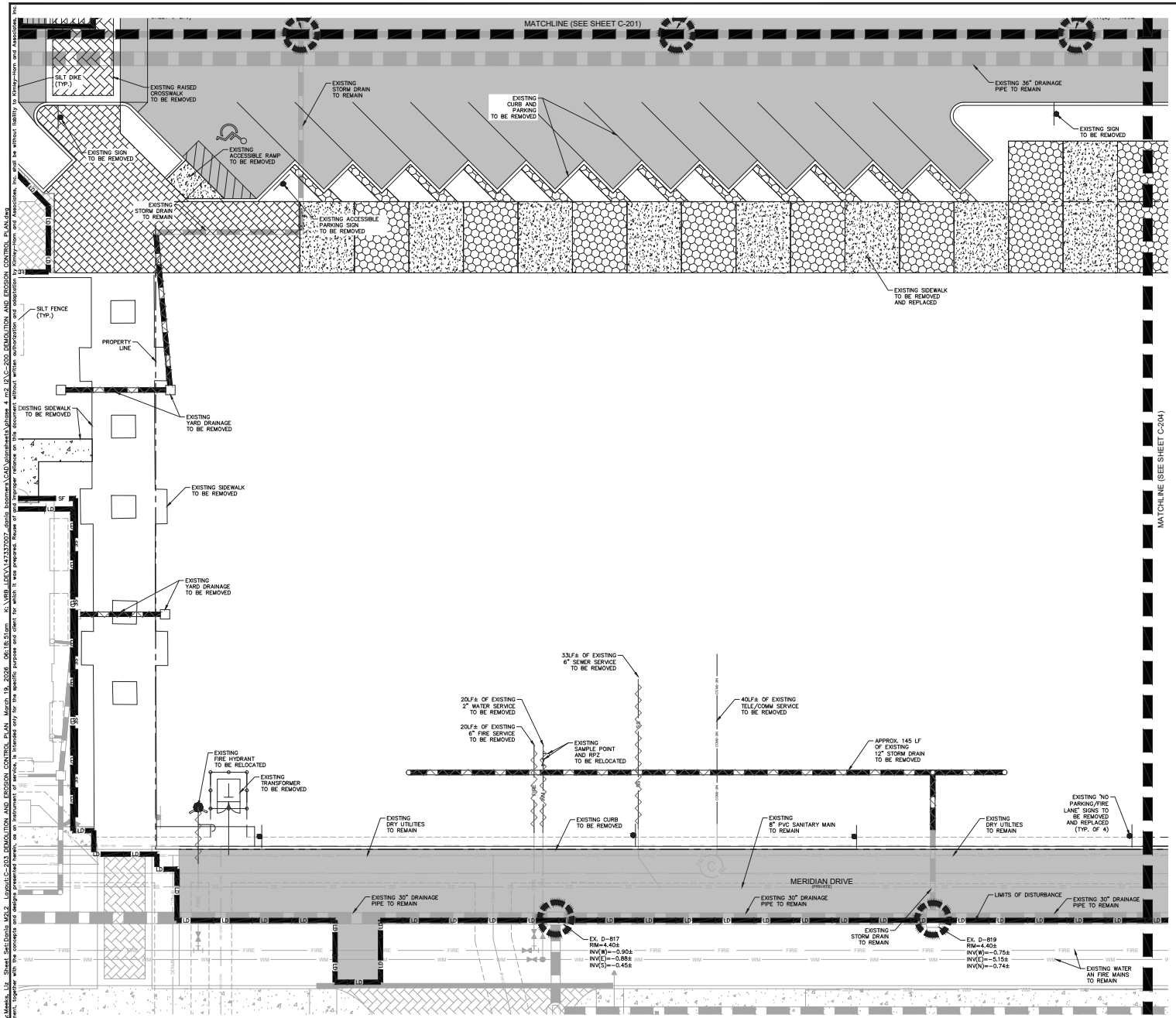

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DEMOLITION AND EROSION CONTROL PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER C-203

Plotted By:Mertis, Liz Sheet Set:Dania M2.2 Layout:C-203 DEMOLITION AND EROSION CONTROL PLAN March 19, 2026 06:18:51pm K:\WPB_LDE\147337007_dania boomers\CAD\xrefsets\Volume 4.4.m2.12\C-200 DEMOLITION AND EROSION CONTROL PLAN.dwg
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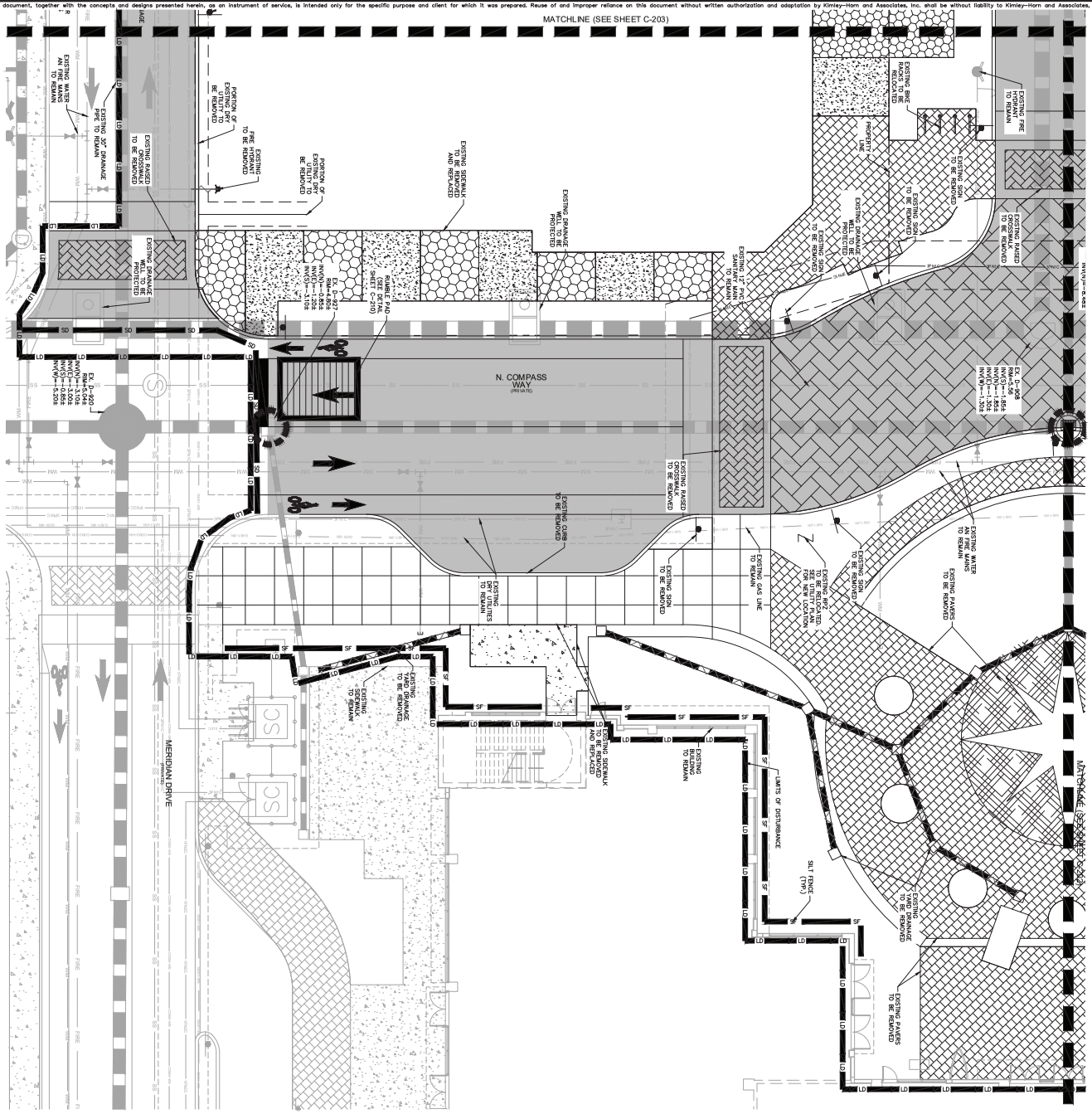

LEGEND

ROADWAY PAVERS TO BE REMOVED
ASPHALT TO BE REMOVED
INLET PROTECTION
LIMITS OF DISTURBANCE (0.80 AC)
SILT FENCE
SILT FENCE (TYP)

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

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DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

DEMOLITION AND EROSION CONTROL PLAN

KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

PROFESSIONAL ENGINEER GREGORY D. WILFONG No. 63166 STATE OF FLORIDA

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

No.	REVISIONS	DATE	BY
1	REVS PER DRC COMMENTS	2/27/26	ESM
2	REVS PER DRC COMMENTS	12/4/25	ESM

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-210 EROSION CONTROL DETAILS March 19, 2026 06:19:28pm K:\VRB_LDEV\147337007 dania boomerang\CAD\plansheets\plansheet 4 m2 (2)\C-201 EROSION CONTROL DETAILS.dwg
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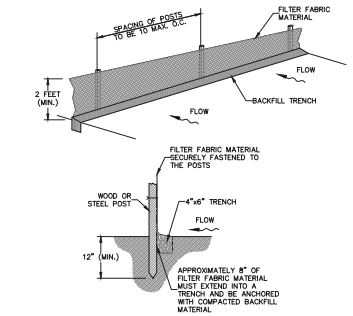
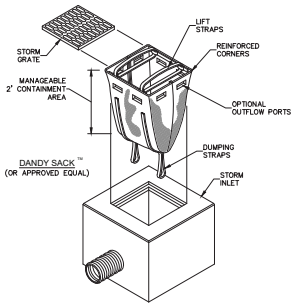


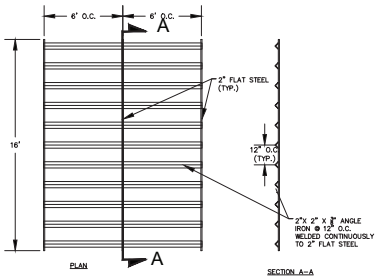
SILT FENCE INSTALLATION
N.T.S



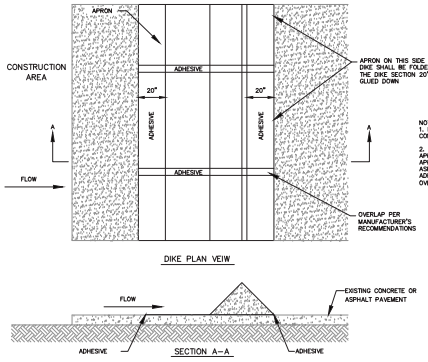
INLET INSERT
N.T.S

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEED REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.



RUMBLE PAD
N.T.S



DIKE PLAN VEIW

SILT DIKE ON EXISTING PAVEMENT
N.T.S

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

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EROSION CONTROL DETAILS

DANIA POINTE PHASE IV
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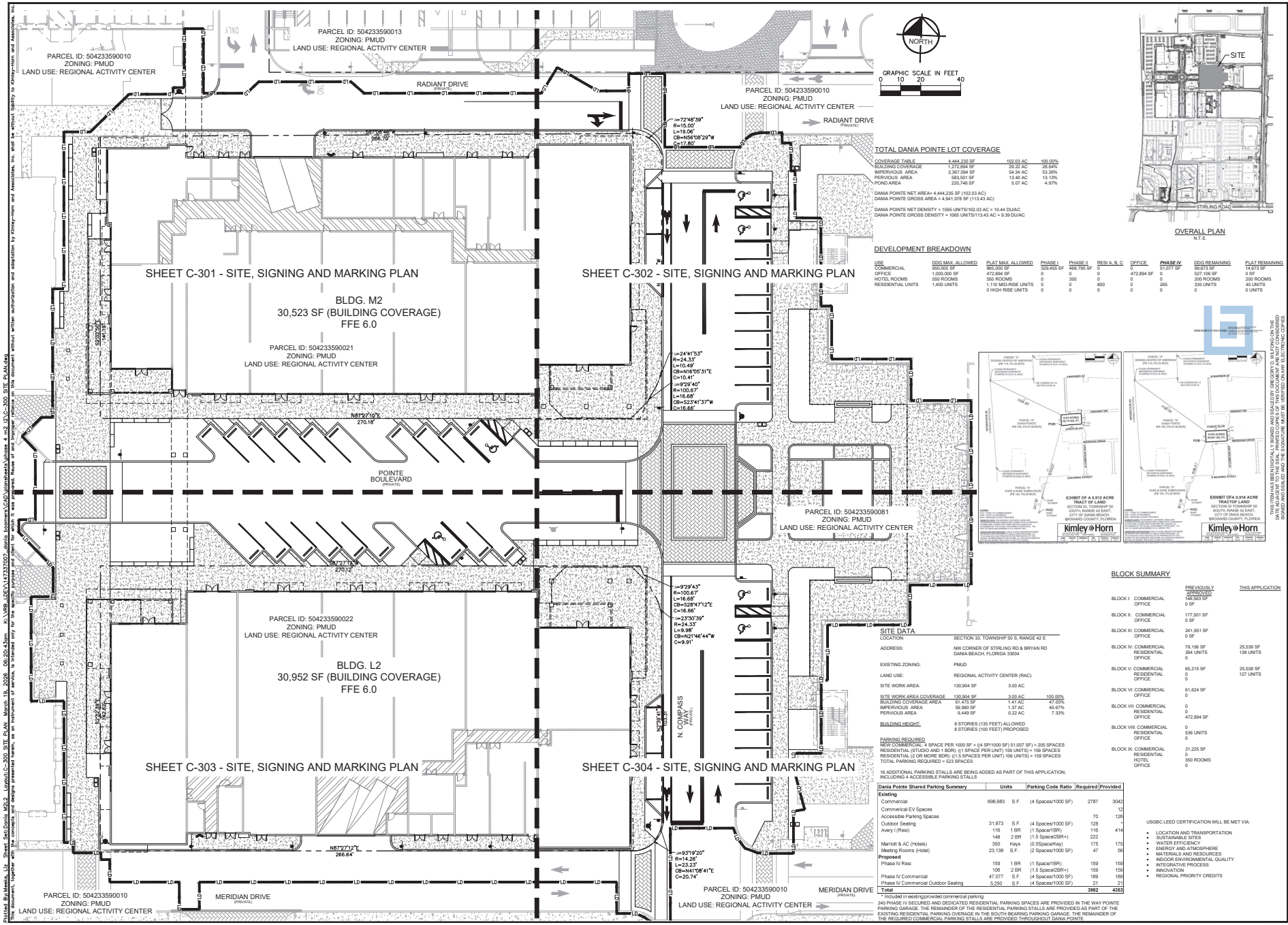
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-210



OVERALL PLAN
N.T.S.

TOTAL DANIA POINTE LOT COVERAGE

COVERAGE TABLE			
BUILDING COVERAGE	1,272,894 SF	29.22 AC	28.64%
IMPERVIOUS AREA	2,367,094 SF	54.34 AC	53.26%
PERVIOUS AREA	583,501 SF	13.40 AC	13.13%
POND AREA	220,746 SF	5.07 AC	4.97%

DANIA POINTE NET AREA= 4,444,235 SF (102.03 AC)
DANIA POINTE GROSS AREA = 4,941,078 SF (113.43 AC)

DANIA POINTE NET DENSITY = 1065 UNITS/102.03 AC = 10.44 DU/AC
DANIA POINTE GROSS DENSITY = 1065 UNITS/113.43 AC = 9.39 DU/AC

DEVELOPMENT BREAKDOWN

USE	DDG MAX. ALLOWED	PLAT MAX. ALLOWED	PHASE I	PHASE II	RESI A, B, C	OFFICE	***PHASE IV***	DDG REMAINING	PLAT REMAINING
COMMERCIAL	950,000 SF	965,000 SF	329,455 SF	469,795 SF	0	0	51,077 SF	99,673 SF	14,673 SF
OFFICE	1,000,000 SF	472,894 SF	0	0	0	472,894 SF	0	527,106 SF	0 SF
HOTEL ROOMS	550 ROOMS	550 ROOMS	0	350	0	0	0	200 ROOMS	200 ROOMS
RESIDENTIAL UNITS	1,400 UNITS	1,110 MID-RISE UNITS	0	0	800	0	265	335 UNITS	45 UNITS
		0 HIGH RISE UNITS	0	0	0	0	0	0	0 UNITS

SITE DATA

LOCATION:	SECTION 33, TOWNSHIP 50 S, RANGE 42 E	
ADDRESS:	NW CORNER OF STIRLING RD & BRYAN RD DANIA BEACH, FLORIDA 33004	
EXISTING ZONING:	PMUD	
LAND USE:	REGIONAL ACTIVITY CENTER (RAC)	
SITE WORK AREA:	130,904 SF	3.00 AC

SITE WORK AREA COVERAGE	130,904 SF	3.00 AC	100.00%
BUILDING COVERAGE AREA	61,475 SF	1.41 AC	47.00%
IMPERVIOUS AREA	59,980 SF	1.37 AC	45.67%
PERVIOUS AREA	9,449 SF	0.22 AC	7.33%

BUILDING HEIGHT:
8 STORIES (135 FEET) ALLOWED
8 STORIES (100 FEET) PROPOSED

PARKING REQUIRED
NEW COMMERCIAL = 4 SPACE PER 1000 SF = ((4 SP/1000 SF) 51,007 SF) = 205 SPACES
RESIDENTIAL (STUDIO AND 1 BDR): ((1 SPACE PER UNIT) 159 UNITS) = 159 SPACES
RESIDENTIAL (2 OR MORE BDR): ((1.5 SPACES PER UNIT) 106 UNITS) = 159 SPACES
TOTAL PARKING REQUIRED = 523 SPACES

16 ADDITIONAL PARKING STALLS ARE BEING ADDED AS PART OF THIS APPLICATION, INCLUDING 4 ACCESSIBLE PARKING STALLS

Dania Pointe Shared Parking Summary	Units		Parking Code Ratio	Required	Provided
Existing					
Commercial	696,683	S.F.	(4 Spaces/1000 SF)	2787	3042
Commerical EV Spaces					12
Accessible Parking Spaces				70	126
Outdoor Seating	31,873	S.F.	(4 Spaces/1000 SF)	128	4
Aviary 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	159	1 BR	(1 Space/1BR)	159	159
	106	2 BR	(1.5 Space/2BR+)	159	159
Phase IV Commercial	47,077	S.F.	(4 Spaces/1000 SF)	189	189
Phase IV Commercial Outdoor Seating	5,250	S.F.	(4 Spaces/1000 SF)	21	21
Total				3982	4353

* Included in existing provided commercial parking

245 PHASE IV SECURED AND DEDICATED RESIDENTIAL PARKING SPACES ARE PROVIDED IN THE WAY POINTE PARKING GARAGE. THE REMAINDER OF THE RESIDENTIAL PARKING STALLS ARE PROVIDED AS PART OF THE EXISTING RESIDENTIAL PARKING OVERAGE IN THE SOUTH BEARING PARKING GARAGE. THE REMAINDER OF THE REQUIRED COMMERCIAL PARKING STALLS ARE PROVIDED THROUGHOUT DANIA POINTE.

BLOCK SUMMARY

		PREVIOUSLY APPROVED	THIS APPLICATION
BLOCK I:	COMMERCIAL	746,563 SF	
	OFFICE	0 SF	
BLOCK II:	COMMERCIAL	177,501 SF	
	OFFICE	0 SF	
BLOCK III:	COMMERCIAL	341,951 SF	
	OFFICE	0 SF	
BLOCK IV:	COMMERCIAL	79,156 SF	25,538 SF
	RESIDENTIAL	264 UNITS	138 UNITS
	OFFICE	0	
BLOCK V:	COMMERCIAL	65,215 SF	25,538 SF
	RESIDENTIAL	0	127 UNITS
	OFFICE	0	
BLOCK VI:	COMMERCIAL	61,624 SF	
	OFFICE	0	
BLOCK VII:	COMMERCIAL	0	
	RESIDENTIAL	0	
	OFFICE	472,894 SF	
BLOCK VIII:	COMMERCIAL	0	
	RESIDENTIAL	536 UNITS	
	OFFICE	0	
BLOCK IX:	COMMERCIAL	21,225 SF	
	RESIDENTIAL	0	
	HOTEL	350 ROOMS	
	OFFICE	0	

USGBC LEED CERTIFICATION WILL BE MET VIA:

- LOCATION AND TRANSPORTATION
- SUSTAINABLE SITES
- WATER EFFICIENCY
- ENERGY AND ATMOSPHERE
- MATERIALS AND RESOURCES
- INDOOR ENVIRONMENTAL QUALITY
- INTEGRATIVE PROCESS
- INNOVATION
- REGIONAL PRIORITY CREDITS

No.	REVISIONS	DATE	BY
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2	REVIS PER DRC COMMENTS	1/27/26	ESM
3	REVIS PER DRC COMMENTS	12/4/25	ESM

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KHA PROJECT 147507000
DATE 10/02/2025
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DRAWN BY ESM
CHECKED BY GDW

SITE PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-300

Plotted By:Maeks, Liz Sheet Set:Dania M2.2 Layout:C-300 SITE PLAN March 19, 2026 06:20:43pm K:\VRB_LDEV\147337007_dania boomers\CAD\standards\phase 4 m2 (2)\C-300 SITE PLAN.dwg
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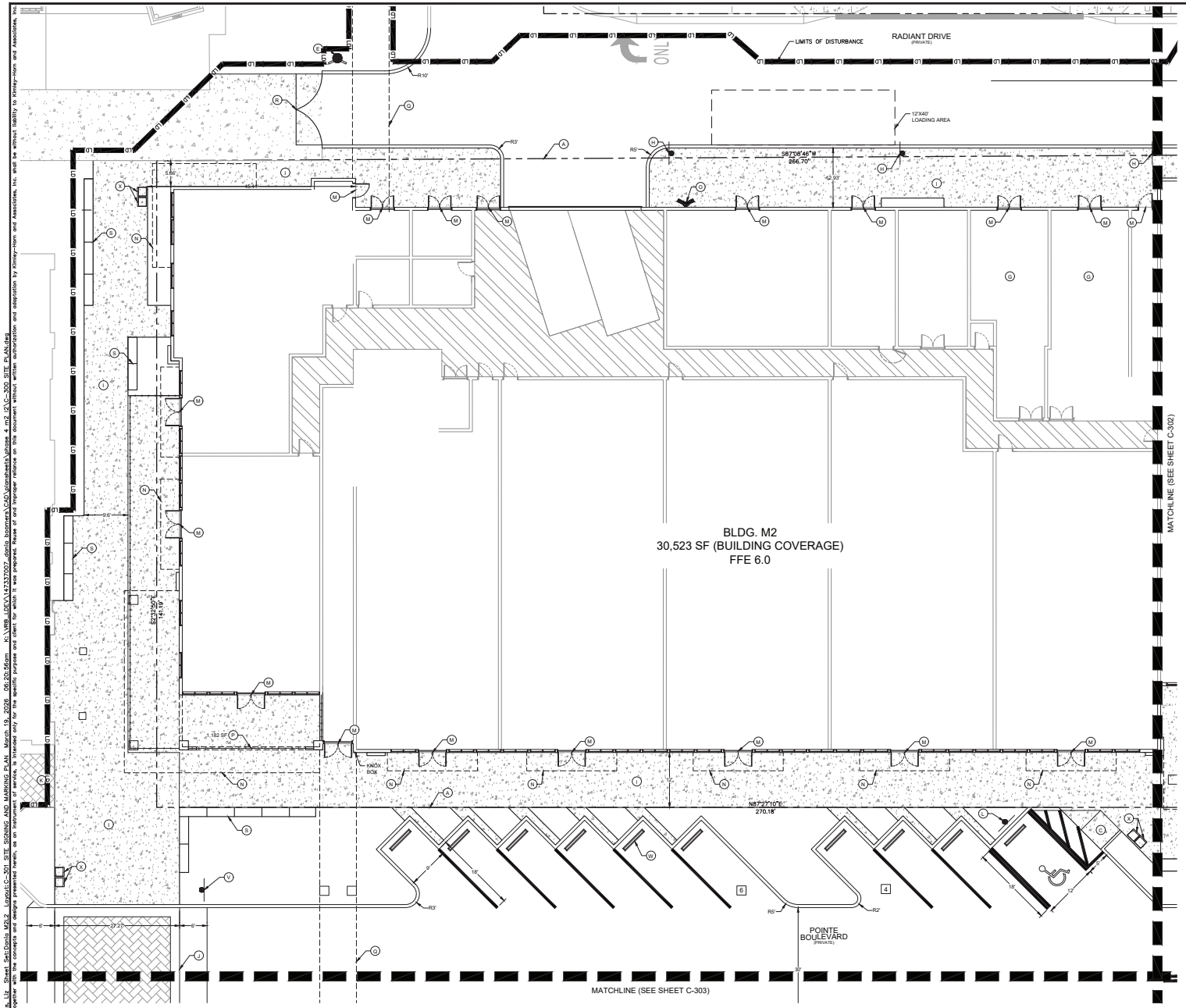

LEGEND

- (A) PROPERTY LINE
- (B) MAIL ROOM LOCATED IN BUILDING L2 LOBBY (N/A THIS SHEET)
- (C) ACCESSIBLE CURB RAMP (TYP.)
- (D) EXISTING SIGNAGE
- (E) RELOCATED FIRE HYDRANT
- (F) EXISTING FIRE HYDRANT
- (G) TRASH COLLECTION AREA
- (H) NO PARKING - FIRE LANE SIGN (RS3)
- (I) SIDEWALK (REFER TO HARDSCAPE PLANS FOR SIDEWALK TREATMENT)
- (J) RAISED CROSSWALK (REFER TO DETAIL ON SHEET C-510)
- (K) EXISTING SIDEWALK
- (L) ACCESSIBLE PARKING SPACE AND SIGN (TYP. OF 6)
- (M) DOOR LOCATION
- (N) BUILDING OVERHANG
- (O) FIRE DEPARTMENT CONNECTION
- (P) LIMITS OF OUTDOOR SEATING AREA (AREA SHOWN IN PLAN)
- (Q) GARAGE CONNECTION BRIDGE
- (R) EXISTING FIRE ACCESS ONLY
- (S) SEAT WALL (REFER TO HARDSCAPE PLANS FOR DETAIL)
- (T) RIDE SHARE DROP OFF LOCATION (N/A THIS SHEET)
- (U) STOP SIGN (N/A THIS SHEET)
- (V) YIELD TO PEDESTRIANS SIGN
- (W) WHEEL STOP (TYP)(SEE DETAIL SHEET C-510)
- (X) TRASH AND RECYCLING RECEPTACLE

SIGNAGE/MARKING LEGEND

- 12"X18" ACCESSIBLE PARKING SIGN (FTP-20-06)
- 6"X12" ACCESSIBLE PARKING PENALTY SIGN (FTP-22-06)
- 30"X30" STOP SIGN (R1-1)
- 36"X36" YIELD HERE TO PEDESTRIANS SIGN (R1-5LR)
- BICYCLE LANE

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET C-510 FOR PAVEMENT AND STRIPING DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLE (STOP BARS, CROSSWALKS, CENTER LANE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL TRAFFIC CONTROL SIGNS AND DEVICES SHALL CONFORM TO BROWARD COUNTY ENGINEERING (BCTED) AND MUTCD STANDARDS.

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CHECKED BY

SITE, SIGNING AND MARKING PLAN

DANIA POINTE PHASE IV
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DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-301

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-301 SITE SIGNING AND MARKING PLAN March 19, 2026 06:20:56pm K:\VRB_LDEV\147337007 dania boomers\CAD\plansheets\vstnas 4 m2.2\C-300 SITE PLAN.dwg
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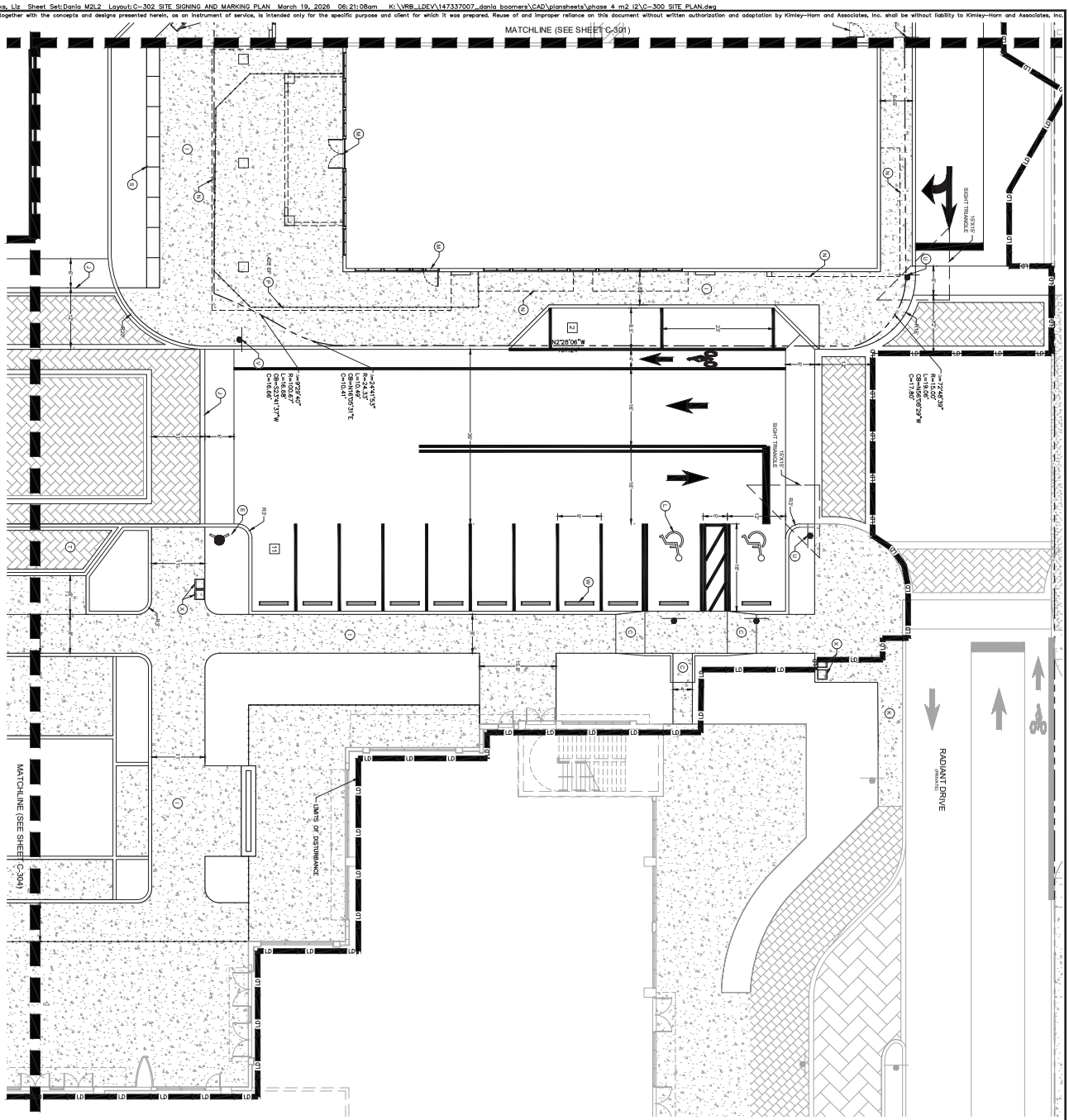

LEGEND

(A) PROPERTY LINE
(B) MAIL ROOM LOCATED IN BUILDING L1 LOBBY (N/A THIS SHEET)
(C) ACCESSIBLE CURB RAMP (TYP.)
(D) EXISTING SIGNAGE
(E) RELOCATED FIRE HYDRANT
(F) EXISTING FIRE HYDRANT
(G) TRASH COLLECTION AREA (N/A THIS SHEET)
(H) NO PARKING - FIRE LANE SIGN (R5-1)
(I) SIDEWALK (REFER TO HARDSCAPE PLANS FOR SIDEWALK TREATMENT)
(J) RAISED CROSSWALK (REFER TO DETAIL ON SHEET C-510)
(K) EXISTING SIDEWALK
(L) ACCESSIBLE PARKING SPACE AND SIGN (TYP. OF 6)
(M) DOOR LOCATION
(N) BUILDING OVERHANG
(O) FIRE DEPARTMENT CONNECTION
(P) LIMITS OF OUTDOOR SEATING AREA (AREA SHOWN IN PLAN)
(Q) GARAGE CONNECTION BRIDGE (N/A THIS SHEET)
(R) EXISTING FIRE ACCESS ONLY (N/A THIS SHEET)
(S) SEAT WALL (REFER TO HARDSCAPE PLANS FOR DETAIL)
(T) RIDE SHARE DROP OFF LOCATION
(U) STOP SIGN
(V) YIELD TO PEDESTRIANS SIGN
(W) WHEEL STOP (TYPWISE DETAIL SHEET C-510)
(X) TRASH AND RECYCLING RECEPTACLE

SIGNAGE/MARKING LEGEND

12"X18" ACCESSIBLE PARKING SIGN (FTP-22-R)
6"X12" ACCESSIBLE PARKING PENALTY SIGN (FTP-22-R)
30"X30" STOP SIGN (R1-1)
30"X30" YIELD HERE TO PEDESTRIANS SIGN (R1-5/R)
BICYCLE LANE

NOTES:

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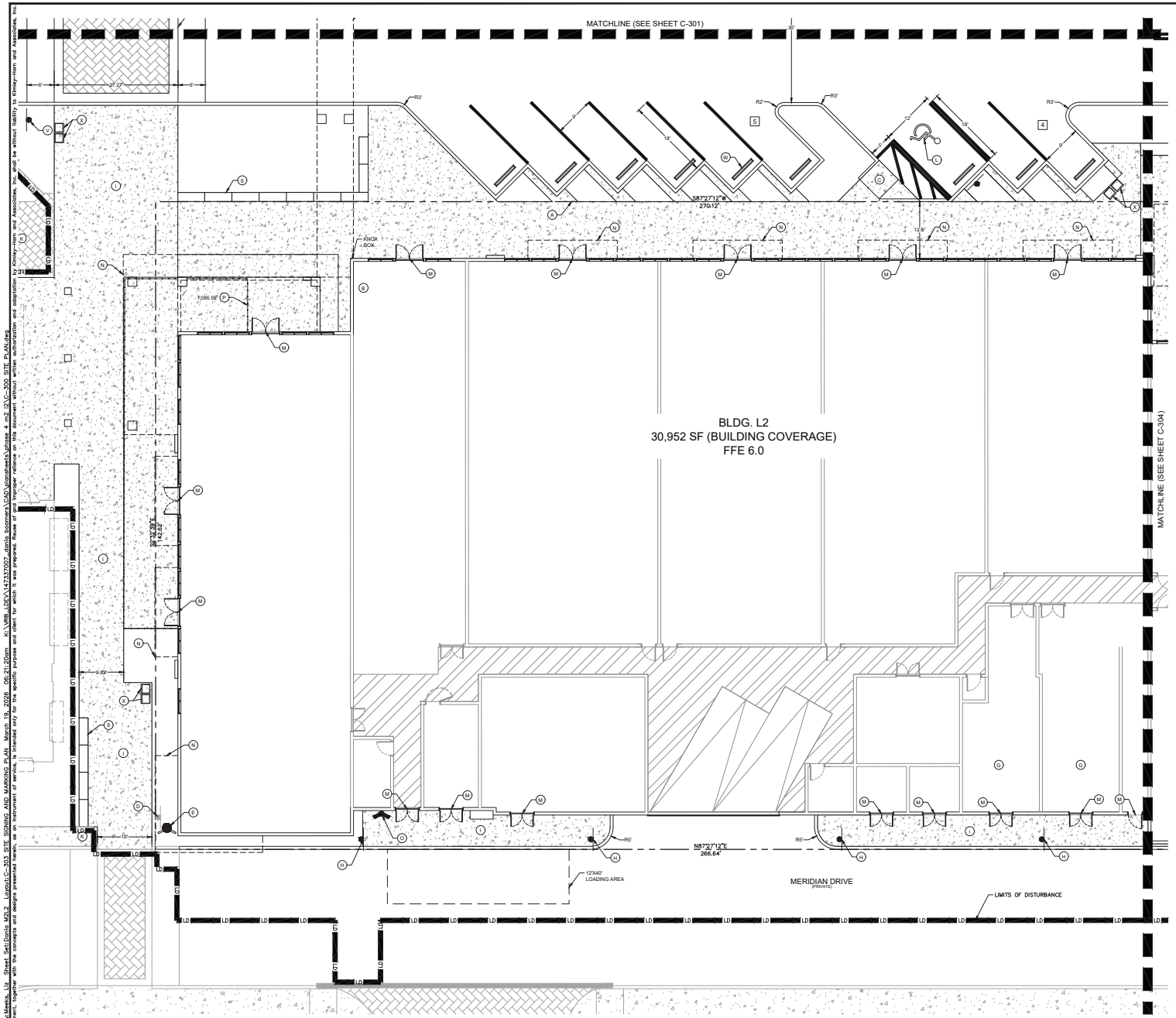

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PROFESSIONAL ENGINEER

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KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

SITE, SIGNING AND MARKING PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-303

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-303 SITE SIGNING AND MARKING PLAN March 19, 2026 05:21:20pm K:\VRB_LDEV\147337007 dania boomerv\CAD\plansheets\Witness 4 m2.2\C-303 SITE PLAN.dwg
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Plotted By:Meeks, Liz Sheet Set:Dania M2L2 Layout:C-304 SITE SIGNING AND MARKING PLAN March 19, 2026 06:21:28am K:\WPB_LDEV\147337007_dania boomers\CAD\plansheets\phase 4 m2 l2\C-300 SITE PLAN.dwg
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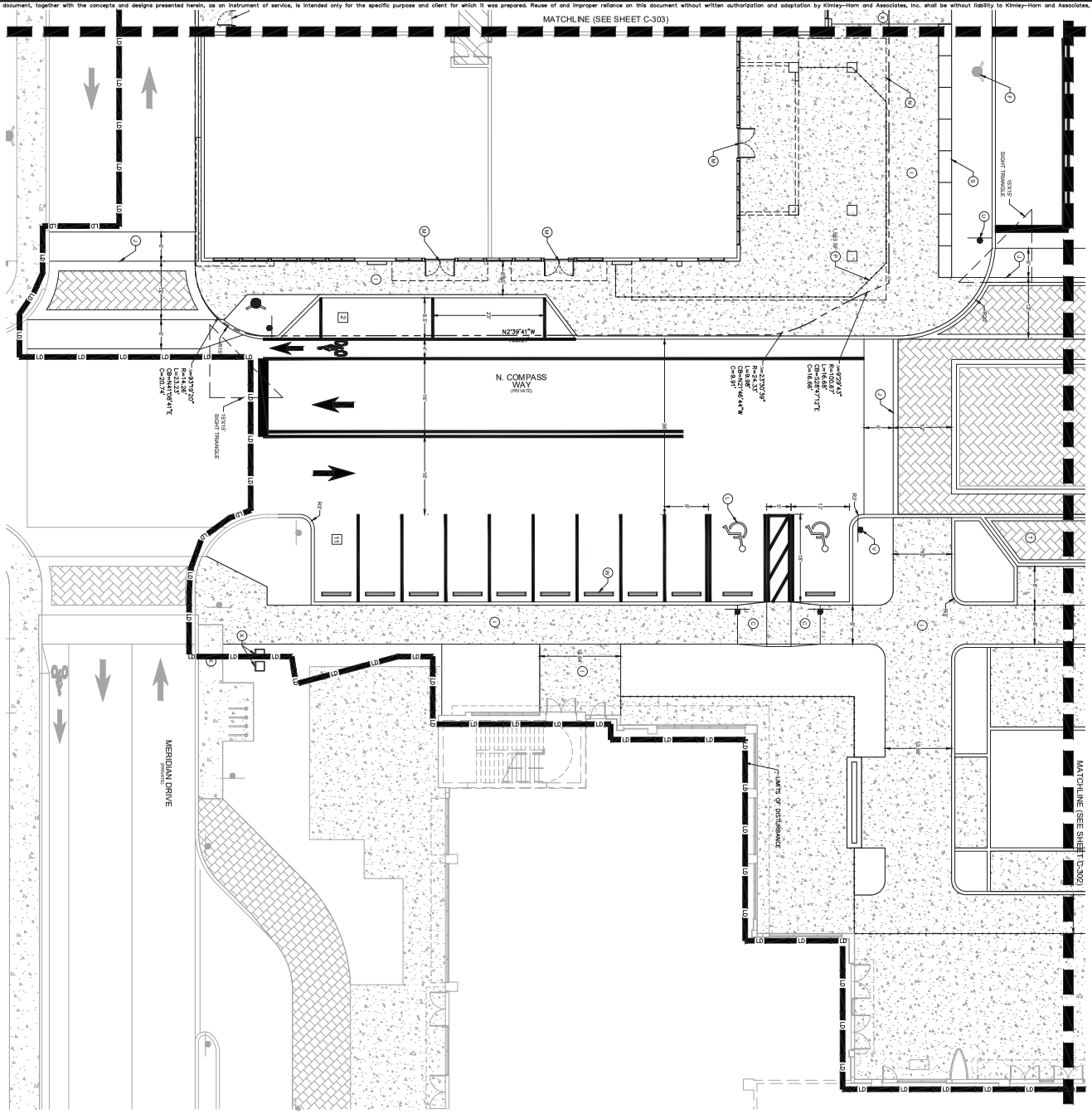

LEGEND

- (A) PROPERTY LINE
- (B) MAIL ROOM LOCATED IN BUILDING L1 LOBBY (N/A THIS SHEET)
- (C) ACCESSIBLE CURB RAMP (TYP.)
- (D) EXISTING SIGNAGE
- (E) RELOCATED FIRE HYDRANT
- (F) EXISTING FIRE HYDRANT
- (G) TRASH COLLECTION AREA (N/A THIS SHEET)
- (H) NO PARKING - FIRE LANE SIGN (R5-1)
- (I) SIDEWALK (REFER TO HARDSCAPE PLANS FOR SIDEWALK TREATMENT)
- (J) RAISED CROSSWALK (REFER TO DETAIL ON SHEET C-510)
- (K) EXISTING SIDEWALK
- (L) ACCESSIBLE PARKING SPACE AND SIGN (TYP. OF 6)
- (M) DOOR LOCATION
- (N) BUILDING OVERHANG
- (O) FIRE DEPARTMENT CONNECTION
- (P) LIMITS OF OUTDOOR SEATING AREA (AREA SHOWN IN PLAN)
- (Q) GARAGE CONNECTION BRIDGE (N/A THIS SHEET)
- (R) EXISTING FIRE ACCESS ONLY (N/A THIS SHEET)
- (S) SEAT WALL (REFER TO HARDSCAPE PLANS FOR DETAIL)
- (T) RIDE SHARE DROP OFF LOCATION
- (U) STOP SIGN
- (V) YIELD TO PEDESTRIANS SIGN
- (W) WHEEL STOP (TYP)(SEE DETAIL SHEET C-510)
- (X) TRASH AND RECYCLING RECEPTACLE

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

SIGNAGE/MARKING LEGEND

- 12"X18" ACCESSIBLE PARKING SIGN (FTP-30-18)
- 6"X12" ACCESSIBLE PARKING PENALTY SIGN (FTP-22-M)
- 30"X30" STOP SIGN (R1-1)
- 36"X36" YIELD HERE TO PEDESTRIANS SIGN (R1-5/R)
- BICYCLE LANE

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET C-510 FOR PAVEMENT AND STRIPING DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAY AND DRIVE AISLE (STOP BARS, CROSSWALKS, CENTER LANE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL TRAFFIC CONTROL SIGNS AND DEVICES SHALL CONFORM TO BROWARD COUNTY ENGINEERING (BCTED) AND MUTCD STANDARDS.

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SHEET NUMBER C-304

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SITE, SIGNING AND MARKING PLAN

KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

PROFESSIONAL ENGINEER ★ GREGORY D. WILFONG ★ No. 63166 ★ STATE OF FLORIDA

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

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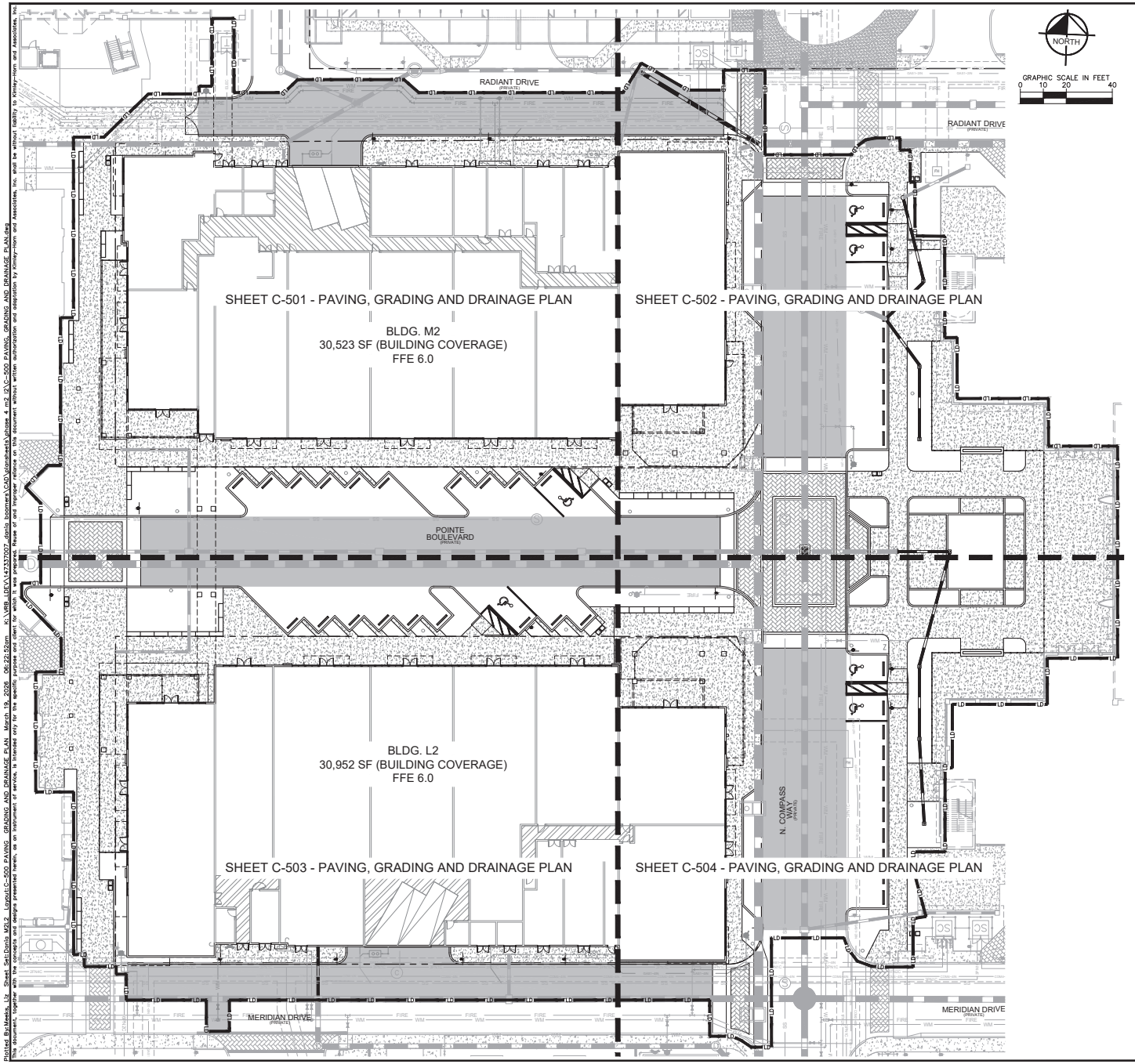
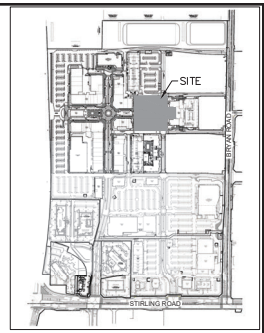


NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



OVERALL PLAN
N.T.S.

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
2. ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
3. ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
4. ACCESSIBLE SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 8' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
5. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280,CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
6. ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI AT 28 DAYS WITH FIBERMESH REINFORCEMENT.
7. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   A. RCP CLASS III PER ASTM C-76
   B. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48"Ø AND SMALLER SHALL BE 3/4"x3/4"x7-1/2" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"Ø AND LARGER SHALL BE 3/4"x3/4"x7-1/2" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   C. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294
      JOINTS SHALL BE WATER TIGHT
   D. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
8. CONTRACTOR TO REPLACE ANY SIDEWALK AND EXISTING PAVERS DAMAGED DURING CONSTRUCTION.
9. SPOT ELEVATIONS ARE AT FACE OF CURB UNLESS OTHERWISE NOTED.

LEGEND

	= EXISTING DRAINAGE WELL
	= DRAINAGE MANHOLE
	= DRAINAGE INLET
	= CURB INLET
	= EXFILTRATION PIPE AND TRENCH
	= PROPERTY LINE
	= RIGHT OF WAY
	= EXISTING STORM DRAIN
	= EXISTING PERIMETER BERM
C.O.	= CLEAN OUT
SD	= STORM DRAIN
YD	= YARD DRAIN
TOS	= TOP OF SIDEWALK GRADE
TOC	= TOP OF CURB GRADE
HP	= HIGH POINT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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Sunshine811.com

GREGORY D WILFONG

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3/19/2026

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

GREGORY D. WILFONG LICENSE No. 63166 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY GDW

PAVING, GRADING AND DRAINAGE PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER C-500

Plotted By:Mertis, Liz Sheet Set:Dania M2.2 Layout:C-500 PAVING, GRADING AND DRAINAGE PLAN March 19, 2026 08:22:52pm K:\VRB_LDEV\147337007 dania boomers\CAD\plotsheets\Volume 4 - m2 (2)\C-500 PAVING, GRADING AND DRAINAGE PLAN.dwg
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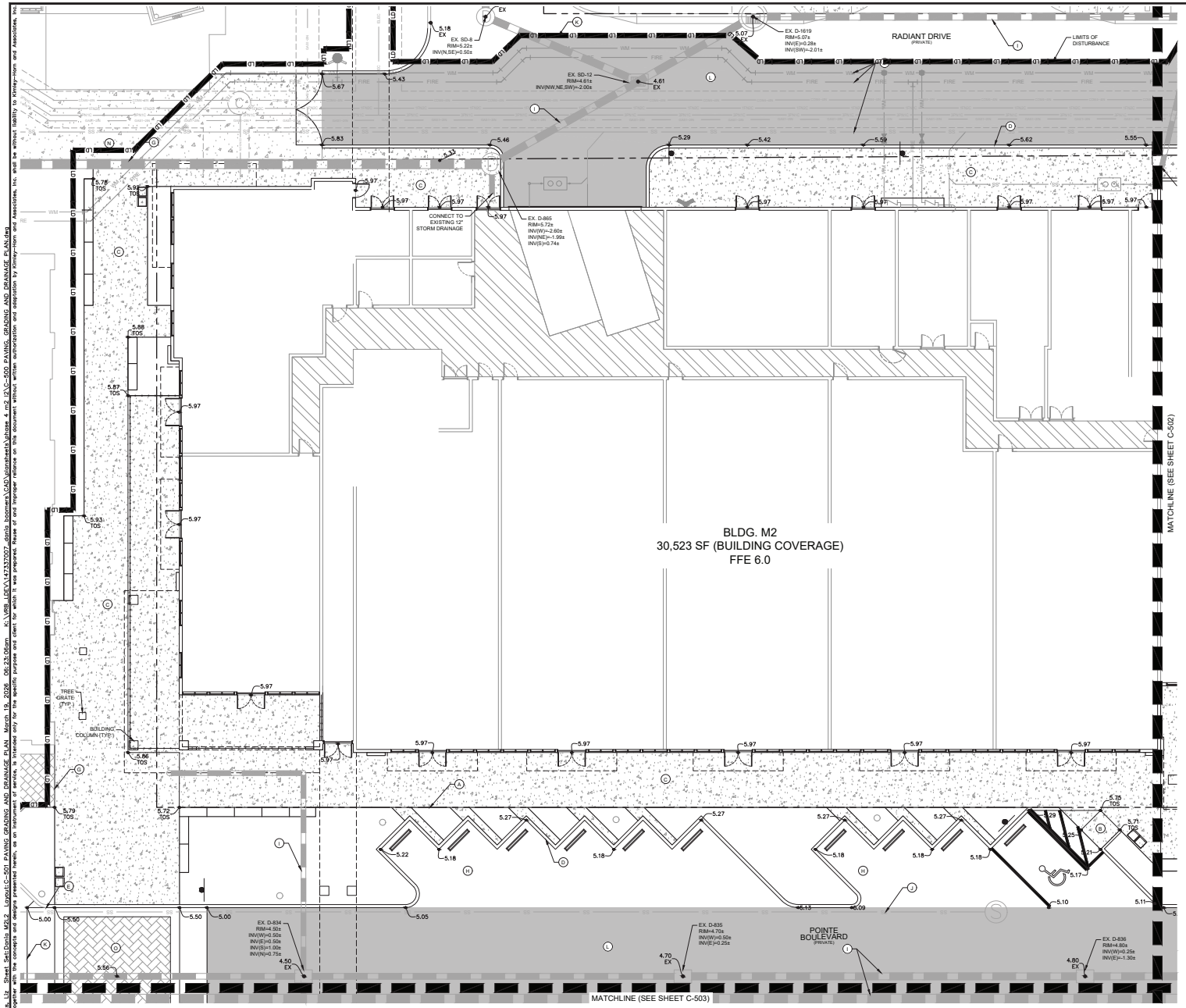

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (TYP.)
- (C) SIDEWALK (REFER TO HARDSCAPE PLANS FOR TREATMENT)
- (D) FDOT TYPE "D" CURB
- (E) TIE TO EXISTING CURB
- (F) EXISTING SIDEWALK
- (G) TIE TO EXISTING SIDEWALK
- (H) STANDARD DUTY PAVEMENT
- (I) EXISTING STORM DRAINAGE
- (J) EXISTING WET UTILITY
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- (L) HEAVY DUTY ASPHALT
- (M) EXISTING PAVEMENT
- (N) EXISTING FIRE ACCESS ONLY
- (O) RAISED CROSSWALK
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LEGEND

- = EXISTING DRAINAGE WELL
- = DRAINAGE MANHOLE
- = DRAINAGE INLET
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- = EXFILTRATION PIPE AND TRENCH
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CITY OF DANIA BEACH FLORIDA

SHEET NUMBER C-501

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-501 PAVING GRADING AND DRAINAGE PLAN March 19, 2026 06:23:06pm K:\MRB_LDE\147337007_dania boomers\CAD\storsheets\phase 4 m2 (2)\C-500 PAVING, GRADING AND DRAINAGE PLAN.dwg
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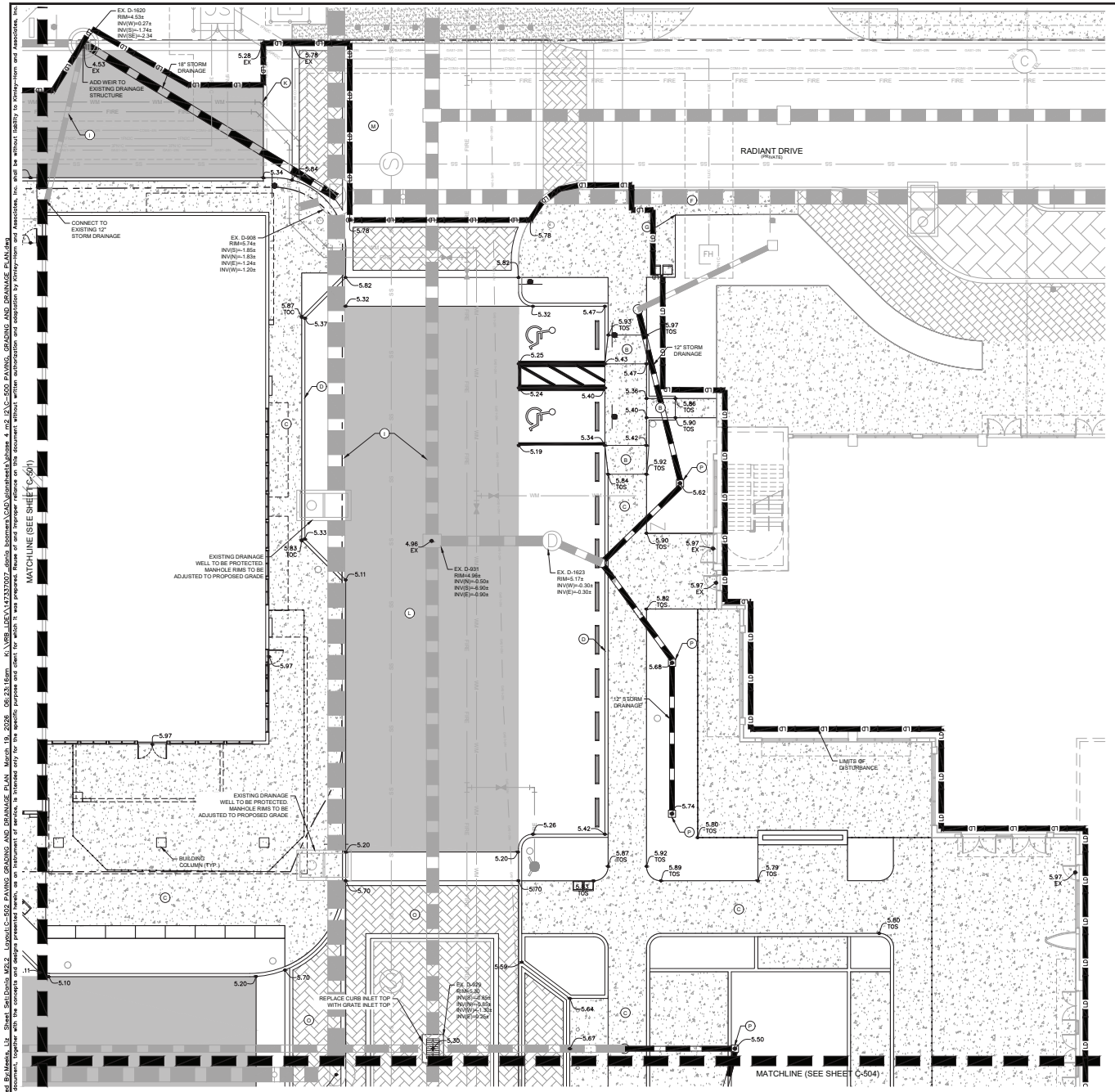

LEGEND

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LEGEND

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PAVING, GRADING AND DRAINAGE PLAN

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PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER C-502

Plotted By:Mertis, Liz Sheet Set:Dania M2.2 Layout:C-502 PAVING GRADING AND DRAINAGE PLAN March 19, 2026 06:23:16pm K:\MRB_LDE\147333007_dania pointe\CAD\storsheets\phase 4 m2.2\C-500 PAVING, GRADING AND DRAINAGE PLAN.dwg
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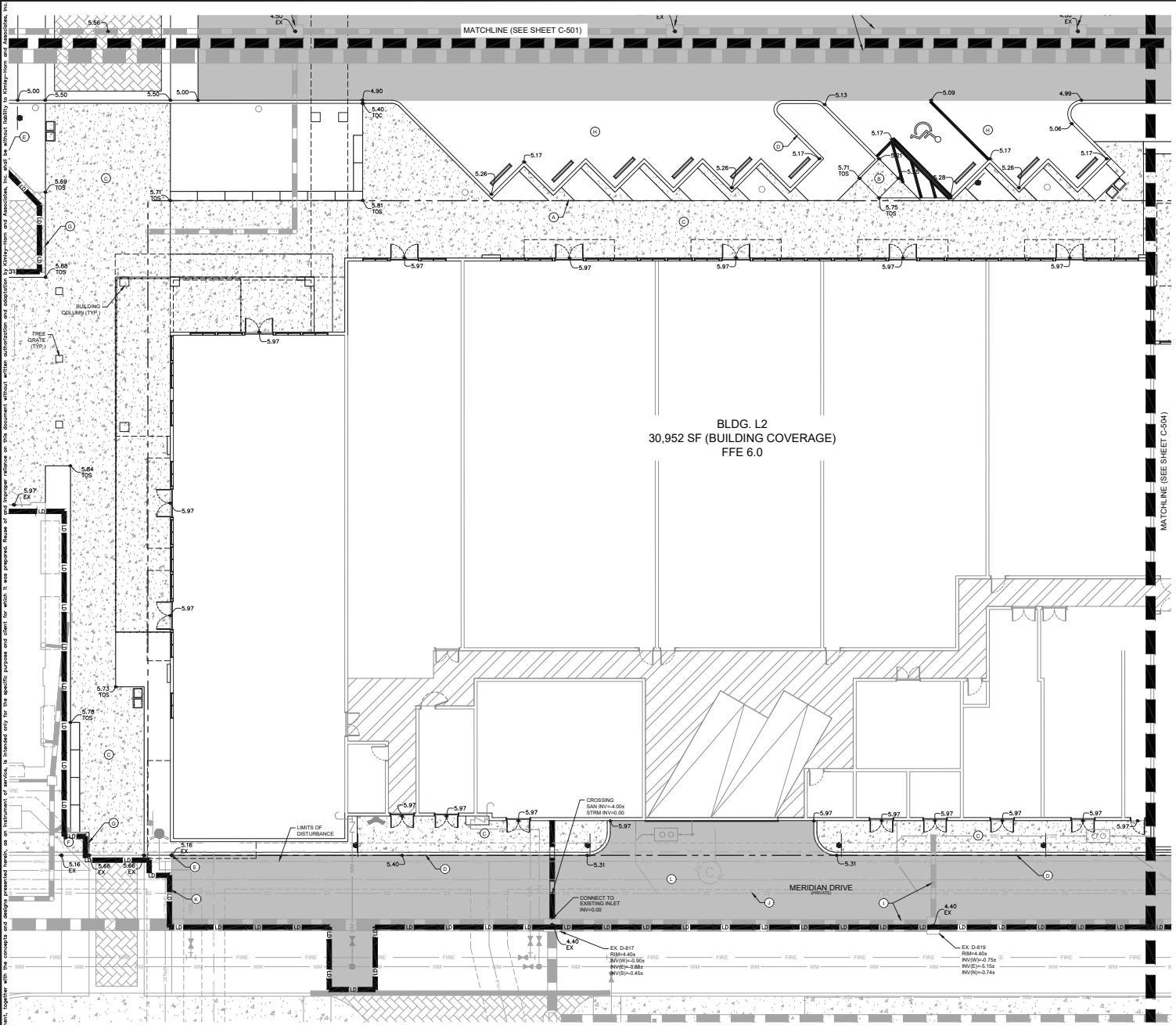

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- (D) FDOT TYPE "D" CURB
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SHEET NUMBER C-503

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-503 PAVING GRADING AND DRAINAGE PLAN March 19, 2026 06:23:26pm K:\WPB_LDEV\147337007-dania pointe\CAD\sheetsets\phase 4 m2.2\C-500 PAVING, GRADING AND DRAINAGE PLAN.dwg
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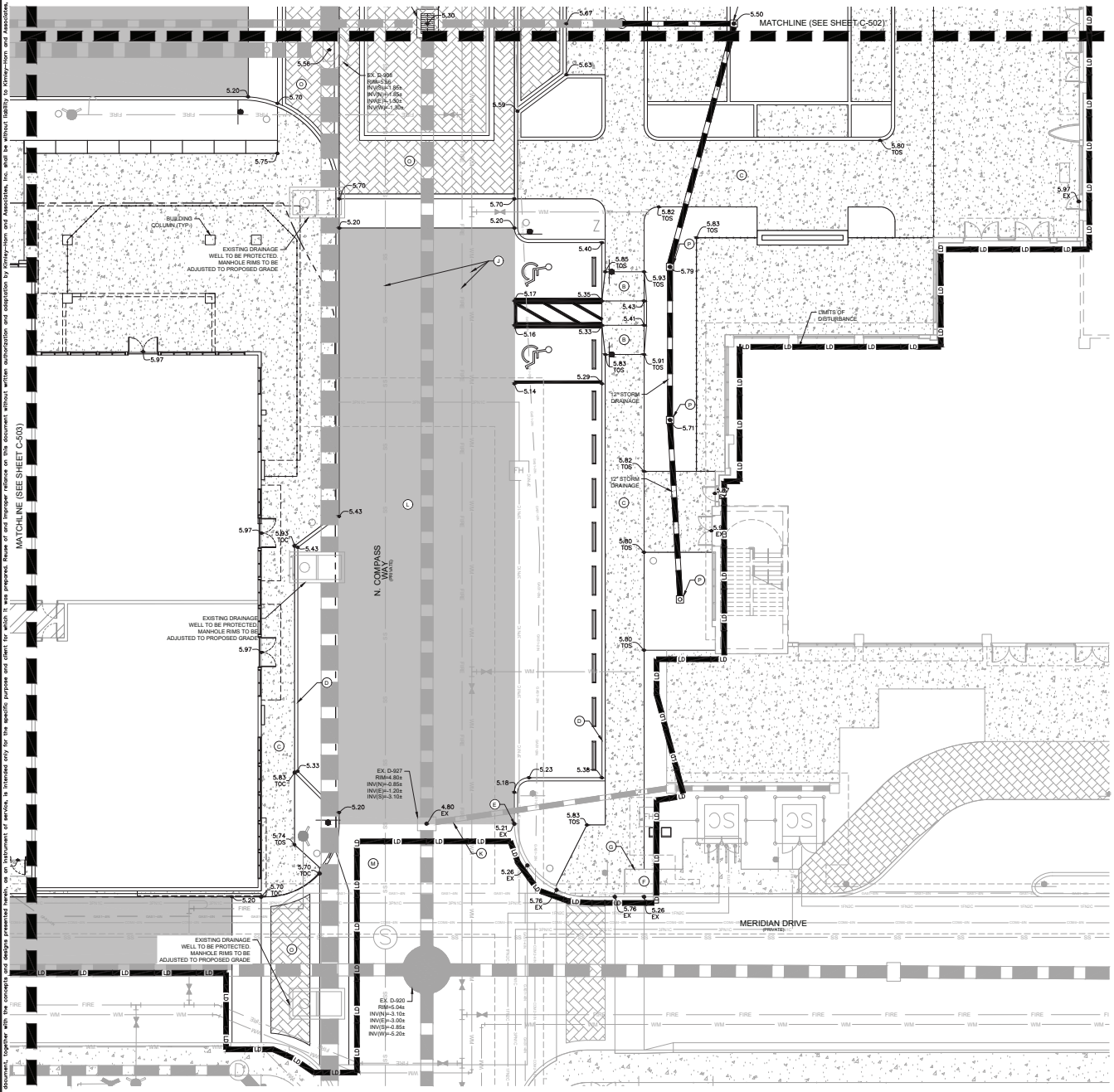

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

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PAVING, GRADING AND DRAINAGE PLAN

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PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER C-504

Plotted By:Meeks, Liz Sheet Set:Dania M2.2 Layout:C-504 PAVING GRADING AND DRAINAGE PLAN March 19, 2026 06:23:35pm K:\WPB_LDEV\147337007_dania pointe\CAD\sheetsets\phase 4 m2.2\C-500 PAVING, GRADING AND DRAINAGE PLAN.dwg
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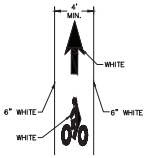
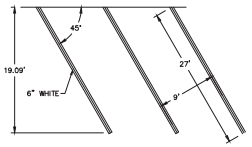
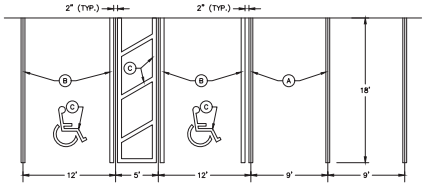


BIKE LANE STRIPING
N.T.S

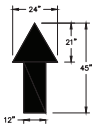


45° STALL STRIPING
N.T.S



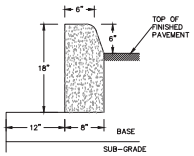
PARKING STALL STRIPING
N.T.S

(A) 6" WHITE
(B) 6" BLUE
(C) 6" WHITE @ 60° (EQUALLY SPACED)

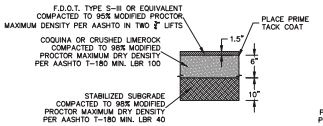


NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT

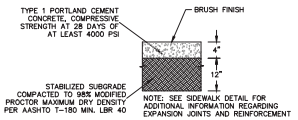
ON-SITE TRAFFIC FLOW ARROW
N.T.S



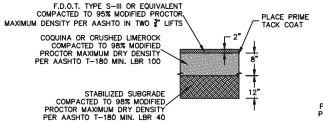
TYPE "D" CURB
N.T.S



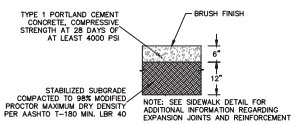
STANDARD DUTY ASPHALT
N.T.S



STANDARD DUTY CONCRETE
N.T.S



HEAVY DUTY ASPHALT
N.T.S



HEAVY DUTY CONCRETE
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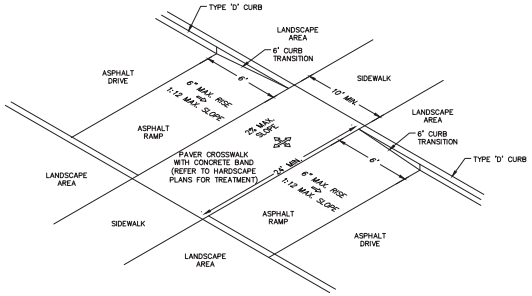
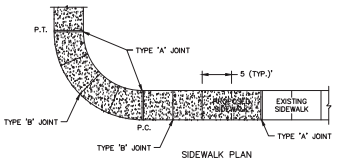
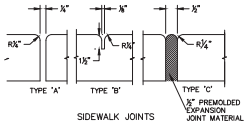


NOTES:
1. ASPHALT RAMP FROM RAISED CROSSWALK DETAIL TO BE USED AT ENTRANCES TO RAISED INTERSECTION AT COMPASS AND POINTE BOULEVARD. PLEASE REFER TO SHEET L1.03 OF THE HARDSCAPE PLANS FOR THE TREATMENT WITHIN THE RAISED INTERSECTION.

RAISED CROSSWALK DETAIL
N.T.S

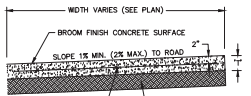


SIDEWALK PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

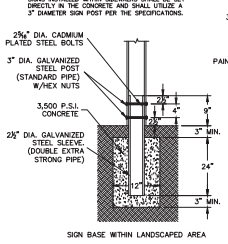


STANDARD CROSS SECTION

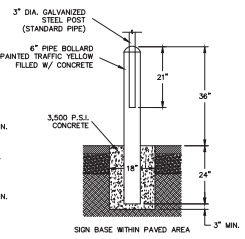
TABLE OF SIDEWALK THICKNESS	
LOCATION	"T"
PEDESTRIAN ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

CONCRETE SIDEWALK
N.T.S

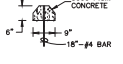


SIGN BASE WITHIN LANDSCAPED AREA

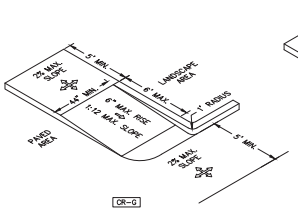


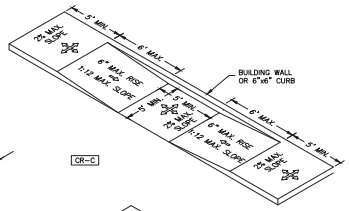
SIGN BASE WITHIN PAVED AREA

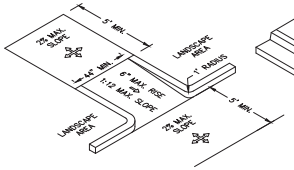
SIGN BASE
N.T.S

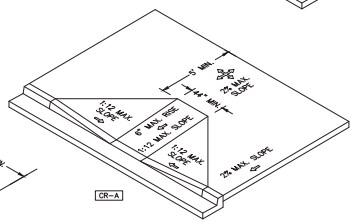


CONCRETE WHEEL STOP
N.T.S



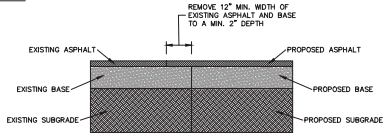






ON-SITE ACCESSIBLE RAMPS
N.T.S

NOTES:
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
2. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
3. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60" X 60" PASSING SPACE EVERY 200 FEET.
4. ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 48" LEVEL LANDING IN BETWEEN.
5. THE ACCESSIBLE ROUTE IN FRONT OF PULL-IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
6. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING, BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS AND USE OF HANDRAILS, PER F.D.C. 11-4.8.
7. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF-WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF F.D.O.T. INDEX 304.
8. CHANGE IN LEVEL ALONG ACCESSIBLE ROUTE IS NOT TO EXCEED ½" WITHOUT A RAMP PER SECTION 11-4.3.8.



SAW-CUT
N.T.S

NOTE:
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No.	REVISIONS	DATE	BY
1	REVS PER DRC COMMENTS	2/27/26	ESM
2	REVS PER DRC COMMENTS	12/4/25	ESM

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PHONE: 772-794-4100
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GREGORY D. WILFONG
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No. 63166
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PROFESSIONAL ENGINEER

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KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

PAVING, GRADING AND DRAINAGE DETAILS

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-510

Plotted By:Mieks, Liz Sheet Set:Dania M2.2 Layout:C-510 PAVING, GRADING AND DRAINAGE DETAILS March 19, 2026 06:24:07pm K:\WPB_LDEV\147337007_dania boomers\CAD\xrefsets\xbase 4 m2.dwt
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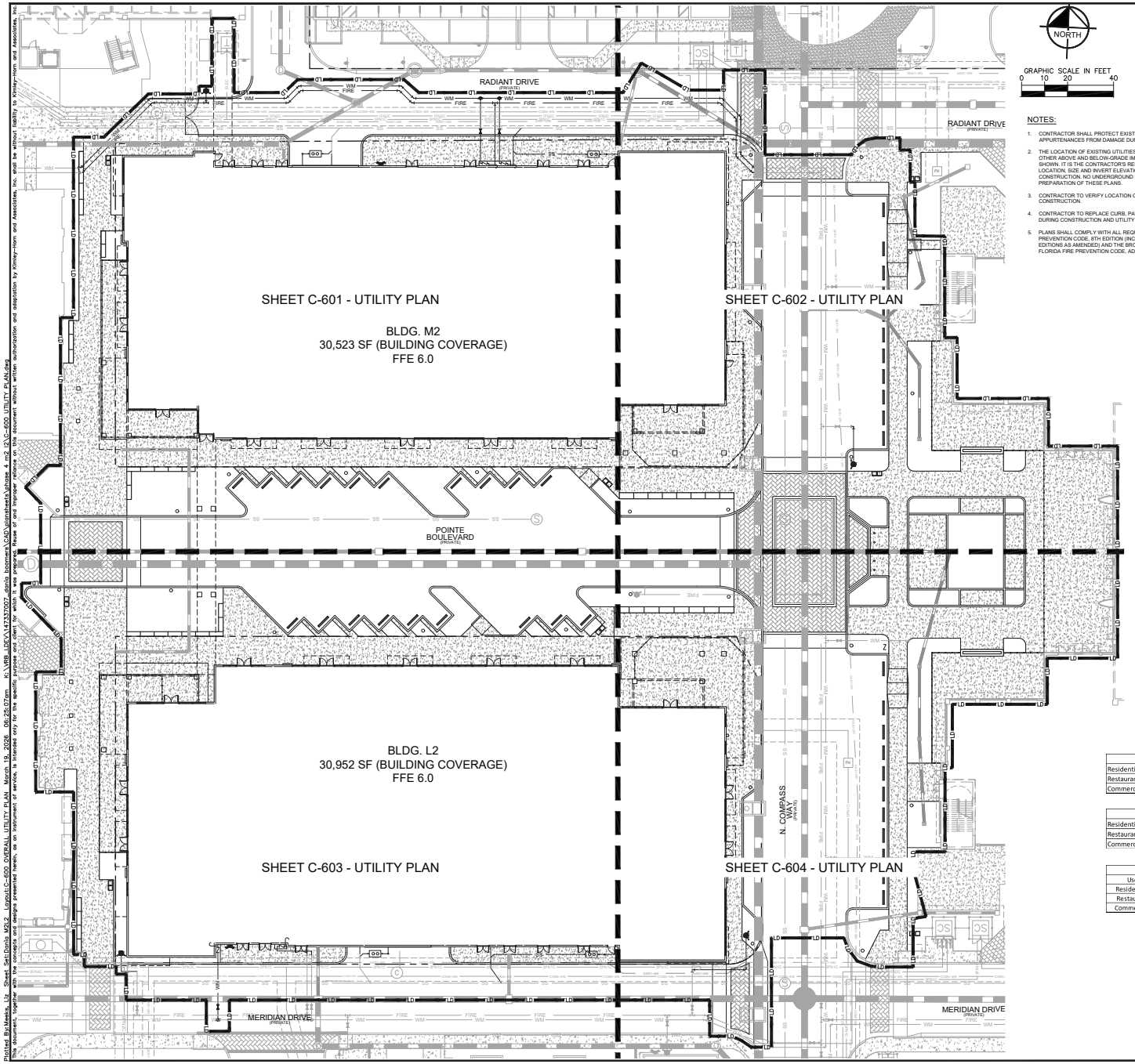

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

NOTES:

1. CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
2. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION. NO UNDERGROUND UTILITY LOCATE WAS PERFORMED IN PREPARATION OF THESE PLANS.
3. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO REPLACE CURB, PAVEMENT, ETC. THAT ARE DISTURBED DURING CONSTRUCTION AND UTILITY TIE-INS.
5. PLANS SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, 8TH EDITION (INCLUDING NFPA 1 AND NFPA 101 2021 EDITIONS AS AMENDED) AND THE BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE, ADOPTED ON JANUARY 11, 2024.

UTILITY LEGEND

- FUTURE PROPERTY / RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- WM — WATER MAIN (WM)
- FIRE — FIRE MAIN
- SS — SANITARY SEWER MAIN
- FM — SANITARY FORCE MAIN
- COM — BURIED TELEPHONE
- BURIED ELECTRIC
- GAS — GAS — GAS — GAS MAIN
- DDCV
- WATER METER AND BFP
- FIRE HYDRANT
- FDC
- GREASE TRAP
- SEWER MANHOLE
- T — TRANSFORMER
- SC — SWITCH CABINET
- POST INDICATOR VALVE
- DRAINAGE WELL
- LIGHT POLE
- SAMPLE POINT
- LIGHT POLE

* EXISTING UTILITIES AND EASEMENTS ARE SHADED IN GREY

Projected Sewer Demand	
Residential	265 UNIT * 250 GPD/UNIT *4 peak factor = 265,000 GPD
Restaurant	18,058 sf * 290 GPD/1000 sf = 5,237 GPD
Commercial	25,457 sf * 30 GPD/1000 sf = 764 GPD

Projected Water Demand	
Residential	265 UNIT * 250 GPD/UNIT *4 peak factor = 265,000 GPD
Restaurant	18,058 sf * 290 GPD/1000 sf = 5,237 GPD
Commercial	25,457 sf * 30 GPD/1000 sf = 764 GPD

Projected Solid Waste Generation			
Use	Calculation	Occupants	Total (lbs)
Residential	8.9 lbs/capita/day	550	4895
Restaurant	8.9 lbs/capita/day	350	3115
Commercial	8.9 lbs/capita/day	100	890

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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GREGORY D. WILFONG
LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

3/19/2026

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KHA PROJECT	147507000
DATE	10/02/2025
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	GDW

UTILITY PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC

CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-600

Plotted By:Mertis, Liz Sheet Set:Dania M2.2 Layout:C-600_OVERALL UTILITY PLAN March 19, 2026 06:25:07pm K:\VRB_LSE\147337007 dania boomers\CAD\plansheet\phase 4_m2 (2)\C-600_UTILITY PLAN.dwg
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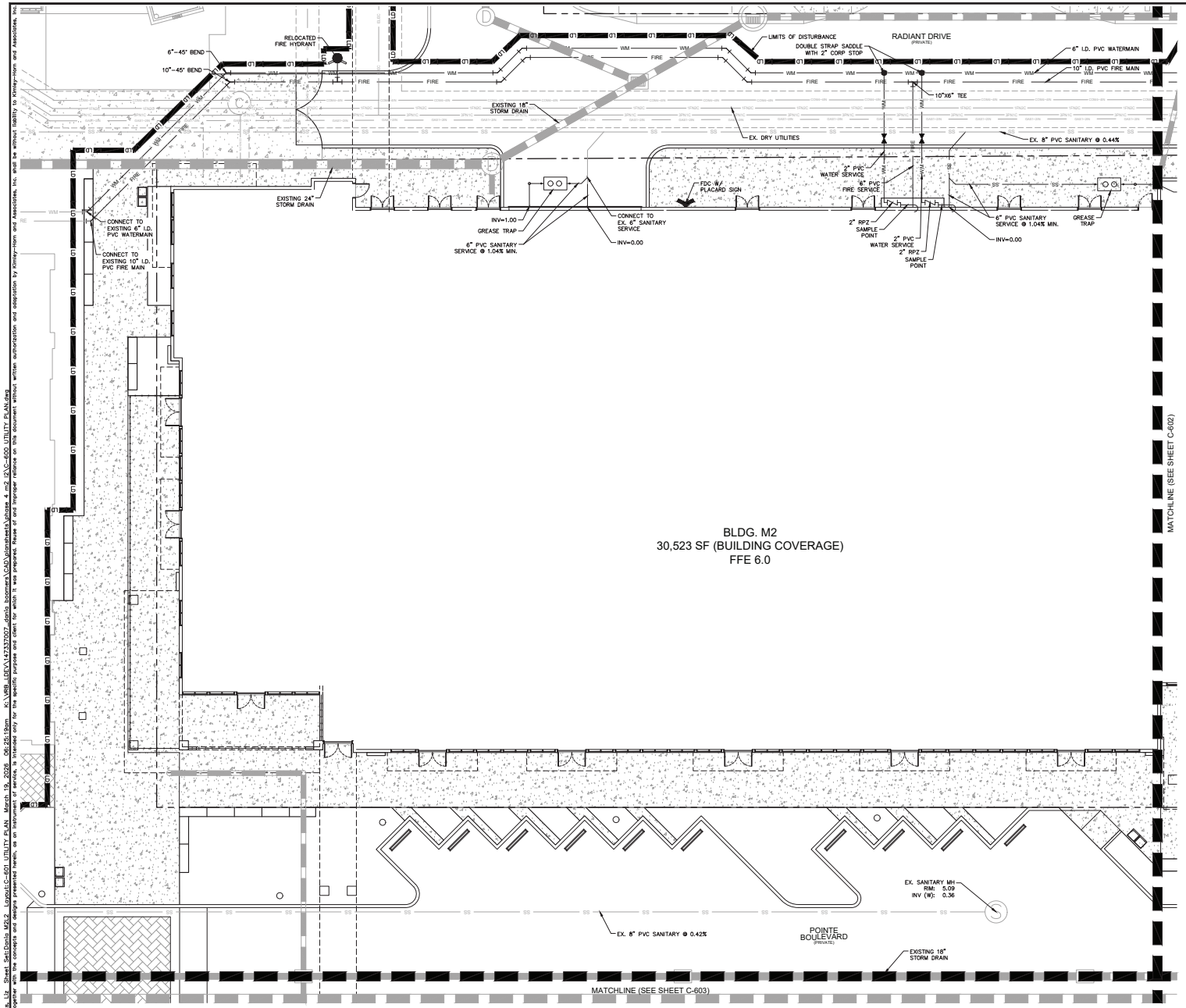

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

UTILITY LEGEND

- FUTURE PROPERTY / RIGHT-OF-WAY LINE
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KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

UTILITY PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-601

Plotted By:Maeta, Liz Sheet Set:Dania M2.2 Layout:C-601 UTILITY PLAN March 19, 2026 06:25:19pm K:\VB9_LDEV\147337007.dania boomer\CAD\plansheet\Volume 4_m2.2\C-600 UTILITY PLAN.dwg
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Plotted By:Meeks, Liz Sheet Set:Dania M2L2 Layout:C-602 UTILITY PLAN March 19, 2026 06:25:29am K:\VRB_LDEV\147337007_dania boomers\CAD\plansheets\phase 4 m2 l2\C-600 UTILITY PLAN.dwg
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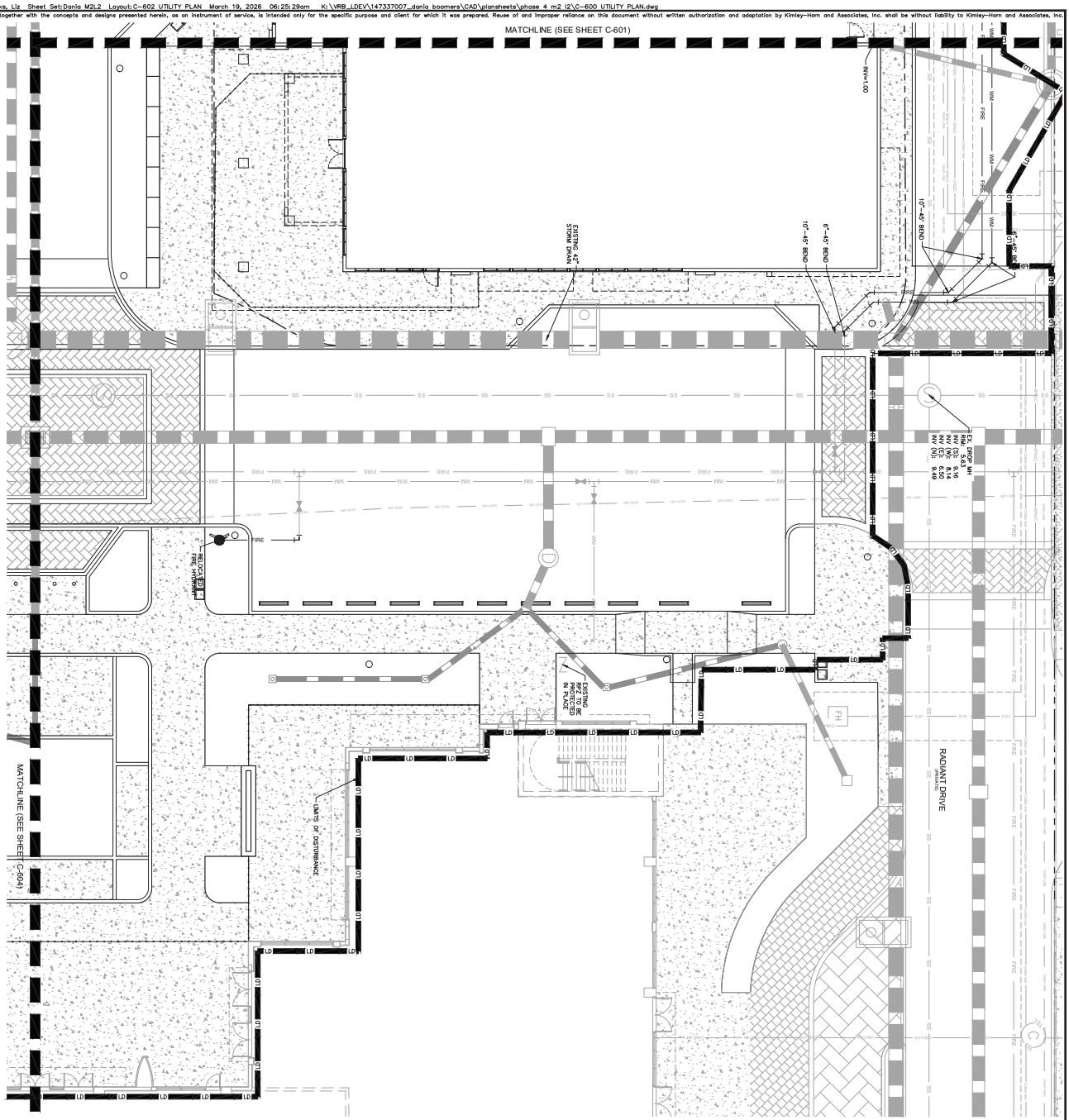

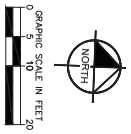

UTILITY LEGEND

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- BOLLARD
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- FIRE HYDRANT
- FDC
- GREASE TRAP
- SEWER MANHOLE
- TRANSFORMER
- SIGN / MONUMENT
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SHEET NUMBER C-602

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

UTILITY PLAN

KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PROFESSIONAL ENGINEER ★ GREGORY D. WILFONG ★ No. 63166 ★ STATE OF FLORIDA ★ LICENSED

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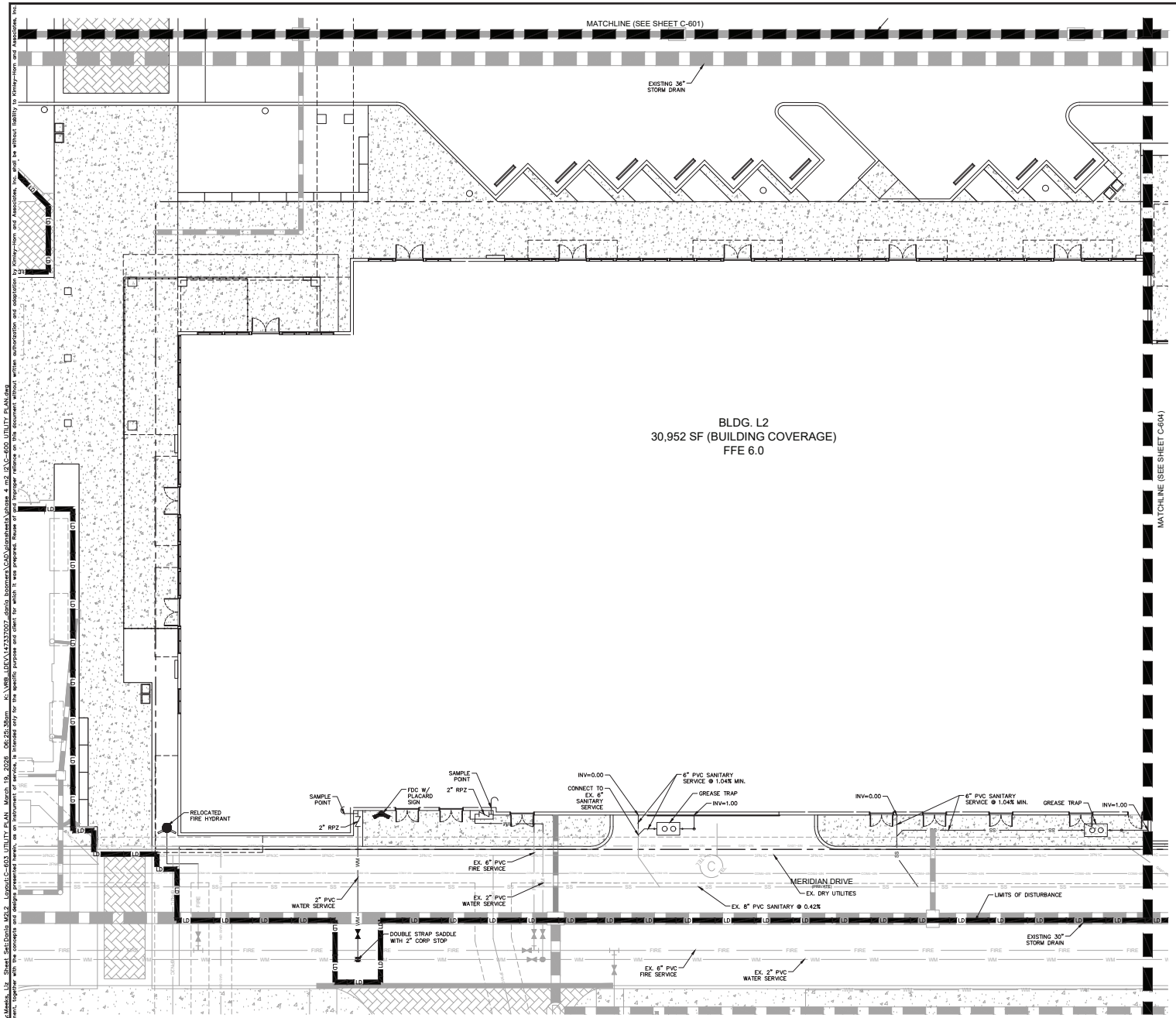
1	REVS PER DRC COMMENTS	2/27/26	ESM
2	REVS PER DRC COMMENTS	12/4/25	ESM



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

UTILITY LEGEND

- FUTURE PROPERTY / RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- WM — WATER MAIN (WM)
- FIRE — FIRE MAIN
- SS — SANITARY SEWER MAIN
- FM — SANITARY FORCE MAIN
- COM — BURIED TELEPHONE
- BURIED ELECTRIC
- GAS — GAS MAIN
- DDCV
- WATER METER AND BFP
- FIRE HYDRANT
- FDC
- GREASE TRAP
- SEWER MANHOLE
- TRANSFORMER
- SWITCH CABINET
- POST INDICATOR VALVE
- DRAINAGE WELL
- LIGHT POLE
- SAMPLE POINT
- LIGHT POLE

* EXISTING UTILITIES AND EASEMENTS ARE SHADED IN GREY

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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1	REVS PER DRC COMMENTS	2/27/26	ESM
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GREGORY D. WILFONG
LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

UTILITY PLAN

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

SHEET NUMBER
C-603

Plotted By:Mertis, Liz Sheet Set:Dania M2.2 Layout:C-603_UTILITY PLAN March 19, 2026 06:25:38pm K:\WEB_LDEV\147337007_dania boomers\CAD\plansheet\Vdania 4.mx2 (2)C-600_UTILITY PLAN.dwg
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Plotted By:Meeks, Liz Sheet Set:Dania M2L2 Layout:C-604 UTILITY PLAN March 19, 2026 06:25:48am K:\VRB_LDEV\147337007_dania boomers\CAD\plansheets\phase 4 m2 l2\C-600 UTILITY PLAN.dwg
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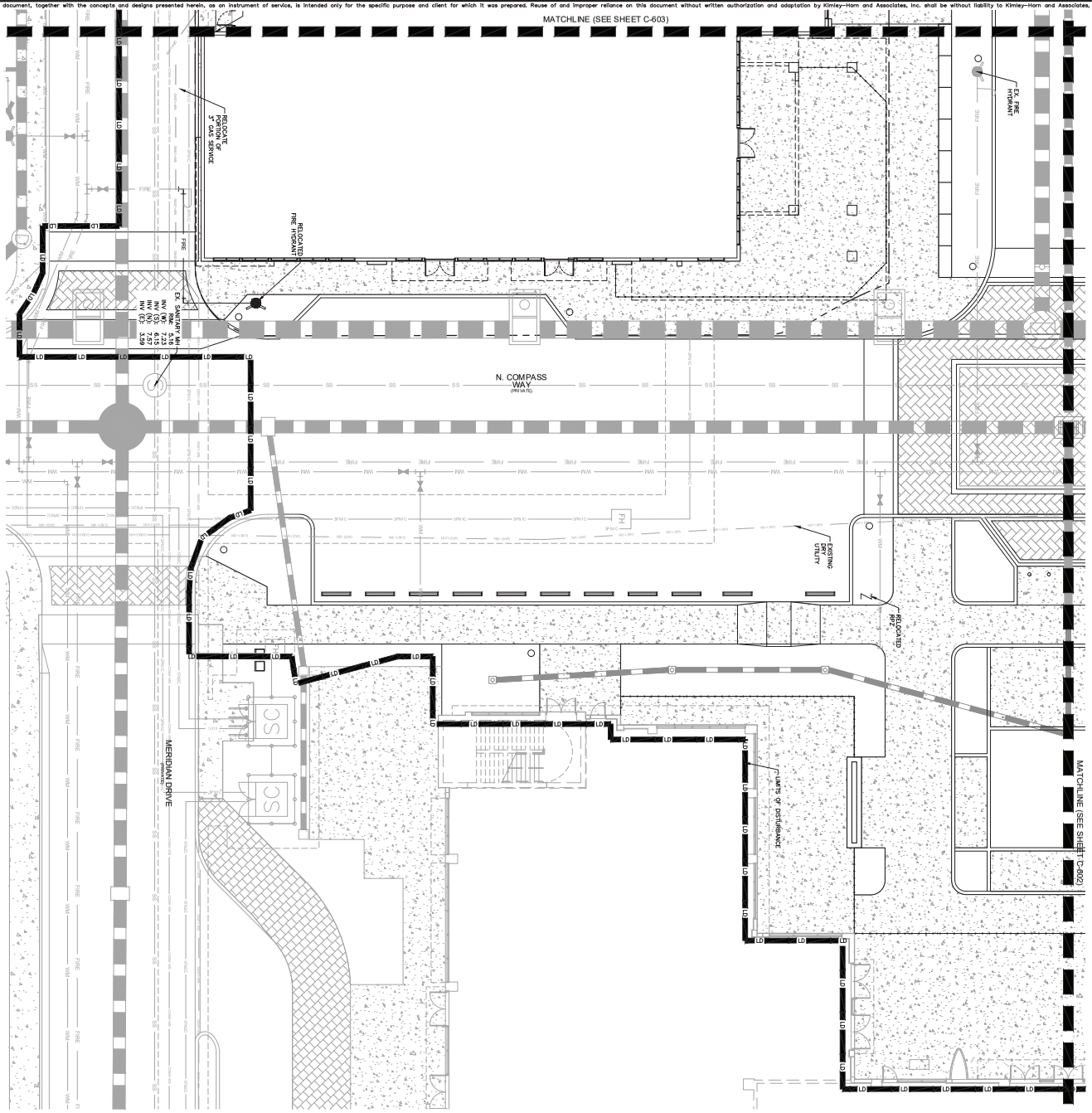

UTILITY LEGEND

- FUTURE PROPERTY / RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- WATER MAIN (WM)
- FORCE MAIN (FM)
- SANITARY SEWER MAIN (SS)
- SANITARY FORCE MAIN (FM)
- BURIED TELEPHONE (OH)
- BURIED ELECTRIC (OH)
- GAS MAIN (GM)
- BLDG. METER AND BFP
- FIRE HYDRANT
- FDC
- GREASE TRAP
- SEWER MANHOLE
- TRANSFORMER
- SIGN / SIGNAGE
- POST INDICATOR VALVE
- DRAINAGE WELL
- LIGHT POLE
- SAMPLE POINT
- LIGHT POLE

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SHEET NUMBER C-604

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

UTILITY PLAN

KHA PROJECT 147507000
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PROFESSIONAL ENGINEER ★ GREGORY D. WILFONG ★ No. 63166 ★ STATE OF FLORIDA ★ LICENSE

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No.	REVISIONS	DATE	BY
1	REVS PER DRC COMMENTS	2/27/26	ESM
2	REVS PER DRC COMMENTS	12/4/25	ESM

Plotted By:Meeks, Liz Sheet Set:Putt Shack Fire Exhibits Layout:EX-100 FIRE HYDRANT EXHIBIT March 19, 2026 06:30:53am K:\VRB_LDEV\147337007_Dania Boomers\CAD\Exhibits\Phase 4\Fire Exhibits\EX-100 FIRE HYDRANT EXHIBIT.dwg
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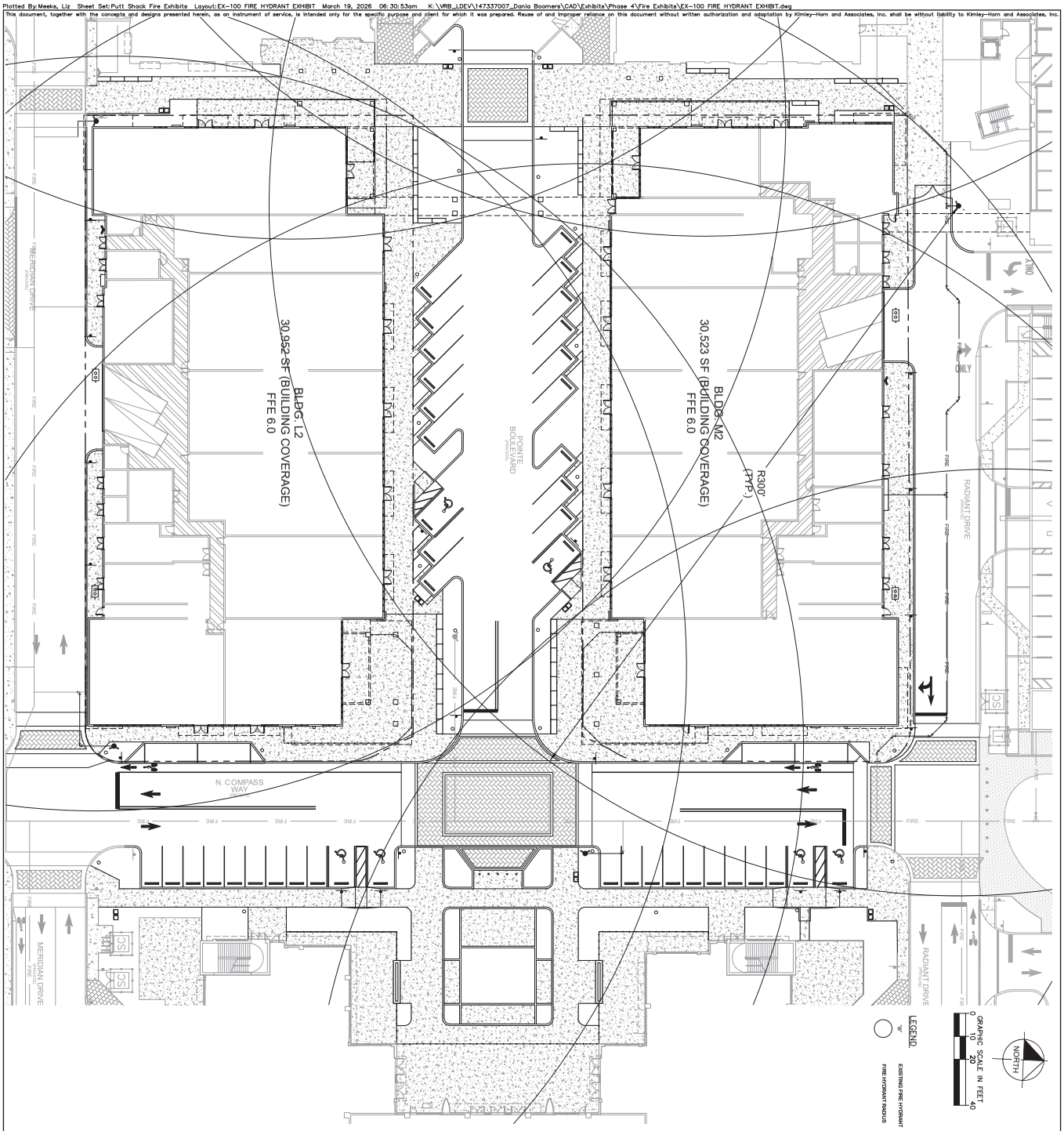

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SHEET NUMBER
EX-100

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

FIRE HYDRANT EXHIBIT

KHA PROJECT	147507110
DATE	09/04/2025
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	GDW

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No.	REVISIONS	DATE	BY
1	REVS PER DRC COMMENTS	12/4/25	ESM

Plotted By: Meeks, Liz Sheet Set: Putt Shack Fire Exhibits Layout: EX-101 FIRE PROTECTION EXHIBIT March 19, 2026 06:32:31am K:\VRB_LDEV\147337007_Dania Boomers\CAD\Exhibits\Phase 4\Fire Exhibits\EX-101 FIRE PROTECTION EXHIBIT.dwg
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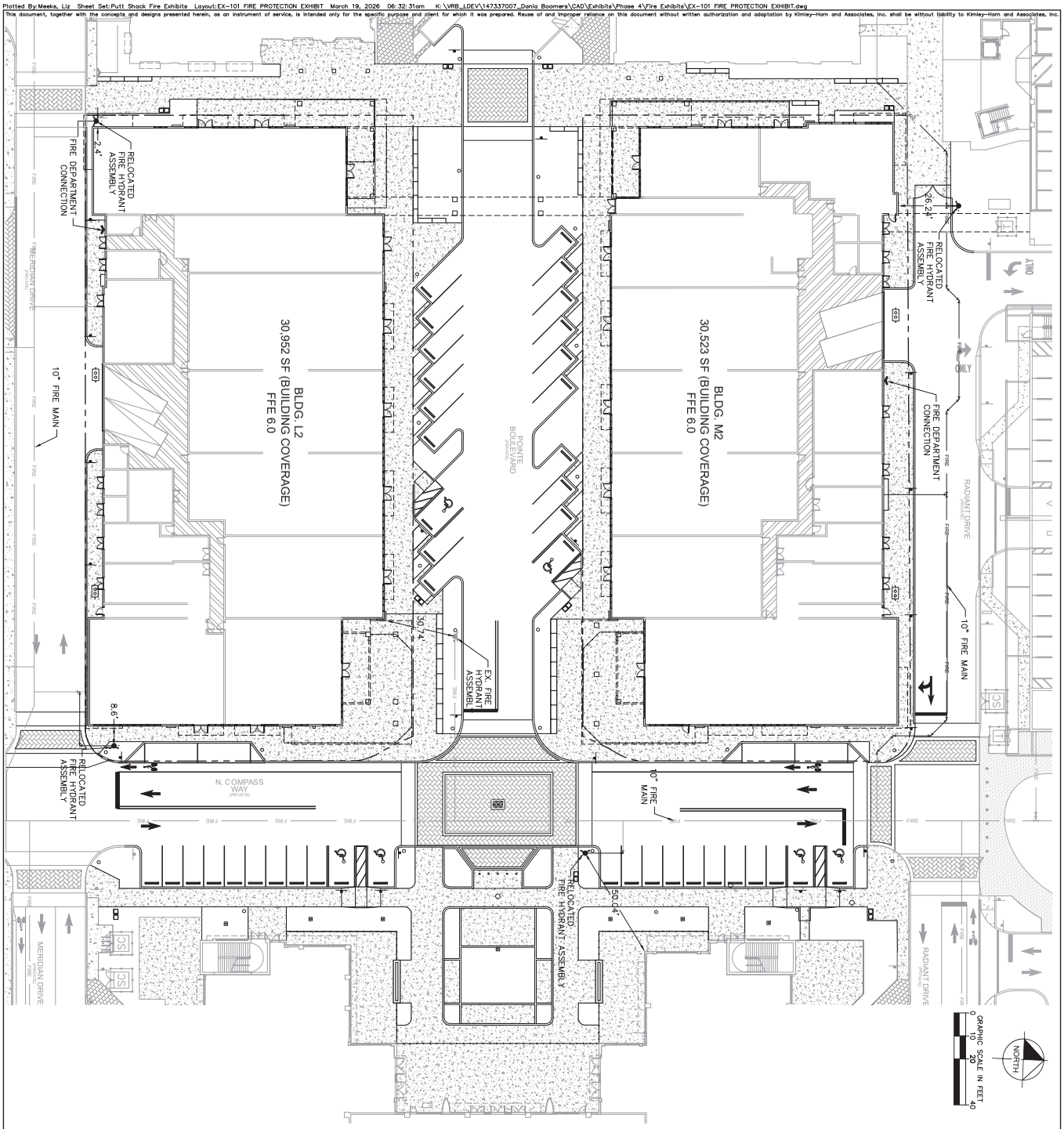

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SHEET NUMBER EX-101

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

FIRE PROTECTION EXHIBIT

KHA PROJECT	147507110
DATE	09/04/2025
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	GDW

STATE OF FLORIDA PROFESSIONAL ENGINEER GREGORY D. WILFONG No. 83166 LICENSE

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No.	REVISIONS	DATE	BY
1	REVS PER DRC COMMENTS	12/4/25	ESM

Plotted By: Meeks, Liz Sheet Set: Putt Shack Fire Exhibits Layout: EX-102 FIRE TRUCK ACCESS EXHIBIT March 19, 2026 06:32:53am K:\VRB_LDEV\147337007_Dania Boomers\CAD\Exhibits\Phase 4\Fire Exhibits\EX-102 FIRE TRUCK ACCESS EXHIBIT.dwg
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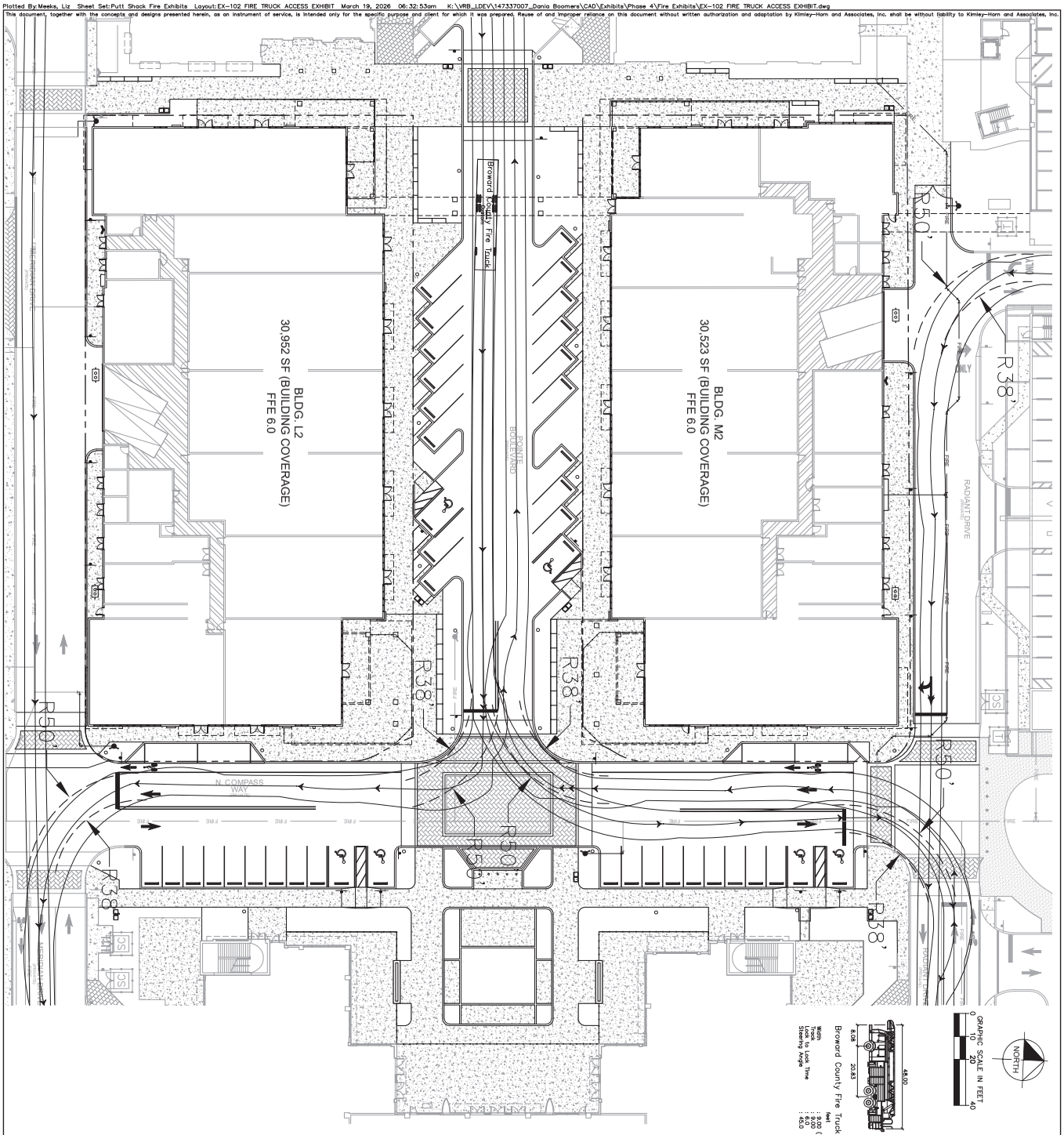

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SHEET NUMBER
EX-102

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

FIRE TRUCK ACCESS EXHIBIT

KHA PROJECT	147507110
DATE	09/04/2025
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	GDW

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No.	REVISIONS	DATE	BY
1	REVS PER DRC COMMENTS	12/4/25	ESM

Plotted By:Meeks, Liz Sheet Set:Putt Shack Fire Exhibits Layout:EX-103 TRUCK TURN EXHIBIT February 04, 2026 04:42:31pm K:\WRB_LDEV\147337007_Dania Boomers\CAD\Exhibits\Phase 4\Fire Exhibits\EX-103 TRUCK TURN EXHIBIT.dwg
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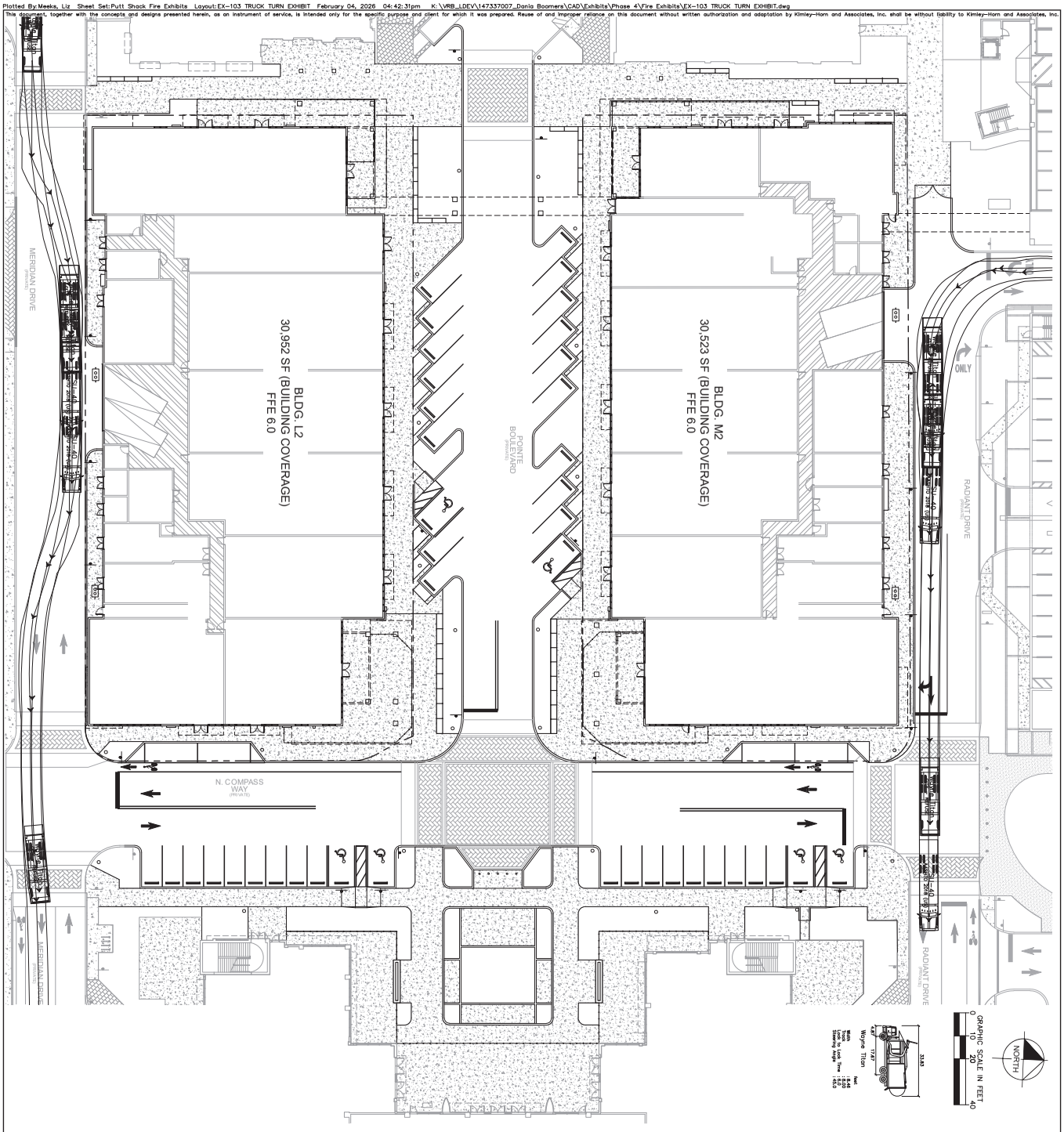

SHEET NUMBER EX-103	DANIA POINTE PHASE IV PREPARED FOR DANIA LIVE 1748 II, LLC CITY OF DANIA BEACH FLORIDA	TRUCK TURN EXHIBIT	KHA PROJECT 147507110 DATE 09/04/2025 SCALE AS SHOWN DESIGNED BY ESM DRAWN BY ESM CHECKED BY GDW

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No.	REVISIONS	DATE	BY
1	REVS PER DRC COMMENTS	12/4/25	ESM

Plotted By: Meeks, Liz Sheet Set: Putt Shack Fire Exhibits Layout: EX-104 PEDESTRIAN CONNECTIVITY EXHIBIT March 19, 2026 06:33:17am K:\VRB_LDEV\147337007_Dania Boomers\CAD\Exhibits\Phase 4\Fire Exhibits\EX-104 PEDESTRIAN CONNECTIVITY EXHIBIT.dwg
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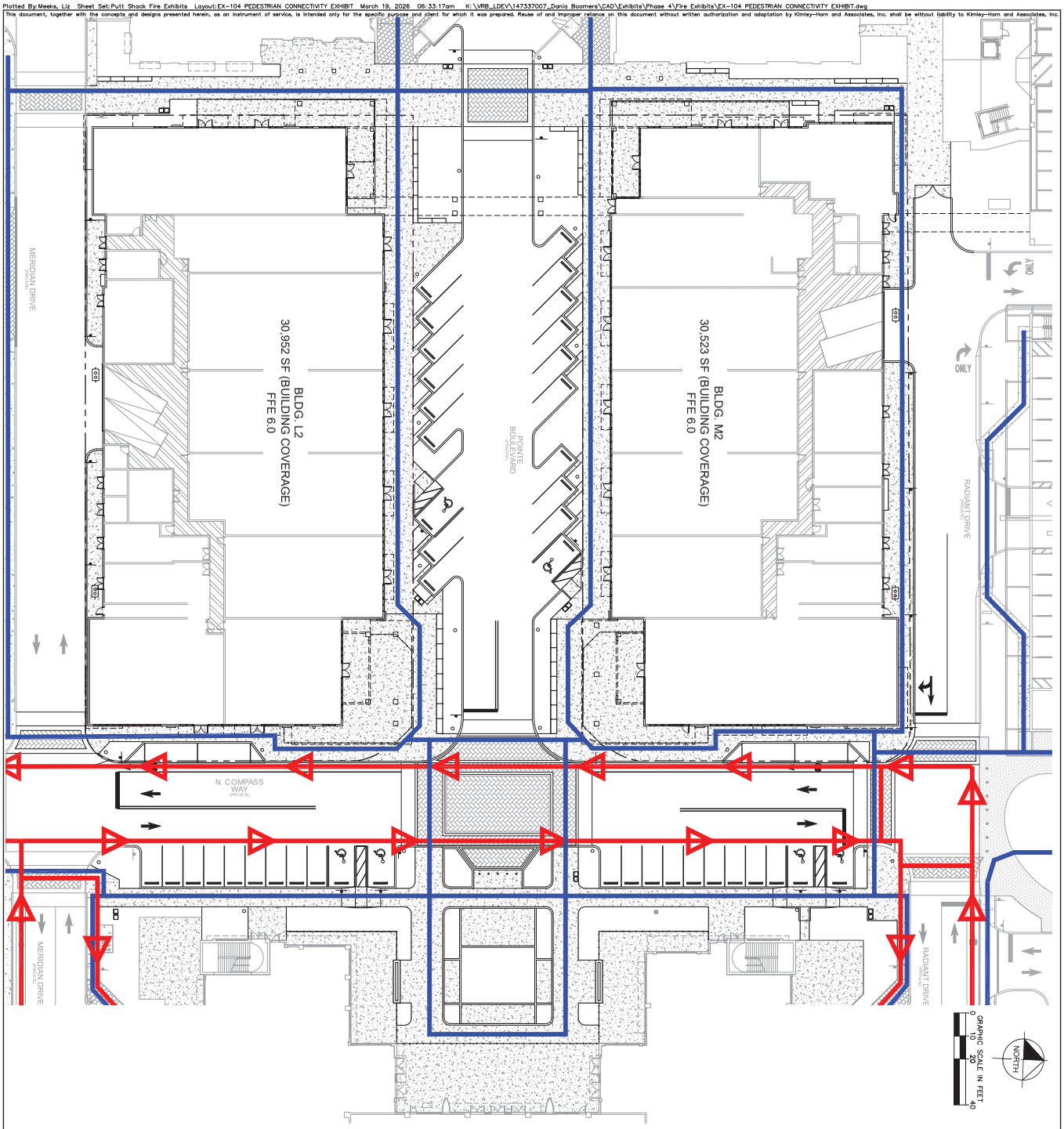

LEGEND

BICYCLE CONNECTIVITY PATH

PEDESTRIAN CONNECTIVITY PATH

SHEET NUMBER
EX-104

DANIA POINTE PHASE IV
PREPARED FOR
DANIA LIVE 1748 II, LLC
CITY OF DANIA BEACH FLORIDA

PEDESTRIAN CONNECTIVITY EXHIBIT

KHA PROJECT	147507110
DATE	09/04/2025
SCALE	AS SHOWN
DESIGNED BY	ESM
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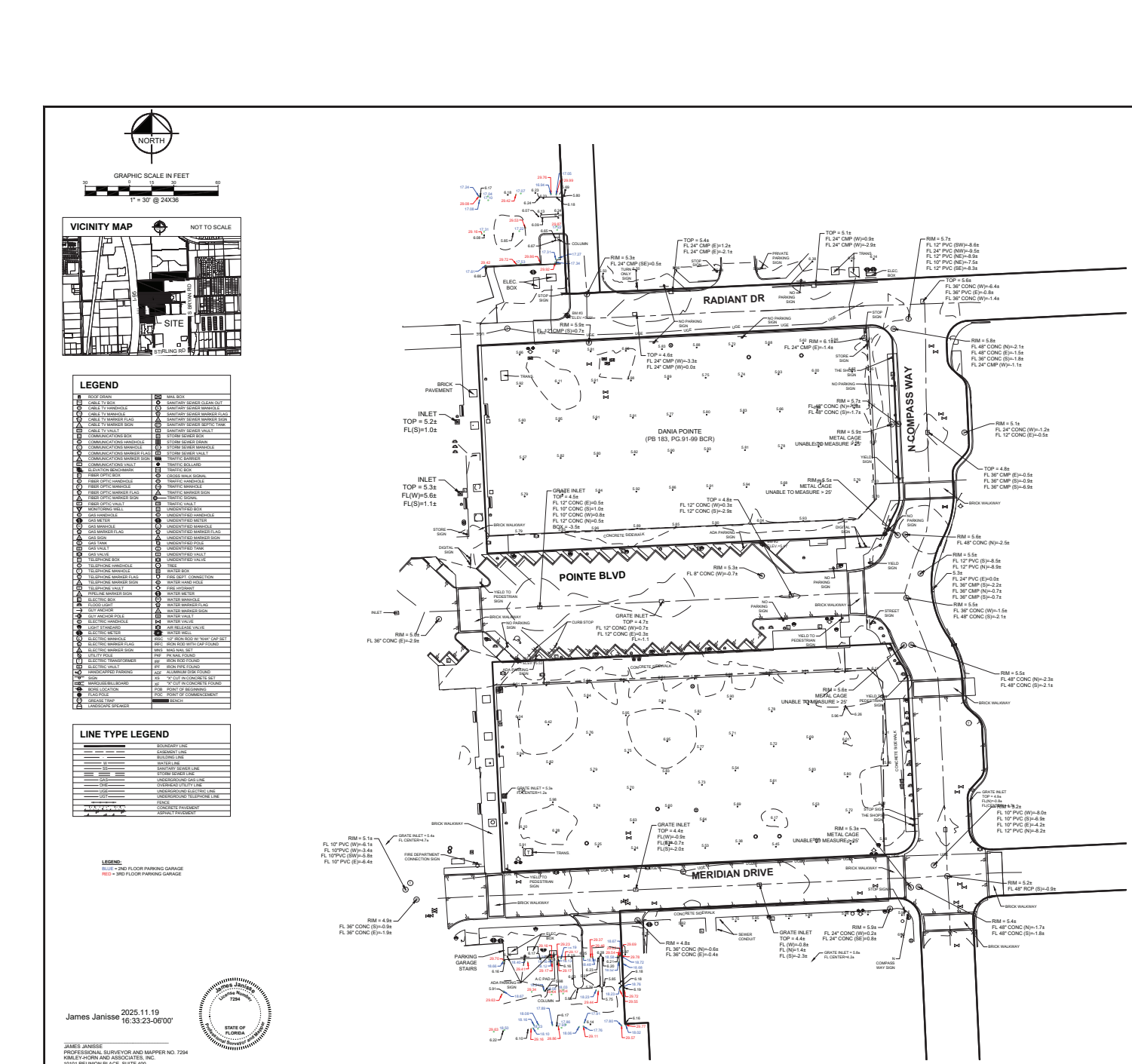

LEGEND

	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		TREE
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD		AIR RELEASE VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE	RSC	1/2" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG	RFC	IRON ROD WITH CAP FOUND
	ELECTRIC MARKER SIGN	MNS	MAG NAIL SET
	UTILITY POLE	PKF	PK NAIL FOUND
	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
	ELECTRIC VAULT	IPF	IRON PIPE FOUND
	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
	SIGN	XS	"X" CUT IN CONCRETE SET
	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
	BORE LOCATION	POB	POINT OF BEGINNING
	FLAG POLE	POC	POINT OF COMMENCEMENT
	GREASE TRAP		BENCH
	LANDSCAPE SPEAKER		

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND:
BLUE = 2ND FLOOR PARKING GARAGE
RED = 3RD FLOOR PARKING GARAGE

GENERAL NOTES:

1. THIS IS A TOPOGRAPHIC MAP PREPARED FOR SITE IMPROVEMENT AND DESIGN PURPOSES ONLY. THIS NOT A LAND TITLE SURVEY.
2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 12011C0566J AND 12011C0567J, DATED 07/31/2024 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED IN ZONE "AE FLOODWAY" WHICH IS DEFINED BY FEMA AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD, 0.2% ANNUAL CHANCE FLOOD HAZARD", AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE X (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE.
3. GEODETIC BASIS STATEMENT:
   HORIZONTAL CONTROL: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE THE FLORIDA STATE PLANE COORDINATE SYSTEM GRID, FLORIDA EAST ZONE (FIPS 0901) (NAD'83). AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

   VERTICAL CONTROL: THIS DRAWING SHOWS EXISTING CONTOUR LINES BASED UPON A FIELD SURVEY CONDUCTED BY SURVEY PERSONNEL. THE CONTOUR INTERVAL IS 1 FOOT. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) BASED ON GPS OBSERVATIONS.
4. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE FROM 811 MARKINGS LOCATED BY SURVEY CREWS, OR RECORD DRAWINGS OBTAINED FROM UTILITY COMPANIES REPRESENTATIVES. KIMLEY-HORN CANNOT GUARANTEE THE LOCATIONS OF SAID UTILITIES, EXCEPT THOSE THAT ARE OBSERVED AND READILY VISIBLE ON THE SURFACE AT THE TIME OF THIS SURVEY. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS. PRIVATE INTERIOR SERVICE LINES ARE NOT SHOWN.

James Janisse 2025.11.19 16:33:23-06'00'

JAMES JANISSE
PROFESSIONAL SURVEYOR AND MAPPER NO. 7294
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: 210-729-0100
JAY.JANISSE@KIMLEY-HORN.COM

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ADDRESS: 139 S COMPASS WAY, DANIA BEACH, FL 33004

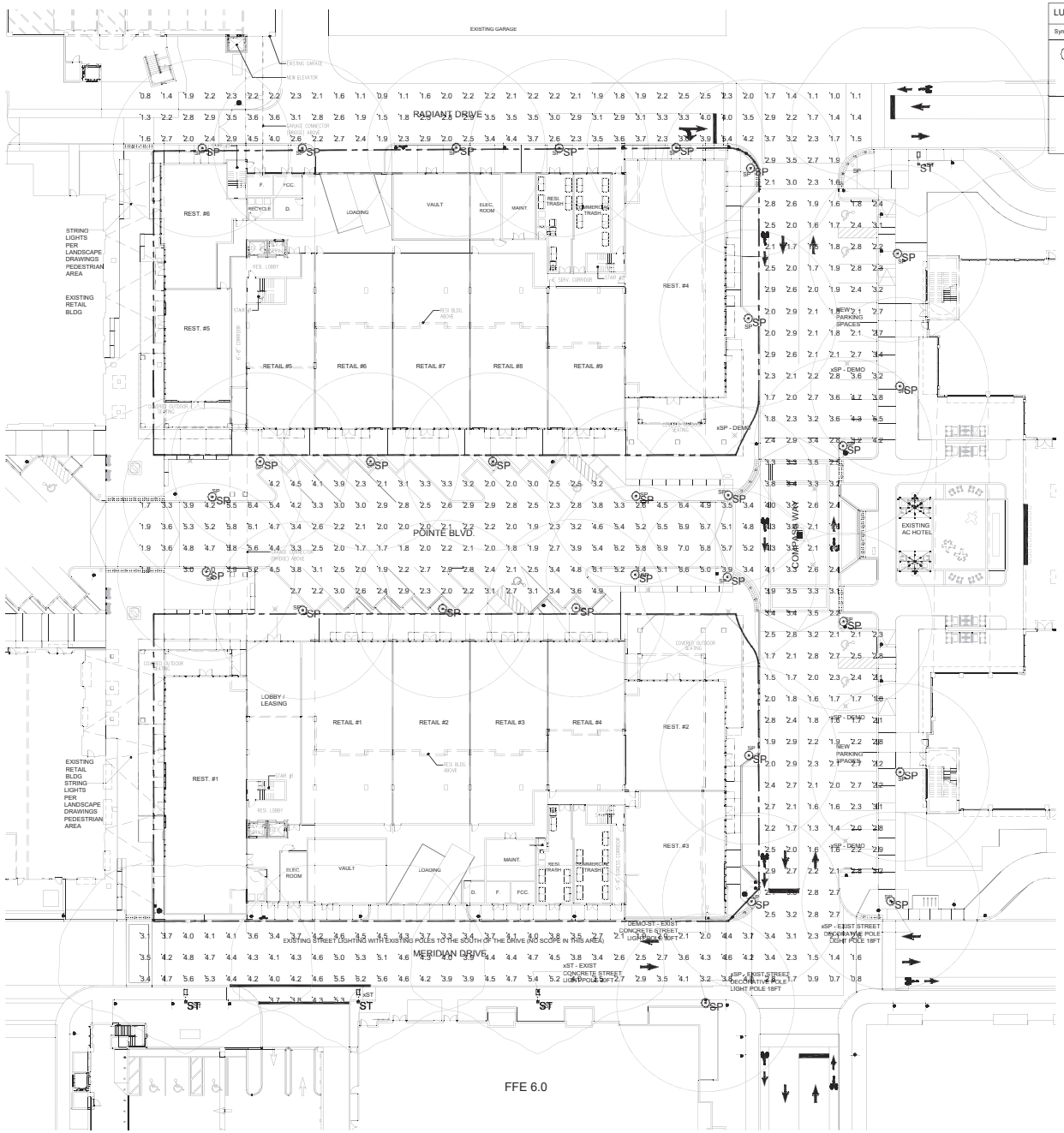
DESIGN SURVEY EXHIBIT OF A PORTION OF DANIA POINTE

SECTION 33, TOWNSHIP 50 SOUTH
CITY OF DANIA BEACH,
BROWARD COUNTY, FLORIDA

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Tel. No. (210) 541-9166
FIRM # 10193973
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MRH	JLJ	5/22/2025	147507155	1 OF 1

G:\SURVEY\147507155_DANIA CLASSROOM\DWG\147507155_DANIA POINTE SURVEY BOUNDARY & TOPO.DWG BY: BRANDON, STEPHANIE 5/23/2025 4:39 PM EDT



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⊕	SP	28	LUMINIS EC813-XM5087-L2W55-RS--TGT MOUNTED ON AMARON VER04SPL POLE WITH TENON ASSEMBLY	ECLIPSE Maxi ON AMERON POLE	(2) Bridgelux Vero18-Gen7,	RENAMED EC813 XM5087--L2W55-RS.ies	Absolute	1.00	110
▯ ▫	ST	7	AMERICAN ELECTRIC ATB2 40BLEDE10 XXXXX R4 4K/SK MOUNTED 30' AFG ON FPL POLE	LED COBRA HEAD ON FPL POLE	LED Array	ATB2_40BLED E10_XXXXX_R4 _4K_SK.ies	Absolute	1.00	133

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
STREETS (Z=0')	+	3.0 fc	7.0 fc	0.7 fc	10.0:1	4.3:1

NORTH

PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

ISSUANCE & REVISIONS:

-

DANIA POINTE APTS.

FOR:
KIMCO REALTY
LOCATED AT:
DANIA BEACH, FL

OWNER'S BUILDING CODE STATEMENT: TO THE BEST OF ☐ MY / ☐ OUR KNOWLEDGE ☐ I / ☐ PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) AND ALL OTHER APPLICABLE CODES, STANDARDS AS ESTABLISHED BY ☐ LOCAL AUTHORITIES AND ☐ WITH BOTH FLORIDA STATUTES

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VIVIANA FRANYIE ENGINEERS INC.
Certificate of Authorization # PE # 49985 MEDA 00002906
ALEJANDRO FRANYIE PE # 75089 MEDA
T (305)592-1360
10410 NW 27 Street, Miami FL 33172
www.franyie.com

JOB NUMBER 25-16-6
DATE —
PRINT DATE Dec 4 2025

Dec 4 2025

This item has been digitally signed and sealed by VIVIANA FRANYIE, PE. On the date adjacent to the seal.

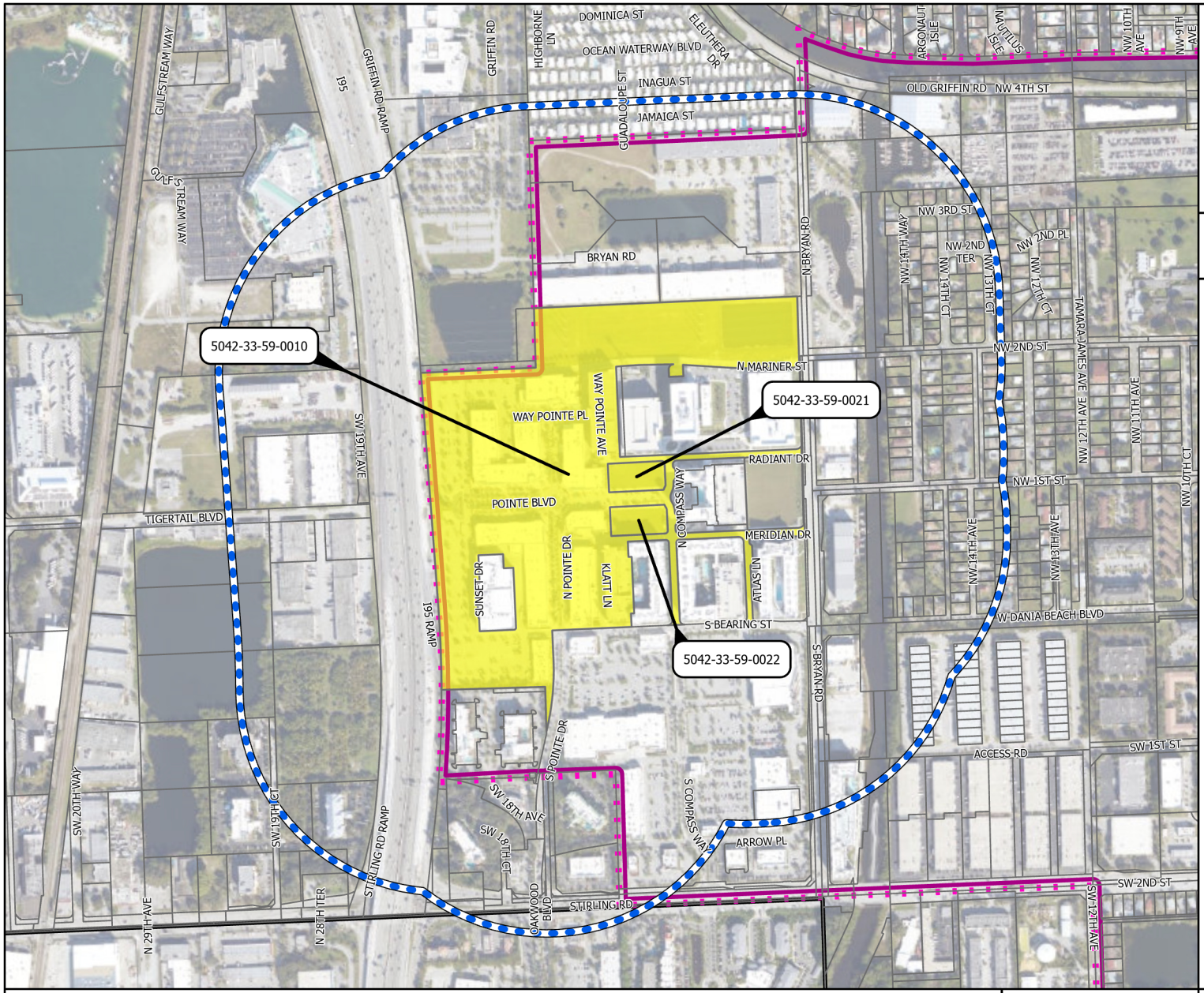
Signature must be verified on any electronic copies.

Project No: 2168.PRJ
Scale: AS SHOWN

TITLE: PHOTOMETRIC SITE PLAN

SHEET: EPH-1

USE OF LAND, USE OF BUILDING (DWELLING UNITS, SET-BACKS, HEIGHT, AREA, SIGNS, PARKING, LOADING, LANDSCAPING, BUFFERING AND SCREENING AND ALL OTHER ZONING REGULATIONS) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF MIAMI ZONING ORDINANCE AS AMENDED, UNLESS OTHERWISE NOTED.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Location Map

APPLICATION:
SP-035-25

PROJECT NAME:
Dania Pointe Phase IV

ADDRESS:
1730-1766 & 1731-1757
Pointe Blvd

FOLIO:
5042-33-59-0021
5042-33-59-0022
5042-33-59-0010

REQUEST:
Site Plan

Legend

- Dania Beach Boundary
- Parcels
- Proposed Parcels
- 1,000 ft Buffer

N

Date: 3/24/2026

When Printed on 8 1/2" x 11"
1 inch equals 750 feet

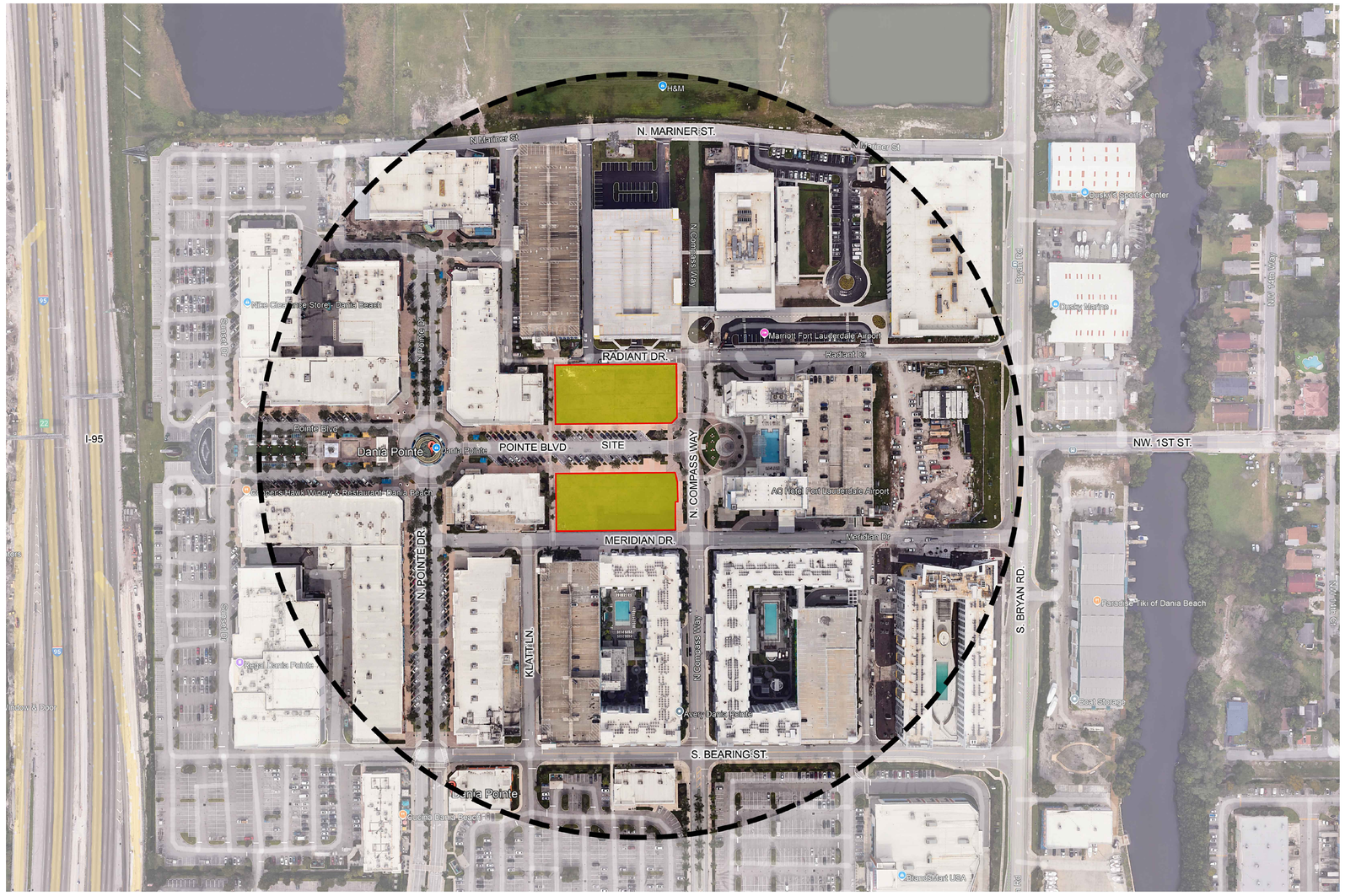
0 250 500 750 1,000 Feet

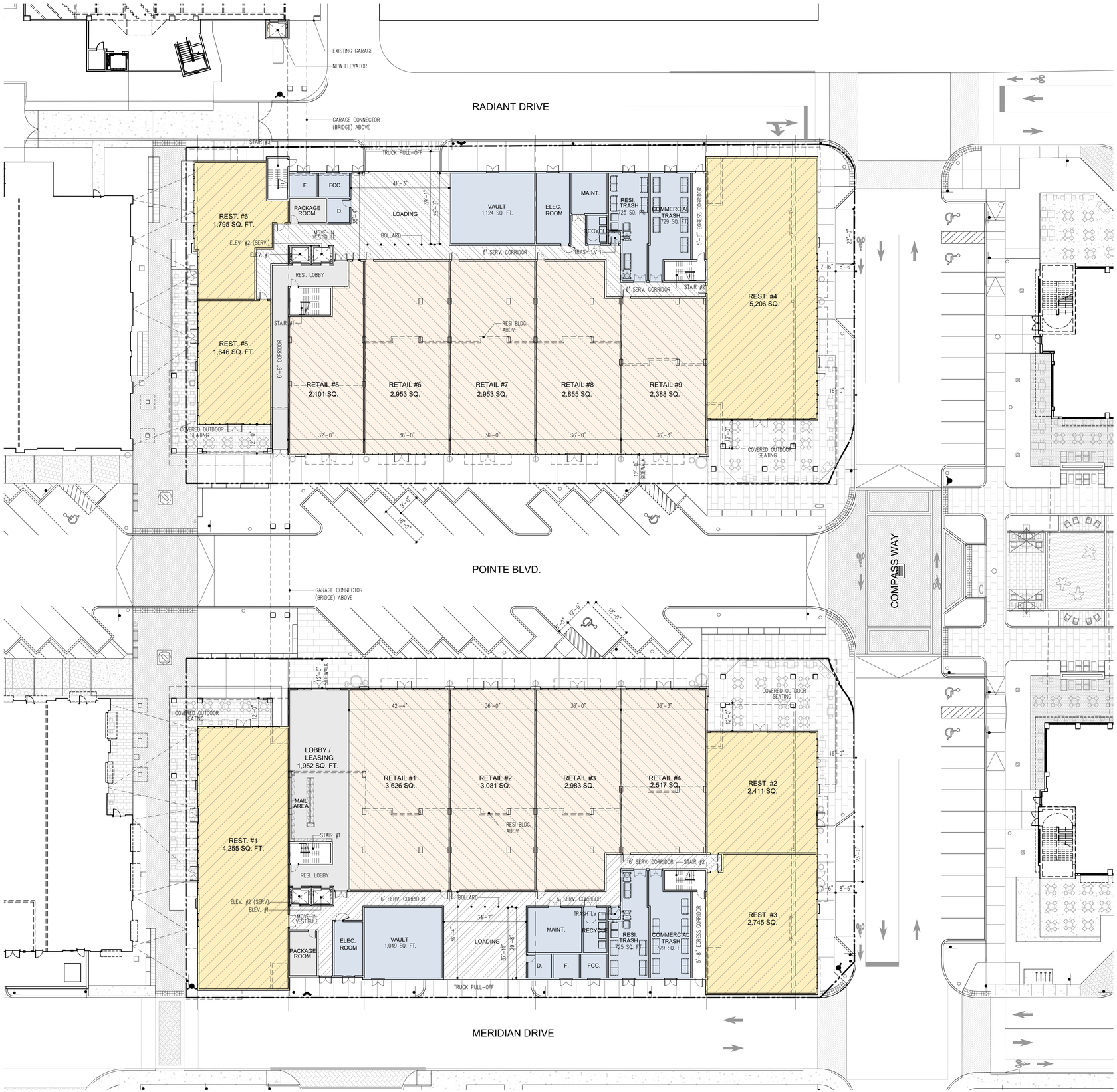
Florida Technical Consultants

LEAVE BLANK - FOR CITY USE ONLY

DANIA POINTE APTS

PROPERTY ADDRESS:
DANIA BEACH, FL.
FOR:
KIMCO REALTY


N. MARINER ST.
N Mariner St
RADIANT DR.
Radiant Dr
POINTE BLVD
SITE
MERIDIAN DR.
Meridian Dr
S. BEARING ST.
N. POINTE DR.
KLATT LN.
N. COMPASS WAY
S. BRYAN RD.
NW. 1ST ST.
Pointe Blvd
I-95
Dania Pointe
H&M
Nike Clearance Store - Dania Beach
Marriott Fort Lauderdale Airport
Dick's Sporting Goods
Dania Pointe
Dania Pointe
Dania Pointe



Overall Unit Mix - Market Rate				
Unit Designation	**# Units**	**% of Total**	**Area**	**Leasable Area (NRSF)**
STUDIO/1 B:				
S1	14	5.3%	500 sf	7,000 sf
Sub-Total	**14 units**	**5.3%**		**7,000 sf**
1BDR/1 B				
A1	122	46.0%	744 sf	90,768 sf
Sub-Total	**122 units**	**46.0%**		**90,768 sf**
1 BDR + Den/1 B:				
B1	22	8.3%	960 sf	21,120 sf
B1M	1	0.4%	823 sf	823 sf
Sub-Total	**23 units**	**8.7%**		**21,943 sf**
2BDR/2 B				
C1	17	6.4%	1,162 sf	19,754 sf
C1-H1	12	4.5%	1,237 sf	14,844 sf
C1-H2	10	3.8%	1,248 sf	12,480 sf
C2	53	20.0%	1,238 sf	65,614 sf
Sub-Total	**92 units**	**34.7%**		**112,692 sf**
3 BDR/2 B:				
D1	14	5.3%	1,423 sf	19,922 sf
# of Unit Bldg I&II	**265 units**	**100%**		
# Units Total s.f.				**252,325 sf**
Average unit size				**952 sf**

8 Story - Building I - NORTH

BLDG PER LEVELS												
TYPE	**Level 1st**	**Level 2nd**	**Level 3rd**	**Level 4th**	**Level 5th**	**Level 6th**	**Level 7th**	**Level 8th**	**TOTAL**	**AREA**	**LEASABLE AREA (NRSF)**	**% TOTALS**
STUDIO/1 B:												
S1		1	1	1	1	1	1	1	7	500 sf	3,500 sf	6%
1 BDR/1B												
A1		9	9	9	9	9	8	6	59	744 sf	43,896 sf	46%
1 BDR + Den/1B:												
B1		0	1	2	2	2	2	0	9	960 sf	8,640 sf	7%
B1M		1	0	0	0	0	0	0	1	823 sf	823 sf	1%
2 BDR/2 B:												
C1		3	1	1	1	1	1	0	8	1,162 sf	9,296 sf	35%
C1-H1		0	1	1	1	1	1	1	6	1,237 sf	7,422 sf	
C1-H2		0	1	1	1	1	0	0	4	1,248 sf	4,992 sf	
C2		3	3	4	4	4	4	4	26	1,238 sf	32,188 sf	
3 BDR/2B:												
D1		1	1	1	1	1	1	1	7	1,423 sf	9,961 sf	6%
Units per Level	**0**	**18**	**18**	**20**	**20**	**20**	**18**	**13**				
Average Unit Size										951 sf		
Total/Building									**127 dus**		**120,718 sf**	100%

8 Story - Building II - SOUTH

BLDG PER LEVELS												
TYPE	**Level 1st**	**Level 2nd**	**Level 3rd**	**Level 4th**	**Level 5th**	**Level 6th**	**Level 7th**	**Level 8th**	**TOTAL**	**AREA**	**LEASABLE AREA (NRSF)**	**% TOTALS**
STUDIO/1 B:												
S1		1	1	1	1	1	1	1	7	500 sf	3,500 sf	5%
1 BDR/1B												
A1		9	9	9	9	9	9	9	63	744 sf	46,872 sf	46%
1 BDR + Den/1B:												
B1		1	2	2	2	2	2	2	13	960 sf	12,480 sf	9%
2 BDR/2 B:												
C1		3	1	1	1	1	1	1	9	1,162 sf	10,458 sf	35%
C1-H1		0	1	1	1	1	1	1	6	1,237 sf	7,422 sf	
C1-H2		0	1	1	1	1	1	1	6	1,248 sf	7,488 sf	
C2		3	4	4	4	4	4	4	27	1,238 sf	33,426 sf	
3 BDR/2B:												
D1		1	1	1	1	1	1	1	7	1,423 sf	9,961 sf	5%
Units per Level	**0**	**18**	**20**	**20**	**20**	**20**	**20**	**20**				
Average Unit Size										954 sf		
Total/Building									**138 dus**		**131,607 sf**	100%

BUILDING PLAN - LEVEL 1

NORTH

SCALE: 1"=20'-0"

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL SITE PLAN	10/02/2025
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

GEORGE L. MOURIZ
AR0007606

DANIA POINTE APTS.

LOCATED AT:
DANIA BEACH, FL.

FOR:
KIMCO REALTY

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MIAMI, FL 33156
P: (305) 273-9911

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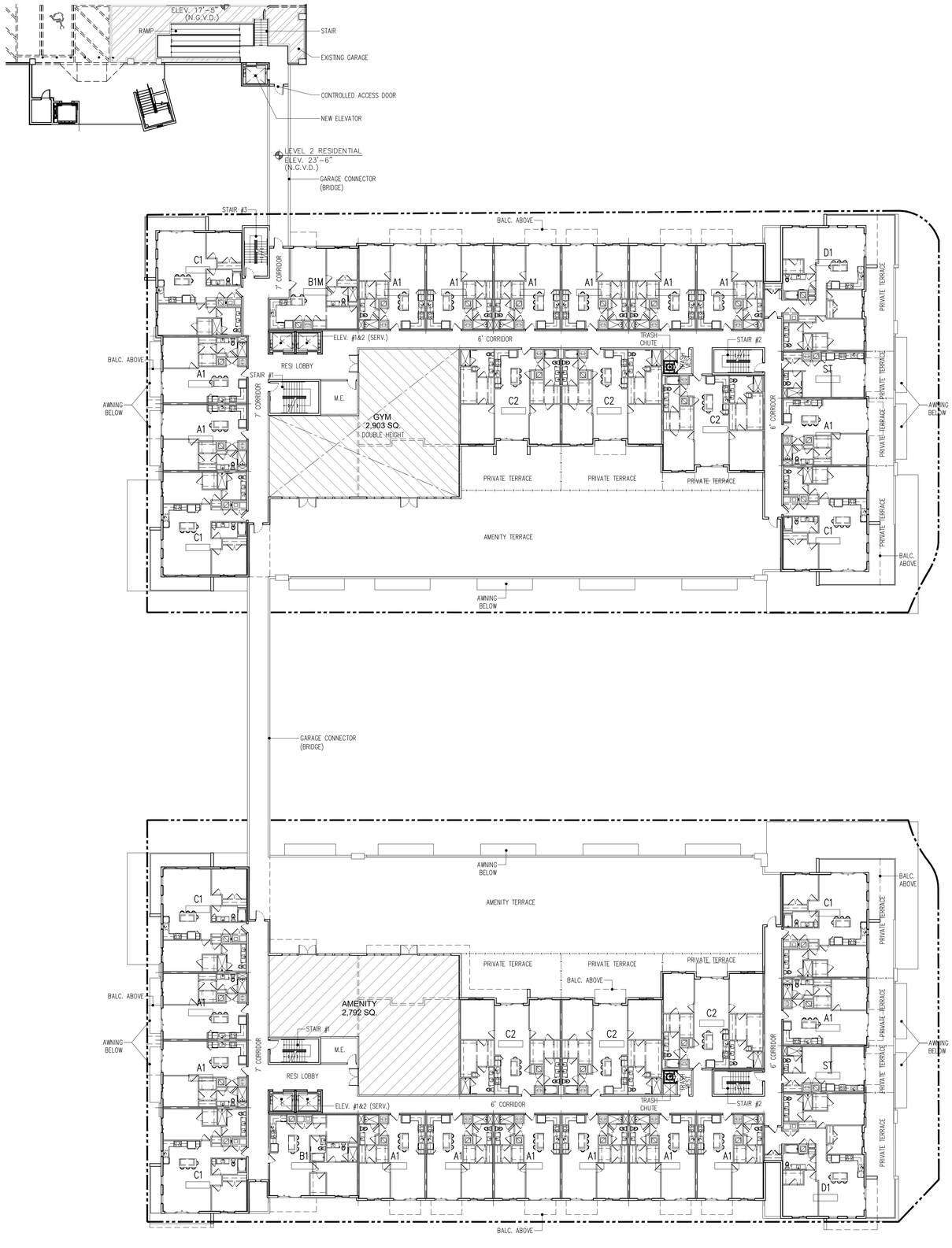
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
BUILDING PLAN LEVEL 1

SHEET:
A-2.0



NORTH

BUILDING PLAN - LEVEL 2

SCALE: 1"=20'-0"

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	10/02/2025
SITE PLAN	
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

STATE OF FLORIDA — GEORGE L. MOURIZ — AR0007806 — REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

DANIA POINTE APTS.

LOCATED AT:
DANIA BEACH, FL.

FOR:
KIMCO REALTY

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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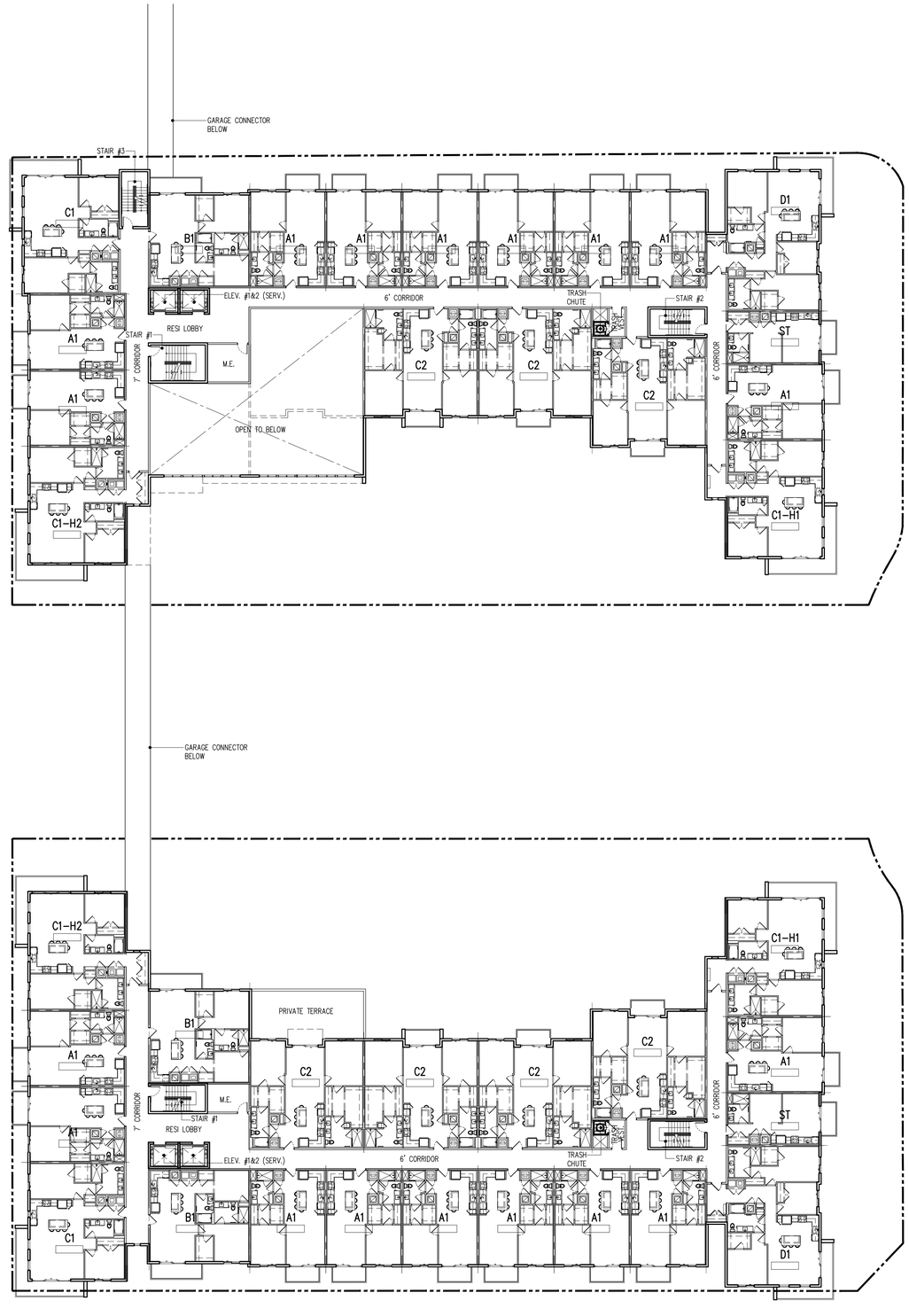
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
BUILDING PLAN
LEVEL 2

SHEET:
A-2.1



REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	10/02/2025
SITE PLAN	
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

STATE OF FLORIDA — GEORGE L. MOURIZ — AR0007806

GEORGE L. MOURIZ
AR0007806

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ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

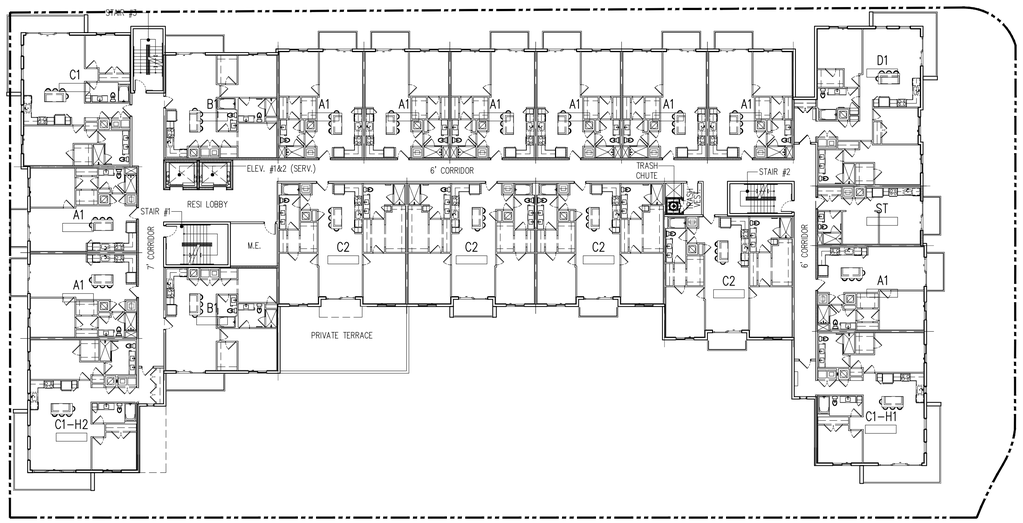
TITLE:
BUILDING PLAN
LEVEL 3

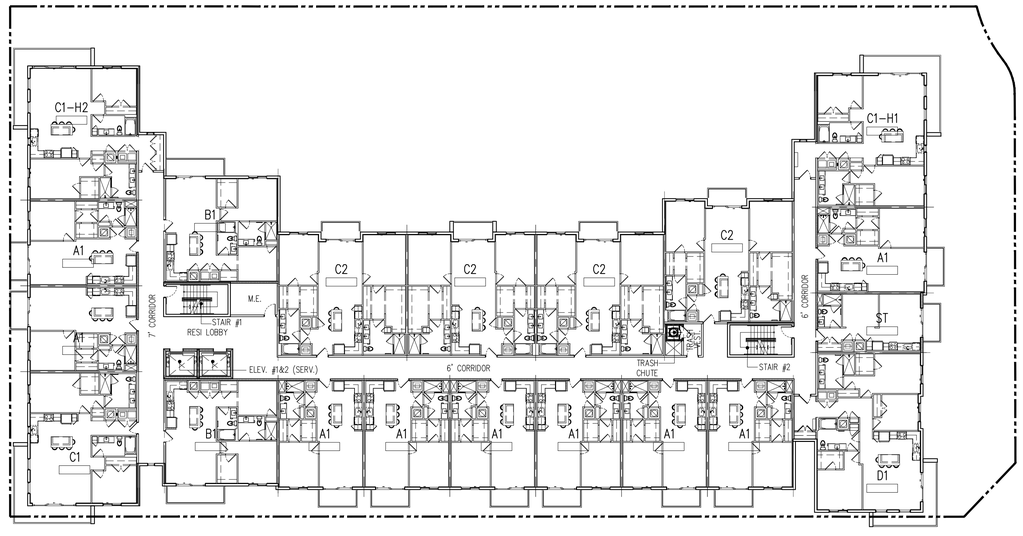
SHEET:
A-2.2

NORTH

BUILDING PLAN - LEVEL 3

SCALE: 1"=20'-0"





BUILDING PLAN - LEVEL 4

SCALE: 1"=20'-0"

NORTH

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	10/02/2025
SITE PLAN	
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

STATE OF FLORIDA — GEORGE L. MOURIZ — AR0007806 — REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

DANIA POINTE APTS.

LOCATED AT:
DANIA BEACH, FL.

FOR:
KIMCO REALTY

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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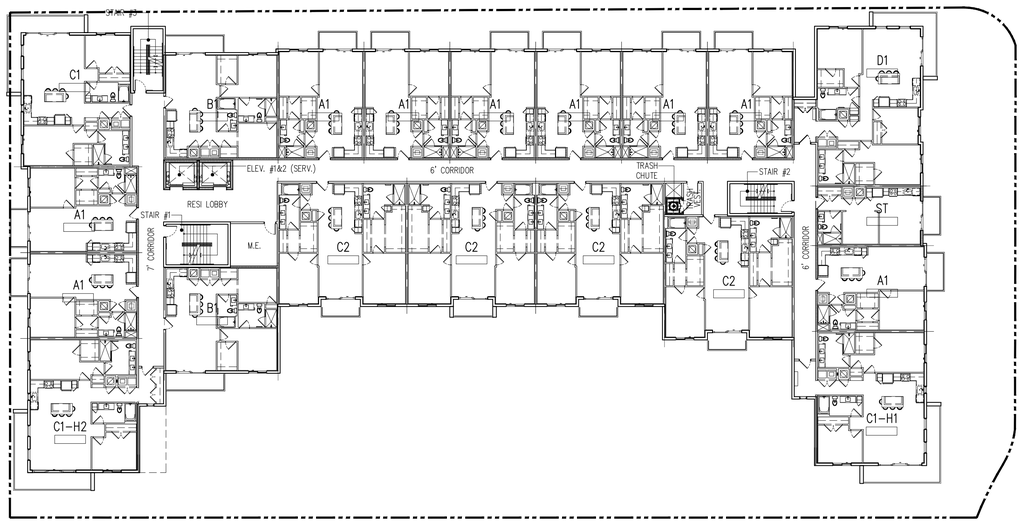
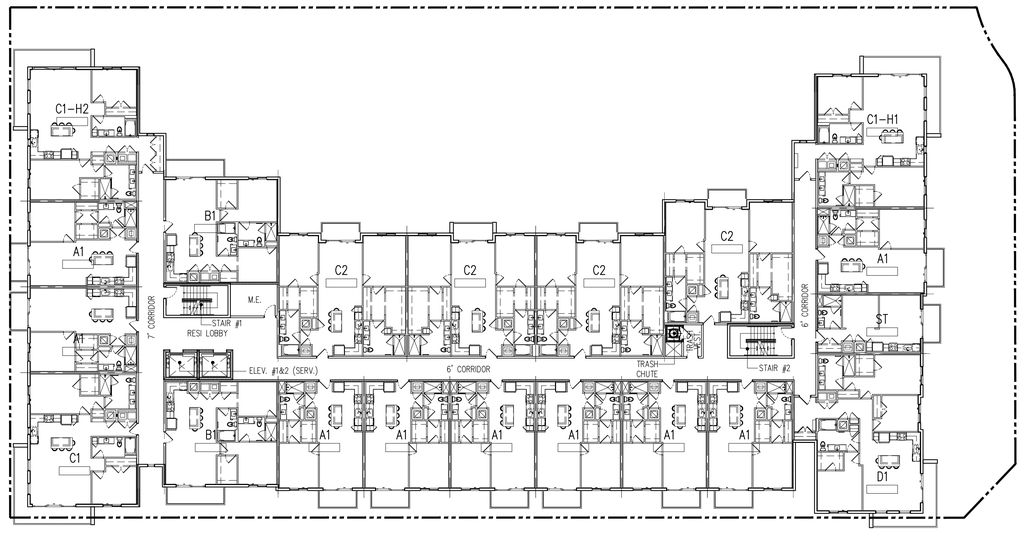
MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
BUILDING PLAN
LEVEL 4

SHEET:
A-2.3





BUILDING PLAN - LEVELS 5-6

SCALE: 1"=20'-0"

NORTH

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	10/02/2025
SITE PLAN	
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

STATE OF FLORIDA — GEORGE L. MOURIZ — AR0007806 — REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

DANIA POINTE APTS.

LOCATED AT:
DANIA BEACH, FL.

FOR:
KIMCO REALTY

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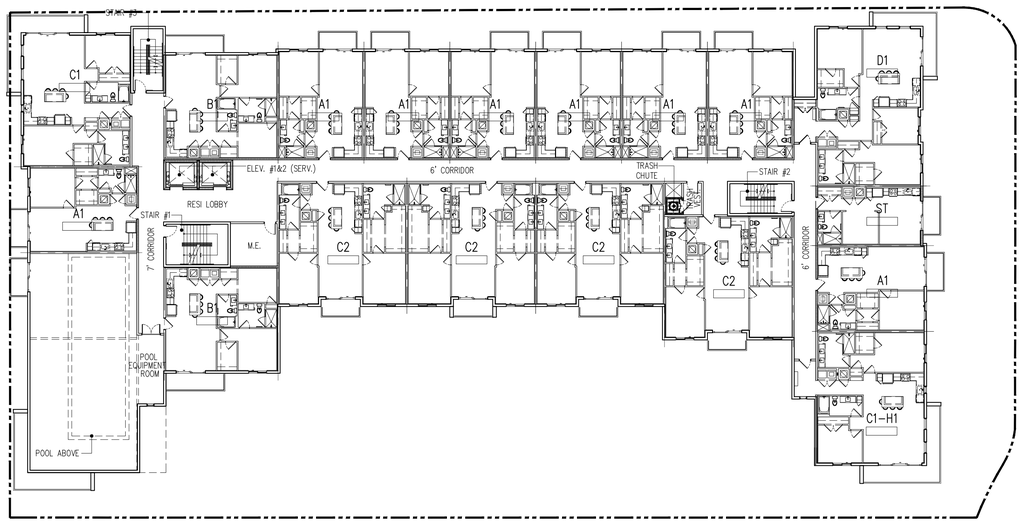
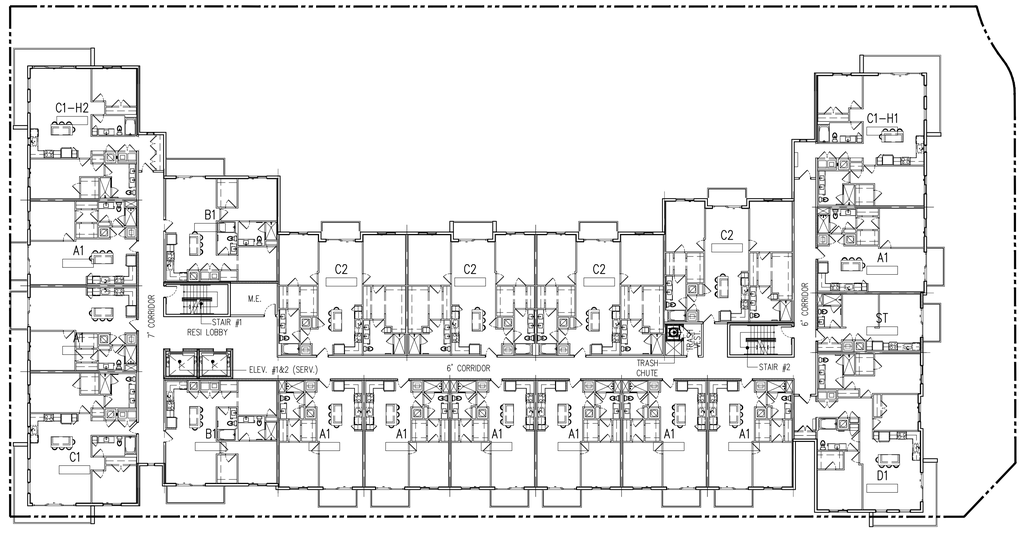
Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
BUILDING PLAN
LEVELS 5-6

SHEET:
A-2.4





NORTH

BUILDING PLAN - LEVEL 7

SCALE: 1"=20'-0"

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	10/02/2025
SITE PLAN	
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

STATE OF FLORIDA — GEORGE L. MOURIZ — AR0007806 — REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

DANIA POINTE APTS.

LOCATED AT:
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FOR:
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ARCHITECT'S BUILDING CODE STATEMENT/
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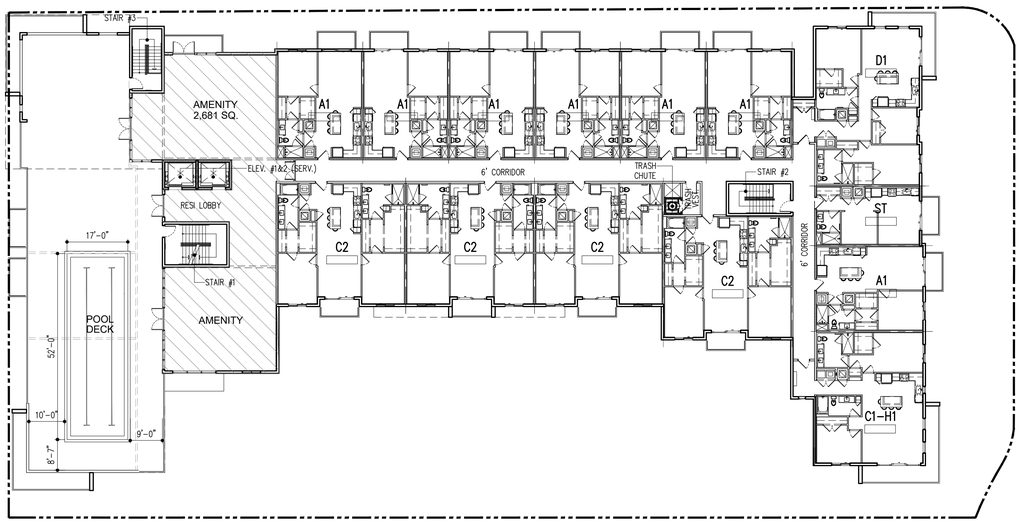
P: (305) 273-9911

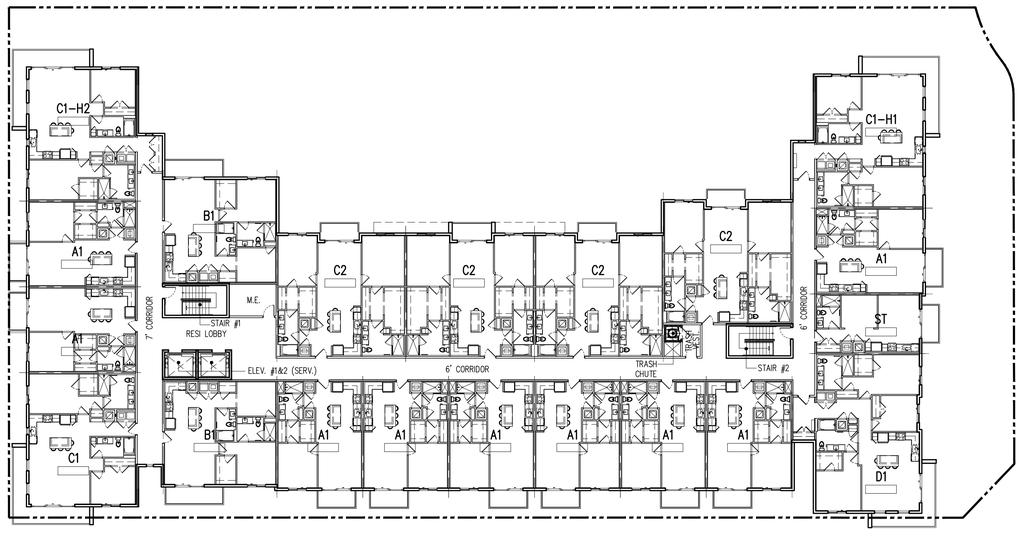
MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
BUILDING PLAN
LEVEL 7

SHEET:
A-2.5





NORTH

BUILDING PLAN - LEVEL 8

SCALE: 1"=20'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	10/02/2025
SITE PLAN RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

STATE OF FLORIDA
GEORGE L. MOURIZ
AR0007806

GEORGE L. MOURIZ
AR0007806

DANIA POINTE APTS.

LOCATED AT:
DANIA BEACH, FL.

FOR:
KIMCO REALTY

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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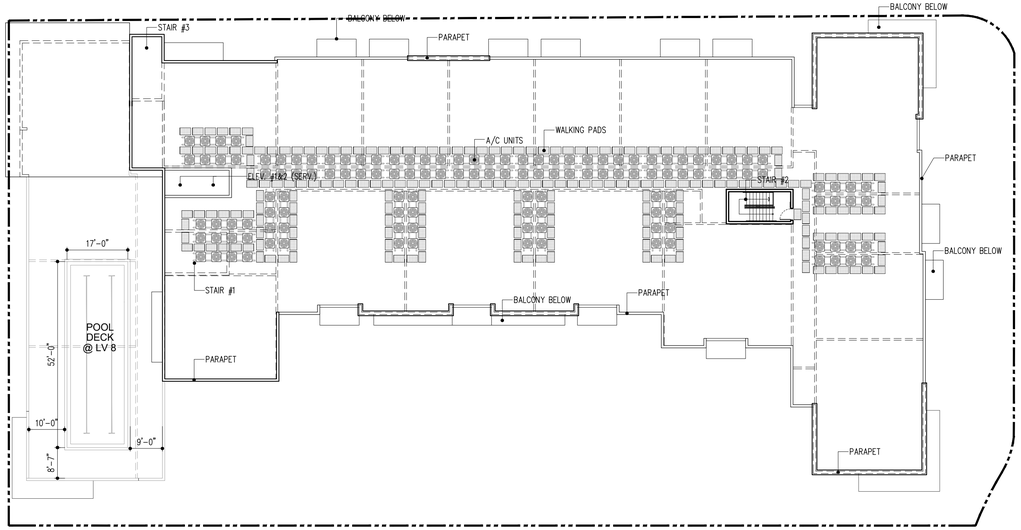
MIAMI, FL 33156
P: (305) 273-9911

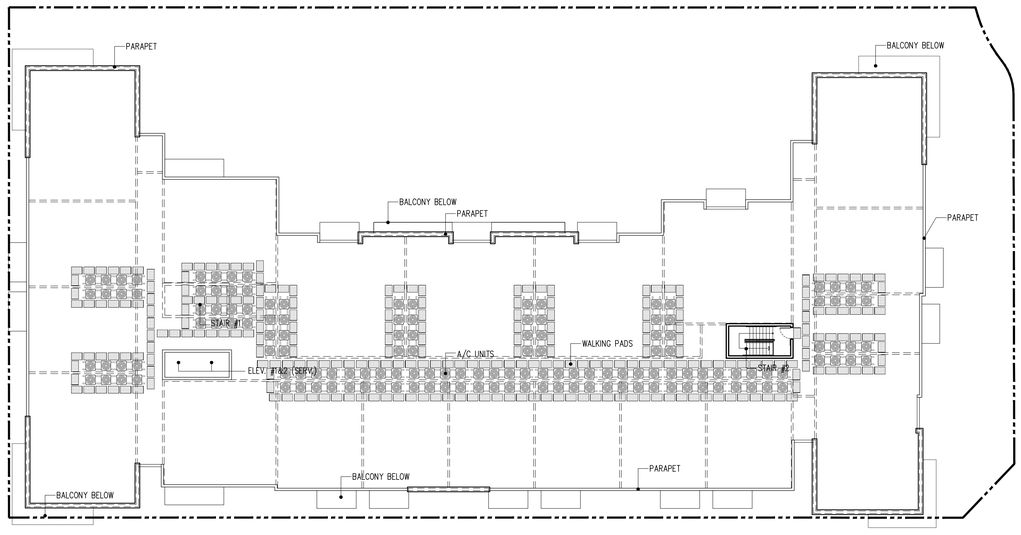
MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
BUILDING PLAN
LEVEL 8

SHEET:
A-2.6





NORTH

BUILDING PLAN - ROOF PLAN

SCALE: 1"=20'-0"

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	10/02/2025
SITE PLAN	
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

STATE OF FLORIDA · GEORGE L. MOURIZ · AR0007806 · REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

DANIA POINTE APTS.

LOCATED AT:
DANIA BEACH, FL.

FOR:
KIMCO REALTY

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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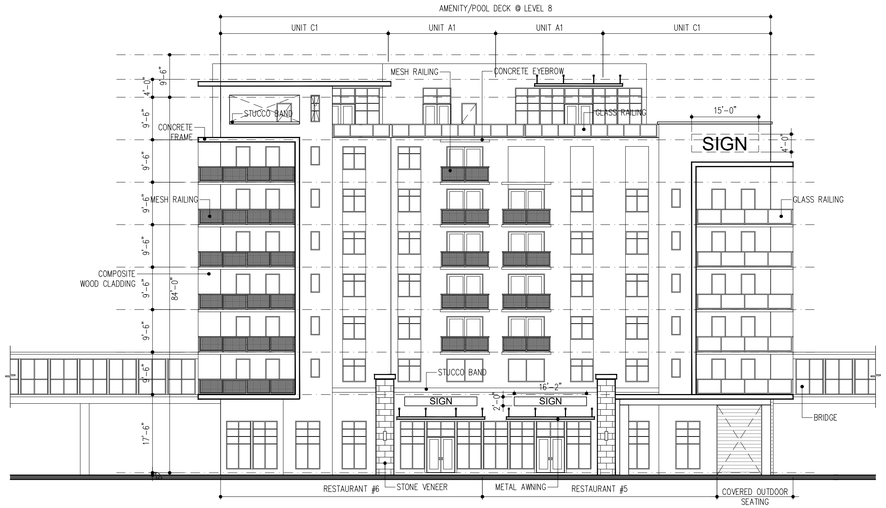
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
BUILDING PLAN
ROOF PLAN

SHEET:
A-2.7



WEST ELEVATION

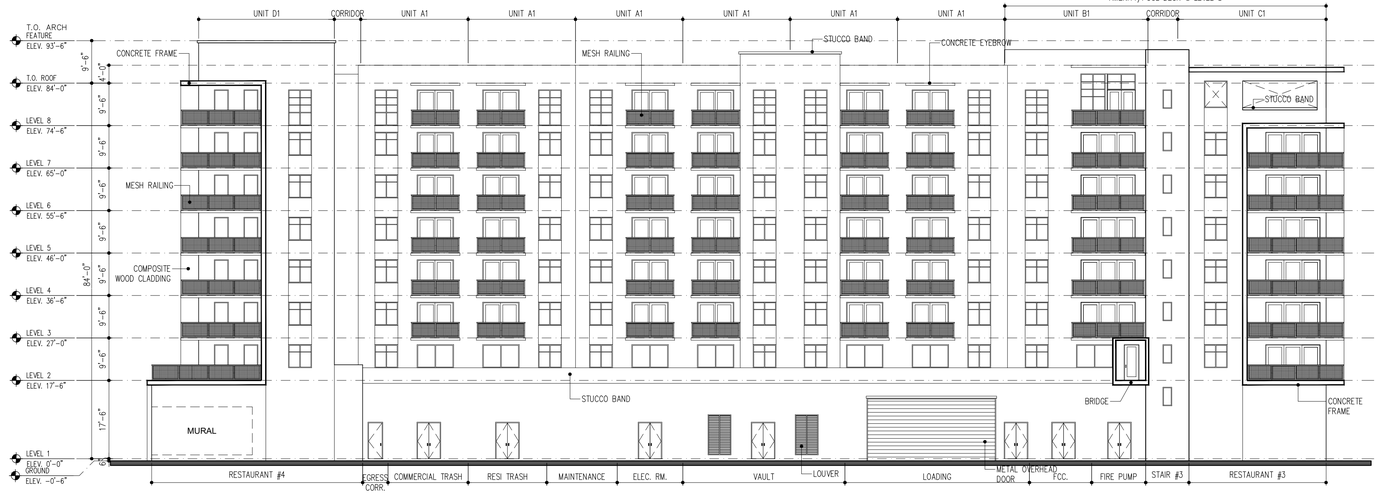
SCALE: 1/16"=1'-0"

SOUTH ELEVATION (POINTE BLVD.)

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

EAST ELEVATION (COMPASS WAY)

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



NORTH ELEVATION (RADIANT DRIVE)

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

ELEVATIONS - BUILDING I (NORTH)

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

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	10/02/2025
SITE PLAN	
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

GEORGE L. MOURIZ
AR0007806

DANIA POINTE APTS.

LOCATED AT:
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MSA ARCHITECTS
ARCHITECTURE & PLANNING

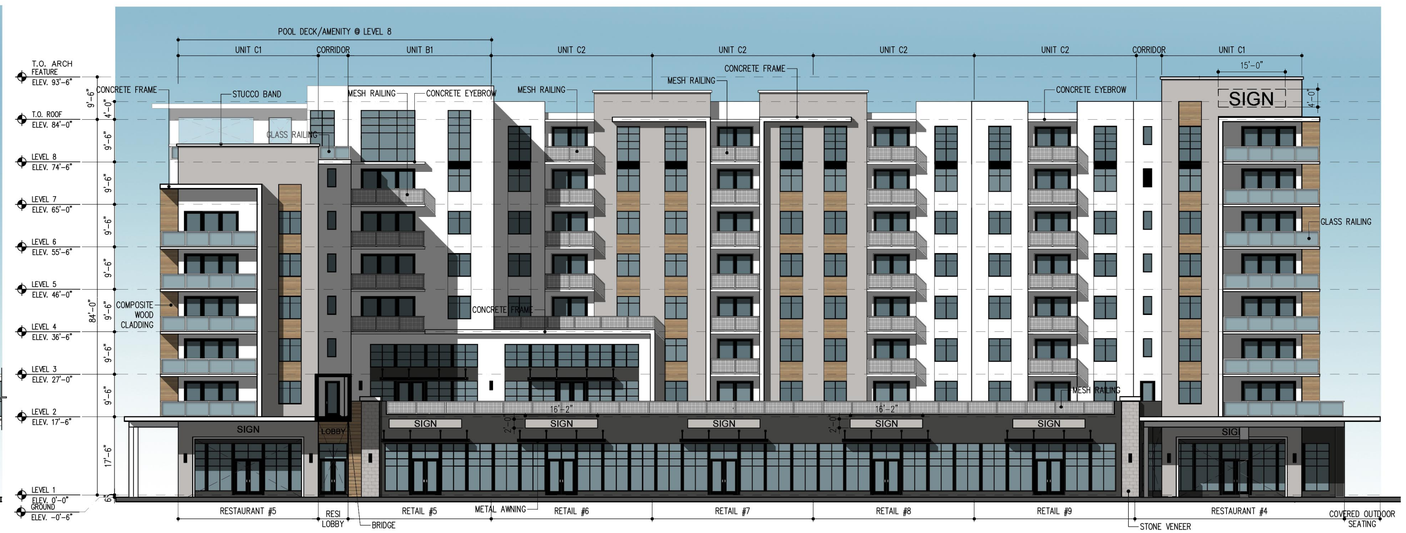
Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
ELEVATIONS
BUILDING I (NORTH)

SHEET:
A-3.1.1

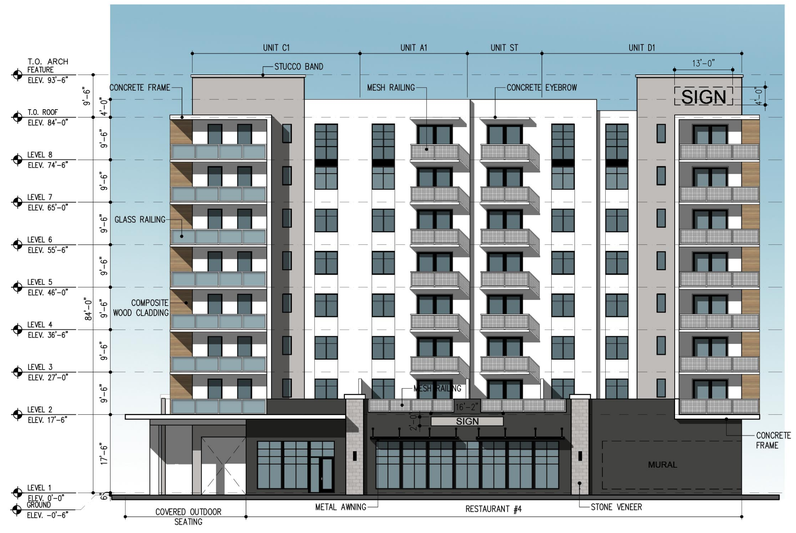
WEST ELEVATION

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



SOUTH ELEVATION (POINTE BLVD.)

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



EAST ELEVATION (COMPASS WAY)

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

NORTH ELEVATION (RADIANT DRIVE)

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

ELEVATIONS - BUILDING I (NORTH)

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

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	10/02/2025

DIGITAL SIGNATURE:

George Mouriz

GEORGE L. MOURIZ
AR0007806

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ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
ELEVATIONS
BUILDING I (NORTH)

SHEET:
A-3.1.1

NORTH ELEVATION (POINTE BLVD.)

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

WEST ELEVATION

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

SOUTH ELEVATION (MERIDIAN DRIVE)

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

EAST ELEVATION (COMPASS WAY)

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

ELEVATIONS - BUILDING II (SOUTH)

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

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	10/02/2025
SITE PLAN RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

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GEORGE L. MOURIZ
AR0007806

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LOCATED AT:
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Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
ELEVATIONS
BUILDING II (SOUTH)

SHEET:
A-3.2.1

NORTH ELEVATION (POINTE BLVD.)

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

WEST ELEVATION

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

SOUTH ELEVATION (MERIDIAN DRIVE)

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

EAST ELEVATION (COMPASS WAY)

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

ELEVATIONS - BUILDING II (SOUTH)

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

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	10/02/2025
SITE PLAN	
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

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STATE OF FLORIDA
GEORGE L. MOURIZ
AR0007806

GEORGE L. MOURIZ
AR0007806

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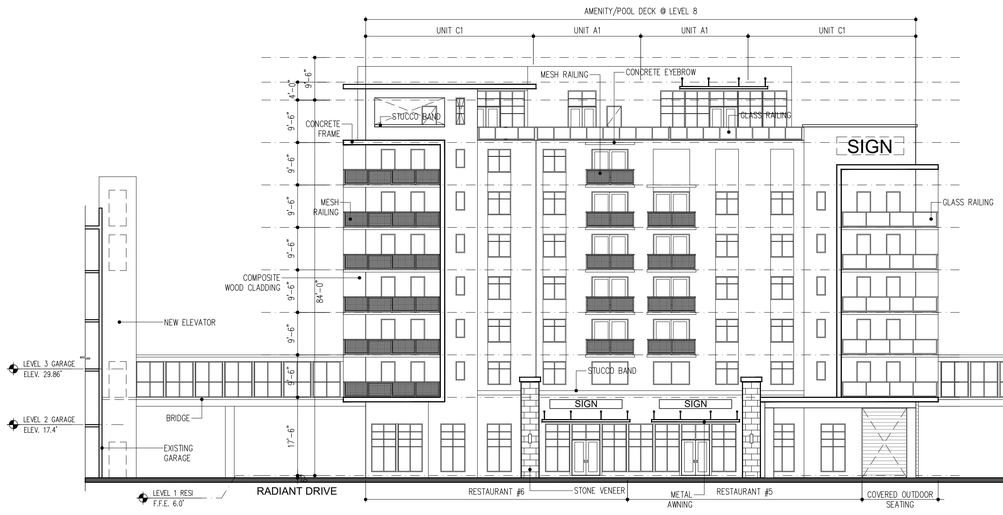
MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
ELEVATIONS
BUILDING II (SOUTH)

SHEET:
A-3.2.1



WEST ELEVATION

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

WEST ELEVATION

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

ELEVATIONS - BUILDING I & II

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

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	10/02/2025
SITE PLAN	
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

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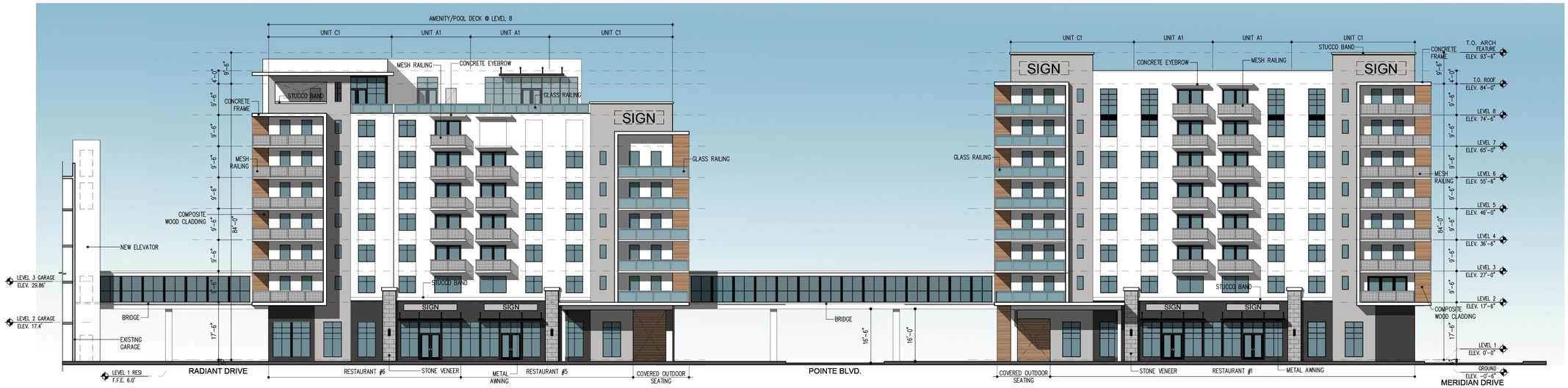
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
ELEVATIONS
BUILDINGS I & II

SHEET:
A-3.3



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

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

ELEVATIONS - BUILDING I & II
SCALE: 1/16"=1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	10/02/2025
SITE PLAN RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

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GEORGE L. MOURIZ
AR0007806

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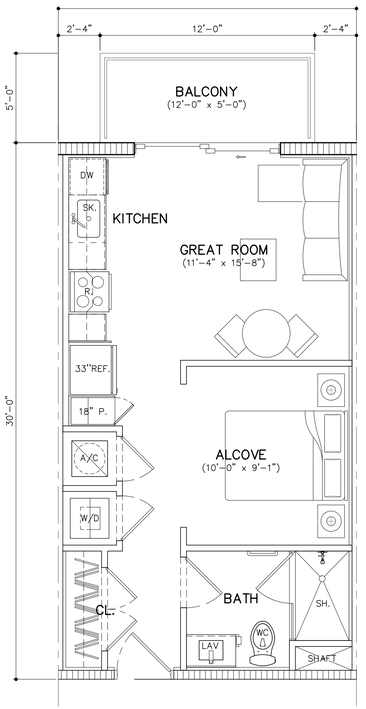
MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
ELEVATIONS
BUILDINGS I & II

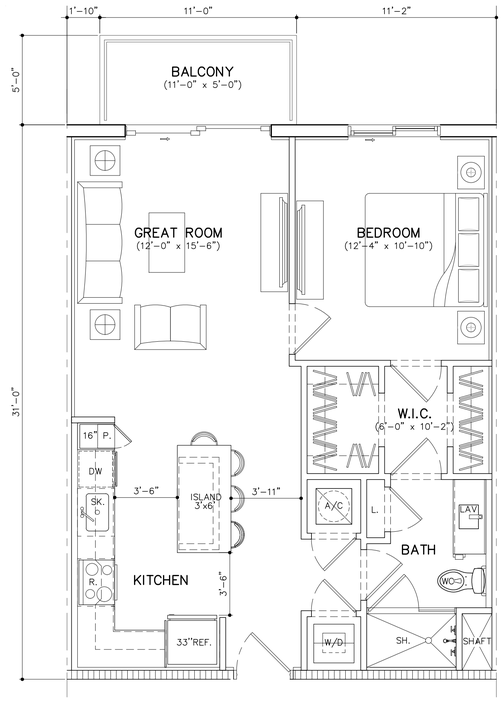
SHEET:
A-3.3



UNIT ST1

(1 BD/1 BTH)

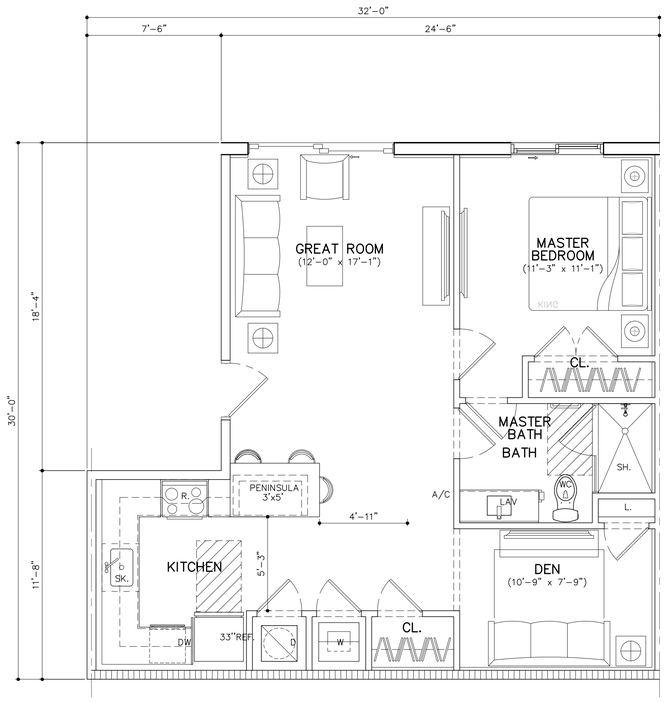
A/C AREA = 500 SQ. FT. (14 DU'S)
BALCONY = 60 SQ. FT.



UNIT A1

(1 BD/1 BTH)

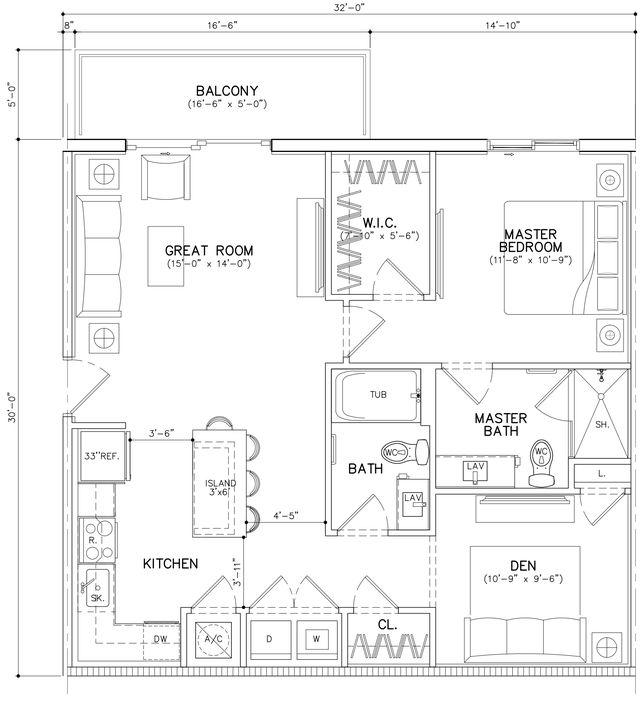
A/C AREA = 744 SQ. FT. (122 DU'S)
BALCONY = 55 SQ. FT.



UNIT B1M

(1BD+DEN/1 BTH)

A/C AREA = 823 SQ. FT. (1 DU'S)



UNIT B1

(1BD+ DEN/2 BTH)

A/C AREA = 960 SQ. FT. (22 DU'S)
BALCONY = 82 SQ. FT.

UNIT C1

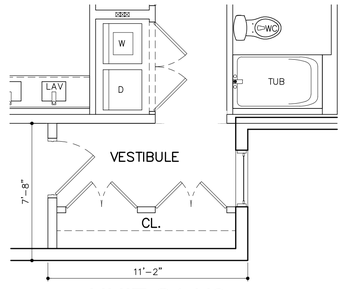
(2 BD/2 BTH)

A/C AREA = 1,162 SQ. FT.
BALCONY = 184 SQ. FT.

UNIT C1-H1

(2 BD/2 BTH)

A/C AREA = 1,237 SQ. FT. (12 DU'S)
BALCONY = 184 SQ. FT.



UNIT C1-H2

(2 BD/2 BTH)

A/C AREA = 1,248 SQ. FT. (10 DU'S)
BALCONY = 184 SQ. FT.

UNIT PLANS

SCALE: 1/4"=1'-0"

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	10/02/2025
SITE PLAN	
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

STATE OF FLORIDA
GEORGE L. MOURIZ
REGISTERED
AR0007806

GEORGE L. MOURIZ
AR0007806

DANIA POINTE APTS.

LOCATED AT:
DANIA BEACH, FL.

FOR:
KIMCO REALTY

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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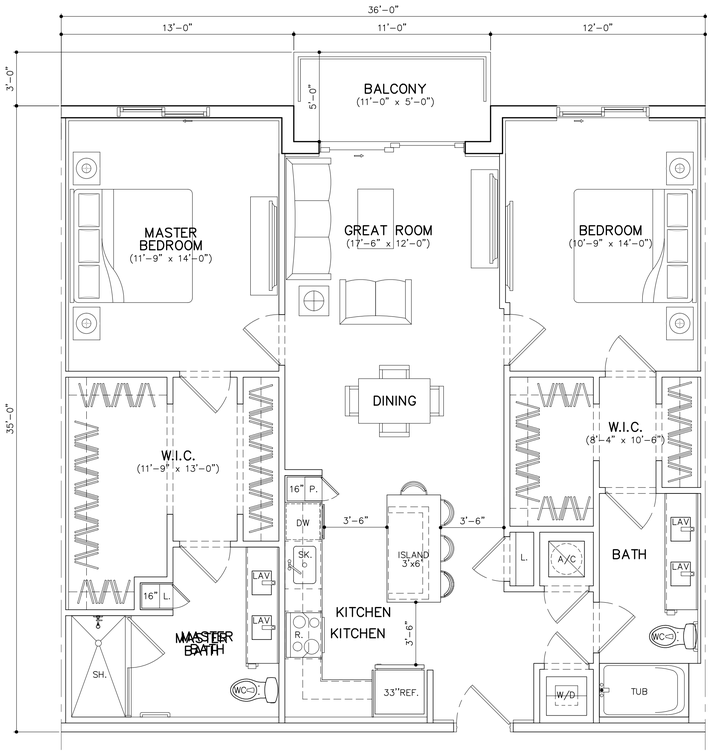
MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
UNIT PLANS

SHEET:
A-4.1

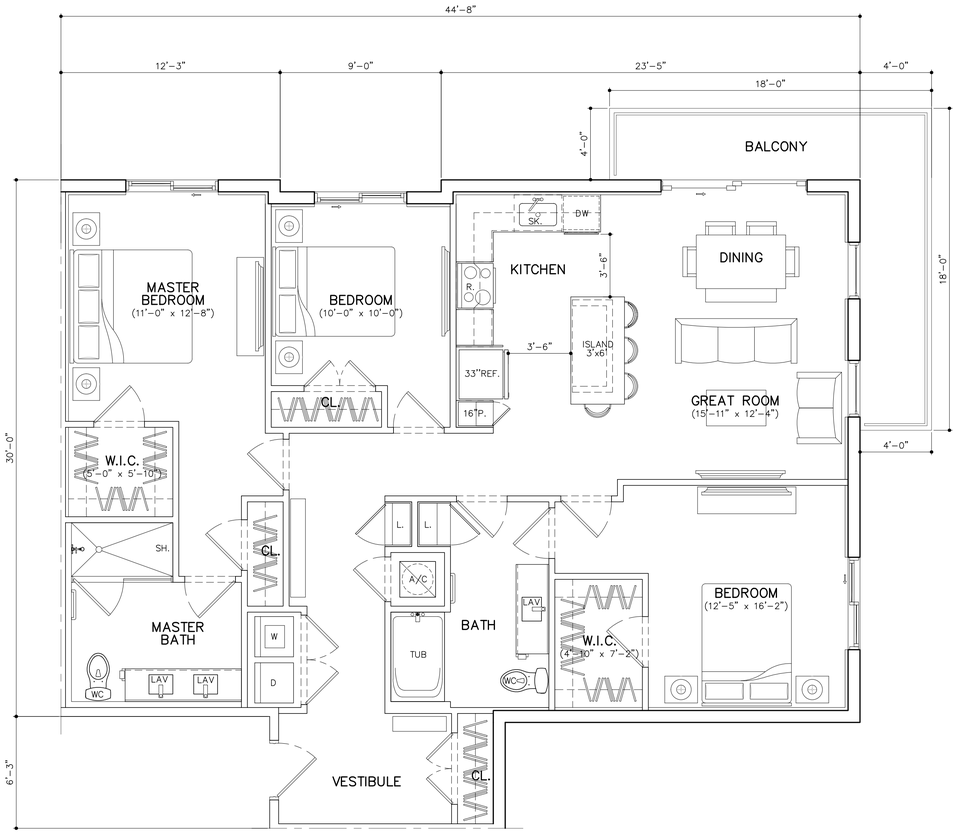


UNIT C2

(2 BD/2 BTH)

A/C AREA = 1,238 SQ. FT.
BALCONY = 55 SQ. FT.

(53 DU'S)



UNIT D1

(3 BD/2 BTH)

A/C AREA = 1,423 SQ. FT.
BALCONY = 128 SQ. FT.

(14 DU'S)

UNIT PLANS

SCALE: 1/4"=1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	10/02/2025
SITE PLAN RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

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AR0007806
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ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
UNIT PLANS

SHEET:
A-4.2

AERIAL VIEW (LOOKING SOUTHEAST)

RENDERING
SCALE: N.T.S

REVISIONS:

	INITIAL SITE PLAN	
	SUBMITTAL	10/02/2025
	SITE PLAN	
	RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

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ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
RENDERING

SHEET:
RE-0.1

PEDESTRIAN VIEW (LOOKING EAST)

RENDERING

SCALE: N.T.S

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	10/02/2025
SITE PLAN RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

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MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
RENDERING

SHEET:
RE-0.2

VIEW FROM I-95 (LOOKING EAST)

RENDERING

SCALE: N.T.S

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	10/02/2025
	SITE PLAN RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

STATE OF FLORIDA
GEORGE L. MOURIZ
AR0007806
REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

DANIA POINTE APTS.

LOCATED AT:
DANIA BEACH, FL.

FOR:
KIMCO REALTY

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

COPYRIGHT @ 2024 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

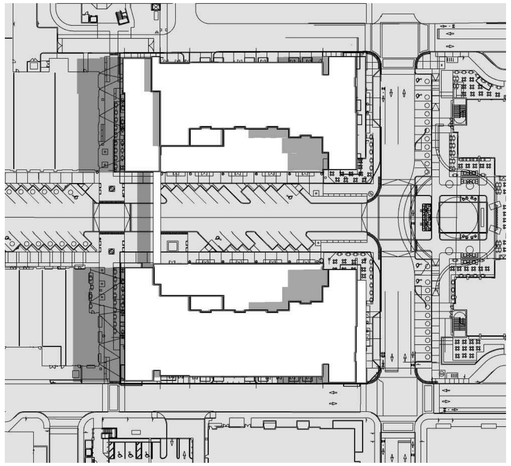
MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
RENDERING

SHEET:
RE-0.3

1 JUNE 20
SUMMER SOLSTICE



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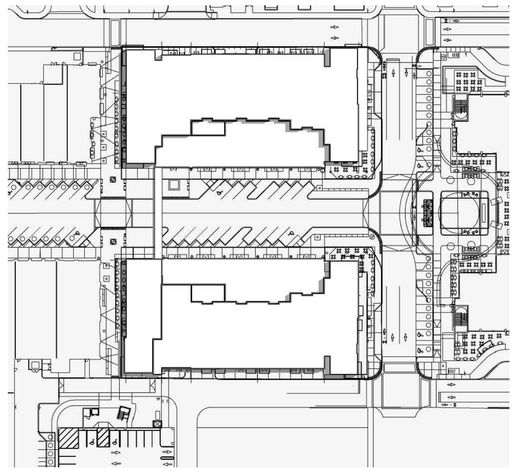

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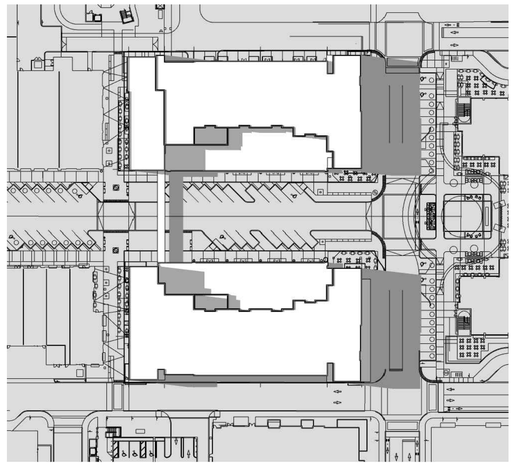
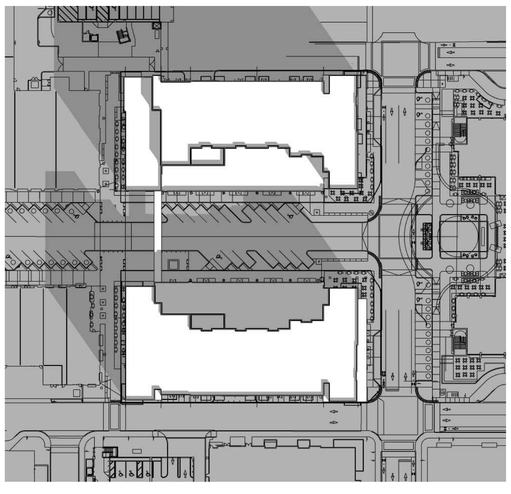


3:00 PM

2 DECEMBER 21
WINTER SOLSTICE



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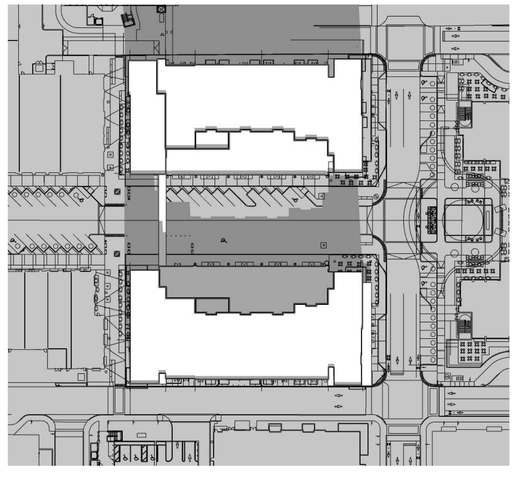

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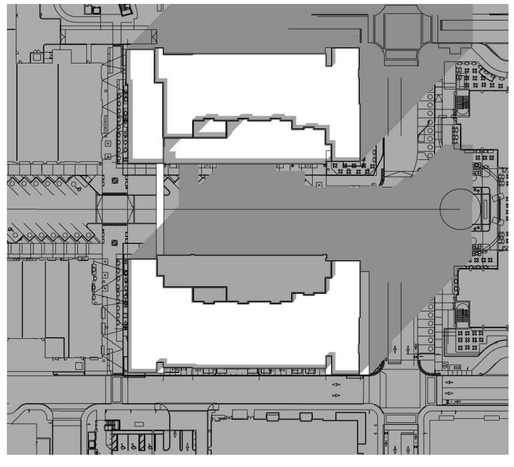

3:00 PM

SUN STUDY

SCALE: N.T.S

NORTH

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	10/02/2025
SITE PLAN	
RESUBMITTAL	12/04/2025

DIGITAL SIGNATURE:

George Mouriz

STATE OF FLORIDA — GEORGE L. MOURIZ — AR0007606 — REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007606

DANIA POINTE APTS.

LOCATED AT:
DANIA BEACH, FL.

FOR:
KIMCO REALTY

ARCHITECT'S BUILDING CODE STATEMENT:
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2281.prj
Contract Date:
Scale: AS SHOWN

TITLE:
SUN STUDY

SHEET:
EX-1

© Miranda Photo\2281 Dania Kimco\01-Feasibility & Zoning\01-Design\2025-09-29-Sketchup\Submit\2281 EX-1.dwg, 29/9/2025 13:26:33, dan-nl

DANIA BEACH
SEA IT LIVE IT LOVE IT

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☒ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☐ **Other:** _____ *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

RECEIVED OCT 06 2025

Date Rec'd: _____

Petition No.: SP-035-25

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. 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: 1730-1766 Pointe Boulevard

Lot(s): Dania Pointe Block: VII Subdivision: _____

Recorded Plat Name: Dania Pointe, City Plat No. PL-55-15 Ord 2016-033, County Plat No. 035-MP-15

Folio Number(s): Portion of 504233590010 Legal Description: Plat Book 1863, Page 91

Applicant/(Consultant)/Legal Representative **(circle one)** Kimley-Horn and Associates, Inc. - Greg Wilfong

Address of Applicant: 445 24th Street, Suite 200, Vero Beach, FL 32960

Business Telephone: (772) 794-4100 Home: _____ Fax: _____

E-mail address: greg.wilfong@kimley-horn.com

Name of Property Owner: Dania Live 1748 II, LLC

Address of Property Owner: 1 Oakwood Blvd, Suite 70, Hollywood, FL 33020

Principal Member(s)/Responsible Party: Brandon Reynolds

Business Telephone: (954) 598-1450 Home: _____ Fax: _____

Explanation of Request: DRC Site Plan Submittal
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: 3.00 Ac. Gross Acreage: 3.00 Ac. Prop. Square Footage: 130,904 SF

Existing Use: Retail Proposed Use: Retail and Residential

Is property owned individually, by a corporation, association, or a joint venture? Corporation

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Kimley-Horn and Associates, Inc. **(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 23 **DAY OF** September, **20** 25

By:
Brandon Reynolds
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Authorized Agent

Notary _____
(Signature of Notary Public – State of Florida **)**

NOTARY PUBLIC STATE OF FLORIDA
ROSE OSBORNE
MY COMMISSION # HH 406653
EXPIRES: October 4, 2027

Personally known ✓ **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Invoice

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

No: 0002072

Date: October 06, 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
FPR - Fire Plan Review Fee	$200.00

P/Z ITEM # SP-035-25
LOCATION: 1730-1766 POINTE BLVD
APPLICANT: KIMLEY HORN & ASSOC.

PREPARED BY: Ibel Larios

TOTAL DUE: $11,700.00

DRC PROJECT SUBMITTAL

SP-035-25
PROJECT: DANIA POINTE PHASE 4
ADDRESS: 1730-1766 POINTE BLVD

CHECK #:216868457

DANIA BEACH
SEA IT LIVE IT LOVE IT

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3792
(954) 922-2687 Fax

Standard Development Application

RECEIVED
MAR 1 8 2026
By

- ❑ **Administrative Variance**
- ❑ **Land Use Amendment**
- ❑ **Plat**
- ❑ **Rezoning**
- ❑ **Site Plan**
- ❑ **Special Exception**
- ☒ **Variance**
- ❑ **Other:** _____ *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: DT-017-26

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. 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.

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Lot(s): Dania Pointe Block: VII Subdivision: _____

Recorded Plat Name: Dania Pointe, City Plat No. PL-55-15 Ord 2016-033, County Plat No. 035-MP-15

Folio Number(s): 504233590021
504233590022

Legal Description: Plat Book 1863, Page 91

Applicant/(Consultant)/Legal Representative **(circle one)** Kimley-Horn and Associates, Inc. - Greg Wilfong

Address of Applicant: 445 24th Street, Suite 200, Vero Beach, FL 32960

Business Telephone: (772) 794-4100 Home: _____ Fax: _____

E-mail address: greg.wilfong@kimley-horn.com

Name of Property Owner: Dania Live 1748 II, LLC

Address of Property Owner: 1 Oakwood Blvd, Suite 70, Hollywood, FL 33020

Principal Member(s)/Responsible Party: Brandon Reynolds

Business Telephone: (954) 598-1450 Home: _____ Fax: _____

Explanation of Request: See attached narrative
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: 3.00 Ac. Gross Acreage: 3.00 Ac. Prop. Square Footage: 130,904 SF

Existing Use: Retail Proposed Use: Retail and Residential

Is property owned individually, by a corporation, association, or a joint venture?

_____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Kimley-Horn and Associates, Inc. **(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 17 **DAY OF** March, **20** 26

By:

Brandon Reynolds
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of Florida**)**

NOTARY PUBLIC STATE OF FLORIDA
ROSE OSBORNE
MY COMMISSION # HH 406653
EXPIRES: October 4, 2027

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.

Dania Live 1748 II, LLC
500 North Broadway, Suite 201
Jericho, NY 11753
(516) 869-9000

AGENT AUTHORIZATION

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").

Please be advised that **Brandon Reynolds, Joshua Gelfman, Jeffrey Harlan, Kent Maxey, Christopher Oftedal, Benjamin Bridges, Jessica Dombrowski Yizar, Martin Espejo, Daniel Grass, Sean Chung, Julie Londono and Meredith Keeler** each acting singularly as an Authorized Agent, are hereby authorized to execute and deliver any and all permit applications, utility applications, zoning and building plans, notices of commencement and other property-related applications and ancillary documents on behalf of Owner with respect to the Property.

DANIA LIVE 1748 II, LLC,
a Delaware limited liability company

By: _____
Name: Barbara E. Briamonte
Title: Authorized Signer

Sworn to before me this
12th day of May, 2025

_____
Notary Public

June A. Devine
Notary Public, State of New York
No. 01DE6438697
Qualified in Nassau County
Commission Expires 08/22/2026

MRI 117481
SFLD1748B

Minor Deviation Request Narrative

Dania Pointe Phase 4
Site Plan Application No. SP-025-35
March 13, 2026

The Applicant requests approval of a minor deviation pursuant to Section 340-40(D)(3) and Section 340-40(D)(6) of the City of Dania Beach Land Development Code in connection with Dania Pointe Phase 4.

The project site is located within Dania Pointe and is generally bounded by Radiant Drive and Meridian Drive to the north and south, and Compass Way to the east. Site Plan Application No. SP-025-35 proposes two mixed-use buildings containing retail and residential uses, together with related parking, plaza, and landscape improvements along Compass Way and Pointe Boulevard.

Under the approved Dania Pointe Development Design Guidelines ("DDG"), Compass Way is classified as a Drive. Section (6) of the DDG states that Drives do not include on-street parking.[1] The proposed site plan includes a limited modification along a portion of Compass Way to allow on-street parking adjacent to the proposed building frontage and revised plaza area near the existing hotel.

The Applicant also requests approval for a related landscape adjustment along Compass Way. Due to existing underground utility and drainage constraints on the west side of Compass Way, installation of the required trees in that location is not feasible. To address this condition while maintaining the intended streetscape treatment, the required trees have been reallocated to the east side of Compass Way and within the revised plaza area.

Minor Deviation Analysis

The proposed changes do not constitute a major deviation under Section 340-40(D)(2). Specifically, the request does not involve any change to:

- maximum non-residential square footage;
- maximum residential unit count;
- permitted uses;
- maximum building height;
- minimum setbacks;
- off-street parking requirements;
- off-street loading requirements;
- the PMUD boundary; or
- any matter requiring an amendment to the recorded plat.

The proposed modifications also do not change any major internal roadway, external connection, or ingress/egress point shown on the Master Development Plan.

The request is instead a limited site plan refinement affecting a portion of Compass Way and the adjacent plaza and landscape area.

---

[1] Noted below, the request deviation does not involve any change to the off-street parking requirements, which requirements are found within Section (7) of the DDG.

Requested Minor Deviation Components

Component	Explanation
1. On-Street Parking Along Compass Way	The requested on-street parking represents a localized adjustment to the approved DDG typical section for Compass Way. The change is limited in scope and is intended to improve access and convenience for the adjacent mixed-use buildings and revised public space. The request does not alter the approved street network, major roadway connections, ingress or egress pattern, land use program, building envelope, or overall development intensity within the PMUD. As a result, the proposed change remains within the minor deviation framework and does not rise to the level of a major deviation.
2. Relocation of Required Trees	The proposed relocation of required trees is necessary because of existing underground utility and drainage constraints on the west side of Compass Way. Rather than eliminating the required planting, the landscape material is being reallocated to feasible locations on the east side of Compass Way and within the revised plaza area. This adjustment is consistent with the types of changes contemplated under the minor deviation provisions, including revisions to landscape plans, adjustments to public spaces, utility-related field modifications, and revisions that continue to meet the design intent of the approved DDG and site plan.

Conclusion

The requested modifications are minor in nature, preserve the overall design intent of the approved Dania Pointe DDG, and do not trigger any of the major deviation criteria in Section 340-40(D)(2). The Applicant therefore requests administrative approval of this minor deviation pursuant to Section 340-40(D)(6), to become effective upon filing of an addendum to the approved DDG.

Prepared for submission to the City of Dania Beach.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Invoice

No: 0002364

Date: March 18, 2026

RECEIVED FROM:

Name: Kimley Horn & Assc. Inc

Address: 421 Fayatteville st

Address 2: suite 600

City/St/ZIP: Raleigh NC 27601

Service or Item	Amount
PSP - Public Hearing Items Application fee	$500.00

P/Z ITEM # OT-017-26

LOCATION: 1730-1766 Pointe Blvd

APPLICANT: Kimley Horn and Associates Inc

PREPARED BY: Ibel Larios

TOTAL DUE: $500.00

Dania Pointe SP-025-35
1730-1766 Pointe Blvd

Check # 216875562

PAYMENT DATE
03/18/2026

COLLECTION STATION
City Hall Window 1

RECEIVED FROM
KIMLEY-HORN & ASSOC., INC

City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

BATCH NO.
2026-06000658

RECEIPT NO.
2026-00027225

CASHIER
fincashier1

ENTRY DATE
03/18/2026 11:55:36 AM

DESCRIPTION
421 FAYATTEVILLE ST SUITE 600 RALEIGH NC 27601

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PSP	Appl Review - Standard OT-017-26	$500.00

Payments:

Type	Detail	Amount
Check	216875562	$500.00

Total Amount: **$500.00**

Customer Copy

Virtual Community Meeting Invitation

RECEIVED
MAR 31 2026
By

The Dania Live property owner is inviting you to attend a virtual community meeting to discuss a site plan application submitted to the City of Dania Beach (Application Number SP-035-25) for the proposed development of two (2) eight (8)-story mixed-use buildings that include residential units and commercial space. The meeting is being held to discuss the proposed application 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, April 2nd, 2026 at 6:00 P.M Eastern Time**

Registration is required to attend the meeting.

Registration Link: https://greenspoonmarder.zoom.us/meeting/register/BAMP4ELISuu8XMilQmSCFQ

After registering, you will receive a confirmation email containing information about joining the meeting.

If there are any issues with using the registration link, please contact Shane Zalonis at Greenspoon Marder LLP at 954-527-6258 or via e-mail at shane.zalonis@gmlaw.com.

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 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)

GreenspoonMarder LLP

Shane Zalonis
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.5268.
Email: shane.zalonis@gmlaw.com

April 3, 2026

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 Phase IV
Site Plan (SP-035-25) and Design Variances

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 the applications filed for site plan and design variances for the development of Phase IV of Dania Pointe, generally located north of Meridian Drive and south of Radiant Drive between N. Pointe Drive and N. Compass Way within Dania Pointe.

At 6:00 p.m. on April 2, 2026, 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 PHASE IV

Site Plan & Design Variance Applications

Virtual Community Meeting
April 2, 2026

Aerial Location Map

Aerial

3

Dania Pointe Master Development Plan

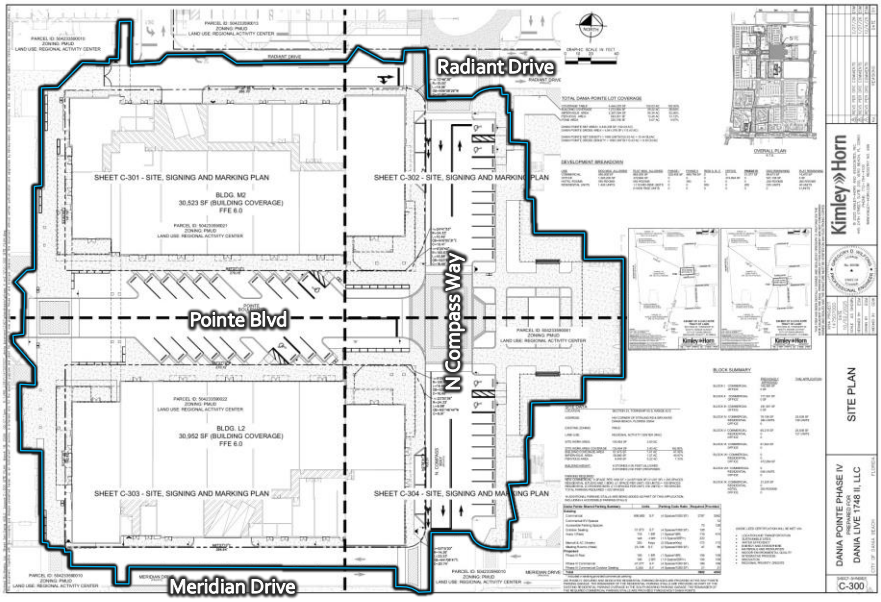
4

BLOCK SUMMARY

	PREVIOUSLY APPROVED	THIS APPLICATION
BLOCK I: COMMERCIAL	146,563 SF	
OFFICE	0 SF	
BLOCK II: COMMERCIAL	177,501 SF	
OFFICE	0 SF	
BLOCK III: COMMERCIAL	241,951 SF	
OFFICE	0 SF	
BLOCK IV: COMMERCIAL	79,156 SF	25,538 SF
RESIDENTIAL	264 UNITS	138 UNITS
OFFICE	0	
BLOCK V: COMMERCIAL	65,215 SF	25,538 SF
RESIDENTIAL	0	127 UNITS
OFFICE	0	
BLOCK VI: COMMERCIAL	61,624 SF	
OFFICE	0	
BLOCK VII: COMMERCIAL	0	
RESIDENTIAL	0	
OFFICE	472,894 SF	
BLOCK VIII: COMMERCIAL	0	
RESIDENTIAL	536 UNITS	
OFFICE	0	
BLOCK IX: COMMERCIAL	21,225 SF	
RESIDENTIAL	0	
HOTEL	350 ROOMS	
OFFICE	0	

Phase IV Site Plan

5

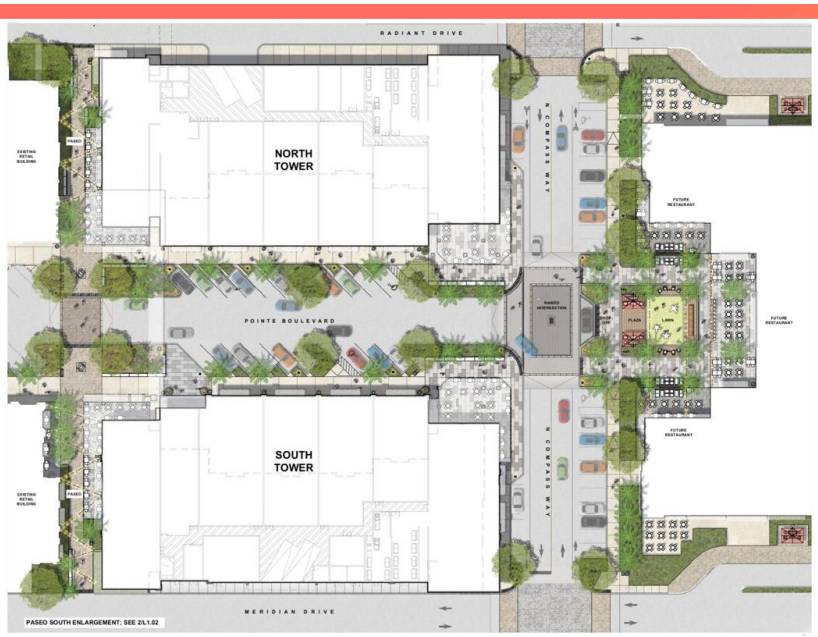


Scope of Work Area

- **Two (2) Buildings**
- **Eight (8)-Story Height**
  - Proposed: 100 ft.
  - Permitted: 135 ft.
- **265 Residential Units**
- **51,077 sq. ft. Commercial**

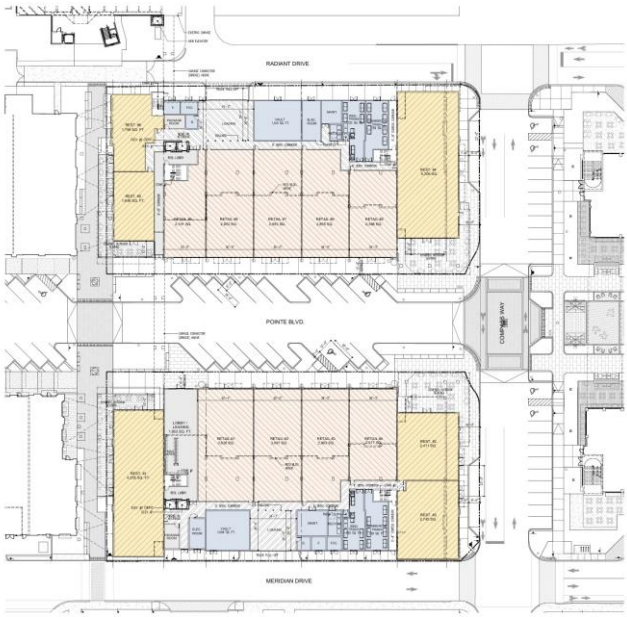
Phase IV Site Plan

6



- **Two (2) Buildings**
- **Eight (8)-Story Height**
  - Proposed: 100 ft.
  - Permitted: 135 ft.
- **265 Residential Units**
- **51,077 sq. ft. Commercial**

Level 1 – Ground Floor Plan



- Restaurant Spaces
- Retail Spaces
- Lobby and Package Room Areas
- Trash & Maintenance Rooms

Elevations – Building 1 (North)

Elevations – Building 2 (South)

West Elevations

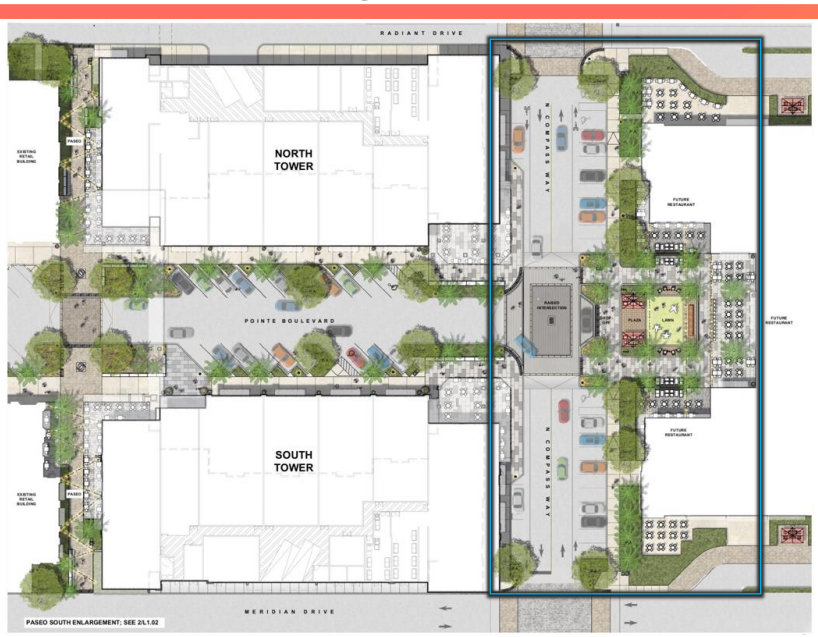
Rendering – Aerial View Looking Southeast 11

AERIAL VIEW (LOOKING SOUTHEAST)

Rendering – Pedestrian View Looking East 12

PEDESTRIAN VIEW (LOOKING EAST)

Design Variance – Minor Deviations



- Dania Pointe Development Design Guidelines ("DDGs") classify Compass Way as a "Drive".
- DDGs state that Drives do not include on-street parking.
- Proposed deviations are considered minor deviations per the City's Code.

Minor Deviations Requested

1. **On-Street Parking Along Compass Way**
2. **Relocation of Required Trees –** Due to existing underground utilities and drainage constraints at west side of Compass Way, installation of trees in this area is not feasible. Applicant is proposing to reallocate the required trees to the east side of Compass Way and within the revised plaza area.

THANK YOU

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, April 28, 2026
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: **SP-035-25/OT-017-26:** The applicant, Dania Live 1748 II, LLC is requesting a Minor Deviation and Site Plan approval of two (2) eight-story, mixed-use buildings consisting of 265 units, 47,077 square feet of commercial space, the addition of on-street parking and landscape modifications for the properties located at 1730-1766 Pointe Blvd, 1731-1757 Pointe Blvd, 101 Bryan Road and N Compass Way.

The following is the proposed Resolution of the matter:

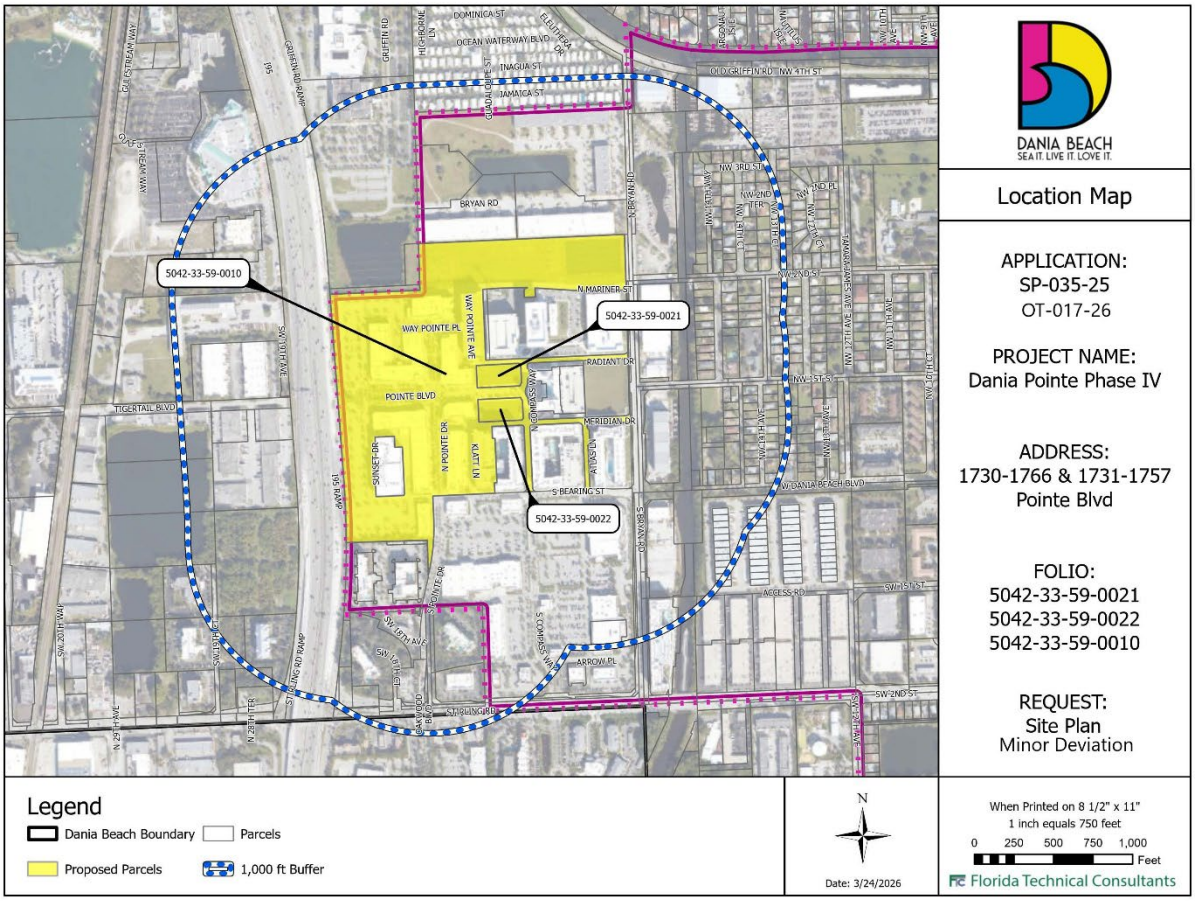
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-035-25) AND MINOR DEVIATION (OT-017-26) FOR THE APPLICANT DANIA LIVE 1748 II, LLC, FOR THE PROPERTIES LOCATED AT 1730-1766 POINTE BLVD, 1731-1757 POINTE BLVD, 101 BRYAN RD AND N COMPASS WAY, WITHIN THE 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 the proceedings is made, which record includes the testimony and evidence upon which the appeal is to 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.

Property Subject of Upcoming Hearing



Application Information

Project: Dania Pointe Site Plan Phase IV

Application Site: 1730-1766 Pointe Boulevard, 1731-1757 Pointe Boulevard, 101 Bryan Road and North Compass Way.

Property Owner: Dania Live 1748 II, LLC

Request: To request Site Plan and a Minor Deviation to allow for the construction of two (2) eight-story mixed-use buildings, modifications of the streets to allow the addition of on-street parking on a portion of North Compass Way and the relocation of required trees to the east side of North Compass Way.

Hearing Date & Time: April 28, 2026 at 7:00 PM

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

Contact Information: Jessica Mackey, Planner, 954-924-6805 Ext. 3636

SunSentinel
MEDIA GROUP

Campaign No.	57599
Today's Date	8 Apr 2026
P.O. Number	
Sales Rep	Walters, Dustin

bill-to

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

advertiser

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

Campaign Summary

Description	SP-035-25 Dania Pointe Phase IV - Ad
Start Date	4/13/2026
End Date	4/14/2026
Currency	

Cost Summary

Gross Amount	$294.42
Agency Commission	$0.00
Net Amount	$294.42
Estimated Tax	$0.00
Total	**$294.42**

Package Details

Description	Start Date	Price
Notice of Public Meeting	4/13/2026	294.42

Package Component Detail	Start Date
Public Notices	4/13/2026
Affidavit	4/13/2026
Sun Sentinel Classified	4/13/2026

Preview - Content may appear in color online but may be printed in black and white.

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CITY OF DANIA BEACH, FLORIDA

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Application Site: 1730-1766 Pointe Boulevard, 1731-1757 Pointe Boulevard, 101 Bryan Road and North Compass Way.
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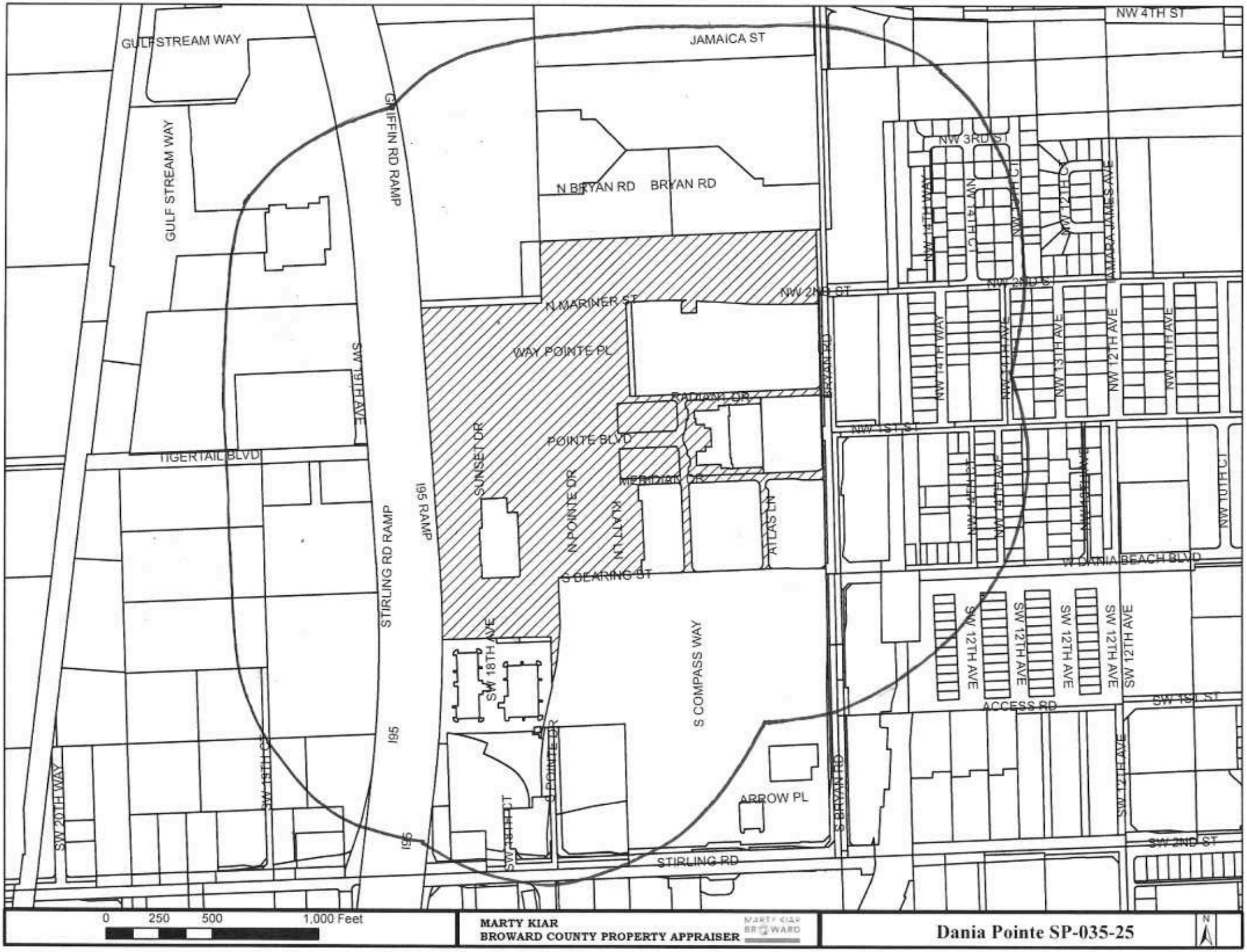
Contact Information: Jessica Mackey, Planner, 954-924-6805 Ext. 3636
4/13/2026 57599

This Insertion Order Form forms part of the Agreement by and between Customer and Tribune Publishing Company ("**Company**"), and is governed by the terms and conditions set forth in Company's Business Terms of Service (available at https://www.tribpub.com/central-terms-of-service/) (the "**Business Terms**") and the Data Processing Addendum (the "**DPA**") The Business Terms, DPA, and this Insertion Order are collectively referred to as the "**Agreement**." The Business Terms and DPA constitute integral parts of this Insertion Order and are hereby incorporated into this Insertion Order by this reference. Capitalized Terms not otherwise defined in this Insertion Order have the same meanings as that ascribed to them in Business Terms. In the event of any ambiguity, conflict, or inconsistency between any of the Business Terms, this Insertion Order, and the DPA, the following order of precedence shall govern for purposes of resolving any such ambiguity, conflict, or inconsistency: (1) this Insertion Order, (2) the DPA, if applicable, and (3) the Business Terms.


GULFSTREAM WAY
JAMAICA ST
NW 4TH ST
GULF STREAM WAY
GRIFFIN RD RAMP
N BRYAN RD
BRYAN RD
NW 3RD ST
NW 14TH WAY
NW 14TH CT
NW 13TH CT
NW 12TH CT
NW 12TH AVE
NW 11TH AVE
NW 2ND ST
N MARINER ST
WAY POINTE PL
SW 19TH AVE
TIGERTAIL BLVD
RADIANT DR
POINTE BLVD
SUNSET DR
N POINTE DR
MERIDIAN DR
ATLAS LN
S BEARING ST
STIRLING RD RAMP
I95 RAMP
SW 18TH AVE
S COMPASS WAY
SW 12TH AVE
ACCESS RD
W DANIA BEACH BLVD
SW 1ST ST
SW 20TH WAY
SW 18TH CT
I95
S POINTE DR
SW 18TH CT
ARROW PL
S BRYAN RD
STIRLING RD
SW 2ND ST
0 250 500 1,000 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
Dania Pointe SP-035-25
N

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Dania Beach

Date: March 23, 2026

Applicant: Dania Live

Legal Description: Portions of Dania Pointe Plat as recorded in Plat Book 183 Page 91 of the Public Records of Broward County Florida (see map)

This letter certifies that the attached list of property owners was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of March 20, 2026. This list includes all properties within 1,000 feet from each property line of the subject site in compliance with the City of Dania Beach notification regulations.

This letter also certifies that the attached notification was sent to the persons on the list of property owners. The notice was mailed March 21, 2026.

Thank You,

Christina Mathews

Sworn and subscribed before me this 23rd day of March, 2026. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com

DANIA BEACH
SEA IT LIVE IT LOVE IT

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), Dania Live 1748 II LLC (Print Name of Property Owner), for the property located at See attached map (Address) (the "Property"), and this sworn statement pertains to the application for Site Plan

   _____
   (Briefly describe application, such as "site plan approval" or a "variance" or a "special exemption")
   relating to Petition number(s) SP-035-25.

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:

Signature

PRINT Name

Title

JOINT OWNER (IF APPLICABLE)

Signature

PRINT Name

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 March 23, 2026, 20___, personally appeared Christina Mathews, and (if applicable, if there is a co-owner)_____, as the Owner(s) of the property described above. Such person(s) is/are personally known to me or produced _____ his/her/their identification.

NOTARY PUBLIC
State of Florida

My Commission Expires: 7-22-29

JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

NAME1	NAME2	ADD	CITY	STATE	ZIP	ZIP 4
11 SW 12TH LLC		1800 PITTSBURGH DRIVE	DELAWARE	OH	43015	
112 NW 14TH WAY LLC		4200 NW 16 ST	LAUDERHILL	FL	33313	
123 FLORIDA LAND TR	SCHANK,JONI TRSTEE	8004 NW 154 ST #218	MIAMI LAKES	FL	33016	
230 NW 14 COURT LAND TR	POSITIVE RATE INVESTMENTS LLC	PO BOX #220612	HOLLYWOOD	FL	33022	0612
7418 TAMARAC INC		8527 PINES BLVD #202	PEMBROKE PI	FL	33024	
ABITARE 105 LLC		395 FAIRWAY DR	MIAMI BEACH	FL	33141	
ABSOLU,JESSECA		19 NW 14 AVE	DANIA BEACH	FL	33004	
ADELE BESNER TR	BESNER,HANNA S TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDER	FL	33308	
AIKENS,FRANCES	TYRONE 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	
ALESSIO,ROBERT G		136 MAIN ST	EVERETT	MA	02149	5714
ALETHA HARDGE PLAYER REV	TRPLAYER,ALETHA HARDGE TRSTEE	20456 NE 34 CT	AVENTURA	FL	33180	1650
ALLAIRE,LYNDA	ALLAIRE,SYLVAIN ETAL	222 JAMAICA ST	DANIA BEACH	FL	33004	
AMD PROPERTIES 18 LLC		19790 W DIXIE HWY STE 404	AVENTURA	FL	33180	
AMERICAN FIRST FEDERAL INC		PO BOX 920	LAKE OSWEGO	OR	97034	
B & JCM PROPERTIES LLC		3905 NW 107 AVE STE 501	DORAL	FL	33178	4400
BAILEY,ANN		102 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
BALSAMO,ROBERTO		223 NW 13 CT	DANIA BEACH	FL	33004	
BALTAGI,SEAN		701 NE 152 ST	MIAMI	FL	33162	
BARRETTE,RAYMON	DEDUBE,GILLES ETAL	90 DOMINICA ST #90	DANIA BEACH	FL	33004	2272
BEAUCHAMP,PIERRE	LAJEUNESSE,LYNE & RAYMOND,A C	82 DOMINICA ST #82	DANIA BEACH	FL	33004	
BEAUMONT,DON D & LISA K	THOMAS & GERI NIELSEN TR ETAL	2420 SHELTER ISLAND DR	SAN DIEGO	CA	92106	
BEDARD,LYNE	CUSSON,GUY	156 INAGUA ST	DANIA BEACH	FL	33004	2248
BEDARD,PIERRE	CARON,FRANCE	71 CAT CAY CT #71	DANIA BEACH	FL	33004	
BELANGER,DONALD	DUMONT,SONIA	75 RUE NOTRE-DAME - CP615	*CAPCHAT QC	CA	G0J 1	E0
BELANGER,LISE &	ESTRADA,ENRIQUE	55 CAT CAY CT	DANIA BEACH	FL	33004	2274
BELIVEAU,MANON	LACHAPELLE,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	
BERETTA,ROBERT J JR		29 ROBIN DR	BRISTOL	RI	02809	
BERGERON,GUY	BERGERON,MARIETTA GOBEIL	264 JAMAICA ST #264	DANIA BEACH	FL	33004	2262
BERTRAND,RANALD	PATENAUDE,MANON	59 CAT CAY CT #59	DANIA BEACH	FL	33004	2226
BHM 105 LLC		15101 NE 21 AVE	NORTH MIAMI	FL	33162	
BISSON,GUY	BISSON,FRANCE	110 OCEAN WATERWAY BLVD #110	DANIA BEACH	FL	33304	
BKORF PROPERTY MANAGEMENT	CONSULTING SERVICES LLC	25 NW 14 CT	DANIA BEACH	FL	33004	5110
BLAKE,TREMENA		40 NW 14 AVE	DANIA BEACH	FL	33004	
BLUEWAVE REEL ESTATE LLC		8522 SAWPINE ROAD	DELRAY BEACI	FL	33446	
BLUTEAU,ROBIN	BLUTEAU,DAVE & METAYER,CEDRIC	114 OCEAN WATERWAY BLVD #114	DANIA BEACH	FL	33004	
BOHADANAH,ELI		3950 SW 6 ST	FORT LAUDER	FL	33312	2632
BOILY,STEPHANE	GIRARD,MYRIAM	268 JAMAICA ST #268	DANIA BEACH	FL	33004	
BOOHER,BEATRICE A		246 JAMAICA ST #246	DANIA BEACH	FL	33004	
BOUCHARD,CHANTALE	TREMBLAY,SYLVAIN	240 JAMAICA ST #240	DANIA BEACH	FL	33004	
BOUCHARD,MANON	PUGH,NICOLAS	243 JAMAICA ST #243	DANIA BEACH	FL	33004	
BOUCHAT,ALAIN	LAVALLEE,GINETTE	202 INAGUA ST	DANIA BEACH	FL	33004	
BOUCHER,STEPHANE	LIMOGES,SOPHIE	239 JAMAICA ST #239	DANIA BEACH	FL	33004	
BOUDREAULT,SYLVAIN	LAROUCHE,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,MICHELL	IZOTTE,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,ALAIN	PIGEON BRODEUR,CLAUDINE	135 ELEUTHERA DR #135	DANIA BEACH	FL	33004	
BROWARD COUNTY BOARD	OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDER	FL	33301	1801
BROWARD INTERNATIONAL COMMERCE		1700 STUTZ DR STE 25	TROY	MI	48084	4502
BROWN,JAMAR	BROWN,JAMES	2530 NW 47 AVE	LAUDERHILL	FL	33313	
BROWN,LESLIE EILEEN		153 NW 14 WAY # 3	DANIA BEACH	FL	33004	
BROWN,RALPH & PATRICIA A		110 N BRYAN ROAD	DANIA BEACH	FL	33004	2244
BYETTE,YANNICK, BYETTE,KARINE	& BYETTE,MARIUS ET	266 JAMAICA ST	DANIA BEACH	FL	33004	
CAMILO GOMEZ,JUAN		770 NE 69 ST APT 3H	MIAMI	FL	33138	
CCEM LLC		1785 NW 38 AVE	LAUDERHILL	FL	33311	
CF & A HILL FAMILY LTD		261 SW 13 ST	DANIA BEACH	FL	33004	
CHAMBERLAND,CLAUDE	CHAMBERLAND,MARC ANDRE	50 DE LA BARRE #1404	*LONGUEVIL Q	CA	J4K 5	G2
CHAMBERS,JOANN &	CHAMBERS,SAMUEL	208 NW 14 CT	DANIA BEACH	FL	33004	
CHARLAND,MANON		32 ANDROS PL	DANIA BEACH	FL	33004	
CHARLAND,MURIANNE	& MCVEY,WILLIAM	12- 51413 RANGE ROAD #262	*SPRUCE GRO	CA	T7Y 1	B4
CHOI,JIN YOUNG	PUZIK,BERNHARD JR	210 NW 14 CT	DANIA BEACH	FL	33004	
CHRETIEN,JEANLA	FORGE,LOUISETTE ETAL	288 PAPIN	*CONTRECOEL	CA	J0L 1	C0
CINEMATECH SEATING INC		4319 LINDBERGH DR	ADDISON	TX	75001	
CITY OF DANIA BEACH	COMMUNITY REDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643
CLOUTIER,LUC	HOUSTON,GINA HUCKLE	53 CAT CAY CT	DANIA BEACH	FL	33004	
CMC STEEL US LLC		6565 N MACARTHUR BLVD #800	IRVING	TX	75039	

COACHMAN,TAYLOR		154 NW 14 WAY #2	DANIA BEACH	FL	33004	
COED-STIRLING ROAD LLC	%ECONOMOS PROPERTIES	225 NE MIZNER BLVD #430	BOCA RATON	FL	33432	4078
COLIGNY,TANYA S	DORVIL,PASCAL JAMES	108 NW 14 AVE	DANIA BEACH	FL	33004	
COMO HOLDINGS CORP		11 SW 12 AVENUE #106 BLD 4	DANIA BEACH	FL	33004	
CONPROPST,SANDRA		45 LONGHILL RD	AFTON	NY	13730	2301
CORRALES,ADRIANA RAQUEL	GUTIERREZ,MARCOS	277 NW 13 CT	DANIA BEACH	FL	33004	
COTE,DENIS & RODRIGUE,GINETTE	COTE,RODRIGUE & COTE,NICOLAS	220 JAMACIA ST # 220	DANIA BEACH	FL	33004	
COTE,JOHANNE	MATHIEU,RENE	263 JAMAICA ST #263	DANIA BEACH	FL	33004	
COTE,LYNDA		81 DOMINICA ST	DANIA BEACH	FL	33004	
COULOMBE,MARC	VEILLETTE,MARC	109 OCEAN WATERWAY BLVD #109	DANIA BEACH	FL	33004	
COUPAL,NATHALIE	LACOMBE,ANTHONY ETAL	162 INAGUA ST #162	DANIA BEACH	FL	33004	
CROWN,MARGARITA		131 NW 14 AVE	DANIA BEACH	FL	33004	
CURE,AMARILLA I		209 NW 14 CT	DANIA BEACH	FL	33004	
CURRO,JOANNE L	FEKONIA,JOSEPH	137 ELEUTHERA DR #137	DANIA BEACH	FL	33004	2272
CUSSON,LUC	RICHER,MARIE-CLAUDE	600 BLVD DE MORTAGNE	*BOUCHERVILL	CA	J4B 8	N7
D2HM INVESTMENTS LLC		1500 SE 5 AVE	DANIA BEACH	FL	33004	
DAIGLE,RENE	DAIGLE,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,ANDRE	BOUCHARD,DENISE	270 JAMAICA ST #270	DANIA BEACH	FL	33004	
DALLAIRE,CLAUDE &	DALLAIRE,GINETTE MATTEAU	1070 RUE SAVOIE	*PLESSISVILLE	CA	G6L 3	B2
DAMIANO,LYNN M		4481 SW 54 CT	DANIA BEACH	FL	33314	
DANEAU,SYLVAIN HUCKLE,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 BEACH MANAGEMENT INC		711 GALLIMORE DAIRY RD	HIGH POINT	NC	27265	
DANIA POINTE WATERFRONT LLC		3470 N MIAMI AVE UPPER STE	MIAMI	FL	33127	
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
DAVID WATTS REV TR	WATTS,DAVID T TRSTEE ETAL	5204 RANCH ACRES DR	LOVELAND	CO	80538	1640
DCOTA DEV CO LTD PRTNR%	FORTRESS INVESTMENT GROUPS LLC	4550 TRAVIS ST	DALLAS	TX	75205	
DEAN,WANDA B		761 SW 3 ST	DANIA BEACH	FL	33004	
DELOUCH,WILLIE EDWARD M JR		PO BOX 1165	DANIA BEACH	FL	33004	
DESAUTELS,DANIEL	RANGER,CLAUDETTE	256 JAMAICA ST	DANIA BEACH	FL	33004	
DESGAGNE,DENIS	LAVOIE,CAROLINE	161 INAGUA ST #161	DANIA BEACH	FL	33004	
DESIGN & MEDIA GROUP LLC		59 SW 12 AVE #110	DANIA BEACH	FL	33004	
DESJARDINS,DOREEN	LETENDRE,MARIE JOSE	146 OCEAN WATERWAY BLVD #146	DANIA BEACH	FL	33004	
DIANE HARDGE REV TR	TOMLINSON,JULIENE JEANE TRSTEE	5858 NW 62 TER	PARKLAND	FL	33067	
DION,DANIELLE		747 RUE FERNET	*ST JEAN RICH	CA	J3B 8	W2
DORE,YVES & LISE		203 INAGUA ST #203	DANIA BEACH	FL	33004	2267
DOYON,FRANCINE		46 RUE WOOD #2	*SHERBROOKE	CA	J1J 2	X3
DOYON,SYLVIE		2245 RUE DU VERMONT	*SHERBROOKE	CA	J1J 1	G9
DRAPEAU,ALAINDRA	PEAU,LISE PERREAULT	215 INAGUA ST #215	DANIA BEACH	FL	33004	
DRAYTON,KAREN LAVERNE		1426 NW 2 ST	DANIA BEACH	FL	33004	2606
DROUIN,GINETTE PAGEAU & DROUIN,MARC		31 CHEMIN DES FONGEROLES	*LAC BEAUPOF	CA	G0A 2	C0
DUBE,PATRICIA	LEDUC,MICHEL	213 INAGUA ST #213	DANIA BEACH	FL	33004	
DUCHESNEAU,JOHANNE	MORIN,DANIEL	269 JAMAICA ST #269	DANIA BEACH	FL	33004	
DUENAS,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	
DULCIETA PROPERTIES INC		4848 SW 25 AVE	FORT LAUDER	FL	33312	
DUMAS,RAOUL		200 INAGUA ST	DANIA BEACH	FL	33004	
DUPAL,ROBERT A		56 CAT CAY CT #56	DANIA BEACH	FL	33004	2204
DUPUIS,ROBERT	FORGET,REJEANNE	150 OCEAN WATERWAY BLVD #150	DANIA BEACH	FL	33004	
DURAND,PAUL	MAHER,LYNE	122 ELEUTHERA DR	DANIA BEACH	FL	33004	
EAGLE RUN INVESTMENTS LLC	GARALFA & OKAMOTO LLC ETAL	2501 EAGLE RUN DR	WESTON	FL	33327	
ELLIS,GARLAND	RELLIS,NANCY R	3699 SUTHERLAND LN	CALIFORNIA	KY	41007	
EPC AUTOMOTIVE INC		1451 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2236
F E V INVESTMENTS INC% TIGER VAC INC		11 SW 12 AVE STE 112	DANIA BEACH	FL	33004	
FAMILY MOBILITY CENTER LLC		3599 HOLLYWOOD OAKS DR	FORT LAUDER	FL	33312	
FARAND,ROBERT	HENCHEY,NATHALIE FARAND	29 TANGLEWOOD DR	HURRICANE	WV	25526	
FAUCHER,LUC	FAUCHER,PATRICIA	262 JAMAICA ST #262	DANIA BEACH	FL	33004	2209
FAUCHER,MANON	FRAPPIER,YVES	623 RANG ST-GEORGES	*BEAUHARNOI	CA	J6N 0	L9
FELL,JOHN EDGAR		229 JAMAICA ST	DANIA BEACH	FL	33004	
FILION,ROGER	VANIER,LISE	138 ELEUTHERA DR #138	DANIA BEACH	FL	33004	
FIVE GEMS LLC		1631 GRANDVIEW BLVD	KISSIMMEE	FL	34744	
FLAHIVE,PAUL J & ROBERTA J		72 LIBRARY ST	REVERE	MA	02151	
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDER	FL	33309	3421
FLORIDA POWER & LIGHT CO	ATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408	
FONTAINE,DORIS	FONTAINE,DENIS	46 BARBADOS BLVD	DANIA BEACH	FL	33004	2268
FORD,TRAVIS		280 NW 14 WAY	DANIA BEACH	FL	33004	
FORTES BECERRA,GILBERTO		635 W 72 PL	HIALEAH	FL	33014	
FOX,FRANCIS P H/E	KELLEY,ROSEMARY	198 INAGUA ST	DANIA BEACH	FL	33004	
FRANCOEUR,MANON	LACOMBE,LUC	160 INAGUA ST #160	DANIA BEACH	FL	33004	2266

FRERIKS,VIRGINIA		24 ANDROS PL #24	DANIA BEACH	FL	33004	
FRONTIER DANIA LLC		2950 SW 27 AVE STE 300	MIAMI	FL	33133	3765
FUCHOS WAREHOUSE LLC		27824 NE 27 CT	FORT LAUDER	FL	33306	
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	
FUSSELL,SHERLANNE		235 NW 14 CT	DANIA BEACH	FL	33004	
GAGNE,FRANCINE G		1305 LOUIS BASILE PIGEON	*LACHINE QC	CA	H8S 4	L7
GAGNE,SOPHIE		184 INAGUA ST #184	DANIA BEACH	FL	33004	
GARDNER,ALBERTA EST		1402 NW 3 ST	DANIA BEACH	FL	33004	2621
GAUDREAU,DANIELLE		140 ELEUTHERA DR #140	DANIA BEACH	FL	33004	
GAUDREAU,DIANE	BONIN,MARCEL	163 INAGUA ST	DANIA BEACH	FL	33004	
GAUTHIER,GUY A	GAUTHIER,PHILIPPE	231 JAMAICA ST #231	DANIA BEACH	FL	33004	
GEARY,JOANNE G		85 DOMINICA ST	DANIA BEACH	FL	33004	
GELINAS,MARC	PROTEAU,SYLVIE ETAL	219 JAMAICA ST #219	DANIA BEACH	FL	33004	
GERVAIS,GLENN	MARSOLAIS,SUZANNE	47 BARBADOS BLVD #47	DANIA BEACH	FL	33004	
GEVA I CORP		10374 BERMUDA DR	COOPER CITY	FL	33026	
GIGOIDZE,ZURAB	MAZANASHVILI,LIANA	98 DOMINICA ST #98	DANIA BEACH	FL	33004	
GINGRAS,CLAUDETTE	GINGRAS,GHISLAIN	155 INAGUA ST #155	DANIA BEACH	FL	33004	2248
GIRARD,MICHEL & MICHELLE &	GIRARD,CAROLINE & GIRARD,N	331 AVE VENISE OUEST APP 301	*QUEBEC QC	CA	J0J 2	K0
GIROUX,ALAINGIROUX,DERECK	& PIGELET,CHANTAL	166 INAGUA ST	DANIA BEACH	FL	33004	
GIROUX,MARIE PAULE	HALLEE,NICOLAS ETAL	153 INAGUA ST #153	DANIA BEACH	FL	33004	
GOBEIL,JEAN-YVES MAIL	HOT-GOBEIL,JOHANNE	228 JAMAICA ST	DANIA BEACH	FL	33004	
GOLDWIRE,HERBERT	FAIRCHILD,SHELETARON ETAL	11216 NW 7 ST	CORAL SPRING	FL	33071	7957
GONZALEZ,ALVIN XAVIER	HARJUNG,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,PASCAL	GOUPIL,PATRICIA	20 HIGHBORNE LN	DANIA BEACH	FL	33004	
GREEN,CHRIS DENISE		24 NW 14 AVE	DANIA BEACH	FL	33004	5108
GRIFFIN,CHRISTINE	H/E GRIFFIN,ROBERT E	90 WHARF ST #A	SALEM	MA	01970	5120
GUERIN,JACQUES	GUERIN,LINE	221 RUE ST FRANCOIS	*SHERRINGTO	CA	J0L 2	N0
GUERIN,MARCELDE	SCHAMPS,MARIETTE	157 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
GUPTA,CHANDER		11380 TEMPLE ST	COOPER CITY	FL	33330	4443
GUTIERREZ,DANIEL ROBERTO		2000 TOWERSIDE TER APT 708	MIAMI	FL	33138	2232
GUTMAN,NICOLAS URIEL		1079 NE 204 TER	MIAMI	FL	33179	2550
H&S HOLLYWOOD PROPERTIES LLC		3612 NW 82 DR	COOPER CITY	FL	33024	
HANKERSON,CHRISTA B EST		27 NW 14 AVE	DANIA BEACH	FL	33004	5113
HANKIN,MALKA		PO BOX 641051	NORTH MIAMI I	FL	33164	
HANNIGAN,ELISABETH A	HANNIGAN,ROBERT T ETAL	P O BOX 838	E WAREHAM	MA	02538	
HARDGE,BERNARD	HARDGE,DONALD L	292 NW 13 CT	DANIA BEACH	FL	33004	2613
HARDGE,BOBBIE H/E	PLAYER,ALETHA & EDWARDS,ANNETTE	137 NW 14 AVE	DANIA BEACH	FL	33004	2630
HAYES,CLAUDE MICHEL	PASQUALETTO,NICOLE	192 INAGUA ST #192	DANIA BEACH	FL	33004	
HAYES,JACQUES &	HAYES,MARJOLAINE	70 CAT CAY CT	DANIA BEACH	FL	33004	
HEFFERNAN,BARBARA A	HEFFERNAN,COREY J	242 JAMAICA ST #242	DANIA BEACH	FL	33004	
HOLIDAY DIVER INC		180 GULFSTREAM WAY STE 2	DANIA BEACH	FL	33004	
HOTOLOS HOLLYWOOD LLC		3301 NE 37 ST	FORT LAUDER	FL	33308	6434
HOTTE,NICOLE GUERIN	HOTTE,YVAN & HOTTE,LAURENT	267 JAMAICA ST #267	DANIA BEACH	FL	33004	
JACKSON,DOROTHY		1373 NW 3 ST	DANIA BEACH	FL	33004	2640
JACQUES,JOANNIE	JACQUES,NATHALIE	185 INAGUA ST #185	DANIA BEACH	FL	33004	2217
JONES,MILTON	JR JONES,ALBERT	722 SW 3 ST	DANIA BEACH	FL	33004	4901
JONES,MILTON L JR & BARBARA H		PO BOX 357	DANIA BEACH	FL	33004	0357
JULIEN,PATRICK		502 W 55 ST APT 5E	NEW YORK	NY	10019	3581
K & M ENTERPRISES LLC		5667 BAYVIEW DR	SEMINOLE	FL	33772	
KD DANIA BEACH LLC%	KOLTER HOSPITALITY	105 NE 1 STREET	DELRAY BEACI	FL	33444	
KENON,DWIGHT		2811 NW 26 ST	FORT LAUDER	FL	33311	2011
KROLL,ROBERT J H/E	KROLL,LAURA BARREDO	253 JAMAICA ST #253	DANIA BEACH	FL	33004	
KTR HOLLYWOOD LLC%	PROLOGIS TAX COORDINATOR	1800 WAZEE ST	DENVER	CO	80202	
L'HEBREUX MOREAU,CARMEN	MOREAU,PIERRE	134 ELEUTHERA DR	DANIA BEACH	FL	33004	
L&J CAPITAL LLC		1401 SW 54 AVE	PLANTATION	FL	33317	
LABERGE,MARC H/E	& DUFOUR,PIERRE	42 BARBADOS BLVD	DANIA BEACH	FL	33004	2268
LABRECQUE,GAETANE	ROUILLARD,COME	178 OCEAN WATERWAY BLVD # 178	DANIA BEACH	FL	33004	
LABRECQUE,ROBERT &	LABRECQUE,LISE BEDARD	149 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
LACELLE,SYLVIE	FILIATRAULT,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	
LAFRENIERE,BRUNO &	LAFRENIERE,JACQUES	63 LOUIS RIEL	*GATINEAU QC	CA	J8T 1	Y2
LAKAR DW INC		16745 NW 44 AVE	OPA LOCKA	FL	33055	
LAMARRE,GILLES	ROY,GUYLAINE ETAL	35 BARBADOS BLVD #35	DANIA BEACH	FL	33004	
LAMONTAGNE,YVES	BEAUDRY,MELISA	4 HIGHBORNE LN #4	DANIA BEACH	FL	33004	
LANTIGUA,GREGORIO		1350 NW 3 ST	DANIA BEACH	FL	33004	
LAPLANTE,LUCIE	MALENFANT,DANIEL	34 BARBADOS BLVD #34	DANIA BEACH	FL	33004	
LAPOINT,CLAUDE	LAPOINT,CHANTAL CHARLAND	230 JAMAICA ST #230	DANIA BEACH	FL	33004	
LARIVIERE,FRANK	DUMAS,GAETANE	74 DOMINICA ST #74	DANIA BEACH	FL	33004	
LAROCQUE,PIERRE	JASMIN,RACHEL ETAL	603-17670 VICTOR	*MIRABEL QC	CA	J7N 1	B4

LARSON,MARDI L EST		29 ANDROS PL	DANIA BEACH	FL	33004	
LAVISH LIFESTYLES CAPITAL	INVESTMENT GROUP LLC	PO BOX 19322	JACKSONVILLE	FL	32245	
LAZAR,AUDREY M		73 SW 12 AVE #109-A	DANIA BEACH	FL	33004	3523
LAZURE,ALAIN	LAZURE,GINETTE CHALIFOUX	235 JAMAICA ST #235	DANIA BEACH	FL	33004	
LEBREUX,JEAN-PIERRE	GARANT,DENYSE	255 JAMAICA ST	DANIA BEACH	FL	33004	
LECOURS,GHISLAIN	RENAUD,MARLENE	69 RUE DES CAMPANULES	*ST-APOLLINAI	CA	G0S 2	E0
LEFEBVRE,YVON & DENISE		210 INAGUA ST	DANIA BEACH	FL	33004	
LEGARE,MARIO		64 CAT CAY CT #64	DANIA BEACH	FL	33004	
LEMAY,CAROLE ODETTE H/E	LEMAY,MICHELLE CAROLE	26 ANDROS PL #26	DANIA BEACH	FL	33004	
LEMAY,YVONDION,SYLVIE		14 HIGHBORNE LN #14	DANIA BEACH	FL	33004	
LENKIEWICZ,PAULA		34 DIVISION ST	CHELSEA	MA	02150	
LETENDRE BALLARD,JACQUELINE		2940 RUE DESCHENES #517	*SHERBROOKE	CA	J1L 2	Z3
LETENDRE,ANGELE	LETENDRE,JACQUES	127 CHEMIN DU TRAVERSIER	*WALTHAM QC	CA	J0X 3	H0
LIZANA,BOB LEE	LIZANA,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,GARY & CYNTHIA		2242 FREEDOM ST	HOLLYWOOD	FL	33020	
LUSSIER,MICHELDES	LAURIERS,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	
MARSOLAIS,LYNE	CHARTRAND,JOEL MARSOLAIS	116 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
MAUS,WILLIAM L		247 JAMAICA DR	DANIA BEACH	FL	33004	2262
MAYA STARS LLC		1501 ST LAWRENCE AVE	BRONX	NY	10460	
MCDONALDS CORP 009/0528%	CHRISTOPHER N BIGGS	PO BOX 182571	COLUMBUS	OH	43218	
MCKNIGHT,BENITA CLARK	H/E MCKNIGHT,REGGIE	1360 NW 2 TER	DANIA BEACH	FL	33004	
META REAL ESTATE LLC		8522 SAWPINE RD	DELRAY BEACI	FL	33446	
MEUNIER,LISE GILMORE	MEUNIER,PATRICK ETAL	91 DOMINICA ST	DANIA BEACH	FL	33004	2203
MICHAEL LAPENNA FAM TR	LAPENNA,MICHAEL TRSTEE ETAL	150 PINE BEACH	*DORVAL QC	CA	H9S 2	T9
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		1909 TYLER ST #700	HOLLYWOOD	FL	33020	
MOLLY FULFILLMENT &PACKAGING LLC		35 SW 12 AVE #110	DANIA BEACH	FL	33004	
MONAST,LOUISE	GUERIN,JEAN-CLAUDE ETAL	7 HIGHBORNE LN #7	DANIA BEACH	FL	33004	
MONTFORD,OBIE III		107 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
MORALES,WALDO		3002 ILLINGWORTH AVE	ORLANDO	FL	32806	
MORIN,NICOLE	MORIN,DOMINIQUE	99 DOMINICA ST #99	DANIA BEACH	FL	33004	
MORIN,YVES	BOUTIN,MARIE-FRANCE ETAL	700 MAXIME ST	*QUEBEC QC	CA	G2L 2	H8
MTE-THOMSON INC		35 SW 12 AVE #112	DANIA BEACH	FL	33004	
MUMMERT,RALPH HENRY		96 DOMINICA ST #96	DANIA BEACH	FL	33004	
MY PROVIDER MULTI SERVICE CORP		7051 MIRAMAR PKWY	MIRAMAR	FL	33023	
NANAN,SEEGOBIN		260 NW 14 WAY	DANIA BEACH	FL	33004	
NANAN,ZEETA		6190 WOODLAND BLVD #107	TAMARAC	FL	33319	
NIBUR MAGIC LLC		2634 NW 49 ST	BOCA RATON	FL	33434	
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/E	DANSEREAU,MICHAEL C	207 INAGUA ST #207	DANIA BEACH	FL	33004	2217
OAKWOOD PLAZA LP		500 N BROADWAY #201	JERICHO	NY	11753	
OAMI,ELANA		16499 NE 19 AVE STE 101	NORTH MIAMI I	FL	33162	
OCEAN WATERWAY CO-OP INC		1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	
OCEAN WATERWAY CO-OP INC		168 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
OCEAN WATERWAY CO-OP INC		188 INAGUA ST #188	DANIA BEACH	FL	33004	
OLIVEIRA HOLDING GROUP LLC		7083 CRESCENT CREEK LANE	COCONUT CRE	FL	33073	
OSDAMI LLC		2701 GRIFFIN RD	FORT LAUDERI	FL	33312	5855
OSTIGUY,GILLES	OSTIGUY,FRANCOISE MASSE ETAL	236 RANG 3EME QUEST	*STOKE QC	CA	J0B 3	G0
OWENS,OPHELIA H/E	MARTIN,FRANCINA & SLADE,DIANE EST	205 NW 14 CT	DANIA BEACH	FL	33004	
PAGEAU,ANDRE	PAGEAU,COLETTE L & PAGEAU,SOPHIE	49 BARBADOS BLVD	DANIA BEACH	FL	33004	
PAQUET,GILLES	PAQUET,PIERRETTE	62 DEER ROCK LAKE ROAD	*FLINTON ON	CA	K0H 1	P0
PAQUETTE,JOCELYN	ROCHETTE,LUCIE	218 JAMAICA ST #218	DANIA BEACH	FL	33004	
PARENT,CAROLE	PARENT,MARTINE	13595 RUE DUHAMEL	*QUEBEC QC	CA	G2A 3	L2
PEACOCK,MICHELINE L		60 CAT CAY CT	DANIA BEACH	FL	33004	
PENN,JAMES		13152 BLACKHAWK TRAIL S	JACKSONVILLE	FL	32225	
PEREZ,CARLOS JAVIER		1963 NW 136 AVE # 121	SUNRISE	FL	33323	
PERREAULT,JULIEN		78 DOMINICA ST #78	DANIA BEACH	FL	33004	
PERT,STEVEN		223 JAMAICA ST #223	DANIA BEACH	FL	33004	2261
PIERRE RENE,KATHLEEN		1495 NW 2 ST	DANIA BEACH	FL	33004	
PINO,CARMEN	REAL,MORAIMA	300 S HOLLYBROOK DR APT 106	PEMBROKE PI	FL	33025	1201
PLANTE,FRANCOIS	TREMBLAY,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 MICHEL	MALONEY,NATHALIE	237 JAMAICA ST #237	DANIA BEACH	FL	33004	
PROTEAU,LINDA		258 JAMAICA ST #258	DANIA BEACH	FL	33004	
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	
ROBINSON,JUDITH V		1353 NW 3 ST	DANIA BEACH	FL	33004	2640
ROBITAILLE,CHRISTIAN		1824 AVE DE LA FAMILLE	*QUEBEC QC	CA	G2G 1	M6
ROLLINS,RUTHIE MAE	EQLEROLLINS,ESPY L EST	257 NW 13 CT	DANIA BEACH	FL	33004	2612
ROUILLARD,HUGUETTE	& ROUILLARD,ROGER	1945 ADONCOUR 419	*LONGUEVIL Q	CA	J4N 0	B6
ROY,REAL	BEAUDOIN,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	
SAVARD,EVENS	DUFOUR,ANNICK	208 RUE DES BATISSEURS	*ST-AMBROISE	CA	G7P 0	K3
SCHRADIN,ELIZABETH DIANEVOYT,TRACY		31 ANDROS PL	DANIA BEACH	FL	33004	
SCOTT,DOROTHEA		19 HIGHBORNE LN #19	DANIA BEACH	FL	33004	
SCOTT,MARY L EST		140 NW 14 AVE	DANIA BEACH	FL	33004	2614
SHARIFF,GANNIM JR & INGRID		14364 S ROYAL COVE CIR	DAVIE	FL	33325	6754
SHEA,STEPHEN M &SHEA,PAULINE C		202 CIDY RD	TAVERNIER	FL	33070	
SIMA INVESTMENTS LLC		100 SW 59 AVE	MIAMI	FL	33144	
SIPPIO,DORETA		1421 NW 2 ST	DANIA BEACH	FL	33004	
SKINNER,BEVERLY		22 ELEUTHERA DR #22	DANIA BEACH	FL	33004	2260
SMITH,CYNTHIA	H/E LUCAS,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 WATER	MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BI	FL	33416	4680
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
SPORTSMAN PARK DEV CO		2500 E KEARNEY ST	SPRINGFIELD	MO	65898	0001
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-ONGE,RICHARD		PO BOX 168	*ALFRED ON	CA	K0B 1	A0
ST-PIERRE,CLAUDET	TELEPAGE,EVE	40 BARBADOS BLVD #40	DANIA BEACH	FL	33004	
ST-PIERRE,MARC	PRINCE,SYLVIE ETAL	63 CAT CAY CT	DANIA BEACH	FL	33004	2226
STANDIFORD,NATALIA GRIGORYEVNA		288 NW 13 CT	DANIA BEACH	FL	33004	2613
STEWART,JACQUELINE SUZAN		1441 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	5101
STIRLING HOTEL DANIA BEACH LTD		60 POINTE CIR	GREENVILLE	SC	29615	
STIRLING INDUSTRIAL PARK% ALAN LEVY		4901 NW 17 WAY SUITE 103	FORT LAUDERI	FL	33309	
STIRLING PRODUCTIONS LLC		73 SW 12 AVE STE 105	DANIA BEACH	FL	33004	
STRAUSS,BETH EILEEN	STRAUSS,MARC WILLIAM	186 INAGUA ST	DANIA BEACH	FL	33004	
STULIR,WENDY H/E	STULIR,MICHAEL	204 INAGUA ST #204	DANIA BEACH	FL	33004	
SWEETING,CHRISTOPHER L	SWEETING,RUSHAE SMITH	PO BOX 694354	MIAMI	FL	33269	
SZYMANSKI,DENNIS J		234 JAMAICA ST #234	DANIA BEACH	FL	33004	
TANGUAY,JACQUES	VACHON,FRANCE	148 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
TATE FAM REV LIV TRTATE,	DAWN R & STEPHEN G TRSTEE	36 SENECA RD	SEA RANCH LA	FL	33308	
TAYLOR,CHRISTINE		P O BOX 1609	DANIA BEACH	FL	33004	
TB3 RE HOLDINGS LLC		73 SW 12 AVE #107	DANIA BEACH	FL	33004	
TENBRINK,HELGA MARGARETE	H/E HOWARD,BARBARA HELGA	249 JAMAICA ST	DANIA BEACH	FL	33004	
TGC DANIA LLC%THE GOODMAN COMPANY		13860 WELLINGTON TRACE #38-179	WELLINGTON	FL	33414	
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 ELISA	TORRES,CHRISTIAN	230 SE 3 ST	DANIA BEACH	FL	33004	4010
TOURANGEAU,HENRI & PEARCE,	LOUISE & TOURANGEAU,TINA	57 CAT CAY CT	DANIA BEACH	FL	33004	
TREVI CAPITAL LLC		1400 SW 82 TER	NORTH LAUDE	FL	33068	
TRIANA,IGNACIO JCORTES	VILLEGAS,ALIDA M	526 NW 7 ST	DANIA BEACH	FL	33004	2305
TURGEON,ALAIN		144 ELEUTHERA DR	DANIA BEACH	FL	33004	
TURGEON,PATRICK		180 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	2264
TURGEON,PAULET	TEBROCHU,MARIO	1187 BOUL FRONTENAC O	*THETFORD MI	CA	G6G 6	K8
UNITED HOUSE OF PRAYER FOR	ALL POPLE OF THE CHURCH ETAL	1665 PORTAL DR NW	WASHINGTON	DC	20012	
URBINA,VICTOR CARLOS H/ED	PILAR URBINA D VERME,GIOVANNA	195 INAGUA ST #195	DANIA BEACH	FL	33004	
VAILLANT,CECILE	VAILLANT,MATHIEU & VAILLANT,N	76 DOMINICA ST #76	DANIA BEACH	FL	33004	
VAN HOUTTE,RICHARD	VAN HOUTTE,ROBERT ETAL	175 OCEAN WATERWAY BLVD #175	DANIA BEACH	FL	33004	2264
VAN HOUTTE,ROGER	REGIMBALD,CELINE	124 ELEUTHERA DR	DANIA BEACH	FL	33004	
VAN WINDEN,DENYS	COALLIER VAN WINDEN,CLAIRE	152 INAGUA ST #152	DANIA BEACH	FL	33004	
VAN WINDEN,YVON	SERRES,RITA	260 JAMAICA ST #260	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/E	WASHINGTON,PRINCE JR	270 NW 14 WAY	DANIA BEACH	FL	33004	2654
WATSON,JACKIE	WATSON,PAMELA	516 NW 1 ST	HALLANDALE E	FL	33009	
WAVE 90 L2 LLC		4499 POND HILL RD	SAN ANTONIO	TX	78231	
WESTMINSTER MCINTYRE FAM	IREV TRMCINTYRE,WILLIAM TRSTEE	3033 NE 32 AVE	FORT LAUDERI	FL	33308	

WHITE,JONISH	ANORRIS,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,LEROY	FUNCHESS,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,SANDRA		291 NW 14 WAY	DANIA BEACH	FL	33004	2627
YM 26 FLEX LLC		1550 LATHAM RD STE 8	WEST PALM BI	FL	33409	

CITY OF DANIA BEACH
PUBLIC HEARING NOTICE
TUESDAY, APRIL 28, 2026

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

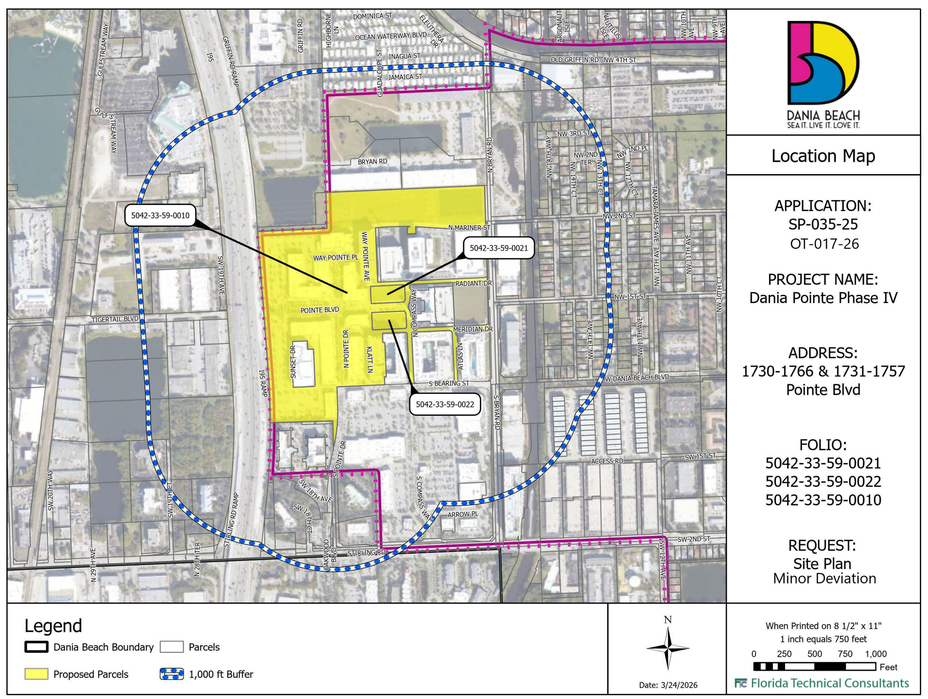
PROJECT | Dania Pointe Site Plan Phase IV

OWNER | Dania Live 1748 II, LLC

LOCATION | 1730-1766 Pointe Blvd, 1731-1757 Pointe Blvd, 101 Bryan Road and North Compass Way.

REQUEST | Site Plan and Minor Deviation approval of two (2) eight-story mixed-use buildings consisting of 256 units, 47,077 square feet of commercial space, the addition of on-street parking and Landscape modification.

FILE # | SP-035-25 & OT-017-26



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
PUBLIC HEARING NOTICE
TUESDAY, APRIL 28, 2026
THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS

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CITY OF DANIA BEACH
PUBLIC HEARING NOTICE
TUESDAY, APRIL 28, 2026
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 Site Plan Phase IV
OWNER | Dania Live 1748 II, LLC
LOCATION | 1720-1760 Pointe Blvd, 1721-1757 Pointe Blvd,
101 Bryan Road and North Compass Way.
REQUEST | Site Plan and Minor Deviation approval of two (2) eight-story
mixed-use buildings consisting of 256 units, 47,077 square
feet of commercial space, the addition of on-street parking
and Landscape modification.
FILE # | SP-835-25 & DT-817-26
For more information, please visit our website http://daniabeachfl.gov or call (954) 924-6800 x 3782

CITY OF DANIA BEACH
PUBLIC HEARING NOTICE
TUESDAY, APRIL 28, 2026
THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS
PLACE
TIME
PROJECT
OWNER
LOCATION
REQUEST
FILE #

AFFIDAVIT

CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared Christina Mathews, who, after being duly sworn, deposes and says:

1. I, Christina Mathews (Print Name), am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

_____ I am the property Owner,

OR

X I am a representative of the property owner(s), Dania Live 1748 II LLC and _____, for property located at see attached map (the "Property"), and this sworn statement pertains to the application for Site Plan relating to Petition numbers SP-035-25 in the Code of Ordinances of the City of Dania Beach, Florida.

2. Pursuant to Sec. 610-30(B)(1) of the Land Development Code of the Code of Ordinances of the City of Dania Beach, Florida, on April 14, 2026 202_, I posted, or caused to be posted, a public notice sign along street frontages of the subject Property, with the sign being at least three (3) square feet in area, and between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way. For a subject property having more than five hundred (500) feet of street frontage on any single street, one (1) additional sign was posted for each five hundred (500) feet or fraction thereof. Notwithstanding Section 610-30 (6), if I, as the owner, applicant or agent, am aware that the sign is destroyed or removed from the property, or damaged beyond full legibility, I am responsible for obtaining another sign from the city and posting the sign on the property. Prior to the Public Hearing the sign(s) shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeals, and request for review or hearings by another body. The sign information shall be changed as needed to reflect the information to be provided as specified in Section 610-30 (1).

PUBLIC HEARING NOTICE
Petition number:
Date:
Time: **7:00 PM**
Telephone number of the City's Community Development Department:
(954)924-6800 Ext. 3654

3. A true and accurate copy (copies) of the subject sign(s) is/are attached to this Affidavit and incorporated by this reference.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Sworn to (or affirmed) and subscribed before me by means of physical presence, this 14 day of April, 2026, 202_, by Christina Mathews.

Signature of Notary Public – State of Florida

Jefferson Durham

Print, Type/Stamp Name of Notary

Personally known: X

OR Produced Identification:_____

Type of Identification Produced:_____

JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

City of Dania Beach
Community Development Memorandum

DATE: 4/28/2026

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, MURP, AICP, Deputy Director
Claudia Viviana Batista, Planning and Zoning Manager

SUBJECT: **SP-022-20MOD3**: The applicants, 2750 Griffin Holdings LLLP and 2700 Griffin Holdings LLLP, are requesting Site Plan Modification approval to allow for the construction of a community pool, clubhouse, and other amenities for the properties located at 2706-2750 Griffin Road, 4901 SW 27 Terrace and 4880 SW 28 Avenue.

Request:

The applicant is requesting a Site Plan Modification to permit the construction of a community pool, clubhouse, dog park, and barbecue area as an amenity to the Griffin Living mixed-use development at 2706- 2750 Griffin Road.

Property Information

	4880 SW 28 Avenue	**4901 SW 27 Terrace**	**2706-2750 Griffin Road**
CURRENT ZONING:	Two-Family Residential District (RD-8000)	Single-Family 6000 Residential District (RS-6000)	Planned Residential District (PRD-1)
LAND USE DESIGNATION:	Low-Medium (10) Residential (LM-10)	Low-Medium (10) Residential (LM-10)	Commercial (C) Low-Medium (10) Residential (LM-10)
SITE ACREAGE:	0.26 Net Acres (11,422 SF)	0.33 Net Acres (14,190 SF)	1.79 Net Acres (77,767 SF)
EXISTING USE:	Vacant	Single-Family Home	Mixed-Use Building
VIOLATIONS ON PROPERTY	One open code violation case	Two open code violation cases	None

Background:

The three (3) subject properties together encompass 2.38 net acres located south of Griffin Road

between SW 27th Terrace and SW 28th Avenue. The parcels are abutting one-story multifamily developments to the north, commercial uses to the east and west, and an established single-family neighborhood to the south.

The applicant initially proposed a community pool and other amenities on the subject properties as accessory uses to the Griffin Living mixed-use development. However, these amenities are not permitted as principal uses under the current zoning, necessitating a rezoning of the subject properties and a corresponding site plan modification.

The property located at 4880 SW 28 Avenue is currently vacant and zoned residential (RD-8000). A permit for the demolition of the existing single-family home was completed in 2023 (Permit # 2021-0621). The property has one open code violation (Case#2026-0065) for work without a building permit (installing a new PVC fence). There is an open permit for a PVC fence (Permit #2025-1562).

The property located at 4901 SW 27 Terrace has a single-family home and is zoned residential (RS-6000). The property has two open code violations (operating a commercial business from a residential home; installing a new driveway, PVC fence, and A/C unit) (Cases #2026-0224 and #2025-0873). An after-the-fact building permit for the concrete driveway/courtyard was canceled on September 5, 2025 (Permit #2025-1077). The building permit for the PVC fence expired on January 17, 2026 (Permit #2025-1075).

The currently developed Griffin Living site at 2750 Griffin Road received approval by City Commission on August 25, 2020, for a Rezoning, Plat Note Amendment, Site Plan, Variance and allocation of seventy-five (75) flex units that were approved under R-2020-093; O-2020-012; and R-2020-092. This approval allowed the development of a mixed-use building with 79 residential units and 16,670 square feet of commercial use. The Rezoning application was to allow for the property to be rezoned from Community Business District (C-2) and Two-Family Residential District (RD-8000) to Planned Residential Development District (PRD-1). The Variance request was to allow a five-foot (5') side setback adjacent to the residential property when the code required a fifteen-foot (15') setback per Land Development Code (LDC) Section 250-10 (B). The seventy-five (75) flex units increased the project's density from four (4) dwelling units to seventy-nine (79). The site also had two Site Plan Modifications that were administratively approved with conditions. The second modification was initiated to allow for the access driveway to comply with the Fire Department access requirements.

Site Plan Modification

The applicant is requesting to modify the previously approved Site Plan Modification for Griffin Living to unify the properties at 4880 SW 28 Avenue and 4901 SW 27 Terrace and allow for the construction of an 18-space parking lot, pool, clubhouse, dog park, and barbecue area to serve as an amenity to the Griffin Living mixed-use development. The existing single-family home at 4901 SW 27 Terrace would be repurposed as the clubhouse.

After holding community meetings with the residents on March 17 and March 18, the applicant proposed several changes to the site plan modification, with the elimination of the courtyard, addition of 14 net parking spaces that connect to the existing parking lot, and relocation of the pool and dog park. The proposed changes are intended to address community concerns with traffic and parking that occur on the local streets, particularly SW 27 Terrace, which is an alleyway. Due to the substantial changes that were presented on March 24, 2026, Planning and Zoning staff requested for the site plan application and Rezoning to be continued to the April 28, 2026, City Commission meeting, to allow time for the Development Review Committee to review the revised plans.

RESILIENCY

The City's Code of Ordinance requires a Storm Water Management Plan to be submitted and approved prior to issuance of a building permit. A stormwater management plan is mandatory for all projects that change the surface to be impervious or alter pervious areas, regardless of City Commission approval. Post-development runoff must not exceed pre-development runoff rates for a 25-year storm event. The City's current drainage level of service is to retain the first inch of rainfall on-site and maintain predevelopment runoff rates for a 25-year storm event. The City enforces a "General Requirements" stormwater management plan, including an "interim design standard" specifying groundwater and surface water levels before a design event.

The applicant provided a Stormwater Management Report. According to the report, development of the subject parcels would result in fifty percent (50%) pervious area. The subject parcel meets the ten percent (10%) pervious requirement for mixed-use developments in the PRD-1 district per Code Section 205-10.

Five Green Building Design Practices were required due to the renovation of the single-family home to a clubhouse per LDC Section 206-30. The applicant is proposing the following practices: installation of Energy Star appliances, a low-flow shower head, a dual flush toilet, recycling bins in a dedicated area for recycle bins, and three additional bicycle spaces.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC on July 24, 2024, November 27, 2024, and August 28, 2025; the committee includes personnel from the BSO Fire, Public Services, the City's landscape consultant, the City's engineering consultant, the City's traffic engineering consultant, and the Community Development Department's Planning Division. The DRC received the revised Site Plan modification on April 7 and provided comments to the applicant on April 9, 2026.

The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below. The DRC comments are listed as conditions of approval in the site plan resolution and are provided below:

1. Civil Site Plan – Include setback dimension from pool equipment from adjacent property. Revise the site plan accordingly. (Planning and Zoning).
2. Covered seating at the pool area is proposed. Provide details of the covered structure.
3. Photometric Plan – No lighting levels are indicated in the dog park area. Provide information on whether there will be lighting at the dog park at night and the proposed hours. Identify if there is lighting on the south side of the clubhouse to the entrance of the dog park. Photometric plan and photometric details must be signed and sealed. (Planning and Zoning)
4. Green Schefflera is proposed on the west side of the property. Per Code Section 105-220 (8), "Parking areas shall be landscaped and screened from public view to mitigate their visual impact." Provide the height of the plans to ensure headlights do not disturb residents. Revise plans accordingly. (Planning and Zoning)
5. Clarify if the clubhouse floor plan will be modified due to the new layout, e.g., will the front porch remain as a front porch? (Planning and Zoning)
6. Per Code Section 275-110 (B), must provide at least ten (10) feet of landscape area when separated by a street, canal, or other public open space from every residential use or zoned area. This area must contain one (1) tree and ten (10) shrubs for two thousand (2,000) square feet, demonstrating that these requirements have been met. Revise plans accordingly or request a variance. (Planning and Zoning)
7. Sheet C-109 - Clubhouse trash and dog park waste disposal - Provide a note that waste will be

managed by property management and explain how it will be disposed. (Planning and Zoning)

8. Pervious pavers are proposed. Provide specifications on the pavers to determine the pervious credit allowed. (Planning and Zoning)
9. Sheet C-109 - Several dimensions are missing. Provide dimensions for the following (Planning and Zoning):
    a. Pool deck and pool
    b. Barbeque and outdoor seating area
    c. Dog park
    d. Concrete walkway on the south side of the clubhouse
    e. Setback dimensions of the concrete walkway on the south side of the clubhouse to the south property line.
    f. Setback dimension from pool equipment from the adjacent property
10. Sheet C109 – Clarify if sod or artificial turf will be installed in the dog park area. (Planning and Zoning)
11. Sheet C109 - Indicate that the wall and fence will be 1" within the property boundary per Code Section 235-10. (Planning and Zoning)
12. Sheet C109 - There are several incorrect calculations on the Site Development Data Table. Revise plans accordingly. (Planning and Zoning)
    a. Line 12 – 22c - Pervious area calculations should be based on net area, not gross area of all three sites. Revise calculations accordingly.
    b. Lines 12 and 14 – The site data table shows that the existing gross property area is the same as the existing net property area (2.52 acres). The gross area should include half of the adjacent roadway area from the centerline, including half of Griffin Road and SW 28 Ave. Provide the correct net and gross area of all three properties in the table and revise calculations in the table.
    c. Line 20d – A covered outdoor seating area is proposed. This should be reflected in the roof area calculations. Revise calculations.
    d. Line 20 e – Revise the impervious area calculations based on correct pervious area calculations, demonstrating that the minimum pervious area of 10% of the net acres is met per Code Section 205-10.
    e. Line 22a – Separate open space from green space calculation as open space can be pervious or impervious. Existing green space calculation has increased since the prior site plan approval but more impervious has been proposed. Clarify.
    f. Rows 27 a-d. Revise the required building setbacks in the site plan table per Code Sec 205-10. Revise the drawn setbacks in Sheet 108 accordingly. West property lines are front setbacks and should both be 10'. Clarify where the 10.1' and 15.6' setback dimensions come from. The table should be similar to the one produced below. Note that the bottom of the table appears to be cut off and requires a cleanup. Revise plans accordingly.

Line	*Building Setbacks*	*Required*	*Proposed*
27a	North	N/A	N/A
27b	East – Front	10'	78.5'
27c	West – Front	10'	175.4
27d	South (Interior Side)	20'	7.6 (Ex. Nonconforming)

    g. Line 29a – There is no required landscape buffer on the north boundary of the new parcels. Revise Required and Proposed landscape buffer information on table.
    h. Line 30 – The incorrect subtotal of required parking, total required parking, and proposed parking spaces are listed. Specific parking reductions from Code Section 265-90 for

residential, office, commercial and restaurant uses must be calculated individually if they are to be applied. Code Section 265-50 and 265-90, provide revised parking calculations in a separate table showing correct required and proposed parking calculations, including outdoor dining space

i. Line 32a. – The incorrect number of required on-site parking spaces was provided. Revise plans accordingly.
j. Line 32c. – The number of off-site parking spaces per the recorded parking access agreement was not provided. Revise plans accordingly.
k. Line 33e. – The total number required and proposed parking spaces was not provided. Revise plans accordingly.
l. Missing bicycle parking requirements per Code Section 265-51. Revise the table accordingly.

13. Provide signage details for the pool indicating that the pool hours are from 8:00 a.m. to 8:00 p.m. at the time of permitting. (Planning and Zoning)
14. Per Article 206, five green design practices are required for the renovation of the existing structure. It was proposed that the shower head for the single bathroom will be replaced with a low-flow shower head to meet one of the practices; however, the floor plan of the clubhouse does not include a shower. Must provide one additional green design practice. Revise plans accordingly or request a variance. (Planning and Zoning)
15. Artificial trees are proposed as public art. An application to the Public Art Board for recommendation and City Commission approval is required. (Planning and Zoning)
16. Per LDC Code Section 8-7. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with the next submittal. (Planning and Zoning)
17. Valet service is being provided on the site. Per Code Section 265-120, up to ten (10) percent of the required number of parking spaces for a use may be provided as valet parking. A certificate of use and a business tax receipt are required. (Planning and Zoning)
18. Must provide the latest final set of plans, signed and sealed, electronically addressing all DRC comments at the time of permitting. (Planning and Zoning)
19. For all projects resulting in the buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, the location of equipment and material during construction. (Planning and Zoning)
20. For all projects resulting in the buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for the period of construction prior to issuance of a building permit. (Planning and Zoning)
21. Provide the estimated construction value for development so that impact fees may be determined. (Planning and Zoning)
22. Per Article 811. New development and redevelopment in non-residential, mixed-use, and multi-family zoning districts of $1 Million or more shall provide fees for the creation, acquisition, and installation of public art in the city. Pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an “in-lieu” public art fee, with a minimum payment of $5,000 and a maximum payment of $250,000; or Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an “in-lieu” public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said

purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines. (Planning and Zoning)

23. Off-site discharge is prohibited. C112 is not approved. The low point of the NW corner of the site is the NW corner at the property line on the sidewalk. The property line/edge of sidewalk shall be a highpoint/ridge so that the runoff is directed and captured by the onsite drainage system. (Engineering)
24. Similarly with the SW corner. Please provide swales to provide a highpoint/ridge along the property line to direct the runoff onsite. (Engineering)
25. A-A is not approved. The sidewalk shall not drain offsite. It is unclear the need for the sidewalk along the West side since it dead-ends at the SW corner of the site. (Engineering)
26. Revise the grading and flow arrows along the West. Onsite runoff shall be directed towards and captured by the onsite drainage system. (Engineering)
27. Please confirm and label the boxes South of the existing building on C109. (Engineering)
28. The running slope of the sidewalk along the North of the parking lot appears to be over 5%. Please review and revise as applicable to meet ADA standards. (Engineering)
29. Please confirm that the driveway and roadway elevations meet or exceed the minimum elevations per the Broward County Ten-Year Flood Criteria Map. Sec. 805-50 (B) (1). (Engineering)
30. Please include the exfiltration trench detail identifying the water table, Du, Ds, w, H2 values in the civil plan set. (Engineering)
31. The Du value in the trench calculations is 0.50'. Please revisit this. (Engineering)
32. Label the stormwater pipe size, diameter, inverts, etc., on C112. (Engineering)
33. A pervious asphalt detail was provided that states that the storage course has 40% void space, and based on the stage-storage table on page 32 of 36, 40% of the pervious pavers area was used as storage. There is a 4-inch PVC overtrain in the detail. Please confirm if this is a perforated pipe. (Engineering)
34. Provide specifications for the pavers and provide addresses of existing sites that have used this technology. Provide the porosity of each layer. (Engineering)
35. Please show, label, and dimension the locations of the perforated 4-inch PVC 'over drains' / storm laterals. (Engineering)
36. Provide a show and label the sanitary sewer lateral and cleanout and the water service lines and water meter(s) (existing and proposed). (Engineering)
37. In the event the proposed construction causes adverse drainage effects to the surrounding areas, it is the responsibility of the owner of the development to address the concerns of the neighbors and provide a solution prior to the Certificate of Occupancy.(Engineering)
38. Additional comments may apply and will need to be addressed prior to Building Permit approval. (Engineering)
39. Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV. (Engineering)
40. All pavement markings shall be alkyd-based thermoplastic and fully retro-reflectorized, per BCTED specifications except for parking stall striping. (Engineering)
41. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (if applicable). (Engineering)
42. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering)
43. Also show all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering)

44. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA). (Engineering)
45. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable. (Engineering)
46. Proposed shrubs do not meet the minimum required 50% native species. Please revise the plan to ensure at least 50% native species/plants are provided. (Landscaping)
47. The proposed VUA buffer on the west does not appear to satisfy the requirements of 275-90(B) which requires a continuous wall/hedge at least 3' high. (Landscaping)
48. The west VUA buffer does not appear to provide the 2 trees required by Sec. 275-90 (88' property line, 1 tree per 30 ft. Requirement). Credit for Trees 1 and 4 cannot be applied b/c they are off-site street trees. (Landscaping)
49. Please clarify why the new dog park area on the east side of the project is classified as VUA Landscape Area rather than NVUA Similarly, why is there an identified NVUA landscape area directly adjacent to the north side of the parking expansion area. (Landscaping)
50. No Pavement Markings and Signage (PMS) Plan has been submitted. However, sheet C109 includes general details of related to the PMS (Traffic Engineering).
    a. Please clarify where the R3-5R and offsite parking signs will be installed.
    b. Please provide callouts for all pavement markings indicating size, width, materials, color, and characteristics as needed.
    c. Please include dimensions for the crosswalk.
    d. Please provide dimensions for the stop bar and the double yellow lines.
    e. Please show dimensions for the directional arrows.
    f. Please provide width of the parking stall lines. Please include line width for the accessible aisle.
    g. Please note that all pavement marking, and signage shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. All pavement markings shall be alkyd-based thermoplastic and fully retro-reflectorized, per BCTED specifications except for parking stall striping. Please include a note stating this.
    h. Add a callout for the ADA sign.
    i. ADA parking spaces shall comply with ADA requirements.
51. Please note that a turnaround area may be needed at the end of the driving aisles. (Traffic Engineering)
52. Please clarify the use of the ramp at the western end of the parking lot. (Traffic Engineering)
53. Please note that the proposed verawood trees may interfere with the visibility of pedestrians at the crossing. Consider relocating them. Confirmation of the characteristics of the trees will be required for the approval of installation. (Traffic Engineering)

Community Outreach

A community meeting was held on January 12, 2026, at PJ Meli Park Aquatic Complex. The meeting began at 6:00 PM and included fourteen (14) residents and three (3) representatives from the project. An updated site plan that included a ten-foot (10') landscape buffer in the front yard with no curb cuts

was presented. The project representative clarified that no additional residential units are being proposed and that the existing building would function as a clubhouse. Residents expressed frustration about the building's current use as a synagogue/community center/event space, increased traffic on SW 27th Terrace, and questions about who may access amenities. At the meeting, residents raised concerns related to parking spillover, lane blockages from delivery trucks, speeding, trash, flooding, noise and allowed redevelopment of the site in the long term. One resident requested the return of speed bumps. The developer noted that the new site plan includes an exfiltration trench to address flooding. The applicants explained that the rezoning is solely to permit a pool as an accessory use and emphasized that no additional density is being sought. A summary of the meeting provided by the applicant is included in the backup.

A second and third community meeting were held on March 17, 2026, and March 18, 2026, at PJ Meli Aquatic Complex and Puya Cantina Restaurant, respectively. These meetings resulted in the applicant making substantial changes to the site plan modification, including the addition of a parking lot. The results of the meeting are included in the backup.

The City continues to receive calls and emails from residents expressing concerns about the expansion of this development, particularly related to parking, flooding, existing site use, trash, and traffic. Staff responded to the resident's concerns and provided a copy of the proposed site plan and staff report for their reference

Regarding concerns of trash, staff have requested that the applicant provide a note on the site plan that waste (clubhouse trash and dog park waste disposal) be managed by property management.

The engineering reviewer did not approve the drainage plan submitted; therefore, has provided several comments that are now conditions of approval in the resolution for the site plan modification. In the event the proposed construction causes adverse drainage effects to the surrounding areas, it is the responsibility of the owner of the development to address the concerns of the neighbors and provide a solution prior to the Certificate of Occupancy.

The revised site design is expected to reduce the spillover parking currently occurring on nearby local streets by providing 14 net parking spaces.

Staff continues to encourage the residents to work with the developer directly.

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

- **Objective 1.1.1** Maintain land development regulations to promote orderly growth, redevelopment and placement of land uses, to encourage a mix of residential types and provide good quality of life for residents. Coordinate all future land use land use decisions with the appropriate topography and soil conditions, and availability of facilities and services, considering flood risk and land use designations as per the Future Land Use Map.
- **Objective 1.1.5** Maintain land development regulations, zoning ordinances and other administrative rules to implement the comprehensive plan.
- **Policy 1.1.9.2** All proposed development and future land uses shall be compatible with

adjacent land uses.

- **Policy 1.1.5.4** Residential land permitted uses and densities will be in accordance with the Future Land Use Element of the Comprehensive Plan

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

- **Objective 2.1.1** Upgrade the quality of existing housing and assure that new construction is of the highest possible quality, and resilient, while supporting the position that the City's housing supply with be principally provided by the private sector.

Rezoning Discussion

A second hearing for the Rezoning (RZ-034-24) is scheduled alongside this Site Plan Modification application at the same City Commission meeting.

Staff Analysis

The applicant is proposing a new 18-space parking lot, community pool, clubhouse, and other amenities as accessory uses to the Griffin Living mixed-use project. These uses are not permitted as principal uses under current zoning; therefore, a Rezoning and a Site Plan Modification to unify the properties are required. The Rezoning and Site Plan Modification of these two (2) properties will allow the applicant to convert the existing single-family home into a clubhouse, add a new parking lot with eighteen (18) parking spaces, a pool, and dog park amenities to the previously developed Griffin Living mixed-use development; such accessory uses are permitted within the PRD-1 district.

Based on the Certificate of Use applications of the existing on-site businesses and parking requirement reductions applied from Code Section 265-90, the site requires 136 parking spaces. The multi-use clubhouse has the potential to generate parking demand, e.g., the guests of residents. The proposed parking lot will result in an increase from 120 on-site parking spaces to 138 parking spaces. The recorded parking access agreement with the Dollar Tree plaza at 2600-2620 Griffin Road brings the parking availability to a total of 156 available parking spaces.

A six-foot (6') masonry wall, along with a row of areca palm trees, is proposed along the south side of the properties to provide the required buffer from adjacent residential homes. The proposed areca palms offer a practical and effective buffering solution while protecting existing mature tree resources. A required ten-foot (10') landscape buffer in front of the property at 4901 SW 27 Terrace will buffer the amenities from the adjacent residential lots and will deter nuisance parking that is occurring on SW 27 Terrace.

The revised site design is expected to reduce the spillover parking currently occurring on nearby local streets by providing 14 net parking spaces. Relocating the pool to the southeast corner of the project, along with the additional landscaping proposed along the eastern side of the pool, will help deter the informal parking that has been occurring on SW 27 Terrace by limiting access.

Regarding concerns of trash, staff have requested that the applicant provide a note on the site plan that

waste (clubhouse trash and dog park waste disposal) be managed by property management, and to explain how it will be disposed of as offered by the applicant; this request has been included as a condition of approval in the resolution.

The concerns for existing flooding were discussed with the engineering reviewer, who did not approve the drainage plan submitted; therefore, the reviewer has provided several comments that are now conditions of approval in the resolution for the site plan modification. In the event the proposed construction causes adverse drainage effects to the surrounding areas, it is the responsibility of the owner of the development to address the concerns of the neighbors and provide a solution prior to the Certificate of Occupancy.

The Site Plan Modification is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan.

Previous Action

On March 24, 2026, the City Commission voted unanimously to continue this Site Plan Modification request and the second reading of the accompanying Rezoning request to April 28, 2026, to allow the developer to present a revised site plan modification and to allow the Development Review Committee sufficient time to review it.

Budgetary Impact

Approval of the Site Plan Modification will have no budgetary impact on the City.

Recommendation

The Community Development Department is recommending approval of the resolution for the Site Plan Modification, providing that the remaining DRC comments are made as a condition of approval and must be addressed prior to the issuance of a building permit.

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-022-20MOD3), SUBMITTED 2750 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, FOR PROPERTIES LOCATED AT 2706-2750 GRIFFIN ROAD, 4901 SW 27 TERRACE AND 4880 SW 28 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the City Code of Ordinances, Chapter 28, entitled "Land Development Code" ("LDC") of Part 6, entitled 'Development Review Procedures and Requirements' of Article 635, entitled "Site Plans" of Section 635-80, provides that site plan modifications or deviations are required prior to commencement of construction; and

WHEREAS, 2750 Griffin Holdings, LLLP, a Florida limited liability limited partnership and 2700 Griffin Holdings, LLLP, a Florida limited liability limited partnership (collectively referred to herein as the "Applicant"), has requested approval for a Site Plan Modification (SP-022-20MOD3) to add accessory uses and development to the already approved Griffin Living development on the property legally described in Exhibit "A", which is made a part of and incorporated into this Resolution by this reference, and

WHEREAS, the Applicant applied to the City of Dania Beach (the "City") for approval of a Site Plan Modification (SP-022-20MOD3) to add a clubhouse, pool, dog park, and other amenities as shown in Exhibit "B", a copy of which is made a part of and incorporated into this Resolution by this reference; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the Code; and

WHEREAS, the City's Staff Report analyzes the applicant's request based on the criteria and supports the Applicant's request, and is incorporated by reference herein as the City's findings

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

WHEREAS, the City Commission finds that the approval of the Site Plan Modification (SP-022-20MOD3) is consistent with the City's Land Development Code and Comprehensive Plan;

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

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

Section 2. That pursuant to Chapter 28 "Land Development Regulations," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plans," the following Site Plan Modification (SP-022-20MOD3), attached as Exhibit "B," which is made a part of and incorporated into this Resolution by this reference, is approved.

Section 4. That the approvals granted by this Resolution are subject to the Applicants' compliance with the following conditions:

1) Civil Site Plan – Include setback dimension from pool equipment from adjacent property. Revise the site plan accordingly. (Planning and Zoning).
2) Covered seating at the pool area is proposed. Provide details of the covered structure.
3) Photometric Plan – No lighting levels are indicated in the dog park area. Provide information on whether there will be lighting at the dog park at night and the proposed hours. Identify if there is lighting on the south side of the clubhouse to the entrance of the dog park. Photometric plan and photometric details must be signed and sealed. (Planning and Zoning)
4) Green Schefflera is proposed on the west side of the property. Per Code Section 105-220 (8), "Parking areas shall be landscaped and screened from public view to mitigate their visual impact." Provide the height of the plans to ensure headlights do not disturb residents. Revise plans accordingly. (Planning and Zoning)
5) Clarify if the clubhouse floor plan will be modified due to the new layout, e.g., will the front porch remain as a front porch? (Planning and Zoning)
6) Per Code Section 275-110 (B), must provide at least ten (10) feet of landscape area when separated by a street, canal, or other public open space from every residential use or zoned area. This area must contain one (1) tree and ten (10) shrubs for two thousand (2,000) square feet, demonstrating that these requirements have been met. Revise plans accordingly or request a variance. (Planning and Zoning)
7) Sheet C-109 - Clubhouse trash and dog park waste disposal - Provide a note that waste will be managed by property management and explain how it will be disposed. (Planning and Zoning)

8) Pervious pavers are proposed. Provide specifications on the pavers to determine the pervious credit allowed. (Planning and Zoning)

9) Sheet C-109 - Several dimensions are missing. Provide dimensions for the following (Planning and Zoning):

   a) Pool deck and pool

   b) Barbeque and outdoor seating area

   c) Dog park

   d) Concrete walkway on the south side of the clubhouse

   e) Setback dimensions of the concrete walkway on the south side of the clubhouse to the south property line.

   f) Setback dimension from pool equipment from the adjacent property

10) Sheet C109 – Clarify if sod or artificial turf will be installed in the dog park area. (Planning and Zoning)

11) Sheet C109 - Indicate that the wall and fence will be 1" within the property boundary per Code Section 235-10. (Planning and Zoning)

12) Sheet C109 - There are several incorrect calculations on the Site Development Data Table. Revise plans accordingly. (Planning and Zoning)

   a) Line 12 – 22c - Pervious area calculations should be based on net area, not gross area of all three sites. Revise calculations accordingly.

   b) Lines 12 and 14 – The site data table shows that the existing gross property area is the same as the existing net property area (2.52 acres). The gross area should include half of the adjacent roadway area from the centerline, including half of Griffin Road and SW 28 Ave. Provide the correct net and gross area of all three properties in the table and revise calculations in the table.

   c) Line 20d – A covered outdoor seating area is proposed. This should be reflected in the roof area calculations. Revise calculations.

   d) Line 20 e – Revise the impervious area calculations based on correct pervious area calculations, demonstrating that the minimum pervious area of 10% of the net acres is met per Code Section 205-10.

   e) Line 22a – Separate open space from green space calculation as open space can be pervious or impervious. Existing green space calculation has increased since the prior site plan approval but more impervious has been proposed. Clarify.

   f) Rows 27 a-d. Revise the required building setbacks in the site plan table per Code Sec 205-10. Revise the drawn setbacks in Sheet 108 accordingly. West property lines are front setbacks and should both be 10'. Clarify where the 10.1' and 15.6' setback dimensions come from. The table should be similar to the one produced below. Note that the bottom of the table appears to be cut off and requires a cleanup. Revise plans accordingly.

Line	*Building Setbacks*	*Required*	*Proposed*
27a	North	N/A	N/A
27b	East – Front	10’	78.5’
27c	West – Front	10’	175.4
27d	South (Interior Side	20’	7.6 (Ex. Nonconforming)

g) Line 29a – There is no required landscape buffer on the north boundary of the new parcels. Revise Required and Proposed landscape buffer information on table.

h) Line 30 – The incorrect subtotal of required parking, total required parking, and proposed parking spaces are listed. Specific parking reductions from Code Section 265-90 for residential, office, commercial and restaurant uses must be calculated individually if they are to be applied. Code Section 265-50 and 265-90, provide revised parking calculations in a separate table showing correct required and proposed parking calculations, including outdoor dining space

i) Line 32a. – The incorrect number of required on-site parking spaces was provided. Revise plans accordingly.

j) Line 32c. – The number of off-site parking spaces per the recorded parking access agreement was not provided. Revise plans accordingly.

k) Line 33e. – The total number required and proposed parking spaces was not provided. Revise plans accordingly.

l) Missing bicycle parking requirements per Code Section 265-51. Revise the table accordingly.

13) Provide signage details for the pool indicating that the pool hours are from 8:00 a.m. to 8:00 p.m. at the time of permitting. (Planning and Zoning)

14) Per Article 206, five green design practices are required for the renovation of the existing structure. It was proposed that the shower head for the single bathroom will be replaced with a low-flow shower head to meet one of the practices; however, the floor plan of the clubhouse does not include a shower. Must provide one additional green design practice. Revise plans accordingly or request a variance. (Planning and Zoning)

15) Artificial trees are proposed as public art. An application to the Public Art Board for recommendation and City Commission approval is required. (Planning and Zoning)

16) Per LDC Code Section 8-7. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with the next submittal. (Planning and Zoning)

17) Valet service is being provided on the site. Per Code Section 265-120, up to ten (10) percent of the required number of parking spaces for a use may be provided as valet parking. A certificate of use and a business tax receipt are required. (Planning and Zoning)

18) Must provide the latest final set of plans, signed and sealed, electronically addressing all DRC comments at the time of permitting. (Planning and Zoning)

19) For all projects resulting in the buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, the location of equipment and material during construction. (Planning and Zoning)

20) For all projects resulting in the buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for the period of construction prior to issuance of a building permit. (Planning and Zoning)

21) Provide the estimated construction value for development so that impact fees may be determined. (Planning and Zoning)

22) Per Article 811. New development and redevelopment in non-residential, mixed-use, and multi-family zoning districts of $1 Million or more shall provide fees for the creation, acquisition, and installation of public art in the city. Pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in-lieu" public art fee, with a minimum payment of $5,000 and a maximum payment of $250,000; or Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an "in-lieu" public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines. (Planning and Zoning)

23) Off-site discharge is prohibited. C112 is not approved. The low point of the NW corner of the site is the NW corner at the property line on the sidewalk. The property line/edge of sidewalk shall be a highpoint/ridge so that the runoff is directed and captured by the onsite drainage system. (Engineering)

24) Similarly with the SW corner. Please provide swales to provide a highpoint/ridge along the property line to direct the runoff onsite. (Engineering)

25) A-A is not approved. The sidewalk shall not drain offsite. It is unclear the need for the sidewalk along the West side since it dead-ends at the SW corner of the site. (Engineering)

26) Revise the grading and flow arrows along the West. Onsite runoff shall be directed towards and captured by the onsite drainage system. (Engineering)

27) Please confirm and label the boxes South of the existing building on C109. (Engineering)

28) The running slope of the sidewalk along the North of the parking lot appears to be over 5%. Please review and revise as applicable to meet ADA standards. (Engineering)

29) Please confirm that the driveway and roadway elevations meet or exceed the minimum elevations per the Broward County Ten-Year Flood Criteria Map. Sec. 805-50 (B) (1). (Engineering)

30) Please include the exfiltration trench detail identifying the water table, Du, Ds, w, H2 values in the civil plan set. (Engineering)

31) The Du value in the trench calculations is 0.50'. Please revisit this. (Engineering)

32) Label the stormwater pipe size, diameter, inverts, etc., on C112. (Engineering)

33) A pervious asphalt detail was provided that states that the storage course has 40% void space, and based on the stage-storage table on page 32 of 36, 40% of the pervious pavers area was used as storage. There is a 4-inch PVC overtrain in the detail. Please confirm if this is a perforated pipe. (Engineering)

34) Provide specifications for the pavers and provide addresses of existing sites that have used this technology. Provide the porosity of each layer. (Engineering)

35) Please show, label, and dimension the locations of the perforated 4-inch PVC 'over drains' / storm laterals. (Engineering)

36) Provide a show and label the sanitary sewer lateral and cleanout and the water service lines and water meter(s) (existing and proposed). (Engineering)

37) In the event the proposed construction causes adverse drainage effects to the surrounding areas, it is the responsibility of the owner of the development to address the concerns of the neighbors and provide a solution prior to the Certificate of Occupancy. (Engineering)

38) Additional comments may apply and will need to be addressed prior to Building Permit approval. (Engineering)

39) Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV. (Engineering)

40) All pavement markings shall be alkyd-based thermoplastic and fully retro-reflectorized, per BCTED specifications except for parking stall striping. (Engineering)

41) Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (if applicable). (Engineering)

42) Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering)

43) Also show all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering)

44) Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA). (Engineering)

45) Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable. (Engineering)

46) Proposed shrubs do not meet the minimum required 50% native species. Please revise the plan to ensure at least 50% native species/plants are provided. (Landscaping)

47) The proposed VUA buffer on the west does not appear to satisfy the requirements of 275-90(B) which requires a continuous wall/hedge at least 3' high. (Landscaping)

48) The west VUA buffer does not appear to provide the 2 trees required by Sec. 275-90 (88' property line, 1 tree per 30 ft. Requirement). Credit for Trees 1 and 4 cannot be applied b/c they are off-site street trees. (Landscaping)

49) Please clarify why the new dog park area on the east side of the project is classified as VUA Landscape Area rather than NVUA Similarly, why is there an identified NVUA landscape area directly adjacent to the north side of the parking expansion area. (Landscaping)

50) No Pavement Markings and Signage (PMS) Plan has been submitted. However, sheet C109 includes general details of related to the PMS (Traffic Engineering).

    a) Please clarify where the R3-5R and offsite parking signs will be installed.

    b) Please provide callouts for all pavement markings indicating size, width, materials, color, and characteristics as needed.

    c) Please include dimensions for the crosswalk.

    d) Please provide dimensions for the stop bar and the double yellow lines.

    e) Please show dimensions for the directional arrows.

    f) Please provide width of the parking stall lines. Please include line width for the accessible aisle.

    g) Please note that all pavement marking, and signage shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. All pavement markings shall be alkyd-based thermoplastic and fully retro-reflectorized, per BCTED specifications except for parking stall striping. Please include a note stating this.

h) Add a callout for the ADA sign.

i) ADA parking spaces shall comply with ADA requirements.

51) Please note that a turnaround area may be needed at the end of the driving aisles. (Traffic Engineering)

52) Please clarify the use of the ramp at the western end of the parking lot. (Traffic Engineering)

53) Please note that the proposed verawood trees may interfere with the visibility of pedestrians at the crossing. Consider relocating them. Confirmation of the characteristics of the trees will be required for the approval of installation. (Traffic Engineering)

Section 5. That the associated Planning & Zoning Division Staff Report prepared for the above application(s) is incorporated into this resolution as findings of fact.

Section 6. That pursuant to Section 635-100 "Expiration of Site Plans" of the Land Development Code, Site Plan Modification (SP-022-20MOD3) approval shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the Site Plan within eighteen (18) months from the date of this Resolution.

Section 7. 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 8. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 9. That this resolution shall become effective 10 days after passage.

SIGNATURES ON THE FOLLOWING PAGE

PASSED AND ADOPTED on _____, 2026.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION:	Unanimous ____	
	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 'A', "GRIFFIN LIVING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 556 AND 557, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE NORTH 86 FEET OF THE SOUTH 206 FEET MEASURED ALONG THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 4, BLOCK 2 OF "SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 4, OF BLOCK 2 AND RUN THENCE SOUTH ON THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF LOT 4, BLOCK 2, A DISTANCE OF 528 FEET; THENCE RUN IN AN EASTERLY DIRECTION ON THE LINE PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET; THENCE RUN NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF SAID LOT 4, OF BLOCK 2; THENCE RUN WEST ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 103,383 SQUARE FEET (2.373 ACRES), MORE OR LESS.

EXHIBIT "B"

SITE PLAN MODIFICATION
(SP-022-20MOD3)

CIVIL CONSTRUCTION PLANS

FOR

GRIFFIN LIVING

2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312

811 Know what's below. Call before you dig.

LEGAL DESCRIPTION

PARCEL 'A', "GRIFFIN LIVING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 556 AND 557, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE NORTH 88 FEET OF THE SOUTH 206 FEET MEASURED ALONG THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 4, BLOCK 2 OF "SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 4, OF BLOCK 2 AND RUN THENCE SOUTH ON THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF LOT 4, BLOCK 2, A DISTANCE OF 528 FEET; THENCE RUN IN AN EASTERLY DIRECTION ON THE LINE PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET; THENCE RUN NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF SAID LOT 4, OF BLOCK 2; THENCE RUN WEST ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 103,383 SQUARE FEET (2.373 ACRES), MORE OR LESS.

500 250 0 500 1000
SCALE: 1" = 500'

LOCATION MAP
SCALE: 1" = 500'

SERVICE PROVIDERS			
SERVICE	NAME	ADDRESS	PHONE
TELEPHONE	AT&T / DISTRIBUTION	FL-842 PLANTATION, FL 33324	DINO FARRUGGIO G27896@ATT.COM
TRAFFIC CONTROL	BROWARD COUNTY TRAFFIC ENGINEERING	2300 W. COMMERCIAL BOULEVARD FORT LAUDERDALE, FL 33309	ROBERT BLOUNT (954) 847-2745
SEWER, WATER	BROWARD COUNTY WATER AND WASTEWATER SERVICES	2555 W. COPANS ROAD POMPANO BEACH, FL 33069	SYLVIA FIGUEIREDO (954) 831-0917
SEWER, WATER	CITY OF HOLLYWOOD, PUBLIC UTILITIES DEPT	1621 N. 14TH AVENUE HOLLYWOOD, FL 33020	MIKE ZASKE
STREET LIGHTS	CITY OF HOLLYWOOD, PUBLIC WORKS DEPT	1600 SOUTH PARK ROAD HOLLYWOOD, FL 33020	HIGH TECH ENGINEERING (305) 412-0891
GAS	FLORIDA GAS TRANSMISSION	4131 SW 47TH AVENUE #1403 DAVIE, FL 33314	JOSEPH E. SANCHEZ (407) 838-7171
ELECTRIC	FLORIDA POWER & LIGHT - BROWARD	NW 44TH STREET FORT LAUDERDALE, FL 33323	JAMIE PURNELL (305) 596-6403
FIBER	LUMEN	1325 BLAIR STONE ROAD TALLAHASSEE, FL 32301	LUMEN CENTURYLINK (877) 366-8344 X2
COMMUNICATION LINES, FIBER	MCI	4592 N. HIATUS ROAD FORT LAUDERDALE, FL 33309	INVESTIGATION TEAM (800) 624-9675 X2
GAS	TECO PEOPLES GAS SOUTH FLORIDA	5101 NW 21ST AVENUE FORT LAUDERDALE, FL 33309	CHEYENNE THOMPSON (813) 743-7184

PROJECT TEAM					
NAME	CONTACT	DESCIPLINE	ADDRESS	PHONE	EMAIL
2750 GRIFFIN HOLDINGS, LLLP	SHARON SHARABY	OWNER / DEVELOPER	2750 STIRLING ROAD, SUITE 10 HOLLYWOOD, FL 33020	(954) 610-1633	thuy@turnerplanningsolutions.com
THOMPSON ENGINEERING & CONSULTING, INC	JUSTIN THOMPSON, PE	CIVIL ENGINEER	19304 NW 12TH STREET PEMBROKE PINES, FL 33029	(954) 232-2261	justin@thompson-ec.com
PULICE LAND SURVEYORS, INC.	JANE STORMS	SURVEYOR	5381 NOB HILL ROAD SUNRISE, FL 33351	(954) 572-1777	surveys@pulicelandsurveyors.com
TURNER PLANNING SOLUTIONS, LLC	THUY TURNER	PLANNER	62 WIMBLEDON LAKE DRIVE PLANTATION, FL 33324	(954) 610-1633	thuy@turnerplanningsolutions.com
KALLER ARCHITECTURE	JOSEPH S. KALLER	ARCHITECT	2417 HOLLYWOOD BOULEVARD HOLLYWOOD, FL 33020	(954) 920-5746	joseph@kallerarchitects.com
THE MIRROR OF PARADISE	GABRIELA FOJT	LANDSCAPE ARCHITECT	2700 E OAKLAND PARK BLVD, SUITE C FORT LAUDERDALE, FL 33306	(954) 479-3094	gabriela@themirrorofparadise.com

PREPARED BY

THOMPSON ENGINEERING
& CONSULTING, INC.
19304 NW 12TH STREET
PEMBROKE PINES, FL 33029

FLORIDA REGISTRY NO. 36359
(954) 232-2261
www.thompson-ec.com

PREPARED FOR

2750 GRIFFIN
HOLDINGS, LLLP
2750 STIRLING ROAD
HOLLYWOOD, FL 33020

(954) 610-1633

SHEET INDEX	
SHEET NO.	SHEET TITLE
C101	COVER SHEET
C102	GENERAL NOTES
C103	EXISTING CONDITIONS PLAN
C104	DEMOLITION PLAN
C105	STORMWATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS
C106	STORMWATER POLLUTION PREVENTION PLAN - PROPOSED CONDITIONS
C107	STORMWATER POLLUTION PREVENTION PLAN NOTES & DETAILS
C108	SETBACKS, BUFFERS & EASEMENTS PLAN
C109	CIVIL SITE PLAN
C109.1	LARGE SCALE SITE PLAN
C110	CIVIL SITE PLAN NOTES & DETAILS
C111	PAVING & GRADING PLAN
C112	PAVING & GRADING DETAILS
C113	DRAINAGE PLAN
C114	SITE CROSS SECTIONS
C115	UTILITY PLAN
C116	UTILITY PLAN NOTES & DETAILS I
C117	UTILITY PLAN NOTES & DETAILS II
C118	UTILITY PLAN NOTES & DETAILS III
C119	FIRE EXHIBIT

Thompson Engineering & Consulting, Inc.
19304 NW 12th Street
Pembroke Pines, FL 33029
Florida Registry No. 36359
(954) 232-2261
thompson-ec.com

JUSTIN THOMPSON LICENSE No. 84515 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 02/05/2026

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GRIFFIN LIVING
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

COVER SHEET

Sheet Number: C101

Sheet 1 of 20

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF DANIA BEACH STANDARDS AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE BOUNDARY SURVEY BY:

   PULICE LAND SURVEYORS, INC. (LB#3679)
   5381 NOB HILL ROAD
   SUNRISE, FL 33351
   (954) 572-1777
   surveys@pulicelandsurveyors.com
4. ELEVATIONS SHOWN HEREON RELATE TO THE CITY OF MIAMI DATUM
5. PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADES.
6. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.
7. EXISTING STRUCTURES, TREES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
9. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHICH DIRECTED BY THE OWNER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.
10. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.
11. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.
12. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), CITY OF STANDARDS CAPE CORAL AND SPECIFICATIONS, AND ALL OTHER APPLICABLE STANDARD AND/OR SPECIFICATIONS PERTAINING TO THE PROPOSED WORK AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
15. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. PRIOR TO THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SAWC OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
19. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK, AND FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE NOT TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
20. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION DETERMINES AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
23. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
24. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
25. ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
27. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MAINTENANCE OF TRAFFIC CIRCULATION FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.
28. IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
2. TWO (2) BUSINESS DAYS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 811 AND ANY OTHER UTILITY COMPANIES WHICH MIGHT BE AFFECTED.
3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.
5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. OBSERVATIONS AND TESTING

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF PERFORMING ALL CIVIL RELATED TESTS. UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH TESTING UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO WITNESS THE TESTS.
2. THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
   A. SANITARY SEWAGE COLLECTION SYSTEM:
      I. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE.
      II. INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
      III. PRESSURE TEST AS REQUIRED BY FDEP
   B. STORM DRAINAGE—(EXFILTRATION TRENCH DEPTH)
      I. EXFILTRATION TRENCH DEPTH
      II. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)
   C. DRAINAGE WELL SPECIFIC CAPACITY TEST.
   D. WATER SYSTEM—(PRESSURE TEST AND BACTERIOLOGICAL TEST)
   E. SUBGRADE — SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
   F. LIME ROCK BASE — SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT. (FLAT BOARDING ALSO REQUIRED.)
   G. ASPHALT PAVEMENT
   H. FINAL WALK-THROUGH INSPECTION — IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.
   I. CONCRETE FORMWORK AND ADA SLOPE VERIFICATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING EVENTS:
   A. PRIOR TO PLACING BALLAST ROCK WITHIN EXFILTRATION TRENCH AND PIPE RUNS TO MEASURE DEPTH AND WIDTH, AS WELL AS DIRECTIONS RESPECTIVELY.
   B. PRIOR TO BACKFILLING WATER MAINS AND SERVICES
   C. PRIOR TO BACKFILLING SANITARY SEWER MAINS AND SERVICES
   D. AFTER COMPACTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF FIRST LIFT OF ASPHALT
   E. AFTER 2ND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS
   F. INSTALLING CONNECTIONS TO EXISTING WATER AND SEWER MAINS/SERVICES AFTER SECOND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS.
   G. AT SUBSTANTIAL COMPLETION
   H. FINAL INSPECTION
4. UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH THESE ACTIVITIES, UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO PERFORM AN INSPECTION.
5. SHOULD THE CONTRACTOR FAIL TO GIVE THE ENGINEER OF RECORD ADVANCE NOTICE OF TESTING AND INSPECTIONS AS REQUIRED ABOVE, THE ENGINEER SHALL RESERVE THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS OF COMPLETION AND FINAL INSPECTIONS, AND RESERVES THE RIGHT TO RECOMMEND THAT ANY CONTRACT AMOUNTS STILL HELD IN RETAINAGE NOT BE RELEASED. CITY REQUIRED REPORTS SHALL NOT BE ACCEPTED AS A SUBSTITUTE FOR THE ENGINEER'S PRESENCE AT THE TESTING AND INSPECTION INTERVALS SPECIFIED ABOVE.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING APPLICABLE ITEMS:
   A. DRAINAGE STRUCTURES, INCLUDING CATCH BASINS, WELL BOXES, PUMPS, MANHOLES/INLET FRAMES/GRATES, BAFFLES, ETC.
   B. ALL DRAINAGE PIPES.
   C. TRENCH DRAINS.
   D. EXFILTRATION FILTER FABRIC
   E. ALL WATER AND SEWER SYSTEM COMPONENTS
   F. ASPHALT PAVEMENT MIX DESIGN
   G. LIMEROCK MATERIAL
   H. CONCRETE MIX FOR PAVEMENT
   I. MATERIAL SUBSTITUTION REQUESTS
   J. EROSION CONTROL MATERIALS
   K. FILL MATERIAL
2. ALL PRECAST STRUCTURAL DRAWINGS MUST BE SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED ENGINEER OF RECORD STATING THAT THE STRUCTURE(S) MEETS THE H20 LOAD PAVING REQUIREMENTS. STRUCTURAL SHOP DRAWINGS WILL BE REJECTED AND NOT REVIEWED IF NOT SEALED BY A FLORIDA LICENSED ENGINEER.
3. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS AS REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES
   A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY, DURING CONSTRUCTION.
   B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
   C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
2. TRAFFIC REGULATION
   A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), FDOT AND CITY OF CAPE CORAL.
   B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
   C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT, AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.

VI. PROJECT CLOSE OUT

1. CLEANING UP
   A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER AND THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN. UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL ON BRUSH, AND THE PAVED AREAS SHALL BE BROOMED AND PRESSURE CLEANED.
   B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
   C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
   D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
   E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENVIRONMENTAL ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. PROJECT RECORD DOCUMENTS
   A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
   B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE EXTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.
4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH RAIL AND DISKS.

VII. STORM DRAINAGE

1. GENERAL
   A. CATCH BASIN GRATES AND MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES, AS REQUIRED.
   B. ALL ONSITE STORM DRAINAGE MATERIALS AND INSTALLATION SHALL CONFORM TO THE APPLICABLE CITY OF CAPE CORAL AND FDOT SPECIFICATIONS.
2. ALL EXFILTRATION TRENCH SHALL BE AS PER FDOT STANDARD DETAIL, AND INSTALLED AT THE WIDTH, DEPTH AND ELEVATION SHOWN ON THE APPROVED CROSS SECTION DEPICTED IN THE DETAILS SHEET. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY UNFAVORABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE EXFILTRATION TRENCH SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
3. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR APPROVED EQUAL.
4. ALL DRAINAGE CATCH BASIN FRAMES AND GRATES, AND STORM DRAINAGE MANHOLE RIMS SHALL BE AS MANUFACTURED BY U.S. FOUNDRY OR APPROVED EQUAL.
5. THE TRENCH FILTER FABRIC SHALL BE WOVEN FILTER FABRIC MIRAFI 404 (OR APPROVED EQUIVALENT) AND APPROVED BY THE CITY OF CAPE CORAL. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
6. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HP-PP SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE CITY OF CAPE CORAL. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
7. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD OR, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VIII. PAVING

1. GENERAL
   A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
   B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
   C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
   D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER CITY OF MIAMI & FDOT STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
   E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MITERAN IS PROPOSED TO BE CONSTRUCTED.
   F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.
2. MATERIALS AND INSTALLATION
   A. ALL ON SITE WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH DIVISION 2 OF THE FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

SECTION	TITLE
120	EXCAVATION AND EMBANKMENT
160	STABILIZATION
210	LIMEROCK BASE
300	PRIME AND TACK COATS
522	CONCRETE SIDEWALK SPECIFICATIONS

   B. SUBGRADE FOR DRIVEWAYS AND PARKING AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY PER AASHTO SPECIFICATION T-180-74. THE MINIMUM COMPACTED THICKNESS OF THE STABILIZED SUBGRADE SHALL BE 12".
   C. THE MINIMUM COMPACTED THICKNESS OF THE LIMEROCK BASE SHALL BE 8" AND PLACED IN TWO EQUAL LIFTS. LIMEROCK BASE SHALL BE PRIMED AND COMPACTED TO 98% PER A.A.S.H.T.O. T-180-74.
3. TESTING
   A. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE CITY OF CAPE CORAL INSPECTOR OR THE GEOTECHNICAL ENGINEER.

IX. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS
   A. INSTALLATION: ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARD INDEX 711-001, WHERE SHOWN ON THE PLANS.
   B. MATERIALS:
      1. WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE FOLLOWING. CONTRACTOR TO APPLY TWO COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT. CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7½ MILS DRY FILM THICKNESS PER COAT WITH MINIMUM OF 20 DAYS BETWEEN APPLICATIONS. SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO GRAND OPENING. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A TOTAL DRY FILM THICKNESS OF 15 MILS
      2. ALL PAVEMENT SYMBOLS AND MARKINGS TO BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STRIPING. WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 711 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
   C. PROTECTION:
      1. THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.
2. TRAFFIC SIGNS
   A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE M.U.T.C.D. (LATEST EDITION) IN LOCATIONS SHOWN ON PLANS.
   B. MATERIALS: FOLLOW SECTION NO. 700 HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

X. STANDARD DETAILS

1. ALL CONSTRUCTION OF THE PROPOSED PAVING, GRADING AND DRAINAGE SYSTEM SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF CAPE CORAL PUBLIC WORKS SPECIFICATIONS AND STANDARD DETAILS.

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JUSTIN THOMPSON — LICENSE NO. 74565 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Date: 02/05/2026

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GRIFFIN LIVING
2701-2708 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH · BROWARD, FLORIDA

Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

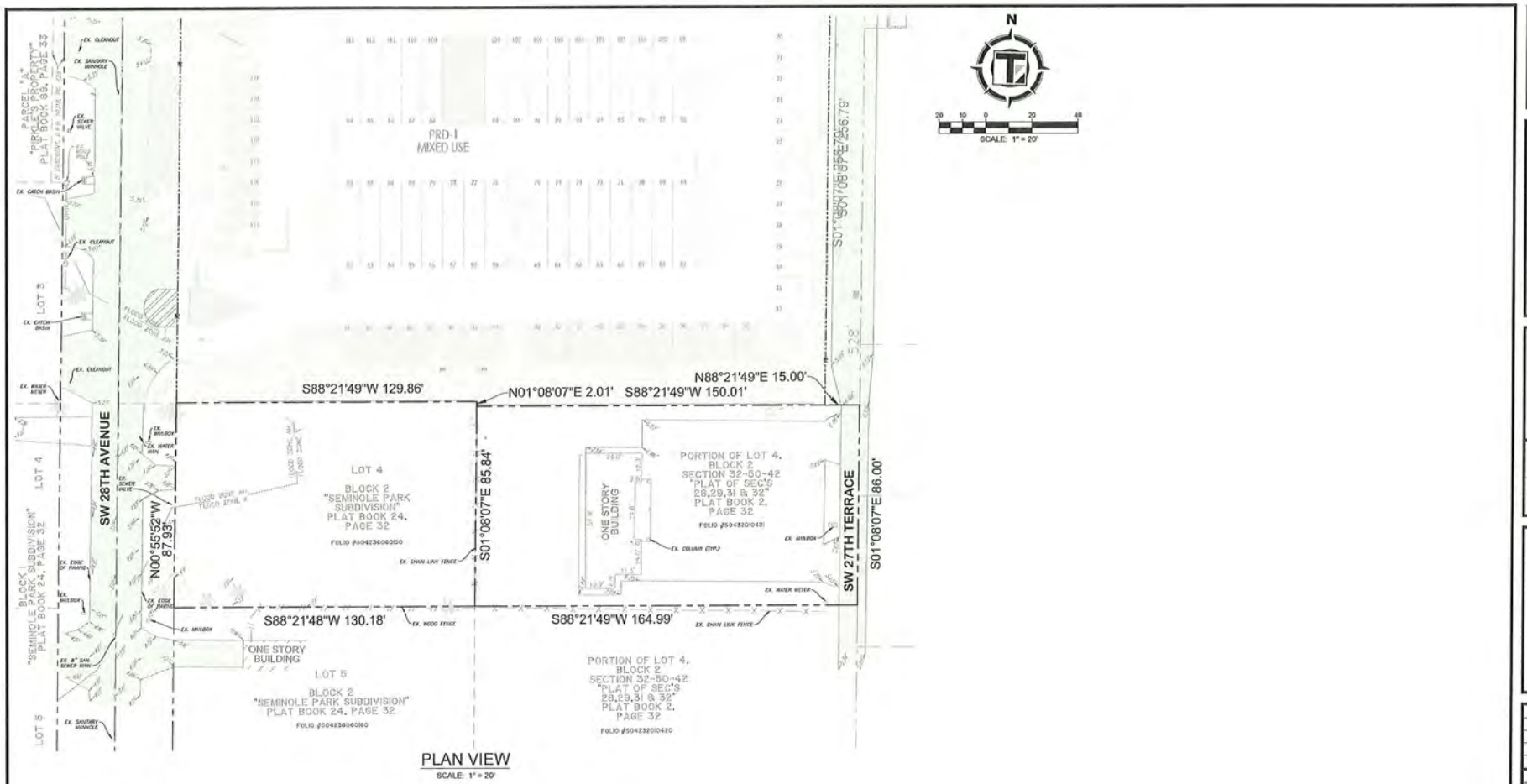
Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.25.25
3	STAFF COMMENTS	08.01.25

GENERAL NOTES

Sheet Number: C102

Sheet 2 of 28



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING OVERHEAD LINE
- EXISTING WOOD POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TOPO ELEVATION
- EXISTING TREES

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GRIFFIN LIVING
2720 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

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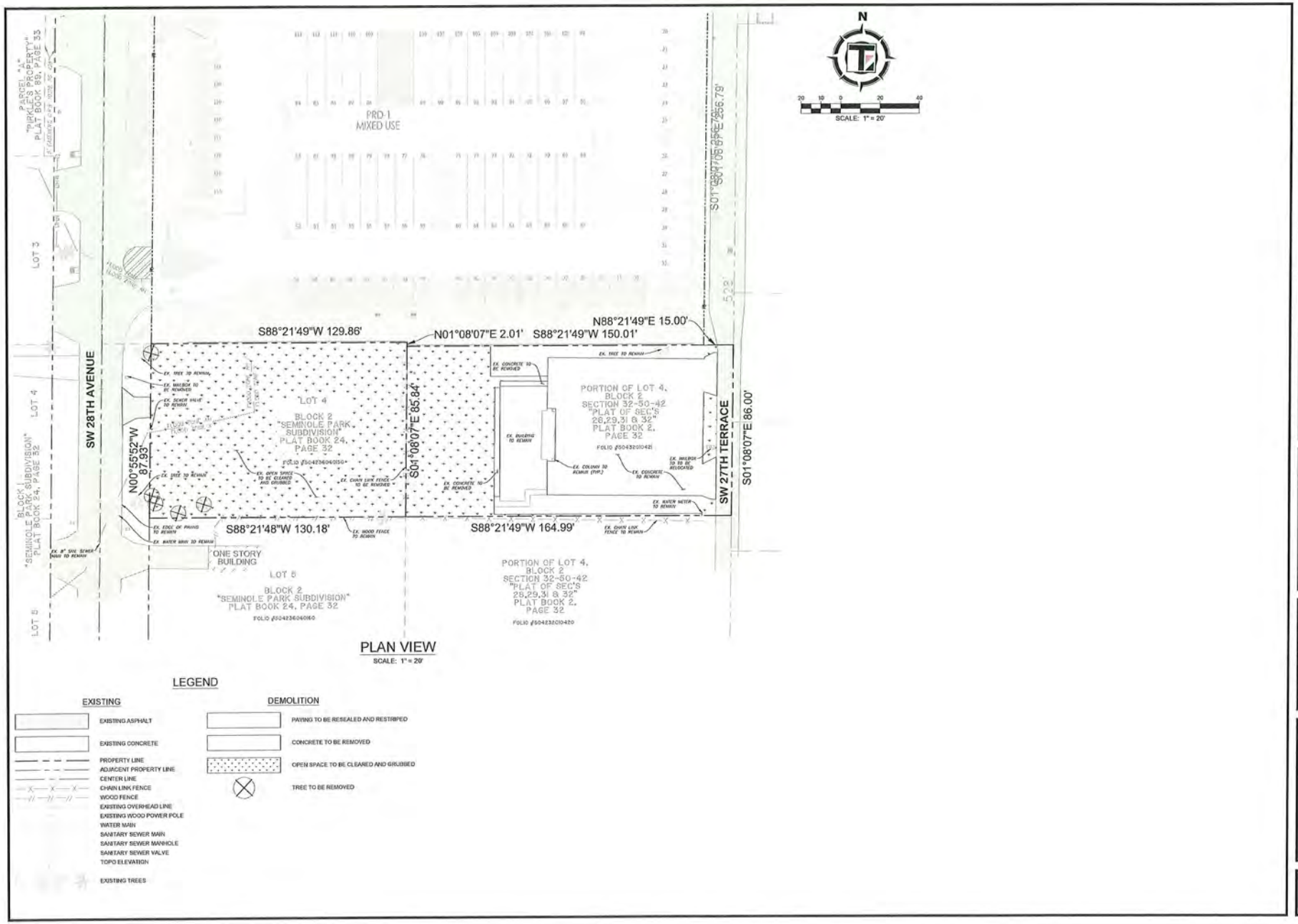
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

EXISTING CONDITIONS PLAN

Sheet Number:
C103
Sheet 3 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING OVERHEAD LINE
- EXISTING WOOD POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TOPO ELEVATION
- EXISTING TREES

DEMOLITION

- PAVING TO BE RESEALED AND RESTRIPED
- CONCRETE TO BE REMOVED
- OPEN SPACE TO BE CLEARED AND GRUBBED
- TREE TO BE REMOVED

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GRIFFIN LIVING
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

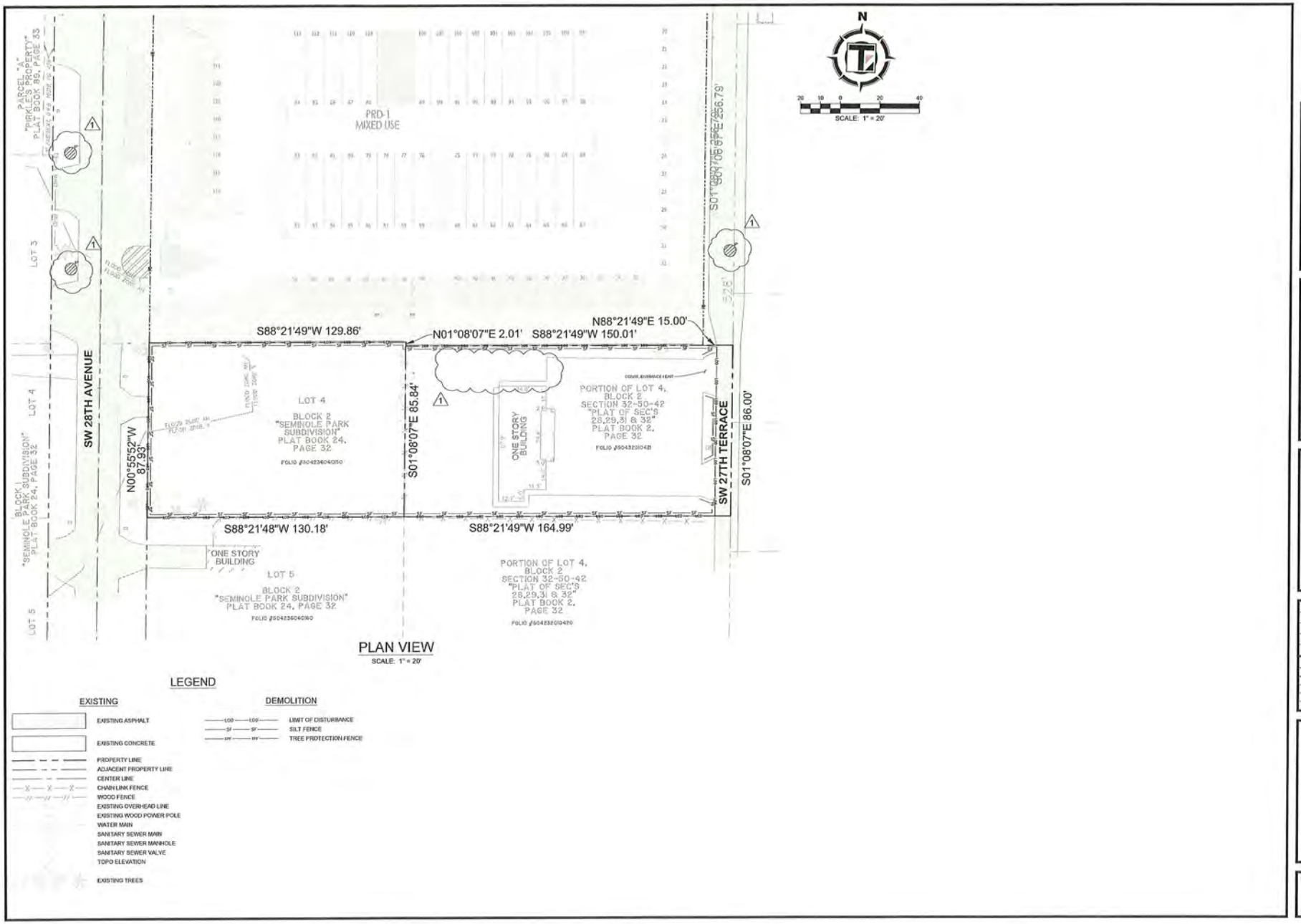
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.22
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	09.17.25

DEMOLITION PLAN

Sheet Number:
C104
Sheet 4 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING OVERHEAD LINE
- EXISTING WOOD POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TOPO ELEVATION
- EXISTING TREES

DEMOLITION

- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE
- TPF — TREE PROTECTION FENCE

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GRIFFIN LIVING

2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

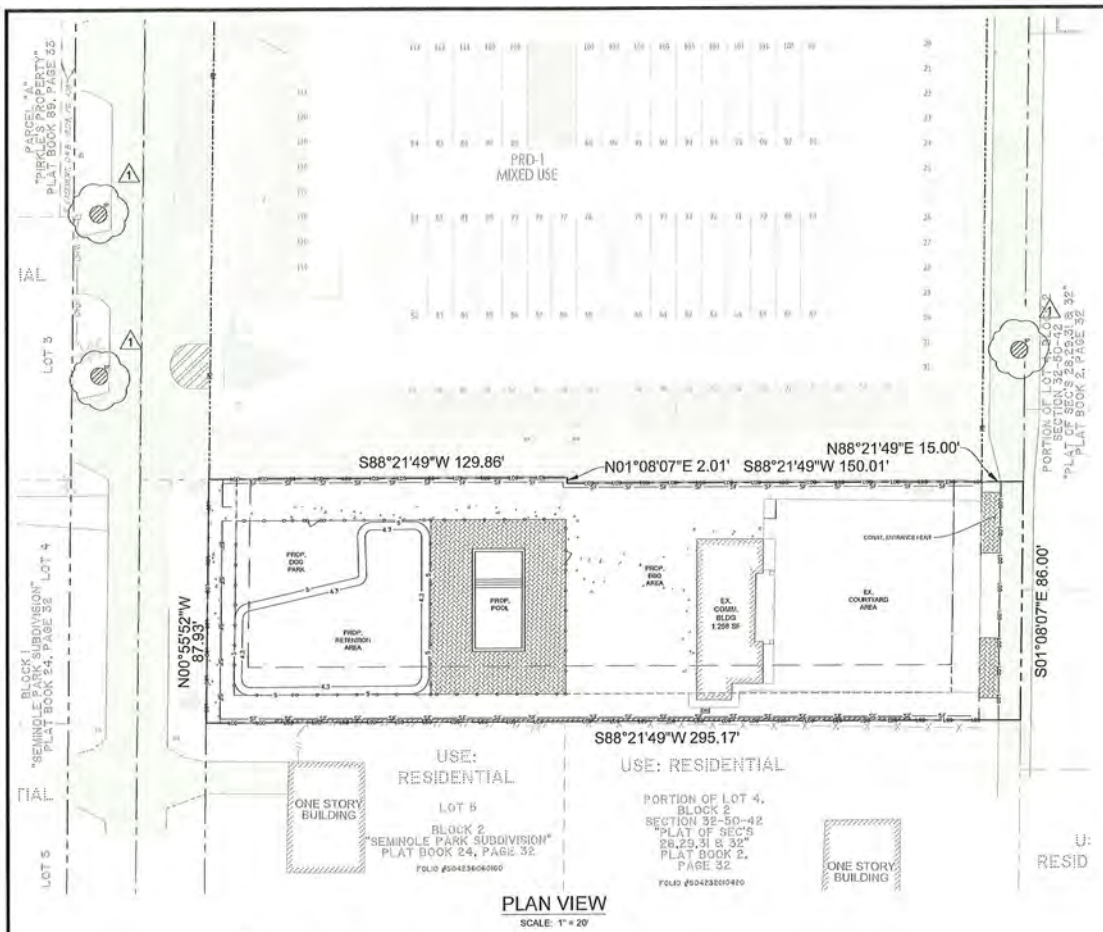
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	09.17.25

STORM WATER POLLUTION & PROTECTION PLAN- EXIST. CONDITIONS

Sheet Number:
C105
Sheet 5 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING OVERHEAD LINE
- EXISTING WOOD POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TOPO ELEVATION
- EXISTING TREES

PROPOSED

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED CHAIN LINK FENCE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE

DEMOLITION

- LOD — LOD — LIMIT OF DISTURBANCE
- SF — SF — SILT FENCE
- TPF — TPF — TREE PROTECTION FENCE

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GRIFFIN LIVING
2750 - 2760 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

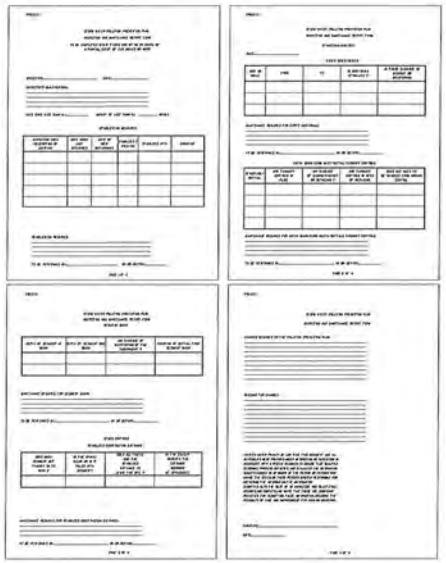
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

STORM WATER POLLUTION & PROTECTION PLAN-PROP. CONDITIONS

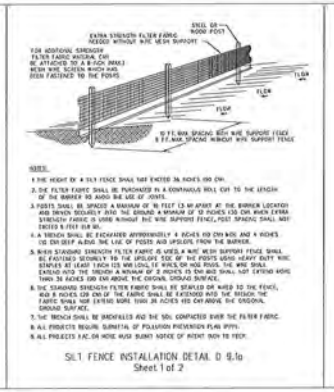
Sheet Number:
C106
Sheet 6 of 20



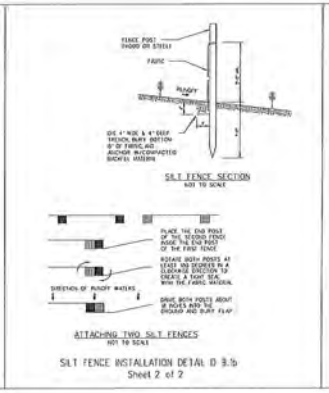
NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1 ACRE. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SETS AND DUPLICATED AS NEEDED BY THE CONTRACTOR

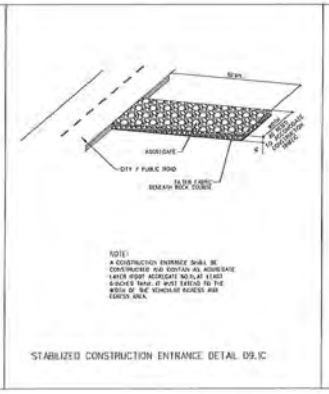
EROSION CONTROL NOTES DETAIL 09.1



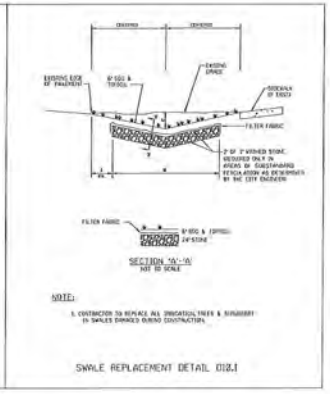
SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2



SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



STABILIZED CONSTRUCTION ENTRANCE DETAIL 09.1C



SWALE REPLACEMENT DETAIL 012.1

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GRIFFIN LIVING
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH | BROWARD, FLORIDA

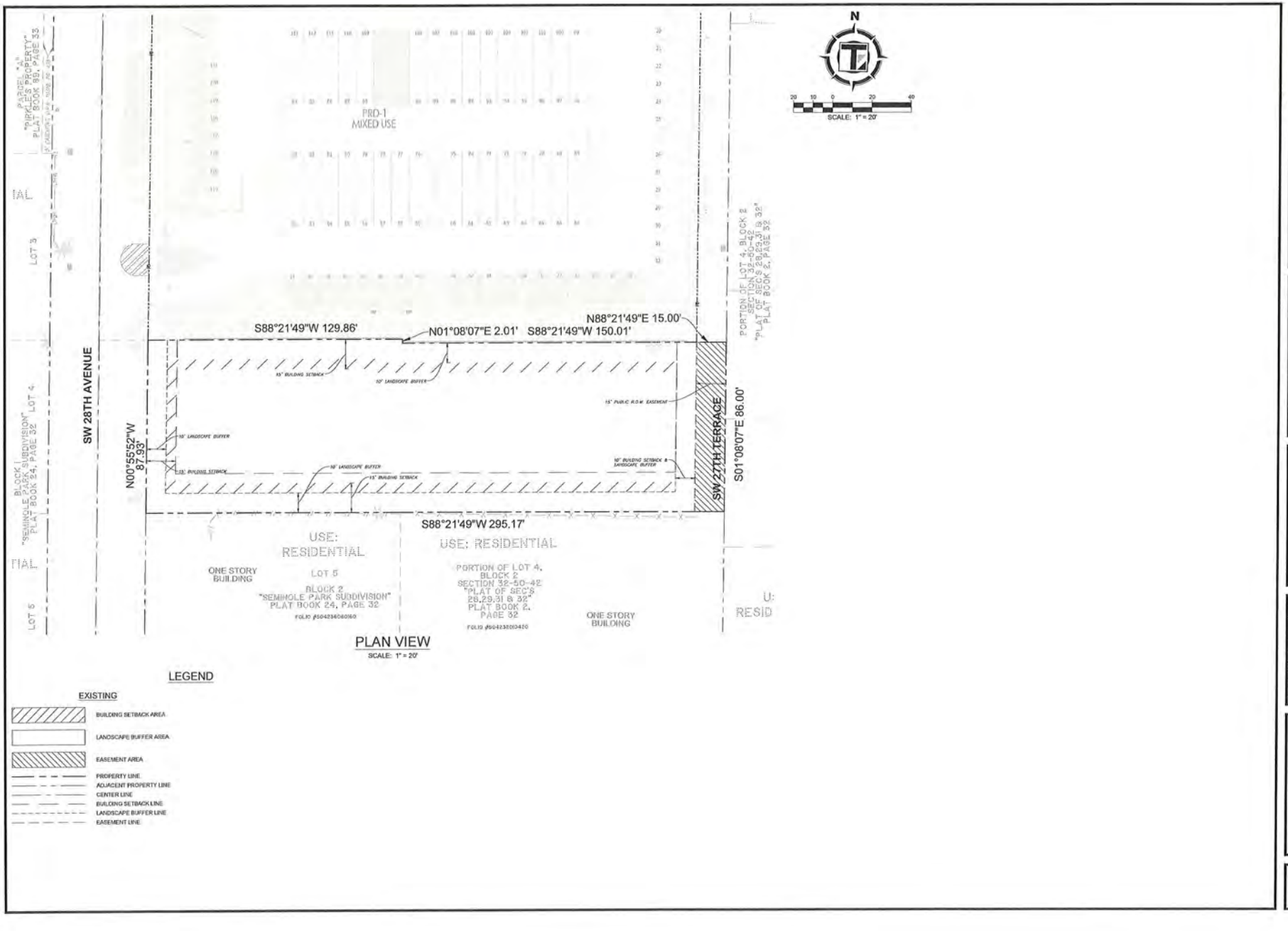
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	08.17.25

STORM WATER POLLUTION AND PROTECTION NOTES & DETAILS

Sheet Number:
C107
Sheet 7 of 20



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GRIFFIN LIVING
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

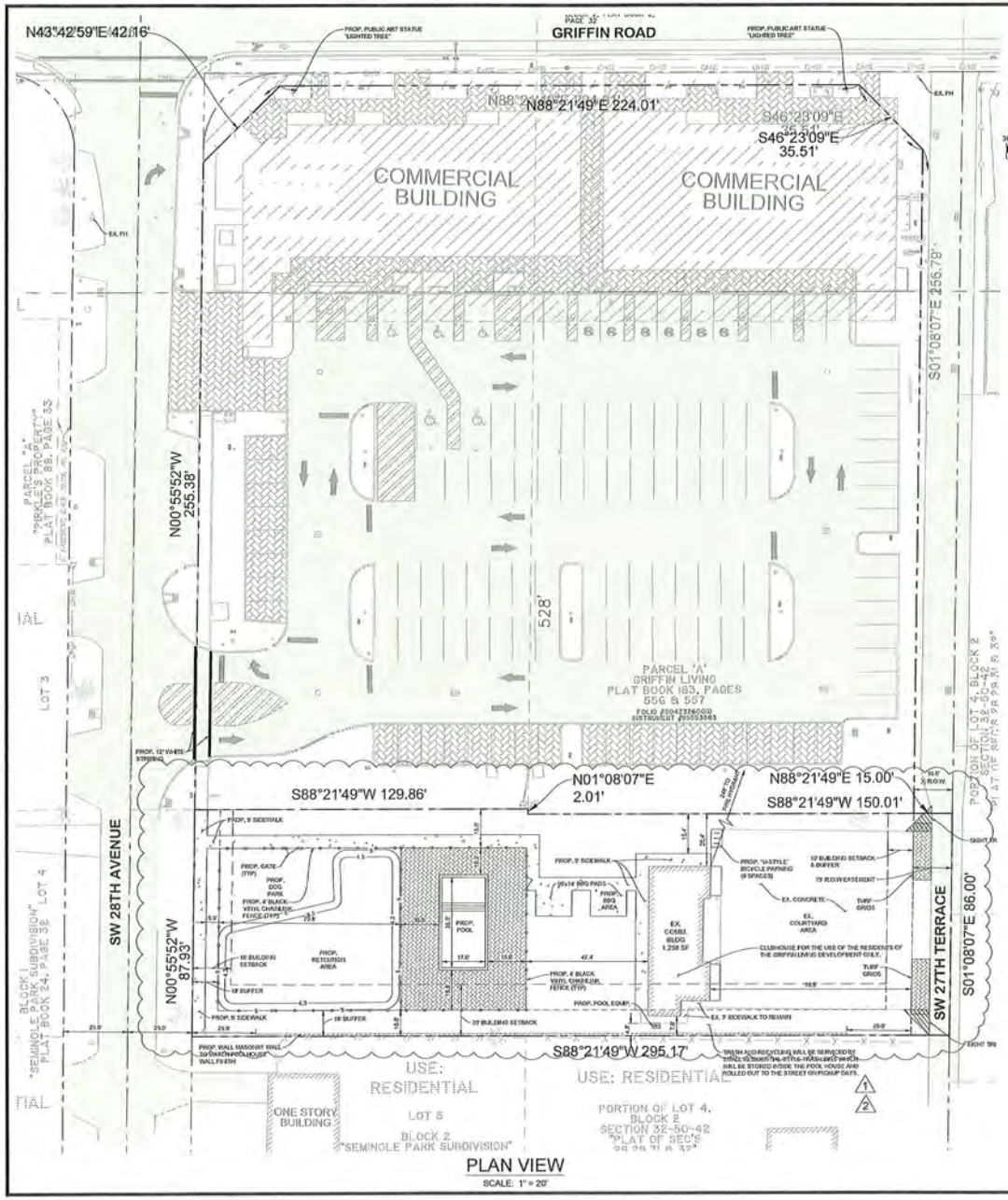
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.11.25

SETBACKS, BUFFERS AND EASEMENTS PLAN

Sheet Number:
C108
Sheet 8 of 26



PLAN VIEW
SCALE: 1" = 20'

N

30 15 0 30 60
SCALE: 1" = 30'

SITE DEVELOPMENT DATA TABLE			
NO.	GENERAL	EXISTING	PROPOSED
1.	SITE IDENTIFICATION	STRAP 504232060150 & 504232019421	STRAP 504232060150 & 504232019421
2.	STREET ADDRESS	2730 & 2750 GRIFFIN ROAD	2730 & 2750 GRIFFIN ROAD
3.	JURISDICTION	CITY OF DANIA BEACH	CITY OF DANIA BEACH
4.	ZONING	RD-8000 & RS-6000 - RESIDENTIAL	PRD-1
5.	OVERLAY DISTRICT	NA	NA
6.	ADJACENT ZONING		
6a.	NORTH	PRD-1	PRD-1
6b.	SOUTH	RD-8000 & RS-6000	RD-8000 & RS-6000
6c.	EAST	RS-6000	RS-6000
6d.	WEST	RD-8000	RD-8000
7.	FUTURE LAND USE	MIXED-USE (MULTI-FAMILY RES./RETAIL)	MIXED-USE (MULTI-FAMILY RES./RETAIL)
8.	DEVELOPMENT TYPE	RESIDENTIAL	MIXED-USE
9.	FLOOD ZONE		
9a.	FEMA	ZONE AH/X (BFE 5.0 NAVD)	ZONE AH/X (BFE 5.0 NAVD)
9b.	CITY	ZONE AH/X (BFE 5.0 NAVD)	ZONE AH/X (BFE 5.0 NAVD)
10.	FINISHED FLOOR ELEVATION	7.5	7.5
11	SURVEY DATUM	NAVD 88	NAVD 88

NO.	AREA CALCULATIONS	EXISTING	% OF SITE**	PROPOSED	% OF SITE**
12.	GROSS PROPERTY AREA	109,839 SF (2.52 AC)	-	109,839 SF (2.52 AC)	-
13.	R.O.W. DED./EASEMENT AREA	0 SF (0.00 AC)	-	6,455 SF (0.15 AC)	-
14.	NET PROPERTY AREA	109,839 SF (2.52 AC)	-	103,383 SF (2.37 AC)	-
15.	PROJECT SITE AREA**	-	-	25,626 SF (0.59 AC)	100%
18.	BUILDING GROUND FLOOR AREA	15,302 SF (0.35 AC)	-	15,302 SF (0.35 AC)	5%
19.	FLOOR AREA RATIO	N/A	-	0.05	-
20.	IMPERVIOUS AREA				
20a.	PAVEMENT AREA	44,160 SF (1.01 AC)	-	44,160 SF (1.01 AC)	-
20b.	POOL AND POOL DECK	0 SF (0.00 AC)		3,085 SF (0.07 AC)	
20c.	SIDEWALK AREA	8,108 SF (0.19 AC)	-	10,599 SF (0.24 AC)	-
20d.	ROOF AREA	15,302 SF (0.35 AC)	-	15,302 SF (0.35 AC)	-
20e.	TOTAL IMPERVIOUS AREA	67,570 SF (1.55 AC)	65%	73,146 SF (1.68 AC)	71%
22.	PERVIOUS AREA				
22a.	OPEN SPACE/GREEN SPACE	30,768 SF (0.71 AC)	-	25,222 SF (0.57 AC)	-
22b.	PERVIOUS PAVERS	5,015 SF (0.12 AC)	-	5,015 SF (0.12 AC)	-
22c.	TOTAL PERVIOUS AREA	35,813 SF (0.66 AC)	35%	30,237 SF (0.69 AC)	29%

24.	AVG BUILDING LENGTH	-	N/A
25.	MAX BUILDING HEIGHT	-	N/A
26.	CONSTRUCTION TYPE	-	N/A
27.	BUILDING SETBACKS		
27a.	FRONT (NORTH)	N/A	N/A
27b.	SIDE INTERIOR (EAST)	10 FT	10.1 FT
27c.	SIDE INTERIOR (WEST)	15 FT	15.6 FT
27d.	REAR (SOUTH)	20 FT	7.5 FT (EX. NONCONFORMING)
28.	BUILDING SPACING	-	-

NO.	LANDSCAPING	REQUIRED	PROPOSED
29a.	NORTH	10 FT	10 FT
29b.	SOUTH	10 FT	10 FT
29c.	EAST	10 FT	10 FT
29d.	WEST	10 FT	10 FT

NO.	PARKING DIMENSIONS	8.5 FT X 18 FT	9 FT X 18 FT
32.	PARKING SPACES		
32a.	ON-SITE SPACES	N/A	N/A
32b.	ADA SPACES	N/A	N/A
32c.	OFF-SITE SPACES	N/A	N/A
32d.	GARAGE SPACES	N/A	N/A
32e.	TOTAL SPACES	N/A	N/A
34.	MAXIMUM SPACES PER ROW	-	-
35.	LOADING ZONE		
35a.	SIZE	N/A	N/A
35b.	NUMBER	N/A	N/A

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GRIFFIN LIVING
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

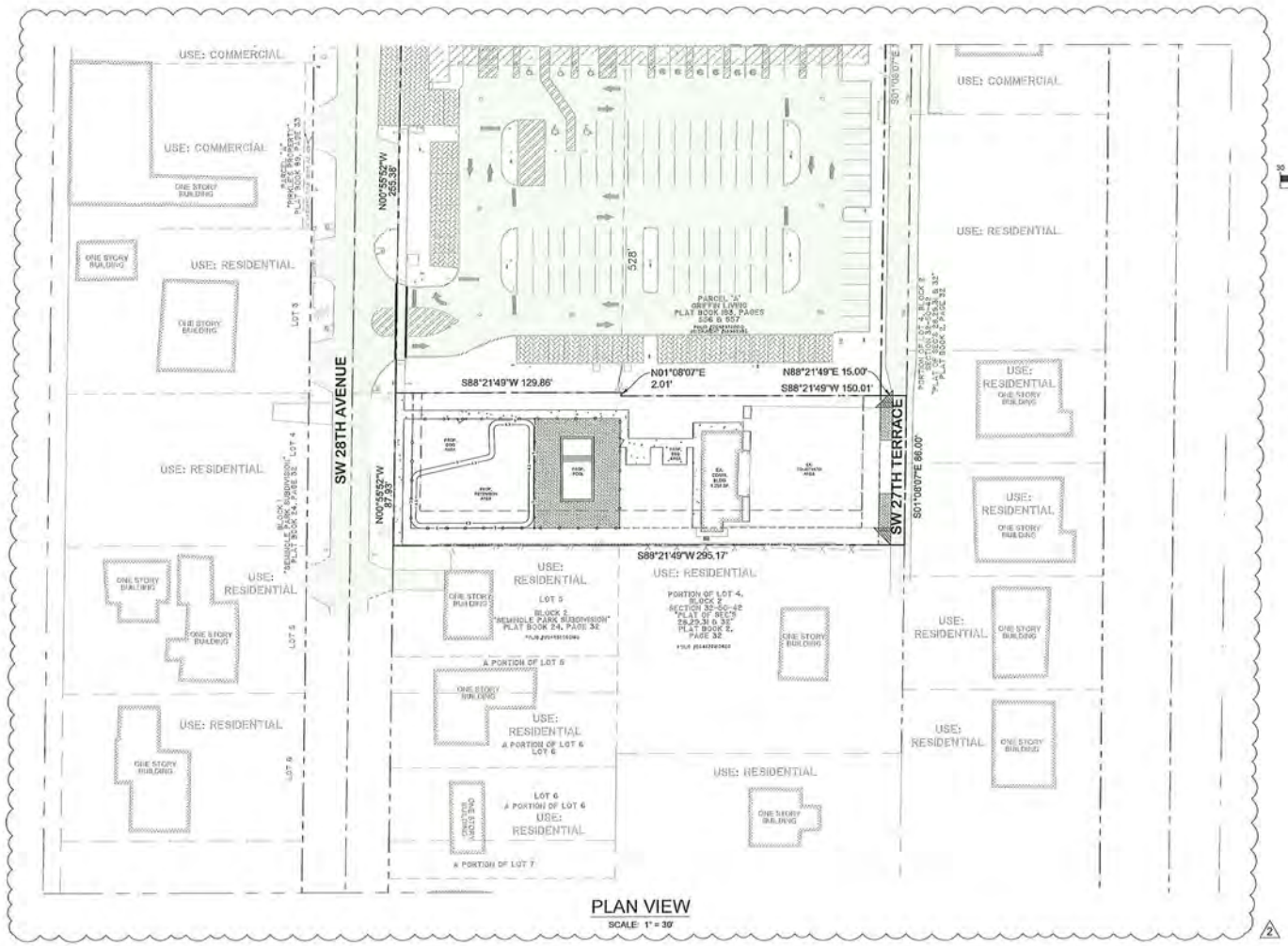
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	LICS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	01.29.26
3	STAFF COMMENTS	05.17.26

CIVIL SITE PLAN

Sheet Number: C109
Sheet 9 of 20



PLAN VIEW
SCALE: 1" = 30'

2

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GRIFFIN LIVING
2724 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.02.22
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

LARGE SCALE SITE PLAN

Sheet Number
C109.1
Sheet 10 of 20

PAVEMENT SPECIFICATIONS:

PAVEMENT:
SURFACE: 2" A.C.S.C. S-3 (TWO (2) 1" LIFTS)
(3⅛" PAVERS, H20 RATED, IN LAKE PATHWAY)

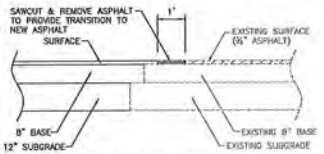
BASE: 8" SHELLROCK OR 6" LIMEROCK COMPACTED TO 98% PER A.A.S.H.T.O. T-180

SUBGRADE: 12" COMPACTED GRANULAR MATERIAL COMPACTED TO 98% PER A.A.S.H.T.O. T-180.

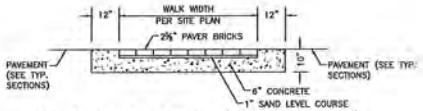
BRICK PAVERS:
SURFACE – 3⅛" PAVERS W/ 1" COARSE SAND BEDDING.

BASE – 8" BASEROCK, COMPACT TO 98% PER A.A.S.H.T.O. T-180.

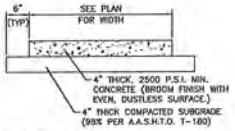
SUBGRADE – 12" STABILIZED SUBGRADE, COMPACT TO 98% PER A.A.S.H.T.O. T-180.



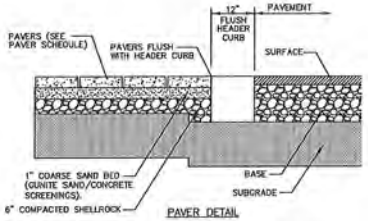
ASPHALT CONNECTION DETAIL
SEE SPECIFICATIONS-RESIDENTIAL LOCAL STREETS (50' R/W) FOR ADDITIONAL DETAILS



PAVER BRICK DETAIL (TRAFFIC AREAS)
NOT TO SCALE



TYPICAL SIDEWALK DETAIL
NOT TO SCALE

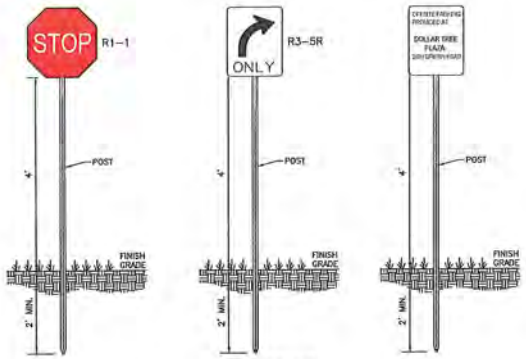


PAVER DETAIL

INTERLOCKING CONCRETE PAVER NOTES:

1. THE PAVERS TO BE PLACED ON A 1" LAYER OF COURSE SAND (GUNITE SAND/ CONCRETE SCREENINGS). THIS SAND MUST CONFORM TO A.S.T.M. C 33; MASON SAND IS UNACCEPTABLE.
2. INSTALL PAVER UNITS WITH JOINTS APPROXIMATELY 1/16 INCHES.
3. WHERE REQUIRED, CUT PAVING STONES WITH AN APPROVED CUTTER TO FIT ACCURATELY, NEATLY AND WITHOUT DAMAGED EDGES.
4. FILL VOIDS IN JOINTS BY SWEEPING IN DRY MASONRY SAND.
5. TAMP PAVING STONES WITH MECHANICAL VIBRATOR UNIFORMLY LEVEL, TRUE TO GRADE AND FREE OF MOVEMENT.
6. HANDICAP PARKING SPACES AND AISLES TO RECEIVE FLAT/SMOOTH PAVER (NOT TUMBLED EDGE) PROVIDING A SMOOTH A.D.A. SURFACE. STRIPING TO BE REFLECTIVE BLUE BRICK PAVERS.
7. ALL PARKING LOT STRIPING AND STOP BARS TO BE WITH REFLECTIVE WHITE BRICK PAVERS.
8. VEHICLE USE AREAS TO HAVE 3-1/8" PAVERS AND PEDESTRIAN AREAS TO HAVE 2-3/8" PAVERS.

TYPICAL INTERLOCKING CONCRETE PAVERS
NOT TO SCALE



SIGN DETAILS
NOT TO SCALE

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GRIFFIN LIVING
2751 - 2751 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH - BROWARD, FLORIDA

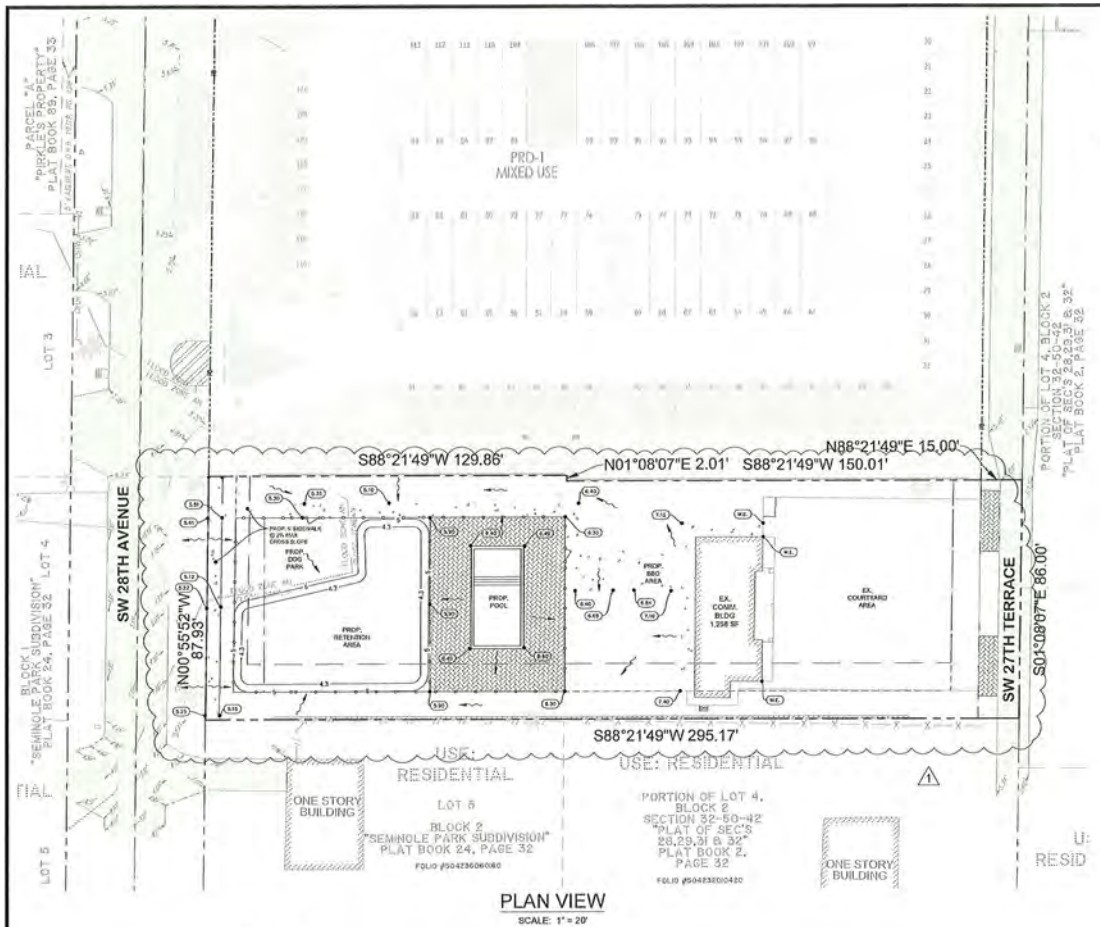
Project No:	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	DCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.28.25
3	STAFF COMMENTS	06.12.25

CIVIL SITE PLAN NOTES & DETAILS

Sheet Number:
C110
Sheet 11 of 20



PLAN VIEW

SCALE: 1" = 20'

LEGEND

EXISTING		PROPOSED	
	EXISTING ASPHALT		PROPOSED CONCRETE
	EXISTING CONCRETE		PROPOSED PAVERS
	PROPERTY LINE		PROPOSED CHAIN LINK FENCE
	ADJACENT PROPERTY LINE		LANDSCAPE BUFFER LINE
	CENTER LINE		BUILDING SETBACK LINE
X X X	CHAIN LINK FENCE		PROPOSED EASEMENT LINE
	WOOD FENCE		
	EXISTING OVERHEAD LINE		
	EXISTING WOOD POWER POLE		
	WATER MAIN		
	SANITARY SEWER MAIN		
	SANITARY SEWER MANHOLE		
	SANITARY SEWER VALVE		
	TOPO ELEVATION		
	EXISTING TREES		

GRADING	
5.50	PROPOSED TOPO ELEVATION
5.52	MATCH EXISTING ELEVATION
	DRAINAGE FLOW ARROW

DATUM NOTE:

1. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM.

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GRIFFIN LIVING
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

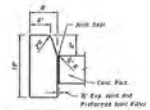
Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.22
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

PAVING AND GRADING PLAN

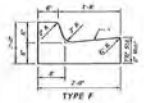
Sheet Number: C111

Sheet 12 of 20

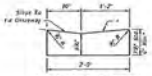


Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curb and concrete pavement only, see Sheet 2

TYPE "D" CURB
NOT TO SCALE

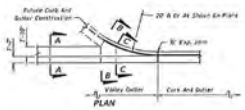


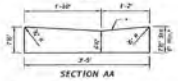
TYPE "F" CURB
NOT TO SCALE

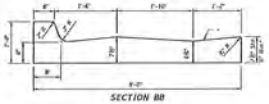


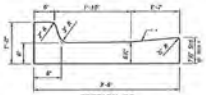
Note: To be paid for as perm curb.

DROP CURB
NOT TO SCALE









VALLEY GUTTER

* Blue used on high side of roadways, the curves shape of the gutter shall match the base slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.

For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter are concrete pavement only, see Sheet 2.

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GRIFFIN LIVING
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

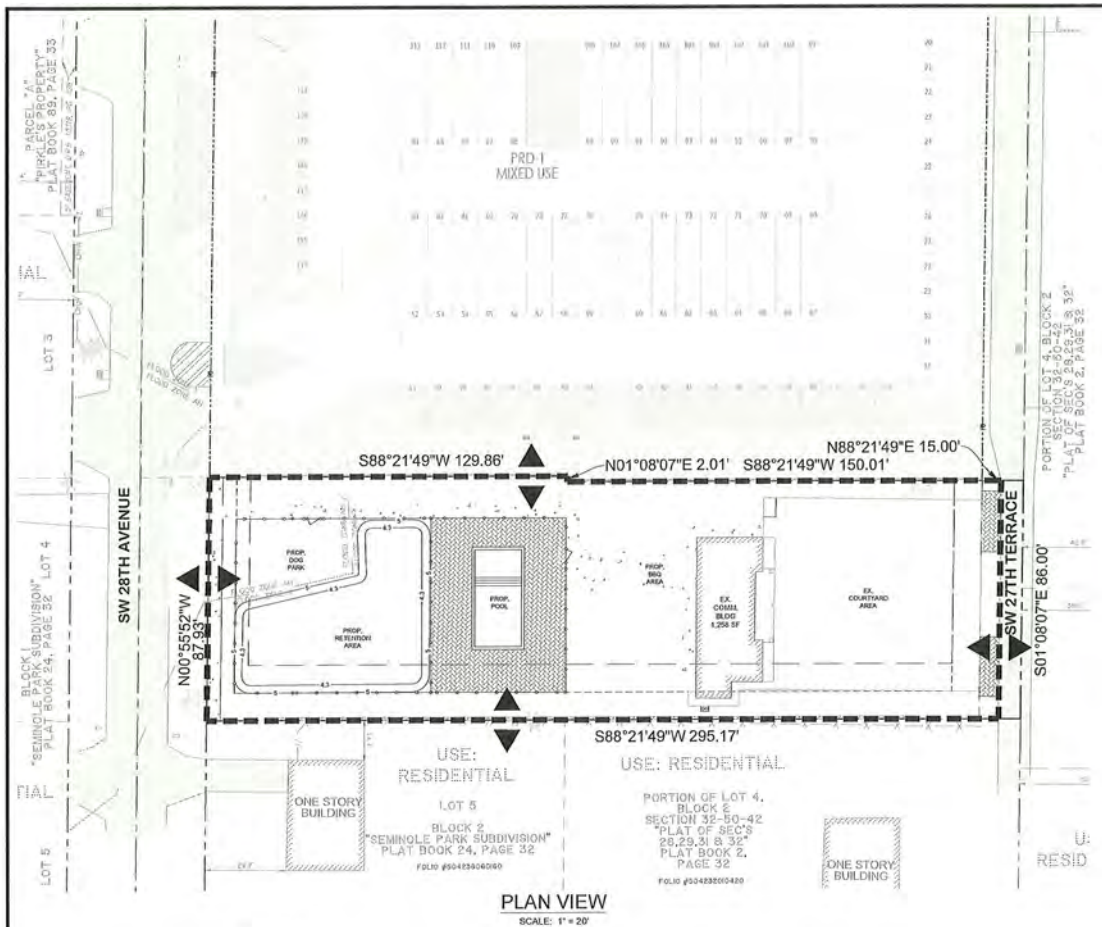
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.22
2	STAFF COMMENTS	04.28.23
3	STAFF COMMENTS	06.17.25

PAVING AND GRADING DETAILS

Sheet Number:
C112
Sheet 13 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING OVERHEAD LINE
- EXISTING WOOD POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TOPO ELEVATION
- EXISTING TREES

PROPOSED

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED CHAIN LINK FENCE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE

DRAINAGE

- DRAINAGE DIVIDE LINE

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GRIFFIN LIVING
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

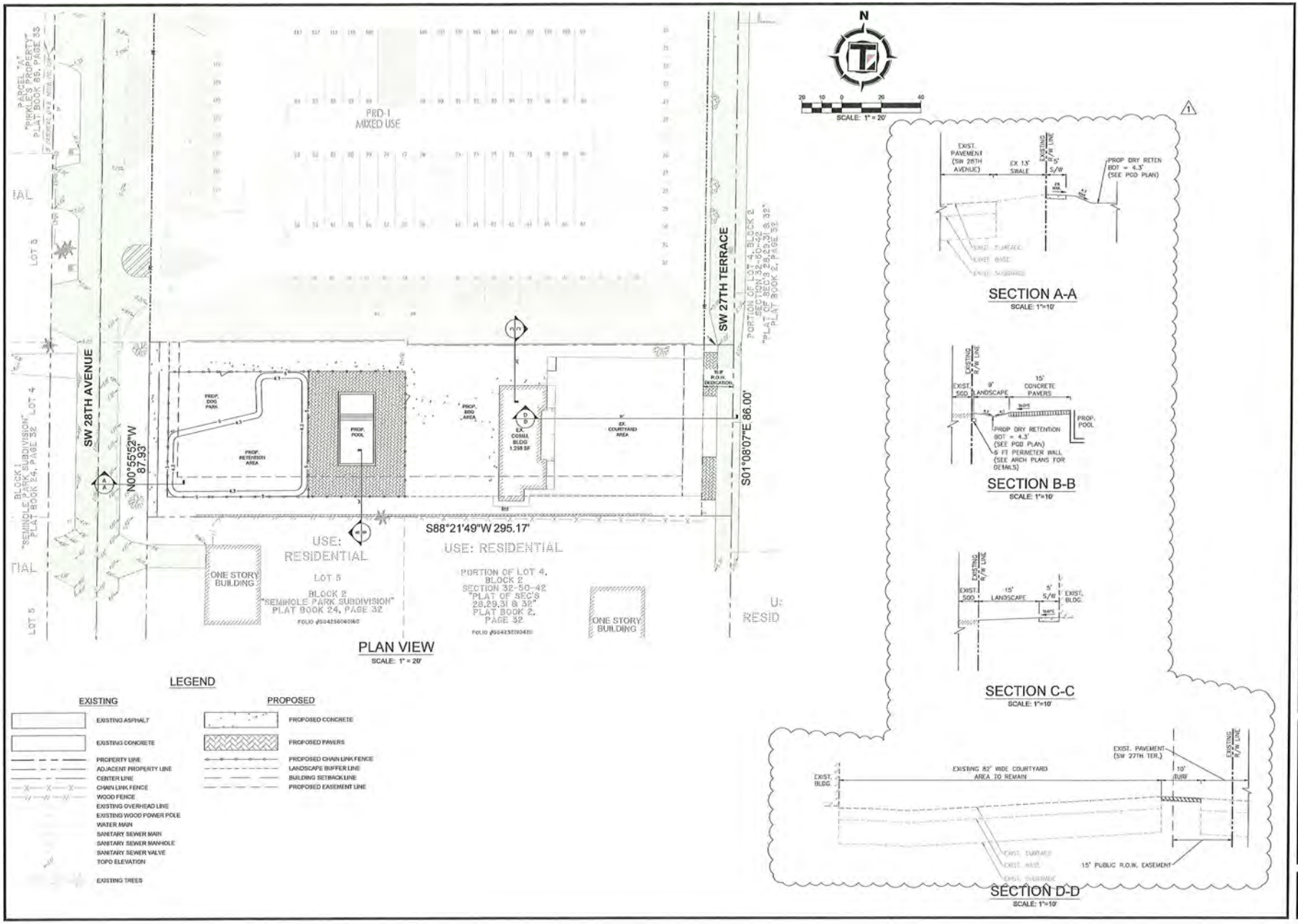
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.22
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	08.17.25

DRAINAGE PLAN

Sheet Number:
C113
Sheet 14 of 20



LEGEND

EXISTING	PROPOSED
EXISTING ASPHALT	PROPOSED CONCRETE
EXISTING CONCRETE	PROPOSED PAVERS
PROPERTY LINE	PROPOSED CHAIN LINK FENCE
ADJACENT PROPERTY LINE	LANDSCAPE BUFFER LINE
CENTER LINE	BUILDING SETBACK LINE
CHAIN LINK FENCE	PROPOSED EASEMENT LINE
WOOD FENCE	
EXISTING OVERHEAD LINE	
EXISTING WOOD POWER POLE	
WATER MAIN	
SANITARY SEWER MAIN	
SANITARY SEWER MANHOLE	
SANITARY SEWER VALVE	
TOPO ELEVATION	
EXISTING TREES	

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GRIFFIN LIVING

3720 - 3750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

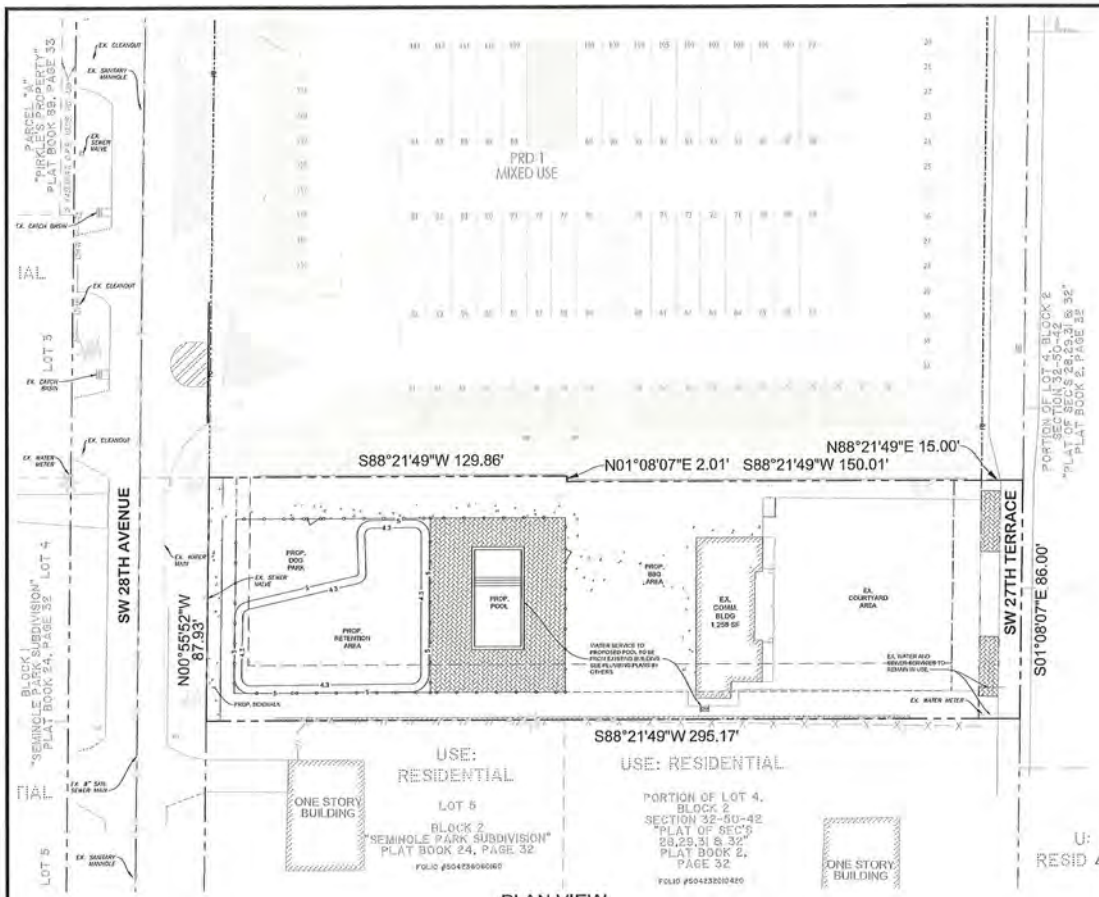
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

SITE CROSS SECTIONS

Sheet Number:
C114
Sheet 15 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING	PROPOSED
EXISTING CONCRETE	PROPOSED CONCRETE
PROPERTY LINE	PROPOSED PAVERS
ADJACENT PROPERTY LINE	PROPOSED CHAIN LINK FENCE
CENTER LINE	LANDSCAPE BUFFER LINE
CHAIN LINK FENCE	BUILDING SETBACK LINE
WOOD FENCE	PROPOSED EASEMENT LINE
EXISTING OVERHEAD LINE	
EXISTING WOOD POWER POLE	
WATER MAIN	
SANITARY SEWER MAIN	
SANITARY SEWER MANHOLE	
SANITARY SEWER VALVE	
TOPO ELEVATION	
EXISTING TREES	

U:
RESID 1 2

WATER AND WASTEWATER CALCULATIONS

EXISTING USE:

PER F.A.C. TABLE I:

RESIDENTIAL 3 BEDROOM WITH 1,251 SF

RATE = 300 GPD

TOTAL WATER DEMAND = 300 GPD

TOTAL WASTEWATER = 300 GPD X 0.90 = 270 GPD

PROPOSED USE:

PER F.A.C. TABLE I:

SWIMMING AND BATHING FACILITIES:

RATE = 10 GPD PER PERSON
MAX PEOPLE = 30

TOTAL WATER DEMAND = 10 GPD x 30 PEOPLE = 300 GPD

TOTAL WASTEWATER = 300 GPD X 0.90 = 270 GPD

2

SOLID WASTE CALCULATIONS

PROPOSED USE:

PER PALM BEACH COUNTY SOLID WASTE STUDY:

USE CODE 6900 CLUBHOUSE

ANNUAL RATE = 0.03 CY PER SF

1,251 SF X 0.03 CY = 38 CY ANNUALLY OR 3.2 CY MONTHLY

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GRIFFIN LIVING
2720 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UC5
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

UTILITY PLAN

Sheet Number:
C115
Sheet 16 of 20

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0750
FAX: 954-831-3925

STANDARD DETAIL

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)	CROSSINGS (1) (4)	HORIZONTAL SEPARATION
WATER MAIN	Adjacent 3 ft. min.	12 inches preferred 6 inches min	3 ft. preferred 3 ft. minimum
SEWER FORCE MAIN, RECLAIMED WATER (2)	Adjacent 3 ft. minimum	12 inches preferred 6 inches min	3 ft. preferred 3 ft. minimum
VACUUM SANITARY SEWER	Adjacent 3 ft. minimum	12 inches preferred 6 inches min	3 ft. preferred 3 ft. minimum
GRAVITY SANITARY SEWER (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	Adjacent 3 ft. minimum	12 inches preferred 6 inches min	3 ft. preferred 3 ft. minimum
ON-SITE SEWAGE TREATMENT DISPOSAL SYSTEM	—	—	10 ft. minimum

(1) WATER MAIN SHALL CROSS ABOVE OTHER PIPE, UNLESS WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SEWER.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SEWER.
(4) 18" VERTICAL MINIMUM SEPARATION REQUIRED BY WWS, UNLESS OTHERWISE APPROVED.

REVISED	WATER MAIN SEPARATION	FIGURE 105
7/7/2021		

BROWARD COUNTY
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WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
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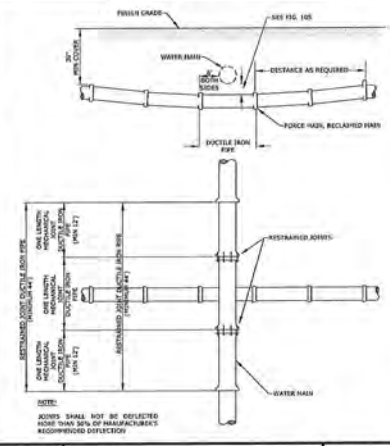
FAX: 954-831-3925

STANDARD DETAIL



REVISED	STANDARD UTILITY CROSSING	FIGURE 106
7/7/2021		

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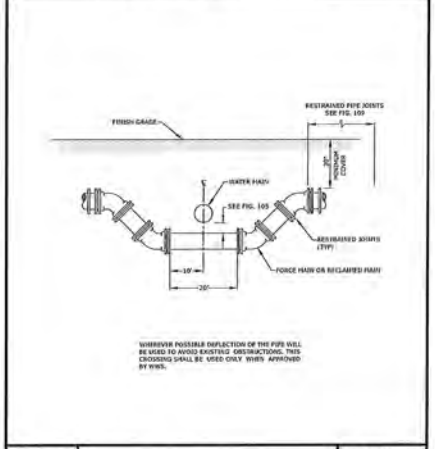

REVISED	SPECIAL UTILITY CROSSING	FIGURE 107
7/7/2021		

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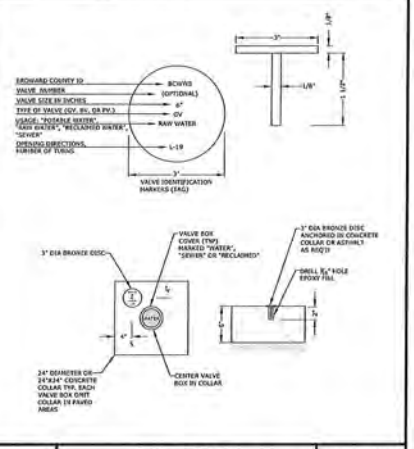

REVISED	VALVE COLLAR AND IDENTIFICATION MARKER	FIGURE 121
7/7/2021		

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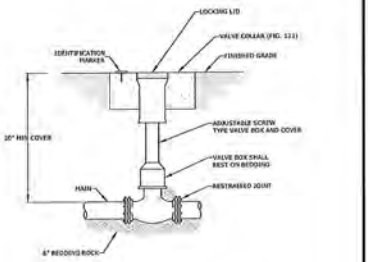

1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE REFLECTIVE RAISED PAVEMENT MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.
3. PVC PIPE OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX SIZES.

REVISED	VALVE BOX DETAIL	FIGURE 123
7/7/2021		

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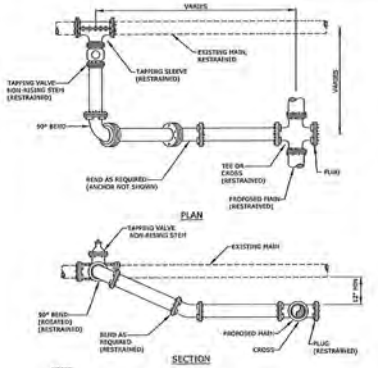
STANDARD DETAIL



NOTES:
1. ALL JOINTS TO BE RESTRAINED BY APPROVED METHODS.
2. 90° CONNECTION IS PRIDE TO FDEP CLEARANCE THEN A SECOND VALVE WITH VENT IS REQUIRED.

REVISED	TYPICAL CONNECTION TO EXISTING MAIN	FIGURE 131
7/7/2021		

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WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
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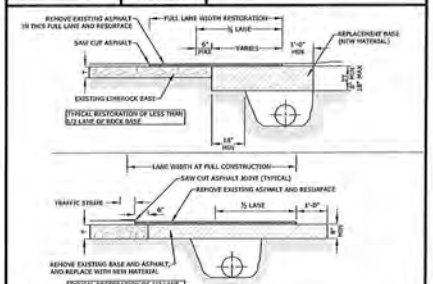
STANDARD DETAIL



NOTES:
1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND SEALED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED UTILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT THAT ABUT RESURFACING SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO RESURFACING.
6. RESURFACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE, AND SHALL BE APPLIED IN 2 LIFTS, A MINIMUM OF 1½ INCH.
7. TRAFFIC STRIPES SHALL NOT BE PLACED DIRECTLY ON TOP OF THE JOINT
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

T = EXISTING LIMEROCK BASE THICKNESS.

REVISED	RESTORATION OF ROADWAY CUT FOR PARALLEL UTILITY INSTALLATION	FIGURE 182
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

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ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
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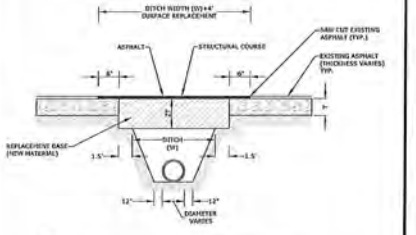

NOTES:
1. BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. BASE MATERIAL SHALL HAVE A MINIMUM CARBONATE OF 70%.
6. SUB-GRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
7. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL REPLACED WITH A PERMANENT PATCH.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

T = EXISTING LIMEROCK BASE THICKNESS.

REVISED	RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION	FIGURE 183
7/7/2021		

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JUSTIN THOMPSON
LICENSED
No. 84565
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: 02/05/2026

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GRIFFIN LIVING
2735-2755 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

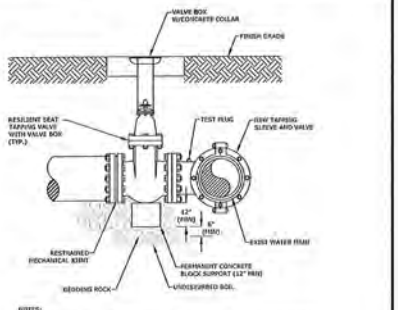
No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

UTILITY NOTES & DETAILS I

Sheet Number:
C116
Sheet 17 of 20

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



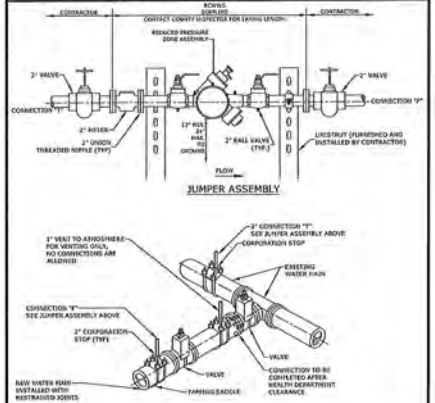
NOTES:

1. REFER TO BCWS MINIMUM DESIGN AND CONSTRUCTION STANDARDS FOR MINIMUM REQUIREMENTS AND PRE-APPROVED MANUFACTURERS.
2. HOLE SHALL BE CLEANED BEFORE ATTACHING SLEEVE
3. SLEEVE AND VALVE SHALL BE PRESSURE TESTED BEFORE MAKING TAP. PRESSURE TEST AND TAP SHALL BE MADE IN PRESENCE OF AN AUTHORIZED COUNTY REPRESENTATIVE.
4. TAP SHALL BE MADE NO CLOSER THAN 18" FROM THE NEAREST JOINT.
5. CONCRETE BLOCK SHALL COMPLETELY SUPPORT TAPPING VALVE.
6. RESTRAINT JOINT REQUIREMENTS SHALL BE IN ACCORDANCE WITH WWS MINIMUM DESIGN AND CONSTRUCTION STANDARDS.

REVISED	TAPPING SLEEVE AND VALVE INSTALLATION	FIGURE
7/7/2021		196

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



NOTES:

1. A BCWWS SUPPLIED FIRE HYDRANT BACKFLOW METER WITH RPZ MAY BE USED IN LIEU OF THE JUMPER ASSEMBLY.
2. SEE DETAIL 205B FOR ADDITIONAL REQUIREMENTS.

REVISED	FILLING AND FLUSHING JUMPER CONNECTION	FIGURE
7/7/2021		205A

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

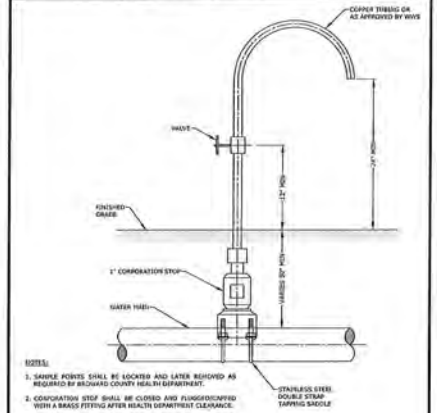
STANDARD DETAIL

1. A FILLING AND FLUSHING JUMPER ASSEMBLY CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE BCWWS WATER MAINS AND NEW WATER MAINS. THE PROCEDURES ARE APPLICABLE WHEN CONNECTING TO AN EXISTING BCWWS WATER MAIN, WHETHER BY TAPPING TEE AND VALVE OR BY CONTINUATION OF A PLUGGED STUB-OUT WITH AN EXISTING GATE VALVE.
2. THE CONTRACTOR SHALL CONTACT BCWWS REGARDING SCHEDULING OF REQUIRED INSPECTIONS RELATING TO THE CONNECTION. BCWWS INSPECTIONS ARE SPECIFICALLY REQUIRED FOR TIE-INS OR WET TAPS TO EXISTING WATER MAINS. JUMPER ASSEMBLY CONNECTION INSTALLATION, FLUSHING, PRESSURE TESTING, DISINFECTION, SAMPLING, PLUGGING OF SAMPLING POINTS AND PERMANENT CONNECTION OF THE NEW WATER MAIN. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES STRICTLY IN ACCORDANCE WITH BCWWS STANDARDS.
3. THE JUMPER ASSEMBLY (2" DIAMETER FLANGE TO FLANGE) WILL BE SUPPLIED BY BCWWS AND INSTALLED AND TESTED BY THE CONTRACTOR, IN COORDINATION WITH THE ENGINEER OF RECORD (EOR) AND BCWWS. OTHER MATERIALS AND INSTALLATION REQUIRED FOR THE CONNECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE. ALL MATERIALS SHALL BE PER THE BCWWS APPROVED PRODUCT SPECIFICATION SHEETS. THE JUMPER SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL IT IS REMOVED. JUMPER ASSEMBLIES 3" AND LARGER SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR IN COORDINATION WITH BCWWS.
4. ALL NEW WATER MAINS SHALL BE FLUSHED, PRESSURE TESTED AND DISINFECTED. NEW MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL THE BACTERIOLOGICAL TEST RESULTS ARE SATISFACTORY AND A WRITTEN APPROVAL HAS BEEN OBTAINED FROM BCWWS, AS WELL AS CERTIFICATION FROM THE FLORIDA DEPARTMENT OF HEALTH.
5. THE WATER MAINS SHALL BE PRESSURE TESTED AFTER FLUSHING AND PRIOR TO DISINFECTION. ALL VALVES SHALL REMAIN CLOSED DURING THE PRESSURE TEST AND WILL NOT BE OPERATED. THE RESULTS OF PRESSURE TESTING AND BACTERIOLOGICAL TESTING ARE SATISFACTORY AND THE SYSTEM HAS BEEN ACCEPTED FOR OPERATION BY BCWWS, AND HAS RECEIVED CERTIFICATION FROM THE FLORIDA DEPARTMENT OF HEALTH.
6. DISINFECTION SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C651. A MINIMUM PRESSURE OF 35 PSI SHALL BE MAINTAINED IN THE NEW MAIN AFTER DISINFECTION AT ALL TIMES.
7. PERMANENT CONNECTION TO EXISTING MAINS BY OPENING OF MAIN VALVES SHALL NOT BE MADE PRIOR TO BACTERIOLOGICAL CLEARANCE BY ENTITY APPROVED BY BCWWS AND CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH.
8. UPON BACTERIOLOGICAL CLEARANCE, THE SAMPLING POINTS SHALL BE REMOVED AND PLUGGED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE PERMANENT CONNECTION IN THE PRESENCE OF A BCWWS INSPECTOR. THE PIPE AND FITTINGS FOR CONNECTION SHALL BE DISINFECTED BY SWABBING AND SWABBING WITH CHLORINE. THE JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE REMOVED BY THE CONTRACTOR IN COORDINATION WITH BCWWS. THE CONTRACTOR SHALL REMOVE THE REMAINDER OF THE JUMPER CONNECTION PIPING AND PLUG THE CORPORATION STOP VALVES.

REVISED	FILLING AND FLUSHING JUMPER CONNECTION	FIGURE
7/7/2021		205B

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



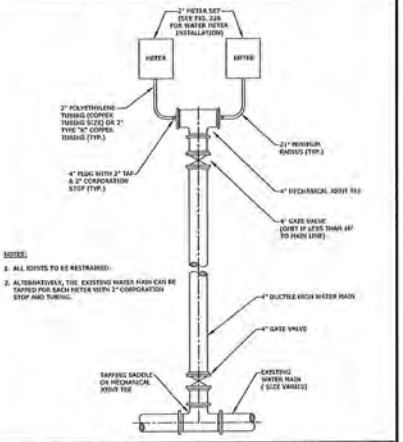
NOTES:

1. SAMPLE POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY BROWARD COUNTY HEALTH DEPARTMENT.
2. CORPORATION STOP SHALL BE CLOSED AND PLUGGED/CAPPED WITH A BRASS FITTING AFTER HEALTH DEPARTMENT CLEARANCE.
3. SAMPLING POINTS MAY BE PLACED AT THE ENDS OF WATER SERVICES BEFORE THE METERS AND ON BLOW OFFS FOR TERMINAL WATER MAINS. WHERE SERVICES AND BLOW OFFS ARE REQUIRED BY THE PLANS.

REVISED	SAMPLING POINT	FIGURE
7/7/2021		206

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



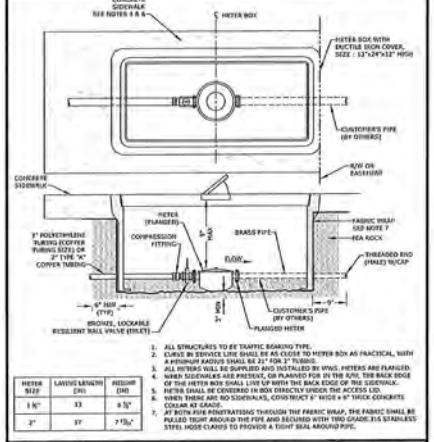
NOTES:

1. ALL JOINTS TO BE RESTRAINED.
2. ALTERNATIVELY, THE EXISTING WATER MAIN CAN BE TAPPED FOR EACH METER WITH 2" CORPORATION STOP AND TUBING.

REVISED	METER INSTALLATION FOR TWO 2" METERS	FIGURE
7/7/2021		224

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



METER SIZE	LAYING LENGTH (IN)	HEIGHT (H)
1 ½"	33	6 ½"
2"	37	7 ½"

1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS SHALL BE 21" FOR 2" TUBING.
3. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METERS ARE FLANGED.
4. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
5. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
6. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.
7. AT BOTH PIPE PENETRATIONS THROUGH THE PRENIC WRAP, THE FABRIC SHALL BE PULLED TIGHT AROUND THE PIPE AND SECURED WITH TWO GRADE 316 STAINLESS STEEL HOSE CLAMPS TO PROVIDE A TIGHT SEAL AROUND PIPE.

REVISED	WATER METER INSTALLATION FOR 1 ½" OR 2" METERS	FIGURE
7/7/2021		228

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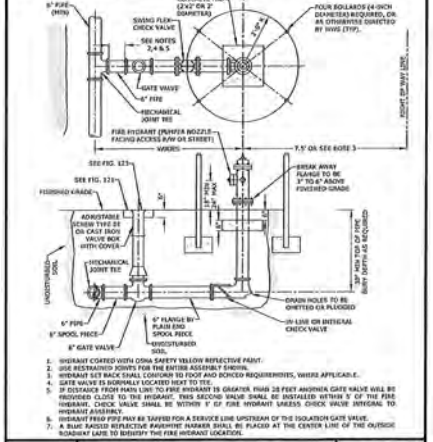
STANDARD DETAIL



1. HYDRANT COATED WITH OSHA SAFETY YELLOW REFLECTIVE PAINT.
2. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FDOT AND BCWWS REQUIREMENTS, WHERE APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 20 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECK VALVE SHALL BE WITHIN 5' OF FIRE HYDRANT UNLESS CHECK VALVE INTEGRAL TO HYDRANT ASSEMBLY.
6. HYDRANT FIELD PIPE MAY BE TAPPED FOR A SERVICE LINE UPSTREAM OF THE ISOLATION GATE VALVE.
7. A BLUE RAISED REFLECTIVE PAVEMENT MARKER SHALL BE PLACED AT THE CENTER LINE OF THE OUTSIDE ROADWAY LANE TO IDENTIFY THE FIRE HYDRANT LOCATION.

REVISED	FIRE HYDRANT INSTALLATION	FIGURE
7/7/2021		231

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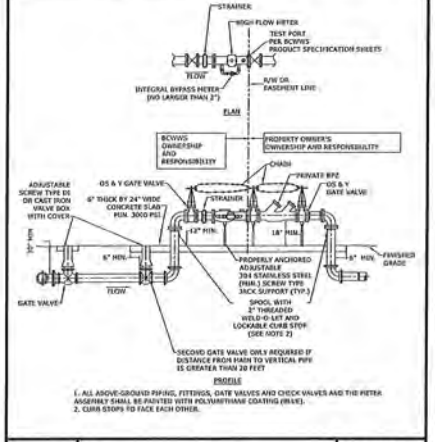
STANDARD DETAIL



1. ALL ABOVE-GROUND PIPING, FITTINGS, GATE VALVES AND CHECK VALVES AND THE METER ASSEMBLY SHALL BE PAINTED WITH POLYURETHANE COATING (BLUE).
2. CURB STOPS TO FACE EACH OTHER.

REVISED	3" OR 4" DOMESTIC WATER SERVICE	FIGURE
7/7/2021		234

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JUSTIN THOMPSON LICENSE NO. 68955 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 02/05/2026

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2735 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No:	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

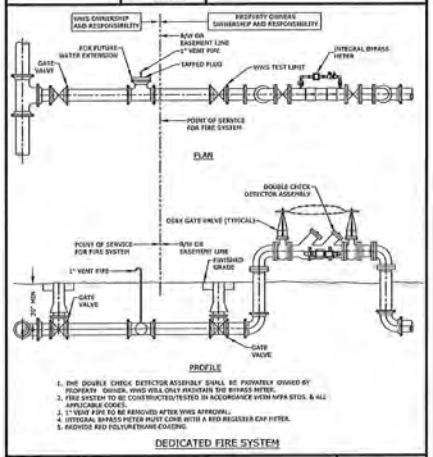
No.	Description	Date
1	STAFF COMMENTS	11.07.22
2	STAFF COMMENTS	04.25.25
3	STAFF COMMENTS	06.12.25

UTILITY NOTES & DETAILS II

Sheet Number:
C117
Sheet 16 of 26

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



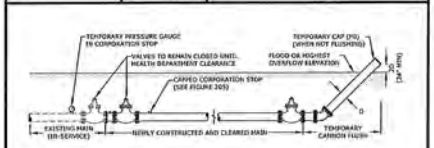
1. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE PRIVATELY OWNED BY PROPERTY OWNER. WWS WILL ONLY MAINTAIN THE BYPASS METER.
2. FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STDS. & ALL APPLICABLE CODES.
3. 1" VENT PIPE TO BE REMOVED AFTER WWS APPROVAL.
4. INTEGRAL BYPASS METER MUST COME WITH A RED RECESSED CAP METER.
5. PAINTED RED POLYURETHANE COATING.

DEDICATED FIRE SYSTEM

REVISED		FIGURE
7/7/2021	TYPE 1 PRIVATE FIRE PROTECTION 4", 6" AND 8" DIAMETER CONNECTION	235

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



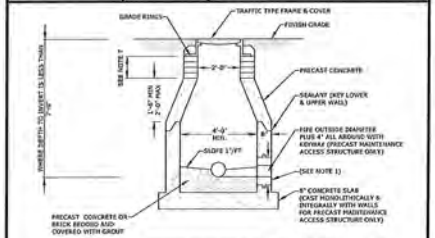
NOTES:

1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, ALL NEW WATER MAINS SHALL BE CANNON FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER.
2. CANNON FLUSHING OF NEW WATER MAINS SHALL PROCEED ONLY AFTER HEALTH DEPARTMENT CLEARANCE IS RECEIVED.
3. CONTRACTOR IS CAUTIONED THAT GOVERNING AGENCIES OR UTILITIES MAY HAVE REGULATIONS LIMITING OR PROHIBITING DISCHARGE INTO SEWERS, SURFACE WATERS, CANALS, DITCHES AND OTHER CONVEYANCES/RETENTION AREAS. ALL COMPLIANCE WITH GOVERNING AGENCY REQUIREMENTS (INCLUDING PERMITTING, IF REQUIRED) IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. INSTALL A TEMPORARY 45° BEND AND ASSOCIATED TEMPORARY PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED BY FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.
5. CONTRACTOR SHALL INSTALL A TEMPORARY PRESSURE GAUGE AT OR NEAR THE FILL AND FLUSH LOCATION. CONTRACTOR SHALL PROVIDE AND MAINTAIN A MINIMUM PRESSURE OF 40 PSI AT ALL TIMES. THE FILL VALVE SHALL BE OPENED AND CLOSED SLOWLY TO AVOID RAPID PRESSURE CHANGES IN THE WATER SYSTEM.
6. BENDS AND PIPING SHALL BE THE SAME SIZE OR LARGER AS THE LINE BEING FLUSHED.
7. ALL PIPING SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH WWS STANDARDS.
8. FLUSHING LOCATIONS ARE TO BE PROPOSED BY CONTRACTOR AND APPROVED BY ENGINEER OF RECORD.
9. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION THE CONTRACTOR SHALL SCHEDULE INTENDED WATER USE WITH WWS.
10. NO EXISTING VALVES SHALL BE OPERATED, EXCEPT BY AUTHORIZED WWS PERSONNEL.
11. FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE WWS INSPECTOR.
12. AFTER THE WATER MAIN UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY FACILITIES AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED. CLOSE CORPORATION, STOPS AND PLUG/CAP WITH BRASS FITTINGS.

REVISED		FIGURE
7/7/2021	CANNON FLUSHING FOR NEWLY CONSTRUCTED WATER MAINS	255

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

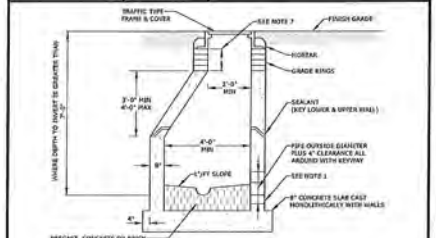


1. MAINTENANCE ACCESS STRUCTURE ADAPTOR COUPLING NEOPRENE BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY WWS.
2. MAINTENANCE ACCESS STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES ARE NOT ALLOWED.
4. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF EXPANDING GROUT, SEE FIG. 322
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MAINTENANCE ACCESS STRUCTURE TO DIRECT INFLUENT INTO FLOW STREAM.
6. ALL CONCRETE SHALL BE TYPE II CEMENT, MEETING LATEST ASTM REQUIREMENTS AND PROVIDED WITH LABORATORY CERTIFICATION ON PRECAST STRUCTURES.
7. THE CHIMNEY AREA SHALL BE MINIMUM OF 4" AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 GRADE RINGS SHALL BE INSTALLED. SET IN 2 STRIPS OF BUTYL JOINT SEALANT STRIPS ON EACH SEALING FACE.
8. SET MAINTENANCE ACCESS STRUCTURE FRAME ON 2 STRIPS OF BUTYL JOINT SEALANT STRIPS PLUS A BED OF PORTLAND CEMENT AND SILICA SAND. APPLY MORTAR ON INSIDE AND OUTSIDE BUTYL JOINT SEALANT.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY. BRING MORTAR UP AND OVER FRAME. (SEE NOTE 10 BELOW.)
10. IF CONSHIELD ANTI-MICROBIAL AGENT IS USED IN THE CONCRETE OR MORTAR MIX, INTERIOR COATINGS MAY BE ELIMINATED.

REVISED		FIGURE
7/7/2021	SHALLOW MAINTENANCE ACCESS STRUCTURE	311

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



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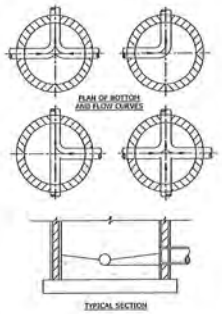
REVISED		FIGURE
7/7/2021	PRECAST MAINTENANCE ACCESS STRUCTURE	312

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

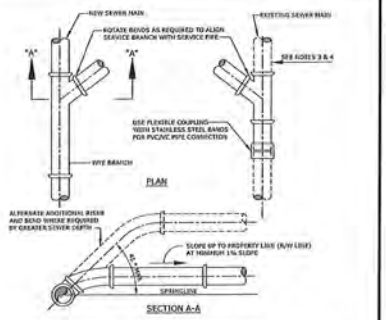


1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.
2. SLOPE MAINTENANCE ACCESS STRUCTURE SHELF 1"/FT FROM MAINTENANCE ACCESS STRUCTURE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL SHALL BE PRECAST CONCRETE OR FILLED WITH MORTAR COVERED WITH 1" OF MORTAR.

REVISED		FIGURE
7/7/2021	INVERT CHANNEL FLOW DIRECTIONS	318

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

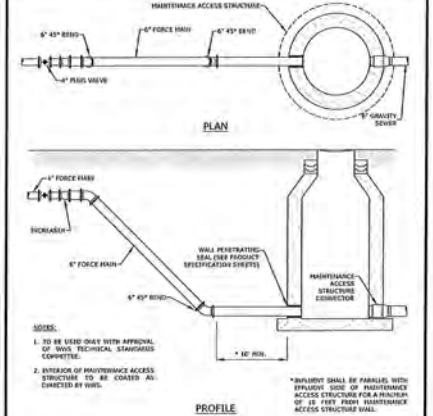


1. SINGLE SERVICE CONNECTIONS SHALL USE 6" SDR 26 PVC PIPE AND FITTINGS.
2. SINGLE SERVICE CONNECTIONS BELOW 12' DEPTH SHALL BE C-900 PVC UNTIL LESS THAN 12 FOOT DEPTH.
3. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
4. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
5. RIGID COUPLINGS MAY BE USED IN LIEU OF FLEXIBLE COUPLINGS.
6. MAINTAIN 36" MINIMUM COVER FROM TOP OF SERVICE TO FINISH GRADE; WHERE NOT TECHNICALLY FEASIBLE CONTACT WWS ENGINEERING.
7. PVC SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH HANDI-KAP STANDARDS OF THE UNI-BELL HANDBOOK OF PVC PIPE DESIGN AND CONSTRUCTION, LATEST EDITION.

REVISED		FIGURE
7/7/2021	WYE SEWER SERVICE CONNECTION	331

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



NOTES:

1. TO BE USED ONLY WITH APPROVAL OF WWS TECHNICAL STANDARDS COMMITTEE.
2. INTERIOR OF MAINTENANCE ACCESS STRUCTURE TO BE COATED AS DIRECTED BY WWS.

*INFLUENT SHALL BE PARALLEL WITH EFFLUENT SIDE OF MAINTENANCE ACCESS STRUCTURE FOR A MINIMUM OF 10 FEET FROM MAINTENANCE ACCESS STRUCTURE WALL.

REVISED		FIGURE
7/7/2021	FORCE MAIN CONNECTION TO GRAVITY SEWER	411

Thompson Engineering & Consulting, Inc.
11804 NW 12th Street
Pembroke Pines, FL 33026
Florida Reg No. 28224
(954) 232-2981
thompson-inc.com

JUSTIN THOMPSON LICENSED No. 68565 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 02/05/2026

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GRIFFIN LIVING
2730-2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

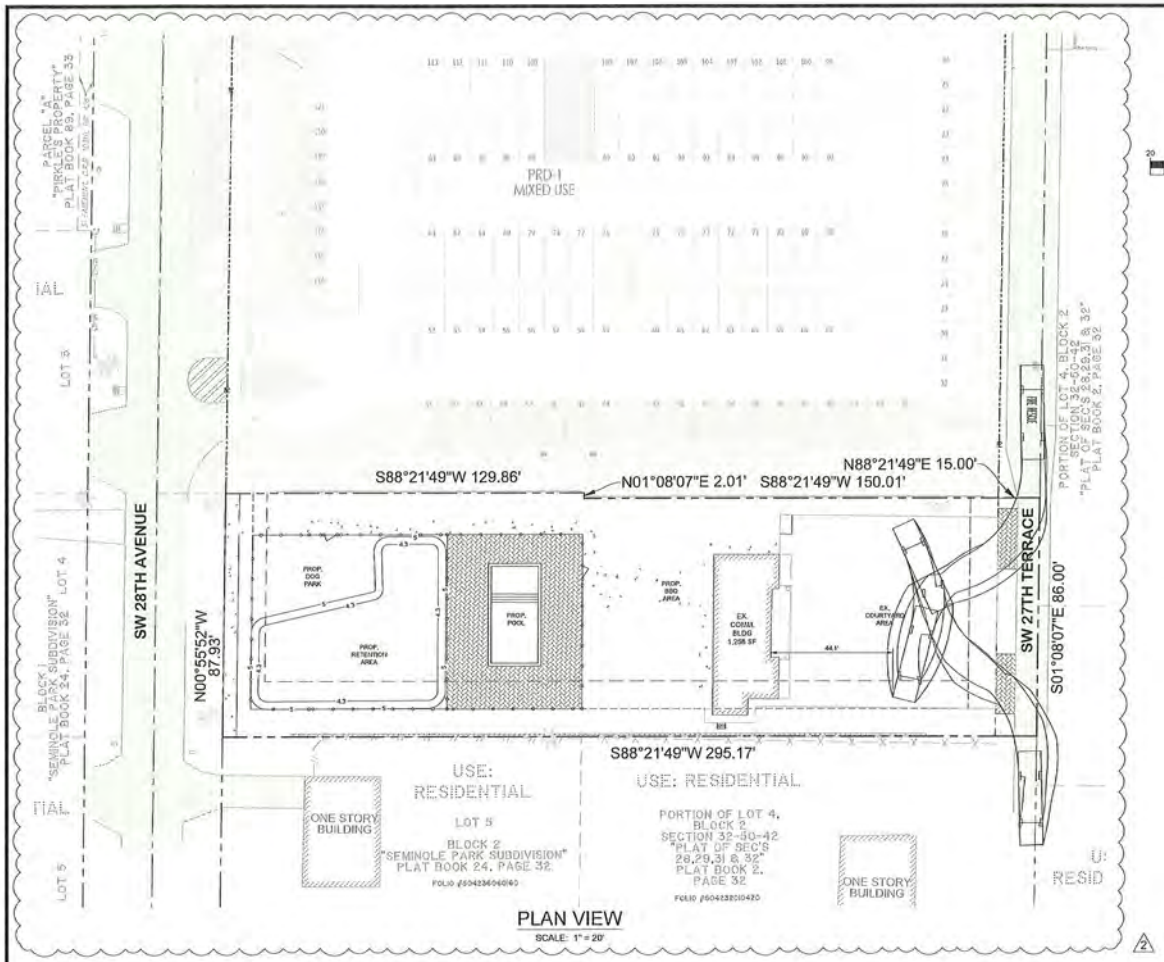
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

UTILITY NOTES & DETAILS III

Sheet Number:
C118
Sheet 19 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING	PROPOSED
EXISTING ASPHALT	PROPOSED CONCRETE
EXISTING CONCRETE	PROPOSED PAVERS
PROPERTY LINE	PROPOSED CHAIN LINK FENCE
ADJACENT PROPERTY LINE	LANDSCAPE BUFFER LINE
CENTER LINE	BUILDING SETBACK LINE
CHAIN LINK FENCE	PROPOSED EASEMENT LINE
WOOD FENCE	
EXISTING OVERHEAD LINE	
EXISTING WOOD POWER POLE	
WATER MAIN	
SANITARY SEWER MAIN	
SANITARY SEWER MANHOLE	
SANITARY SEWER VALVE	
TOPO ELEVATION	
EXISTING TREES	

Thompson Engineering & Consulting, Inc.
19504 NW 12th Street
Pembroke Pines, FL 33029
Florida Registry No. 30239
(954) 239-2261
thompson-ec.com

JUSTIN THOMPSON LICENSE NO. 74505 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 02/05/2026

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GRIFFIN LIVING
2720 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

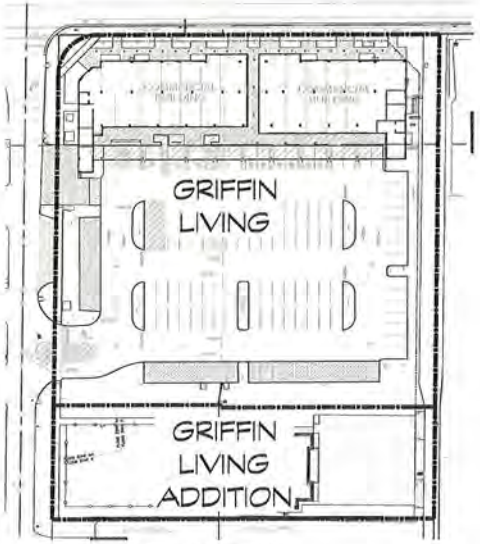
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

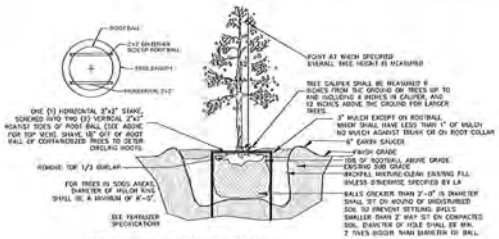
No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

FIRE EXHIBIT

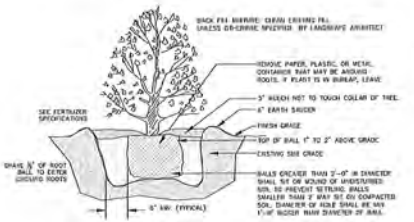
Sheet Number:
C119
Sheet 20 of 20



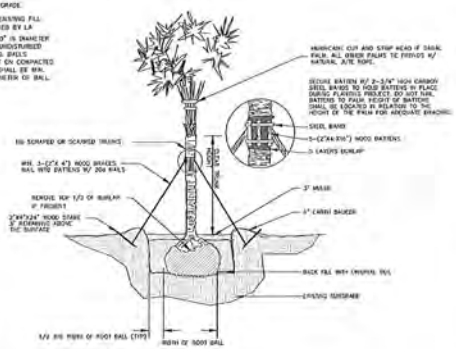
A LOCATION PLAN
not to scale



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



PALM PLANTING DETAIL

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebula caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplaning trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.
No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.
Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.
Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health, NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2026.02.06 13:34:03 -05'00'

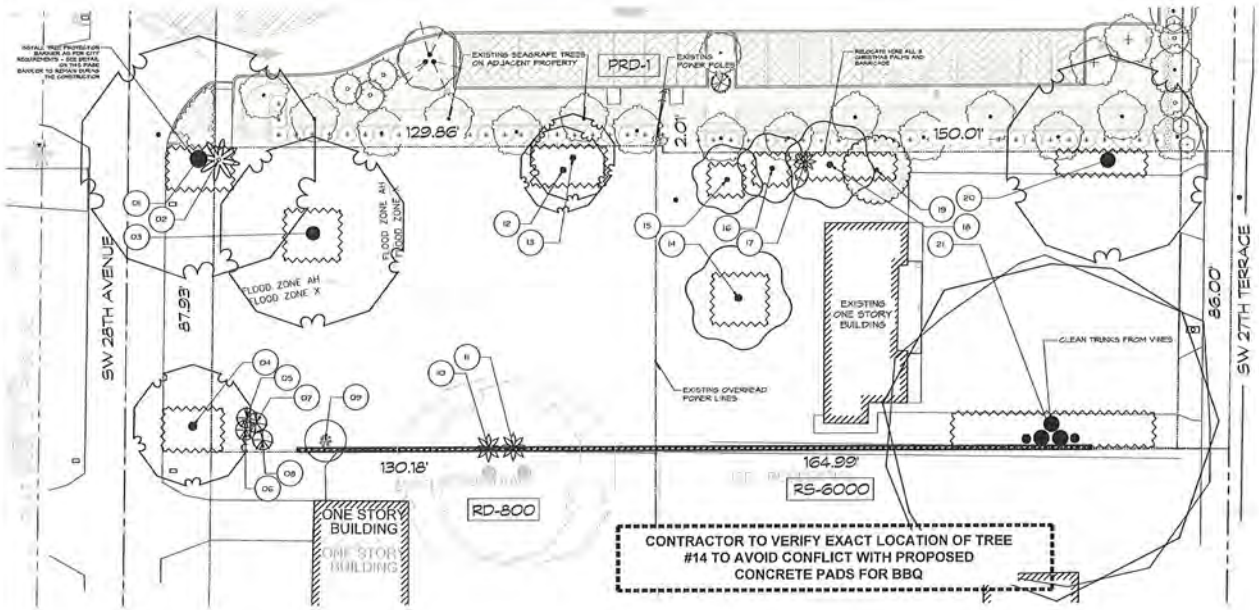
The Mirror of Paradise
Gabriela Fojt
LA 6667277
ISA FL-10207A

2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale
FL 33306
c (954) 478 3084
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	as noted
DESIGNED BY	GF
DRAWN BY	---
CHECKED BY	GF
DATE	07.29.2024
REVISIONS	
per City comments 1	11.05.2024
per City comments 2	05.28.2025
per City comments 3	11.12.2025
per City comments 4	01.26.2026

GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

NOTES & DETAILS



A GENERAL LAYOUT
scale 1/16"=1'-0"

0 16 32 48 feet
SCALE: 1/16" = 1'-0"

IF YOU DIG FLORIDA... "CALL US FIRST!" 1-800-432-4770 SUNSHINE STATE ONE-CALL OF FLORIDA, INC. IT'S THE LAW!

NOTE: INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

11 TREES & 1 PALM ARE BEING PRESERVED RELOCATED

A CITY OF DANIA BEACH TREE REMOVAL/RELOCATION PERMIT IS REQUIRED PRIOR REMOVAL OR RELOCATION OF ANY EXISTING VEGETATION

MITIGATION CALCULATIONS

Total mitigation cost for specimen trees: $0.00

Total canopy of non-specimen trees: 591.37 sq.ft/500 x1.18 Cat. 1A tree, 16'OA, 5.5"cal

Total mitigation cost for non-specimen trees: $2.019.9 (1.18 x $634 x 2.7)

TOTAL MITIGATION : $2.019.9

CREDIT FOR PRESERVED TREES (REMAINING AFTER CODE CREDIT)

25.27 Cat A trees 25.27 x $634 x 2.7 = $43,257.2

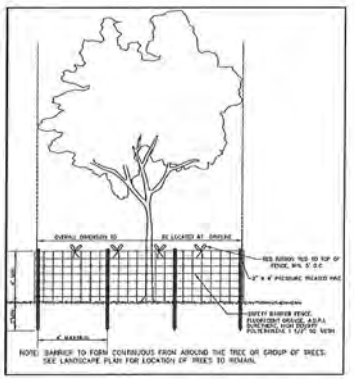
TOTAL MITIGATION : $2.019.9-$43,257.2= - $41,237.3

11 trees & 1 palm to preserve in place

NO MITIGATION TO BE PAID TO THE CITY

Plan Tree #	Species	Common Name	DBH (in.)	Height	Spread (Ft.)	Radius (Ft.)	Canopy (Sq.Ft.)	Condition	Specimen (Y/N)	Comments	Price of Replacement	Size Factor	Health/ Condition Score	Location Score	Specimen Score	Specimen Tree Appraisal	Mitigation by canopy SQ.FT
1	Quercus virginiana	Live Oak	52	35	70	35	3848.45	Fair	Y	TO REMAIN							
2	Roystonea spp.	Royal palm	10	30 CT	12	6	113.04	Fair	N	REMOVE							113.04
3	Quercus virginiana	Live Oak	25	30	55	27.5	2375.83	Fair	Y	TO REMAIN							
4	Quercus virginiana	Live Oak	19	30	35	17.5	962.11	Fair	Y	TO REMAIN							
5	Ficus benjamina	Wheeping Fig	2.5	22	8	4	50.27	Poor	N	REMOVED							50.27
6	Ficus benjamina	Wheeping Fig	3	22	8	4	50.27	Poor	N	REMOVED							50.27
7	Ficus benjamina	Wheeping Fig	4	22	8	4	50.27	Poor	N	REMOVED							50.27
8	Ficus benjamina	Wheeping Fig	4	22	8	4	50.27	Poor	N	REMOVED							50.27
9	Dypsis lutescence	Areca palm	N/A	18	15	7.5	176.71	Poor	N	REMOVED							176.71
10	Adonidia merrillii	Christmas palm	4	18 CT	8	4	50.27	Fair	N	REMOVED							50.27
11	Adonidia merrillii	Christmas palm	4	18 CT	8	4	50.27	Fair	N	REMOVED							50.27
12	Quercus virginiana	Live Oak	16	30	25	12.5	490.87	Poor	N	TO REMAIN							
13	Quercus virginiana	Live Oak	10	30	25	12.5	490.87	Poor	N	TO REMAIN							
14	Mangifera indica	Mango tree	40	30	30	15	706.86	Poor	N	TO REMAIN							
15	Mangifera indica	Mango tree	9	20	20	10	314.16	Poor	N	TO REMAIN							
16	Mangifera indica	Mango tree	12	20	20	10	314.16	Poor	N	TO REMAIN							
17	Adonidia merrillii	Christmas palm	4	8'CT	8	4	50.27	Fair	N	TO REMAIN							
18	Mangifera indica	Mango tree	6.5	25	25	12.5	490.87	Poor	N	TO REMAIN							
19	Persea americana	Avocado tree	12.5	20	20	10	314.16	Poor	N	TO REMAIN							
20	Quercus virginiana	Live Oak	39	48	60	30	2827.43	Fair	Y	TO REMAIN							
21	Ficus aurea	Strangler Ficus	(+)10'	45	100	50	7853.98	Fair	Y	TO REMAIN							
																TOTALS	$0.00	591.37

Tree Canopy/ Credit Equivalency Table				
Preserved trees	Canopy (sq.ft)	Single Tree Credit	Utilized credit	Remaining credit
Quercus virginiana #1	3,848.50	7.697	2	5.697
Quercus virginiana #3	2,375.83	4.75	4	0.75
Quercus virginiana #4	962.10	1.9242	2	-0.0758
Christmas palm #10	50.27	0.10054	0	0.10054
Christmas palm #11	50.27	0.10054	0	0.10054
Quercus virginiana #12	490.90	0.9818	0	0.9818
Quercus virginiana #13	490.90	0.9818	0	0.9818
Mango tree #14	706.90	1.4138	0	1.4138
Mango tree #15	314.16	0.62832	0	0.62832
Mango tree #16	314.16	0.62832	0	0.62832
Christmas palm #17	50.27	0.10054	0	0.10054
Mango tree #18	490.87	0.98174	0	0.98174
Avocado tree #19	314.16	0.62832	0	0.62832
Quercus virginiana #20	2,827.40	5.6548	0	5.6548
Ficus #21	7,854.00	15.708	10	5.708
TOTAL PRESERVED CANOPY	21,140.69	42.27972	18	24.27972



B TREE PROTECTION DETAIL
not to scale

REGISTERED LANDSCAPE ARCHITECT GABRIELA FOJT LA 0667277 STATE OF FLORIDA

Gabriela Fojt
Gabriela Fojt Digitally signed by Gabriela Fojt Date: 2026.02.05 13:34:34 -05'00'

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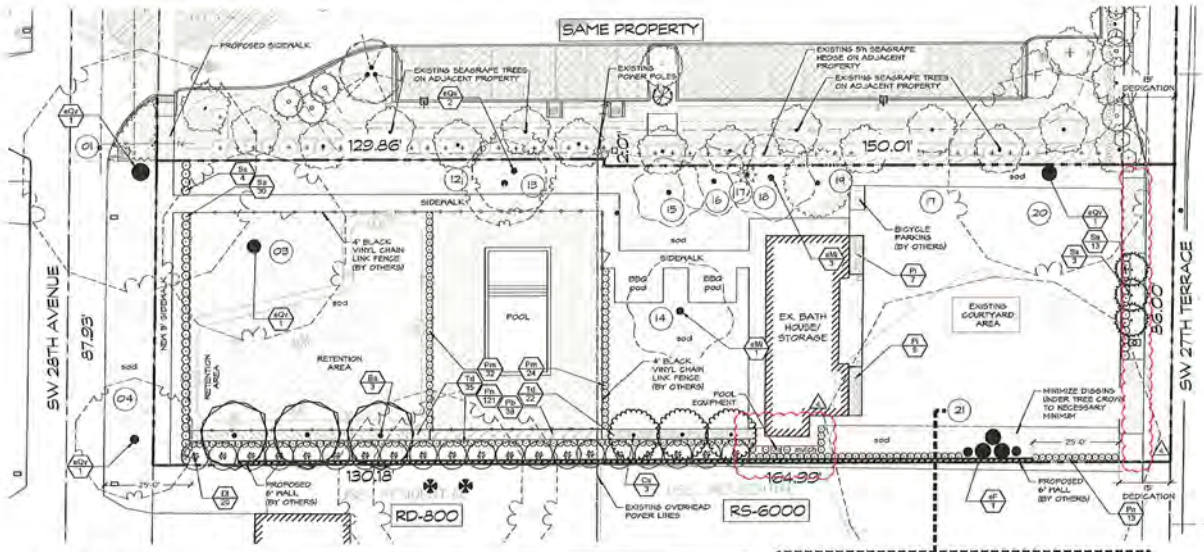
GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

REMOVAL PLAN, TREE CHART & CALCULATIONS



A GENERAL LAYOUT

scale 1/16"=1'-0"

0 16 32 48 feet

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

IF YOU DIG FLORIDA... CALL US FIRST! 1-800-432-4770 SUNSHINE STATE ONE-CALL OF FLORIDA, INC. IT'S THE LAW!

NOTE: INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

HORIZONTAL CLEARANCE TO UTILITIES, A MINIMUM 5 FT IS REQUIRED FOR SMALL TREES AND 10 FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS. IF CLEARANCE LESS THAN REQUIRED, INSTALL ROOT BARRIERS (BY DEEPROOT OR EQUIVALENT) MIN.12" FROM UTILITY AS PER CITY REQUIREMENTS AND MANUFACTURER INSTRUCTIONS

SOD AS INDICATED.

MULCH ALL BEDS AS INDICATED ON DETAIL.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.

PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

EXISTING TREES NUMBER (SEE DT-1 FOR MORE INFORMATION)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Ba	3	Bulnesia arborea	Mauiauibo Lignum Vitae	min.12'OA, 2"dbh	AS SHOWN	NO	HIGH
	Co	3	Conocarpus erectus f. sericeus	Silver Buttonwood	min.12'OA, 2"dbh, matched	AS SHOWN	YES	HIGH
	Dl	22	Dypsis lutescens	Areca Palm	6'-8 OA, matched.	AS SHOWN	NO	HIGH
	Sa	3	Sabal palmetto	Cabbage Palmetto	8'CT, matched	AS SHOWN	YES	HIGH
EXISTING TREES								
	eF	1	Ficus spp	Ficus	see DT-1	EXISTING	NO	HIGH
	eM	4	Mangifera indica	Mango	see DT-1	EXISTING	NO	HIGH
	ePa	1	Persea Americana	Avocado	see DT-1	EXISTING	NO	HIGH
	eQv	6	Quercus virginiana	Southern Live Oak	see DT-1	EXISTING	YES	HIGH
SHRUBS								
	Pm	58	Podocarpus macrophyllus	Yew Podocarpus	min.4'-5'OA, fb	24"OC	NO	HIGH
	Pe	134	Psychotria nervosa	Wild Coffee	3 gal.	24"OC	YES	HIGH
	Sa	47	Schefflera actinophylla (green)	Green Schefflera	4'-5'OA, fb	39"OC	NO	HIGH
SHRUB AREAS								
	Ph	38	Philodendron x 'Burle Marx'	Burle Marx Philodendron	3 gal, full	24"OC	NO	MODERATE
	Pi	10	Plumbago auriculata 'Imperial Blue'	Imperial Blue Plumbago	3 gal, fb	30"OC	NO	HIGH
	Td	57	Trilepisium floridanum	Florida Damagrass	3 gal, full	39"OC	YES	HIGH
GROUND COVERS								
	Sp	11,283 sf	Stenotaphrum secundatum 'Palmetto'	Palmetto St. Augustine Grass	sod	see general notes	NO	HIGH

NOTES:
1. SOD AS INDICATED.
2. MULCH ALL BEDS AS INDICATED ON DETAIL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
4. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

City of Dania Beach Standard Landscape Plan Notes

1. A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-0423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.
2. All existing trees proposed to remain are to be separated from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the tree protection zone as depicted on the plan or at the edge of the drip-line(s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
3. All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
4. A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-924-6805 to obtain permit information.
5. Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800-432-4770 a minimum of 2 full business days prior to digging. Landscape contractor is responsible for avoiding damage to utilities from plant installation.
6. Tree relocations:
   a. Existing trees to be relocated shall be root pruned a minimum of 120 days prior to relocation
   b. Minimum root ball sizes shall be in accordance with ANSI standards as follows:

Caliper	Minimum Root Ball Diameter
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 inches per inch of trunk diameter

   Transplanted trees with undersized root balls may be rejected by the City Arborist and replacement trees may be required.
   c. A temporary irrigation system shall be provided during and for the first 40 days after root pruning.
7. All planting must follow planting specifications and details shown on the plan.
8. Substitutions of plant species or specifications must be approved in writing by the Dania Beach City Arborist prior to use.
9. All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.
10. All sizes shown for plant material are to be considered minimums.
11. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence
12. All new plant material shall be warranted by the landscape contractor for a minimum period of one year.
    The warrantee period shall begin after acceptance of the plants by the City Arborist.
13. All plant beds to be treated with pre-emergent herbicide prior to planting.
14. All tree and palm staking and support shall be removed one year after installation.
15. No fertilizer shall be applied to newly planted trees and palms.
16. All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.
17. Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.
18. All wire guys and/or fabric straps shall be flagged with florescent colored tape.
19. Mulching:
    a. All landscape areas not covered by sod shall be covered by a minimum 3-inch layer of mulch.
    b. A mulch ring with a minimum radius of 24 inches (48 inch diameter), is required around all newly installed trees and palms.
    c. Cypress mulch shall not be used.
20. All new landscaped areas shall be excavated down to a depth of 24 inches below final grade and back filled with clean debris-free soil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.
21. All landscape areas shall be finish graded such that they are a minimum of 3.5 inches below surrounding paved surfaces so as not to impede the flow of drainage into landscaped areas and to allow for a 3-inch mulch layer.

REGISTERED LANDSCAPE ARCHITECT GABRIELA FOJT LA 6667277 STATE OF FLORIDA

Gabriela Fojt

Gabriela Fojt Digitally signed by Gabriela Fojt Date: 2026.02.06 13:35:00 -05'00'

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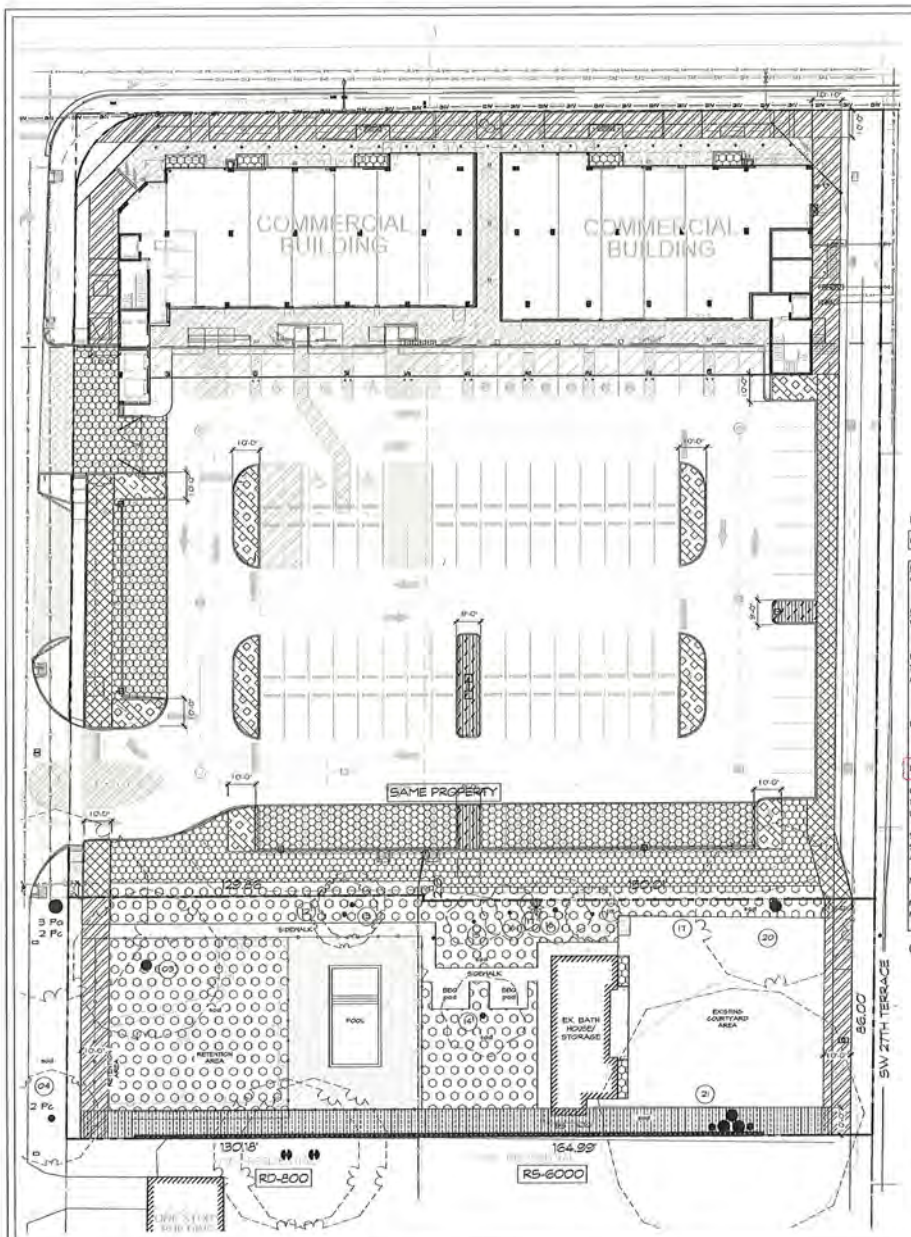
GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

LANDSCAPE PLAN, PLANT SCHEDULE, DANIA BEACH NOTES



MIX USE BUILDING ABUTTING PUBLIC ROADS

VUA BUFFER ABUTTING RESIDENTIAL PROPERTY

VUA ABUTTING PUBLIC STREETS

VUA TERMINAL ISLAND

VUA INTERMEDIATE ISLAND

OVERALL VUA LANDSCAPE AREA

NON-VUA LANDSCAPE AREA

LANDSCAPE CODE REQUIREMENTS (MIX USE)

Code requirement	Required	Proposed	Provided
Perimeter buffer landscaping			
Abutting public street (10' wide buffer):			
1 tree/40 lf (291'N+201.93'W+183'E+638.93'/40=16.7)	17 trees	4 Royal palms, 2 Oaks, 1 Cypress, 4 Senna, 2 Polyalthia 2 credits from Oak #01 (*), 2 credits form Oak #20 (*)	17 provided
VUA landscaping			
VUA abutting public street (10' wide buffer)			
1 tree/30lf (171' (W)+190' (E)=361'/30lf=12 trees)	12 trees	10 Seagrapes, 2 Oaks	12 provided
row of hedge		hedge	hedge provided
Intermediate parking peninsula	8 cat.2 trees or 12 cat.3 trees	4 Pigeon plum, 1 Indian Mast tree	5 provided (conflict with light poles)
Terminal parking peninsula (1 cat.1 tree)	14 cat.1 trees	2 Golden rain, 6 Sabals=2 trees, 8 Gumbo, 2 Seagrapes	14 provided
Abutting another property - 10' wide	5' buffer		
10' landscape strip with dutie row of trees 1 tree/each 40 lf (280' after dedication/40=5x2)	10 trees	10 credits from Ficus #21 (*)	10 provided
wall+continuous hedge	wall+hedge	wall where possible + hedge	wall+hege provided
Landscape requirements for other non-vehicular open space (Sec. 275-140)			
30-35% of site - 1 tree/each 2,500 sf (10,033/2,500=4)	4 trees	4 credits from Oak #03 (*)	4 provided
8 shrubs/each 2,500 sf	32 shrubs	(+)32 mix shrubs	(+)32 provided
Properties separated by a public open space. 1 tree and 10 shrubs/each 2,000 sf (850/2,000=0.43)	**1 tree & 10 shrubs**	**3 Sabals, 13 shrubs**	**(+)300% provided**
Overall VUA landscape areas equal 20% of VUA			
Tot.VUA calculated 41,039 sf (of which 5,015 sf of pervious pavers)			
Landscaped area 41,039 sq.ft x 0.2 = 8,208 sq.ft to be landscaped	8,208 sq.ft	10,428 sq.ft.+ 1,253.7 sf (5,015 sf pervious pavers x .25) =11,681 sq.ft	11,681 provided
50% of req. trees to be native (trees) 57 required trees x.5=29 trees	29 native trees	44 native (=77% of the tot. required are native trees)	44 provided
50% of required shrubs to be native (284x.5=142)	142 native shrubs	255 shrubs are native (=90%) are native	(+) 142provided
40% of required trees to be shade trees (57x.4=23)	min. 23 shade trees	36 (=63%) of the tot. provided are shade trees (over 100% required)	36 provided
Max.30% of required trees to be intermediate trees (57x.3=17)	max. 17 intermediate trees	15 (4 Pigeon plum + 2 Jap Blueberry + 8 Polyalthia + 1 Cypress +2 Senna)	15 provided
Max.30% of required trees can be small trees (57x.1=6)	max.6 small trees	2 Indian Mast tree, 1 Italian Cypress	3 provided
Max. 20% to be palms (57x.2=11)	max.11	10 (6 Sabals counted 3:1 = 4 Royal palms)	11 provided

(*) Refer to Tree Canopy/Credit Equivalency Table on sheet DT-2

A CODE AREAS SCHEME
not to scale

REGISTERED LANDSCAPE ARCHITECT GABRIELA FOJT LA 6667277 STATE OF FLORIDA

Gabriela Fojt

Gabriela Fojt Digitally signed by Gabriela Fojt Date: 2026.02.06 13:35:29 -05'00'

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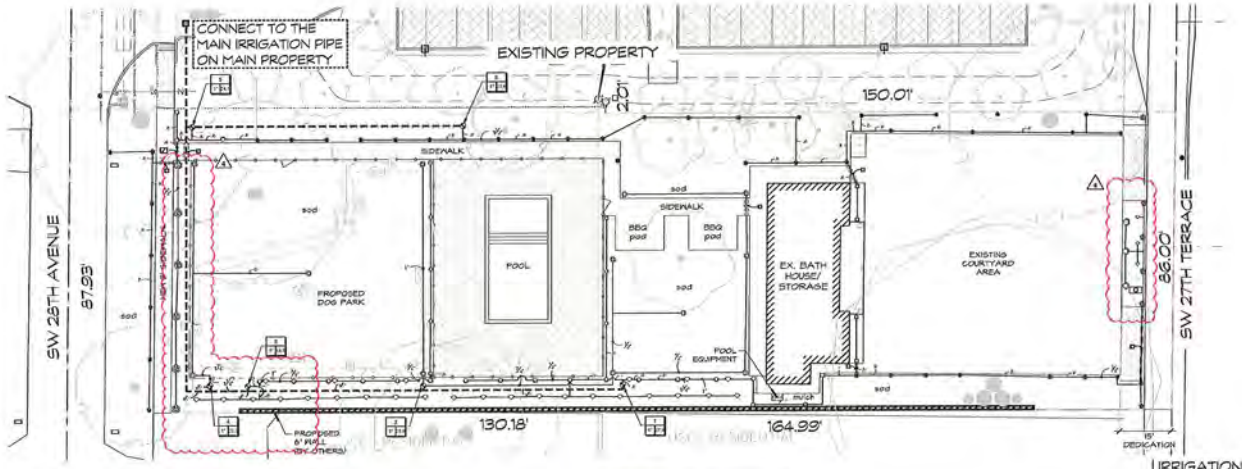
GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

LANDSCAPE CODE WHOLE LOT



A GENERAL LAYOUT
scale 1/16"=1'-0"

0 16 32 48 feet
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SPRAY PATTERNS MAY CHANGE, CONTRACTOR TO MAKE NECESSARY ADJUSTMENT IN FIELD TO PREVENT OVER SPRAY

DIRECT SPRAY INTO PLANTERS SYMBOLS DO NOT REPRESENT THE DIRECTION OF SPRAY

LATERAL AND MAIN PIPE LOCATION IS SHOWN FOR CLARITY PURPOSE ONLY. INSTALL PIPES WITHIN PLANTING BEDS.

THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE 100% COVERAGE.

THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

CONTRACTOR SHALL REVIEW VALVE, CONTROLLER AND RAIN SWITCH LOCATION WITH GENERAL CONTRACTOR OR OWNER PRIOR TO CONSTRUCTION.

WHEN LOCATING ONE VALVE BOX NEXT TO ANOTHER, THERE SHALL BE A MIN. OF 18" SEPARATION TO ALLOW SOD TO GROW BETWEEN.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI		
	Hunter PROS-04 short radius nozzles	4	30		
	Hunter PROS-04 5' strip spray	15	30		
	Hunter PROS-04 8' radius	2	30		
	Hunter PROS-04 10' radius	9	30		
	Hunter PROS-04 15' radius	13	30		
	Hunter PROS-12 5' strip spray	4	30		
	Hunter PROS-12 15' radius	2	30		
	Hunter PROS-00 short radius nozzles	9	30		
	Hunter PROS-00 5' strip spray	10	30		
	Hunter PROS-00 10' radius	17	30		
	Hunter APB 10	2*	30		
SYMBOL	MANUFACTURER/MODEL	QTY	PSI	GPM	RADIUS
	Hunter PSF-ADJ 01	5	30	0.5	28'
	Hunter PSF-ADJ 04	1	30	1.2	32'
	Hunter PSF-ADJ 08	2	30	3.2	37'
	Hunter PSP-ADJ 12	4	30	10.5	46'
SYMBOL	MANUFACTURER/MODEL	QTY			
	~~EXISTING ON MAIN PROPERTY~~ Hunter PGV-101G	6			
M	Water Meter 1"	1			
	Irrigation Lateral Line: PVC Class 200 SDR 21	1,629 lf			
	Irrigation Mainline: PVC Schedule 40	510 lf			
	Pipe Sleeve: PVC Class 200 SDR 21	50 lf			

CRITICAL ANALYSIS

Generated: 2025-11-12 16:20

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.5 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 55 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Pressure Available: 53 PSI

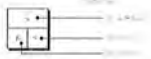
DESIGN ANALYSIS
Maximum Station Flow: 24.4 GPM
Flow Available at POC: 37.5 GPM
Residual Flow Available: 7.6 GPM

Critical Station: 1
Design Pressure: 30 PSI
Friction Loss: 5.45 PSI
Fittings Loss: 0.54 PSI
Elevation Loss: 0 PSI
Loss through Valve: 5.51 PSI
Pressure Req. at Critical Station: 40.6 PSI
Loss for Fittings: 0.44 PSI
Loss for Main Line: 4.4 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Loss for Water Meter: 4.04 PSI
Critical Station Pressure at POC: 49.5 PSI
Pressure Available: 53 PSI
Residual Pressure Available: 3.5 PSI

CONTRACTOR TO VERIFY IF EXISTING CONTROLLER NEEDS TO BE UPGRADED TO ACCOMMODATE ADDITIONAL ZONES

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PGV-101G	1"	Shrub Spray	21.41		41.5		1.14 in/h
2	Hunter PGV-101G	1"	Turf Rotor	24.9		40.7		0.77 in/h
3	Hunter PGV-101G	1"	Shrub Spray	13.48		34.9		1.2 in/h
4	Hunter PGV-101G	1"	Turf Rotor	22.2		38.3		1.51 in/h
5	Hunter PGV-101G	1"	Shrub Spray	24.04		51.0		1.02 in/h
6	Hunter PGV-101G	1"	Turf Spray	28.54		41.3		1.17 in/h



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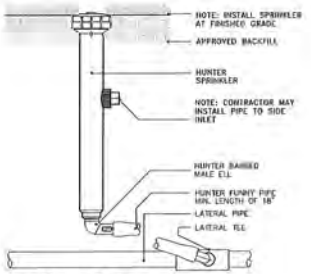
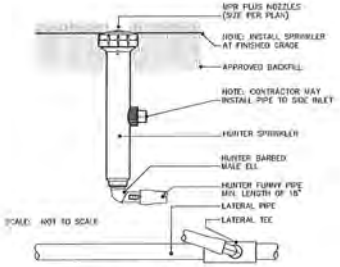
GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

IRRIGATION PLAN & SCHEDULES



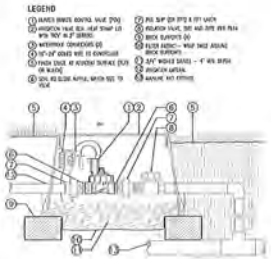
12" POP UP

HUNTER (NOT TO SCALE)



4" POP UP

HUNTER: (NOT TO SCALE)



IN-LINE VALVE (PGV-101JT-G)

WITH UNIONS AND ISOLATION VALVE (NOT TO SCALE)

IRRIGATION SPECIFICATIONS

A. EXTENT:

Includes furnishing all labor, materials and equipment for the proper installation of the irrigation system. The work includes but is not limited to the following: (1) Trenching and Backfill; (2) Automatically Controlled Irrigation System; (3) Test All Systems and Make Operative; (4) "As-Built" Drawings.

B. GENERAL:

1. Permits and Fees: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence ion representative to show shall be furnished to the Tenant's construct that all work has been installed in accordance with the ordinances and code requirements.
2. Approval: Wherever the terms "approve" or "approved" are used in the specifications, they shall mean the approval of the tenant's construction , representative in writing
3. Before any work is started, a conference shall be held between the contractor and the Tenant's construction representative concerning the work under this Contract.
4. Coordination. Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible
5. Inspection of Site.
   a. Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Tenant's as to further action. construction representative for instructions Failure to do so will make contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.
   b. Contractor shall make necessary adjustments in the layout as may be required to connect to existing obstacle should such stubs not be located exactly as shown, and as may be required to work around existing work at no increase in cost to the Tenant's construction representative.
6. Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, the Contractor shall repair the damage to its original condition at his own expense.
7. The owner reserves the right to substitute, add, or delete any material or work as the work progresses. Adjustments to the contract price shall be negotiated if deemed necessary by the Owner on a per diem basis. material or work which does not conform
8. The Owner reserves the right to reject Rejected work shall be removed or corrected to the Contract Documents. time possible. at the earliest
9. Work Schedule: Within 10 days after award of the Contract, the contractor shall submit to the Owner a work schedule.
10. "As-Built" Irrigation Drawings: Prepare an "As-Built" drawing on a blueprint which shall show deviations from the bid documents made during construction affecting the main line pipe, controller locations, remote control valves and quick coupling valves. The drawings shall also indicate of size, material and manufacturers name and show approved substitutions and catalog name and catalog number. The drawings shall be delivered to the Tenant's construction representative before final acceptance of
11. Final Acceptance: Final acceptance of the work may be obtained from the Tenant's construction representative upon the satisfactory work. completion of all work.
12. Guarantee: All work shall be guaranteed for one year from date of acceptance against all defects in material, equipment and workmanship. Guarantee shall also cover repair of damage to any part of the premises resulting from leaks or other defects in material, equipment and 's construction representative. workmanship to the satisfactory of the Tenant Repairs, if required, shall be done promptly at no cost to the Owner.

C. MATERIALS:

1. General. All materials throughout the system shall be new and in perfect condition.
2. Plastic Piping. All main lines shall be Sch. 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63 All lateral piping shall be class 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63
3. Plastic Fittings: Sch. 80 solvent weld, polyvinyl chloride (PVC) for mainline and Sch. 40 solvent weld, polyvinyl chloride (PVC) for zone laterals. as manufactured by Sloane, Lasco, or approved equal.
4. Solvent Cement: Compatible with PVC pipe, of proper consistency, and color.
5. Sprinkler Head Risers: Sch. 40 PVC for risers. Pipe shall be cut in a standard pipe cutting tool with sharp cutters. Ream only to full diameter of pipe and clean all rough edges or burrs. Cut all threads accurately with sharp dies. Not more than three(3) full threads shall show beyond fittings when pipe is made up. Assemblies shall be as detailed.
6. Automatic Controllers: See Legend
7. Remote Control Valves:
8. Control Wiring: 24 volt solid UL approved for direct burial in ground. Minimum wire size: 14 gauge.
9. Sleeves for Control Wiring: Under all roads and paved areas and where indicated on drawings. Minimum PVC 1220-160 psi plastic pipe. See Legend
10. Sprinkler Heads.

D. WORKMANSHIP:

1. Lay out work as accurately as possible to the drawings. The drawings, though carefully drawn, are generally diagrammatic to the extent that swing joints, offsets, and all fittings are not shown.
2. The Contractor shall be responsible for full and complete coverage of all irrigated areas and shall make any necessary minor adjustments at no additional cost to the Tenant's construction representative.
3. Any major revisions to the irrigation system must be submitted and answered in written form, along with any change in contract price.

E. INSTALLATION:

1. Excavation and Trenching.
   a. Perform all excavations as required for the installation of the work including under this section, including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their original condition and in a manner approved by the Owner.
   a. Trenches shall be made wide enough to allow a minimum of 6 inches between parallel pipe lines. Trenches for pipe lines shall be made of sufficient depths to provide the minimum cover from finish grade as follows:
2) 18" minimum cover over main lines
2) 18" minimum cover over control wiring from controller to valves.
3) 12" minimum cover over lateral lines to heads.
   c. Maintain all warning signs, shoring, barricades, flares and red lanterns as required by the Safety Orders of the Division of Industrial Safety and local ordinances.
2. Pipe Line Assembly
   a. Install remote control valves where shown and group together where practical, place no closer than 6 inches to walk edges, buildings and
   b. Plastic pipe and fittings shall be solvent welded using solvents and methods recommended by manufacturer of the pipe, except where screwed connections are required. Pipe and fittings shall be tougly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle brush.
   c. Pipe may be assembled and welded on the surface. Snake pipe from side to side of trench bottom to allow for expansion and contraction
   d. Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.
3. Sprinkler Heads:
   a. Do not scale plans for exact head location.
4. Flushing Lines:
   a. Thoroughly flush out all water lines before installing valves and sprinkler heads.
   b. Upon completion of the flushing and installing valves and heads, the contractor adjust sprinkler heads for proper distribution to the landscape areas, limiting unnecessary overspray.
5. Automatic Controllers:
   a. Connect remote control valves to controller in a clockwise sequence to correspond with station setting beginning with Stations 1, 2, 3, etc.
6. Automatic Control Wiring.
   a. Install control wiring, sprinkler mains and laterals in common Tie wires in bundles branches wherever possible.
   b. Install control wires at least 24" below finish grade and lay to the side and below the main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires at intervals.
   c. Control wire splices will be allowed only runs over 500 ft.
   d. All wiring passing under existing or future paving, constructios, etc., shall be encased in plastic or galvanized steel conduit extending beyond edges of paving or construction, at least (2"
7. Backfill and Compacting:
   a. After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish.
   b. Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 90% density.
   c. Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in these areas.
   d. Dress off all areas to finish grades.

F. CLEAN-UP: Remove from the site all debris resulting from work of this section.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2026.02.06 13:16:25 -05'00'

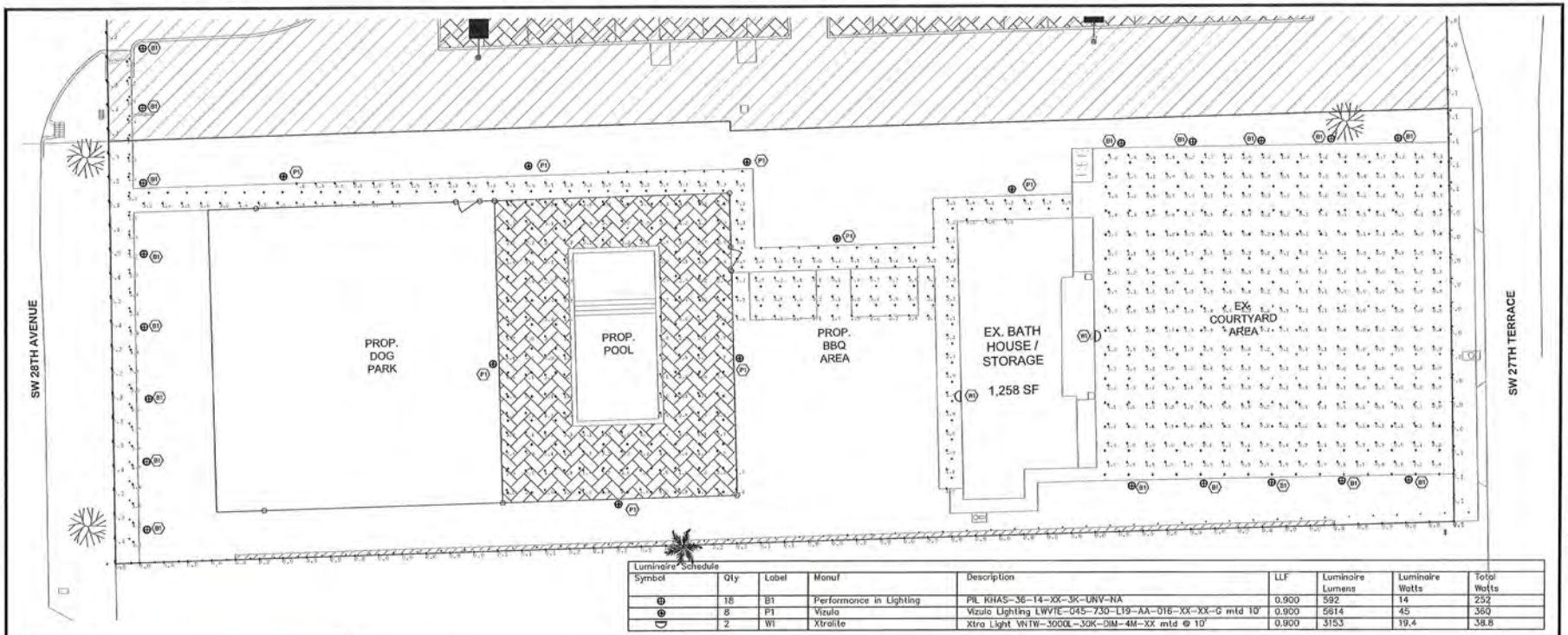
The Mirror of Paradise
Gabriela Fojt
LA 6667277
ISA FL-10207A

2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	as noted
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
DATE	07.29.2024
REVISIONS	
per City comments 1	11.12.2025
per City comments 2	01.26.2026

GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

DETAILS & NOTES



Luminaire Schedule								
Symbol	Qty	Label	Manuf	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	18	B1	Performance in Lighting	PIL KHAS-36-14-XX-3K-UNV-NA	0.900	592	14	252
⊕	8	P1	Vizulo	Vizulo Lighting LWVTE-045-730-L19-AA-016-XX-XX-G mtd 10'	0.900	5614	45	360
▭	2	W1	Xtralite	Xtra Light VNTW-3000L-30K-DIM-4M-XX mtd @ 10'	0.900	3153	19.4	38.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Courtyard	Illuminance	Fc	0.84	7.4	0.0	N.A.	N.A.
Pool Deck and Pathways	Illuminance	Fc	3.93	8.7	1.0	3.93	8.70
Property Line	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	2.47	5.4	0.7	3.53	7.71

SITE PHOTOMETRIC PLAN

NORTH

Thompson Engineering & Consulting, Inc.
19504 NW 12th Street
Pembroke Pines, FL 33029
Florida Registry No. 34599
thompsonhvac.com
(954) 233-2251

Date: _____

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GRIFFIN LIVING
2750 - 2760 GRIFFIN ROAD
DANA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	04/29/2025
Scale	As Shown
Drawn By	UCS
Checked By	JT

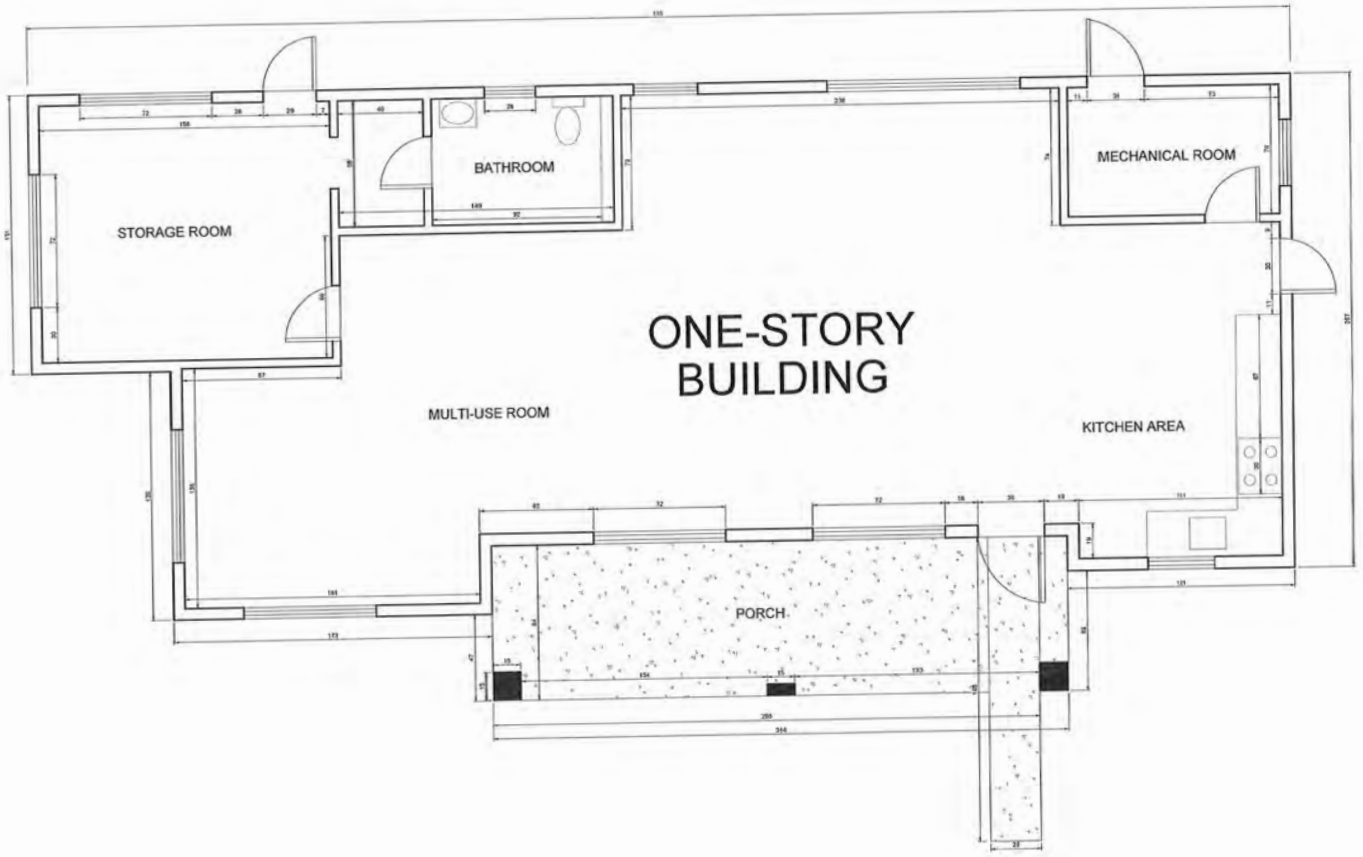
Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.23
2	STAFF COMMENTS	04.29.25

SITE PHOTOMETRIC PLAN

Sheet/Number: E1.1

KAMM Consulting
6812 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954.949.2299 Fax 954.949.2299
engineering@kammconsulting.com
Certification of Authorization 34300



Thompson Engineering & Consulting, Inc.
19504 NW 13th Street,
Pembroke Pines, FL 33029
Florida Registry No. 30709
(954) 232-2291
thompsonhvac.com

JUSTIN THOMPSON
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: 11/10/2025

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

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GRIFFIN LIVING
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	11/07/2025
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date

FLOOR PLAN

Sheet Number:
EXH
Sheet 1 of 1

SP-022-20MOD3, SE-033-24, RZ-034-24 Griffin Living Site Plan MOD, 3rd Round Review

ZONING	JESSICA MACKEY	01/30/26

TIER I COMMENTS

1. The floorplan of the proposed clubhouse indicates that the building will undergo a major renovation that exceeds 50% of the total floor area. Per Code Section 206-30, the Green Building Design Practices "applies to construction of all new buildings, structures and sites, **major renovation** consisting of alterations, **modifications or additions that exceed fifty (50) percent of the total floor area of an existing building** or structure in the city." A minimum of five (5) green design practices must be achieved. Indicate which Green Design Practices will be pursued per Code Section 206-80. Failure to meet this requirement will require a variance application, variance criteria statement and $2,500 application fee. Please provide the narrative and details. **Fourth time requested**.

Response: The following are the five (5) green design practices that will be applied to the clubhouse.

1. All Energy Star appliances. All permanent appliances in each dwelling unit that can be Energy Star rated must be so rated to claim this item. (This includes refrigerator, stove, washing machine, dryer, etc. Items not covered are countertop appliances such as toasters, mixers, etc.) Energy Star appliances must be verified by a building inspector on site at final inspection.
   The existing appliances (refrigerator and stove) will be upgraded with Energy Star appliances.
2. Shower heads. Install low flow shower heads rated at a maximum flow of 1.75 gallons per minute at eighty (80) psi water pressure per compartment (compartment defined as a shower with a maximum area of two thousand five hundred (2,500) square inch). All showers shall have no more than one shower head per compartment (including rain shower heads and handheld shower heads) or shall install a point-of-use diverter so that a maximum flow rate per shower compartment is achieved. All shower heads must be shown on plumbing plans and verified by plumbing inspector on site at final inspection.
   The shower head for the single bathroom will be replaced with low flow shower head.
3. Dual flush toilet.
   The toilet will be replaced to provide a dual flush toilet.
4. *Non-residential uses:* A dedicated area for collecting recycled materials that is accessible to all occupants must be provided. This can be internal or external but must be shown on plans and verified by plans examiner at permit review and by the building inspector at final inspection.
   Recycle bins will be provided and maintenance staff will ensure materials are disposed of property in correct bins.

5. Short-term bicycle storage provided for a minimum of two and a half (2.5) percent of all peak visitors, students, and retail customers.
   16 bicycle spaces are provided at the main apartment building. We will provide an additional three (3) bicycle spaces.

TECHLIGHT
INNOVATION IN ILLUMINATION

NAV SERIES

Selectable-Interchangeable Bollard

Base, anchor bolts, and a mounting template come standard with each NAV bollard order.

SERIES	LENGTH HEIGHT & WIDTH
NAV	3" x 1.9" x 48.6"

Catalog Number	
Project	Type

FEATURES & SPECIFICATIONS

APPLICATION — The Techlight Navigator Interchangeable Bollard offers versatility across a wide range of applications. It can be used for small-area lighting, such as illuminating walkways, pathways, and driveways. In architectural and landscape settings, it can provide accent lighting, enhance driveways and entrances, and illuminate pathways. For commercial and municipal applications, it can be used for campus lighting, park lighting, illuminating plazas and squares, enhancing the ambiance of hospitality venues, and illuminating retail spaces. In safety and security applications, it can provide perimeter lighting, serve as emergency lighting, and illuminate security checkpoints.

CONSTRUCTION — The Techlight Navigator Interchangeable Bollard is meticulously crafted with a focus on durability and longevity. The housing is constructed from high-quality, corrosion-resistant extruded aluminum, ensuring long-lasting performance in various outdoor environments. The robust construction includes features designed to enhance heat dissipation, ensuring optimal operating temperatures and maintaining the bollard's performance over time.

FINISH — The Techlight Navigator Interchangeable Bollard is available in two elegant and durable finish options: Black (BK) and Bronze (BZ). These finishes are carefully selected to complement a variety of architectural styles and outdoor environments.

OPTICAL SYSTEM — The bollard incorporates Techlight Color Select technology, offering a choice of Color Temperatures (CCT): 3000K, 4000K, or 5000K. This allows for customization to suit specific lighting requirements and create the desired ambiance. The Navigator is available with multiple top configurations, including **Dome** and **Flat Top** options. Both configurations now offer an optional **Louvered Reflector Shape**, designed to reduce glare and enhance visual comfort while maintaining effective light distribution.

ELECTRICAL SYSTEM — The Techlight Navigator Interchangeable Bollard is designed for reliable and efficient operation. It operates from a standard 120-277V input voltage and incorporates advanced electrical components. The bollard features 4kV surge protection with a 10kV SPD added to safeguard against power surges, ensuring long-term performance and reliability. Engineered for diverse climates, the bollard operates within a temperature range of -40°C to +40°C (-40°F to 104°F) and maintains an impressive L70 lifetime exceeding 100,000 hours at 25°C (77°F) ambient fixture temperature. The bollard is designed to meet stringent FCC Part 15, Part B, Class A standards for conducted and radiated emissions.

MOUNTING — The **bollard base** is **included** with the Navigator Bollard assembly and provides a secure, stable foundation for the fixture. **Each base comes with anchor bolts and a mounting template,** simplifying installation. The system supports both in-ground and surface-mount options. For added flexibility, the Navigator is compatible with legacy 8" and 10" bollard bases when used with the optional retrofit plate.

WARRANTY — Techlight stands behind the quality and performance of the Navigator Interchangeable Bollard with a comprehensive 3-year warranty, providing customers with peace of mind and long-term value.

COMPLIANCE — The Techlight Navigator Interchangeable Bollard is designed and manufactured to meet rigorous industry standards. It is certified for wet locations, meeting the IP65 rating for protection against dust and water ingress. Additionally, it achieves an IK10 impact rating, demonstrating its ability to withstand impacts and maintain its integrity.

ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

EXAMPLE:
NAV FCO SW SC BK

NAV		SW	SC	
SERIES	TOP/REFLECTOR	WATTAGE	CCT	FINISH
	DT = Dome Top/Cone **DT LVD** = Dome Top/**Louvered*** **FT** = Flat Top/Cone **FT LVD**= Flat Top/**Louvered*** **FCO**[2] = Full Cut Off/None	**SW**[1] = Field Selectable 14W, 19W, or 24W	**SC**[1] = Field Selectable 3000K, 4000K, or 5000K	**BK** = Black **BZ** = Bronze

*Louvered reflector heads are not eligible for DLC QPL listing.

NOTES

1 = Factory preset to 24W @ 5000K, with Photocell: ON
2 = Starlight Freindly only applies to Full Cut Off.
3 = An Anchor Bolt Kit is available as a separate accessory for replacement or retrofit applications where anchor bolts or templates are lost or damaged.

ACCESSORIES (Order as separate line items)

Base, anchor bolts, and a mounting template come standard with each NAV bollard order.

KABNAV[3] Anchor Bolt Kit (For replacements and advance shipments only)
Includes (3) bolts, hardware, and template.

KSBNAV Sleeve Bolt Kit (Used with bollard base in dry concrete)
Includes (3) bolts, hardware, and template

RNAVBZ Retrofit Plate Bronze - Includes adaptor and cover.
Used with legacy 8" and 10" bollards.

RNAVBK Retrofit Plate Black - Includes adaptor and cover.
Used with legacy 8" and 10" bollards.

S180NAVBZ
180° Shield Bronze
Used on Dome and Flat Top Bollard Heads.

S180NAVBK
180° Shield Black
Used on Dome and Flat Top Bollard Heads.

(NAV DT SW SC BZ) w/ S180NAVBZ (180° Shield)
(NAV FT SW SC BK) w/ S180NAVBK (180° Shield)

FIXTURE DIMENSIONS

Note: Louvered reflector heads are not eligible for DLC QPL listing.

LISTED · IP65 · RoHS · DLC PREMIUM

www.techlight.com

NAV Selectable-Interchangeable Bollard

LUMINAIRE CHARACTERISTICS

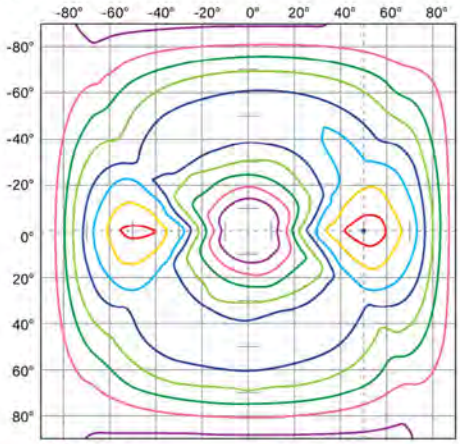
Input Voltage: 120-277V
Dimming: 0-10V
CRI: >80

	14W			19W			24W		
	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
DT (Dome Top)	1900 Lm	1960 Lm	1960 Lm	2600 Lm	2690 Lm	2730 Lm	3230 Lm	3360 Lm	3360 Lm
DT LVD (Dome Top Louvered)	1020 Lm	1040 Lm	1030 Lm	1410 Lm	1440 Lm	1420 Lm	1750 Lm	1800 Lm	1800 Lm
FT (Flat Top)	1900 Lm	1960 Lm	1960 Lm	2600 Lm	2690 Lm	2730 Lm	3230 Lm	3360 Lm	3360 Lm
FT LVD (Flat Top Louvered)	1020 Lm	1040 Lm	1030 Lm	1410 Lm	1440 Lm	1420 Lm	1750 Lm	1800 Lm	1800 Lm
FCO (Full Cut Off)	1610 Lm	1640 Lm	1680 Lm	2300 Lm	2250 Lm	2230 Lm	2870 Lm	2900 Lm	2960 Lm

Factory preset to: 24W @ 5000K with Photocell: ON

PHOTOMETRIC SPECIFICATIONS (CONE REFLECTOR)

ISOCANDELA PLOT



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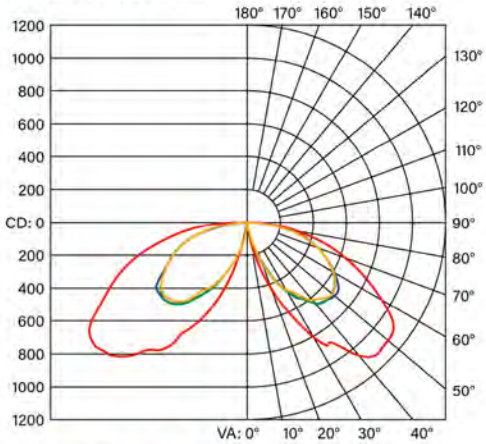
Cd: 888, 75%
Cd: 710, 60%
Cd: 592, 50%
Cd: 473, 40%
Cd: 355, 30%
Cd: 237, 20%
Cd: 118, 10%

POLAR CANDELA DISTRIBUTION



: 0° H
: 90° H
: 22.5° H
: 45° H

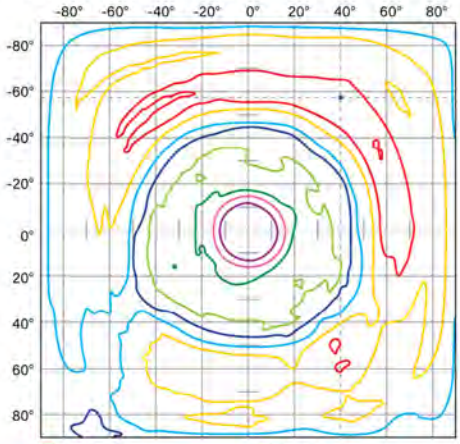
FLUX DISTRIBUTION

Zone	Lumens	% Luminaire
0°-30°	115.5	3.6%
30°-60°	780.6	24.6%
60°-80°	494.2	15.6%
80°-90°	100.7	3.2%
0°-30°	117.2	3.7%
30°-60°	777.9	24.5%
60°-80°	482.3	15.2%
80°-90°	96.6	3.0%
90°-100°	91.2	2.9%
100°-180°	113.1	3.6%
Total	**3169.3**	**99.9%**

BUG Rating: B1-U3-G2

PHOTOMETRIC SPECIFICATIONS (LOUVERED REFLECTOR)

ISOCANDELA PLOT



Cd: 283, 90%
Cd: 236, 75%
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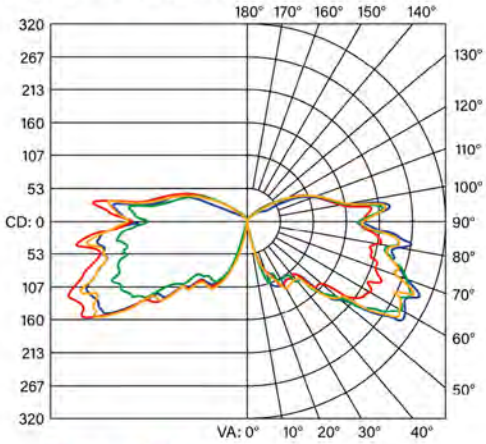
Cd: 157, 50%
Cd: 126, 40%
Cd: 94, 30%
Cd: 63, 20%
Cd: 31, 10%

POLAR CANDELA DISTRIBUTION



: 0° H
: 90° H
: 22.5° H
: 45° H

FLUX DISTRIBUTION

Zone	Lumens	% Luminaire
0°-30°	30.5	2.0%
30°-60°	215.7	12.3%
60°-80°	274.1	15.6%
80°-90°	123.4	7.0%
0°-30°	33.5	1.9%
30°-60°	193.5	11.0%
60°-80°	240.5	13.7%
80°-90°	111.9	6.4%
90°-100°	217.4	12.4%
100°-180°	310.7	17.7%
Total	**1755.7**	**100.0%**

BUG Rating: B1-U3-G2

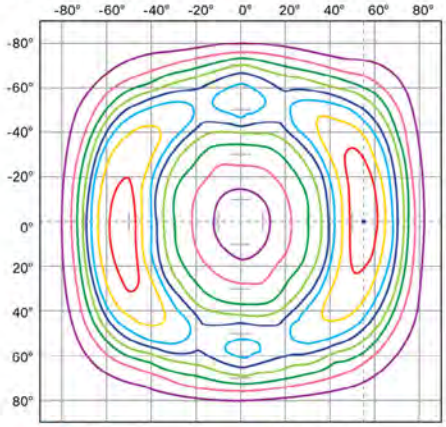
TECHLIGHT
GROUNDED IN ILLUMINATION
2707 SATSUMA I DR. DALLAS, TX 75229 I PH: 800.225.0727 I www.techlight.com

All dimensions and specifications are subject to change without notice.

NAV Selectable-Interchangeable Bollard

PHOTOMETRIC SPECIFICATIONS (DECORATIVE HEAD)

ISOCANDELA PLOT



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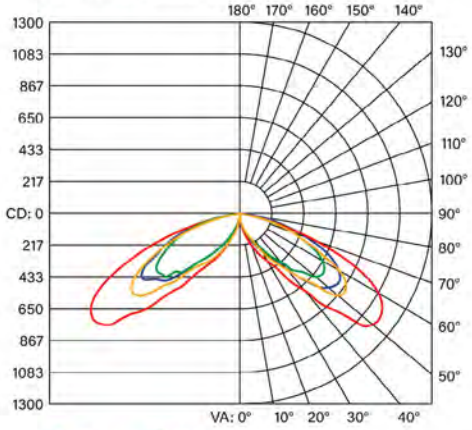
Cd: 734, 60%
Cd: 611, 50%
Cd: 489, 40%
Cd: 367, 30%
Cd: 245, 20%
Cd: 122, 10%

POLAR CANDELA DISTRIBUTION



: 0° H
: 90° H
: 22.5° H
: 45° H

FLUX DISTRIBUTION

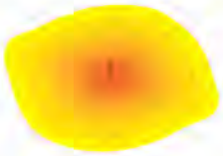
Zone	Lumens	% Luminaire
0°-30°	82.0	2.9%
30°-60°	816.2	28.9%
60°-80°	478.4	17.0%
80°-90°	28.1	1.0%
0°-30°	81.5	2.9%
30°-60°	809.1	28.7%
60°-80°	462.3	16.4%
80°-90°	27.0	1.0%
90°-100°	7.3	0.3%
100°-180°	28.6	1.0%
Total	**2820.5**	**100.0%**

BUG Rating: B1-U2-G1

PHOTOMETRIC LAYOUT

CONE REFLECTOR

Mounting Height: 3'
Each Square is 10' x 10'

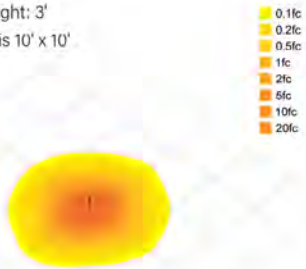


LOUVERED REFLECTOR

Mounting Height: 3'
Each Square is 10' x 10'

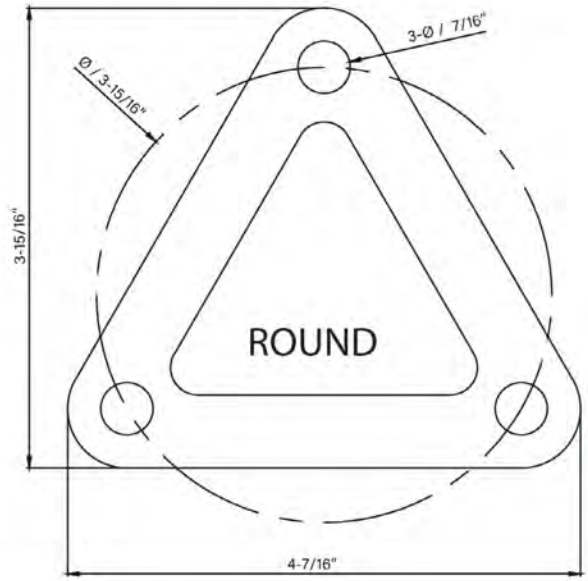
DECORATIVE HEAD

Mounting Height: 3'
Each Square is 10' x 10'



PHYSICAL SPECIFICATIONS (continued)

ANCHOR BOLT TEMPLATE



Base, anchor bolts, and a mounting template come **Standard** with each **NAV bollard order**.

TECHLIGHT
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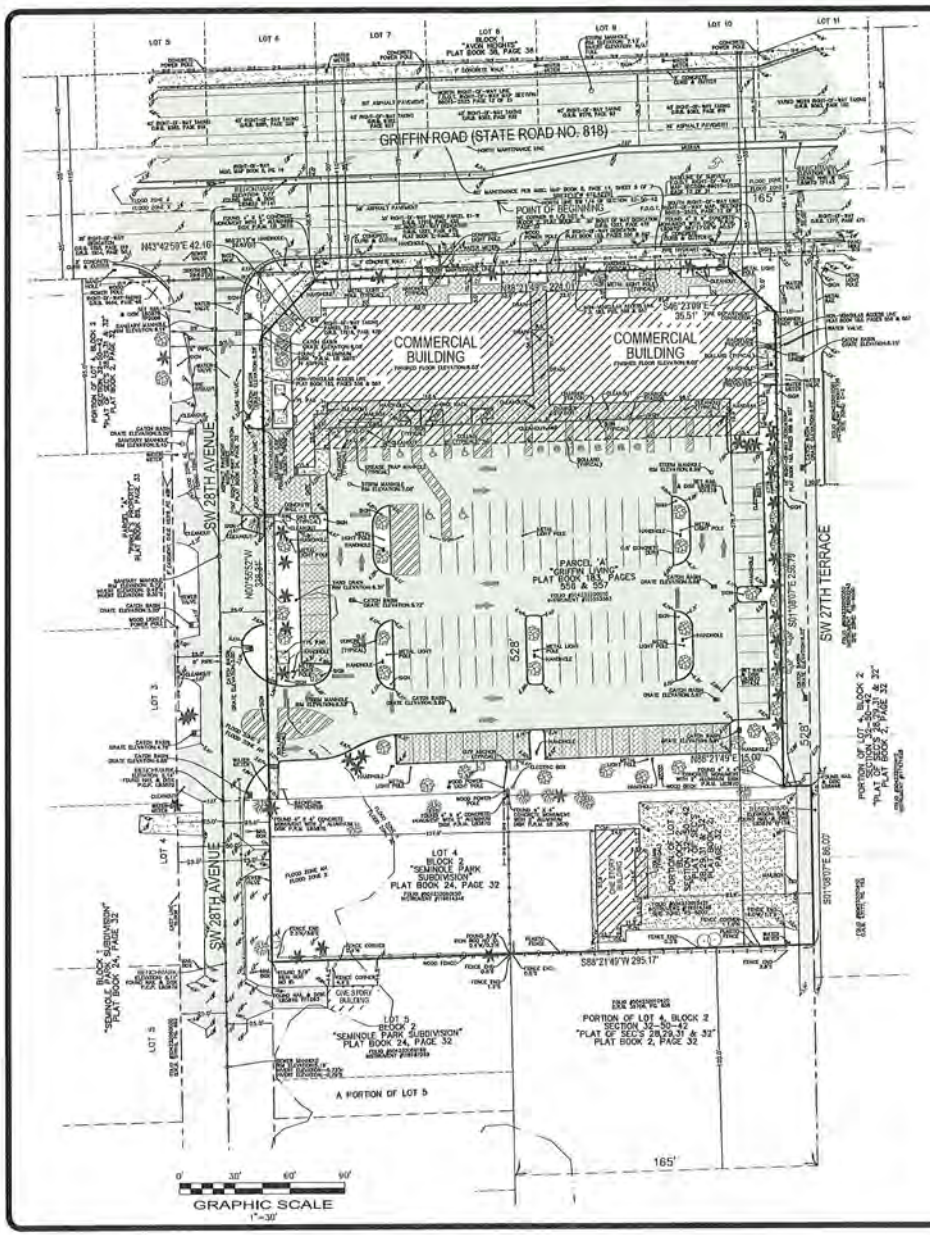
2707 SATSUMA I DR. DALLAS, TX 75229 I PH: 800.225.0727 I www.techlight.com

All dimensions and specifications are subject to change without notice.



LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- BRICK PAVERS
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND GAS LINE
- CENTERLINE
- FPL FLORIDA POWER & LIGHT COMPANY
- O.R.B. OFFICIAL RECORDS BOOK
- F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
- (D) DEED
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- LB LICENSED BUSINESS
- AC AIR CONDITIONER
- PALM TREE
- OAK TREE
- UNIDENTIFIED TREE

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
PARCEL "A", "GRIFFIN LIVING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 556 AND 557, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE NORTH 85 FEET OF THE SOUTH 206 FEET MEASURED ALONG THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 4, BLOCK 2 OF "SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 4, OF BLOCK 2 AND RUN THENCE SOUTH ON THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF LOT 4, BLOCK 2, A DISTANCE OF 528 FEET, THENCE RUN IN AN EASTERLY DIRECTION ON THE LINE PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET; THENCE RUN NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF SAID LOT 4, OF BLOCK 2; THENCE RUN WEST ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 103,383 SQUARE FEET (2.373 ACRES), MORE OR LESS.

NOTES:
1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2685; ELEVATION: 3.665 FEET.
3. FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 8 FEET/NONE; PANEL #12011C0566J COMMUNITY #120034; MAP DATE: 7/31/24.
4. THIS SITE LIES IN SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD BEING N88°21'49"E.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: 2750 GRIFFIN HOLDINGS LLLP; COKER & FERNER; COMMONWEALTH LAND TITLE INSURANCE COMPANY; ISRAELI DISCOUNT BANK, ITS SUCCESSORS AND ASSIGNS.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. THIS SITE CONTAINS 120 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (109 REGULAR & 5 DISABLED, 6 ELECTRIC VEHICLE).
10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
12. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.

NO.	REVISIONS	BY
A	LEGAL AND UNDER TITLE COMMITMENT NOTE	B.E.
B	ADDED SITE TO VICINITY MAP	B.E.
C	MORE OF PARK. 8/14/25	B.E.
D	9/22/25-SITE PARK. & 8/18/25	B.E.
E	9/23/25-SITE PARK. & 9/18/25	B.E.
F	MORE SPOT & ELE.'S ADDED TO EXIST. SURV.	B.E.
G	ADDED SURVEYOR'S NOTES & MORE SPOT ELE.'S	B.E.

NO.	REVISIONS	BY
10	PARCEL "A" PLAT 9/17/25	B.E.
9	9/26/25-LEGAL SURVEY 9/17/25	B.E.
8	9/29/25-ADDED SURVEY 9/17/25	B.E.
7	10/21-INV.#'S & NOTES 10/17/25	B.E.

GRIFFIN LIVING SITE
2730-2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33312
(CITY OF DANIA BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

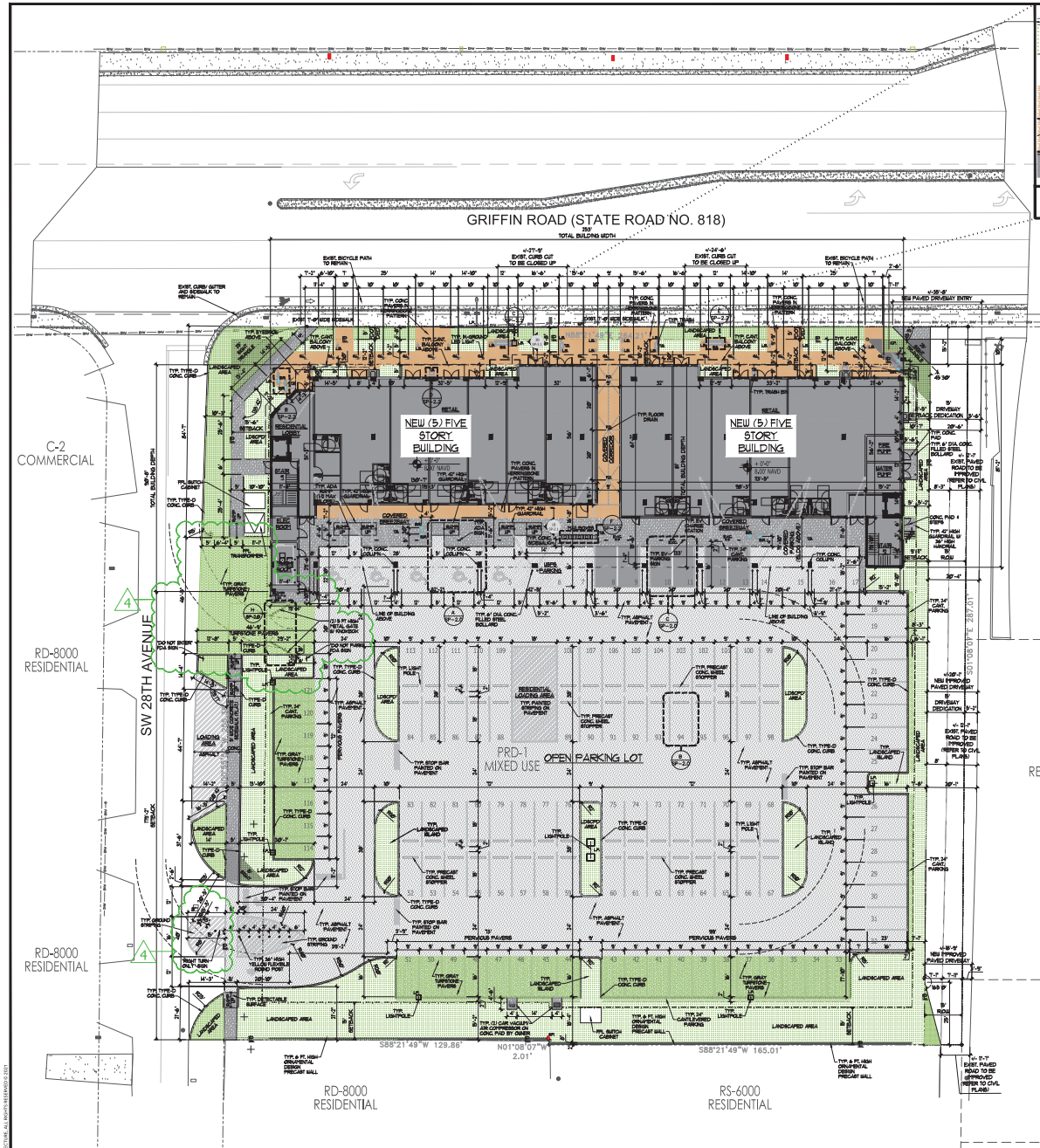
John F Pulice

Digitally signed by John F Pulice
Date: 2025.09.26 13:30:38 -04'00'

D JOHN F. PULICE, P.L.S. #5269 STATE OF FLORIDA
D VICTOR H. GUIBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
D MICHAEL M. MOTLEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5880
STATE OF FLORIDA

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 30'	CLIENT: 2750 GRIFFIN HOLDINGS LLLP
CHECKED BY: J.F.P.	SURVEY DATE: 9/20/25	ORDER NO.: 74862


GRIFFIN ROAD (STATE ROAD NO. 818)
TOTAL BUILDING WIDTH
NEW (5) FIVE STORY BUILDING
NEW (5) FIVE STORY BUILDING
C-2 COMMERCIAL
C-2 COMMERCIAL
SW 28TH AVENUE
RD-8000 RESIDENTIAL
RD-8000 RESIDENTIAL
RD-8000 RESIDENTIAL
RS-6000 RESIDENTIAL
RS-6000 RESIDENTIAL
PRD-1 MIXED USE
OPEN PARKING LOT
S88°21'49"W 129.86'
N01°08'07"W 2.01'
S88°21'49"W 165.01'
S01°08'07"E 287.01'
NEW PAVED DRIVEWAY ENTRY
NEW IMPROVED PAVED DRIVEWAY
EXIST. PAVED ROAD TO BE IMPROVED (REFER TO CIVIL PLANS)
PERVIOUS PAVERS
LOADING AREA
LANDSCAPED AREA
TYP. LANDSCAPED ISLAND
TYP. LIGHT POLE
TYP. LIGHTPOLE
TYP. 34' CANT PARKING
TYP. 24' CANT PARKING
TYP. GRAY TURFSTONE PAVERS
TYP. PRECAST CONC. BARRIER STOPPER
TYP. STOP BAR PAINTED ON PAVEMENT
TYP. ASPHALT PAVEMENT
TYP. CONC. CURB
TYP. TYPE-D CONC. CURB
TYP. 6' DIA CONC. BOLLARD
TYP. 42" HIGH ORNAMENTAL DESIGN PRECAST WALL
TYP. 6 FT. HIGH ORNAMENTAL DESIGN PRECAST WALL
TYP. 36" HIGH YELLOW FLEXIBLE ROAD POST
TYP. GROUND STRIPING
TYP. DETECTABLE SURFACE
TYP. CONC. PAVERS IN LANDSCAPED AREA
TYP. CONC. BALCONY ABOVE
TYP. CONC. BALCONY OVERHANG ABOVE
TYP. CONC. PAVERS IN LANDSCAPED AREA
TYP. CONC. PAVERS IN LANDSCAPED AREA
TYP. TRASH BIN
TYP. FLOOR DRAIN
TYP. GROUND LIGHT
TYP. LIGHT BOLLARD
TYP. BENCH SEAT
TYP. BICYCLE RACK
TYP. CONCRETE POLE
TYP. ELECTRIC VEHICLE CHARGER
TYP. WOOD POLE
EXIST. BICYCLE PATH TO REMAIN
EXIST. CURB CUT TO BE CLOSED UP
EXIST. CURB GUTTER AND ROADWAY TO REMAIN
EXIST. 7'-0" HIGH WROUGHT IRON FENCE
EXIST. 7'-0" HIGH MASONRY WALL
EXIST. 6'-0" HIGH CHAIN LINK FENCE
EXIST. 6'-0" HIGH MASONRY WALL
EXIST. 6'-0" HIGH WOOD FENCE
EXIST. 6'-0" HIGH CHAIN LINK FENCE
EXIST. 6'-0" HIGH WOOD FENCE
EXIST. 6'-0" HIGH MASONRY WALL
EXIST. 6'-0" HIGH CHAIN LINK

Instr# 119769809, Page 1 of 15, Recorded 08/29/2024 at 04:23 PM
Broward County Commission
Deed Doc Stamps: $0.00

Prepared by and return to:

Name: Rod A. Feiner, Esquire
Coker & Feiner
Address: 1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Broward County Folio Nos:
5042 3260 0010
5042 3258 0010

SHARED PARKING EASEMENT AGREEMENT

THIS SHARED PARKING EASEMENT AGREEMENT ("Agreement") is made as of this 29th day of August, 2024 ("Effective Date") by and between 2750 GRIFFIN LIVING, LLLP, a Florida limited liability limited partnership ("Griffin Living"), having an address at 2790 Stirling Road, Suite 10, Hollywood, FL 33020 and SDS DEVELOPMENT & TRUST, LLC, a Florida limited liability company ("SDS"), having an address at 5256 SW 38th Ave., Ft. Lauderdale, FL 33312.

WITNESSETH:

WHEREAS, Griffin Living is the owner of the parcel of real property legally described as follows:

> Parcel "A", GRIFFIN LIVING, according to the map or plat thereof recorded at Plat Book 183, Page 556 of the Public Records of Broward County, Florida

(hereinafter known as the "Griffin Living Property"), and

WHEREAS, SDS is the owner of the parcel of real property legally described as follows:

> Tract "A", KOOSH AT GRIFFIN, according to the map or plat thereof recorded at Plat Book 183, Page 7 of the Public Records of Broward County, Florida

(hereinafter known as the "SDS Property"), and

WHEREAS, Griffin Living has had a site plan approved by the City of Dania Beach ("Griffin Living Site Plan") for the Griffin Living Property, a copy of which is attached hereto as Exhibit "A": and

WHEREAS, the site plan for the Griffin Living Property indicates that one hundred twenty one (121) parking spaces are being provided, and

WHEREAS, the Griffin Living Site Plan shows both residential uses and commercial uses, and

WHEREAS, the Owner of the Griffin Living Property has amended the commercial uses to be provided on the Griffin Living Property to accommodate a restaurant use such that one hundred and thirty two (132) parking spaces are to be provided by the Dania Beach Zoning Code, and

WHEREAS, this means that the Griffin Living Site Plan is deficient by eleven (11) parking spaces due to the changes in the commercial uses being provided, and

WHEREAS, SDS has had a site plan approved by the City of Dania Beach ("SDS Site Plan") for a retail shopping center, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the SDS Property has been developed in accordance with the SDS Site Plan, and

WHEREAS, the SDS Site Plan shows that the SDS Property has been developed with sixty nine (69) parking spaces even though forty seven (47) parking spaces are required to be provided by the Dania Beach Zoning Code, which means that the SDS Property has an excess of twenty two (22) parking spaces ("Excess Parking Spaces"), and

WHEREAS, the SDS Property and the Griffin Living Property are within five hundred (500) feet of each other, measured as the shortest distance as traveled by a pedestrian of one property to another, and

WHEREAS, both the Griffin Living Property and the SDS Property have perimeter landscaping that is consistent with Section 275-110 of the Dania Beach Zoning Code, and

WHEREAS, the Owner of the SDS Property is willing to allow the Griffin Living Property to use the Excess Parking Spaces, and

WHEREAS, this Agreement is for the purpose of establishing compliance with Section 265-80 of the City of Dania Beach's Code of Ordinances relating to required off-street and off-site parking facilities while this Agreement furthermore establishes the private rights and

obligations between the Parties with respect to shared parking and access between the Griffin Living Property and the SDS Property; and

WHEREAS, the term "Permittees" shall mean the commercial tenant(s) or occupant(s) of the Griffin Living Property, and the respective employees, agents, contractors, customers, invitees and licensees of (i) the Owner of the Griffin Living Property or (ii) such tenant(s) or occupant(s) or both: and

WHEREAS, Griffin Living and SDS or the future owners of the Griffin Living Property and the SDS Property are sometimes hereinafter referred to as "Owner" or "Owners."

NOW, THEREFORE, in consideration of good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Griffin Living and SDS hereby covenant and agree that the Griffin Living Property and the SDS Property and all present and future owners of the Griffin Living Property and SDS Property shall be and hereby are subject to the terms, covenants and easements hereinafter set forth in this Agreement, so that the Griffin Living Property and the SDS Property shall be maintained, kept, sold and used in full compliance with and subject to this Agreement and, in connection therewith, the parties hereto on behalf of themselves and their respective successors and assigns covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Grant of Easements. Subject to any express conditions, limitations and reservations contained herein, the Owners hereby grant, establish, covenant and agree that the SDS Property, and all Owners and Permittees of the SDS Property, shall be burdened and the Griffin Living Property and all Owners and Permittees of the Griffin Living Property, shall be benefitted by the following nonexclusive and perpetual easements which are hereby imposed upon the SDS Property and all present and future Owners and Permittees of the SDS Property:

2.1 A non-exclusive easement for vehicular and pedestrian ingress and egress on, over and across the paved areas of the SDS Property for purposes of providing ingress and egress to the Owner and invitees of the Griffin Living Property ("Access Easement").

2.2 A non-exclusive easement to use the Excess Parking Spaces on the SDS Property for vehicular parking on and across the paved and marked parking spaces which parking

spaces are in conformance with the approved site plan for the SDS Property. There shall be no limitation on the time that the parking spaces may be utilized and the Excess Parking Spaces shall not be specifically delineated, marked or otherwise annotated on the SDS Property.

2.3 The easements granted herein are not intended and shall not be construed as a dedication of any of the real property encumbered by the easements described herein for public use, and the Owner of any portion of the Properties may take whatever action is necessary to avoid such dedication.

3. Construction and Maintenance Requirements.

3.1 Owner of the SDS Property, its successors and assigns, shall be responsible for maintaining the Access Easement and Parking Easement on the SDS Property in good order and repair, in a reasonably safe condition and reasonably attractive manner including, without limitation, the maintenance of paving within the Easement Area. In the event the Easement Area is damaged or destroyed, in whole or in part, the Owner of the SDS Property shall repair and restore the same to the original condition.

3.2 Griffin Living, its successors and assigns, agrees to defend, indemnify and hold SDS, its successors and assigns, harmless from all loss or damage (including, without limitation, attorneys' fees and costs at all levels of proceedings) resulting or arising from the use of the easement rights as granted herein by the Owners and Permittees of the SDS Property, its successors and assigns. This provision shall survive termination of this Agreement.

3.3 As a further part of this Easement, it is hereby understood and agreed that any official inspector of the City of Dania Beach, or its agents duly authorized, may have the privilege at any reasonable time of entering and investigating the accessibility of the Easement.

4. Covenant Running with the Land. This Easement shall be recorded, at the Owners expense, in the Public Records of Broward County, Florida. The terms, covenants and easements herein established for the benefit of the Owners and Permittees of the Griffin Living Property and shall run with, and be appurtenant to, title to the Griffin Living Property and the SDS Property and shall bind and benefit the Owners and Permittees of the Griffin Living Property and the SDS Property, their successors and assigns and shall remain in full force and effect until such time as the same is released in writing as hereinafter provided. However, this instrument is not intended

to be and shall not be construed to be a dedication to the public for public use of any easements created herein.

5. Reasonable Use of Easements. The easements hereinabove granted shall be used and enjoyed in such a manner as not to unreasonably interfere with, obstruct or delay the conduct and operations of the businesses conducted on the SDS Property, including, without limitation, public access to and from said business and the receipt and delivery of merchandise in connection therewith.

6. Insurance.

6.1 Throughout the term of this Agreement, each Owner shall procure and maintain commercial general and/or comprehensive general liability and property damage insurance against claims for personal injury (including contractual liability arising under the indemnity contained in this Agreement), bodily injury, death or property damage occurring upon such Owner's Property, and/or upon the easement areas which are subject to use and enjoyment by such Owner, with single limit coverage of not less than an aggregate of One Million ($1,000,000.00) Dollars including umbrella coverage, if any, or such greater amount as may from time to time be reasonable and prudent under the circumstances. Such insurance shall identify all other Owners as additional insureds, provided that the Owner obtaining such insurance has been supplied with the name of such other Owner in the event of a change thereof.

6.2 Mutual Waiver. Each of the Owners of the Griffin Living Property and the SDS Property, or any portion thereof, for itself and to the extent legally permissible, on behalf of its insurance carriers, hereby waives the right of recovery against any other Owner for (a) any loss or damage to the property of such Owner located upon or in the portion of the Property owned by such Owner, (b) any loss or damage to the building or other improvements in such Owner's Property or the contents thereof, and (c) any other direct or indirect loss or damage caused by fire or other risks. which loss or damage is covered by the insurance required to be carried pursuant to this Paragraph 6, but only to the extent of the proceeds thereof. Each Owner shall to the extent such insurance endorsement is available. obtain for the benefit of each other Owner a waiver of any right of subrogation which the insurance carrier(s) of the waiving Owner may acquire against

any other Owner by virtue of the payment of any such loss covered by such insurance. Each Owner shall provide the other Owner with evidence of such insurance coverage upon request.

7. Notices. All notices and statements provided for or permitted hereunder shall be in writing and shall be deemed to have been properly given or served when delivered personally or deposited in the United States Mail, or any official successor thereto, as registered or certified mail, return receipt requested, postage prepaid and addressed as hereinabove provided. Each such notice shall be effective upon receipt thereof by the party to which such notice is sent. Any party hereto may change its address for notice by giving the other parties hereto at least fifteen (15) days prior written notice of any such change of address.

8. Amendment. The parties agree that the provisions of this Agreement may be modified or amended, in whole or in part, only by the written consent of all of the Owners of the Griffin Living Property and the SDS Property, evidenced by a document that has been fully executed and acknowledged by all such Owners and recorded in the Public Records of Broward County, Florida and the City Commission of the City of Dania Beach; provided, however, that amended or modifications to correct or amend Exhibit "B" of this Easement may be executed by the then Owner of the SDS Property and the City Manager of the City of Dania Beach without the necessitation of review and approval by the City Commission of the City of Dania Beach.

9. Consents. Wherever in this Agreement the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed. Any request for consent or approval shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent of an Owner under this Agreement, to be effective, must be given, denied or conditioned expressly and in writing.

10. Exercise of Rights. All rights and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate applicable law and shall be limited to the extent necessary to render this instrument valid and enforceable.

11. Remedies and Enforcement.

11.1 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any Owner or its Permittees or both of this Agreement, the other Owner(s) shall be entitled to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including, without limitation, payment of any amounts due and/or specific performance. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

11.2 No Termination For Breach. Notwithstanding anything set forth in this Agreement to the contrary, no breach hereunder shall entitle any Owner to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any portion of the Properties made in good faith for value, but the terms, covenants and easements hereof shall be binding upon and effective against any Owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

12. Termination. This Agreement may only be terminated (i) if each use on the Griffin Living Property and the SDS Property, on its own, satisfies the off-street parking requirements independent of this Agreement, (ii) there is a change of use or intensity such that off-site parking provided by this Agreement is no longer necessitated or (iii) an alternative parking facility is secured via a replacement agreement. The termination of this Agreement may only be accomplished by a written termination being filed in the Public Records of Broward County, Florida by the then Owner(s) of the Griffin Living Property and the SDS Property which termination agreement shall contain the consent of the being of the City Manager, or his or her designee, of the City of Dania Beach.

13. Governing Law. This instrument shall be governed by and construed in accordance with the laws of the State of Florida. In the event of any dispute arising from the terms of this Agreement, the venue for said dispute shall be in Broward County, State of Florida.

14. Estoppel Certificate. Each Owner agrees, within ten (10) business days after written request by any other Owner, to execute, acknowledge and deliver to and in favor of the requesting Owner or any proposed or existing mortgagee or purchaser of any portion of the Properties, which is subject hereto, an estoppel certificate stating:

a. Whether or not this Agreement has been modified or amended, and if so, identifying and describing any said modification or amendment;

b. Whether such Owner has actual knowledge of any default hereunder by any Owner or has any claim hereunder against any other Owner and, if so, specify the nature of said default or claim.

15. Force Majeure. If any Owner shall be delayed or prevented from the performance of any act required hereunder by reasons of acts of God, strikes, lock-outs, labor troubles, plan approval delay, inability to procure materials, restrictive governmental laws or regulations, adverse weather, unusual delay in transportation, delay by any other Owner or other cause without fault and beyond control of the Owner obligated to perform (financial inability excepted), then upon written notice to the other Owners, the performance of said acts shall be excused for the period of the delay and the period for the performance of said act shall be extended for a period equivalent to the period of said delay; provided, however, that Owner(s) so delayed and prevented from performing shall exercise good faith efforts to remedy any such cause of delay or cause preventing performance, and nothing in this section shall excuse any Owner from the prompt payment of any sums or charges required of said Owner hereunder.

16. Fractionalized Interests. In the event any Owner shall acquire, transfer or convey its interest in its Property in such manner as to vest ownership of fractionalized interest in more than one person or entity, the several Owners of such fractionalized interest shall designate one of their number to act on behalf of all such Owners in the performance of the provisions of this Agreement, which designation shall be relied upon until notice of a new designation signed by all such Owners or an order of a court of competent jurisdiction is received to the contrary; provided, however, all such Owners shall be jointly and severally liable hereunder.

17. Transfer of Interest. Any Owner, upon conveyance of its respective Property, shall be deemed to assign its rights and obligations under this Agreement and such Owner shall be released from liability hereunder thereafter accruing and Owner's successors and assigns shall be deemed to assume such Owner's obligations contained herein. In the event any portion of the Property is subdivided, each successive Owner is deemed to be a party and subject to the terms

and conditions of this Agreement with rights and obligations arising upon acquiring fee simple ownership of such portion of the Property as if said Owner was an original party to this Agreement.

18. Severability. If any provisions contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared and each party shall pay for an equal portion of the cost of preparation of such legal description.

19. Term. This Agreement shall have an initial term of thirty (30) years, which term shall be automatically extended for successive ten-year periods, unless this Agreement is terminated in accordance with the terms of this Agreement.

20. Bankruptcy. In the event of any bankruptcy affecting any Owner, the Owners agree that this Agreement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt Owner.

21. Attorneys' Fees. In the event an Owner institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing Owner or Owners after a final adjudication shall be entitled to recover from the non-prevailing Owner or Owners its costs and expenses (including, without limitation, reasonable attorneys' fees at all levels of proceedings) incurred in the preparation and prosecution of such action or proceeding. This provision shall survive termination of this Agreement.

22. No Agency. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

23. No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

24. Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

IN WITNESS WHEREOF, 2750 Griffin Living, LLLP and 2700 Griffin Living, LLLP have caused the foregoing Shared Parking Easement Agreement to be executed on the dates set forth below.

Signed, sealed and delivered in the presence of:

Signature

Tony Torres
Printed Name

62 Winkleton Lake Dr
Plantation, FL 33324
Address

Signature

Luis Canas
Printed Name

11905 SW 84th Ave
Miami, FL 33156
Address

2750 GRIFFIN LIVING, LLLP, a Florida limited liability limited partnership

By: BSD Capital LLC, a Florida limited liability company
Its: Manager

By:
Name: Guy Levintin
Its: Authorized Member

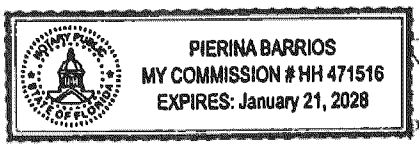
STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me on this 29 day of August, 2024, by Guy Levintin, the Authorized Member of BSD Capital LLC, a Florida limited liability company who is the General Partner of 2750 Griffin Living, LLLP, a

Florida limited liability limited partnership, who is personally known to me or produced the following identification: _____.

Signature of Notary or Officer

PIERINA BARRIOS



Notarial Seal (stamped in black ink)

OR

Printed Name of Notary Public

State of Florida Commission Number:

Signed, sealed and delivered in the presence of:

Signature

Printed Name

62 Wimbledon Lake Dr
Plantation, FL 33324
Address

Signature Luis Cañas

Printed Name

11905 SW 84th Ave
Miami, FL 33156
Address

SDS DEVELOPMENT & TRUST LLC, a Florida limited liability company

By:
Print Name: Sharon Sharaby
Its: Authorized Member

STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

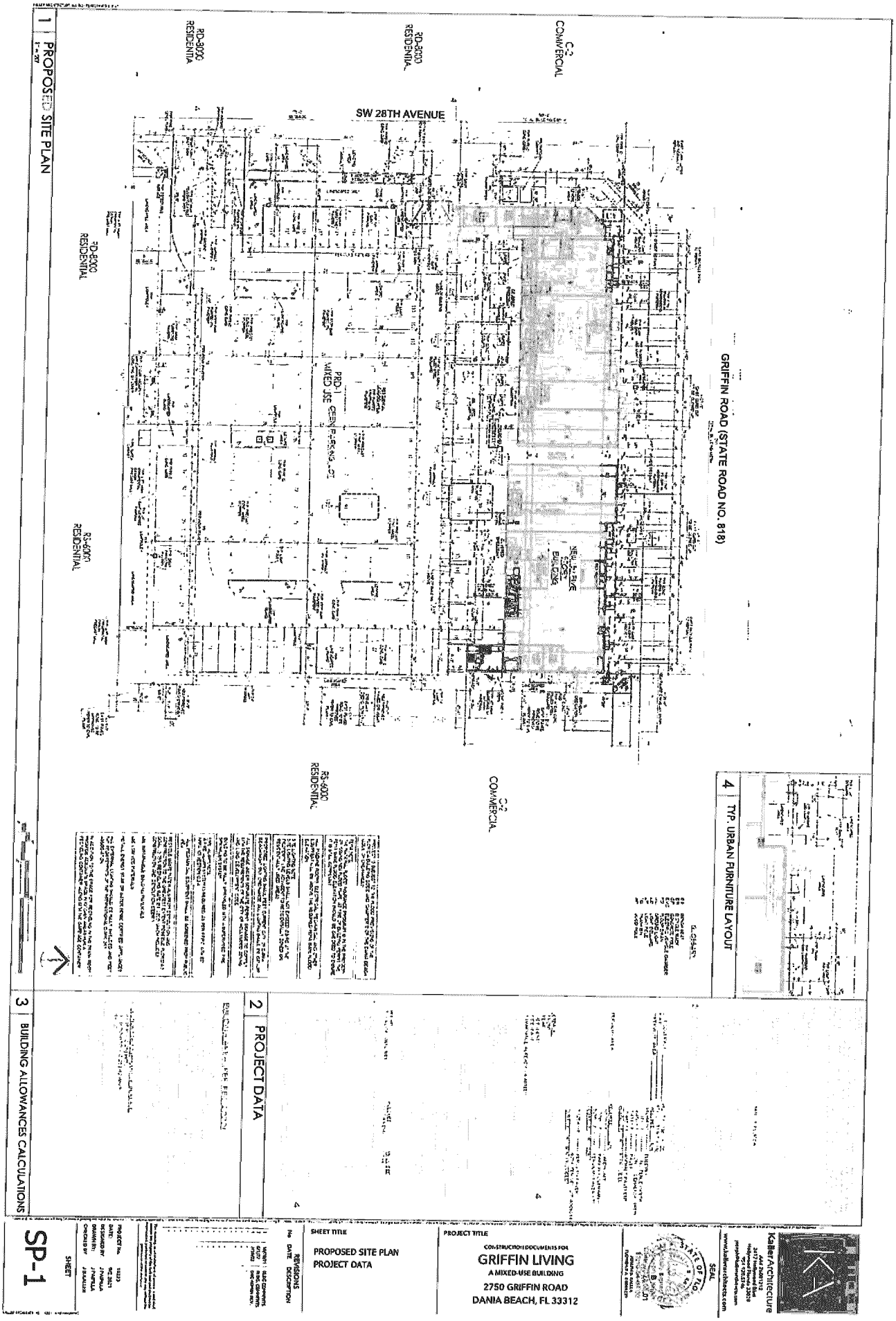
The foregoing instrument was acknowledged before me on this 29 day of August, 2024, by Sharon Sharaby, as the Authorized Member of SDS Development & Trust, LLC a Florida limited liability company, on behalf of said company, who is personally known to me or produced the following identification: _____.

PIERINA BARRIOS
MY COMMISSION # HH 471516
EXPIRES: January 21, 2028

Signature of Notary or Officer

Pierina Barrios

Notarial Seal (stamped in black ink)
OR
Printed Name of Notary Public
State of Florida Commission Number:


1 PROPOSED SITE PLAN
SW 28TH AVENUE
GRIFFIN ROAD (STATE ROAD NO. 818)
RD-6000 RESIDENTIAL
RD-8000 RESIDENTIAL
C-2 COMMERCIAL
PRD-MIXED USE CENTER-REGIONAL
NEIGHBORHOOD BUILDING
4 TYP. URBAN FURNITURE LAYOUT
3 BUILDING ALLOWANCES CALCULATIONS
2 PROJECT DATA
SP-1
PROPOSED SITE PLAN
PROJECT DATA
GRIFFIN LIVING
A MIXED-USE BUILDING
2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
KaiserArchitecture

PROPOSED

KOOSH RETAIL CENTER

2618 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33004

DEVELOPMENT TEAM:

OWNER/DEVELOPER:

SDS Development & Trust, LLC
5256 S.W. 36th Avenue
Fort Lauderdale, Florida 33312
(954) 954-797-7625

CIVIL ENGINEER/SURVEYOR:

McLaughlin Engineering Company
1700 N.W. 64th Street, Suite 400
Fort Lauderdale, Florida 33309-1801
(954) 763-7611

STRUCTURAL/PLUMBING ENGINEER:

Charles Mitchell, P.E.
924 N. Federal Highway
Hollywood, Florida 33020
(305) 336-5069

LANDSCAPE ARCHITECT:

Douglas M. Ruth Associates
1212 N.E. 8th Avenue
Fort Lauderdale, Florida 33304
(954) 494-0098

PROJECT MANAGER:

Bildan Florida, Inc
1104 S.W. 4th Avenue
Fort Lauderdale, Florida 33315
(754) 246-1788

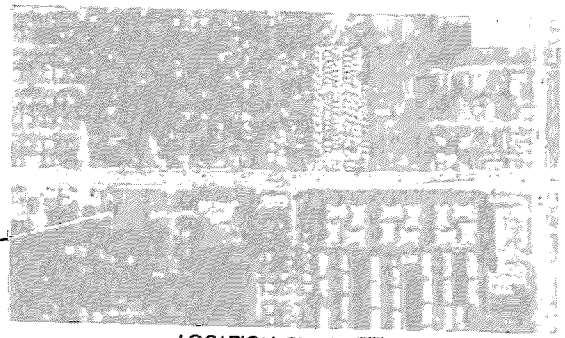
MECHANICAL/ELECTRICAL ENGINEER:

Claudio A. Jahn, P.E.
334 N.E. 102nd Street
Miami, Florida 33138
(786) 362-1695

GEOTECHNICAL ENGINEER:

East Coast Testing & Engineering, Inc.
4100 North Powerline Road
Pompano Beach, Florida 33073
(954) 972-7645

KOOSH RETAIL CENTER



LOCATION PLAN
SCALE: 1" = 300'

INDEX OF DRAWINGS

TL	TITLE SHEET
SP	SITE PLAN
	ARTIST RENDERING
S 0-A	RETAIL "A" ARCHITECTURAL COVER SHEET
S 1-A	RETAIL "A" FLOOR PLAN
S 2-A	RETAIL "A" ELEVATIONS
S 3-A	RETAIL "A" ELEVATIONS
S 4-A	RETAIL "A" GLAZING CALCULATIONS AND ROOF TOP EQUIPMENT
	RETAIL "B" SIGN PACKAGE
S 1-B	RETAIL "B" FLOOR PLAN
S 2-B	RETAIL "B" ELEVATIONS
S 3-B	RETAIL "B" ELEVATIONS
MCCP	MASTER CONCEPTUAL CIVIL PLAN
DS	DETAIL SHEET
DUMP	DUMPSTER ENCLOSURE DETAILS
LA-1	LANDSCAPE PLAN
ET	EXISTING TREE PLAN
IR-1	IRRIGATION PLAN
E 4	PHOTOMETRIC PLAN
SURVEY	RECORD LAND SURVEY

McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611
FAX (954) 771-7923
EB 0000643

for SDS DEVELOPMENT & TRUST, LLC

KOOSH RETAIL CENTER
2618 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33004
TITLE SHEET

DATE 10/6/17
TS
1 OF 1

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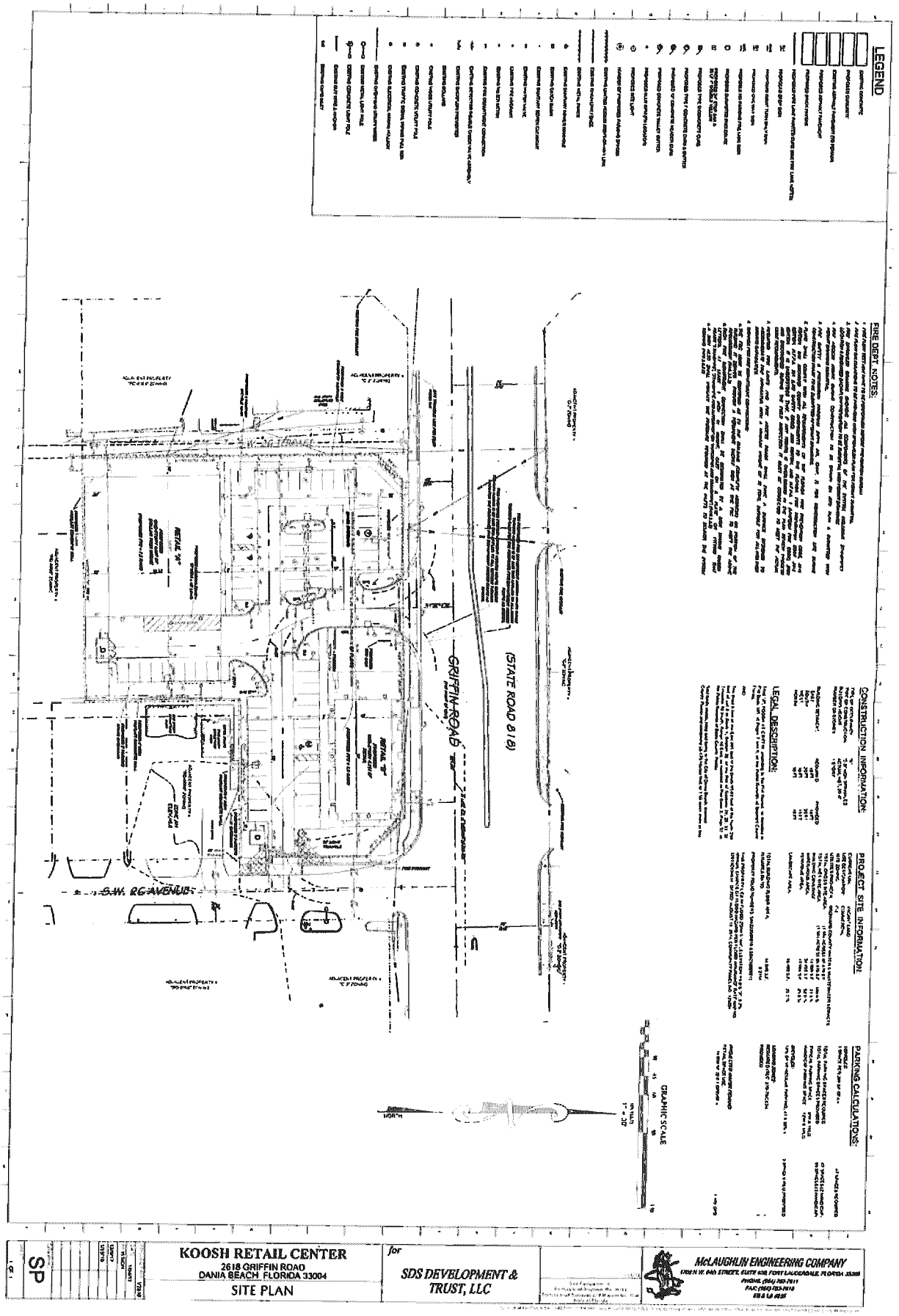
Exhibit "B"

Instr# 119769809 , Page 14 of 15

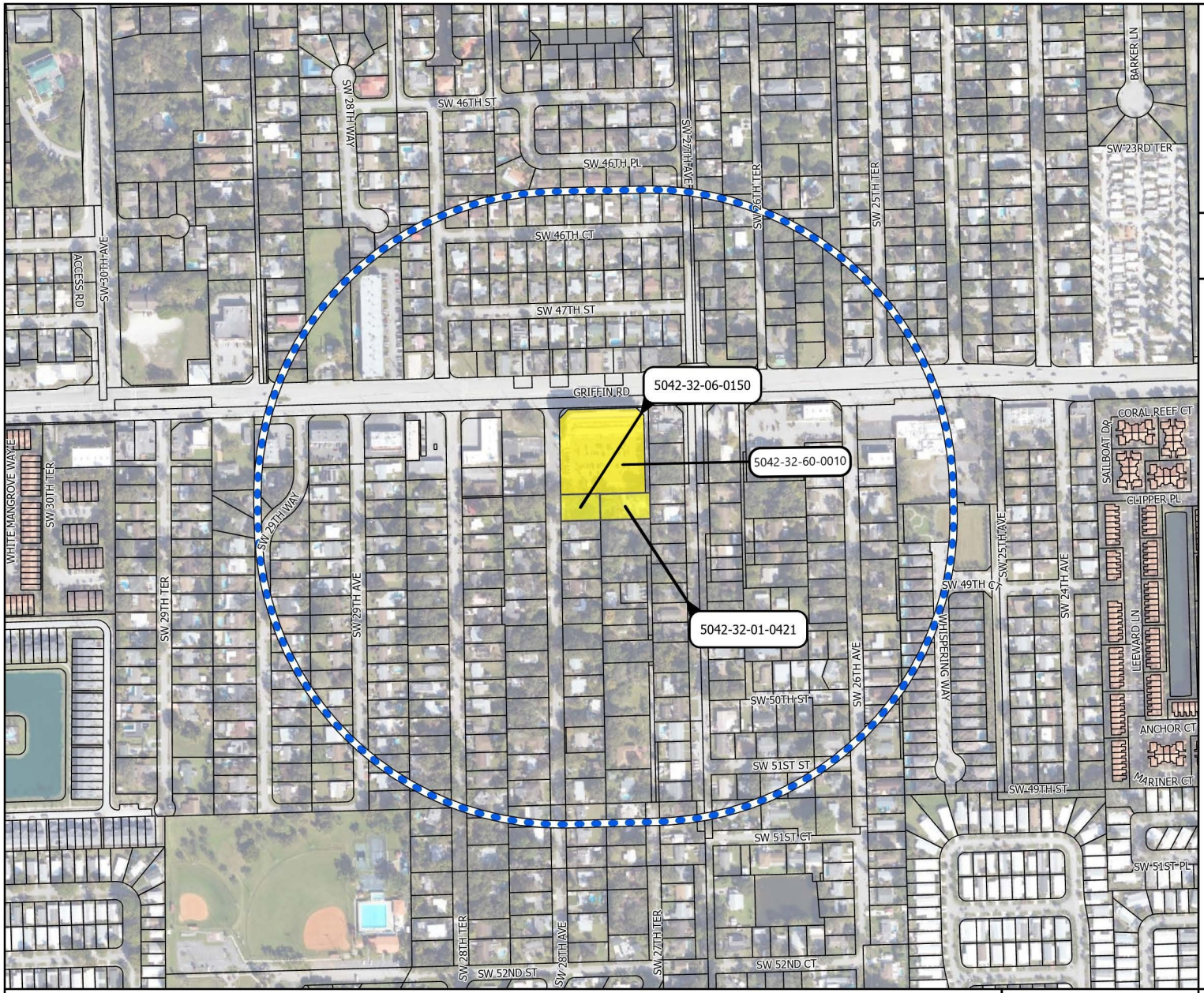


KOOSH RETAIL CENTER
2618 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33004
SITE PLAN

for
SDS DEVELOPMENT & TRUST, LLC

McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 600, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 753-7511
FAX: (954) 753-7515

SP



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Location Map

APPLICATION:
SP-022-20MOD3
RZ-034-24

FOLIO:
5042-32-06-0150
5042-32-60-0010
5042-32-01-0421

ADDRESS:
4880 SW 28 AVE
4901 SW 27 TER
2706-2750 GRIFFIN RD

REQUEST:
REZONING
SITE PLAN MOD

Legend

- Dania Beach Boundary
- Parcels
- Proposed Parcels
- 1,000 ft Buffer

N

Date: 12/19/2025

When Printed on 8 1/2" x 11"
1 inch equals 500 feet

0 250 500 750 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

RECEIVED
SEP 05 2024

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☑ **Site Plan** Modification
- ☐ **Special Exception**
- ☐ **Variance**
- ☐ **Other:** _____ ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: _____

Petition No.: SP-022-20M003

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. 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: 2706-2750 Griffin Road, Dania Beach, FL 33312 4880 SW 28 Th Ave ~~2750~~ 4901 SW 27 Terr

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

Recorded Plat Name: GRIFFIN LIVING PB 183-556 B PARCEL A

Folio Number(s): 5042 32 60 0010 Legal Description: See attached survey

Applicant/Consultant/Legal Representative **(circle one)** Rod A. Feiner

Address of Applicant: 1401 S. Andrews Ave, Fort Lauderdale, FL 33316

Business Telephone: 954-761-3636 Home: 954-600-9451 Fax: 954-761-1818

E-mail address: rafeiner@coker-feiner.com

Name of Property Owner: 2750 Griffin Holdings, LLLP + 2750 Griffin Holdings LLLP

Address of Property Owner: 2790 Stirling Rd, Ste 10, Hollywood, FL 33020

Business Telephone: 954-394-6615 Home: _____ Fax: _____

Explanation of Request: Site Plan Modification to include the additional lots
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: 2.373 Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: PRD-1 Proposed Use: PRD-1

Is property owned individually, by a corporation, association, or a joint venture? 2750 Griffin Holdings, LLLP

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 Rod A. Feiner **(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 3rd **DAY OF** Sept **, 20**24

By:

SHARON SHARABY
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of Florida**)**

THUY TURNER
Notary Public - State of Florida
Commission # HH 322458
My Comm. Expires Oct 16, 2026

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.

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

MEMORANDUM

To: Corinne Lajoie, Asst. Director
Community Development Department
City of Dania Beach

From: Rod A. Feiner, Esq.

Date: October 31, 2024

Subject: Modification of Site Plan, Griffin Living
4880 SW 28th Ave and 4901 SW 27th Terrace
2700 Griffin Holdings, LLLP

As you are aware, we represent the Owner and Developer of the above-referenced project. I am pleased to inform you that the neighboring Griffin Living Project[1] has received its CO from the City.

2750 Griffin Holdings, LLLP, the owner of the Griffin Living Project, through a related entity (2700 Griffin Holdings LLLP), has acquired the two properties referenced above. These properties are adjacent to the Griffin Living project at the rear of the project. They have a Property Appraiser Folio No. of 5042 3206 0150 and 5042 3201 0421. The land is owned by a different entity than the entity which owns the Griffin Living project for financial and other reasons. However, these properties were acquired to be part and parcel of the Griffin Living project. As a result, concurrently with this application the Owner has also requested a re-zoning to PRD-1 for these two properties. In connection with that re-zoning and this application for site plan amendment the Owners have recorded a Unity of Title for the two rear parcels ("Unity") and proposed a Declaration of Development in Lieu of a Unity of Title ("Declaration") which would make these three folio numbers one overall project for development purposes. A copy of the Unity of Title is

[1] The Griffin Loving Project is actually owned by 2750 Griffin Holdings, LLLP

attached hereto. The Declaration will be executed once the re-zoning and site plan amendment are approved. In fact, the Applicant suggests that the recording of such document be a condition of these approvals.

The Owner wishes to amend the Griffin Living site plan to add these two properties to the Griffin Living development in order to construct accessory structures on these two parcels. Specifically, the Owner wishes to construct a pool which will serve the residents of the Griffin Living project, use the existing house on one of the properties as a cabana/bath house and have barbeque pads where the tenants of the Griffin Living development can do outdoor grilling. These amenities are restricted solely to the residents and the guests of the Griffin Living Development. All of these changes are shown on the plans submitted with the enclosed site plan amendment.

Since these parcels and the development are accessory to the Griffin Living development the maintenance company of the Griffin Living development will be responsible for performing the maintenance and upkeep of the property and the improvements to be constructed thereon. Should the project ever be converted to a condominium form of ownership then these elements will be deemed common elements to the condominium such that the Association will be responsible for its maintenance. Such maintenance obligations will be set forth n the Easement and Operating Agreement that would be required to be signed as part of the conversion to condominium as required in the Declaration of Covenants in Lieu of the Unity of Title.

Of course, should you have any questions or require any additional information please feel free to contact me.

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

MEMORANDUM

To: Ms. Eleanor Norena, Director
Community Development Department

From: Rod A. Feiner, Esq.

Date: March 23, 2026

Subject: Griffin Living
Modification of Site Plan Amendment

As you know since the occurrence of the first hearing on the rezoning request we have met with the residents on two separate occasions. As a result of those meetings we have agreed to the following conditions to be incorporated into the site plan amendment which is scheduled to be heard at the Commission meeting tomorrow night.

1. The Clubhouse building will not use residential trash pick up. Instead all trash generated from the Clubhouse will be placed in garbage bags and deposited in the main dumpsters of the Griffin Living property.

2. At the northeast corner of the main Griffin Living building, near the intersection of Griffin Road and SW 27th Terrace, the Owner will agree to install some bollards and landscaping where the landscaping has worn away and cars are now illegally parking. The bollards and landscaping will conform to site triangle requirements but the landscaping may be located in the right-of-way.

3. The Owner will install more mature landscaping at the time of planting in the rear landscape buffer and the western landscape buffer to provide a more significant buffer to the adjacent residential properties.

4. The Owner will apply for permit to install a Griffin Living Enter Here sign, or some similar sign, at the northwest corner of the Griffin Living Site, near the intersection of Griffin Road and SW 28th Ave. This sign is to be akin to a directional sign so Uber, Door Dash and Lyft drivers, as well as delivery drivers, do not miss the entrance to the Griffin Living development and park illegally on either Griffin Road or SW 27th Terrace. The sign will comply with site triangle requirements and must be approved by Staff.

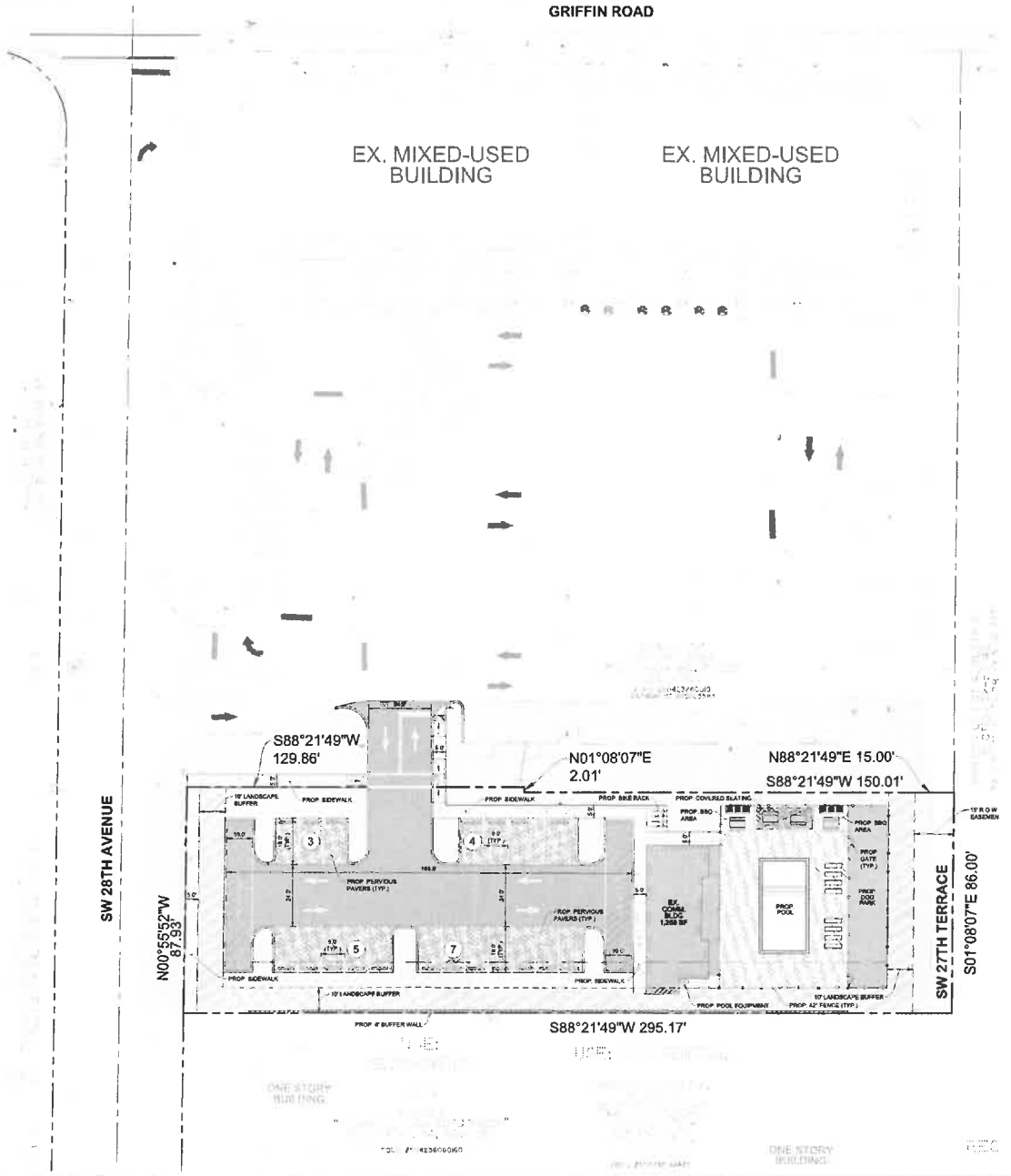
5. The Owner will install a dense hedge as landscaping, provided that the City agrees, in the swale area and easement area along the west side of SW 27th Terrace in order to prevent cars from illegally parking on SW 27th Terrace.

6. The Owner is proposing to modify the site plan amendment in accordance with the sketch attached hereto. As you can see this modification shifts the location of the pool to the east side of the clubhouse where the drop off area was originally proposed, removes the drop off area, relocates the dog park and adds 17 parking spaces to the overall project. It also incorporates a hammerhead turn for Fire Department access.[1]

Please note that the Applicant and Owner is offering these conditions after meeting with the residents and hearing their concerns and some of their suggestions. These conditions would be all be adopted as part of the site plan approval. This is important because the Applicant and Owner would then be able to go straight to the building permit process without having to do another site plan amendment or DRC review incorporating these changes. Rather the Staff review of these conditions would take place as part of the building permit process.

Please note that I have also sent a copy of this e-mail to Mayor and Commissioners as well as several of the residents who attended our meetings last week. If you have any questions please feel free to contact me.

[1] We believe that this modification meets all Code criteria. The Owner, and the residents, acknowledge that the implementation of this change is contingent on no variances being required.



EXISTING LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING OVERHEAD LINE
- EXISTING WOOD POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TOPO ELEVATION
- EXISTING TREES

PROPOSED LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED PERVIOUS PAVERS
- PROPOSED ASPHALT
- PROPOSED LANDSCAPE AREA
- PROPOSED OPEN SPACE
- PROPOSED DOG PARK
- ROOF
- PROPOSED POOL
- PROPOSED CHAIN LINK FENCE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- HANDICAP SYMBOL
- PROPOSED SIGN
- PARKING COUNT

Thompson Engineering & Consulting, Inc.
10304 NW 12th Street
Pembroke Pines, FL 33029
Florida Registry No: 36389
thompson-etc.com
(954) 232-2281

Date _____

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GRIFFIN LIVING
2706 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	02/18/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No	Description	Date

SITE PLAN EXHIBIT

Sheet Number
EXH-1
Sheet 1 of 1

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

Via E-mail Only

March 24, 2026

Ms. Eleanor Norena, Director
Community Development Department
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Griffin Living; Re-Zoning and Site Plan Amendment
Supplemental Community Outreach Meetings

Dear Ms. Norena:

As you are aware, our firm represents 2750 Griffin Holdings LLLP and 2700 Griffin Holdings LLLP who are the Applicants and Owners for a re-zoning and a site plan amendment related to the Griffin Living Project.

As the attorney for the Applicant we advertised, notified and invited all property owners within the notice radius provided for by Code to attend a community meeting on March 17, 2006 at 7:00 p.m. at the PJ Meili Park. At that meeting we also notified all in attendance, as well as sending e-mails to those whom had previously provided an e-mail address to us, that there would be a supplemental meeting the next day at 4:30 p.m. at the Puya restaurant located at the Griffin Living site.

Attached please find the Notice List for everyone who signed in at both the meetings. The lists are annotated with each day. In addition to the people set forth on the Notice List, I know that Jennifer Stewart and others attended either one or both of the meeting buy did not chose to sign in. Ms. Stewart attended both meetings. In addition, Mayor Davis and Commissioners Lewelyn and Rimoli were in attendance at the meeting on Tuesday and Commissioner Rimoli also attended the meeting that took place on Wednesday. You also attended the meeting which occurred on Tuesday.

Once again we explained the request for the re-zoning, what was being proposed with the site plan amendment and showed a graphic depiction of the site plan amendment. The topics that were raised in the discussion were as follows:

1. Potential parking issues. The residents felt that there was not sufficient parking for this project and that the City Code did not provide for sufficient parking. In addition, the residents complained that delivery drivers, Uber drivers and others were not using assigned parking spaces but were instead primarily parking on SW 27th Terrace or on Griffin Road (both illegally). The residents also expressed concern that people who were not familiar with the project were missing the entrance on SW 28th Ave. and this lead to a lot of illegal parking problems. The residents thought a directional sign or some other early warning sign located at the corner of Griffin Road and SW 28th Ave. would be beneficial. In addition, the residents were concerned that people were parking illegally at the northeast corner of the Griffin Living project (the corner of Griffin and SW 27th Terrace) and that some bollards and landscaping being installed at this corner would prevent this occurrence.

   The residents came up with the idea of the additional parking spaces and moving the location of the pool to accommodate those additional parking spaces. The Project Engineer indicated that this would be feasible and still meet the requirements of Code and following the meeting he ran the numbers to ensure that this design would be compliant with the requirements of Code.

2. Some residents expressed concerns about surface water and said that their street on SW 28th Ave. and SW 27th Terrace had flooded during rainfall events. As it so happened it was raining when the second public participation meeting took place on Wednesday and the residents were able to walk the site with the Project Engineer who was in attendance at this meeting. It is due to these discussions that the amendment to the site plan came about.

3. A few residents also expressed concern about excess trash coming from the clubhouse however they did admit that the situation has been much better in recent months. We also re-iterated the condition to which the Owner would stipulate that there would not be residential trash pickup at the clubhouse and that the clubhouse would be required to use the main trash dumpster on the Griffin Living site.

I did not receive any e-mails from the residents except for an e-mail from Ms. Stewart after the Wednesday meeting thanking us for having the Project Engineer present and that the discussions (which revolved around the revision which was sent earlier this week) were very beneficial and helpful.

Should you have any questions or require any additional information please feel free to contact me.

Very truly yours,

/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

\tms
C: Client

Law Offices
COKER & FEINER
1133 Southeast 4th Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636

E-mail: rafeiner@coker-feiner.com

RECEIVED
JAN 06 2026
BY:

December 21, 2025

Re: Notice of Community Meeting

Dear Neighbor:

Please be advised that this firm represents 2750 Griffin Holdings, LLLP and 2700 Griffin Holdings, LLLP. This letter is to invite you to a community meeting relating to a re-zoning and site plan modification for the properties located at 2750 Griffin Road, 4901 SW 27th Terrace and 4880 SW 28th Ave. The property is generally located on the south side of Griffin Road between SW 28th Ave. and SW 27th Terrace. A location map for the project is on the back of this letter.

2750 Griffin Holdings and 2700 Griffin Holdings are currently pursuing approvals through the City of Dania Beach to allow a re-zoning from RD-8000 and RS-6000 to PRD-1 (Planned Residential Development District) along with a site plan modification to add a pool, bath house, courtyard area, dog park and other accessory items to the existing Griffin Living development. As you are the project's neighbors we would like to explain the proposed project, answer any questions you may have and receive your input into the project.

We have scheduled a meeting at the following location:

Date:	January 12, 2026
Time:	6:30 PM
Location:	PJ Meli Aquatic Complex PJ Meli Community Center 2901 SW 52nd Street Dania Beach, FL 33312

At the meeting we will also have a copy of the proposed site plan for you to review. Of course, if you have any questions or would like to speak with me, please feel free to contact me at the e-mail or phone number above.

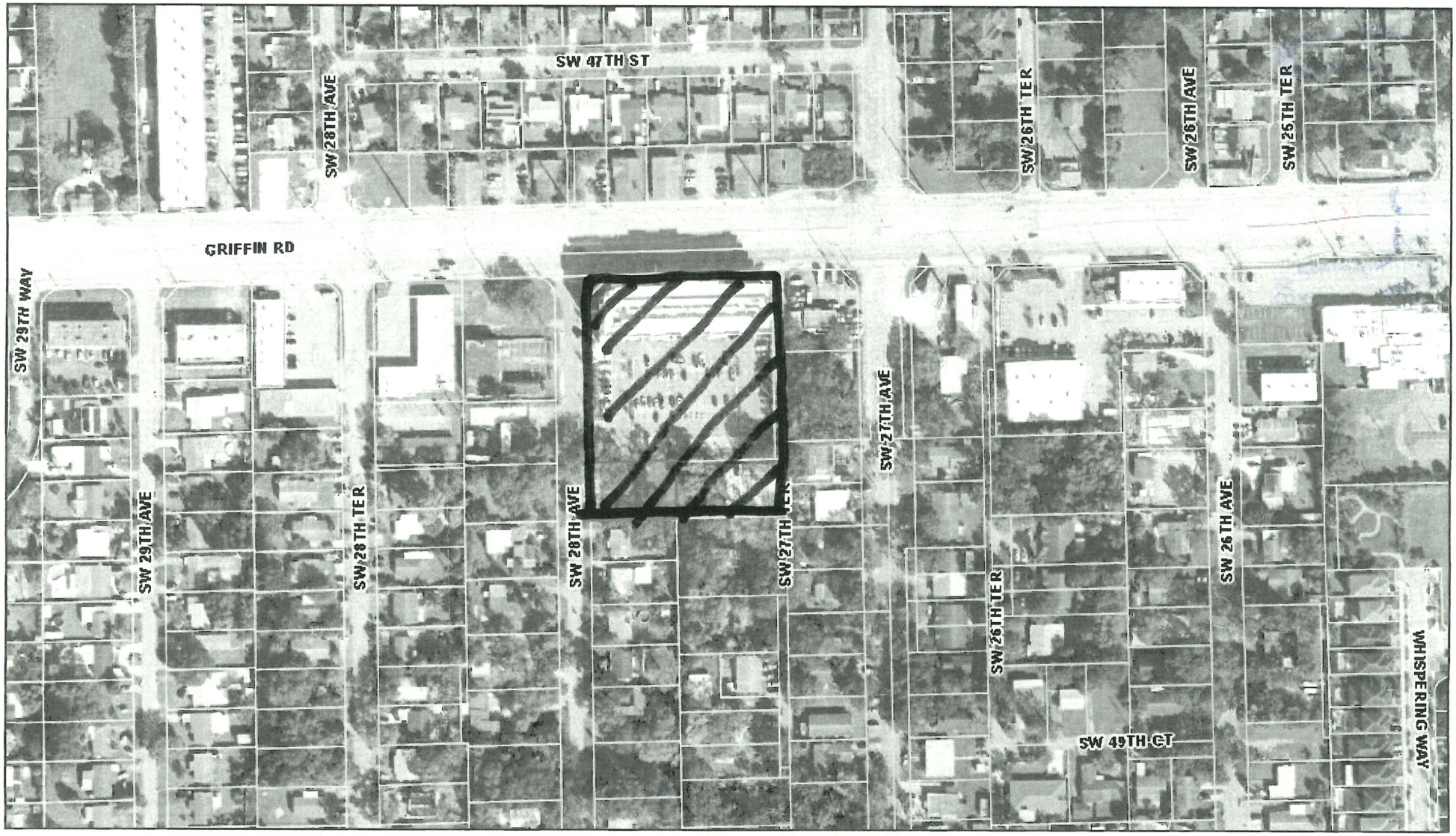
More than one elected official may appear at the community meeting and should disclose their attendance at said meeting once the City Commission is to hear the quasi-judicial item.

Sincerely,

/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

Property Id: 504232060150 **Please see map disclaimer



December 30, 2025

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Jan 4, 2025 Broward Co

Law Offices
COKER & FEINER
1133 Southeast 4th Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636 E-mail: rafeiner@coker-feiner.com

December 29, 2025

Re: Notice of Community Meeting

Dear Neighbor:

Please be advised that this firm represents 2750 Griffin Holdings, LLLP and 2700 Griffin Holdings, LLLP. This letter is to invite you to a community meeting relating to a re-zoning and site plan modification for the properties located at 2750 Griffin Road, 4901 SW 27th Terrace and 4880 SW 28th Ave. The property is generally located on the south side of Griffin Road between SW 28th Ave. and SW 27th Terrace. A location map for the project is on the back of this letter.

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Time:	6:30 PM
Location:	PJ Meli Aquatic Complex PJ Meli Community Center 2901 SW 52nd Street Dania Beach, FL 33312

At the meeting we will also have a copy of the proposed site plan for you to review. Of course, if you have any questions or would like to speak with me, please feel free to contact me at the e-mail or phone number above.

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.

Sincerely,

/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

Via E-mail Only

January 15, 2026

Ms. Eleanor Norena, Director
Community Development Department
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Griffin Living; Re-Zoning and Site Plan Amendment
Community Outreach Meeting

Dear Ms. Norena:

As you are aware, our firm represents 2750 Griffin Holdings LLLP and 2700 Griffin Holdings LLLP who are the Applicants and Owners for a re-zoning and a site plan amendment related to the Griffin Living Project.

As the attorney for the Applicant we advertised, notified and invited all property owners within the notice radius provided for by Code to attend a community meeting on January 12, 2026 at 6:30 p.m. at the PJ Meili Park.

Attached please find the Notice List for everyone who signed in at the meeting. In addition to the people set forth on the Notice List, I would estimate that there were about an additional ten (10) people who were in attendance at the meeting who chose not to sign in.

We explained the request for the re-zoning, what was being proposed and showed a site plan of what was proposed. The topics that were raised in the discussion were as follows:

1. Potential parking problems. Because the current valet for the restaurant is using the vacant lot on SW 28th Ave that belongs to the applicant, where the dog park would be located, some people expressed concerns about where those parking spaces would go. We explained that the valet was using those spaces because the land was available but

that once construction started the valet would be using the spaces at the nearby Dollar Tree property and that this was not an issue because the Dollar Tree store was not going to be open during these parking times. We also explained that many of the retail stores in the existing Griffin Living development, like the Urgent Care, the UPS store and the café were not open during the same time that Puya was open or engaged primarily in business so these businesses were not competing for parking spaces.

In addition, some residents expressed concern about Uber, DoorDash, UPS and other delivery services parking on their street and on Griffin Road. This concern also included patrons of the UPS store in the existing Griffin Living Project and that they parked on Griffin Road or SW 28th Street even though parking spaces were available. Again, while we explained we could not control where third parties parked we did instruct all the Tenants and business owners to explain where they should park and the Owner also posted signs in the lobby of the building which instructed people to tell Door Dash and Uber Eats where to park.

Finally, we had discussion about SW 27th Terrance and how there was no access from the Griffin Living project to that street and that FDOT would not allow either a traffic light at that intersection nor could any improvements be made to the driveway. We also showed the site plan amendment to the residents telling them of the 10 foot landscape buffer that was being created and how that would likely stop some of the concerns that were expressed about people parking illegally on the street.

2. Some residents expressed concerns about surface water and said that there street on SW 28th Ave. had flooded during the bad rainfall events and heavy rainfall events. We explained that this was an overall issue in the City, that the Griffin Living Project was required and was in fact retaining all of its own surface water. We also explained that as part of the site plan amendment the Owner was installing additional drainage improvements on the two properties that were the subject of the re-zoning and site plan approval.

3. Some asked that if the re-zoning was approved did that mean for potential development could occur on the two properties other than the proposed clubhouse, pool and dog park. We explained that while this could happen with the re-zoning it could not happen in reality unless the City's Land Use Plan was amended to either change the land use plan designation for these properties or an application for additional flex units was filed with the City. We also explained that public notice would be given about such applications and any landowner could file such applications.

4. Some residents expressed concern about potential noise and excess trash coming from the clubhouse. It was explained that the clubhouse was only open to residents and their guests and that no parking is allowed at the clubhouse. We also explained that the pool would not be open after dusk and there were no speakers or other provisions being made for playing music at the pool or clubhouse and that anyone who utilized these

features needed to abide by the City's noise ordinance. In addition, we also showed the site plan amendment to the residents and told them of the 10 foot landscape buffer that was being created and that this would help with both noise and any potential trash deposits. In addition to this, the Owner also explained that he had hired full-time maintenance staff to police the area and that this would both continue and occur more often.

I also received some e-mail communications from two (2) residents. Those are attached hereto. I do note that Ms. Stewart copied her e-mail communications to me (or I was copied on the e-mail communications she had with the City) to the City Manager.

Should you have any questions or require any additional information please feel free to contact me.

Very truly yours,

/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

\tms
C: Client

From:	Kirsty
To:	Davis, Joyce; Rimoli, Luis; Ryan, A. J.; Salvino, Marco; Lewellen, Lori; Lajoie, Corinne; Norena, Eleanor; Mackey, Jessica; Boutsis, Eve A.; Garcia, Ana M.; Sosa-Cruz, Candido; Urow, Barbara; Cuervo, Alejandra; Batista, Viviana Claudia; Larios, Ibel; Sandoval-Perez, Andrea; Miranda, Shanesa; Fisher, Jack; Figueredo, Luis; Adams, Lori; Kevin Finger;
Cc:	rafeiner@coker-feiner.com; sharonsharaby@yahoo.com; thuy@turnerplanningsolutions.com; Justin@thompson-ec.com
Subject:	Resident input on Griffin Living Site Plan
Date:	Wednesday, April 1, 2026 11:09:18 AM

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This message needs your attention
- This is a personal email address.
- This is their first mail to some recipients.

Mark Safe Report

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Good morning, Mayor, Vice Mayor, Commissioners, City Manager, Deputy City Manager, and City staff,

We are reaching out to you today, because we are invested in our neighborhood, our community. We have all lived here for multiple years, some of us 20+ years. We care about this whole community and our quality of life we have enjoyed, up until recently. We've expressed our concerns regarding "the beautiful building." We've shown our willingness to meet with the developer, thinking outside the box to come up with suggestions that allow him to fulfill his promises of amenities to his residents - suggestions that hopefully will restore our neighborhood and quality of life.

Our intention today is to clarify the concerns we are asking to have resolved.

THE NEW SITE PLAN:

Storm Water Run-Off:

- The existing 4901 driveway slab causes flooding on 27th Terrace.
- The runoff gradient must be corrected or flooding will continue.
- We need assurance the proposed plan will prevent runoff onto 27th Terrace.
- Video shows clear water from the main slab and brown water from the 2700 property vegetation/landscaping.

  https://drive.google.com/file/d/1KaU3q7klFguxx6fmtoyWmpJhCNf19ZvP/view?usp=drivesdk
- The 2700 property's landscaping gradient must direct runoff onto their property, not 27th Terrace.

Parking:

- We appreciate the added parking on the new site plan.
- Concern: New parking lights may be placed with no buffer to nearby homes. Can the fixtures be dimmed (similar to beach turtle-season lighting) to protect residents and our local bat/screech owl populations? If the developer and residents agree, is a dimmer, wildlife-safe option possible?
- Live oaks: The plan is unclear — will any Live Oaks be removed for the added parking? (Live Oaks are legally protected.)

Proposed Landscaping:

- Site plan lacks detail; we need more information.
- Will landscaping include berms or drainage systems to prevent runoff to surrounding areas?

Clubhouse:

The website (https://centerahavatisrael.com) lists 4901 as available for rental and invites the community in for Shabbat meal, with pricing and an online registration and payment form. We need assurance that non-resident use will stop and that all clubhouse events will strictly follow maximum-occupancy and noise-limit rules.

Community Meeting with City Staff:

Timely review before submission: We request a meeting with City Engineers the week of April 13–17 to review the plans before they're submitted to the commission and confirm our concerns are addressed.

Compliance Assurances:

We require written documentation that the planned changes will be monitored for compliance.

PRE-EXISTING ISSUES:

We consider these items vital for our personal safety.

- **Signage:** We've recommended directional signage on 28th Ave to include all names of business tenants (UPS, Medco, etc.), as well as, Uber and Deliveries. A sign indicating only "Griffin Living" is not sufficient.

- **Chain Link Fence Along East Side of Property:** The chain link fence must run the entire east side of the property to prevent people cutting through the current vegetation. See photos where tracks have already been created in the existing barrier.

- **Bollards and Landscaping:** The developer has agreed to install some bollards and landscaping on the NE corner of the Griffin Living Building, where the landscaping has worn away and people are illegally parking.

- **Additional Signage:** Tow-Away and No Stopping, No standing, No Parking signage. On SW 27th Terrace.

We would like to see the developer making a start on the pre-existing issues, while the new site plans are being worked on. This would show great strides toward helping repair community trust.

Kind Regards,

Kirsty Forgie

5111 SW 27th Terrace,

Jen Stewart, 4891 SW 28th Ave,

Kevin Fingers, 5117 SW 28th Ave,

Chandni Chishti, 5105 SW 27th Terrace,

Lynn Lawrence, 5105 SW 27th Terrace,

Alina & Jampier Yllanes, and Michael Cabrera, 4937 27th Terrace

Mackey, Jessica

From: Rod Feiner <rafeiner@coker-feiner.com>
Sent: Friday, March 13, 2026 12:13 PM
To: Mackey, Jessica
Cc: Batista, Viviana Claudia; Lajoie, Corinne
Subject: RE: Clarity on Access to Griffin Living Amenities

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Good Morning –

It would be access to the Clubhouse, Pool and Dog Park and they would have to access it by walking.

It would be those houses within approximately 500 linear feet of the southern property boundary on both SW 27th Terrace and SW 28th Ave. That is about the 10 houses to the south of the southernmost boundary area. That number was determined because it is a reasonable walking distance.

Hope this helps.

Rod

Rod A. Feiner, Esq.
Coker & Feiner
1133 Southeast 4th Ave.
Ft. Lauderdale, FL 33316-1119
Telelephone: (954) 761-3636
Facsimile: (954) 761-1818
rafeiner@coker-feiner.com

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From: Mackey, Jessica <jmackey@daniabeachfl.gov>
Sent: Friday, March 13, 2026 12:00 PM
To: Rod Feiner <rafeiner@coker-feiner.com>
Cc: Batista, Viviana Claudia <cbatista@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>
Subject: Clarity on Access to Griffin Living Amenities

HI Rod,

Thanks for taking my call earlier today.

During the call you mentioned granting residents that are *directly* adjacent to Griffin Living access to some of the Griffin Living amenities. You also mentioned allowing residents within a quarter mile of the site along SW 27 Ter and SW 28 Ave.

Could you please clarify which residents intend to allow access, whether it would be based on a distance along 27th /28 Ave or if it is only select neighbors directly adjacent to the site, and which amenities?

Thank you.

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Jessica Mackey, Planner
jmackey@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6805, x3639

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Rod Feiner

From: Jen stewart
Sent: Tuesday, January 06, 2026 7:45 PM
To: Rod Feiner
Cc: Garcia, Ana M.; Sosa-Cruz, Candido
Subject: Re: Meeting on the 12th

More than 20 cars are parked here right now And the traffic continues to roll in.

On Tue, Jan 6, 2026 at 7:21 AM Jen stewart wrote:

Well, I'm grateful to my neighbor for sharing it with me, or I would have missed out on the opportunity to learn and share my thoughts. Pretty peculiar that I haven't received it, given that many of the others I've spoken with have.

I hope your presentation includes a better and larger-than-microscopic drawing, as well as a solid plan for parking, since the tenant uses the 28th Avenue property as a parking lot on a nightly basis. Looking forward to hearing the plans.

On Mon, Jan 5, 2026 at 9:16 AM Rod Feiner <rafeiner@coker-feiner.com> wrote:

Ms. Stewart ---

Happy New Year.

Thank you for your e-mail. We used the same notice list that we used the last time. Maybe there was a delay in your receiving the notice from the USPS, which is where all notices were sent.

I'll see you Monday and if there is anything you need in the interim please let me know.

Also, for your convenience, attached is a copy of the Notice Letter that was sent out (minus the location sketch).

Thank you,

Rod

Rod A. Feiner, Esq.

Coker & Feiner

1133 Southeast 4th Ave.

Ft. Lauderdale, FL 33316-1119

Telelephone: (954) 761-3636

Facsimile: (954) 761-1818

rafeiner@coker-feiner.com

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From: Jen stewart
Sent: Monday, January 05, 2026 7:38 AM
To: Rod Feiner <rafeiner@coker-feiner.com>
Cc: Garcia, Ana M. <agarcia@daniabeachfl.gov>; Sosa-Cruz, Candido <csosacruz@daniabeachfl.gov>
Subject: Meeting on the 12th

Good morning. A friend of mine just told me about the meeting on January 12. I find it odd that I did not receive it. You might want to check your mail list. I'll see you on Monday.

Rod Feiner

From: Jen stewart
Sent: Tuesday, July 15, 2025 9:04 AM
To: Garcia, Ana M.
Cc: Davis, Joyce; Lewellen, Lori; Ryan, A. J.; Salvino, Marco; Rod Feiner; Rimoli, Luis; Sosa-Cruz, Candido; Norena, Eleanor; Jason Tarala; Lottier, Christine
Subject: Re: Peaceful night on Sw 28 Ave?

Jen stewart reacted via Gmail

On Tue, Jul 15, 2025 at 7:07 AM Garcia, Ana M. <agarcia@daniabeachfl.gov> wrote:
Good Morning Mrs. Stewart, our office Manager Chris will be reaching out to you today to schedule us.
Thank you.
Sent from my iPhone

Ana M. Garcia, ICMA-CM, City Manager
agarcia@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd, Dania Beach, FL, 33004
Phone: 954.924.6800, x3610

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On Jul 15, 2025, at 4:42 AM, Jen stewart wrote:

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954-895-5004

I have quite a few meetings on my calendar today, so if we can coordinate a time today or this week, it would be much appreciated

On Mon, Jul 14, 2025 at 8:04 PM Garcia, Ana M. <agarcia@daniabeachfl.gov> wrote:
Good evening Mrs. Stewart,

No problem at all mam. Can you please provide me the best number to reach you. Chatting will be a much better way to communicate and for us to connect and discuss the best way for us to help you. Thank you, have a good evening.

Sent from my iPhone

Ana M. Garcia, ICMA-CM, City Manager
agarcia@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd, Dania Beach, FL, 33004
Phone: 954.924.6800, x3610

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On Jul 14, 2025, at 3:24 PM, Jen stewart < > wrote:

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Excuse the typos in these emails, but I suppose I shouldn't email when I'm so full of emotion - truly disappointed and hurt by this group who pretends to care for their residents, but doesn't show it.

On Mon, Jul 14, 2025 at 3:18 PM Jen stewart < wrote:

I'm so disappointed in this commission and staff who clearly read and hear to what I'm trying to say but are not listening or reading to understand. Truly disappointed.

On Mon, Jul 14, 2025 at 3:13 PM Jen stewart > wrote:

Ms. Garcia,

Please tell me how to get a meeting with you and your staff to discuss without back and forth of email. Honestly, I'm too livid by the dismissive response from a 20+ year resident to fully respond to your email right now.

I need better understanding of what is needed to build a case about street parking. I don't understand how the photos don't show that. Please tell me specifically what you need and I will be sure to share this with my neighbors.

As I explained in my previous email I was not home when this happened, the phots were sent to me by a neighbor. I never said anything about sound so I'm not sure why you included that.

On Mon, Jul 14, 2025 at 2:46 PM Garcia, Ana M. <agarcia@daniabeachfl.gov> wrote:

Good Afternoon Mrs. Stewart,

I went by the property this am to inspect. Additionally we held a meeting with our Deputy City Manager, and our Director of Community Development who oversee Code division, our Public Services Director was present as well to discuss your concerns. The photos you sent us did not provide us with what can actually lead to an action on our end hence why I am emailing you in hopes to best help you mitigate your concerns and give us what we need to Cite property or properties as the quality of life of our residents is a priority for all of us who serve here in Dania Beach.

Our non emergency number for BSO Law enforcement is 954-764-4357. The more we have officially on record the better to build a case if it is warranted. Additionally from 11pm to 7am we have a city wide noise ordinance so no noise in that time period. Thank you for reaching out to us and we will remain vigilant and responsive. Our Director of Community Development will also reach out to property owner to inform him of your situation as you have shared with us. Thank you.
Sent from my iPhone

Ana M. Garcia, ICMA-CM, City Manager
agarcia@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd, Dania Beach, FL, 33004
Phone: 954.924.6800, x3610

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On Jul 13, 2025, at 12:56 AM, Jen stewart

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From tonigh, this past hour. It doesn't look like the parking issues have been resolved as all so confidently states on

July 8. I would have called police but I'm not home, my neighbor just sent me these pictures.

Rod Feiner

From: Kirsty
Sent: Friday, November 07, 2025 6:12 AM
To: Rod Feiner
Subject: Cigarette butts

Good morning Rod,

I see from the lack of furniture on the second balcony, that it appears he has moved rather than just being on vacation. I no longer have to walk through his disgusting confetti.

I really appreciate your resolving the issue.

Thank you!

Kind Regards,

Kirsty

Rod Feiner

From: Kirsty
Sent: Tuesday, November 04, 2025 5:37 AM
To: Rod Feiner
Subject: Falling tree

Good morning Rod,

The last week has been much better with the cigarettes. Not sure if the guy is on vacation or if your speaking to him has finally worked, but there has only been the odd butt, rather than a whole slew of them.

I did also want to reach out and let you know there is one of the sea grape trees leaning at around 45° onto 27th terrace, trying desperately to fall over.

Kind Regards,

Kirsty

Rod Feiner

From: Kirsty
Sent: Thursday, September 04, 2025 6:04 AM
To: Rod Feiner
Subject: RE: Cigarette Litter

Sorry to report, another 17+ fresh cigarette butts in the street.

He's just taking the mickey at this point

Kind Regards,

Kirsty

On Sun, Aug 10, 2025 at 3:48 PM, Rod Feiner <rafeiner@coker-feiner.com> wrote:

Kristy –

Thanks for letting me know. We will have the apartment manager speak to this Tenant directly (without mentioning names) and will also post something for all the residents to see.

I agree, completely disgusting.

Rod

Rod A. Feiner, Esq.

Coker & Feiner

1133 Southeast 4th Ave.

Ft. Lauderdale, FL 33316-1119

Telelephone: (954) 761-3636

Facsimile: (954) 761-1818

rafeiner@coker-feiner.com

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From: Kirsty
Sent: Sunday, August 10, 2025 3:29 PM
To: Rod Feiner <rafeiner@coker-feiner.com>
Subject: Cigarette Litter

Hi Mr Feiner,

I reside on 27th terrace in Fort Lauderdale where you work with the large 6 floor building on Griffin Road.

I was wondering if you speak with one of you tenants (the one who lives on the Northeast corner, second balcony up), as he seems to think it is acceptable to throw his cigarette butts from his balcony, to collect like white confetti all over the street below. While I appreciate that you have someone who cleans up around 'your' building, he doesn't clean up all the butts collecting on the East side of 27th Terrace.

I have held my tongue regarding this disgusting matter ever since it started, as it seems that more and more human beings think that littering the streets is perfectly acceptable, and you may think I am being oversensitive. However, when I was walking my dog, as I do every day, your tenant seemed to think it was quite acceptable to throw his butt over the balcony right as I was approaching. Granted, it was early and still dark, and he may not have seen me, but the point is he shouldn't be throwing his garbage over the balcony. I don't throw my garbage in his apartment.

I appreciate your attention to this matter.

Kind regards

Rod Feiner

From: Kirsty
Sent: Sunday, August 10, 2025 3:52 PM
To: Rod Feiner
Subject: Re: Cigarette Litter

Thank you so much for such a quick response.

Much appreciated!

On Sunday, August 10, 2025 at 03:48:59 PM EDT, Rod Feiner <rafeiner@coker-feiner.com> wrote:

Kristy –

Thanks for letting me know. We will have the apartment manager speak to this Tenant directly (without mentioning names) and will also post something for all the residents to see.

I agree, completely disgusting.

Rod

Rod A. Feiner, Esq.

Coker & Feiner

1133 Southeast 4th Ave.

Ft. Lauderdale, FL 33316-1119

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To: Rod Feiner <rafeiner@coker-feiner.com>
Subject: Cigarette Litter

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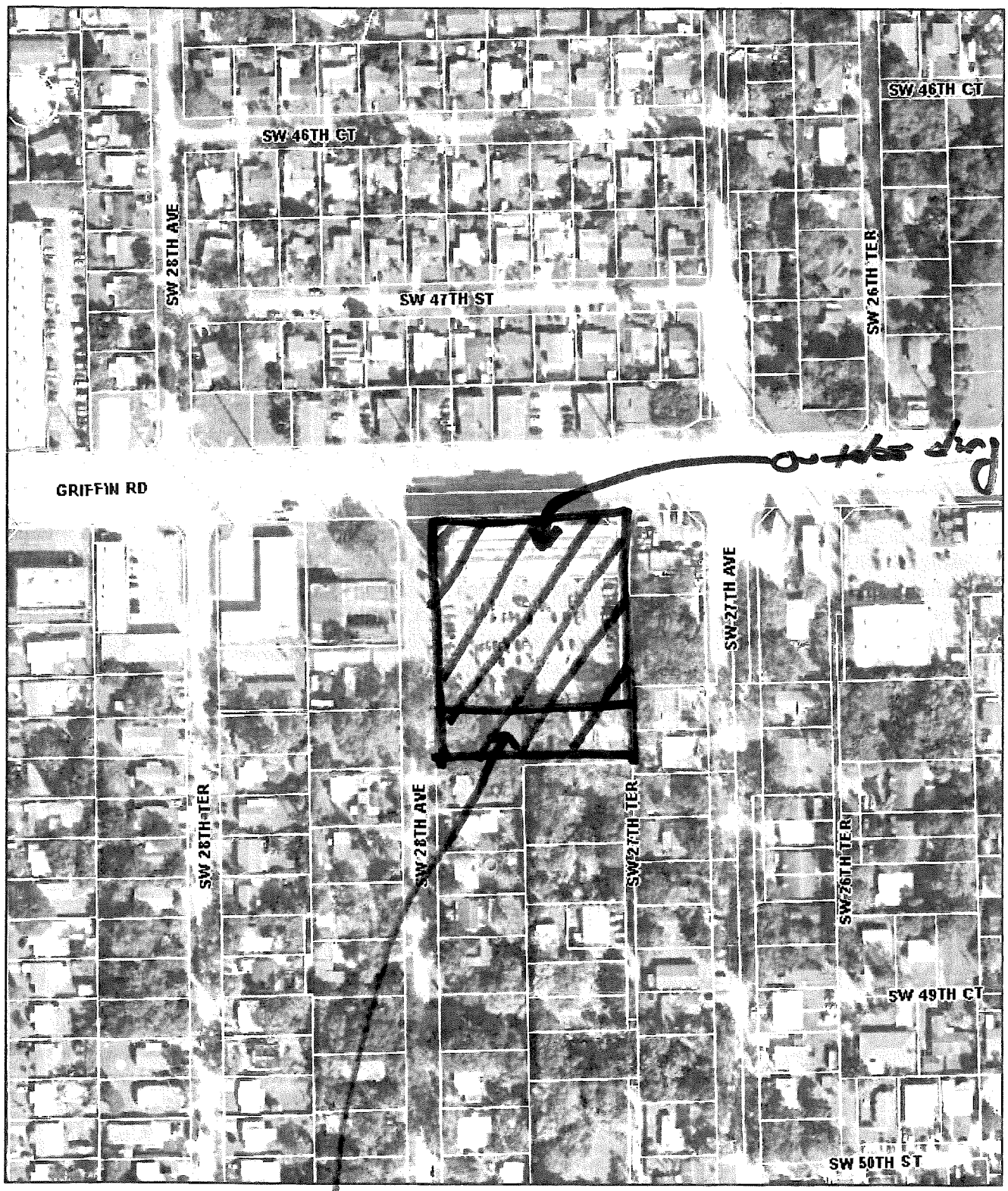
I appreciate your attention to this matter.

Kind regards

Kirsty

Property Id: 504232060150 **Please see map disclaimer



May 23, 2025

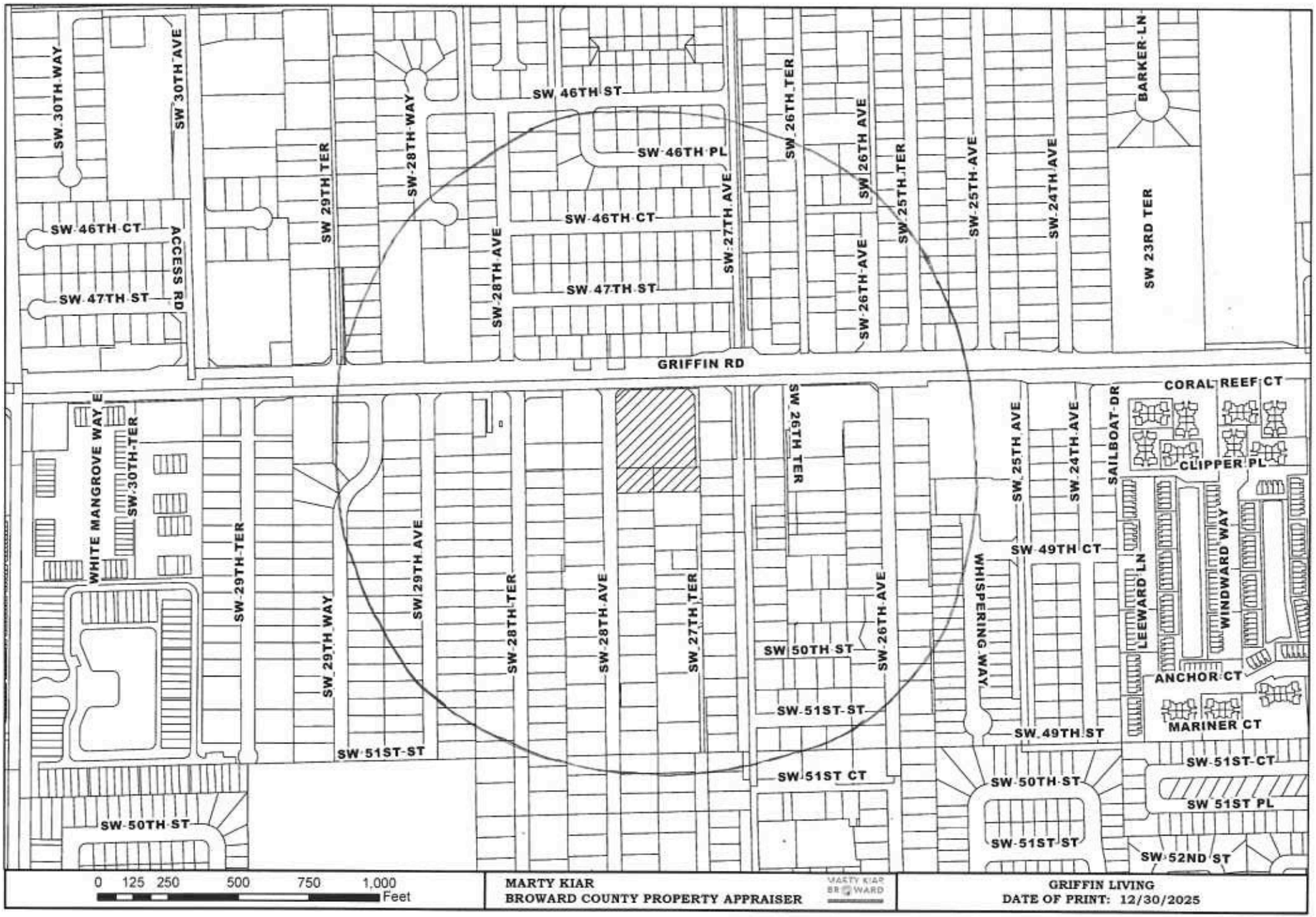
1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Site plan + rezoning

Flight Date : Jan 4, 2025 Broward County Property Appraiser


SW 30TH WAY
SW 30TH AVE
SW 46TH ST
SW 46TH PL
SW 46TH CT
ACCESS RD
SW 47TH ST
SW 29TH TER
SW 28TH WAY
SW 28TH AVE
SW 27TH AVE
SW 26TH TER
SW 26TH AVE
SW 25TH TER
SW 25TH AVE
SW 24TH AVE
BARKER LN
SW 23RD TER
GRIFFIN RD
WHITE MANGROVE WAY E
SW 30TH TER
SW 29TH TER
SW 29TH WAY
SW 29TH AVE
SW 28TH TER
SW 28TH AVE
SW 27TH TER
SW 26TH TER
SW 26TH AVE
SW 50TH ST
SW 51ST ST
SW 51ST CT
SW 50TH ST
WHISPERING WAY
SW 25TH AVE
SW 24TH AVE
SAILBOAT DR
CORAL REEF CT
CLIPPER PL
WINDWARD WAY
LEEWARD LN
SW 49TH CT
ANCHOR CT
MARINER CT
SW 49TH ST
SW 51ST CT
SW 50TH ST
SW 51ST PL
SW 51ST ST
SW 52ND ST
0 125 250 500 750 1,000 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
GRIFFIN LIVING
DATE OF PRINT: 12/30/2025

name1	name2	add	city	state	zip	zip 4
1630 SW 4TH AVE LLC		835 NE 16 TER	FORT LAUDERI	FL	33304	4576
2484 SW 10 ST LLC		475 BRICKELL AVE #2813	MIAMI	FL	33131	
26 RESIDENCE LLC		4031 SW 54 CT	DANIA BEACH	FL	33314	
2700 GRIFFIN HOLDINGS LLLP		2790 STIRLING RD #10	HOLLYWOOD	FL	33020	
2741HATZ LLC		9180 EQUUS CIR	BOYNTON BEA	FL	33472	
2748 SOUTH WEST REALTY LLC		811 AVENUE W	BROOKLYN	NY	11223	
2750 GRIFFIN HOLDINGS LLLP		2790 STIRLING RD STE 10	HOLLYWOOD	FL	33020	
2857 LLC		20315 NE 15 CT	MIAMI	FL	33179	
2950 GRIFFIN ROAD LLC%	ANGELA SULEYMANOVA	4801 29TH WAY STE 6	FORT LAUDERI	FL	33312	
307-309 DANIA INC		1019 SE 8 CT	DEERFIELD BE	FL	33441	
4 WALLS RENTAL LLC		21234 NE 19 CT	MIAMI	FL	33179	
4847 ZBRE LLC		2539 AMBASSADOR AVE	COOPER CITY	FL	33026	
4935A SW 27TH LAND	TRTRSTE LLC TRSTEE	1901 W COLONIAL DR	ORLANDO	FL	32804	
4941 LLC		7561 POLK ST	HOLLYWOOD	FL	33024	
4950 DANIA LLC		19790 W DIXIE HWY STE 1001	MIAMI	FL	33180	
ABU-HASHISH,LAWRENCE		4903 WHISPERING WAY	FORT LAUDERI	FL	33312	
ADAMS,DAMON J & DONNA LYNN		4924 SW 27 AVE	FORT LAUDERI	FL	33312	6028
ADAMS,DIANE K	CASTRONOVO,PHYLLIS J	2639 SW 50 ST	FORT LAUDERI	FL	33312	6034
ADIAH,STEPHEN		4651 SW 26 TER	FORT LAUDERI	FL	33312	5764
ALDICK,ABDEL	RALDICK,GHADA	4700 SW 55 AVE	DAVIE	FL	33314	
ALEKSANDR OSTROVSKIY	TROSTROVSKIY,ALEKSANDR TRSTEE	12411 OSBORNE ST #86	PACOIMA	CA	91331	
ALTMAN,CHRISTINA L		2733 SW 47 ST	FORT LAUDERI	FL	33312	
ANDREWS,DALE A		4680 SW 27 AVE	FORT LAUDERI	FL	33312	5708
ANGRAND,EDNER & ADELINE		2716 SW 47 ST	FORT LAUDERI	FL	33312	
APONTE,MARIE ISABEL		2796 SW 46 CT	FORT LAUDERI	FL	33312	
AUTO FINANCING LLC		17145 N BAY RD #4504	SUNNY ISLES E	FL	33160	
AVERY,VIVIAN		4975 SW 28 AVE	FORT LAUDERI	FL	33312	
BAEZA,EDWARD		4731 SW 26 TER	FORT LAUDERI	FL	33312	
BARILE,CHRISTI M & LUCILLE A		5099 SW 28 AVE	FORT LAUDERI	FL	33312	5853
BARNETT,PATRICIA		4650 SW 26 AVE	FORT LAUDERI	FL	33312	5730
BARRERA,RAUL	VALLADARES,DANIA ROSA	5479 NW 184 ST	MIAMI GARDEN	FL	33055	
BBS BUILDERS, INC		1760 NW 91 TER	PLANTATION	FL	33322	
BEAUDRY,CHRISTOPHER L		4940 SW 26 AVE	FORT LAUDERI	FL	33312	
BELITSIS,DIMITRIOS		4920 SW 28 TER	FORT LAUDERI	FL	33312	
BHO18 LLC		3840 N 49 AVE	HOLLYWOOD	FL	33021	
BOGAR,JANET EST		5021 SW 29 AVE	FORT LAUDERI	FL	33312	5813
BOHADANAH,ELIYAHU		3950 SW 6 ST	FORT LAUDERI	FL	33312	2632
BOKOBZA,ERIC D & ZOHAR		4821 SW 29 AVE	FORT LAUDERI	FL	33312	
BORGIONE,ROMINA P		2732 SW 46 CT	FORT LAUDERI	FL	33312	
BORRELLI,DAMARIS	DAMARIS BORRELLI REV LIV TR	4631 SW 25 TER	FORT LAUDERI	FL	33312	5725
BOURBEAU,COLLEEN		2780 SW 46 CT	FORT LAUDERI	FL	33312	5638
BRADY,DWIGHT		11400 NW 4 CT	PLANTATION	FL	33325	
BRADY,DWIGHT		1320 SW 88 WAY	PEMBROKE PI	FL	33025	
BROUWER,ANDREW		4951 SW 27 AVE APT B	FORT LAUDERI	FL	33312	6027
BROWARD COUNTY BOARD	OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-	FORT LAUDERI	FL	33301	1801
BROWARD LAND BUYERS LLC		232NW 14 WAY	DANIA BEACH	FL	33004	
BROWN,GREGORY A & JEANNE		4634 SW 28 WAY	FORT LAUDERI	FL	33312	5613
BUBA INVESTMENTS LLC		3728 NW 88 TER	HOLLYWOOD	FL	33024	
BUCASEY,ARON H/E	BUCASEY,PERLA	4671 SW 26 TER	FORT LAUDERI	FL	33312	

BUNJEVACKI,TIJANAPEREYRA,ANTHONY		2637 SW 50 ST	FORT LAUDERI	FL	33312	
BURTON 53 LLC		5369 SW 34 AVE	FORT LAUDERI	FL	33312	
CALLAHAN,JOSEPHINE M POWELL EST		5020 SW 29 WAY	FORT LAUDERI	FL	33312	5826
CAMARAZA,JOHANA ROSADO		4910 SW 29 AVE	FORT LAUDERI	FL	33312	
CAMPUZANO,KATHY	SWOOD,RONALD A	5037 SW 28 AVE	FORT LAUDERI	FL	33312	5853
CANGRO,K & NEILA A		4649 SW 28 WAY	FORT LAUDERI	FL	33312	5612
CARDENAS,FATIMA	CELENELISBEY,GILBERTO M	2797 SW 46 CT	FORT LAUDERI	FL	33312	
CARMICHAEL,CARLEIGH	RAETHOMAS,ADAM CLAYTON	2661 SW 51 CT	FORT LAUDERI	FL	33312	
CASHFLOW VENTURES LLC		4700 SW 74 TER	DAVIE	FL	33314	
CASTELLANO,LISA	CASTELLANO,WALTER JR	4901 SW 29 AVE	FORT LAUDERI	FL	33312	5811
CATCHINGS,GLENN ANTHONY		4923 WHISPERING WAY	FORT LAUDERI	FL	33312	
CATON,STEVEN		3790 RAMBLEWOOD CT	MELBOURNE	FL	32934	
CEPEK FAMILY HOLDINGS INC		2381 GRIFFIN RD	FORT LAUDERI	FL	33312	
CERBERUS SFR HOLDINGS II LP		600 GALLERIA PKWY STE 300	ATLANTA	GA	30067	
CF & A HILL FAMILY LTD		261 SW 13 ST	DANIA BEACH	FL	33004	
CHAMBERLAIN,NANCY		2724 SW 46 PL	FORT LAUDERI	FL	33312	5656
CHESTO,DANIEL & GRACE		PO BOX 820461	PEMBROKE PI	FL	33082	0461
CHRISTINE M PROST LIV REV	TRDANIELLE AGUIAR LIV REV TR ETAL	PO BOX 290484	DAVIE	FL	33329	
CLAYTON,CHRISTINA E		4830 SW 27 AVE #B	FORT LAUDERI	FL	33312	
COLBERT,R B & JANET		4605 SW 27 TER	FORT LAUDERI	FL	33312	5606
COLLINS,BILLY JR	H/EGARCIA,EDGAR J	2756 SW 46 PL	FORT LAUDERI	FL	33312	5656
CONGDON,JANE M		512 SW 12 ST	LAKE BUTLER	FL	32054	2418
CORCHADO,LUIS A		4730 SW 29 TER #B	FORT LAUDERI	FL	33312	5659
CORDELL,THOMAS H/E	CORDELL,DAVID H/E & CORDELL,D	4601 SW 27 TER	FORT LAUDERI	FL	33312	5606
CORDERO,LUIS G	H/EZUNIGA,JAVIER E	5010 SW 29 AVE	FORT LAUDERI	FL	33312	
CRAWFORD,HERBERT F & DONNA K		4960 SW 29 AVE	FORT LAUDERI	FL	33312	5812
CREO SOLUTIONS LLC		1400 SW 87 AVE	PEMBROKE PI	FL	33025	3307
D & S MANAGEMENT LLC		2011 LEE ST	HOLLYWOOD	FL	33020	
DALONZO,DIANA M		2708 SW 46 PL	FORT LAUDERI	FL	33312	5656
DANIA BEACH LAND TR	REYES,CARLOS J TRSTEE	396 MALLARD RD	WESTON	FL	33327	
DDCTD CURRENT & FUTURE OWNERS	WHISPERING OAKS COMMUNITY ASSN I	4916 WHISPERING WAY	FORT LAUDERI	FL	33312	
DDCTD CURRENT & FUTURE OWNERS	WHISPERING OAKS COMMUNITY ASSN I	6555 POWERLINE RD STE 105	FORT LAUDERI	FL	33309	2048
DEL RIO,RAFAEL		2749 SW 47 ST	FORT LAUDERI	FL	33312	5643
DEL VALLE QUINTANA,ADRIANA H/E	PIRELA NARANJO,OSCAR DANIEL	2797 SW 47 ST	FORT LAUDERI	FL	33312	
DENIS,DONALD		4624 SW 28 AVE	FORT LAUDERI	FL	33312	5608
DEZIEL,ALAIN ARMAND		5020 SW 29 AVE	FORT LAUDERI	FL	33312	
DIAMOND,GARY W & MARY LOU		4914 SW 27 AVE	FORT LAUDERI	FL	33312	6028
DIANNE GREENFIELD TR	GREENFIELD,DIANNE TRSTEE	5061 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	
DIDIO,ANTHONY P H/E	SHERWIN,MARIE ELAINA	4930 SW 26 AVE	FORT LAUDERI	FL	33312	6024
DND MANAGEMENT LLC		1915 SW 21 AVE STE B305	FORT LAUDERI	FL	33312	3104
DO AMARAL,ADRIANA FKA MEHARRY		4641 SW 25 TER	FORT LAUDERI	FL	33312	5725
DRAGOSLAVIC,GORAN		1800 W BROWARD BLVD	FORT LAUDERI	FL	33312	
DROUSKIN,IDAN		1710 SW 100 TER	DAVIE	FL	33324	7474
DROUSKIN,IDAN IZHAK		10225 SW 20 ST	DAVIE	FL	33324	7427
DRUSKIN PROPERTIES 1 LLC		2920 SW 46 CT	FORT LAUDERI	FL	33312	
DULAR,LISA		5011 SW 29 AVE	FORT LAUDERI	FL	33312	5813
DWYER,MARY JANE	DWYER,RICHARD	4621 SW 42 TER	FORT LAUDERI	FL	33314	4715

EADES,DONNA L		4711 SW 25 TER	FORT LAUDERI	FL	33312	5908
ECHEONA,XOCHIL		691 LAKE BLVD	WESTON	FL	33326	
EG SERVICES LLC		8737 ESTADA CIR	COOPER CITY	FL	33024	
ERNESTO CAMARAZA ALFARO REV TR	CAMARAZAALFARO,ERNESTO TRSTEE	13818 SW 152 ST #372	MIAMI	FL	33177	
ESPANOL,R A & ADORACION M		2631 SW 46 CT	FORT LAUDERI	FL	33312	5745
EVANS,BRENT H/E	TOMASSI,PIETRO	5001 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	
EVERRET,LEATHER	TRSTEE H/ELOVING TR ETAL	2772 SW 47 ST	FORT LAUDERI	FL	33312	
FADLON,DAVID		2156 NE 62 ST	FORT LAUDERI	FL	33308	
FADLON,OFER	FADLON,RONIT	201 ANSIN BLVD UNIT A	HALLANDALE E	FL	33009	
FAY,DAVID		5018 SW 28 AVE #1-2	FORT LAUDERI	FL	33312	5845
FERREIRA PEREIRA,CHRISTIAN		2765 SW 47 ST	FORT LAUDERI	FL	33312	5843
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERI	FL	33309	3421
FORGIE,KIRSTY	KIRSTY FORGIE REV TR	5111 SW 27 TER	FORT LAUDERI	FL	33312	6117
FORK,MARY JEAN		4656 SW 28 WAY	FORT LAUDERI	FL	33312	5613
FOSTER,WANDA G		4931 SW 29 WAY	FORT LAUDERI	FL	33312	5823
FRANCOIS,REGINA	SAINTIL,LESLEY	4657 SW 28 AVE	FORT LAUDERI	FL	33312	
FRANK,SVETLANA		2741 SW 46 CT	FORT LAUDERI	FL	33312	
FREITUS,KELSEY		4947 WHISPERING WAY	FORT LAUDERI	FL	33312	
GAL,ADI		6030 HOLLYWOOD BLVD #135	HOLLYWOOD	FL	33024	
GALDORISE,WILLIAM ANTHONY		5010 SW 29 WAY	FORT LAUDERI	FL	33312	5826
GALLARDO,EUGENIO P		2724 SW 46 CT	FORT LAUDERI	FL	33312	
GAMLIEL,AMIR & EDNA		904 NE 2 ST	HALLANDALE E	FL	33009	8512
GARCIA DIAZ,RUBEN		4830 SW 29 AVE	FORT LAUDERI	FL	33312	
GEORGE & ELENA METZKES	REV TRMETZKES,ELENA TRSTEES	6383 NW 40 AVE	COCONUT CRE	FL	33073	
GEORGES,MIREILLE	PEAN,GARDY & PEAN,SHAREEN	4940 SW 28 AVE	FORT LAUDERI	FL	33312	
GERNANT,YOLANDA M		2740 SW 46 CT	FORT LAUDERI	FL	33312	5638
GIBSON,MARY LMARY	L GIBSON REV TR	4626 SW 28 WAY	FORT LAUDERI	FL	33312	5613
GMAX FL LLC		5201 RAVENSWOOD RD #114	FORT LAUDERI	FL	33312	
GONZALEZ,ELSAFERRER,ANJALI		3800 SW 29 ST # A	MIAMI	FL	33134	7338
GONZALEZ,PELEGRIN & ANA		2741 SW 47 ST	FORT LAUDERI	FL	33312	5643
GRAMMER,THOMAS D		4701 SW 25 TER	FORT LAUDERI	FL	33312	5908
GRATE,MARGARET		4721 SW 25 TER	FORT LAUDERI	FL	33312	
GRECCO,COOPER NICOLE		4919 WHISPERING WAY	DAVIE	FL	33312	
GRECO,KASSANDRA		4961 SW 29 AVE	FORT LAUDERI	FL	33312	
GREENBARG,AARON D	AARON GREENBARG REV TR	4927 WHISPERING WAY	FORT LAUDERI	FL	33312	
GREENWELL,WENDY ANNE		2725 SW 47 ST	FORT LAUDERI	FL	33312	
GUERRERO,BIANCA	GUERRERO,LUCRECIA	5071 SW 27 AVE	FORT LAUDERI	FL	33312	
GUILLEN,BENEDICTO		4700 SW 25 TER	FORT LAUDERI	FL	33312	
HAMMONDS,ROBERT LEE II		4616 SW 28 AVE	FORT LAUDERI	FL	33312	
HANNOVER,KYLE		2709 SW 46 CT	FORT LAUDERI	FL	33312	5637
HARLEY,JENNIFER M		4980 SW 29 AVE	FORT LAUDERI	FL	33312	5812
HARPER,CHERRILYN B		5487 NW 95 AVE	SUNRISE	FL	33351	7731
HERGERT,CONNIA MCONNIA	M HERGERT REV TR	4710 SW 25 TER	FORT LAUDERI	FL	33312	5909
HERNANDEZ,FRANK & PADILLA,SILVIA		4944 SW 26 TER	FORT LAUDERI	FL	33312	5938
HERNANDEZ,NICHOLAS & RACHEL		2789 SW 46 CT	FORT LAUDERI	FL	33312	
HEWITT,ROBERT		2757 SW 46 CT	FORT LAUDERI	FL	33312	5637
HICKS,NANCY L		2709 SW 47 ST	FORT LAUDERI	FL	33312	
HIGGINS,JOHN		4943 WHISPERING WAY	FORT LAUDERI	FL	33312	
HOANG,VICTOR QTSAN,MINH L		4930 SW 28 TER	FORT LAUDERI	FL	33312	

HOFFMAN,MARTIN J		50 GREENS RD	HOLLYWOOD	FL	33021	8411
HOLLYWOOD PARK	APARTMENTS NORTH LLC	407 POINCIANA DR	HALLANDALE E	FL	33009	
HOLUB,JOHN L & LORRAINE M		4999 SW 27 TER	FORT LAUDERI	FL	33312	5845
HOULE,MARCEL		2773 SW 46 CT	FORT LAUDERI	FL	33312	5637
HOUSTON,BONNIE RUTH		3720 SW 48 CT	FORT LAUDERI	FL	33312	
HUSBAND,DAN		480 NW 48 ST	FORT LAUDERI	FL	33309	
I B C R LLC		17555 COLLINS AVE #1606	SUNNY ISLES E	FL	33160	
INGRAM,JOHN B & PAMELA A	JOHN & PAMELA INGRAM REV TR	4751 SW 26 TER	FORT LAUDERI	FL	33312	5910
IONITA,ANA MARIA		4903 SW 28 TERR	FORT LAUDERI	FL	33312	
ITYA36 LLC		21304 ROCK RIDGE DR	BOCA RATON	FL	33428	
JEAN-MARY,FRITZ		2732 SW 46 PL	FORT LAUDERI	FL	33312	
JOAN ALICE LEHMAN REV	TRLEHMAN,JOAN ALICE TRSTEE	2880 NE 14 ST #913	POMPANO BEA	FL	33062	3659
JOHANSON,JARED		2781 SW 46 CT	FORT LAUDERI	FL	33312	
JOHN,SARAMMA VMATHAI,JOHN V		19 WASHINGTON DR	LINDENHURST	NY	11757	
JOHNSON,DARYLDYK,MEGAN VAN		4950 SW 29 WAY	FORT LAUDERI	FL	33312	
JONES,CLIFTON & JERLONDA	JONES FAM REV TR	4920 SW 29 AVE	FORT LAUDERI	FL	33312	5812
JOSEPHINE D BOVIE REV LIV	TRBOVIE,JOSEPHINE D TRSTEE	2695 SW 121 TER	DAVIE	FL	33330	
JUVIEL,NELSON A ZERQUERA	H/EPEREZ,ROXANA ALONSO	2732 SW 47 ST	FORT LAUDERI	FL	33312	
K & K GROUP 4885 LLC		8040 VARNA AVE	LOS ANGELES	CA	91402	
K E 2700 LLC		2700 GRIFFIN RD	DAVIE	FL	33312	
KADOCH,AARON HERRERA	LOBATON,PAMELA	4731 SW 25 AVE	FORT LAUDERI	FL	33312	5906
KAMER,CLAUDIA & PETER	M H/EKAMER,PAUL	4626 SW 27 AVE	DANIA BEACH	FL	33332	
KANJIRATHUMKAL,JIJI	KANJIRATHUMKAL,JOHN	4911 SW 28 TER #1-2	FORT LAUDERI	FL	33312	
KARP,HENRY & DEBRA		5081 SW 27 AVE	FORT LAUDERI	FL	33312	6029
KATZ,DAVID		550 NE 172 ST	NORTH MIAMI I	FL	33162	
KEMETHER,DAVID		4480 SW 34 TER	FORT LAUDERI	FL	33312	
KEY,STEPHEN ANDREW JR		2749 SW 46 CT	FORT LAUDERI	FL	33312	
KGS FLORIDA LLC		3781 W STATE RD 84 #102	DAVIE	FL	33312	
KHACHATRYAN,JACOB HAYK		8040 VERNA AVE	PANORAMA CI	CA	91402	
KHARDAS,BORIS & BETTI		4930 SW 29 AVE	FORT LAUDERI	FL	33312	
KOSS,DOREEN		5055 SW 28 AVE	FORT LAUDERI	FL	33312	5853
KRIVOSHAPKIN,OLEG	KRIVOSHAPKINA,NADEZHDA	5080 SW 28 AVE	FORT LAUDERI	FL	33312	
KRZEMINSKI,CATHERINE	AKRZEMINSKI,JOHN	2630 SW 51 ST	FORT LAUDERI	FL	33312	6037
KYLIE INVESTMENT LLC		702 BREAKWATER TER	SEBASTIAN	FL	32958	
LA ROC,DANA M		2641 SW 46 CT	FORT LAUDERI	FL	33312	
LABONTE,ROGER L & JULIA		5070 SW 28 AVE	FORT LAUDERI	FL	33312	5854
LAINEZ,MIRIAM		4907 WHISPERING WAY	FORT LAUDERI	FL	33312	
LAMBERT,CARLA L		5030 SW 29 AVE	FORT LAUDERI	FL	33312	
LANDRY,THOMAS P		4711 SW 26 TER	FORT LAUDERI	FL	33312	
LAWHORN-BENNETT,TAMMIE R		4650 SW 27 AVE	FORT LAUDERI	FL	33312	
LAWRENCE,EVELYN		5105 SW 27 TER	FORT LAUDERI	FL	33312	
LAWSON,JAMES		4991 SW 27 TER	FORT LAUDERI	FL	33312	
LEE,JEFFREY	LEE,KIRSTEN LESLIE	412 VENADO DR	SANTA BARDA	CA	93111	
LESMOND,ALDERMAN ROWE N		5072 SW 28 TER	FORT LAUDERI	FL	33312	
LILLIAN M BARRON REV	TRBARRON,LILLIAN TRSTEE	8541 SW 30 ST	DAVIE	FL	33328	1807
LISBEY,HILBERTO A & ACELITA L		2772 SW 46 CT	FORT LAUDERI	FL	33312	5638
LONESKE,REBECCA		4901 SW 27 AVE	FORT LAUDERI	FL	33312	
LOZANO,MICHAEL		4971 SW 28 TER #1-2	FORT LAUDERI	FL	33312	
LUCKLY LOTS LLC		1560 NE 205 TER	MIAMI	FL	33179	
LYNCH,KIMBERLY		5091 SW 26 AVE	FORT LAUDERI	FL	33312	7419

M F & VICTORIA A MARRALE REV	TRMARRALE,MICHAEL & VICTORIA A TRS	6000 SW 55 ST	DAVIE	FL	33314	
MALIKMO LLC		899 N SUMMIT ST	CRESCENT CIT	FL	32112	
MANCINI,DAWN M		4900 SW 28 AVE	FORT LAUDERI	FL	33312	5852
MARGOLES,GLENN T & JEAN KAHLE		939 TYLER ST	HOLLYWOOD	FL	33019	1301
MARQUEZ,ASHLEY YOUNG	ROSEVEGA,EDGAR B	4730 SW 25 TER	FORT LAUDERI	FL	33312	
MARQUEZ,LINA MARIA		4985 SW 27 TER	FORT LAUDERI	FL	33312	
MARREN,PAUL J		4981 SW 27 AVE	FORT LAUDERI	FL	33312	6027
MARTINEZ,CARLOS L	H/EMARTINEZ,ANIELKA M	5000 SW 29 WAY	FORT LAUDERI	FL	33312	5826
MARY P RICHARDS REV	TRRICHARDS,MARY P TRSTEE	3066 BRISTLECONE RD	AVON PARK	FL	33825	
MAYO 23 LLC		10400 NW 30 CT #308	SUNRISE	FL	33322	
MCEACHIN,ONEIDA	H/EMCEACHIN,RYAN	4939 WHISPERING WAY	FORT LAUDERI	FL	33312	
MCGOWAN,DENNIS R	SAVER,SUSAN T	2725 SW 46 PL	FORT LAUDERI	FL	33312	5655
MCLEAN,DANA LYNNE & ZACHARY E		4710 SW 27 AVE	FORT LAUDERI	FL	33312	
MCMAHON,LESLIE & MAJOVSKY,JURAJ		740 ELLIOTT PL	COUPEVILLE	WA	98239	4014
MEDVEDEVA,ELENA		1835 E HALLANDALE BEACH E	HALLANDALE E	FL	33009	4619
MEGNAUTH,DEOKUMAR	H/ERONNAN,ASHLEY	4761 SW 26 TER	FORT LAUDERI	FL	33312	
MEKAITTEN,ASSAF		1 FOXFIRE RD APT 1	HOLLYWOOD	FL	33021	1729
MENASCHE,MORRIS		570 STONEMONT DR	WESTON	FL	33326	
MESTRES,CIRO JR & MARY		604 RIVERSIDE DR #6B	NEW YORK	NY	10031	
MIJARES,HUMBERTO LUIS FUSTES		2788 SW 47 ST	FORT LAUDERI	FL	33312	
MIL PROPERTIES INC		2302 N 37 AVE	HOLLYWOOD	FL	33021	3603
MILLER,CHRISTIAN		2725 SW 46 CT	FORT LAUDERI	FL	33312	5637
MIRACLE 55 LLC		3291.5 SW 44TH ST	FORT LAUDERI	FL	33312	
MOLINO,WILLIAM J		4960 SW 29 WAY	FORT LAUDERI	FL	33312	
MORA,CHRISTIAN		1495 SW 28 AVE	FORT LAUDERI	FL	33312	3944
MORA,IVAN SANTIAGO	SUAREZ,AMANDA	4884 SW 26 AVE	FORT LAUDERI	FL	33312	
MORDEHAY,DORIT		4640 SW 29 TER	FORT LAUDERI	FL	33312	
MORDES,JERRY & SUSAN		4836 SW 26 TER	FORT LAUDERI	FL	33312	
MORDY 613 INC		4750 SW 27 AVE	FORT LAUDERI	FL	33312	
MULDOON,MICHAEL		4610 SW 26 TER	FORT LAUDERI	FL	33312	
N & D HOLDING INC		5310 W STATE ROAD 84	FORT LAUDERI	FL	33314	1240
NADLAN INVESTMENTS LLC		1201 N STATE RD 7 STE 100	LAUDERHILL	FL	33313	
NANAN,CLYDELONG	ISLAND INVESTMENT GROUP LLC	260 NW 14 WAY	DANIA BEACH	FL	33004	
NANCY J CHILDS TR	CHILDS,NANCY J TRSTEE	520 FRONT ST	MARION	MA	02738	
NAPO,JACQUELINE		2788 SW 46 CT	FORT LAUDERI	FL	33312	5638
NEASE,ABBY H/E	EVANS,CHRISTOPHER	4921 SW 29 AVE	FORT LAUDERI	FL	33312	
NELSON-BLAKE,SHERINE C		4670 SW 27 AVE	FORT LAUDERI	FL	33312	
NELSON,BONICE S		2740 SW 47 ST	FORT LAUDERI	FL	33312	
NEW BHNV DANIA 2 LLC		5430 SW 25 AVE	FORT LAUDERI	FL	33312	
NIKOGHOSYAN,LUIZA		4625 SW 27 AVE	FORT LAUDERI	FL	33312	
NJARAVELIL,JOHNY		5354 N STERLING RANCH CIR	DAVIE	FL	33314	
NUNEZ,GEORGE		4935 SW 27 TER	FORT LAUDERI	FL	33312	5845
OBYMAKO,MICHAEL	H/EYIN,DONGXIAN	2645 SW 49 CT	FORT LAUDERI	FL	33312	
OE INVESTMENTS LLC		5373 SW 32 WAY	FORT LAUDERI	FL	33312	
OGBUAGU,HENRY M & CYNTHIA		2757 SW 47 ST	FORT LAUDERI	FL	33312	5643
ORDONEZ,CARLOS	H/EORDONEZ,GERMAN	2733 SW 46 CT	FORT LAUDERI	FL	33312	
OVIEDO,JENNIFER		2621 SW 49 CT	FORT LAUDERI	FL	33312	
OWENS,DAVID R		5041 SW 28 TER	FORT LAUDERI	FL	33312	5807

OWINGS,MERI		5081 SW 28 AVE	FORT LAUDERI	FL	33312	
PACIFICO,SARAH JANE		4820 SW 29 AVE	FORT LAUDERI	FL	33312	5810
PAOLETTI,VICTORIA		4640 SW 27 AVE	FORT LAUDERI	FL	33312	
PARDO,MARIA L		2796 SW 47 ST	FORT LAUDERI	FL	33312	
PARRA VIELMA,EDWARS J	SANCHEZ,MERCEDES SOLANGE	2708 SW 46 CT	FORT LAUDERI	FL	33312	
PAUL COHEN REV TR	GOLDENBERG,SANDY TRSTEE	20201 E COUNTRY CLUB DR #	AVENTURA	FL	33180	
PERKINS,JANICE M		2779 GRIFFIN RD	FORT LAUDERI	FL	33312	
PETRARCA,J C & KATHLEEN A		4661 SW 25 TER	FORT LAUDERI	FL	33312	5725
PETTERSEN,DOLYRES G		4660 SW 27 AVE	FORT LAUDERI	FL	33312	
PIERRE'S ROOFING COMPANY		5101 SW 40 AVE	DANIA BEACH	FL	33314	
PLACA,ROBERT JR		4913 SW 27 TER	FORT LAUDERI	FL	33312	
POLANCO,LINDA S		5001 SW 29 AVE	FORT LAUDERI	FL	33312	5813
POWMESAMY,DANA LATCHMI	H/EPOWMESAMY,LEARIE	4911 SW 26 AVE #1-2	FORT LAUDERI	FL	33312	
POZADA,ELIZABETH G	H/EPOZADA,CARLOMAGNO TOMAS	4688 SW 29 TER #1-2	FORT LAUDERI	FL	33312	
PREMIER LM GROUP LLC		3650 SW 61 TER	MIRAMAR	FL	33023	
PRICE,THOMAS W &	DIANAPRICE,THOMAS A	1413 ARGONAUT ISLE	DANIA BEACH	FL	33004	2327
PROLIFIC TECHNOLOGIES LLC		15800 NE 14 CT	MAIMI	FL	33179	
PUERTA,GUILLERMO		2756 SW 47 ST	FORT LAUDERI	FL	33312	
RAMIREZ,IRIS		3916 HAYES ST	HOLLYWOOD	FL	33021	
RAMIREZ,LUPITA		2748 SW 46 PL	FORT LAUDERI	FL	33312	
RAPPOLI,JAMES J & SUSAN J		5019 SW 28 AVE	FORT LAUDERI	FL	33312	5853
RAYMOND LAWRENCE SHORE	LIV TRMARIA ROSE SHORE LIV TR	10801 SW 29 PL	DAVIE	FL	33328	
REDMOND,RICHARD D		5079 SW 28 TER	FORT LAUDERI	FL	33312	5807
RENAUD,MARJORIE		2717 SW 47 ST	FORT LAUDERI	FL	33312	
RICHARD J WEINSTEIN REV TR		8046 N SAVANNAH CIR	DAVIE	FL	33328	
RICHARDSON,TERRIS		2650 SW 50 ST	FORT LAUDERI	FL	33312	
RITCHIE,JOSEPH WILLIAM		2773 SW 47 ST	FORT LAUDERI	FL	33312	
RITTER,PATRICK A & SUSAN J		4621 SW 26 TER	FORT LAUDERI	FL	33312	5764
RIVERA,JOSHUA APARICIO	CORRAL,JESIKA D OLIVA	2611 SW 50 ST	FORT LAUDERI	FL	33312	
ROBERGE,JOEL	H/EROBERGE,EDWARD	4930 SW 27 AVE	FORT LAUDERI	FL	33312	
ROBINSON,ROBERTA J		4632 SW 28 AVE	FORT LAUDERI	FL	33312	5608
RODESKY,LARRY & GEORGINA		4891 SW 26 AVE	FORT LAUDERI	FL	33312	5901
RODRIGUEZ,JEFFREY		5050 SW 27 AVE	FORT LAUDERI	FL	33312	
RODRIGUEZ,JORGE	H/ERENTEL,MARIA E ETAL	4608 SW 28 AVE	FORT LAUDERI	FL	33312	5608
RODRIGUEZ,JUAN CARLOS & LIGIA		2789 SW 47 ST	FORT LAUDERI	FL	33312	5643
RODRIGUEZ,PETER J		4954 SW 28 AVE	FORT LAUDERI	FL	33312	5852
ROGER M HARRISON REV	TRHARRISON,ROGER M TRSTEE	4970 SW 28 TER	FORT LAUDERI	FL	33312	
ROGERS,SUSAN A		5000 SW 29 AVE	FORT LAUDERI	FL	33312	5814
ROMA,JOSEPHFOLIGNO,NICOLE		5117 SW 27 TER	FORT LAUDERI	FL	33312	6117
ROS,EDUARDO JR		4721 SW 25 AVE	FORT LAUDERI	FL	33312	
ROSENBERGER,BRIAN CARLL	H/EROSENBERGER,LUZ IVETTE	4935 WHISPERING WAY	FORT LAUDERI	FL	33312	5756
ROSS,JOHN V		4911 WHISPERING WAY	FORT LAUDERI	FL	33312	
RYLES,DEBBIE L		4921 SW 29 WAY	FORT LAUDERI	FL	33312	
SAAVEDRA,MARILYS N & NICHOLAS		4625 SW 28 AVE	FORT LAUDERI	FL	33312	
SALAS MONTES,ELBA KATHERINE	CHAREM MOUDABBES,MOHAMED Y	4970 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SALAS,JEANETTE	ESCOBAR,CARLOS	4911 SW 29 WAY	FORT LAUDERI	FL	33312	
SANABRIA,RIGOBERTO		4730 SW 27 AVE	FORT LAUDERI	FL	33312	5903
SANCHEZ,JULIO & MARGARITA		3713 MCKINLEY ST	HOLLYWOOD	FL	33021	
SANDERS,JOHN	JOHN SANDERS TR	2631 SW 51 ST	FORT LAUDERI	FL	33312	
SARDINA,VIENGSOUK P		4926 SW 27 AVE	FORT LAUDERI	FL	33312	

SAWYER,MICHAEL DANE		4911 SW 27 AVE	FORT LAUDERI	FL	33312	
SCHEBOVITZ,NIKI		5241 SW 32 AVE	FORT LAUDERI	FL	33312	
SCHERRER,LAWRENCE E & DEBORAH M		4980 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SCHONWETTER,SAMUEL R & DAWN L		3189 CLEVELAND ST	HOLLYWOOD	FL	33021	
SCHOTT,DAVID OWEN		2624 SW 49 CT	FORT LAUDERI	FL	33312	6033
SCOTT,ANDREW JOHN		2764 SW 46 CT	FORT LAUDERI	FL	33312	5638
SCULLY,JACQUELINE T		4930 SW 28 AVE	FORT LAUDERI	FL	33312	5852
SDC DEVELOPMENT & TRUST LLC		2900 GRIFFIN RD	DAVIE	FL	33312	
SDS DEVELOPMENT & TRUST LLC		5256 SW 38 AVE	FORT LAUDERI	FL	33312	
SHARABI,SHACHAR		4837 SW 28 AVE # 3	FORT LAUDERI	FL	33312	5849
SHESHBESH 5 LLC		2974 GRIFFIN RD UNIT 6	FORT LAUDERI	FL	33312	
SHIGETANI,YUICHI		4999 SW 26 AVE	FORT LAUDERI	FL	33312	6077
SHNICER,EVGENIYA VALERYEVNA		4915 WHISPERING WAY	FORT LAUDERI	FL	33312	
SHORT,MONA M		4640 SW 28 WAY	FORT LAUDERI	FL	33312	5613
SHULTZ,SHERRIE L	SARTIN,CARL D JR	5031 SW 29 AVE	FORT LAUDERI	FL	33312	5813
SHUMILIN,MADINA & ALEXANDR		2697 SW 51 CT	FORT LAUDERI	FL	33312	
SIMONE,DEBRA	SIMONE,EMMANUEL	4831 SW 29 AVE	FORT LAUDERI	FL	33312	
SMITH,LISA MARIE		4990 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SNI PROPERTIES LLC		2165 VAN BUREN ST #1407	HOLLYWOOD	FL	33020	
SOFFER LEGACY LLC		21051 BLACK MAPLE LN	BOCA RATON	FL	33428	1708
SOT HOUSING LLC		5650 STIRLING RD #4	HOLLYWOOD	FL	33021	
SRP SUB LLC		1717 MAIN ST #2000	DALLAS	TX	75201	
STARVISH,RONALD		2680 SW 51 ST	FORT LAUDERI	FL	33312	
STEWART,JENNIFER L		4891 SW 28 AVE	FORT LAUDERI	FL	33312	
SUAREZ,JOANA H/E	VERA,JOHN A & RICARDA	5040 SW 29 AVE	FORT LAUDERI	FL	33312	5814
SWANN,SINDY		4930 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SYNCSUITES DOGS LLC		7901 4 ST N STE 300	SAINT PETERS	FL	33702	
TAGGART,THOMAS J		4940 SW 29 WAY	FORT LAUDERI	FL	33312	5824
TALAMO,DIEGO M		4681 SW 26 TER	FORT LAUDERI	FL	33312	
TREBOL TRTALLIN LLC TRSTEE		PO BOX 1720	DANIA BEACH	FL	33004	
TRIANA,MARIA DEL ROSARIO	FERNANDEZ,AMAYA LAZARA MARTINEZ	2717 SW 46 CT	FORT LAUDERI	FL	33312	
TRIBOLETTI,DANIEL P	DANIEL P TRIBOLETTI REV TR	4891 SW 27 AVE	FORT LAUDERI	FL	33312	5932
TRIVINO JIMENEZ,CECILIO ANTONIO		4960 SW 28 TER	FORT LAUDERI	FL	33312	
TROPICAL ACRES STEAK HOUSE		2500 GRIFFIN ROAD	FORT LAUDERI	FL	33312	5999
TURTLE BAY RESERVE LLC		2724 SW 47 ST	DANIA BEACH	FL	33004	
TWIN HARBORS PROPERTY MGT LLC		3020 SW 187TH TER	MIRAMAR	FL	33029	5848
UNITARIAN UNIVERSALIST	CONGREGATION OF F LAUDERDALE INC	2810 GRIFFIN RD	FORT LAUDERI	FL	33312	5842
URTECHO,JOSE & LORI		5050 SW 29 AVE	FORT LAUDERI	FL	33312	
VALENCIA,HERNEY M H/E	VALENCIA,MELISSA M	4951 SW 29 AVE	FORT LAUDERI	FL	33312	5811
VASQUEZ FAM REV TR	VASQUEZ,WILMER & PATRICIA TRSTEE	404 BRIARWOOD CIR	HOLLYWOOD	FL	33024	
VAYNER,SHLOMO		4955 SW 28 AVE	FORT LAUDERI	FL	33312	
VAZQUEZ,OSWALDO & JULIA E		6420 ALLEN ST	HOLLYWOOD	FL	33024	
VELEZ,CHRISTOPHER A		9009 GERALD DR # 2128	CHARLOTTE	NC	28217	3080
VERRILLI,SALVATORE		2890 GRIFFIN RD STE 5	FORT LAUDERI	FL	33312	
VIE & FAMILY RENTALS LLC		6579 COBIA CIRCLE	BOYNTON BEA	FL	33437	
VILLA,MATTHEW P		4641 SW 28 WAY	FORT LAUDERI	FL	33312	5612

WARD,ROBERT G JR		4877 SW 28 TER	FORT LAUDERI	FL	33312	5803
WAREHAM,ROSANNA	WAREHAM,WILLIAM J H/E ETAL	4851 SW 29 AVE	FORT LAUDERI	FL	33312	5809
WEINSTEIN,RONALD M		1330 W AVE #2911	MIAMI BEACH	FL	33139	
WEINSTEIN,RONALD MITCHELL		1330 WEST AVE #2911	MIAMI BEACH	FL	33139	
WELLS,STEVEN L	H/EWELLS,ANAYANSI	2716 SW 46 PL	FORT LAUDERI	FL	33312	5656
WESTFALL,CHERYL		4900 SW 29 AVE	FORT LAUDERI	FL	33312	5812
WETTERER,JACQUELINE		4940 SW 29 AVE	FORT LAUDERI	FL	33312	
WHISPERING OAKS COMMTY ASSN	INC% PROPERTY KEEPERS MGMT LLC	6555 POWERLINE ROAD SUITI	FORT LAUDERI	FL	33309	
WHITE,COREY MAURICE	JEANLOUIS,MISOUCA CRETCHELL	4900 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	6028
WICHER,KRZYSZTOF		4881 SW 27 AVE	FORT LAUDERI	FL	33312	5932
WILDRIDGE,ROSE	ROSE WILDRIDGE REV TR	2740 SW 46 PL	FORT LAUDERI	FL	33312	5656
WILSON,CAROLYN F		4950 SW 29 AVE	FORT LAUDERI	FL	33312	
WINTERS,PAUL D		4950 SW 28 AVE	FORT LAUDERI	FL	33312	
YEAA LLC% HYB HOLDING LLC		151 N NOB HILL RD STE 455	PLANTATION	FL	33324	
YEDIDIM USA INC		872 EAST PLANTATION CIR	PLANTATION	FL	33324	
YONKER,EMILY J		4897 SW 26 AVE	FORT LAUDERI	FL	33312	5901
YOUNG,DONNA J		4941 SW 29 AVE	FORT LAUDERI	FL	33312	5811

SunSentinel
MEDIA GROUP

Campaign No.	38720
Today's Date	4 Mar 2026
P.O. Number	
Sales Rep	Walters, Dustin

bill-to

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

advertiser

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

Campaign Summary

Description	SP-022-20MOD3 Griffin Living- Ad
Start Date	3/9/2026
End Date	3/10/2026
Currency	

Cost Summary

Gross Amount	$299.28
Agency Commission	$0.00
Net Amount	$299.28
Estimated Tax	$0.00
Total	**$299.28**

Package Details

Description	Start Date	Price
Notice of Public Meeting	3/9/2026	299.28

Package Component Detail	Start Date
Public Notices	3/9/2026
Affidavit	3/9/2026
Sun Sentinel Classified	3/9/2026

Preview - Content may appear in color online but may be printed in black and white.

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, March 24, 2026
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: SP-022-20MOD3: The applicants, 2750 Griffin Holdings LLLP and 2700 Griffin Holdings LLLP, are requesting Site Plan Modification approval to allow for the construction of a community pool, clubhouse and other amenities for the two properties located at 4880 SW 28 Avenue and 4901 SW 27 Terrace, and to unify the properties with the mixed-use development, Griffin Living, located at 2706-2750 Griffin Road.

The following is the proposed Resolution of the matter:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-022-20MOD3), SUBMITTED 2750 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, FOR PROPERTIES LOCATED AT 2706-2750 GRIFFIN ROAD, 4901 SW 27 TERRACE AND 4880 SE 28 AVENUE IN 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 the proceedings is made, which record includes the testimony and evidence upon which the appeal is to 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: Site Plan
Application Site: 4880 SW 28 Avenue, 4901 SW 27 Terrace, and 2706-2750 Griffin Road
Property Owner: 2750 Griffin Holdings LLLP and 2700 Griffin Holdings LLLP
Request: To request Site Plan Modification approval to allow for the construc-

Request: To request Site Plan Modification approval to allow for the construction of a community pool, club house, other amenities, and to unify the properties with the mixed-use development.
Hearing Date & Time: March 24, 2026 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
3/9/2026 38720

This Insertion Order Form forms part of the Agreement by and between Customer and Tribune Publishing Company ("**Company**"), and is governed by the terms and conditions set forth in Company's Business Terms of Service (available at https://www.tribpub.com/central-terms-of-service/) (the "**Business Terms**") and the Data Processing Addendum (the "**DPA**") The Business Terms, DPA, and this Insertion Order are collectively referred to as the "**Agreement**." The Business Terms and DPA constitute integral parts of this Insertion Order and are hereby incorporated into this Insertion Order by this reference. Capitalized Terms not otherwise defined in this Insertion Order have the same meanings as that ascribed to them in Business Terms. In the event of any ambiguity, conflict, or inconsistency between any of the Business Terms, this Insertion Order, and the DPA, the following order of precedence shall govern for purposes of resolving any such ambiguity, conflict, or inconsistency: (1) this Insertion Order, (2) the DPA, if applicable, and (3) the Business Terms.

City of Dania Beach
Community Development Memorandum

DATE: 4/28/2026

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, MURP, AICP, Deputy Director

SUBJECT: **TX-002-26:** The applicant, the City of Dania Beach, is requesting several text amendments to the City's Code of Ordinances, Land Development Code (LDC) (Second Reading).

Request:

TEXT AMENDMENT

1. To amend Section 110-20, entitled "List of Permitted, special exception and prohibited uses" clarifying permitted used in the PRD-1 zoning district and eliminating the Mixed-Use Districts from the table.
2. To amend Section 110-190 entitled, "Uses subject to minimum separation distances" to add separation requirements for Kava and Vape uses.
3. To amend Section 302-10, entitled "Permitted, special exception and prohibited uses" within the Regional Activity Center adding uses previously identified in the commercial permitted use table.

PUBLIC HEARING NOTICE

This item was duly advertised, posted and noticed pursuant to Article 610 of the LDC.

Background:

On September 14, 2010, the City Commission approved the City's new Land Development Code (LDC) referred to as OneCode. As staff continue to use the new regulations, scrivener's errors, inaccuracies and vague, imprecise or ambiguous language continues to emerge, some of which staff is proposing to address at this time. In addition, over time any set of regulations becomes antiquated unless periodically updated.

Staff Analysis

The following amendments are proposed to identify permitted uses within the Community Redevelopment Area (CRA) in one location. Today the CRA Form-Based zoning districts are identified in the commercial permitted use table as well as the form-based CRA permitted use table. This duplicity is confusing. Overtime, as changes are made, the two tables do not align, making administration complicated and confusing for staff as well as the public.

Staff is also taking this opportunity to clarify uses within the Planned Residential Development (PRD-1) zoning district and to specifically identify where kava and vape uses are permitted within the city.

1. *Commercial Permitted Use Table.*

   This amendment deletes the Mixed-Use zoning districts, which are also identified in the in the permitted use table provided in Subpart 1 – Community Redevelopment Area (CRA) Form-Based Zoning Districts, within the City's Land Development Code. This will eliminate the duplicity that currently exists.

   Kava and vape uses are added as new conditional uses with a 1,000-foot separation. Outdoor Restaurants, bars and outdoor dining have been added to the PRD-1 zoning district, which were inadvertently eliminated when the district was added to the permitted use table in 2025.

2. *Separation of uses.*

   This amendment identifies the conditions of use being a one-thousand-foot (1,000') distance separation between similar uses for kava and vape businesses. This separation is similar to separation requirements for the sale of alcohol. This separation requirement will prevent a concentration of similar uses in an area which frequently adds to a decline of an area.

3. *RAC Permitted Use Table.*

   This amendment will consolidate the permitted use table for form-based zoning districts found in the Regional Activity Center, adding clarity for staff and the public. Kava and vape uses are also added as prohibited uses.

This application requires two (2) public hearings by the City Commission.

Budgetary Impact
These proposed amendments will have no budgetary impacts to the City.

Recommendation
Planning and Zoning Board Recommendation

On March 18, 2026, the Planning and Zoning Board recommended approval of these text amendments.

City Commission Previous Action

On April 14, 2026, the City Commission approved this item on first reading.

Recommendation

Staff requests the City Commission to approve the Text Amendments on second and final reading.

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28 "LAND DEVELOPMENT CODE"; ARTICLE 110, ENTITLED "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS", AT SECTION 110-20 ENTITLED "LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" TO ELIMINATE MIXED-USE DISTRICTS FROM THE TABLE; ALSO AMENDING SECTION 110-190, ENTITLED "USES SUBJECT TO MINIMUM SEPARATION DISTANCES" TO INCLUDE KAVA AND VAPE SALES DISTANCE REQUIREMENTS; AND AMENDING SUBPART 1, ENTITLED "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS", ARTICLE 302, ENTITLED "DETAILED USE REGULATIONS", AT SECTION 302-10, ENTITLED "PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" IN ORDER TO ESTABLISH ONE PERMITTED USE TABLE FOR THE CRA FORM-BASED ZONING DISTRICTS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 14, 2010, the City Commission approved the City's new Land Development Code (LDC) referred to as OneCode; and

WHEREAS, as staff continue to use the new regulations, scrivener's errors, inaccuracies and vague, imprecise or ambiguous language continues to emerge, some of which staff is proposing to address at this time; and

WHEREAS, in addition, over time any set of regulations becomes antiquated unless periodically updated; and

WHEREAS, the proposed text amendments are to: (1) amend Section 110-20, entitled "List of Permitted, special exception and prohibited uses" amending permitted used in the PRD-1 zoning district and eliminating the Mixed-Use Districts from the table; (2) amend Section 110-190 entitled, "Uses subject to minimum separation distances" to add separation requirements for Kava and Vape uses; and (3) amend Section 302-10, entitled "Permitted, special exception and prohibited uses" within the Regional Activity Center adding uses previously identified in the commercial permitted use table; and

WHEREAS, the amendment are proposed identify permitted uses within the Regional Activity Center (RAC) in one location, as currently, the RAC zoning districts are identified in the commercial permitted use table as well as the form-based RAC permitted

use table, and the proposed amendment would eliminate the duplication so as to avoid confusion for staff and the public; and

WHEREAS, staff is also taking this opportunity to clarify uses within the Planned Residential Development (PRD-1) zoning district and to specifically identify where Kava and Vape uses are permitted within the City; and

WHEREAS, this item was duly advertised, posted and noticed pursuant to Article 610 of the LDC; and

WHEREAS, this item was heard by the Planning & Zoning Board on March 18, 2026, and was recommended for approval.

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

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

Section 2. That Chapter 28 entitled the "Land Development Code", Article 110, entitled "Use Regulations for Commercial and Mixed-Use Districts" at Section 110-20, entitled "List of permitted, special exception and prohibited uses" is amended as follows:

CHAPTER 28
LAND DEVELOPMENT CODE

* * *

ARTICLE 110. - USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS

* * *

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) or Planned Small Lot Mixed-Use Development District (PMUD-SL). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD of PMUD-SL shall be identified and established pursuant to the approved PMUD or MMUD-SL Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and *Articles 340* and 350 of this chapter.

	INDUSTRIAL		**~~MIXED-USE DISTRICTS~~**						**COMMERCIAL ZONING DISTRICTS**			
				~~CRA FORM-BASED DISTRICTS~~								
Legend P - Permitted P(#) - Permitted subject to numbered footnote A - Permitted accessory use only SE - Permitted special exception use only NP - Not permitted **USES**	**Marine**	**PRD-1**	**RO (see sec 110-180)**	**~~CC~~**	**~~EDBB-MU~~**	**~~SFED-MU~~**	**~~GTWY-MU~~**	**~~NBHD-MU~~**	**C-1**	**C-2**	**C-3**	**C-4**
Accessory uses to permitted and special exception uses	A	A	NP	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	A	A	A	A
Arcade or amusement center [subject to sections 110-60, 110-190]	NP	NP	NP	~~SE~~	~~SE~~	~~SE~~	~~SE~~	~~SE~~	NP	NP	NP	NP
Art galleries, museums, and libraries	SE	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Assembly and light fabrication of goods and materials	SE	NP	NP	~~SE~~	~~NP~~	~~NP~~	~~NP~~	~~SE~~	NP	NP	NP	SE
Assembly, repair, and fabrication of premanufactured art objects, apparel, jewelry,	NP	NP	NP	~~A~~	~~A~~	~~A~~	~~NP~~	~~A~~	NP	A	A	A

and home furnishings, accessory to retail use [subject to section 110-150]												
Athletic clubs/studio	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Auditoriums, theaters and convention halls, movie theaters	NP	NP	NP	~~SE~~	~~SE~~	~~SE~~	~~SE~~	~~NP~~	NP	SE	SE	SE
Automobile rental establishments, other [subject to section 110-80]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	SE
Automobile rental establishments, with parking or storage for ten (10) or fewer vehicles subject to section 110-190]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	SE	SE
Automobile repair, minor [subject to section 110-90]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	SE	SE
Automobile, truck, motorcycle, boat, trailer, recreation vehicle sales, display, accessory repair and service	NP	NP	NP	~~SE~~	~~SE~~	~~SE~~	~~NP~~	~~NP~~	NP	NP	NP	P
Auto parts, retail or wholesale	NP	NP	NP	~~NP~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Bail Bond [subject to section 110-310]	NP	NP	NP	~~P~~	~~P~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Banks and financial institutions (excluding drive thru in PRD-1)	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~NP~~	P	P	P	P
Bakeries, delicatessens	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Bingo hall	NP	NP	NP	~~SE~~	~~SE~~	~~SE~~	~~SE~~	~~SE~~	NP	NP	NP	NP
Boat painting	SE	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Boats, Indoor storage of new or used only on property abutting a navigable waterway	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	SE	SE
Boats, Outdoor storage of new or used	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Boats marine parts store	P	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Boat sanitary waste pump-out facilities	SE	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP

Bus depot for storage and maintenance of buses and related office facilities [subject to section 110-290]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	P
Cabinet or furniture shop [subject to section 110-250]	P	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~P~~	NP	NP	NP	NP
Catering establishments [*subject to section 302-20(22)]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~P*~~	NP	NP	P	P
Charitable, civic, fraternal and professional organizations, excluding social service providers and agencies	NP	NP	NP	~~SE~~	~~SE~~	~~SE~~	~~SE~~	~~SE~~	NP	SE	SE	SE
Charity or thrift shop	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	P	P
Check cashing stores [subject to section 110-190]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	SE	SE
City of Dania Beach municipal use	P	~~NP~~ P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	P	P	P	P
Community garden/urban farm [subject to section 105-230]	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	NP	NP	NP
Contractor shop [subject to section 110-270]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~P~~	P	P	P	P
Contractor shop, repair or service shops (air conditioning, carpenter, plumbing, electrical, glass, marine, cloth or canvas)	P	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	SE
Copy shop, printing shop	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Day care centers	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Dock and docking of boats and ships (excluding dry docks), including the operations of charter boats	P	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP

Drive-through service, other [subject to sections 110-190, 110-220]	NP	NP	NP	~~NP~~	~~P~~	~~P~~	~~P~~	~~NP~~	P	P	SE	SE
Dry cleaning establishments, excluding self service laundries, for direct service to customers	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Dry lot storage and dry stack storage of boats	SE	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Exhibit/Event space	NP	NP	NP	~~SE~~	~~NP~~	~~SE~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Farmer's market [subject to section 105-240]	NP	NP	NP	~~P~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Fast food restaurant in an existing building [subject to section 110-190]	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~NP~~	P	P	P	P
Fast food restaurant in a new multi-tenant, or attached building (not free standing) [subject to section 110-190]	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~NP~~	P	P	P	P
Fortune tellers, palmists, clairvoyants or astrologists [subject to section 110-190 & Chapter 12.5]	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Freestanding drive-through restaurant [subject to section 110-190]	NP	NP	NP	~~NP~~	~~P~~	~~P~~	~~P~~	~~NP~~	NP	NP	SE	SE
Funeral homes and mortuaries	NP	NP	NP	~~NP~~	~~P~~	~~P~~	~~NP~~	~~NP~~	NP	NP	SE	SE
General service and repair shop	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Gun shops [subject to section 110-190]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	SE	SE
Hotel [subject to section 110-100]	NP	NP	NP	~~P~~	~~P~~	~~SE~~	~~P~~	~~NP~~	NP	SE	SE	SE
Indoor play center providing primarily physical and imaginative non-electronic recreational opportunities for	NP	NP	NP	~~NP~~	~~NP~~	~~P~~	~~NP~~	~~P*~~	P	P	P	P

primarily preschool and elementary aged children, and which may also offer accessory retail sales, food and beverage sales [*subject to section 302-20(22)]												
Kava Establishment [subject to section 110-190]	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P
Kennel (subject to section 302-20(A)(21))	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	NP	NP	P
Large retail establishment [subject to sections 110-120, 110-190; articles 510, 520]	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~NP~~	NP	SE	SE	SE
Light industrial marine uses not itemized in this section	P	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Liquor, package stores [subject to section 110-50]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	P	P	P
Liquor, package stores accessory to grocery retail use of at least 27,500 square feet [subject to section 110-50]	NP	NP	NP	~~A~~	~~A~~	~~A~~	~~A~~	~~NP~~	NP	A	A	A
Manufacturing and repair (excluding painting) of boats, associated assembly, fabrication, outfitting and maintenance, marine construction and equipment loading and handling operations	P	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Marine-related educational facilities	SE	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Massage therapy services as accessory to a full service personal service establishment only [subject to section 110-280]	NP	NP	NP	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	A	A	A	A

Medical Marijuana Retail Center [subject to section 110-190(C)]	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Merchandise rental or leasing stores	NP	NP	NP	~~NP~~	~~SE~~	~~SE~~	~~SE~~	~~SE~~	NP	NP	SE	SE
Microbrewery, or craft distillery with tasting room (required) [subject to section 110-50]	NP	NP	NP	~~P~~	~~SE~~	~~SE~~	~~SE~~	~~SE~~	NP	NP	NP	NP
Mixed residential and commercial uses	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	NP	NP	NP
Mobile food vendor [subject to section 110-320]	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~NP~~	NP	P	P	P
Mobile vendor, except as permitted in conjunction with a temporary use approved under article 675	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Motor fuel pumps, retail [subject to section 110-90]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	SE	SE
Multifamily dwellings	NP	P	P	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	NP	NP	NP
Office, business	NP	P	P	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	P	P	P	P
Office, professional	NP	P	P	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	P	P	P	P
Office, medical [section 110-40 and section 110-190(c) govern pain management clinics]	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Outdoor produce sales [subject to section 110-160]	NP	NP	NP	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	A	A	A	A
Outdoor restaurant seating [subject to section 110-200]	NP	~~NP~~ A	NP	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	NP	SE	SE	SE
Outdoor sales, leasing, rental, display, storage of fully assembled new boats, new trailers and marine vessels	P	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Outdoor sales, leasing, rental, display, storage of fully assembled used boats, trailers and marine vessels	SE	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP

Outdoor stands, other; open counters	NP	NP	NP	~~SE~~	~~SE~~	~~SE~~	~~SE~~	~~NP~~	SE	SE	SE	SE
Outdoor storage of fully-assembled, operational passenger vehicles, boats and boat trailers, and recreational vehicles [subject to section 110-300]	P	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Outdoor storage of new materials and equipment [subject to section 110-210]	SE	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	SE
Painting of boats	SE	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Pawn shops [subject to section 110-190]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	SE	SE
Personal service establishments	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	P	P	P	P
Places of worship	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~NP~~	P	P>P	P	
Public or private parking facility (principal use)	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Resale boutique and consignment shop, for profit	NP	NP	NP	~~NP~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Residential care facility [subject to section 105-170]	NP	NP	NP	~~NP~~	~~SE~~	~~SE~~	~~SE~~	~~NP~~	NP	NP	SE	SE
Residential care facility, adult [subject to section 105-170]	NP	NP	NP	~~NP~~	~~SE~~	~~SE~~	~~SE~~	~~NP~~	NP	NP	SE	SE
Restaurants, full service without live entertainment [subject to section 110-50]	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	P	P	P	P
Restaurants and bars with live entertainment as an accessory use [subject to section 110-50]	NP	~~NP~~ P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~SE~~	NP	SE	SE	SE
Restaurant, drive-in [subject to sections 110-190, 110-220]	NP	NP	NP	~~NP~~	~~P~~	~~P~~	~~P~~	~~NP~~	NP	NP	SE	SE
Restaurant, takeout	NP	~~NP~~ P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	P	P	P	P

Retail pharmacy [subject to section 110-190(C)]	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Retail stores [subject to section 110-190(C)] (excluding smoke shops, cannabidiol (cbd) sales, & discount retail)	NP	P	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	P	P	P
Roadside vendors	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
School, academic	NP	NP	NP	~~NP~~	~~SE~~	~~SE~~	~~SE~~	~~NP~~	SE	SE	SE	SE
School, college	NP	NP	NP	~~SE~~	~~SE~~	~~SE~~	~~SE~~	~~NP~~	SE	SE	SE	SE
School, specialty	SE	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~NP~~	SE	P	P	P
Scooter or motorized/electric car rental [subject to section 110-240]	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~NP~~	NP	NP	NP	NP
Self-service or coin-operated laundry [subject to section 110-190]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~SE~~	NP	NP	SE	SE
Sign fabrication, sign printing [subject to section 110-250]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~P~~	NP	NP	P	P
Single-family residence	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Storage [subject to section 110-260]	NP	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~P~~	NP	NP	NP	NP
Storage and sales of lumber and building materials within a completely enclosed building	SE	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	SE
Tattoo or body piercing parlor [subject to section 110-190]	NP	NP	NP	~~SE~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	SE	SE
Temporary uses and special events [subject to article 675]	A	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	P	P	P	P
Veterinarian, animal hospital (excluding boarding)	NP	NP	NP	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	NP	SE	P	P
Vinyl sign fabrication and sign printing shops (excluding metal fabrication sand blasting and spray painting	NP	NP	NP	~~NP~~	~~NP~~	~~SE~~	~~SE~~	~~P*~~	NP	SE	SE	SE

processes) [*subject to section 302-20(22)]												
Vape Establishment [subject to section 110-190]	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P
Warehousing with up to twenty (20) percent ancillary office space [*subject to section 302-20(22)]	A	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~P*~~	NP	NP	SE	P
Watchman or caretaker dwelling unit [subject to sections 110-30, 230-20]	A	NP	NP	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	NP	A	A	A
Wet or dry stack marina and related facilities [subject to section 110-170]	P	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	SE	SE
Wholesale: combined office-distribution/showroom-warehouse facilities with up to twenty percent (20%) ancillary office space	P	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	NP	NP	NP	NP
Wholesale: combined office-showroom-warehouse facility with up to twenty percent (20%) ancillary office space [*subject to section 302-20(22)]	P	NP	NP	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~P*~~	NP	NP	NP	P
Winery with tasting room (required) [subject to section 110-50]	NP	NP	NP	~~P~~	~~SE~~	~~SE~~	~~SE~~	~~SE~~	NP	NP	NP	NP

Section 3. That Chapter 28 entitled the "Land Development Code", Article 110, entitled "Use Regulations for Commercial and Mixed-Use Districts" at Section 110-90, entitled "Uses subject to minimum separation distances" is amended as follows:

* * *

ARTICLE 110. USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS

* * *

Sec. 110-190. Uses subject to minimum separation distances.

(A) The following uses shall be separated from similar existing uses, or similar approved but unbuilt uses, by the minimum distances specified below, measured from property line to property line unless otherwise indicated. Section 700-140 provides more detailed information as to how minimum distance separations must be measured.

(1) *Check cashing stores.* Two thousand five hundred (2,500) feet.
(2) *Pawn shops.* Two thousand five hundred (2,500) feet.
(3) *Thrift shops.* Two thousand five hundred (2,500) feet.
(4) *Gun shops.* Two thousand five hundred (2,500) feet.
(5) *Tattoo or body piercing parlors.* Two thousand five hundred (2,500) feet.
(6) *Freestanding fast food, drive-in and drive-through restaurants.* Two thousand five hundred (2,500) feet. See also section 110-220 (drive-through facilities).
(7) *Fortune tellers, palmists, clairvoyants or astrologists.* Two thousand five hundred (2,500) feet.
(8) Motor fuel pumps, and minor automotive repair, measured from other such uses on the same side of the street. Two thousand five hundred (2,500) feet. Existing establishments that do not satisfy the minimum distance separation shall not be deemed nonconforming uses provided they comply with all requirements of section 110-90 (Detailed use regulations for motor fuel pumps and minor automobile repair establishments).
(9) Commercial drive-through facilities that are subject to the principal arterial commercial design standards. Five hundred (500) feet measured from the driveways of any two (2) sites on the same side of the designated arterial. Existing drive-through facilities that do not comply with the distance separation requirement are not deemed to be nonconforming uses. See also section 110-220 (Drive-through facilities).
(10) Auto rental establishment with parking or storage for ten (10) or fewer cars. One thousand, five hundred (1,500) feet.
(11) Outdoor produce sales. One thousand (1,000) feet measured between produce stands. See section 110-160 (Detailed use regulations for produce sales) for additional regulations.
(12) Kava Sales. One thousand (1000) feet.
(13) Vape Sales. One thousand (1000) feet.

Section 4. That Chapter 28 entitled the "Land Development Code", Subpart 1, entitled "Community Redevelopment Area (CRA) Form-Based Zoning Districts", Article 302, entitled "Detailed Use Regulations" at Section 302-10, entitled "Permitted, special exception and prohibited uses" is amended as follows:

* * *

SUBPART 1. - COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS

* * *

ARTICLE 302 – DETAILED USE REGULATIONS

Sec. 302-10. Permitted, special exception and prohibited uses.

Legend: P = Permitted SE = Special Exception use (#) = Permitted subject to the restriction in section 302-20 having the same number that is within the parentheses	Districts								
		EDBB-MU		SFED-MU					
NP - Not permitted		Principal Street Frontage							
Abbreviations: EDBB = East Dania Beach Boulevard SFED = South Federal Highway	City Center	EDBB	Other streets	S. Fed. Hwy Sheridan St	Other Streets	GTWY-MU	GTWY-MU-II	NBHD-MU	NBHD-RES
MIXED USE [subject to section 302-40]									
Mixed residential and commercial use	P	P	P	P	P	P	P	P	NP
OPEN SPACE [subject to article 312]									
Accessory uses	P	P	P	P	P	P	P	P	P
Parks	P	P	P	P	P	P	P	P	P
Plazas	P	P	NP	P	NP	P	P	P	NP
Pocket parks	P	P	P	P	P	P	P	P	NP
Tot lots	P	P	P	P	P	P	P	P	P

	Urban agricultural gardens	SE	NP	SE	NP	SE	NP	NP	NP	SE
	RESIDENTIAL									
	Accessory uses	P	P	P	P	P	P	P	P	P
	Apartments, ground story	(2)	NP	(2)	(2)	(2)	(2)	(2)	(2)	(2)
	Apartments, upper story	P	P	P	P	P	P	P	P	(2)
	Community residential home—type 1; up to 6 residents [see section 725-30 for definition] [subject to section 105-170]	NP	NP	NP	NP	NP	NP	NP	NP	P
	Community residential home—type 2; 7—14 residents [see section 725-30 for definition] [subject to section 105-170]	(3)	NP	(3)	(3)	(3)	(3)	(3)	NP	NP
	Home-based assembly [subject to section 105-100]	P	P	P	P	P	P	P	P	P
	Home occupations [subject to section 105-80]	P	P	P	P	P	P	P	P	P
	Multiple-family residential	(2)	NP	(2)	(2)	(2)	(2)	(2)	(2)	(2)
	Single-family detached residential	NP (12)	NP (12)	NP (12)	NP (12)	NP (12)	NP (12)	NP (12)	NP (12)	P
	Two-family (duplex) residential	NP	NP	NP	NP	NP	NP	NP	NP	(1)
	MIXED-USE COMMERCIAL (uses that are compatible with residential uses on adjoining stories)									
	Accessory uses	P	P	P	P	P	P	P	P	P

Art galleries, bookstore, museums, libraries	P	P	NP	P	NP	P	P	P	NP
Bank and financial institutions	P	P	NP	P	NP	P	P	P	NP
Bakeries, delicatessens, coffee shops	P	P	P	P	P	P	P	P	NP
Convenience food store	(8)	(8)	NP	(8)	(8, 20)	(8)	(8)	(8)	NP
Copy, printing shop	P	P	NP	P	NP	P	P	P	NP
Day care center (pre-K)	P	P	P	P	P	P	P	P	NP
Drive-through service [subject to section 110-190 and 110-220]	NP	(4)	SE	(4)	NP	P	NP	NP	NP
Dry cleaning establishments, excluding self-service laundries, for direct service to customers	P	P	NP	P	NP	P	P	P	NP
General office use, including business, sales, professional, real estate, insurance, travel agent, information technology	P	P	P	P	P	P	P	P	NP
General repair shop	P	P	SE	P	(20)	P	P	P	NP
Large retail establishment. Section 110-190 and 110-120, Article 510, 520	P	P	NP	P	NP	P	P	NP	NP
Medical offices, ~~excluding pain management clinics~~ [subject to section 110-40, 110-190(c)]	P	P	P	P	P	P	P	P	NP
Medical Marijana Retail Center [section 110-190(c)]	P	P	NP	P	NP	P	P	P	NP
Personal service establishments	P	P	P	P	P	P	P	P	NP

	Pet shops (excluding cats, dogs, birds) and pet supplies	P	P	NP	NP	NP	P	P	P	NP
	Restaurant, free standing drive-through [subject to section 110-190 and 110-220]	NP	P	NP	P	NP	P	NP	NP	NP
	Restaurant, fast food in an existing building [subject to section 110-190 and 110-220]	P	P	NP	P	NP	P	P	P	NP
	Restaurant, fast food in a new multi-tenant or attached building (not free standing) [subject to section 110-190]	P	P	NP	P	NP	P	P	P	NP
	Restaurant, full service. [subject to section 110-50]	P	P	NP	P	NP	P	P	P	NP
	Restaurant; outdoor dining accessory to a restaurant, bar, ice cream shop, bakery, delicatessen or coffee shop	(5)	(5)	NP	(5)	(5, 20)	(5)	(5)	(5)	NP
	Restaurant, takeout	P	P	NP	P	NP	P	P	P	NP
	Retail Pharmacy [subject to section 110-190(c)]	P	P	NP	P	NP	P	P	P	NP
	Retail sales	(7)	(7)	(7)	(7)	(20)	(7)	(7)	(7)	NP
	Retail sales of baked goods, confectionaries, delicatessen	P	P	P	P	(20)	P	P	P	NP
	Self-service or coin operated laundry [subject to section 110-190]	NP	NP	NP	NP	NP	NP	NP	SE	NP
	Studios for individual instruction or tenant workspace for art, music, drama, martial arts	P	P	P	P	P	P	P	P	NP
	LODGING									
	Accessory uses	P	P	P	P	P	P	P	P	P
	Boarding House	NP	NP	NP	NP	NP	NP	NP	NP	NP

	Hotel, extended-stay hotel, condominium-hotel, or timeshare containing at least 75 rooms or keys	P (9)	P (9)	NP	SE (9)	(20)	P	P	NP	NP
	Motels	NP	NP	NP	NP	NP	NP	NP	NP	NP
	CIVIC AND INSTITUTIONAL									
	Academic schools	NP	NP	SE	SE	SE	SE	SE	NP	NP
	Accessory uses	P	P	P	P	P	P	P	P	P
	Auditoriums, theaters, movie theaters and convention halls	SE (6)	SE (6)	NP	SE (6)	SE (6)	SE (6)	SE (6)	NP	NP
	Charitable clubs, lodges, civic or fraternal, professional organizations, excluding social service providers	SE (6)	SE (6)	SE (6)	SE (6)	SE (6)	SE (6)	SE (6)	NP	NP
	City of Dania Beach municipal uses (police, fire, administration, parks, public parking, etc.), private open space	P	P	P	P	P	P	P	P	P
	Colleges, specialty schools, excluding student housing	P	P	SE	P	SE	P	SE	NP	NP
	Community garden/urban farm [subject to section 105-230]	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~P~~
	Marine schools, including on-campus student housing	SE	SE	NP	SE	SE	SE	SE	NP	NP
	Museums, libraries	P	P	P	P	P	P	P	P	NP

	Place of worship	(6)	(6)	(6)	(6)	(6)	(6)	(6)	NP	NP
	Recreation center, athletic facility with spectator seating	(6)	(6)	(6)	(6)	(6)	(6)	(6)	NP	NP
	Residential care facility [subject to section 105-170]	NP	NP	SE	NP	SE	SE	SE	NP	NP
	Residential care facility, adult [subject to section 105-170]	NP	NP	SE	NP	SE	SE	SE	NP	NP
	School, academic	NP	SE	NP	SE	NP	SE	SE	SE	NP
	School, college	SE	SE	NP	SE	NP	SE	SE	SE	NP
	Scooter or motorized/electric car Rental [subject to section 110-240]	P	P	NP	P	NP	P	NP	NP	NP
	Self-service or coin-operated Laundry [subject to section 110-190]	NP	NP	NP	NP	NP	NP	NP	SE	NP
	GENERAL COMMERCIAL (uses that may not be compatible directly under a residential story)									
	Accessory uses	P	P	P	P	P	P	P	P	P
	Athletic and health clubs, fitness studios	P	P	P	P	(20)	P	P	P	NP
	Auto parts sales, retail only (no bays)	NP	P	NP	P	NP	P	P	P	NP
	Catering establishment [*subject to section 302-20(22)]	NP	NP	NP	NP	NP	NP	NP	P*	NP
	Community garden/urban farm [subject to section 105-230]	P	P	P	P	P	P	P	P	P

	Exhibit/Event space	SE	NP	NP	SE	NP	NP	NP	NP	NP
	Farmer's market [subject to section 105-240]	P	NP	NP	NP	NP	NP	NP	NP	P
	Group instruction in art, music, drama, martial arts, aerobics, crafts	P	P	P	P	P	P	P	P	NP
	Indoor play center providing primarily physical and imaginative non-electronic recreational opportunities for primarily preschool and elementary aged children, and which may also offer accessory retail sales, food and beverage sales [*subject to section 302-20(22)]	NP	NP	NP	P	NP	NP	NP	P*	NP
	Massage therapy services as accessory to a full-service personal service establishment only [subject to section 110-280]	A	A	A	A	A	A	A	A	NP
	Merchandise rental or leasing stores	NP	SE	NP	SE	NP	SE	SE	SE	NP
	Microbrewery, or winery, or craft distillery with tasting room (required) [subject to section 110-50]	P	SE	SE	SE	SE	SE	SE	SE	NP
	Office, other businesses, professional	P	P	P	P	P	P	P	P	NP
	Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a retail use that primarily sells uncooked food, or beverages or both. [subject to section 110-190]	(10)	(10)	NP	(10)	(20)	(10)	(10)	(10)	NP

	Outdoor restaurant seating [subject to section 110-200]	A	A	NP	A	NP	A	A	A	NP
	Outdoor stands, other; open counters	SE	SE	NP	SE	NP	NP	NP	NP	NP
	TRANSPORTATION-RELATED									
	Private or public parking structure as a principal use	P	SE	SE	SE	SE	SE	SE	NP	NP
	Private or public surface parking lot as a principal use	P	P	P	P	P	P	P	P	NP
	Transit station	P	NP	NP	NP	NP	NP	NP	P	NP
	ENTERTAINMENT									
	Accessory uses	P	P	P	P	P	P	P	P	P
	Arcade or amusement center [subject to section 10-60 and 110-190]	SE	SE	NP	SE	NP	SE	SE	SE	NP
	Bar [subject to section 110-50]	P	P	NP	P	NP	P	P	SE	NP
	Bingo hall	SE (6)	SE (6)	NP	~~NP~~ SE	P (20) (6)	SE (6)	SE (6)	NP	NP
	Live entertainment accessory to a full-service restaurant, coffee house or similar establishment [section 110-50]	P	P	NP	P	(20)	P	P	SE	NP
	Nightclub [Alcoholic beverage establishments are subject to section 110-50]	SE	SE	NP	SE	NP	SE	SE	SE	NP

	Movie theater	SE (6)	SE (6)	NP	SE (6)	NP	SE (6)	SE (6)	NP	NP
	Pari-mutuel facility	NP	P (11)	NP	NP	NP	NP	NP	NP	NP
	RESTRICTED COMMERCIAL									
	Accessory uses	P	P	P	P	P	P	P	P	P
	Auction house for fine arts and antiques	P	P	NP	P	NP	P	P	NP	NP
	Automobile sales showroom, marine equipment sales showroom	SE	SE	NP	SE	NP	NP	NP	NP	NP
	Automobile, truck, motorcycle, boat, trailer, recreational vehicle sales, display, accessory repair and service	SE	SE	NP	SE	NP	NP	NP	NP	NP
	Bail Bonds [subject to section 110-310]	P	NP	~~NP~~ P	NP	NP	NP	NP	NP	NP
	Bail bondsman	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Car wash (principal use)	NP	NP	NP	SE	NP	NP	NP	NP	NP
	Charity or thrift shop	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Check-cashing stores, pawn shops, gun shops, flea markets	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Drug or alcohol rehabilitation facility, treatment center, or clinic (inpatient or outpatient)	NP	NP	NP	NP	NP	NP	NP	NP	NP

	Fortune tellers, palmists, clairvoyants or astrologists [subject to section 110-190 and chapter 12.5]	P	P	NP	P	NP	P	P	P	NP
	Freestanding drive-through restaurant [subject to section 110-190]	NP	P	NP	P	NP	P	NP	NP	NP
	Funeral homes, mortuaries	NP	NP	P	P	P	NP	NP	NP	NP
	Kava Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Liquor stores, package stores [subject to section 110-50]	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Liquor, package stores accessory to grocery retail use of at least 27,500 square feet [subject to section 110-50]	A	A	NP	A	NP	A	A	NP	NP
	Mobile vendor	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Mobile food vendor [subject to section 110-320]	P	P	P	P	P	P	P	NP	NP
	Outdoor display of new materials and equipment	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Penal, correctional, reentry facility, or halfway house for adult or juvenile offenders	NP	NP	NP	NP	NP	NP	NP	NP	NP
	RESTRICTED COMMERCIAL									

	Pet shops and pet supplies, including dogs, cats or birds	(21)	(21)	(21)	(21)	(21)	(21)	(21)	(21)	NP
	Resale boutique and consignment shop for profit	NP	P	P	P	P (20)	P	P	P	NP
	Retail motor fuel pumps, car washes, accessory to any other use	(13)	NP	NP	(13)	NP	NP	NP	NP	NP
	Sales, storage, or display of lumber or building materials	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Social service providers and agencies	SE	NP	NP	SE	NP	NP	NP	NP	NP
	Tattoo, body art, or body piercing [subject to section 110-190]	SE	NP	NP	NP	NP	NP	NP	NP	NP
	Temporary employment agency, day labor office	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Temporary parking lots [subject to conditions of use listed in [section 302-20(17)]	(17)	NP	NP	NP	NP	NP	NP	NP	NP
	Temporary uses and special events [subject to article 675]	P	P	P	P	P	P	P	P	NP
	Vape Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Veterinary clinic, indoor-only kennel	(21)	(21)	(21)	(21)	(21)	(21)	(21)	(21)	NP
	INDUSTRIAL, OTHER									

Accessory uses	P	P	P	P	P	P	P	P	P
Assembly and light fabrication of goods and materials	SE	NP	NP	NP	NP	NP	NP	SE	NP
Assembly, repair, and fabrication of premanufactured art objects, apparel, jewelry, and home furnishings accessory to a principal retail use [subject to section 302-20A(21)]	(15)	(15)	NP	(15)	NP	NP	NP	(15)	NP
Kennel [subject to section 302-20A(21)]	P	P	NP	P	NP	P	P	P	NP
Cabinet or furniture shop [subject to section 110-250]	NP	NP	NP	NP	NP	NP	NP	P	NP
Contractor shop [subject to section 110-270]	NP	NP	NP	NP	NP	NP	NP	P	NP
Food processing or warehouse facility	NP	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor storage	NP	NP	NP	NP	NP	NP	NP	NP	NP
Sign fabrication and sign printing shops [subject to section 110-250]	NP	NP	NP	SE (16)	NP	SE (16)	SE (16)	P	NP
Storage [subject to section 110-260]	NP	NP	NP	NP	NP	NP	NP	P	NP
Vehicle (including RVs and watercraft) assembly, repair, paint and body shops, auto glass shops; storage, warehousing, sales, display, leasing, and rental	NP	NP	NP	NP	NP	NP	NP	NP	NP

	Vinyl sign fabrication and sign printing shops (excluding metal fabrication sand blasting and spray painting processes) [*subject to section 302-20(22)]	NP	NP	NP	NP	SE	NP	SE	SE	P*
	Warehouse (including self-storage warehouse), industrial, or manufacturing use	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Warehousing with up to twenty (20) percent ancillary office space [*subject to section 302-20(22)]	NP	NP	NP	NP	NP	NP	NP	NP	P*
	Watchman/Caretaker dwelling units [subject to sections 110-30, 220-20]	NP	A	A	A	A	A	A	A	A
	Welding, sheet metal, tool and die, furniture or cabinet manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Wholesale: Combined office-showroom-warehouse facility with up to twenty percent (20%) ancillary office space [*subject to section 302-20(22)]	NP	NP	NP	NP	NP	NP	NP	NP	P*
	Wholesale sales	NP	NP	NP	NP	NP	NP	NP	NP	NP

* * *

Section 5. That if any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. That it is the intention of the Mayor and City Commission of the City of Dania Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida and codified by the Municipal Code Corporation. The sections of this ordinance may be renumbered or re-

lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 7. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 8. That this ordinance shall take effect 10 days after passage on second reading.

PASSED on first reading on_____, 2026.

PASSED AND ADOPTED on second reading on_____, 2026.

First Reading:
Motion by: _____

Second by: _____

Second Reading:
Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION:	Unanimous ____	
	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

SIGNATURES ON THE FOLLOWING PAGE

ATTEST:

_____	_____
ELORA RIERA, MMC	JOYCE L. DAVIS
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3792
(954) 922-2687 Fax

Standard Development Application

- ❑ **Administrative Variance**
- ❑ **Land Use Amendment**
- ❑ **Plat**
- ❑ **Rezoning**
- ❑ **Site Plan**
- ❑ **Special Exception**
- ❑ **Variance**
- ❑ **Other:** _____ *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: 01/28/26

Petition No.: TX-002-26

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. 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: 100 W DANIA BEACH BLVD

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative **(circle one)** CITY OF DANIA BEACH

Address of Applicant: 100 W DANIA BEACH BLVD

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: CITY OF DANIA BEACH

Address of Property Owner: 100 W DANIA BEACH BLVD

Principal Member(s)/Responsible Party: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: TEXT AMEND TO SEC. 110-20, SEC.110-190, SEC. 302-10 (PRD-1 AND RAC PERMITTED USE TABLE)
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 28th **DAY OF** January **, 20** 26

By:

Eleanor Norena.
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of Florida. **)**

IBEL LARIOS IBARGUEN
Notary Public - State of Florida
Commission # HH 665928
My Comm. Expires Apr 17, 2029
Bonded through National Notary Assn.

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.

SunSentinel
MEDIA GROUP

Campaign No.	57606
Today's Date	8 Apr 2026
P.O. Number	
Sales Rep	Walters, Dustin

bill-to

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

advertiser

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

Campaign Summary

Description	TX-002-26 RAC Permitted Use table and PRD-1 - Ad
Start Date	4/13/2026
End Date	4/14/2026
Currency	

Cost Summary

Gross Amount	$304.13
Agency Commission	$0.00
Net Amount	$304.13
Estimated Tax	$0.00
Total	**$304.13**

Package Details

Description	Start Date	Price
Notice of Public Meeting	4/13/2026	304.13

Package Component Detail	Start Date
Public Notices	4/13/2026
Affidavit	4/13/2026
Sun Sentinel Classified	4/13/2026

Preview - Content may appear in color online but may be printed in black and white.

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, April 28, 2026
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: TX-002-26: The applicant, the City of Dania Beach, is requesting several text amendments to the City's code of Ordinances, Land Development Code (LDC). (Second Reading)

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28 "LAND DEVELOPMENT CODE"; ARTICLE 110, ENTITLED "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS", AT SECTION 110-20 ENTITLED "LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" TO ELIMINATE MIXED-USE DISTRICTS FROM THE TABLE; ALSO AMENDING SECTION 110-190, ENTITLED "USES SUBJECT TO MINIMUM SEPARATION DISTANCES" TO INCLUDE KAVA AND VAPE SALES DISTANCE REQUIREMENTS; AND AMENDING SUBPART 1, ENTITLED "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS", ARTICLE 302, ENTITLED "DETAILED USE REGULATIONS", AT SECTION 302-10, ENTITLED "PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" IN ORDER TO ESTABLISH ONE PERMITTED USE TABLE FOR THE CRA FORM-BASED ZONING DISTRICTS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3654 and staff will direct you to the online project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to 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: Text Amendments
Application Site: City Wide

Application Site: City Wide
Request: To request approval of several text amendments to the City's code of Ordinances, Land Development Code (LDC).
Hearing Date & Time: April 28, 2026 at 7:00 PM
Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd
Contact Information: Corinne Lajoie, MURP, AICP, Deputy Director 954-924-6805 Ext. 3704
4/13/2026 57606

This Insertion Order Form forms part of the Agreement by and between Customer and Tribune Publishing Company ("**Company**"), and is governed by the terms and conditions set forth in Company's Business Terms of Service (available at https://www.tribpub.com/central-terms-of-service/) (the "**Business Terms**") and the Data Processing Addendum (the "**DPA**") The Business Terms, DPA, and this Insertion Order are collectively referred to as the "**Agreement**." The Business Terms and DPA constitute integral parts of this Insertion Order and are hereby incorporated into this Insertion Order by this reference. Capitalized Terms not otherwise defined in this Insertion Order have the same meanings as that ascribed to them in Business Terms. In the event of any ambiguity, conflict, or inconsistency between any of the Business Terms, this Insertion Order, and the DPA, the following order of precedence shall govern for purposes of resolving any such ambiguity, conflict, or inconsistency: (1) this Insertion Order, (2) the DPA, if applicable, and (3) the Business Terms.

City of Dania Beach
Community Development Memorandum

DATE: 4/28/2026

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, MURP, AICP, Deputy Director
Claudia Viviana Batista, Planning and Zoning Manager

SUBJECT: **RZ-034-24**: The applicant, 2700 Griffin Holdings LLLP, is requesting to rezone two properties located at 4880 SW 28 Avenue and 4901 SW 27 Terrace from Two-Family Residential District (RD-8000) and Single-Family 6000 Residential District (RS-6000), respectively, to Planned Residential Development District (PRD-1) and amend the zoning map accordingly. (Second Reading)

Request:

The applicant is requesting to rezone two properties directly adjacent to the Griffin Living development, located at 4880 SW 28 Avenue and 4901 SW 27 Terrace, from Two-Family Residential District (RD-8000) and Single-Family 6000 Residential District (RS-6000), respectively, to Planned Residential Development District (PRD-1), pursuant to Land Development Code (LDC) Article 645.

Property Information

	4880 SW 28 Avenue	**4901 SW 27 Terrace**
CURRENT ZONING:	Two-Family Residential District (RD-8000)	Single-Family 6000 Residential District (RS-6000)
LAND USE DESIGNATION:	Low-Medium (10) Residential (LM-10)	Low-Medium (10) Residential (LM-10)
SITE ACREAGE:	0.26 Net Acres (11,422 SF)	0.33 Net Acres (14,190 SF)
EXISTING USE:	Vacant	Single-Family Home
VIOLATIONS ON PROPERTY	One open code violation case	Two open code violation cases

This item was duly advertised, posted, and noticed in accordance with Article 610 of the Land Development Code (LDC).

Background:

The two (2) subject properties together encompass 0.59 net acres located south of Griffin Road between SW 27th Terrace and SW 28th Avenue. The parcels are abutting a mixed-use development to the north, and an established single-family neighborhood to the south.

The property located at 4880 SW 28 Avenue is currently vacant and zoned residential (RD-8000). A permit for the demolition of the existing single-family home was completed in 2023 (Permit # 2021-0621). The property has one open code violation (Case#2026-0065) for work without a building permit (installing a new PVC fence). There is an open permit for a PVC fence (Permit #2025-1562).

The property located at 4901 SW 27 Terrace has a single-family home and is zoned residential (RS-6000). The property has two open code violations (operating a commercial business from a residential home; installing a new driveway, PVC fence, and A/C unit) (Cases #2026-0224 and #2025-0873). An after-the-fact building permit for the concrete driveway/courtyard was canceled on September 5, 2025 (Permit #2025-1077). The building permit for the PVC fence expired on January 17, 2026 (Permit #2025-1075).

The currently developed Griffin Living site at 2750 Griffin Road received approval by the City Commission on August 25, 2020, for a Rezoning, Plat Note Amendment, Site Plan, Variance, and allocation of flex units. This approval allowed the development of a mixed-use building to include 79 residential units and 16,670 square feet of commercial use. The site also had two Site Plan Modifications that were administratively approved with conditions. The second modification was initiated to allow for the access driveway to comply with the Fire Department access requirements.

Rezoning Criteria Outlined in the City's LDC:

1. ***The request is consistent with the City's Comprehensive Plan.***

   Applicant's response: The re-zoning request is consistent with the City's Comprehensive Plan. The plans at the existing time are to use the recently acquired lots for a swimming pool (accessory structure) for the Griffin Living Project. At the current time the Owner has no plans to place any commercial uses on these two parcels. Since the parcels currently have a residential land use designation, the re-zoning to PRD-1 with an underlying Residential Land Use means that the zoning will be consistent with the City's Comprehensive Plan.

   Community Development Staff Analysis: A review to determine compatibility with existing and Future Land Use designation of properties was conducted. The subject parcels would have no dwelling units, resulting in zero (0) dwelling units per acre. Therefore, the Rezoning is compatible with the Future Land Use Element of the Comprehensive Plan

   The Rezoning request is consistent with

   - *Future Land Use Objective 1.1.1 which states that the City's objective is to maintain land development regulations to encourage a mix of residential types and provide good quality of life for residents.*
   - *Housing and Neighborhoods Element Goal 2.1 which is to achieve a supply of housing that offers a variety of residential unit types by the creation of a full range of quality housing types.*
   - *Housing and Neighborhoods Element Objective 2.1.1 which states the City's objective to upgrade the quality of existing housing and assure that new construction is of the*

highest possible quality.

Therefore, staff agree that the request is consistent with the Comprehensive Plan.

2. ***The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans and master plans approved by the City Commission.***

Applicant's response: The requested re-zoning is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans and master plans to the extent that such plans exist for this area.

Community Development Staff Analysis: There are no applicable redevelopment plans, corridor plans, neighborhood plans or master plans for the area that the subject properties are located, therefore the request is consistent.

3. ***The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated zoning district unrelated to adjacent or nearby districts.***

Applicant's response: The Rezoning request will not give privileges extended to other similarly situated properties or result in an isolated zoning district. The PRD-1 Zoning District allows mixed-use, commercial and residential uses, to occur on one property and the Unity of Title and the Declaration mean that these properties are being added to the already approved Griffin Living Project which is zoned PRD-1. Rezoning these parcels to PRD-1 allows the parcels to be a part of the Griffin Living Project.

a. *The request furthers the City 's adopted community redevelopment plan, if applicable*

   There are not adopted community redevelopment plans for this area but the rezoning for an already existing project is a goal common to the City's Comprehensive Plan.

b. *An error or ambiguity must be corrected.*

   There is no current error or ambiguity in the Code. However, the parcels are now part and parcel of an already approved project and it would be inconsistent to allow a single project to have inconsistent zoning districts.

c. *There exists changed or changing conditions which make approval of the request appropriate.*

   Changed or changing conditions exist which make approval of the request appropriate. The Unity of Title and the Declaration constitute changed circumstances and changed conditions regarding the Property sought to be rezoned.

d. *Substantial reasons exist why the property cannot be used in accordance with existing zoning.*

The properties cannot be used in accordance with existing zoning. The existing zoning districts which the properties are currently zoned do not allow mixed use nor would they allow a pool to serve the mixed use or any other uses which would serve the mixed use development of which these parcels are now a part.

e. *The Rezoning is appropriate for the orderly development of the City and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses*

Applicant's response: The re-zoning is appropriate for the orderly development of the City. The re-zoning is adjacent to and seeks to be part of an already existing mixed-use project and allows the portions of the mixed-use project to be located on the properties sought to be re-zoned. This allows for both the orderly development of the City and the project. It is also compatible with existing zoning and land uses.

Community Development Staff Analysis: The PRD-1 zoning is consistent with the Griffin Living property to the north (2750 Griffin Road) which is zoned as PRD-1, therefore it would not result in isolated zoning (spot zoning). This Griffin Living property was recently developed, resulting in a change in conditions that make approval of the request appropriate. Planned Residential Development District (PRD-1) provides flexibility in the design and development of infill residential lots with odd shapes or small sizes, in a manner that is compatible with existing residential development and the Comprehensive Plan. The existing single-family residential uses to the south, east, and west of the subject properties are compatible with PRD-1, as they are all residential land uses. In addition, the 79 flex units allocated the Griffin Living development ensure consistency with the future land use.

Community Outreach

A community meeting was held on January 12, 2026, at PJ Meli Park Aquatic Complex. The meeting began at 6:00 PM and included fourteen (14) residents and three (3) representatives from the project. An updated site plan that included a ten-foot (10') landscape buffer in the front yard with no curb cuts was presented. The project representative clarified that no additional residential units are being proposed and that the existing building would function as a clubhouse. Residents expressed frustration about the building's current use as a synagogue/community center/event space, increased traffic on SW 27th Terrace, and questions about who may access amenities. At the meeting, residents raised concerns related to parking spillover, speeding, trash, flooding, noise, and allowed redevelopment of the site in the long term. One resident requested the return of speed bumps. The developer noted that the new site plan includes an exfiltration trench to address flooding. The applicants explained that the rezoning is solely to permit a pool as an accessory use and emphasized that no additional density is being sought. A summary of the meeting provided by the applicant is included in the backup.

A second and third community meeting were held on March 17, 2026, and March 18, 2026, at PJ Meli Aquatic Complex and Puya Cantina Restaurant, respectively. These meetings resulted in the applicant making substantial changes to the site plan modification.

The City continues to recieve calls and emails from residents concerned about the expansion of this development, specifically related to parking, flooding, current use of the site, trash and traffic.

Comprehensive Plan

This application supports the City's Comprehensive Plan by advancing the following goals, objectives

and policies:

Future Land Use Element

- **Objective 1.1.1** Maintain land development regulations to promote orderly growth, redevelopment, and placement of land uses, to encourage a mix of residential types, and provide a good quality of life for residents. Coordinate all future land use decisions with the appropriate topography and soil conditions, and availability of facilities and services, considering flood risk and land use designations as per the Future Land Use Map.
- **Objective 1.1.5** Maintain land development regulations, zoning ordinances, and other administrative rules to implement the comprehensive plan.
- **Policy 1.1.9.2** All proposed development and future land uses shall be compatible with adjacent land uses.
- **Policy 1.1.5.4** Residential land permitted uses and densities will be in accordance with the Future Land Use Element of the Comprehensive Plan

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

1. **Objective 2.1.1:** Upgrade the quality of existing housing and assure that new construction is of the highest possible quality, and resilient, while supporting the position that the City's housing supply with be principally provided by the private sector.

Staff Analysis

The request to rezone the properties located at 4880 SW 28 Avenue and 4901 SW 27 Terrace from Two-Family Residential District (RD-8000) and Single-Family 6000 Residential District (RS-6000) to Planned Residential Development District (PRD-1) meets the Rezoning criteria and is consistent with the City's Comprehensive Plan, including the Future Land Use Element, which identifies the property as having the Low-Medium Residential (LM-10) future land use designation. The LM-10 future land use designation permits a maximum of ten (10) dwelling units per gross acre. The proposed site plan modification does not increase density and therefore complies with the allowable density.

The Rezoning of these two (2) properties will allow the applicant to convert the existing single-family home into a clubhouse and add a pool amenity to the previously developed Griffin Living development. These amenities are intended to function as accessory uses for residents of the Griffin Living development; such accessory uses are permitted within the PRD-1 zoning district.

This rezoning application will require two (2) readings by the City Commission.

Budgetary Impact
Approval of the Rezoning will have no budgetary impact on the City.

Recommendation
Previous Action

Planning and Zoning Board Recommendation

The Planning and Zoning Board met on January 21, 2026, and unanimously voted to continue the item to February 18, 2026. On February 18, 2026, the Planning and Zoning Board voted to recommend denial of the Rezoning request (4:1) (Denial – De Las Salas, Rauhe, Roberts, Wright; Approval – Robertson).

City Commission Action

On February 24, 2026, the City Commission voted unanimously to continue the first reading to the March 10, 2026, City Commission meeting. For the first reading held on March 10, 2026, the City Commission voted to recommend approval of the Rezoning request (4:1) (Denial – Ryan; Approval – Davis, Salvino, Lewellen, Rimoli).

On March 24, 2026, the City Commission voted unanimously to continue the second reading of the Rezoning request to April 28, 2026, to allow the developer to present a revised site plan modification and to allow the Development Review Committee sufficient time to review it.

Recommendation

Community Development staff have reviewed the application for consistency with the above reference standards identified in the City's LDC and find that the proposed Rezoning is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. Therefore, staff support the Rezoning application and request that the City Commission approve this ordinance on second and final reading.

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPLICATION REQUEST (RZ-034-24, MADE BY ROD A. FEINER, ESQ., ON BEHALF OF 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP FOR PROPERTIES GENERALLY LOCATED AT 4901 SW 27th TERRACE AND 4880 SW 28th AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; TO REZONE THE PROPERTIES FROM TWO-FAMILY RESIDENTIAL DISTRICT (RD-8000) AND SINGLE-FAMILY 6000 RESIDENTIAL (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, "Land Development Code," ("LDC") Part 6, "Development Review Procedures and Requirements," Article 645 "Rezoning" of the City Code of Ordinances (the "City Code"), 2700 Griffin Holdings LLLP, a Florida limited liability limited partnership (the "Applicant") has applied to the City of Dania Beach (the "City") for approval of a Rezoning (RZ-034-24) from RD-8000 and RS-6000 to PRD-1 for properties generally located at 4901 SW 27th Terrace and 4880 SW 28th Avenue, respectively, as legally described in Exhibit "A;" and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on January 21, 2026, and determined that the proposed rezoning is not consistent with the goals and objectives of the City of Dania Beach Comprehensive Plan, and therefore did not recommend approval of the proposed Rezoning (RZ-034-24) request; and

WHEREAS, the City Commission is required to conduct two (2) duly noticed public hearings in accordance with law; and

WHEREAS, the City Commission finds that the approval of the proposed Rezoning (RZ-034-24) will protect the public health, safety, and welfare of the residents of the City, and further the purpose, goals, objectives and policies of the 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 pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 645 "Rezoning," the Rezoning request (RZ-034-24) from RD-8000 and RS-6000 to PRD-1 for the properties generally located at 4901 SW 27th Terrace and 4880 SW 28th Ave., as legally described in Exhibit "A," is approved, subject to the condition that a Declaration in Lieu of a Unity of Title be recorded in the Public Records of Broward County, Florida within thirty (30) days of the date of this Ordinance or this Ordinance shall be deemed null and void.

Section 3. That 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 deferral agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to first obtain requisite approvals or 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 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 5. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 6. That this Ordinance shall be effective immediately upon its passage and adoption on second reading.

PASSED on first reading on _____, 2026.

PASSED AND ADOPTED on second reading on _____, 2026.

First Reading:

Motion by: _____

Second by: _____

Second Reading:

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION:	Unanimous ____	
	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

ATTEST:

_____ _____

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 'A', "GRIFFIN LIVING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 556 AND 557, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE NORTH 86 FEET OF THE SOUTH 206 FEET MEASURED ALONG THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PROPERTY:

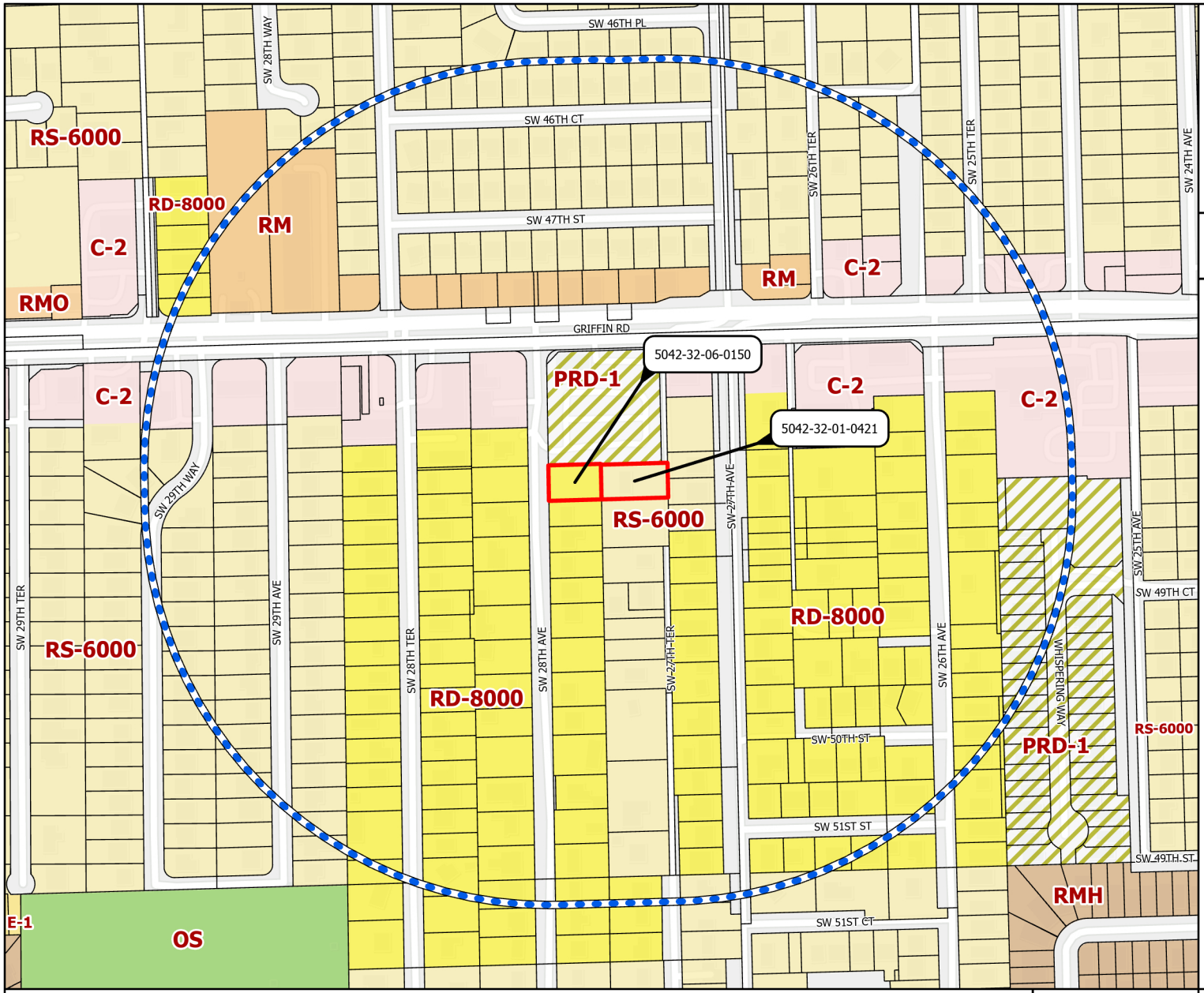
THAT PORTION OF LOT 4, BLOCK 2 OF "SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 4, OF BLOCK 2 AND RUN THENCE SOUTH ON THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF LOT 4, BLOCK 2, A DISTANCE OF 528 FEET; THENCE RUN IN AN EASTERLY DIRECTION ON THE LINE PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET; THENCE RUN NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF SAID LOT 4, OF BLOCK 2; THENCE RUN WEST ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 103,383 SQUARE FEET (2.373 ACRES), MORE OR LESS.

EXHIBIT "B"

PROPOSED LOTS FOR REZONING



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Location Map

APPLICATION:
RZ-34-24

ADDRESS:
4880 SW 28 Ave
(Current zoning RD-8000)
& 4901 SW 27 Ter
(Current zoning RS-6000)

FOLIO:
5042-32-06-0150;
5042-32-01-0421

REQUEST:
Rezoning

Legend

- Parcels
- Proposed Parcel
- 1,000ft Buffer

Zoning Designations

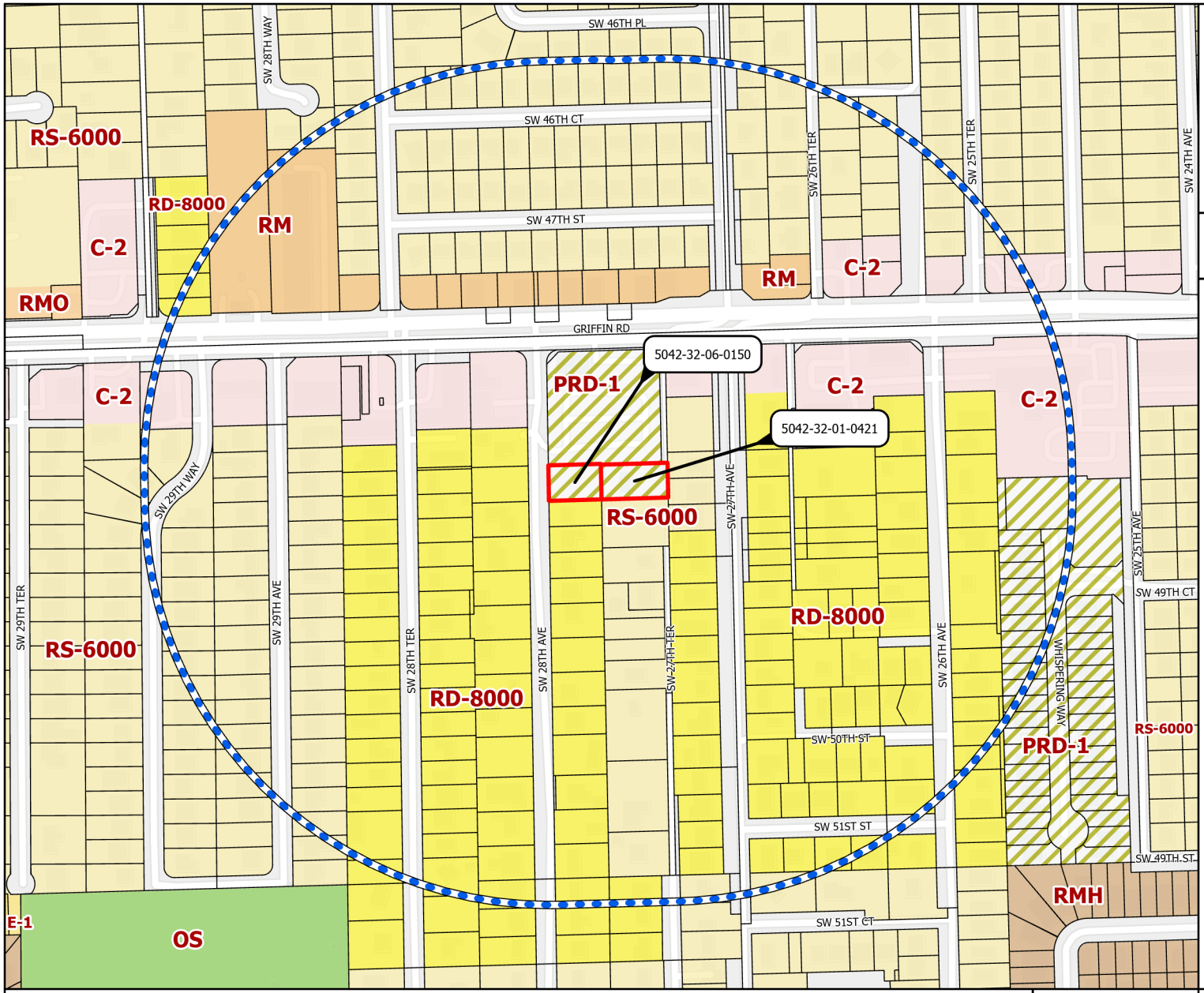
- C-2: COMMUNITY BUSINESS
- E-1: S.F. ESTATE
- OS: OPEN SPACE
- PRD-1: PLANNED RES DEV
- RD-8000: RESIDENTIAL
- RM: MULTI FAMILY 10DU/AC
- RMH: MOBILE HOME
- RMO: RESIDENTIAL MULTI-FAM OFFICE
- RS-6000: SINGLE FAMILY 6000

N

Date: 1/8/2026

0 200 400 600 Feet

Florida Technical Consultants



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Location Map

APPLICATION:
RZ-34-24

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(Proposed rezoning PRD-1)
& 4901 SW 27 Ter
(Proposed rezoning PRD-1)

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5042-32-06-0150;
5042-32-01-0421

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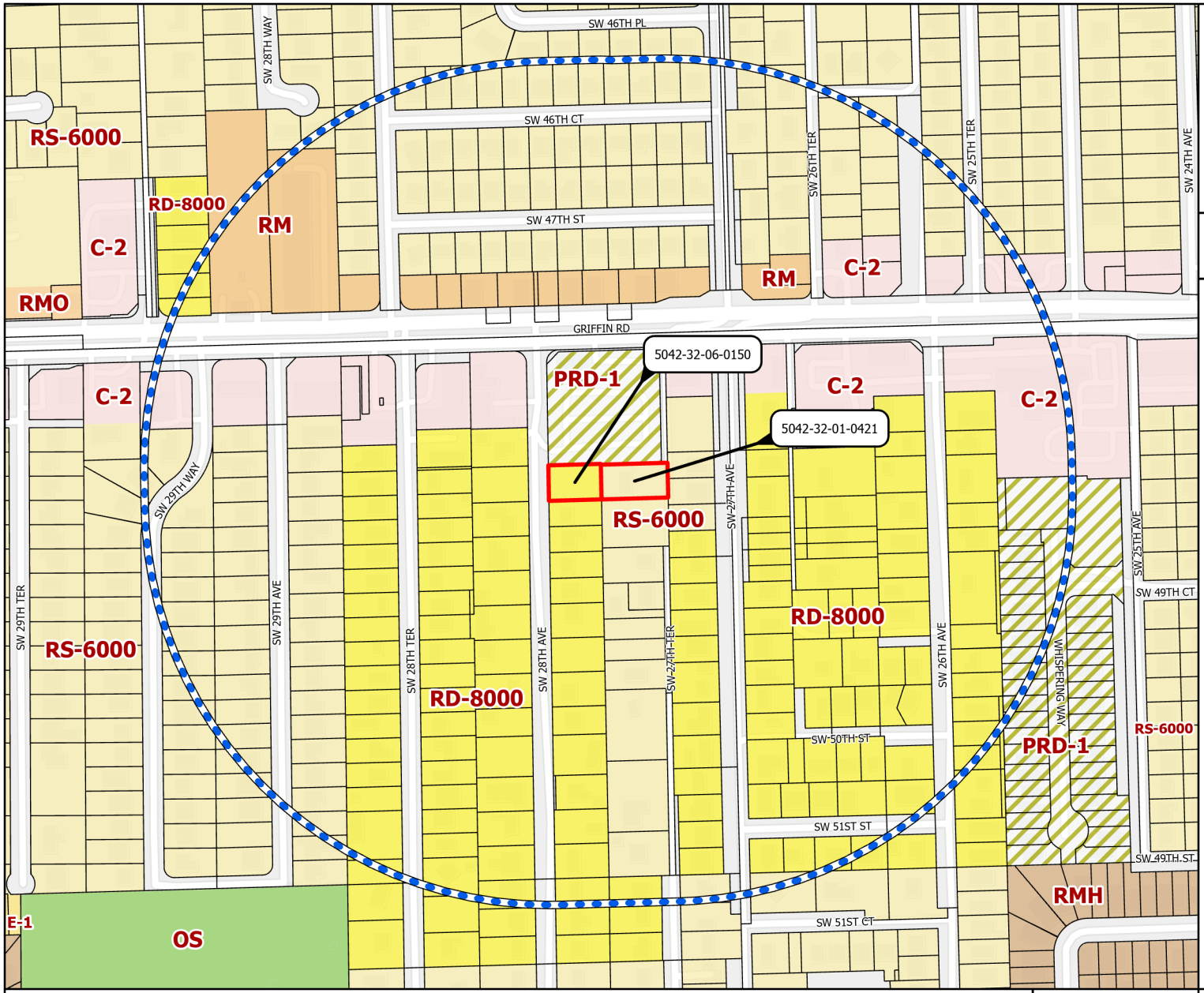
Date: 1/8/2026

0 200 400 600 Feet

Florida Technical Consultants



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Date: 1/8/2026

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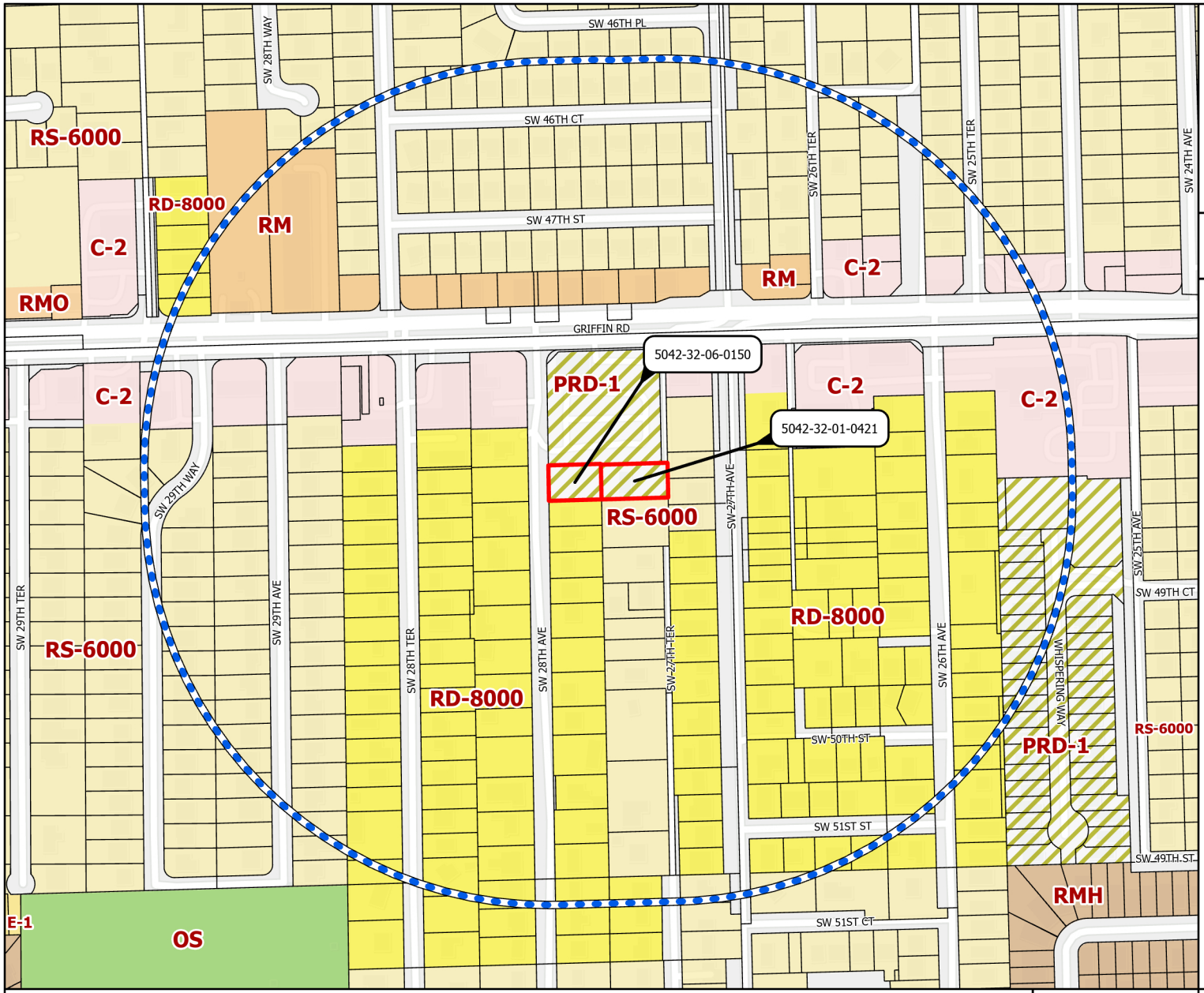
Florida Technical Consultants



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N

Date: 1/8/2026

0 200 400 600 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

RECEIVED
SEP 05 2024
BY:

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☒ Rezoning
- ☒ Site Plan
- ☒ Special Exception
- ☐ Variance
- ☐ Other: _____ *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: RZ-034-24

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. 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: 4880 SW 28th Avenue and 4901 SW 27th Terrace

Lot(s): 4 Block: 2 Subdivision: Seminole Park

Recorded Plat Name: Seminole Park and Reed Land Co.

Folio Number(s): 5042 3206 0150 ~~5042 3201 0421~~ Legal Description: See attached

Applicant/Consultant/Legal Representative **(circle one)** Rod A. Feiner

Address of Applicant: 1404 S Andrews Ave, Fort Lauderdale, FL 33316

Business Telephone: 954-761-3636 Home: 954-600-9451 Fax: 954-761-1818

E-mail address: rafeiner@coker-feiner.com

Name of Property Owner: 2700 Griffin Holdings, LLLP

Address of Property Owner: 2790 Stirling Rd., Ste 10, Hollywood, FL 33020

Business Telephone: 954-394-6615 Home: _____ Fax: _____

Explanation of Request: re-zone to PRD-1
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: .58 Gross Acreage: .63 Prop. Square Footage: 25,268

Existing Use: single-family Proposed Use: mixed-use (Griffin Living)

Is property owned individually, by a corporation, association, or a joint venture? 2700 Griffin Living, LLLP

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 Rod A Feiner **(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 3 **DAY OF** June **, 20** 24

By: Guy Levinstein
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of Florida **)**

ROD A FEINER
Notary Public - State of Florida
Commission # HH 409162
My Comm. Expires Jun 11, 2027
Bonded through National Notary Assn.

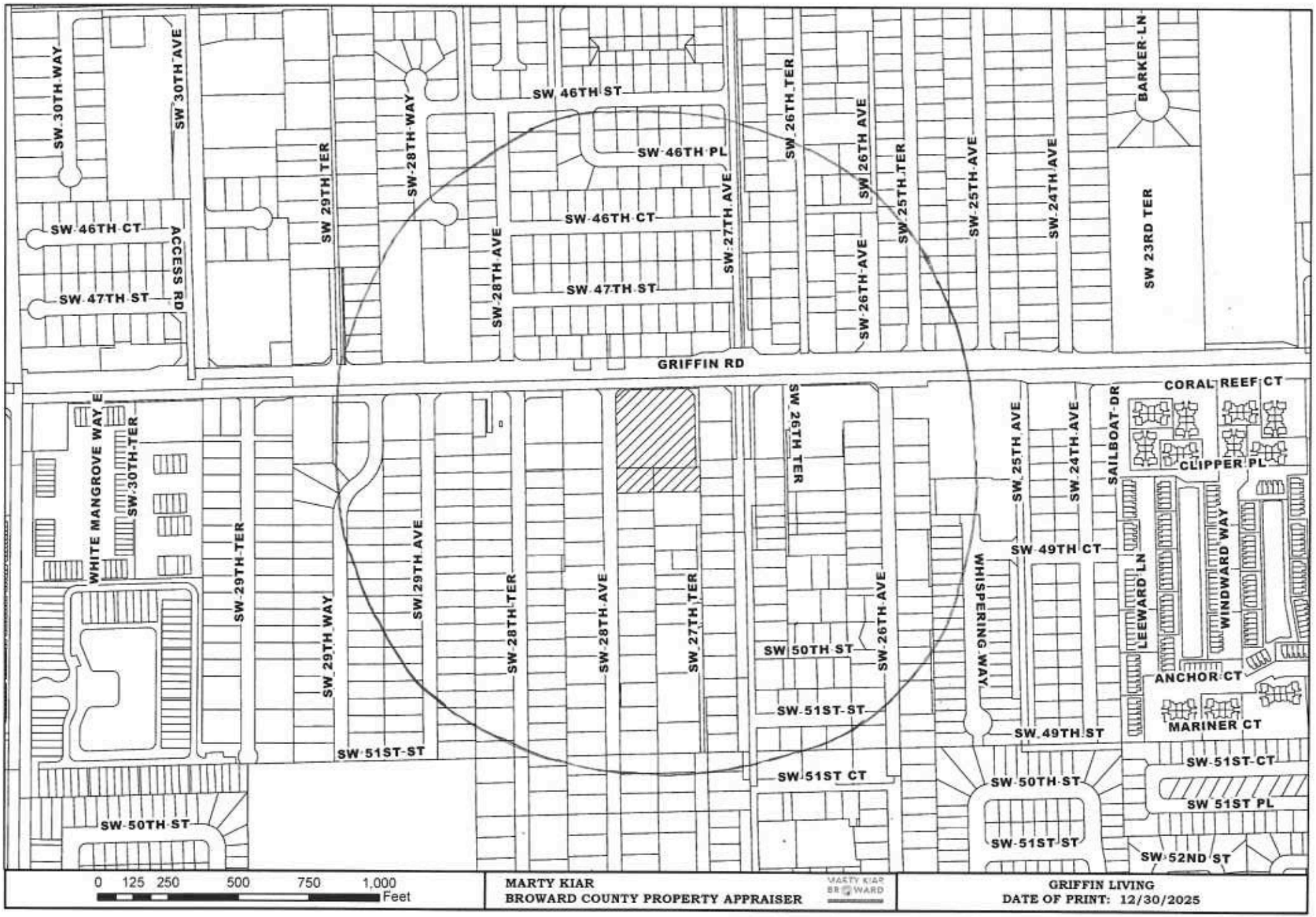
Personally known X **or Produced Identification** _____

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.


SW 30TH WAY
SW 30TH AVE
SW 46TH ST
SW 46TH PL
SW 46TH CT
ACCESS RD
SW 47TH ST
SW 29TH TER
SW 28TH WAY
SW 28TH AVE
SW 27TH AVE
SW 26TH TER
SW 26TH AVE
SW 25TH TER
SW 25TH AVE
SW 24TH AVE
BARKER LN
SW 23RD TER
GRIFFIN RD
WHITE MANGROVE WAY E
SW 30TH TER
SW 29TH TER
SW 29TH WAY
SW 29TH AVE
SW 28TH TER
SW 28TH AVE
SW 27TH TER
SW 26TH TER
SW 26TH AVE
SW 50TH ST
SW 51ST ST
SW 51ST CT
SW 50TH ST
WHISPERING WAY
SW 25TH AVE
SW 24TH AVE
SAILBOAT DR
CORAL REEF CT
CLIPPER PL
WINDWARD WAY
LEEWARD LN
SW 49TH CT
ANCHOR CT
MARINER CT
SW 49TH ST
SW 51ST CT
SW 50TH ST
SW 51ST PL
SW 51ST ST
SW 52ND ST
0 125 250 500 750 1,000 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
GRIFFIN LIVING
DATE OF PRINT: 12/30/2025

name1	name2	add	city	state	zip	zip 4
1630 SW 4TH AVE LLC		835 NE 16 TER	FORT LAUDERI	FL	33304	4576
2484 SW 10 ST LLC		475 BRICKELL AVE #2813	MIAMI	FL	33131	
26 RESIDENCE LLC		4031 SW 54 CT	DANIA BEACH	FL	33314	
2700 GRIFFIN HOLDINGS LLLP		2790 STIRLING RD #10	HOLLYWOOD	FL	33020	
2741HATZ LLC		9180 EQUUS CIR	BOYNTON BEA	FL	33472	
2748 SOUTH WEST REALTY LLC		811 AVENUE W	BROOKLYN	NY	11223	
2750 GRIFFIN HOLDINGS LLLP		2790 STIRLING RD STE 10	HOLLYWOOD	FL	33020	
2857 LLC		20315 NE 15 CT	MIAMI	FL	33179	
2950 GRIFFIN ROAD LLC%	ANGELA SULEYMANOVA	4801 29TH WAY STE 6	FORT LAUDERI	FL	33312	
307-309 DANIA INC		1019 SE 8 CT	DEERFIELD BE	FL	33441	
4 WALLS RENTAL LLC		21234 NE 19 CT	MIAMI	FL	33179	
4847 ZBRE LLC		2539 AMBASSADOR AVE	COOPER CITY	FL	33026	
4935A SW 27TH LAND	TRTRSTE LLC TRSTEE	1901 W COLONIAL DR	ORLANDO	FL	32804	
4941 LLC		7561 POLK ST	HOLLYWOOD	FL	33024	
4950 DANIA LLC		19790 W DIXIE HWY STE 1001	MIAMI	FL	33180	
ABU-HASHISH,LAWRENCE		4903 WHISPERING WAY	FORT LAUDERI	FL	33312	
ADAMS,DAMON J & DONNA LYNN		4924 SW 27 AVE	FORT LAUDERI	FL	33312	6028
ADAMS,DIANE K	CASTRONOVO,PHYLLIS J	2639 SW 50 ST	FORT LAUDERI	FL	33312	6034
ADIAH,STEPHEN		4651 SW 26 TER	FORT LAUDERI	FL	33312	5764
ALDICK,ABDEL	RALDICK,GHADA	4700 SW 55 AVE	DAVIE	FL	33314	
ALEKSANDR OSTROVSKIY	TROSTROVSKIY,ALEKSANDR TRSTEE	12411 OSBORNE ST #86	PACOIMA	CA	91331	
ALTMAN,CHRISTINA L		2733 SW 47 ST	FORT LAUDERI	FL	33312	
ANDREWS,DALE A		4680 SW 27 AVE	FORT LAUDERI	FL	33312	5708
ANGRAND,EDNER & ADELINE		2716 SW 47 ST	FORT LAUDERI	FL	33312	
APONTE,MARIE ISABEL		2796 SW 46 CT	FORT LAUDERI	FL	33312	
AUTO FINANCING LLC		17145 N BAY RD #4504	SUNNY ISLES E	FL	33160	
AVERY,VIVIAN		4975 SW 28 AVE	FORT LAUDERI	FL	33312	
BAEZA,EDWARD		4731 SW 26 TER	FORT LAUDERI	FL	33312	
BARILE,CHRISTI M & LUCILLE A		5099 SW 28 AVE	FORT LAUDERI	FL	33312	5853
BARNETT,PATRICIA		4650 SW 26 AVE	FORT LAUDERI	FL	33312	5730
BARRERA,RAUL	VALLADARES,DANIA ROSA	5479 NW 184 ST	MIAMI GARDEN	FL	33055	
BBS BUILDERS, INC		1760 NW 91 TER	PLANTATION	FL	33322	
BEAUDRY,CHRISTOPHER L		4940 SW 26 AVE	FORT LAUDERI	FL	33312	
BELITSIS,DIMITRIOS		4920 SW 28 TER	FORT LAUDERI	FL	33312	
BHO18 LLC		3840 N 49 AVE	HOLLYWOOD	FL	33021	
BOGAR,JANET EST		5021 SW 29 AVE	FORT LAUDERI	FL	33312	5813
BOHADANAH,ELIYAHU		3950 SW 6 ST	FORT LAUDERI	FL	33312	2632
BOKOBZA,ERIC D & ZOHAR		4821 SW 29 AVE	FORT LAUDERI	FL	33312	
BORGIONE,ROMINA P		2732 SW 46 CT	FORT LAUDERI	FL	33312	
BORRELLI,DAMARIS	DAMARIS BORRELLI REV LIV TR	4631 SW 25 TER	FORT LAUDERI	FL	33312	5725
BOURBEAU,COLLEEN		2780 SW 46 CT	FORT LAUDERI	FL	33312	5638
BRADY,DWIGHT		11400 NW 4 CT	PLANTATION	FL	33325	
BRADY,DWIGHT		1320 SW 88 WAY	PEMBROKE PI	FL	33025	
BROUWER,ANDREW		4951 SW 27 AVE APT B	FORT LAUDERI	FL	33312	6027
BROWARD COUNTY BOARD	OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-	FORT LAUDERI	FL	33301	1801
BROWARD LAND BUYERS LLC		232NW 14 WAY	DANIA BEACH	FL	33004	
BROWN,GREGORY A & JEANNE		4634 SW 28 WAY	FORT LAUDERI	FL	33312	5613
BUBA INVESTMENTS LLC		3728 NW 88 TER	HOLLYWOOD	FL	33024	
BUCASEY,ARON H/E	BUCASEY,PERLA	4671 SW 26 TER	FORT LAUDERI	FL	33312	

BUNJEVACKI,TIJANAPEREYRA,ANTHONY		2637 SW 50 ST	FORT LAUDERI	FL	33312	
BURTON 53 LLC		5369 SW 34 AVE	FORT LAUDERI	FL	33312	
CALLAHAN,JOSEPHINE M POWELL EST		5020 SW 29 WAY	FORT LAUDERI	FL	33312	5826
CAMARAZA,JOHANA ROSADO		4910 SW 29 AVE	FORT LAUDERI	FL	33312	
CAMPUZANO,KATHY	SWOOD,RONALD A	5037 SW 28 AVE	FORT LAUDERI	FL	33312	5853
CANGRO,K & NEILA A		4649 SW 28 WAY	FORT LAUDERI	FL	33312	5612
CARDENAS,FATIMA	CELENELISBEY,GILBERTO M	2797 SW 46 CT	FORT LAUDERI	FL	33312	
CARMICHAEL,CARLEIGH	RAETHOMAS,ADAM CLAYTON	2661 SW 51 CT	FORT LAUDERI	FL	33312	
CASHFLOW VENTURES LLC		4700 SW 74 TER	DAVIE	FL	33314	
CASTELLANO,LISA	CASTELLANO,WALTER JR	4901 SW 29 AVE	FORT LAUDERI	FL	33312	5811
CATCHINGS,GLENN ANTHONY		4923 WHISPERING WAY	FORT LAUDERI	FL	33312	
CATON,STEVEN		3790 RAMBLEWOOD CT	MELBOURNE	FL	32934	
CEPEK FAMILY HOLDINGS INC		2381 GRIFFIN RD	FORT LAUDERI	FL	33312	
CERBERUS SFR HOLDINGS II LP		600 GALLERIA PKWY STE 300	ATLANTA	GA	30067	
CF & A HILL FAMILY LTD		261 SW 13 ST	DANIA BEACH	FL	33004	
CHAMBERLAIN,NANCY		2724 SW 46 PL	FORT LAUDERI	FL	33312	5656
CHESTO,DANIEL & GRACE		PO BOX 820461	PEMBROKE PI	FL	33082	0461
CHRISTINE M PROST LIV REV	TRDANIELLE AGUIAR LIV REV TR ETAL	PO BOX 290484	DAVIE	FL	33329	
CLAYTON,CHRISTINA E		4830 SW 27 AVE #B	FORT LAUDERI	FL	33312	
COLBERT,R B & JANET		4605 SW 27 TER	FORT LAUDERI	FL	33312	5606
COLLINS,BILLY JR	H/EGARCIA,EDGAR J	2756 SW 46 PL	FORT LAUDERI	FL	33312	5656
CONGDON,JANE M		512 SW 12 ST	LAKE BUTLER	FL	32054	2418
CORCHADO,LUIS A		4730 SW 29 TER #B	FORT LAUDERI	FL	33312	5659
CORDELL,THOMAS H/E	CORDELL,DAVID H/E & CORDELL,D	4601 SW 27 TER	FORT LAUDERI	FL	33312	5606
CORDERO,LUIS G	H/EZUNIGA,JAVIER E	5010 SW 29 AVE	FORT LAUDERI	FL	33312	
CRAWFORD,HERBERT F & DONNA K		4960 SW 29 AVE	FORT LAUDERI	FL	33312	5812
CREO SOLUTIONS LLC		1400 SW 87 AVE	PEMBROKE PI	FL	33025	3307
D & S MANAGEMENT LLC		2011 LEE ST	HOLLYWOOD	FL	33020	
DALONZO,DIANA M		2708 SW 46 PL	FORT LAUDERI	FL	33312	5656
DANIA BEACH LAND TR	REYES,CARLOS J TRSTEE	396 MALLARD RD	WESTON	FL	33327	
DDCTD CURRENT & FUTURE OWNERS	WHISPERING OAKS COMMUNITY ASSN I	4916 WHISPERING WAY	FORT LAUDERI	FL	33312	
DDCTD CURRENT & FUTURE OWNERS	WHISPERING OAKS COMMUNITY ASSN I	6555 POWERLINE RD STE 105	FORT LAUDERI	FL	33309	2048
DEL RIO,RAFAEL		2749 SW 47 ST	FORT LAUDERI	FL	33312	5643
DEL VALLE QUINTANA,ADRIANA H/E	PIRELA NARANJO,OSCAR DANIEL	2797 SW 47 ST	FORT LAUDERI	FL	33312	
DENIS,DONALD		4624 SW 28 AVE	FORT LAUDERI	FL	33312	5608
DEZIEL,ALAIN ARMAND		5020 SW 29 AVE	FORT LAUDERI	FL	33312	
DIAMOND,GARY W & MARY LOU		4914 SW 27 AVE	FORT LAUDERI	FL	33312	6028
DIANNE GREENFIELD TR	GREENFIELD,DIANNE TRSTEE	5061 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	
DIDIO,ANTHONY P H/E	SHERWIN,MARIE ELAINA	4930 SW 26 AVE	FORT LAUDERI	FL	33312	6024
DND MANAGEMENT LLC		1915 SW 21 AVE STE B305	FORT LAUDERI	FL	33312	3104
DO AMARAL,ADRIANA FKA MEHARRY		4641 SW 25 TER	FORT LAUDERI	FL	33312	5725
DRAGOSLAVIC,GORAN		1800 W BROWARD BLVD	FORT LAUDERI	FL	33312	
DROUSKIN,IDAN		1710 SW 100 TER	DAVIE	FL	33324	7474
DROUSKIN,IDAN IZHAK		10225 SW 20 ST	DAVIE	FL	33324	7427
DRUSKIN PROPERTIES 1 LLC		2920 SW 46 CT	FORT LAUDERI	FL	33312	
DULAR,LISA		5011 SW 29 AVE	FORT LAUDERI	FL	33312	5813
DWYER,MARY JANE	DWYER,RICHARD	4621 SW 42 TER	FORT LAUDERI	FL	33314	4715

EADES,DONNA L		4711 SW 25 TER	FORT LAUDERI	FL	33312	5908
ECHEONA,XOCHIL		691 LAKE BLVD	WESTON	FL	33326	
EG SERVICES LLC		8737 ESTADA CIR	COOPER CITY	FL	33024	
ERNESTO CAMARAZA ALFARO REV TR	CAMARAZAALFARO,ERNESTO TRSTEE	13818 SW 152 ST #372	MIAMI	FL	33177	
ESPANOL,R A & ADORACION M		2631 SW 46 CT	FORT LAUDERI	FL	33312	5745
EVANS,BRENT H/E	TOMASSI,PIETRO	5001 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	
EVERRET,LEATHER	TRSTEE H/ELOVING TR ETAL	2772 SW 47 ST	FORT LAUDERI	FL	33312	
FADLON,DAVID		2156 NE 62 ST	FORT LAUDERI	FL	33308	
FADLON,OFER	FADLON,RONIT	201 ANSIN BLVD UNIT A	HALLANDALE E	FL	33009	
FAY,DAVID		5018 SW 28 AVE #1-2	FORT LAUDERI	FL	33312	5845
FERREIRA PEREIRA,CHRISTIAN		2765 SW 47 ST	FORT LAUDERI	FL	33312	5843
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERI	FL	33309	3421
FORGIE,KIRSTY	KIRSTY FORGIE REV TR	5111 SW 27 TER	FORT LAUDERI	FL	33312	6117
FORK,MARY JEAN		4656 SW 28 WAY	FORT LAUDERI	FL	33312	5613
FOSTER,WANDA G		4931 SW 29 WAY	FORT LAUDERI	FL	33312	5823
FRANCOIS,REGINA	SAINTIL,LESLEY	4657 SW 28 AVE	FORT LAUDERI	FL	33312	
FRANK,SVETLANA		2741 SW 46 CT	FORT LAUDERI	FL	33312	
FREITUS,KELSEY		4947 WHISPERING WAY	FORT LAUDERI	FL	33312	
GAL,ADI		6030 HOLLYWOOD BLVD #135	HOLLYWOOD	FL	33024	
GALDORISE,WILLIAM ANTHONY		5010 SW 29 WAY	FORT LAUDERI	FL	33312	5826
GALLARDO,EUGENIO P		2724 SW 46 CT	FORT LAUDERI	FL	33312	
GAMLIEL,AMIR & EDNA		904 NE 2 ST	HALLANDALE E	FL	33009	8512
GARCIA DIAZ,RUBEN		4830 SW 29 AVE	FORT LAUDERI	FL	33312	
GEORGE & ELENA METZKES	REV TRMETZKES,ELENA TRSTEES	6383 NW 40 AVE	COCONUT CRE	FL	33073	
GEORGES,MIREILLE	PEAN,GARDY & PEAN,SHAREEN	4940 SW 28 AVE	FORT LAUDERI	FL	33312	
GERNANT,YOLANDA M		2740 SW 46 CT	FORT LAUDERI	FL	33312	5638
GIBSON,MARY LMARY	L GIBSON REV TR	4626 SW 28 WAY	FORT LAUDERI	FL	33312	5613
GMAX FL LLC		5201 RAVENSWOOD RD #114	FORT LAUDERI	FL	33312	
GONZALEZ,ELSAFERRER,ANJALI		3800 SW 29 ST # A	MIAMI	FL	33134	7338
GONZALEZ,PELEGRIN & ANA		2741 SW 47 ST	FORT LAUDERI	FL	33312	5643
GRAMMER,THOMAS D		4701 SW 25 TER	FORT LAUDERI	FL	33312	5908
GRATE,MARGARET		4721 SW 25 TER	FORT LAUDERI	FL	33312	
GRECCO,COOPER NICOLE		4919 WHISPERING WAY	DAVIE	FL	33312	
GRECO,KASSANDRA		4961 SW 29 AVE	FORT LAUDERI	FL	33312	
GREENBARG,AARON D	AARON GREENBARG REV TR	4927 WHISPERING WAY	FORT LAUDERI	FL	33312	
GREENWELL,WENDY ANNE		2725 SW 47 ST	FORT LAUDERI	FL	33312	
GUERRERO,BIANCA	GUERRERO,LUCRECIA	5071 SW 27 AVE	FORT LAUDERI	FL	33312	
GUILLEN,BENEDICTO		4700 SW 25 TER	FORT LAUDERI	FL	33312	
HAMMONDS,ROBERT LEE II		4616 SW 28 AVE	FORT LAUDERI	FL	33312	
HANNOVER,KYLE		2709 SW 46 CT	FORT LAUDERI	FL	33312	5637
HARLEY,JENNIFER M		4980 SW 29 AVE	FORT LAUDERI	FL	33312	5812
HARPER,CHERRILYN B		5487 NW 95 AVE	SUNRISE	FL	33351	7731
HERGERT,CONNIA MCONNIA	M HERGERT REV TR	4710 SW 25 TER	FORT LAUDERI	FL	33312	5909
HERNANDEZ,FRANK & PADILLA,SILVIA		4944 SW 26 TER	FORT LAUDERI	FL	33312	5938
HERNANDEZ,NICHOLAS & RACHEL		2789 SW 46 CT	FORT LAUDERI	FL	33312	
HEWITT,ROBERT		2757 SW 46 CT	FORT LAUDERI	FL	33312	5637
HICKS,NANCY L		2709 SW 47 ST	FORT LAUDERI	FL	33312	
HIGGINS,JOHN		4943 WHISPERING WAY	FORT LAUDERI	FL	33312	
HOANG,VICTOR QTSAN,MINH L		4930 SW 28 TER	FORT LAUDERI	FL	33312	

HOFFMAN,MARTIN J		50 GREENS RD	HOLLYWOOD	FL	33021	8411
HOLLYWOOD PARK	APARTMENTS NORTH LLC	407 POINCIANA DR	HALLANDALE E	FL	33009	
HOLUB,JOHN L & LORRAINE M		4999 SW 27 TER	FORT LAUDERI	FL	33312	5845
HOULE,MARCEL		2773 SW 46 CT	FORT LAUDERI	FL	33312	5637
HOUSTON,BONNIE RUTH		3720 SW 48 CT	FORT LAUDERI	FL	33312	
HUSBAND,DAN		480 NW 48 ST	FORT LAUDERI	FL	33309	
I B C R LLC		17555 COLLINS AVE #1606	SUNNY ISLES E	FL	33160	
INGRAM,JOHN B & PAMELA A	JOHN & PAMELA INGRAM REV TR	4751 SW 26 TER	FORT LAUDERI	FL	33312	5910
IONITA,ANA MARIA		4903 SW 28 TERR	FORT LAUDERI	FL	33312	
ITYA36 LLC		21304 ROCK RIDGE DR	BOCA RATON	FL	33428	
JEAN-MARY,FRITZ		2732 SW 46 PL	FORT LAUDERI	FL	33312	
JOAN ALICE LEHMAN REV	TRLEHMAN,JOAN ALICE TRSTEE	2880 NE 14 ST #913	POMPANO BEA	FL	33062	3659
JOHANSON,JARED		2781 SW 46 CT	FORT LAUDERI	FL	33312	
JOHN,SARAMMA VMATHAI,JOHN V		19 WASHINGTON DR	LINDENHURST	NY	11757	
JOHNSON,DARYLDYK,MEGAN VAN		4950 SW 29 WAY	FORT LAUDERI	FL	33312	
JONES,CLIFTON & JERLONDA	JONES FAM REV TR	4920 SW 29 AVE	FORT LAUDERI	FL	33312	5812
JOSEPHINE D BOVIE REV LIV	TRBOVIE,JOSEPHINE D TRSTEE	2695 SW 121 TER	DAVIE	FL	33330	
JUVIEL,NELSON A ZERQUERA	H/EPEREZ,ROXANA ALONSO	2732 SW 47 ST	FORT LAUDERI	FL	33312	
K & K GROUP 4885 LLC		8040 VARNA AVE	LOS ANGELES	CA	91402	
K E 2700 LLC		2700 GRIFFIN RD	DAVIE	FL	33312	
KADOCH,AARON HERRERA	LOBATON,PAMELA	4731 SW 25 AVE	FORT LAUDERI	FL	33312	5906
KAMER,CLAUDIA & PETER	M H/EKAMER,PAUL	4626 SW 27 AVE	DANIA BEACH	FL	33332	
KANJIRATHUMKAL,JIJI	KANJIRATHUMKAL,JOHN	4911 SW 28 TER #1-2	FORT LAUDERI	FL	33312	
KARP,HENRY & DEBRA		5081 SW 27 AVE	FORT LAUDERI	FL	33312	6029
KATZ,DAVID		550 NE 172 ST	NORTH MIAMI I	FL	33162	
KEMETHER,DAVID		4480 SW 34 TER	FORT LAUDERI	FL	33312	
KEY,STEPHEN ANDREW JR		2749 SW 46 CT	FORT LAUDERI	FL	33312	
KGS FLORIDA LLC		3781 W STATE RD 84 #102	DAVIE	FL	33312	
KHACHATRYAN,JACOB HAYK		8040 VERNA AVE	PANORAMA CI	CA	91402	
KHARDAS,BORIS & BETTI		4930 SW 29 AVE	FORT LAUDERI	FL	33312	
KOSS,DOREEN		5055 SW 28 AVE	FORT LAUDERI	FL	33312	5853
KRIVOSHAPKIN,OLEG	KRIVOSHAPKINA,NADEZHDA	5080 SW 28 AVE	FORT LAUDERI	FL	33312	
KRZEMINSKI,CATHERINE	AKRZEMINSKI,JOHN	2630 SW 51 ST	FORT LAUDERI	FL	33312	6037
KYLIE INVESTMENT LLC		702 BREAKWATER TER	SEBASTIAN	FL	32958	
LA ROC,DANA M		2641 SW 46 CT	FORT LAUDERI	FL	33312	
LABONTE,ROGER L & JULIA		5070 SW 28 AVE	FORT LAUDERI	FL	33312	5854
LAINEZ,MIRIAM		4907 WHISPERING WAY	FORT LAUDERI	FL	33312	
LAMBERT,CARLA L		5030 SW 29 AVE	FORT LAUDERI	FL	33312	
LANDRY,THOMAS P		4711 SW 26 TER	FORT LAUDERI	FL	33312	
LAWHORN-BENNETT,TAMMIE R		4650 SW 27 AVE	FORT LAUDERI	FL	33312	
LAWRENCE,EVELYN		5105 SW 27 TER	FORT LAUDERI	FL	33312	
LAWSON,JAMES		4991 SW 27 TER	FORT LAUDERI	FL	33312	
LEE,JEFFREY	LEE,KIRSTEN LESLIE	412 VENADO DR	SANTA BARDA	CA	93111	
LESMOND,ALDERMAN ROWE N		5072 SW 28 TER	FORT LAUDERI	FL	33312	
LILLIAN M BARRON REV	TRBARRON,LILLIAN TRSTEE	8541 SW 30 ST	DAVIE	FL	33328	1807
LISBEY,HILBERTO A & ACELITA L		2772 SW 46 CT	FORT LAUDERI	FL	33312	5638
LONESKE,REBECCA		4901 SW 27 AVE	FORT LAUDERI	FL	33312	
LOZANO,MICHAEL		4971 SW 28 TER #1-2	FORT LAUDERI	FL	33312	
LUCKLY LOTS LLC		1560 NE 205 TER	MIAMI	FL	33179	
LYNCH,KIMBERLY		5091 SW 26 AVE	FORT LAUDERI	FL	33312	7419

M F & VICTORIA A MARRALE REV	TRMARRALE,MICHAEL & VICTORIA A TRS	6000 SW 55 ST	DAVIE	FL	33314	
MALIKMO LLC		899 N SUMMIT ST	CRESCENT CIT	FL	32112	
MANCINI,DAWN M		4900 SW 28 AVE	FORT LAUDERI	FL	33312	5852
MARGOLES,GLENN T & JEAN KAHLE		939 TYLER ST	HOLLYWOOD	FL	33019	1301
MARQUEZ,ASHLEY YOUNG	ROSEVEGA,EDGAR B	4730 SW 25 TER	FORT LAUDERI	FL	33312	
MARQUEZ,LINA MARIA		4985 SW 27 TER	FORT LAUDERI	FL	33312	
MARREN,PAUL J		4981 SW 27 AVE	FORT LAUDERI	FL	33312	6027
MARTINEZ,CARLOS L	H/EMARTINEZ,ANIELKA M	5000 SW 29 WAY	FORT LAUDERI	FL	33312	5826
MARY P RICHARDS REV	TRRICHARDS,MARY P TRSTEE	3066 BRISTLECONE RD	AVON PARK	FL	33825	
MAYO 23 LLC		10400 NW 30 CT #308	SUNRISE	FL	33322	
MCEACHIN,ONEIDA	H/EMCEACHIN,RYAN	4939 WHISPERING WAY	FORT LAUDERI	FL	33312	
MCGOWAN,DENNIS R	SAVER,SUSAN T	2725 SW 46 PL	FORT LAUDERI	FL	33312	5655
MCLEAN,DANA LYNNE & ZACHARY E		4710 SW 27 AVE	FORT LAUDERI	FL	33312	
MCMAHON,LESLIE & MAJOVSKY,JURAJ		740 ELLIOTT PL	COUPEVILLE	WA	98239	4014
MEDVEDEVA,ELENA		1835 E HALLANDALE BEACH E	HALLANDALE E	FL	33009	4619
MEGNAUTH,DEOKUMAR	H/ERONNAN,ASHLEY	4761 SW 26 TER	FORT LAUDERI	FL	33312	
MEKAITTEN,ASSAF		1 FOXFIRE RD APT 1	HOLLYWOOD	FL	33021	1729
MENASCHE,MORRIS		570 STONEMONT DR	WESTON	FL	33326	
MESTRES,CIRO JR & MARY		604 RIVERSIDE DR #6B	NEW YORK	NY	10031	
MIJARES,HUMBERTO LUIS FUSTES		2788 SW 47 ST	FORT LAUDERI	FL	33312	
MIL PROPERTIES INC		2302 N 37 AVE	HOLLYWOOD	FL	33021	3603
MILLER,CHRISTIAN		2725 SW 46 CT	FORT LAUDERI	FL	33312	5637
MIRACLE 55 LLC		3291.5 SW 44TH ST	FORT LAUDERI	FL	33312	
MOLINO,WILLIAM J		4960 SW 29 WAY	FORT LAUDERI	FL	33312	
MORA,CHRISTIAN		1495 SW 28 AVE	FORT LAUDERI	FL	33312	3944
MORA,IVAN SANTIAGO	SUAREZ,AMANDA	4884 SW 26 AVE	FORT LAUDERI	FL	33312	
MORDEHAY,DORIT		4640 SW 29 TER	FORT LAUDERI	FL	33312	
MORDES,JERRY & SUSAN		4836 SW 26 TER	FORT LAUDERI	FL	33312	
MORDY 613 INC		4750 SW 27 AVE	FORT LAUDERI	FL	33312	
MULDOON,MICHAEL		4610 SW 26 TER	FORT LAUDERI	FL	33312	
N & D HOLDING INC		5310 W STATE ROAD 84	FORT LAUDERI	FL	33314	1240
NADLAN INVESTMENTS LLC		1201 N STATE RD 7 STE 100	LAUDERHILL	FL	33313	
NANAN,CLYDELONG	ISLAND INVESTMENT GROUP LLC	260 NW 14 WAY	DANIA BEACH	FL	33004	
NANCY J CHILDS TR	CHILDS,NANCY J TRSTEE	520 FRONT ST	MARION	MA	02738	
NAPO,JACQUELINE		2788 SW 46 CT	FORT LAUDERI	FL	33312	5638
NEASE,ABBY H/E	EVANS,CHRISTOPHER	4921 SW 29 AVE	FORT LAUDERI	FL	33312	
NELSON-BLAKE,SHERINE C		4670 SW 27 AVE	FORT LAUDERI	FL	33312	
NELSON,BONICE S		2740 SW 47 ST	FORT LAUDERI	FL	33312	
NEW BHNV DANIA 2 LLC		5430 SW 25 AVE	FORT LAUDERI	FL	33312	
NIKOGHOSYAN,LUIZA		4625 SW 27 AVE	FORT LAUDERI	FL	33312	
NJARAVELIL,JOHNY		5354 N STERLING RANCH CIR	DAVIE	FL	33314	
NUNEZ,GEORGE		4935 SW 27 TER	FORT LAUDERI	FL	33312	5845
OBYMAKO,MICHAEL	H/EYIN,DONGXIAN	2645 SW 49 CT	FORT LAUDERI	FL	33312	
OE INVESTMENTS LLC		5373 SW 32 WAY	FORT LAUDERI	FL	33312	
OGBUAGU,HENRY M & CYNTHIA		2757 SW 47 ST	FORT LAUDERI	FL	33312	5643
ORDONEZ,CARLOS	H/EORDONEZ,GERMAN	2733 SW 46 CT	FORT LAUDERI	FL	33312	
OVIEDO,JENNIFER		2621 SW 49 CT	FORT LAUDERI	FL	33312	
OWENS,DAVID R		5041 SW 28 TER	FORT LAUDERI	FL	33312	5807

OWINGS,MERI		5081 SW 28 AVE	FORT LAUDERI	FL	33312	
PACIFICO,SARAH JANE		4820 SW 29 AVE	FORT LAUDERI	FL	33312	5810
PAOLETTI,VICTORIA		4640 SW 27 AVE	FORT LAUDERI	FL	33312	
PARDO,MARIA L		2796 SW 47 ST	FORT LAUDERI	FL	33312	
PARRA VIELMA,EDWARS J	SANCHEZ,MERCEDES SOLANGE	2708 SW 46 CT	FORT LAUDERI	FL	33312	
PAUL COHEN REV TR	GOLDENBERG,SANDY TRSTEE	20201 E COUNTRY CLUB DR #	AVENTURA	FL	33180	
PERKINS,JANICE M		2779 GRIFFIN RD	FORT LAUDERI	FL	33312	
PETRARCA,J C & KATHLEEN A		4661 SW 25 TER	FORT LAUDERI	FL	33312	5725
PETTERSEN,DOLYRES G		4660 SW 27 AVE	FORT LAUDERI	FL	33312	
PIERRE'S ROOFING COMPANY		5101 SW 40 AVE	DANIA BEACH	FL	33314	
PLACA,ROBERT JR		4913 SW 27 TER	FORT LAUDERI	FL	33312	
POLANCO,LINDA S		5001 SW 29 AVE	FORT LAUDERI	FL	33312	5813
POWMESAMY,DANA LATCHMI	H/EPOWMESAMY,LEARIE	4911 SW 26 AVE #1-2	FORT LAUDERI	FL	33312	
POZADA,ELIZABETH G	H/EPOZADA,CARLOMAGNO TOMAS	4688 SW 29 TER #1-2	FORT LAUDERI	FL	33312	
PREMIER LM GROUP LLC		3650 SW 61 TER	MIRAMAR	FL	33023	
PRICE,THOMAS W &	DIANAPRICE,THOMAS A	1413 ARGONAUT ISLE	DANIA BEACH	FL	33004	2327
PROLIFIC TECHNOLOGIES LLC		15800 NE 14 CT	MAIMI	FL	33179	
PUERTA,GUILLERMO		2756 SW 47 ST	FORT LAUDERI	FL	33312	
RAMIREZ,IRIS		3916 HAYES ST	HOLLYWOOD	FL	33021	
RAMIREZ,LUPITA		2748 SW 46 PL	FORT LAUDERI	FL	33312	
RAPPOLI,JAMES J & SUSAN J		5019 SW 28 AVE	FORT LAUDERI	FL	33312	5853
RAYMOND LAWRENCE SHORE	LIV TRMARIA ROSE SHORE LIV TR	10801 SW 29 PL	DAVIE	FL	33328	
REDMOND,RICHARD D		5079 SW 28 TER	FORT LAUDERI	FL	33312	5807
RENAUD,MARJORIE		2717 SW 47 ST	FORT LAUDERI	FL	33312	
RICHARD J WEINSTEIN REV TR		8046 N SAVANNAH CIR	DAVIE	FL	33328	
RICHARDSON,TERRIS		2650 SW 50 ST	FORT LAUDERI	FL	33312	
RITCHIE,JOSEPH WILLIAM		2773 SW 47 ST	FORT LAUDERI	FL	33312	
RITTER,PATRICK A & SUSAN J		4621 SW 26 TER	FORT LAUDERI	FL	33312	5764
RIVERA,JOSHUA APARICIO	CORRAL,JESIKA D OLIVA	2611 SW 50 ST	FORT LAUDERI	FL	33312	
ROBERGE,JOEL	H/EROBERGE,EDWARD	4930 SW 27 AVE	FORT LAUDERI	FL	33312	
ROBINSON,ROBERTA J		4632 SW 28 AVE	FORT LAUDERI	FL	33312	5608
RODESKY,LARRY & GEORGINA		4891 SW 26 AVE	FORT LAUDERI	FL	33312	5901
RODRIGUEZ,JEFFREY		5050 SW 27 AVE	FORT LAUDERI	FL	33312	
RODRIGUEZ,JORGE	H/ERENTEL,MARIA E ETAL	4608 SW 28 AVE	FORT LAUDERI	FL	33312	5608
RODRIGUEZ,JUAN CARLOS & LIGIA		2789 SW 47 ST	FORT LAUDERI	FL	33312	5643
RODRIGUEZ,PETER J		4954 SW 28 AVE	FORT LAUDERI	FL	33312	5852
ROGER M HARRISON REV	TRHARRISON,ROGER M TRSTEE	4970 SW 28 TER	FORT LAUDERI	FL	33312	
ROGERS,SUSAN A		5000 SW 29 AVE	FORT LAUDERI	FL	33312	5814
ROMA,JOSEPHFOLIGNO,NICOLE		5117 SW 27 TER	FORT LAUDERI	FL	33312	6117
ROS,EDUARDO JR		4721 SW 25 AVE	FORT LAUDERI	FL	33312	
ROSENBERGER,BRIAN CARLL	H/EROSENBERGER,LUZ IVETTE	4935 WHISPERING WAY	FORT LAUDERI	FL	33312	5756
ROSS,JOHN V		4911 WHISPERING WAY	FORT LAUDERI	FL	33312	
RYLES,DEBBIE L		4921 SW 29 WAY	FORT LAUDERI	FL	33312	
SAAVEDRA,MARILYS N & NICHOLAS		4625 SW 28 AVE	FORT LAUDERI	FL	33312	
SALAS MONTES,ELBA KATHERINE	CHAREM MOUDABBES,MOHAMED Y	4970 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SALAS,JEANETTE	ESCOBAR,CARLOS	4911 SW 29 WAY	FORT LAUDERI	FL	33312	
SANABRIA,RIGOBERTO		4730 SW 27 AVE	FORT LAUDERI	FL	33312	5903
SANCHEZ,JULIO & MARGARITA		3713 MCKINLEY ST	HOLLYWOOD	FL	33021	
SANDERS,JOHN	JOHN SANDERS TR	2631 SW 51 ST	FORT LAUDERI	FL	33312	
SARDINA,VIENGSOUK P		4926 SW 27 AVE	FORT LAUDERI	FL	33312	

SAWYER,MICHAEL DANE		4911 SW 27 AVE	FORT LAUDERI	FL	33312	
SCHEBOVITZ,NIKI		5241 SW 32 AVE	FORT LAUDERI	FL	33312	
SCHERRER,LAWRENCE E & DEBORAH M		4980 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SCHONWETTER,SAMUEL R & DAWN L		3189 CLEVELAND ST	HOLLYWOOD	FL	33021	
SCHOTT,DAVID OWEN		2624 SW 49 CT	FORT LAUDERI	FL	33312	6033
SCOTT,ANDREW JOHN		2764 SW 46 CT	FORT LAUDERI	FL	33312	5638
SCULLY,JACQUELINE T		4930 SW 28 AVE	FORT LAUDERI	FL	33312	5852
SDC DEVELOPMENT & TRUST LLC		2900 GRIFFIN RD	DAVIE	FL	33312	
SDS DEVELOPMENT & TRUST LLC		5256 SW 38 AVE	FORT LAUDERI	FL	33312	
SHARABI,SHACHAR		4837 SW 28 AVE # 3	FORT LAUDERI	FL	33312	5849
SHESHBESH 5 LLC		2974 GRIFFIN RD UNIT 6	FORT LAUDERI	FL	33312	
SHIGETANI,YUICHI		4999 SW 26 AVE	FORT LAUDERI	FL	33312	6077
SHNICER,EVGENIYA VALERYEVNA		4915 WHISPERING WAY	FORT LAUDERI	FL	33312	
SHORT,MONA M		4640 SW 28 WAY	FORT LAUDERI	FL	33312	5613
SHULTZ,SHERRIE L	SARTIN,CARL D JR	5031 SW 29 AVE	FORT LAUDERI	FL	33312	5813
SHUMILIN,MADINA & ALEXANDR		2697 SW 51 CT	FORT LAUDERI	FL	33312	
SIMONE,DEBRA	SIMONE,EMMANUEL	4831 SW 29 AVE	FORT LAUDERI	FL	33312	
SMITH,LISA MARIE		4990 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SNI PROPERTIES LLC		2165 VAN BUREN ST #1407	HOLLYWOOD	FL	33020	
SOFFER LEGACY LLC		21051 BLACK MAPLE LN	BOCA RATON	FL	33428	1708
SOT HOUSING LLC		5650 STIRLING RD #4	HOLLYWOOD	FL	33021	
SRP SUB LLC		1717 MAIN ST #2000	DALLAS	TX	75201	
STARVISH,RONALD		2680 SW 51 ST	FORT LAUDERI	FL	33312	
STEWART,JENNIFER L		4891 SW 28 AVE	FORT LAUDERI	FL	33312	
SUAREZ,JOANA H/E	VERA,JOHN A & RICARDA	5040 SW 29 AVE	FORT LAUDERI	FL	33312	5814
SWANN,SINDY		4930 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SYNCSUITES DOGS LLC		7901 4 ST N STE 300	SAINT PETERS	FL	33702	
TAGGART,THOMAS J		4940 SW 29 WAY	FORT LAUDERI	FL	33312	5824
TALAMO,DIEGO M		4681 SW 26 TER	FORT LAUDERI	FL	33312	
TREBOL TRTALLIN LLC TRSTEE		PO BOX 1720	DANIA BEACH	FL	33004	
TRIANA,MARIA DEL ROSARIO	FERNANDEZ,AMAYA LAZARA MARTINEZ	2717 SW 46 CT	FORT LAUDERI	FL	33312	
TRIBOLETTI,DANIEL P	DANIEL P TRIBOLETTI REV TR	4891 SW 27 AVE	FORT LAUDERI	FL	33312	5932
TRIVINO JIMENEZ,CECILIO ANTONIO		4960 SW 28 TER	FORT LAUDERI	FL	33312	
TROPICAL ACRES STEAK HOUSE		2500 GRIFFIN ROAD	FORT LAUDERI	FL	33312	5999
TURTLE BAY RESERVE LLC		2724 SW 47 ST	DANIA BEACH	FL	33004	
TWIN HARBORS PROPERTY MGT LLC		3020 SW 187TH TER	MIRAMAR	FL	33029	5848
UNITARIAN UNIVERSALIST	CONGREGATION OF F LAUDERDALE INC	2810 GRIFFIN RD	FORT LAUDERI	FL	33312	5842
URTECHO,JOSE & LORI		5050 SW 29 AVE	FORT LAUDERI	FL	33312	
VALENCIA,HERNEY M H/E	VALENCIA,MELISSA M	4951 SW 29 AVE	FORT LAUDERI	FL	33312	5811
VASQUEZ FAM REV TR	VASQUEZ,WILMER & PATRICIA TRSTEE	404 BRIARWOOD CIR	HOLLYWOOD	FL	33024	
VAYNER,SHLOMO		4955 SW 28 AVE	FORT LAUDERI	FL	33312	
VAZQUEZ,OSWALDO & JULIA E		6420 ALLEN ST	HOLLYWOOD	FL	33024	
VELEZ,CHRISTOPHER A		9009 GERALD DR # 2128	CHARLOTTE	NC	28217	3080
VERRILLI,SALVATORE		2890 GRIFFIN RD STE 5	FORT LAUDERI	FL	33312	
VIE & FAMILY RENTALS LLC		6579 COBIA CIRCLE	BOYNTON BEA	FL	33437	
VILLA,MATTHEW P		4641 SW 28 WAY	FORT LAUDERI	FL	33312	5612

WARD,ROBERT G JR		4877 SW 28 TER	FORT LAUDERI	FL	33312	5803
WAREHAM,ROSANNA	WAREHAM,WILLIAM J H/E ETAL	4851 SW 29 AVE	FORT LAUDERI	FL	33312	5809
WEINSTEIN,RONALD M		1330 W AVE #2911	MIAMI BEACH	FL	33139	
WEINSTEIN,RONALD MITCHELL		1330 WEST AVE #2911	MIAMI BEACH	FL	33139	
WELLS,STEVEN L	H/EWELLS,ANAYANSI	2716 SW 46 PL	FORT LAUDERI	FL	33312	5656
WESTFALL,CHERYL		4900 SW 29 AVE	FORT LAUDERI	FL	33312	5812
WETTERER,JACQUELINE		4940 SW 29 AVE	FORT LAUDERI	FL	33312	
WHISPERING OAKS COMMTY ASSN	INC% PROPERTY KEEPERS MGMT LLC	6555 POWERLINE ROAD SUITI	FORT LAUDERI	FL	33309	
WHITE,COREY MAURICE	JEANLOUIS,MISOUCA CRETCHELL	4900 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	6028
WICHER,KRZYSZTOF		4881 SW 27 AVE	FORT LAUDERI	FL	33312	5932
WILDRIDGE,ROSE	ROSE WILDRIDGE REV TR	2740 SW 46 PL	FORT LAUDERI	FL	33312	5656
WILSON,CAROLYN F		4950 SW 29 AVE	FORT LAUDERI	FL	33312	
WINTERS,PAUL D		4950 SW 28 AVE	FORT LAUDERI	FL	33312	
YEAA LLC% HYB HOLDING LLC		151 N NOB HILL RD STE 455	PLANTATION	FL	33324	
YEDIDIM USA INC		872 EAST PLANTATION CIR	PLANTATION	FL	33324	
YONKER,EMILY J		4897 SW 26 AVE	FORT LAUDERI	FL	33312	5901
YOUNG,DONNA J		4941 SW 29 AVE	FORT LAUDERI	FL	33312	5811

SunSentinel
MEDIA GROUP

Campaign No.	38717
Today's Date	4 Mar 2026
P.O. Number	
Sales Rep	Walters, Dustin

bill-to

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

advertiser

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

Campaign Summary

Description	RZ-034-24 Griffin Living 2nd Reading - Ad
Start Date	3/9/2026
End Date	3/10/2026
Currency	

Cost Summary

Gross Amount	$299.28
Agency Commission	$0.00
Net Amount	$299.28
Estimated Tax	$0.00
Total	**$299.28**

Package Details

Description	Start Date	Price
Notice of Public Meeting	3/9/2026	299.28

Package Component Detail	Start Date
Public Notices	3/9/2026
Affidavit	3/9/2026
Sun Sentinel Classified	3/9/2026

Preview - Content may appear in color online but may be printed in black and white.

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, March 24, 2026
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-034-24: The applicant, 2700 Griffin Holdings LLLP, is requesting to rezone two properties located at 4880 SW 28 Avenue and 4901 SW 27 Terrace from Two-Family Residential District (RD-8000) and Single-Family 6000 Residential District (RS-6000), respectively, to Planned Residential Development District (PRD-1). (Second Reading)

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP FOR PROPERTIES GENERALLY LOCATED AT 4880 SW 28th AVE AND 4901 SW 27th TERRACE, IN THE CITY OF DANIA BEACH, FLORIDA, TO REZONE THE PROPERTIES FROM TWO-FAMILY RESIDENTIAL DISTRICT (RD-8000) AND SINGLE-FAMILY 6000 RESIDENTIAL (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1) (UNDER APPLICATION RZ-034-24), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND 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 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: Rezoning
Application Site: 4880 SW 28 Avenue and 4901 SW 27 Terrace
Property Owner: 2700 Griffin Holdings LLLP
Request: To request rezoning approval for two properties from Two-Family Resi-

Request: To request rezoning approval for two properties from Two-Family Residential District (RD-8000) and Single-Family 6000 Residential to Planned Residential Development District (PRD-1).
Hearing Date & Time: March 24, 2026 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
3/9/2026 38717

This Insertion Order Form forms part of the Agreement by and between Customer and Tribune Publishing Company ("**Company**"), and is governed by the terms and conditions set forth in Company's Business Terms of Service (available at https://www.tribpub.com/central-terms-of-service/) (the "**Business Terms**") and the Data Processing Addendum (the "**DPA**") The Business Terms, DPA, and this Insertion Order are collectively referred to as the "**Agreement**." The Business Terms and DPA constitute integral parts of this Insertion Order and are hereby incorporated into this Insertion Order by this reference. Capitalized Terms not otherwise defined in this Insertion Order have the same meanings as that ascribed to them in Business Terms. In the event of any ambiguity, conflict, or inconsistency between any of the Business Terms, this Insertion Order, and the DPA, the following order of precedence shall govern for purposes of resolving any such ambiguity, conflict, or inconsistency: (1) this Insertion Order, (2) the DPA, if applicable, and (3) the Business Terms.

CITY OF DANIA BEACH
PUBLIC HEARING NOTICE
TUESDAY, MARCH 24, 2026
THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS

PUBLIC HEARING NOTICE
Petition number:
Date:
Time: **7:00 PM**
Telephone number of the City's Community Development Department:
(954)924-6800 Ext. 3654

3. A true and accurate copy (copies) of the subject sign(s) is/are attached to this Affidavit and incorporated by this reference.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Sworn to (or affirmed) and subscribed before me by means of physical presence, this 13 day of March, 2026, 202_, by Christina Mathews.

Signature of Notary Public – State of Florida

Jefferson Durham
Print, Type/Stamp Name of Notary

JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

Personally known: X

OR Produced Identification:_____

Type of Identification Produced:_____

AFFIDAVIT

CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared Christina Mathews, who, after being duly sworn, deposes and says:

1. I, Christina Mathews (Print Name), am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

_____ I am the property Owner,

OR

X I am a representative of the property owner(s), 2750 Griffin Holdings LLLP & 2700 Griffin Holdings LLLP and _____, for property located at 4880 SW 28 Avenue, 4901 SW 27 Terrace 2706-2750 Griffin Road (the "Property"), and this sworn statement pertains to the application for Rezoning Site Plan relating to Petition numbers RZ-034-24 & SP-022-20MOD3 in the Code of Ordinances of the City of Dania Beach, Florida.

2. Pursuant to Sec. 610-30(B)(1) of the Land Development Code of the Code of Ordinances of the City of Dania Beach, Florida, on March 13, 2026 202_, I posted, or caused to be posted, a public notice sign along street frontages of the subject Property, with the sign being at least three (3) square feet in area, and between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way. For a subject property having more than five hundred (500) feet of street frontage on any single street, one (1) additional sign was posted for each five hundred (500) feet or fraction thereof. Notwithstanding Section 610-30 (6), if I, as the owner, applicant or agent, am aware that the sign is destroyed or removed from the property, or damaged beyond full legibility, I am responsible for obtaining another sign from the city and posting the sign on the property. Prior to the Public Hearing the sign(s) shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeals, and request for review or hearings by another body. The sign information shall be changed as needed to reflect the information to be provided as specified in Section 610-30 (1).

City of Dania Beach
City Attorney Memorandum

DATE: 4/28/2026

TO: Mayor and Commissioners

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

VIA: Eve A. Boutsis, City Attorney

SUBJECT: Creating the City's Code of Ethics Ordinance - SECOND READING

Request:
To adopt the City's new ethics ordinance.

Background:
Commissioner Lewellen requested that we update the City's code to include certain ethics provisions recommended by the Office of the Investigator General and other clarification provisions. The ordinance provides:

1. All the ethics regulations are supplemental to state law, addressing areas not clarified or addressed in state law.
2. Defining Commissioner, autonomous personnel, quasi-judicial personnel, department personnel, employees, immediate family member and contract staff.
3. Provide a prohibition against gifts to or offers of employment to members of selection committees.
4. Specifically authorizes the City to seek gifts on behalf of the City (Donations) by the elected officials, city manager, and department directors.
5. Rules relating to vendors – precluding bid rigging, collusion, etc.
6. Rules prohibiting vendors from providing misleading information.
7. Authorizing debarment of vendors for violations.
8. Prohibiting commissioners, board members, employees and contract staff from appearances on behalf of a third party in front of the City (unless an exemption applies).
9. No city personnel may recommend personal services to avoid collusion concerns.
10. City attorney is to provide opinions on ethics concerns upon request. The opinion shall not have any names, and be made available to public.
11. Addresses voting conflicts for Advisory Boards and Quasi-Judicial actions.
12. Requires the person with a voting conflict to announce the conflict, file appropriate state forms, and to leave the room for discussion and deliberations.
13. Vendor is precluded from paying any travel expense of employees, or elected officials.
14. Individual Commissioners and City employees not participate in settlement negotiations unless authorized by City Commission.
15. Process for remedies of violations of contract provisions and procurement regulations.

16. City disclaims any responsibility for unauthorized purchasing.
17. City can debar vendors, can charge $500.00, as a fine. The City Commission is empowered to adopt procedures by which any such officials of the City found in violation of this article shall be removed from office.

The vendor/procurement provisions are modeled after Broward County Code for its vendors. The remainder of the ordinance is modeled, but simplified, after the provisions of the Miami-Dade County Code of Ordinances, which applies to all Miami-Dade County cities. Both of these policies follow best practices.

Budgetary Impact
No budgetary impact

Recommendation
Pass and adopt on second reading. The ordinance provides for transparency and additional ethical safeguards.

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 2, ENTITLED "ADMINISTRATION", OF THE CITY'S CODE OF ORDINANCES; TO CREATE ARTICLE XII, ENTITLED "CONFLICT OF INTEREST AND CODE OF ETHICS"; TO CREATE SECTION 2-300 ENTITLED "CONFLICT OF INTEREST AND CODE OF ETHICS ORDINANCE"; PROVIDING FOR CONFLICTS; CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City seeks to adopt a conflict of interest and code of ethics that is compatible with state law (Florida Statutes Chapter 112), and Broward City Code; and

WHEREAS, creating a conflict of interest and code of ethics for the City ensures further transparency and best practices; and

WHEREAS, the Office of the Inspector General recommends enacting financial ethical regulations, which the code of ethics proposes to regulate;

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 Chapter 2, entitled "Administration" be amended as follows:

CHAPTER 2

ADMINISTRATION

* * *

ARTICLE XII. CONFLICT OF INTEREST AND CODE OF ETHICS

Sec. 2-300 - Conflict of Interest and Code of Ethics Ordinance.

(a) *Designation.* This section shall be designated and known as the "City of Dania Beach Conflict of Interest and Code of Ethics Ordinance." This section shall be applicable to and constitute a minimum standard of ethical conduct and behavior for all City officials and officers, autonomous personnel, quasi-judicial personnel, advisory personnel, departmental personnel and employees.

(b) *Definitions.* For the purposes of this section the following definitions shall be effective:

(1) The term "Commissioners" shall refer to the Mayor and the members of the City Commission as duly constituted from time to time.

(2) The term "autonomous personnel" shall refer to the members of semi-autonomous agency(ies) that are entrusted with the day-to-day policy setting, operation and management of certain defined City functions or areas of responsibility, even though the ultimate responsibility for such functions or areas rests with the City Commission.

(3) The term "quasi-judicial personnel" shall refer to the members of the City's Planning & Zoning Board, and the City Commission on certain specific agenda items.

(4) The term "advisory personnel" shall refer to the members of those City advisory boards, whose sole or primary responsibility is to recommend legislation or give advice to the City Commission.

(5) The term "departmental personnel" shall refer to the Manager, his or her department heads, the City Attorney and any Assistant City Attorneys.

(6) The term "employees" shall refer to all other personnel employed by the City.

(7) The term "compensation" shall refer to any money, gift, favor, thing or value or financial benefit conferred in return for services rendered or to be rendered.

(8) The term "immediate family" shall have the same meaning as "relative" under Fla. Stat. section 112.312.

(9) The term "contract staff" shall mean any employee and/or principal of an independent contractor, subcontractor (of any tier), consultant or sub-consultant (of any tier), designated in a contract with the City as a person who shall be required to comply with the provisions of this Conflict of Interest and Code of Ethics Ordinance.

(c) Prohibition on gifts and offers on employment to members of competitive selection committees.

(1) Gifts shall be as defined under Florida Statutes, Chapter 112 and Broward City Code ($100.00 or more). In addition to any other prohibition contained in this section, any person, or their immediate family members, appointed to serve on a competitive selection committee for a procurement shall not accept, solicit, or demand any gift of any value from any proposer to such procurement. Proposers to a procurement shall not offer, give, or agree to give any gift of any value or offer future employment to any member of the competitive selection committee for such procurement or to their immediate family members.

(2) Any person who has accepted a gift of any value from a proposer to a procurement in the two years preceding the issuance of the solicitation for such procurement shall not be appointed to the competitive selection committee for such procurement; and, if appointed, shall, in addition to any other penalty provided for in this section, be immediately removed from such competitive selection committee. For purposes of this subsection, the term "proposer" shall mean any person, firm or corporation that submits a response or proposal to a solicitation, including any owners, principals, corporate officers, managers, employees, agents, and lobbyists of such person, firm, or corporation and their immediate family members.

(d) *Gifts solicited on behalf of the City.* The solicitation and acceptance of gifts on behalf of the City for use solely by the City in conducting its official business is permissible. It is provided, however, that soliciting and accepting such gifts shall be undertaken or authorized only by Commissioners, the City Mayor, City Manager, the assistant to the elected officials or department directors.

(e) *Ethical Standards in Procurement.*

(1) *Employees and Elected Officials.* In connection with any matter covered by this Code, those identified as (b)(1) – (6), and (9), must comply with this and the City's Procurement Code.

(2) *Vendors.* Any vendor who seeks to do business with the City must comply with the ethical standards stated in this section. Any vendor that violates any of these ethical standards shall be subject to suspension and debarment as provided in Chapter 18 of the City's Procurement Code. They may also face revocation of their contract, and penalties as provided below at Section (n) through (q).

(3) No vendor shall discuss or consult with any other vendor intending to compete for the same or a similar City contract for the purpose of bid rigging, collusion, or other activities that are illegal, unethical, or are intended to or will result in limiting competition.

(4) No vendor may submit any false or intentionally misleading information to the City in connection with or in response to any procurement.

(5) No vendor may perform any action in connection with any procurement by the City if such action would violate Section 287.133, Florida Statutes (the Public Entity Crimes Act), Section 287.134, Florida Statutes (Discriminatory Vendors), Section 287.135, Florida Statutes (Scrutinized Companies), or Section287.055, Florida Statutes (Consultants Competitive Negotiation Act).

(6) Any vendor doing business with the City, which services valued over $250,000.00, in any one year, shall have at least one employee or representative participate in Ethics training, whether from a private organization, from the City, County or State. Said training shall be completed within a year of receiving a contract from the City. Failure to complete the training and providing the City with timely proof of same shall result in termination of services.

(7) In all procurement for professional services (Request for Qualifications) or any procurement valued over $250,000 in any one year, shall be required to execute an affidavit as a response to an ITB, RFQ, RFP, etc., affirming the ethical obligations under subsection (e)(6), above.

(f) *Certain appearances and payment prohibited.*

(1) No person included in the terms defined in subsections (b)(1), (5), (6) and (9) [Commissioners, Board Members departmental personnel, employees and contract staff] shall appear before any City Commission or agency and make a presentation on behalf of a third person with respect to any license, contract, certificate, ruling, decision, opinion, rate schedule, franchise, or other benefit sought by the third person. Nor shall such person receive compensation, directly or indirectly or in any form, for services rendered to a third person, who has applied for or is seeking some benefit from the City or a City agency, in

connection with the particular benefit sought by the third person. Nor shall such person appear in any court or before any administrative tribunal as counsel or legal advisor to a party who seeks legal relief from the City or a City agency through the suit in question.

(2) No person included in the terms defined in subsections (b)(2), (3) and (4) [autonomous personnel, quasi-judicial personnel, and advisory personnel] shall appear before the City Commission or agency on which he or she serves, either directly or through an associate, and make a presentation on behalf of a third person with respect to any license, contract, certificate, ruling, decision, opinion, rate schedule, franchise, or other benefit sought by the third person. Nor shall such person receive compensation, directly or indirectly or in any form, for services rendered to a third party, who has applied for or is seeking some benefit from the City Commission or agency on which such person serves, in connection with the particular benefit by the third party. Nor shall such person appear in any court or before any administrative tribunal as counsel or legal advisor to a third party who seeks legal relief from the City Commission or agency on which such person serves through the suit in question.

(3) The City may authorize waivers of subsection (f) for professional services contracted for by architects, engineers, and lawyers due to public policy or public procurement needs.

(g) *Recommending professional services.* No person included in the terms defined in subsections (b)(1) through (6) may recommend the services of any lawyer or law firm, architect or architectural firm, public relations firm, or any other person or firm, professional or otherwise, to assist in any transaction involving the City or any of its agencies, provided that such recommendation may properly be made when required to be made by the duties of office and in advance at a public meeting attended by other City officials, officers or employees.

(h) *City Attorney to render opinions on request.* Whenever any person included in the terms defined in subsection (b)(1) through (6), (b)(8) and (b)(9) is in doubt as to the proper interpretation or application of this Conflict of Interest and Code of Ethics Ordinance as to himself or herself, or whenever any person who renders services to the City is in doubt as to the applicability of the said ordinance as to himself or herself, he or she may submit to the City Attorney a full written statement of the facts and questions he or she has. The City Attorney shall then render an opinion to such person and shall publish these opinions without use of the name of the person advised unless such person requests the use of his or her name. Any person included in the term defined in subsection (b)(1) (i.e., Mayor or Commissioner) who is employed or retained by an entity that receives City funds or is under contract with the City shall, within sixty (60) days after (a) being retained or employed by the entity, or (b) becoming aware of the entity's receipt of City funds or of the entity's contract with the City, whichever is later, seek an opinion from the City Attorney regarding the applicability of the Conflict of Interest and Code of Ethics Ordinance. Any person included in the term defined in subsection (b)(1) who is employed or retained by an entity that receives City funds or is under contract with the City and has received an opinion from the City Attorney prior to the effective date of this ordinance regarding the applicability of the Conflict of Interest and Code of Ethics Ordinance to himself or herself shall not be required to seek another opinion from the City Attorney.

(j) *Voting Conflicts.* Members of Advisory Board and Quasi-Judicial City Commission actions. No person included in the terms defined in subsections (b)(3) (quasi-judicial personnel) and (b)(4) (advisory personnel) shall vote on any matter presented to an advisory board or quasi-judicial City Commission action on which the person sits if the will be directly affected by the action of the advisory board, or quasi-judicial decision of the City Commission on which the member serves, and the member has any of the following relationships with any of the persons or entities appearing before the City Commission: (i) officer, director, partner, of counsel, consultant, employee, fiduciary or beneficiary; or (ii) stockholder, bondholder, debtor or creditor.

(k) Any person with a voting conflict under this Code or pursuant to Fla. Stat. Section 112.3143, entitled "Voting Conflicts" shall disclose the conflict during the meeting and leave the room during deliberations and voting. He or she shall return upon the conclusion of the item.

(l) *Prohibition on acceptance of travel expenses from City vendors.* Notwithstanding any other provision of this section, no person included in subsections (b)(1)(Mayor and Commissioners), (b)(5)(departmental personnel) or (b)(6) (employees) shall accept, directly or indirectly, any travel expenses including, but not limited to, transportation, lodging, meals, registration fees and incidentals from any City contractor, vendor, service provider, bidder or proposer.

(m) *Prohibition on participation in settlement negotiations.* Neither the Mayor, a City Commissioner nor any member of their staff shall participate in settlement negotiations of claims or lawsuits, including but not limited to contract scope or compensation adjustments involving the City without prior approval of the City Commission.

(n) *Remedies Prior to an Award of Contract or Procurement.* If it is determined prior to award that a solicitation or proposed award of a contract is in violation of law, this Code, or the City's Procurement Policy, the solicitation or proposed award shall be canceled or revised to comply with the applicable law, Code or Procurement Policy. The City staff receiving this information of a violation shall share same with the Procurement Department and City Manager. Any investigation shall be as provided under the City's Procurement Policy. Once a determination is made by the Manager the procurement shall be canceled or revised.

(o) *Remedies After an Improper Contract/Procurement Award.* The City staff receiving this information of a violation shall share same with the Procurement Department and City Manager. Any investigation shall be as provided under the City's Procurement Policy, which may provide for a hearing before the City Manager, or his/her designee. If it is determined that an award of a solicitation was made in violation of law, this Code, or the City's Procurement Policy, then:

(1) If the vendor awarded the contract has not acted fraudulently or in bad faith, as determined by the Procurement Division:

The contract may be ratified and affirmed by the City Commission or City Manager, as may be applicable; or

may be applicable, in a manner designed to eliminate or minimize any damages to the vendor.

(2) If the vendor awarded the contract has acted fraudulently or in bad faith, as determined by the City Manager under the City's Procurement Policy:

The contract may be terminated by the City Commission, or City Manager, as may be applicable; or

The contract may be ratified and affirmed by the City Commission or City Manager, as may be applicable, if the City Manager, in consultation with the Procurement Department, determines that such action is in the best interest of the City without prejudice to the City's right to seek damages or other relief as the City deems appropriate.

(p) *No Responsibility for Unauthorized Purchasing.* The City may disclaim responsibility and liability for any expenditure or contract arising from a solicitation or purchase made in the name of the City or any City Agency, by any person who lacks the authority to make such expenditure or contract under the provisions of this Code or applicable law. If the expenditure or contract is disclaimed, the liability and expense of such disclaimed expenditure or contract shall be the personal obligation of the individual who acted without authority.

(q) *Provisions for violations.* Any person who knowingly violates any provision of this article shall, upon conviction, be punished by a fine not to exceed five hundred dollars ($500.00). Where applicable, violation of this article shall constitute grounds for dismissal or removal from office. The City Commission is empowered to adopt procedures by which any such officials of the City found in violation of this article shall be removed from office.

(r) Construction. The construction of this Article shall be considered as supplemental to and not in substitution of any requirements of Chapter 112, Florida Statutes, or any rules and regulations promulgated thereunder.

* * *

Section 3. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 4. It is the intention of the Mayor and City Commission of the City of Dania Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 5. That this Ordinance shall be effective 10 days after passage on second reading.

PASSED on first reading on _____, 2026.

PASSED AND ADOPTED on second reading on _____ 2026.

First Reading:
Motion by: _____

Second by: _____

Second Reading:
Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION:	Unanimous ____	
	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

City of Dania Beach
Commission Memorandum

DATE: April 28, 2026

TO: City Commission, City of Dania Beach

FROM: Commissioner Archibald J. Ryan IV

SUBJECT: Request for Commission Support – Broward County PBA 2026 Officer of the Year

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Request

Seeking City Commission support to sponsor a table of 10 at the Broward County PBA 2026 Officer of the Year Banquet from commission discretionary funds.

Background

Event is as follows:

- Event: Broward County PBA 2026 Officer of the Year Banquet
- Date: May 28, 2026
- Time: 11:30am – 2:30pm
- Location: Marriott Coral Springs, 11775 Heron Bay Blvd, Coral Springs FL

Approval of this request will allow the city to show support of the Broward County PBA whose headquarters is in the city of Dania Beach at 2650 West State Road 84.

Budgetary Impact

$500 for a table of 10.

I respectfully ask for the Commission's consideration and approval of this request.

INVOICE

Broward PBA HOPE Fund
2650 West State Rd 84, Ft Lauderdale, FL 33312,
UNITED STATES
Tax ID: 65-0400777
jclark@bcpba.org; Website:
https://bcpba.org/bcpba-hope-fund/

Invoice No# : PBA130
Invoice Date : Apr 10, 2026
Due Date : Apr 10, 2026

Scan.Pay.Go

$500.00 USD

AMOUNT DUE

BILL TO
Maxine Singh
msingh@daniabeachfl.gov

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	2026 Officer of the Year Banquet	1	$500.00	$500.00

Subtotal	$500.00
TOTAL	**$500.00 USD**

NOTES TO CUSTOMER

This invoice is for one table of ten for the City of Dania Beach at the Broward County PBA's Officer of the Year luncheon.

TERMS AND CONDITIONS

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES - LICENSE #: CH7719 “A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE (800-435-7352) WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE.”

EIGHTH ANNUAL

BROWARD COUNTY PBA OFFICER OF THE YEAR BANQUET

THURSDAY, MAY 28, 2026
11:30 A.M. - 2:30 P.M.

Marriott
CORAL SPRINGS
11775 HERON BAY BLVD
CORAL SPRINGS 33076

$45.00 PER PERSON
PLEASE R.S.V.P. BY FRIDAY, MAY 8, 2026
954-584-7600

BROWARD COUNTY FLORIDA PBA

City of Dania Beach
City Attorney Memorandum

DATE: 4/28/2026

TO: Mayor and Commissioners

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

VIA: Eve A. Boutsis, City Attorney

SUBJECT: City Manager Employment Agreement

Request:

To approve the City Manager Employment Agreement for Candido Sosa Cruz.

Background:

On March 24, 2026, the City Commission unanimously approved moving forward with Candido Sosa Cruz as the proposed City Manager. (Article 3, Section 1 of the charter required 4/5 vote). Thereafter during the April 14, 2026 meeting, the City Commission directed that a City Manager employment agreement be prepared for the hiring of Candido Sosa Cruz. As directed, I scheduled one-on-one discussions with the City Commission regarding the proposed agreement.

Enclosed is the negotiated agreement that includes the comments and points raised at the one-on-one meetings that were held. Article 3, Section 3 of the Charter limits the length of the contract to a maximum of three (3) years. Approval of the agreement requires a 3/5 vote of the Commission.

Also, enclosed for your reference is the Salary Comparability Study memorandum prepared by Human Resources.

Pursuant to Article 3, Section 3(b), of the Charter, a public hearing is required before the agreement is approved. The City Clerk advertised the public hearing notice consistent with the charter requirements (five day prior notice).

Budgetary Impact
The salary expense is contemplated in the budget and shall not require a budget amendment.

Recommendation
Adopt the Resolution approving the Employment Agreement

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING, AFTER PUBLIC HEARING, THE CITY COMMISSION TO ENTER INTO AN EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, CANDIDO SOSA-CRUZ; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ms. Ana M. Garcia's employment as City Manager expires on May 15, 2026, at which time Ms. Garcia shall retire from service to the City; and

WHEREAS, at the March 24, 2026 City Commission meeting, the City Commission unanimously authorized negotiations with Candido Sosa-Cruz to become the next City Manager; and

WHEREAS, notice of the hearing was published as prescribed by the Charter; and

WHEREAS, the City Commission of the City of Dania Beach, Florida, as prescribed by Part III, Article 3, Section 3 of the City Charter, held a public hearing on April 28, 2026, at a regular City Commission meeting pertaining to execution of an initial City Manager Employment Agreement with Candido Sosa-Cruz; and

WHEREAS, pursuant to the Charter, Part III, Article 3, Section 3(a), any City Manager agreement cannot exceed three (3) years in length; and

WHEREAS, the City Commission has been provided the opportunity to meet with the Mr. Sosa Cruz and to develop a City Manager agreement for a three year period; and

WHEREAS, having conducted the public hearing, the City Commission desires to enter into an initial three-year agreement with Mr. Candido Sosa-Cruz;

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

Section 1. That the City Commission authorizes the proper City Officials to execute the contract with Mr. Candido Sosa-Cruz, a copy of which Agreement is attached as Exhibit "A" and is incorporated by reference into this Resolution.

Section 2. That the City Attorney is authorized to make minor revisions to the provisions of the Agreement as deemed to be necessary and in the best interest of the City.

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

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

PASSED AND ADOPTED on_____, 2026

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

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

HUMAN RESOURCES DEPARTMENT

MEMORANDUM

DATE: April 15, 2026

TO: Eve Boutsis, City Attorney

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

RE: City Manager Salary Analysis – Candido Sosa-Cruz

Following the appointment of Candido Sosa-Cruz as City Manager, it is both prudent and necessary to establish a compensation structure that accurately reflects the breadth of the role and the caliber of leadership he brings to the organization.

The City Manager position demands comprehensive executive oversight of a full-service municipality, including organizational leadership, long-term strategic planning, fiscal accountability, and the cultivation of a high-performing workforce. Accordingly, compensation should be aligned not only with comparable market benchmarks but also with the demonstrated experience, effectiveness, and leadership capacity of the individual serving in this role.

Candido brings a distinguished and well-established record of public sector executive leadership, including more than 12 years of service as Deputy City Manager across two municipalities, as well as prior experience as Director of Public Services for the Village of Biscayne Park. Throughout his career, he has consistently delivered measurable, results-oriented outcomes that reflect both operational excellence and strategic vision.

In his role as City Manager, he will provide executive oversight of the day-to-day operations of a full-service municipality with an overall budget of $157 million. He will lead a workforce of more than 250 employees, along with 178 Law Enforcement and Fire Rescue personnel, necessitating strong executive-level collaboration with key public safety partners. In addition to his operational leadership, Candido has demonstrated strength in:

- Strategic planning and execution
- Economic development and CRA leadership
- Emergency management and organizational readiness
- Performance-driven management and service delivery

Candido is an International City/County Management Association Credentialed Manager (ICMA-CM) with five years of designation, and holds a Master of Business Administration in Strategic Management as well as a Bachelor's degree in finance. His service in the United States Marine

Corps reflects a strong foundation in discipline, accountability, and leadership under pressure, core competencies essential for executive leadership. These qualifications, combined with his demonstrated leadership capabilities, were formally recognized and affirmed by the Commission during its most recent meeting, reinforcing its confidence in his capacity to lead the organization at the highest level.

Market Alignment and Salary Analysis

The City conducted a comprehensive salary survey of comparable municipalities to ensure that executive compensation remains competitive within the regional market.

The data reflects:

- Average City Manager salary (survey group): $292,000
- Average for peer cities: $285,000
- Average for larger cities: $307,000

Based on this analysis, a salary of $290,000 is well-supported by market data, justified by the findings, and appropriately aligned with peer and regional benchmarks, considering:

- The size, complexity, and performance of the City of Dania Beach
- Candido's qualifications, experience, and proven results
- The importance of retaining high-performing executive leadership

This compensation level reflects an overall savings of $58,000 to the City when compared to the previous City Manager's compensation package.

Conclusion

Candido has clearly demonstrated executive leadership, operational capability, and performance outcomes consistent with the role of City Manager. Establishing his compensation at $290,000 represents a well-founded, market-aligned decision, grounded in comparative data and reflective of both his organizational value and prevailing City Manager compensation benchmarks.

CITY MANAGER'S EMPLOYMENT AGREEMENT

THIS CITY MANAGER'S EMPLOYMENT AGREEMENT (this "Agreement") is made and entered into on _____, 2026, between the City of Dania Beach (the "City") and Candido Sosa-Cruz (the "Manager").

TERMS

1. Employment. The City employs the Employee as its City Manager under the following terms and conditions.

2. Term.

2.1 This Agreement for the Manager is a three (3) year, 2026, commencing on May 16, 2026 (the "Commencement Date") and ending on May 15, 2029, unless earlier terminated as provided in this Agreement or unless the Manager engages in any of the conduct triggering automatic termination of the Agreement pursuant to Part III, Article 3, Section 3(a) of the City Charter.

2.2 No later than ninety (90) days prior to expiration of this Agreement, unless this Agreement is terminated earlier as provided in this Agreement, the City Commission ("Commission") shall notify the Manager of its intention to either enter into a new agreement or to allow this Agreement to expire. If the Commission intends to let this Agreement expire, the Manager may resign from his position with 30 days prior written notice and shall be entitled to receive any accrued unused annual leave, sick leave and personal days. In the event this Agreement expires due to the Commission's failure to act and Manager is ready, willing and able to continue with his employment as Manager, the Commission agrees to continue providing the Manager with his regular bi-weekly salary and benefits as provided in this Agreement, until otherwise notified by the Commission.

3. Duties.

The Manager shall perform the duties and exercise the powers of City Manager as prescribed by state law and as provided in the City Charter, including but not limited to the following:

3.1 Be responsible for the appointment, supervision and removal of all City employees;

3.2 Direct and supervise the administration of all departments but not City boards or agencies, unless so directed by the Commission from time to time;

3.3 Attend all Commission meetings except when excused by the Commission and shall participate in discussion but not have the right to vote;

3.4 See that all laws, provisions of the Charter and acts of the Commission, subject to enforcement and administration by his or by officers subject to his direction and supervision, are faithfully executed;

3.5 Prepare and submit to the Commission a proposed annual budget and capital program;

3.6 Submit to the Commission and make available to the public an annual report on the finances and administrative activities of the City as of the end of each fiscal year;

3.7 Prepare such other reports as the Commission may require concerning the operations of City departments, offices, boards and agencies;

3.8 Keep the Commission fully advised as to the financial condition and future needs of the City and make such recommendations to the Commission concerning the affairs of the City as she deems to be in the best interests of the City;

3.9 Execute contracts, deeds and other documents on behalf of the City as authorized by the Commission; and

3.10 Perform such other duties as are specified in the Charter and as may be required by the Commission.

4. Hours of Work. The Manager agrees to remain in the exclusive full-time employment of the City and shall not accept any other employment during the term of this Agreement. The Manager further agrees to devote that amount of time and energy which is reasonably necessary for the Manager to faithfully perform his duties under this Agreement. Notwithstanding the foregoing, with the prior consent of the Commission, the Manager, from time to time, may engage in teaching opportunities so long as such opportunities are not for compensation and do not conflict with or affect his ability to perform his duties under this Agreement.

5. Compensation.

5.1 Salary. The annual salary of the Manager shall be Two Hundred Ninety Thousand Dollars ($290,000.00), which shall be payable in installments at the same time and manner as other employees of the City are paid. Any increase in the annual base salary other than as provided in Section 5.2 shall be in the sole discretion of the City Commission.

5.2 The Manager's salary will increase to reflect an annual cost of living adjustment at the same rate and effective time as the cost-of-living adjustment provided to AFSCME bargaining unit employees.

6. Performance Evaluation.

6.1 An evaluation of the Manager may be conducted annually each June in advance of the adoption of the annual operating budget at the initiative and discretion of the City Commission. Any such review and evaluation will be conducted in accordance with criteria recommended by the Human Resources Department, utilizing ICMA City Manager criteria and the goals that may be established by the City Commission. Criteria may be added or deleted as the Commission may from time to time recommend. Should an elected official choose to evaluate the Manager, the evaluation may be conducted orally or in writing and presented individually to the Manager. Once the evaluation is shared with the Manager, the Manager will be provided with the opportunity to

respond orally or in writing. Any written evaluation will be sent to Human Resources for inclusion in the Manager's personnel file. Failure to conduct an evaluation will not preclude or prevent the Manager from receiving the salary adjustment specified in Paragraph 5.2 above.

6.2 Subsequent to each evaluation of Manager's performance, but prior to the beginning of each fiscal year, the Commission may (in consultation with the Manager) define such goals and performance objectives, in writing, which they determine necessary for the proper operation of the City and in attainment of the Commission's policy objectives and may further establish a relative priority among those various goals and objectives. Any such goals and performance objectives may generally be attainable within the time limitations as specified and within the annual operating and capital budgets and appropriations provided.

7. Stipends.

7.1 Due to the City Manager's on-call responsibilities and as head of the Emergency Operations Center (EOC), the City shall provide the City Manager with a take-home vehicle for use in the performance of official duties, including commuting and incidental personal use, consistent with IRS regulations and City policy.

7.2 The City shall provide the City Manager with a monthly cellphone and data stipend of one hundred twenty-five dollars ($125.00), per month ($1,500.00 annually) to be paid on a bi-weekly pay period basis at the same time and in the same manner as other employees and such devices shall be connected to the City's computer network.

7.3 The Manager will receive a monthly expense allowance consistent with that paid to the City Manager and other Department Heads, to be paid in the same manner as Department Directors.

7.4 The City shall provide the City Manager with the benefits provided to employees as provided in the City's Personnel Policy Manual (PPM).

8. Insurance. The City shall provide the Manager with comprehensive medical, vision, and dental insurance to participate in those plans in the same manner and amounts are to be paid as they are provided to Department Heads of the City. The Manager shall select such coverage from the insurance plan provided to all City employees. The City also shall provide the Manager with life insurance and long-term disability insurance coverage in the same manner and amounts as provided by the City to other general employees of the City and pay the related cost of the premiums.

9. Retirement Benefits. The Manager shall be enrolled by the City in the Florida Retirement System's ("FRS") Senior Management Service Class, and the City shall be responsible for paying the mandatory City Employer contributions into FRS for the Senior Management Service Class. In addition, the City will pay one- and one-half percent (1.5%) of the required three percent employee contribution to the plan on behalf of the City Manager. The Manager will pay the remaining one and one-half percent (1.5%) of the employee contribution. The City Manager will be entitled to participate in the City's 457 Deferred Compensation plan at the same level of benefits afforded to all other City employees. The election to participate must be made at the time of hire and the Manager will be required to contribute the required Employee Contribution in order to receive the City match which is currently a maximum of 1.8% of pay.

10. Annual Leave, Sick Leave and Personal Days. The Manager shall be entitled to the following

annual leave:

10.1 Vacation time will be earned in accordance with Senior Level Department Heads pursuant to the PPM

10.2 Twelve (12) days of annual sick leave.

10.3 Four (4) days of annual personal leave.

Vacation leave shall continue to accrue at the rate of 8.62 hours per pay period and sick leave will accrue at the rate of eight (8) hours per month in the same manner as is applicable to all other City employees. If additional dates of authorized leave are provided to employees (i.e. bereavement leave, floating holiday or any other policy change) the City Manager shall automatically be entitled to the same benefit.

11. Termination by City and Severance Pay.

11.1 In accordance with the Charter, the Manager shall serve at the pleasure of the Commission. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Commission to terminate the services of the Manager at any time during a regular or special City Commission meeting.

11.2 Such severance is authorized by Florida law. A vote by the Commission to terminate without cause requires at least a four-fifths (4/5) vote. If the Manager is terminated without cause during the second or third year of employment, the Manager shall receive a bi-weekly severance salary equal to twenty (20) weeks of his regular base salary and shall continue to pay the premiums for twenty (20) weeks of paid medical, dental and vision insurance after the effective date of his termination. The Manager shall be entitled to receive payment of any accrued unused vacation leave, sick leave and personal days. The City's obligation to pay for medical, vision and dental insurance shall cease upon Manager's ability to participate in another group plan offered by any subsequent employer. The City shall not provide the Manager with any other benefit or reimbursement (except as specifically set forth in this paragraph) beyond the date of his termination. All severance payments (excluding the continuation of medical, vision, and dental insurance benefits) shall be paid to the Manager bi-weekly upon his next regular pay period after termination. Upon payment of the severance payment specified in this Section 11.2, and the medical, vison and dental insurance benefits provided for in this Agreement, the City shall have no further contractual financial obligations to the Manager. The severance payment shall constitute stipulated and liquidated damages and the maximum amount of financial liability for which the City may be liable in the event of termination for breach of contract. Termination by the Commission under this Section or any other provisions of this Agreement shall not cause the Manager to forfeit any vested benefits under the Defined Contribution Plan.

11.3 In the event the Manager is terminated for misconduct as defined in Section 443.036(30), Florida Statutes, or for the reasons set forth in Part III, Article 3, Section 3(a) of the City Charter (which is incorporated by this reference), the City shall have no obligation to pay the Manager any compensation, severance pay, medical, vision, and dental insurance or other benefits under this Agreement, including any unused accrued vacation leave, sick leave and personal days.

Misconduct includes, but is not limited to: (i) gross negligence in the performance of his duties; (ii) conviction of a felony; (iii) gross insubordination; (iv) willful neglect of duty; or (v) adjudicated violation of the Florida Code of Ethics for Public Officers and Employees, the Broward Conflict of Interest and Code of Ethics, the City Charter, or the City's Code of Ordinances.

11.4 If the Manager is unable to perform his duties as specified in Section 3 of this Agreement for a period of thirty (30) consecutive days or sixty (60) non-consecutive days during any one-year period for any reason other than approved Family Medical Leave Act ("FMLA") absence, the Commission may terminate this Agreement. If the Manager takes FMLA-approved leave and exhausts his statutorily protected FMLA-approved leave in any one-year period, the Commission may terminate this Agreement. If this Agreement is terminated under this Section, the Manager shall not be entitled to severance pay or any other benefits under the terms of this Agreement except for payment of accrued unused leave (vacation, sick and personal leave).

12. Termination of Agreement by Manager.

12.1 In the event that the Manager resigns during the term of this Agreement, the Manager shall provide the City with ninety (90) days' advance written notice, unless the parties agree in writing to a different period of time. In the event of resignation by the Manager under this Section, the Manager shall not be entitled to receive any severance or medical, vision or dental insurance benefits; however, she shall be entitled to receive payment of any accrued unused vacation leave, sick leave and personal days.

12.2 In the event that the Manager resigns with less than ninety (90) days' advance written notice, the City Commission may elect to terminate the Manager immediately or allow the Manager to continue to serve until the date specified in the Manager's resignation. In the event of a resignation or termination under this paragraph, notwithstanding any other provisions of this Agreement, the Manager shall not be entitled to receive any compensation, severance payment, any accrued unused vacation leave, sick leave, and personal days unless the City Commission authorizes payment of same.

13. Professional Development.

13.1 Subject to City policy and state law, the City agrees to pay the reasonable professional dues and subscriptions of the Manager necessary for his continuation and participation as a member in national, regional, state and local professional associations and organizations necessary and desirable for his continued professional participation, growth and advancement, and for the good of the City. The Manager shall not hold office in any local, state, regional or national professional association or organization without prior written approval of the Commission.

13.2 Subject to City policy and state law, the City agrees to pay the travel and reasonable per diem expenses of the Manager for travel to national and state association conferences. The Manager may, with the advance written approval of the City Commission, attend additional national or state conferences, or both.

14. **Notice.** Notices pursuant to this Agreement shall be given by hand delivery or by certified mail through United States Postal Service delivery, addressed as follows:

City: Mayor and Members of the City Commission
City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004

City Manager: Candido Sosa Cruz, ICMA-CM
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

City Attorney: Eve A. Boutsis, City Attorney
100 W Dania Beach Blvd
Dania Beach, FL 33004

15. **Real Estate Investments Prohibited.** Without the Commission's written approval, the Manager shall not directly or indirectly invest in real estate within the City, except for his primary residence.

16. **Other Terms and Conditions.**

16.1 If any provision, or any portion of a provision contained in this Agreement is held to be unconstitutional, illegal, invalid, or unenforceable, the remainder of this Agreement, or any portion of it, shall not be affected and shall remain in full force and effect.

16.2 The waiver by either party of a breach of any provision of this Agreement by the other shall not operate or be construed as a waiver of any subsequent breach by that party.

16.3 The rights and obligations in this Agreement are personal in nature and cannot be transferred by the Manager.

16.4 This Agreement contains the entire agreement of the parties. It shall not be changed or amended unless by an amendment in writing signed by the parties.

16.5 In the event of any litigation which arises out of, pertains to, or relates to this Agreement, or the breach of it, or the standard of performance required in it, each party shall bear its own attorney fees and costs.

16.6 This Agreement shall be governed by Florida law and any litigation which may arise from this Agreement shall be filed and litigated in Broward County, Florida. The parties waive the right to a jury trial.

IN WITNESS OF THE FOREGOING, the parties have executed this Agreement, in duplicate, on the day and year first written above.

ATTEST:

CITY:
CITY OF DANIA BEACH, FLORIDA
a Florida Municipal Corporation

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED FOR FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

WITNESSES:

CITY MANAGER:

_____
Signature

_____
CANDIDO SOSA-CRUZ, ICMA-CM

_____
PRINT Name

_____
DATE

_____
Signature

_____
PRINT Name

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, 2026 by Candido Sosa-Cruz. He is personally known to me or has produced _____, as identification.

_____
NOTARY PUBLIC
State of Florida

My commission expires:

City of Dania Beach
Community Development Memorandum

DATE: 4/28/2026

TO: Mayor and Commissioners

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

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

SUBJECT: The America 250 City Art Poster Project and Mural at 401 Stirling Road

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Request:

The Community Development Department and the Public Art Advisry Board (PAAB) are requesting the City Commission to approve the top three ranked artist concepts submitted for the America 250 City Art Poster and mural at 401 Stirling Road. Below is the list of the top three artists that submitted concepts:

1. Carlos Pons
2. Dawne Arnold
3. Jen Little

Background:

The City of Dania Beach is participating in the America 250 City Art Poster Project - a national initiative of the U.S. Conference of Mayors commemorating the 250th anniversary of the signing of the Declaration of Independence. Participating cities across the country are commissioning original poster designs to mark this historic milestone. Selected works will be displayed at the USCM 94th Annual Meeting in Long Beach, California (June 4–7, 2026) and featured in print and digital collections distributed nationally.

The City issued a Call to Artists to South Florida artists inviting original poster concepts for consideration. Submissions were required to incorporate the City of Dania Beach name and "America 250," and to reflect a spirit of civic pride, historical connection, and optimism for the future.

At the April 13th PAAB meeting the board reviewed all nine (9) submittals and has identified the top three arts/project for consideration by the City Commision for the America 250 City Art

Poster Project. PAAB identified the top three (3) artists, who are described below.

- *Carlos Pons* is self-taught Tampa, Florida based artist. With over 15 years of experience his expertise lies in showcasing breathtaking oil paintings, immersive murals, and striking digital illustrations. His work can be found locally all over Tampa and across the state.

- *Jen Little* is a visual artist specializing in studio painting, large scale murals and illustration. Her work explores the relationship between past experience and present-day reality in a magical-impressionist style. She is a mentor and art educator and enjoys teaching art to all ages.

- *Shiva Maharaj* is a multidisciplinary artist and a Dania Beach resident. His works represent a fusion of cultures, stories, historical facts and fantasy, all woven into a magical-mystical story. This is a lone baseball player representing the overlooked athetes of the Negro Leagues, with faint teammates behind him fading into sand and light. The distant Dania Beach Pier and American Flag ground the scene in place and history. The piece reflects struggle, resilience, and hope honoring the unseen stories that helped shape both the game and the nation.

The city has also partnered with the property owner at 401 Stirling Rd. to allow the use of the existing building to showcase a beautiful art installation. Since the PAAB recently published the call to artist for the Art Poster Project, the board thought it would be beneficial to utilize the same submittals for a mural potential installation on Stirling Road.

Budgetary Impact
The selected artist will be paid a two thousand, five hundred dollar ($2,500) stipend for the poster design to be paid from the public art fund account # 115-15-01-515-31-10.

Recommendation
Community Development staff is recommending that the City Commission provide their recommendation of one of the top three ranked artist for final selection and submission to the America 250 City Art Poster Project.

Community Development staff is also recommending that the City Commission provide the department with their recommendation of one of the top three ranked artist for a potential mural installation on the existing building located at 401 Stirling Road.

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO SELECT AN ARTIST AND AUTHORIZATION TO PROCEED WITH TOP THREE (3) ARTISTS FOR THE AMERICA 250 CITY ART POSTER PROJECT AND MURAL AT 401 STIRLING ROAD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach is participating in America 250 City Art Poster Project, a national initiative of the U.S. Conference of Mayors (USCM) commemorating the 250th Anniversary of the signing of the Declaration of Independence; and

WHEREAS, selected words will be displayed at the USCM 94th Annual meeting in Long Beach, California (June 4 – 7, 2026) and featured in print and digital collections distributed nationally; and

WHEREAS, on March 19, 2025, the City published a Call to Artists, to South Florida artists inviting original poster concepts for consideration; and

WHEREAS, on April 14, 2025, the open Call to Artist closed with nine (9) applications in response to the open Call to Artists; and

WHEREAS, on April 13, 2026, the Public Art Advisory Board (PAAB) reviewed all nine (9) artists submittals and identified the top three (3) artists submissions received as follows:

1. Carlos Pons
2. Jen Little
3. Shiva Jaharaj

WHEREAS, final decision on art pieces and contracting will be the decision of the City Commission; and

WHEREAS, the PAAB and the City Administration request that the City Commission approve the top artists/project to submit to the America 250 City Art Poster Project; and

WHEREAS, the PAAB and City Administration further request that the City Commission choose one (1) of the top three (3) artists and artwork for a mural at 401 Stirling Road.

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

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

Section 2. That the City Commission approves the top artist/project to submit to the America 250 City Art Poster Project.

Section 3. The chosen artist shall receive an amount not to exceed Two Thousand Five Hundred Dollars ($2,500.00) to be paid from the Public Art Fund Account #: 115-15-01-515-31-10.

Section 4. That the City Commission reaches consensus to further negotiate with the selected artists for mural installation at 401 Stirling Road.

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 April 28, 2026.

Motion by_____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

City of Dania Beach
Commission Memorandum

DATE: 4/28/2026

TO: Mayor and Commissioners

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

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

SUBJECT: Opportunity Zone Designation

Request:
Approval to authorize the City Administration to submit eligible census tracts within the City of Dania Beach to Florida Commerce for consideration and nomination under the federal "Opportunity Zone 2.0" program.

Background:
The Opportunity Zone program was established under the Tax Cuts and Jobs Act of 2017 to incentivize private investment in economically distressed communities through capital gains tax benefits. These incentives include the deferral, reduction, and potential elimination of capital gains taxes for qualifying investments, rather than direct grants or rebates.

Recent federal legislation, the "One Big Beautiful Bill of 2025," has made the Opportunity Zone program a permanent component of the tax code while introducing refinements to improve effectiveness and accountability. Under this updated framework, known as "Opportunity Zone 2.0," Governors will nominate eligible census tracts beginning July 1, 2026, with final designations by the U.S. Treasury anticipated by December 31, 2026, and implementation effective January 1, 2027. Going forward, designations will occur on a 10-year cycle.

The revised program introduces stricter eligibility criteria, including a requirement that qualifying census tracts have a median family income below 70 percent of the applicable benchmark or a poverty rate of at least 20 percent. Additionally, contiguous tract designations have been eliminated, and enhanced reporting requirements have been established. A two-year transition period (2027–2028) will allow overlap between existing Opportunity Zones (1.0) and the new designations.
The updated program also seeks to broaden investment by encouraging funding for operating businesses and increasing incentives for rural areas, including a higher basis step-up benefit. Based on preliminary data, several census tracts within the City of Dania Beach meet the eligibility criteria and may be nominated by the State of Florida. The City is eligible to submit recommendations to Florida Commerce for consideration.

Budgetary Impact

There is no direct fiscal impact associated with submitting census tracts for Opportunity Zone designation. However, successful designation may generate positive economic impacts through increased private investment, redevelopment opportunities, job creation, and potential expansion of the City's tax base over time.

Recommendation
It is recommended that the City Commission authorize the City Administration to submit eligible census tracts to Florida Commerce for consideration under the Opportunity Zone 2.0 program to position the City for future economic development and investment opportunities.

Enclosures:

1. Email from Broward County Commissioner Beam Furr, dated April 22, 2026
2. Opportunity Zones 2.0: Guidance for Governors and Mayors
3. Census Tracts for Potential Opportunity Zones in Dania Beach
4. South Florida Regional Planning Council – Opportunity Zones

cc: Eve Boutsis, City Attorney

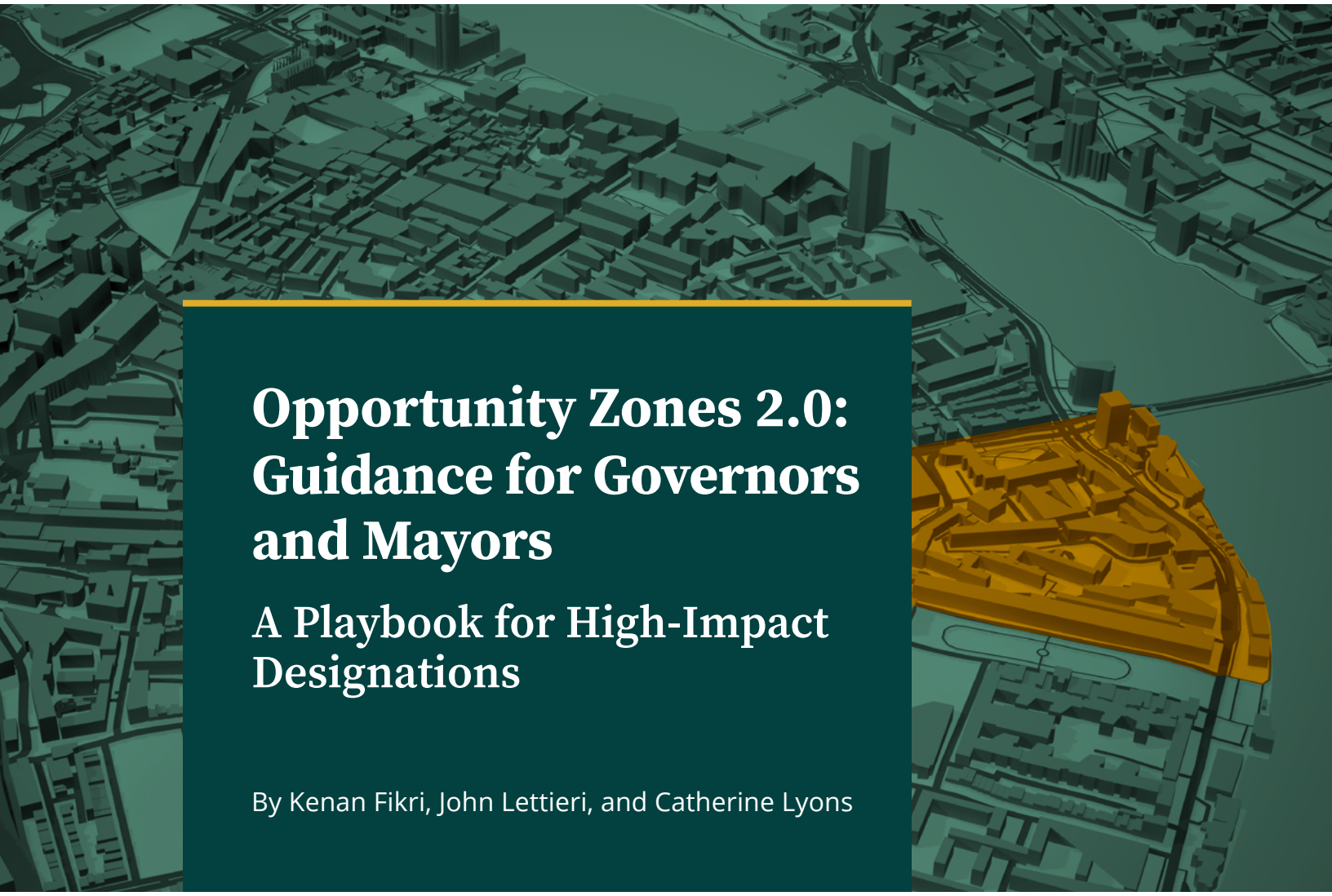
From: Furr, Beam <BFURR@broward.org>
Sent: Wednesday, April 22, 2026 10:44:38 AM
To: Garcia, Ana M. <agarcia@daniabeachfl.gov>; Davis, Joyce <jdavis@daniabeachfl.gov>
Cc: Furr, Beam <BFURR@broward.org>
Subject: TIME SENSITIVE - OPPORTUNITY ZONES

Greetings,
I hope all is well. I wanted to write regarding an important and time sensitive opportunity in Dania Beach. A certain number of census tracts within the municipality are eligible for Opportunity Zone designation. The list of those eligible census tracts within Dania Beach is attached as an Excel file. **FloridaCommerce** is seeking census tracts recommendations for Opportunity Zone 2.0. To recommend an eligible census tract for potential Opportunity Zone nomination, please submit an **Opportunity Zone Census Tract Recommendation** by **May 1, 2026.** Additional **information and resources** about the Opportunity Zone program can be found at: Floridajobs.org/OpportunityZones

Brief Overview:
Opportunity Zones were created by the Tax Credit and Jobs Act of 2017 (OZ-1.0). The program is designed to encourage investors, businesses, developers, financial institutions, and other investors to reinvest capital gains into distressed census tracts to foster job creation. The benefit is deferral, reduction, and potential elimination of taxes on capital gains and not rebates or grants. The One Big Beautiful Bill of 2025 made the program a permanent part of the tax code and further refined the program (OZ-2.0).
OZ-2.0 – (Starting January 1, 2027)
New zones will be nominated by Governors starting July 1, 2026, and qualified by the U.S. Treasury by December 31, 2026, to take effect on January 1, 2027. Hereafter, Zones will be nominated and designated every 10 years. More restrictive eligibility criteria will be applied to qualify new census tracts, including a lower median family income threshold less than 70% and elimination of contiguous tracts. OZ-2.0 established additional reporting for OZ funds and businesses, and a two-year overlap period (2027–2028) when both OZ-1.0 and OZ-2.0 maps will be in effect. The goal of the new legislation is to broaden investments to include more operating businesses and rural areas. Investments in rural areas will receive a 30% basis step-up after five years compared to the standard 10% for non-rural investments. Source: FloridaCommerce

Beam Furr,
Broward County Commissioner District 6
115 S Andrews Avenue, Fort Lauderdale, FL, 33301
Phone 954 357 7006
bfurr@broward.org

ECONOMIC INNOVATION GROUP



Opportunity Zones 2.0: Guidance for Governors and Mayors

A Playbook for High-Impact Designations

By Kenan Fikri, John Lettieri, and Catherine Lyons

Once a decade, governors have the chance to nominate one-quarter of their low-income census tracts to be designated as federal Opportunity Zones, or OZs. Opportunity Zones are the largest federal community development tax incentive in the United States, and OZ designations provide a rare chance for public officials to encourage private capital to flow towards the communities that need it most. OZ nominations for this next round are due in Summer 2026. This playbook provides state and local officials guidance on how to select high-impact census tracts and navigate the zone designation process with clarity and confidence.

Executive Summary

Governors will soon make a once-in-a-decade decision that will guide tens of billions of dollars of private investment into low-income areas nationwide: selecting the next round of Opportunity Zone (OZ) census tracts.

This guide provides a framework for how to get OZ designation right.

Beginning July 1, 2026, governors will have 90 days to nominate up to 25 percent of eligible low-income census tracts as OZs. These designations will remain in place for 10 years and cannot be revised.

Experience from OZ 1.0 underscores that OZ designation alone does not generate investment. Only well-chosen zones paired with development-ready policies will attract capital and deliver impact at scale.

This guide is organized around eight principles that define successful OZ designation strategies:

1. Get a head start
2. Set a statewide economic vision
3. Designate a lead coordinating entity within state government
4. Engage local partners strategically
5. Balance economic need and investment potential
6. Combine both quantitative and qualitative insights
7. Embrace purposeful transparency
8. Align OZ nominations with supportive policy tools

OZ designation is one of the most powerful economic development tools at governors' disposal — and nominating zones will be one of the most consequential decisions they will make during their tenures. More than $100 billion in qualifying investment has flowed into targeted areas since the first round of designations in 2018. OZ 2.0 has the potential to generate even greater results, but only if state and local leaders build a foundation for success.

Contents

I. What are Opportunity Zones? **4**

II. How the national zone designation process works **6**

III. Eight principles for a robust state zone selection process **8**

IV. Characteristics of a good OZ tract **17**

V. Special rural considerations **19**

VI. Beyond zone designations **20**

VII. Appendix: Timeline of OZ 2.0 developments **21**

The 2025 Reconciliation Act, also known as the One Big Beautiful Bill Act (OBBBA), calls on governors to act in summer 2026 by nominating one-quarter of their low-income census tracts for Opportunity Zone (OZ) status.

OZ designations guide tens of billions of dollars in private sector investment each year. The zone designation process therefore gives governors a rare opportunity to shape the landscape of investment in their states — and channel that investment towards the low-income communities that need it most.

This guide is intended to help governors and their staff, as well as the mayors and local officials they will consult, make the most informed OZ designations possible. The guide will:

- Explain what Opportunity Zones are and how they work
- Summarize the national zone designation process and timeline
- Establish a framework for selecting zones with purpose, including:
    - How to set up a good selection process
    - How to identify good census tracts for OZ status

I. What are Opportunity Zones?

Opportunity Zones are a federal capital gains tax incentive designed to mobilize long-term private investment in low-income communities.[1] Unlike traditional community development programs, OZs are uncapped, investor-driven, and by-right. Any taxpayer with a capital gain — individuals, corporations, institutions — can invest in a designated census tract and receive preferential tax treatment without applying for federal approval.

The OZ incentive operates through Qualified Opportunity Funds (QOFs), which pool investor capital and deploy it into eligible investments (i.e., qualifying activities) within designated census tracts.

By design, **qualifying activities** are broad. These investments may include new real estate development, rehabilitation of vacant properties, local operating businesses, manufacturing, energy projects, mixed-use developments, and more.[2] The law requires that capital be put to productive use by applying "original use" and "substantial improvement" tests to ensure that qualifying investments are economically additive.[3,4] Property cannot simply change hands or be acquired without substantial follow-on investment to claim the OZ tax benefits.

Opportunity Zones encourage investment by providing a series of **capital gains tax incentives** for qualifying activities in designated areas:

- **Deferral:** Investors may defer taxes on capital gains that are reinvested in a QOF for up to five years.
- **Basis step-up:** After the five-year deferral, QOF investors receive a 10 percent reduction (step-up in basis) on their deferred capital gains tax liability (or 30 percent for investments in rural-specific QOFs).
- **Tax-free growth:** Gains earned on investments in QOFs held for at least 10 years are permanently exempt from federal capital gains tax.

1 The policy was first enacted in the 2017 Tax Cuts and Jobs Act (TCJA) and made permanent in 2025's OBBBA. For more details on reforms to the OZ tax provisions in the OBBBA, see: John Lettieri, Kenan Fikri, and Catherine Lyons, "Opportunity Zones 2.0: Where Things Stand After the One Big Beautiful Bill Act" (Economic Innovation Group, 2025).

2 There is a short list of common "sin businesses" into which investment is not permitted.

3 The "original use" test requires that property first be placed into service in an OZ to be considered an eligible investment. For construction, that means a "greenfield" or ground-up investment; for capital equipment, it means a newly acquired item or an item moved into an OZ from a non-OZ location.

4 The "substantial improvement" test requires that, "during any 30-month period beginning after the property is acquired, additions to the basis of the property exceed an amount equal to the adjusted basis at the start of the 30-month period," as per the IRS. In short, investors are roughly required to invest as much in the property as they paid for it.

The OZ incentive structure is designed to reward long-term investments that generate lasting value within target communities. By providing capital gains tax relief rather than an up-front tax credit, the incentive is also designed to ensure investors themselves bear the risk: if an OZ investment fails, the 10-year tax benefit never materializes.

The uncapped, flexible nature of the OZ incentive has translated into unprecedented scale and reach for a federal community development incentive. Already more than $100 billion of qualifying OZ investments have been made across more than 5,300 low-income census tracts nationwide.[5]

Governors play the leading role in determining the **designated areas** where the OZ tax incentives apply. Section II will lay out the eligibility criteria and the process by which these designations are formally made.

An opportunity, not a guarantee

Opportunity Zones are a departure from the traditional model of community development tax incentives, in which scarce federal awards (e.g., grants or tax credits) are allocated and approved for specific projects by a federal authority.

For communities, OZ designation does not guarantee investment. Investors must find attractive investment opportunities to deploy capital. That uncertainty and open-endedness is what makes governors' zone selections so important. Good zones have the potential to unlock capital at scale for places that truly need it. By contrast, poor zone selections can waste designation status on areas where it will not move the needle.

5 Investment figure based on extrapolation from Joint Tax Committee data; tract count as of 2022 from Kevin Corinth, David Coyne, Naomi Feldman, and Craig Johnson, "The Targeting of Place-Based Policies: The New Markets Tax Credit Versus Opportunity Zones," NBER Working Paper 33414 (2025) derived from privileged access to confidential IRS data.

II. How the national zone designation process works

See the appendix table at the end of this guide for a full timeline of OZ 2.0 developments through the end of 2028.

Governors and the chief executives of U.S. territories are responsible for nominating up to one-quarter of their state's eligible low-income census tracts for OZ designation. Once certified by the U.S. Treasury Department, these designations will remain in place for a decade, determining where qualifying OZ investments flow through 2036.

Since governors are granted deference in selecting zones (the certification process ensures that nominated tracts meet the technical eligibility criteria), the terms "selection," "nomination," and "designation" are often used interchangeably. For the purposes of this guide, however, we will differentiate between *governors'* ***selection*** *process* — meaning how states go about identifying census tracts to nominate — and the *national zone* ***designation*** *process* — meaning the procedural steps laid out in statute by which federal OZs are certified by the Treasury.

Submitting nominations

The national OZ 2.0 designation process will kick off on July 1, 2026. Governors will have 90 calendar days from then to transmit their lists of nominated OZ census tracts to the Secretary of the Treasury by September 29, 2026 (expected).[6] Governors may request an additional 30-day extension to October 29, 2026 (expected).

The Treasury Secretary has 30 days to certify each state's nominations after receipt, and certified OZ designations will take effect on January 1, 2027, allowing eligible investments to flow under the new OZ provisions enacted by the OBBBA at that time. ***Once made, designations will remain in effect for a decade until December 31, 2036.***

Before the July 2026 nomination window opens, governors can expect the federal government to publish the definitive list of exactly which census tracts are eligible for designation as well as guidance on how to formally transmit nominations from governors' offices to the Treasury.

6 Governors and their teams should refer to forthcoming official guidance for verified deadlines.

Determining eligibility

In order to be considered eligible for OZ designation, census tracts must have:

- *Either* a **poverty rate** of 20 percent or higher
- *Or* a **median family income (MFI)** less than 70 percent of the relevant benchmark.[7]
    - For metropolitan tracts, the relevant benchmark is the metro area's MFI. For non-metropolitan tracts, the benchmark is the statewide MFI.
- If qualifying on poverty, a census tract's MFI must not exceed 125 percent of the relevant benchmark.

The number of census tracts governors can nominate is determined by the number of tracts that meet these criteria. Governors are allowed to nominate up to 25 percent of eligible tracts statewide, with a minimum guarantee of 25 tracts.[8]

Official eligibility will likely be based on the 2020–2024 American Community Survey (ACS) 5-Year Estimates that are expected to be published in January 2026. Until then, the 2019–2023 ACS estimates provide preliminary estimates of the number of tracts each state can expect to nominate.

Key changes under OBBBA vs. TCJA

OBBBA tightened eligibility thresholds for OZ 2.0 designations, reducing the expected eligible pool of qualifying tracts by roughly 20 percent — from 8,726 to approximately 6,300 nationwide. The effects will vary significantly across states:

- Several small population states can expect to see no reduction in OZ counts due to the 25-tract minimum.
- Two states — Louisiana and New Mexico — can expect to see a slight increase in eligible tracts.
- The steepest reductions are expected to occur in parts of the upper Midwest, where the tightened income criteria had a disproportionate impact.

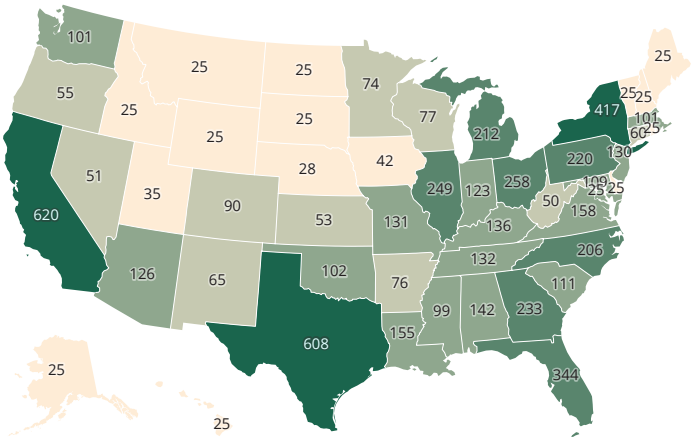
7 This 70 percent threshold is revised down from the 80 percent threshold that governed the initial OZ designations made under the 2017 Tax Cuts and Jobs Act.

8 Further guidance from the Treasury is required for states with fewer than 25 total eligible tracts. Until that guidance is provided, states and territories with fewer than 25 eligible tracts should assume that they will be permitted to nominate all their qualifying tracts, but no non-qualifying ones.

In general, the changes enacted under the OBBBA will require governors to be **more selective** than in the 2018 designation cycle.

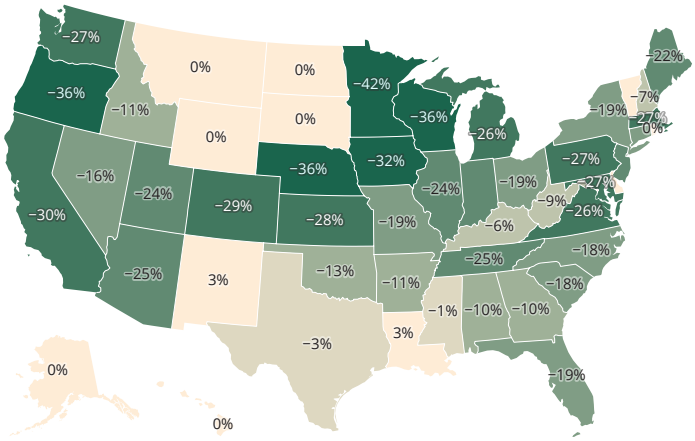
Expected number of OZ census tracts

For designation by governors in July 2026



Expected percent change in OZ census tracts

Between TCJA- and OBBBA-era designations



Preliminary estimates based on 2019–2023 ACS data. Final counts of eligible census tracts will be determined by forthcoming 2020–2024 ACS data.

III. Eight principles for a robust state zone selection process

The OZ 2.0 designation cycle will be more competitive and consequential than the first. With so much investment potential on the line, state and local governments need to make the most informed zone selections possible.

Leaders should start by asking themselves: *How does OZ designation fit within our broader statewide and regional economic development strategy?*

Being clear about the goal will help governors, their teams, and their local partners be strategic about their own selection process and screening criteria.

Ultimately, successful states will be those that regard the tract selection process as an *economic* opportunity rather than a political one. They will insist on an economic rationale behind each and every nomination.

We recommend that governors apply eight key principles to ensure their designations are strategic, transparent, and investment-ready.

1. Get a head start.

Governors' teams should get started well ahead of the formal kickoff on July 1, 2026. Teams should take advantage of the long lead time to share information, gather input, and get the necessary stakeholders engaged. Much of the preliminary tract vetting can be done before Treasury releases the final eligibility lists.

Establishing a brain trust is a crucial first step. Every state is now home to experienced OZ investors, project managers, and related stakeholders. Governors should tap trusted members of this network to help inform the state's OZ strategy. This network can provide the governor with frank advice and set realistic expectations about the viability of OZ investment in different locales. Credible voices can also help educate policymakers on what other state or local policies, programs, reforms, or initiatives are likely to support increased investment in designated communities.

Governors should not only tap investors and developers, of course, but knowledgeable community leaders from the local government and non-profit sectors who are likely to provide constructive input, too.

Where has OZ capital actually flowed?

States will want to know what happened in their initial Opportunity Zones before nominating the next round. Unfortunately, the absence of any detailed tract-level data published by the U.S. Treasury will leave most state and local leaders guessing as to how much investment the first round of designations actually attracted and where.[9] Nationally, we know that nearly three-quarters of all designated tracts across the 50 states and DC registered OZ investment, but further granularity is largely missing.[10] The robust data collection and reporting requirements included as part of the OBBBA will answer these questions in future years, but too late for governors approaching this nomination cycle.

In the absence of official data, state and local teams can take inspiration from academic researchers who have piloted a variety of effective measures for estimating OZ impacts using administrative data.

9 The exception is Ohio, which collected detailed investor and project-level information through its complementary state income tax credit program for OZ investors. Appendix tables in Development Ohio's annual tax credits reports provide a rich survey of the OZ landscape in one state and can help other states' teams better grasp the diversity and contours of the OZ marketplace.

10 Kevin Corinth, David Coyne, Naomi Feldman, and Craig Johnson, "The Targeting of Place-Based Policies: The New Markets Tax Credit Versus Opportunity Zones," NBER Working Paper 33414 (2025).

Scholars have been able to detect a strong impact of OZ status on the number of building permits and residential addresses in targeted communities.[11,12] These data sources can be tapped and analyses replicated by nomination teams to identify OZ tracts where permitting activity or address counts spiked in the years following designation. Complemented with local knowledge on the development pipeline (as well as review of large scale industrial or commercial developments that may be missed in residential data), such analysis should allow teams to make educated assessments of where OZ designation was catalytic.

States and localities without a team of economists on staff can work with university partners to obtain and analyze such data. Moreover, the limited information available on 1.0 investments increases the importance of establishing a brain trust of knowledgeable market participants who can educate OZ teams on how and where the incentive has been at work in the state.

2. Set a statewide economic vision.

Governors should articulate how Opportunity Zones fit into the state's broader economic development strategy. Governors will need to identify priorities such as housing abundance, rural revitalization, downtown densification, industrial reshoring, and equitable neighborhood investment — and then balance nominations across them.

Actively setting a vision will help governors make tough choices and navigate the political economy of allocating a scarce resource (OZ status) with clarity of purpose.

More passive frameworks can increase the likelihood that designations get wasted on census tracts that are unable to leverage their OZ status to attract investment. For example, states where governors took a more hands-off approach in 2018 and allowed their zone nominations to be governed by rote geographic proportionality requirements (e.g., a guarantee that every county with an eligible census tract would get a nomination) were less successful in unlocking OZ investment than those that adopted a more strategic approach.[13]

In Colorado, a clear vision to harness OZs to foster rural economic development led the state's tract selections to skew rural. Backed by supportive state policymaking (e.g., rural capacity building grants), strategic intent helped the state emerge as a rural OZ investment leader.

11 Ben Glasner, Adam Ozimek, and John Lettieri, "The Impact of Opportunity Zones on Housing Supply" (Economic Innovation Group, 2025).

12 Harrison Wheeler, "Locally Optimal Place-Based Policies: Evidence from Opportunity Zones," Working Paper (2022).

13 Based on EIG's knowledge of states' 2018 zone selection processes (garnered through discussions and surveys) as well as EIG's analysis of the limited available IRS data.

3. Designate a lead coordinating entity within state government.

Each state should appoint a lead person or agency to manage the zone nomination process and be the final arbiter of recommendations to the governor. This role should coordinate across state agencies, municipalities, and stakeholder groups.

The lead entity should have the capacity to conduct research, map potential zones, and set up a digital interface to inform and engage the public. Importantly, this entity should lead a genuinely interagency process that leverages the expertise of multiple relevant departments.

There is no "right" agency to lead the process. Typically, the economic development or housing agency might assume the role. In some states, departments of finance, taxation, or revenue led the 2018 zone nomination process, but the hands-off and actuarial nature of those offices generally made them less effective homes for a place-based incentive such as Opportunity Zones, where local context really matters.

Governors should also set the expectation that the agency leading the zone nomination process will be responsible for leading the design and development of complementary policies and programs to support OZ-related goals.

In 2018, Indiana established an advisory panel to present final census tract recommendations to the governor. The panel was supported by state agencies and staffed by five leaders from different regions of the state. It included former state and local government officials, non-profit executives, and private sector leaders. Several other states included similar panels as part of their zone selection process.[14]

4. Engage local partners strategically.

Mayors, county executives, and other local and municipal leaders are closest to market and best positioned to identify the portions of their communities with the greatest OZ potential. Governors should provide guidance to counties and cities on the state's priorities but ensure that local voices shape the map. For example, governors might direct local leaders to suggest tracts in areas that align with long-term local development plans or where recent zoning reforms have made it easier to build housing.

Especially in large population states with hundreds of tracts to nominate, local knowledge will be an essential ingredient in informed decision-making.

14 Economic Innovation Group, "Opportunity Zones: The Map Comes into Focus" (June 2018).

In 2018, Colorado and Vermont were the first states to convene large statewide conferences to assemble key stakeholders and educate the public about Opportunity Zones. These forums served to activate professional services providers, inspire community stakeholders, get OZs on the radar of potential investors, and provide critical early feedback to governors' teams.

5. Balance economic need and investment potential.

Governors are given total discretion to select Opportunity Zones from among their qualifying low-income census tracts. They and their teams should strive to select places that are genuinely distressed and inadequately supplied with capital from private markets. At the same time, they should seek out places with the infrastructure, assets, and fundamentals to attract and absorb capital.

Back in 2018, some states sought to nominate their most distressed census tracts, using screening criteria such as high crime rates to identify the deepest areas of disadvantage. Despite good intentions, reliance on criteria that were more likely to push economic activity away from target communities led to many nominations that failed to pique investor interest.

Part of the challenge governors face is to identify where OZ designation can make a difference — and recognize where it can't.

Different states will strike different balances between need and opportunity. For example, in 2018 Mississippi, one of the poorest states in the union, nominated a set of low-income census tracts that were among its most competitive eligible options. Likely as a result, 64 percent of the state's OZ tracts had registered investment by the end of 2020, one of the highest shares nationwide.[15] The balance may look very different in higher income states, where connecting growth to deeply distressed corners may be the higher priority.

15 David Coyne and Craig Johnson, "Use of the Opportunity Zone Tax Incentive: What the Data Tell Us," Office of Tax Analysis Working Paper 123, U.S. Department of the Treasury (2023).

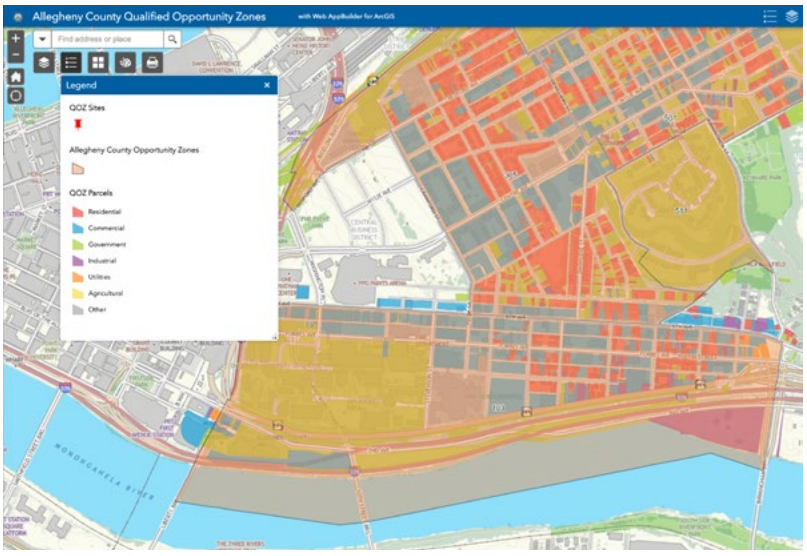
6. Combine both quantitative and qualitative insights.

Selection teams should embrace administrative data and qualitative information to help identify the strongest OZ candidates. Information on local market conditions can help identify incipient turnarounds that OZ designation might boost. Local administrative data on zoning, construction permits, vacancies, and development activity can complement traditional statistics such as the poverty rate to identify worthy high-potential tracts.

Much of this needed local insight can be garnered from the creative use of nontraditional data sources. Federal EPA data on brownfield sites can identify longstanding areas of blight and disinvestment that may be primed for redevelopment. USPS data on business vacancies can reveal corridors with the capacity to absorb new demand. Local government data on building permits can be analyzed to identify areas with burgeoning investor interest. Local zoning data can differentiate between the tracts that are primed to see development and the tracts where it's virtually impossible.

Allegheny County, Pennsylvania's, integrated OZ mapping tool is a model for taking qualitative information (zoning codes), rendering it into data, and overlaying it with OZ and OZ-eligible tracts.

Allegheny County, PA's, integrated zoning platform



Layering on **vacant parcels, brownfield sites,** and other such information would be especially useful for the selection process

Available at https://www.alleghenyopportunityzones.com/.

7. Embrace purposeful transparency.

Zone selection rests on public trust. Governors are delegated the responsibility because they can make better and more accountable decisions than remote bureaucrats in Washington. Transparency should therefore be a central pillar of every state's zone nomination process.

Transparency can take different forms. In some states, it might mean issuing a press release or standing up a website that outlines the governor's vision and explains how the state will go about selecting its OZ tracts. It might mean holding public listening sessions across the state to gather input or hosting informational webinars.

Many states will also open their zone selection process up for public comment, establishing official channels for constituents and stakeholders to suggest tracts, share their priorities, and voice their concerns.

Critically, quality outweighs quantity when it comes to public comment. Left unmanaged, the process can be hijacked by lobbyists with narrow interests or activists with competing agendas. The sheer volume of public comments can overwhelm the ability of state officials to identify truly useful information.

OZ leads should therefore provide the public with guiding questions to increase the likelihood of receiving constructive input. These prompts can be high-level (e.g., what industries, use cases, or types of communities should the state prioritize?) or specific (e.g., which rural census tracts might have strong development opportunities that might be missed in official data?).

No matter the approach, for public comment to be useful states must solicit it early — several weeks before the nomination deadline at the latest, and potentially as soon as the list of eligible tracts becomes available.

In 2018, four states — **California, Michigan, Nevada**, and **Vermont** — plus **Washington, DC**, set the gold standard in transparency by publishing draft tract nominations for public comment. This step had several benefits. First, it improved the quality of zone nominations by vetting them with local knowledge. Second, it helped direct public comment by giving interested stakeholders something concrete to which they could respond. Third, it helped garner community buy-in and legitimize governors' selections by subjecting proposals to public scrutiny.

8. Align OZ nominations with supportive policy tools.

States and localities should work to harmonize OZ nominations with policies and regulations designed to support desired outcomes in designated areas.

On its own, a capital gains tax incentive may not be enough to catalyze investment in targeted communities. To increase the likelihood that investors find investment opportunities, local leaders should start by nominating zones where land use regulations and other policies encourage development. They should then follow up on zone nominations with deliberate steps to make it easier to invest in the area. That might include infrastructure investments, faster and more predictable permitting, making the adaptive reuse of aging or vacant buildings easier, cleaning house of counterproductive regulations that discourage investment, and generally identifying and dismantling barriers to development.

Selecting zones is not enough; state and local governments must also pursue the reforms that will make those designations successful. Aligning OZ nominations with other tools in the local policy toolkit will also position communities to welcome investment and development on their own terms. For example, contributing state- or city-owned land can provide local officials with an opening to shape a project and help it achieve community goals.

It is likely no coincidence that the number two and three states for OZ investment dollars per capita through 2022 — DC and Utah — were two of the top-ranking jurisdictions for housing construction permits per capita, too.[16] Population growth certainly helped these communities attract capital, but pro-growth and pro-development regulatory regimes are what unlocked OZ investment at scale.

Overall, the key lesson from the 2018 designation cycle is that good processes produced good zone selections. Where processes were guided by vision, informed by strategy, and vetted through transparency, OZ designation catalyzed housing construction, spurred industrial development, rejuvenated commercial corridors, and revitalized neighborhoods.

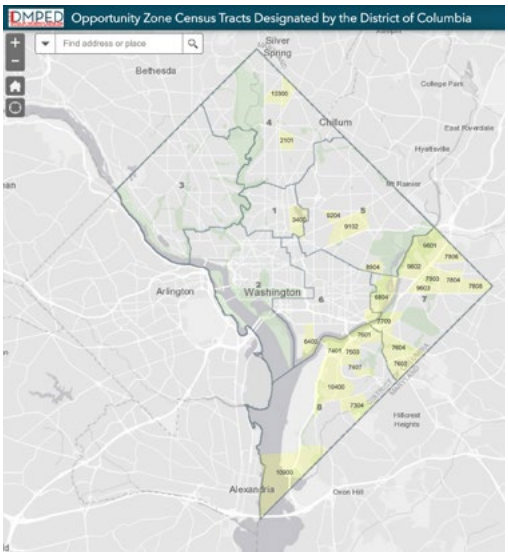
Where processes fell short, governors were much more likely to select tracts that languished without meaningful investment or failed to connect growth to residents. Some processes failed because they relied on quantitative information without

16 Utah ranked #1 nationally for housing permits per 1,000 residents in 2021 and DC ranked 1st in 2022, based on U.S. Census Bureau data as tabulated in EIG's Index of State Dynamism. Wyoming ranks 1st for OZ investment per capita, a small population state outlier.

sufficient qualitative vetting — meaning they relied too much on spreadsheets and not enough on maps and local knowledge. Some other processes failed because they were overly centralized with opaque decision-making — essentially black boxes. And others failed because they were overly *decentralized*, granting too much deference to local authorities without providing sufficient direction.

The District of Columbia (DC) offers a useful case study precisely because its hybrid status as a city/state-equivalent means all relevant parties can learn from its 2018 zone designation process. The state adopted a highly transparent, collaborative, data-driven method for identifying optimal OZs that were aligned with the city's key development priorities. Their replicable seven-step approach proceeded as follows:

DC's unique status makes it a model case study for state and local coordination around zone designations.



DC's zone designation Process

- Step 1: Determine initial eligibility, remove **outliers**.
- Step 2: Identify tracts with **commercial** land, high unemployment, and aligned with **city priorities**.
- Step 3: Gather **public input** via survey allowing respondents to rank priorities and **semi-finalist** tracts.
- Step 4: Consult neighborhood **commissioners**; public.
- Step 5: Analyze data on **recent investments**, etc.
- Step 6: Overlay **complementary incentives** such as Supermarket Tax Credit and Great Streets grant program.
- Step 7: **Finalize** tracts prioritizing **disadvantaged** areas with high **investment** potential, high **impact** potential, and high public **support**.

Learn more at "How DC designated our Opportunity Zones"
https://dmped.dc.gov/page/how-dc-designated-our-opportunity-zones.

IV. Characteristics of a good OZ tract

Under the OZ 1.0 map, the most effective OZ selections were not necessarily the poorest or those closest to growth, but rather the ones that effectively combined community need, investment readiness, and policy alignment.

Governors should therefore select tracts that meet three fundamental tests:

- **The community test:** areas that genuinely need new investment to grow and diversify their economies so that residents can prosper.
- **The market test:** areas that, with the incentive's help, have a reasonable chance to attract private capital and put it to productive use within the policy's timelines.
- **The policy test:** areas in which state and local policies are investment-friendly and conducive to economic development.

With those tests in mind, state and local leaders should look for the following characteristics to identify high-potential tracts:

- **Zoned for multifamily residential, industrial, or commercial development.**

  Census tracts that are zoned for multifamily or a mix of uses are much more likely to garner OZ investment than those zoned predominantly for single-family homes.

  OZs have emerged as the strongest federal lever to support housing supply in decades.[17] Estimates from IRS data suggest that approximately half of all OZ investment has flowed into multifamily residential rental housing, or apartments.[18]

  OZ investment is not restricted to housing, however. OZ capital has flowed into manufacturing, logistics, agriculture, healthcare, hospitality, and recreation. OZ capital has been used for data centers, clean energy assets, broadband, and port facilities. It supports community theaters, food halls, grocery stores, and art galleries.

  The common thread: OZ capital flows to where there are equity investment opportunities. Only census tracts zoned for development (or redevelopment) are likely to attract it.

- **Contain underutilized land with latent potential.**

  The rules governing OZs require that capital be deployed into projects quickly and substantively. Investors must put their money to work rapidly in order to meet fixed timelines in the law. Their investments must be additive, meeting either original use (i.e., wholly new) or substantial improvement thresholds.

17 Ben Glasner, Adam Ozimek, and John Lettieri, "The Impact of Opportunity Zones on Housing Supply" (Economic Innovation Group, 2025).

18 Kevin Corinth, David Coyne, Naomi Feldman, and Craig Johnson, "The Targeting of Place-Based Policies: The New Markets Tax Credit Versus Opportunity Zones," NBER Working Paper 33414 (2025).

Together, these rules serve to nudge investors towards in-fill development, the adaptive reuse of vacant properties, or new-builds on development-ready sites. In other words, OZ designation helps realize untapped potential by seeding or accelerating neighborhood turnarounds and by converting vacant buildings to new uses — i.e., turning parking lots into apartments or reactivating remediated brownfield sites.[19]

- **Promise reasonable prospects of growth and returns.**

  The OZ tax provisions offer investors tax-free capital gains on investments held for 10 years or longer. That tax-free treatment is only attractive if investors can expect the value of their investments to appreciate over time. Viable investment opportunities are therefore a prerequisite for unlocking capital through OZs.

  OZ investors are nevertheless diverse and will be attracted to a range of different opportunities and markets. Some will pile into growing sectors, from logistics or recreation to reshored manufacturing, clean energy, and data centers. Others will gravitate towards locations experiencing population growth or neighborhoods with strong fundamentals, like transit access.

Descriptive statistics like poverty or income matter much less than these more qualitative and contextual factors in determining where OZ investors find investment opportunities.

Questions for screening potential census tracts

Several strategic questions should guide governors and their local partners as they narrow down the list of census tracts to nominate for OZ status:

- **Where do state and local partners wish to channel development?**
  Are there innovation districts, large brownfield sites, or other areas primed for residential, industrial, or mixed-use development in line with local area strategic plans? Are there tracts with large amounts of publicly owned land that can be leveraged to steward investment, or areas with particularly strong community buy-in for OZ status?
- **Which neighborhoods are primed for revitalization but undercapitalized?**
  Where can private investment stabilize or grow the population, catalyze job creation, reinvigorate commercial corridors or business districts, and unlock long-term growth? Have local governments identified certain neighborhoods as priorities for mixed-income development?

19 Reinforcing the point, academic research has found that OZ designation disproportionately increased the value of vacant land and identified a strong causal impact on building permits activity in parts of cities with large amounts of developable, underutilized, and relatively inexpensive land. See Alan Sage, Mike Langen, and Alex Van De Minne, "Where is the Opportunity in Opportunity Zones?" *Real Estate Economics* 51 (2) (2023) and Harrison Wheeler, "Locally-Optimal Place-Based Policies: Evidence from Opportunity Zones," Working Paper (2022).

Census tracts screening questions (continued)

- **Where have barriers to development come down?**
  Have certain communities revised zoning codes and undertaken other steps to make it easier to build? Overlaying OZ designations could help reward such efforts and unlock private capital in response.
- **Which tracts are zoned for development?**
  OZ investment often takes the form of mixed-use or multifamily housing developments. Which areas are zoned for such activity? Where are there opportunities for transit-oriented development or strategic densification?
- **What assets exist?**
  Are there growth poles, anchor institutions, or infrastructure assets around which local leaders wish to build?
- **Where can aligned state and local incentives be layered on top?**
  Are there complementary state or local programs or incentives with which OZ designations should overlap? For example, can designations match up with state Enterprise Zone programs to support job creation, tax-increment financing districts to advance major developments, or Main Street grant programs to support placemaking?
- **Which tracts are poor fits for the OZ incentive?**
  Where might an OZ designation risk being wasted? Identify and eliminate tracts that do not meet the spirit and intent of the policy, contain few private investment opportunities (e.g., where government or non-profits such as universities are the largest landowners, or rural areas with few infrastructure connections), or are zoned only for single-family housing.

V. Special rural considerations

The IRS reports that OZ investments into rural areas reached $6.1 billion between 2018 and 2022.[20] While meaningful, rural areas attracted a disproportionately small share of OZ capital. Rural areas represented one-third of all census tracts but only one-tenth of all investment.

The OBBBA contains several provisions to boost rural OZ investment. Specifically, investors in a new class of rural Qualified Opportunity Funds will be eligible for two enhanced incentives:

- **A boosted step-up in basis.** Instead of the standard 10 percent step-up, rural investors will receive a 30 percent step-up in basis on capital gains deferred and deployed into a Qualified Rural Opportunity Fund (QROF) after five years.
  - This enhanced "front-end" benefit is intended to offset the expected lower long-term appreciation potential of investments in rural areas (i.e., the "back-end" or 10-year tax benefit).

20 Joint Committee on Taxation, "Opportunity Zones Tax Provisions Report" (2024).

- **A lower substantial improvement threshold.** Rural investors who acquire an existing asset must only meet a 50 percent substantial improvement threshold, rather than the 100 percent threshold that remains in place in urban tracts.

  In practice, this lowers the amount of capital investors must place into rehabilitating structures or equipment in rural OZs. The lower improvement threshold also better aligns the OZ rules with the economics of investing in rural areas, where costs tend to be lower. It is intended to help preserve affordable and workforce housing by eliminating the need to raise rents to cover excessively high refurbishment costs, for example.

  The lower improvement threshold was effective the date of enactment, while the other rural benefits take effect on January 1, 2027, along with new zone designations.

In light of these extra incentives, governors should not be dissuaded from nominating rural tracts because of rural areas' limited success under TCJA-era rules. At the same time, governors should resist over-selecting rural tracts because of the enhanced incentives. The investor base remains thin in many rural areas, and the usual market hurdles to investing in distressed rural areas in particular — limited infrastructure, workforce constraints — still apply.

VI. Beyond zone designations

Governors' statutory role with Opportunity Zones ends with zone designations. However, state and local leaders have numerous other levers at their disposal to shape OZ outcomes and cultivate investment ecosystems in their communities. In the coming months, EIG will publish a companion guide to supportive policymaking with innovative ideas inspired by best practices from across the country. These will include complementary state tax credits that encourage local capital to invest locally, examples of direct municipal collaboration on high-impact projects, and other ways to forge the connective tissue between incoming investment and economic opportunity for the residents of low-income communities.

In the meantime, states should utilize their leverage in the OZ designation process to help local and municipal governments help themselves — meaning states should use this opportunity to drive frank conversations around relieving hurdles to investment and making desired development easier. Most states will have far fewer tracts to nominate in 2026 than they did in 2018. Governors should use OZ nominations to reward the places that take proactive steps to position themselves for success.

VII. Appendix: Timeline of OZ 2.0 developments

Quarter	Q3 2025			Q4 2025			Q1 2026			Q2 2026		
Month	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**
OZ milestone	**Jul 4:** OBBBA passes and OZs made permanent. **Jul 4:** New substantial improvement threshold goes into effect for rural investments.		**Sep 30:** IRS guidance identifying OZ 1.0 tracts that meet rural definition released.				2020–2024 ACS data expected to determine census tract eligibility to be released.	Official list of eligible census tracts released by Treasury (expected).				
Recommended activity for state and local officials				Identify core team and lead state agency to manage the zone selection process. Begin preliminary data analysis into likely eligible census tracts based on available 2019–2023 data. Begin targeted outreach to trusted advisors, visionary local leaders, and knowledgeable OZ market participants.			Identify eligible tracts and activate zone nomination process in earnest. Set a vision for the state's OZ nominations. Gather zoning, land use, and other necessary data to inform decision-making. Set agenda and expectations for other state agencies and local government partners to align rules, regulations, and initiatives behind desired outcomes in OZs.			Arrive at a shortlist of eligible tracts that align with the state's vision. Conduct public engagement, publish draft recommendations, and solicit public comment before the formal nomination window opens. Interagency work gets underway in earnest.		

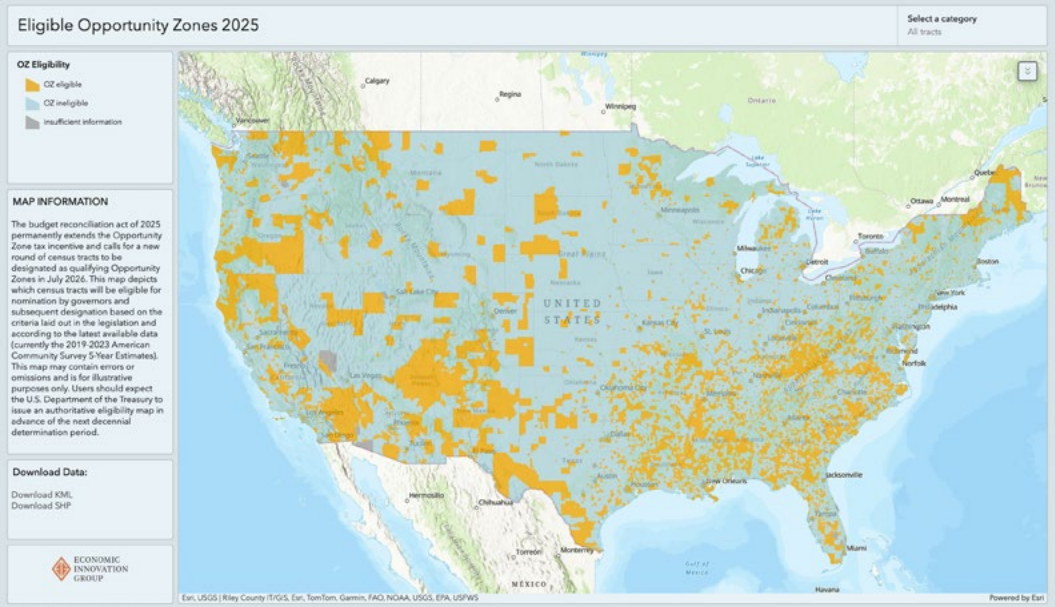
OZ 2.0 policy milestone OZ 2.0 tract designation milestone OZ 1.0 milestone

Quarter	Q3 2026			Q4 2026			Q1 2027			Q4 2028
Month	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**JAN**	**FEB**	**MAR**	**DEC**
OZ milestone	**Jul 1:** Zone designation window opens: Governors have 90 days to nominate 25% of their eligible census tracts for OZ status.		**Sep 29:** Deadline for governors to submit zone nominations to U.S. Treasury (expected).	**Oct 29:** Deadline to submit zone nominations for states that requested a 30-day extension (expected). **Oct 29:** End of 30-day window U.S. Treasury has to certify on-time zone nominations (expected).	**Nov 28:** All OZ 2.0 tracts certified by the U.S. Treasury (expected).	**Dec 31:** Close of 2026 tax year and end of OZ 1.0 deferral period. All deferred tax must be paid in this year's tax filings.	**Jan 1:** New OZ designations take effect. **Jan 1:** OZs 2.0 incentives (i.e., rolling 5-year deferral, standard 10% step-up) take effect. **Jan 1:** Remaining enhanced rural incentives take effect (i.e., 30% step-up).			**Dec 31:** End of eligible investment window into 1.0 OZ tracts.
Recommended activity for state and local officials	Core teams finalize proposed nominations, present to governor.			Announce complementary initiatives, policies, or programs to support investment and desired outcomes in OZs.			Continue raising awareness among investor and community stakeholders. Proactively encourage investment into 1.0 tracts before they sunset. Launch complementary programs and initiatives.			

About the Economic Innovation Group

The Economic Innovation Group (EIG) is a bipartisan public policy organization dedicated to forging a more dynamic and inclusive American economy. From our headquarters in the nation's capital, EIG develops original research, convenes leading experts from the public and private sectors, and advances creative policy proposals that bring new jobs, investment, and economic dynamism to U.S. communities.

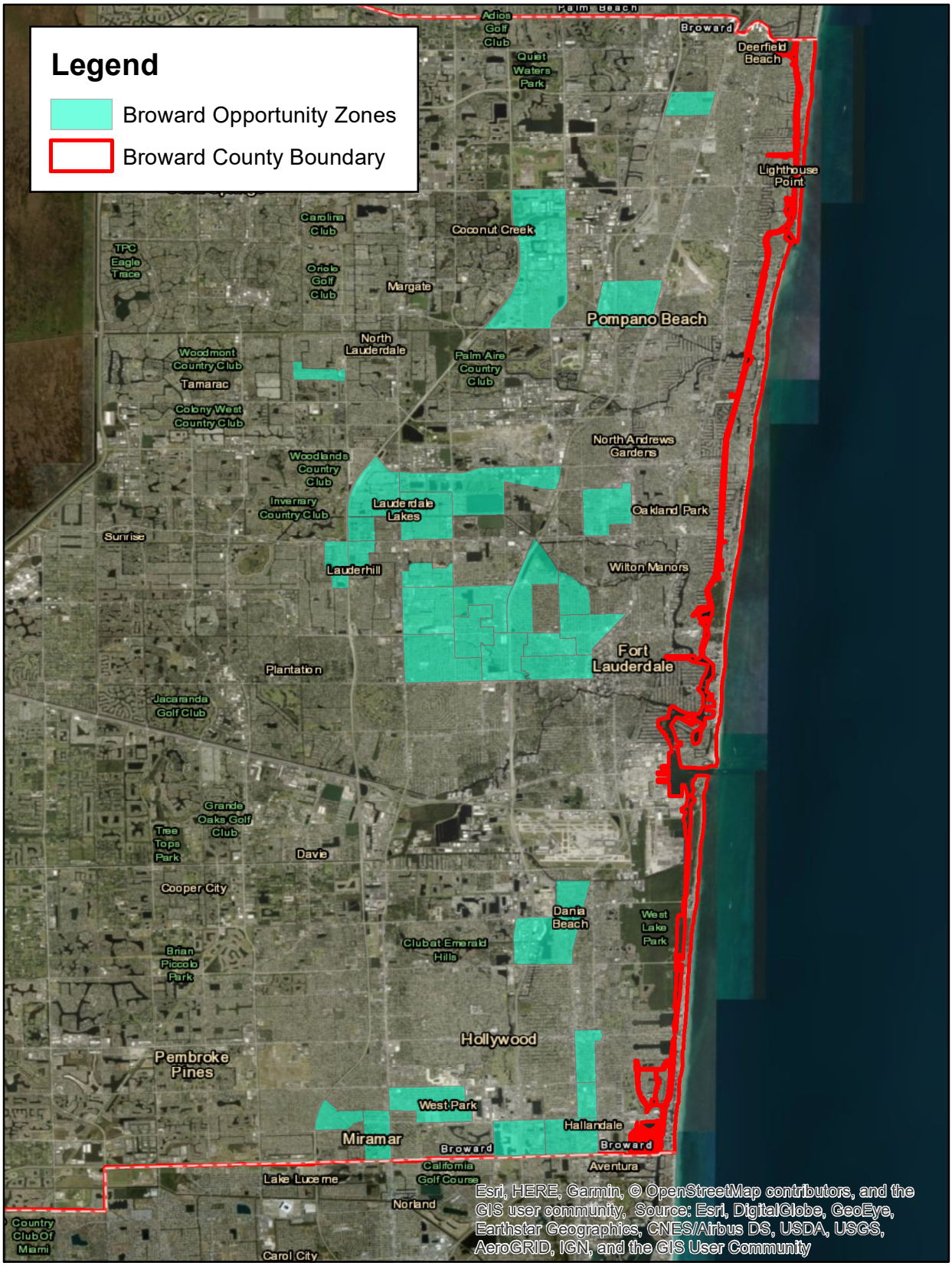
Opportunity Zones were first proposed in an EIG white paper, and EIG worked tirelessly to support the policy's initial passage. Since then, EIG has been a leading source of information for public and private sector stakeholders on Opportunity Zones. This included fielding a survey of state officials involved in the initial nomination process, the results of which informed portions of this guide. EIG has also been a leading advocate for improvements to the OZ tax provisions, many of which were enacted in 2025. The team continues to work to ensure OZs deliver on their original promise of restoring economic opportunity to the American communities that need it most.



For the latest Opportunity Zones insights and resources from the Economic Innovation Group, visit eig.org/opportunity-zones.

Tract	Tract Name	City	County	State	Population	Median Family Income	Poverty Rate	Mfi Ratio	OZ 2.0 Eligible	Unemployment Rate	Urban vs Rural
090504	Census Tract 905.04	DANIA BEACH	Broward County	Florida	3547	$52220	23.5%	0.59	OZ eligible	7.68%	Urban
080105	Census Tract 801.05	DANIA BEACH	Broward County	Florida	3922	$92333	23.07%	1.03	OZ eligible	8.8%	Urban
080406	Census Tract 804.06	DANIA BEACH	Broward County	Florida	5982	$59091	6.1%	0.66	OZ eligible	3.68%	Urban
090404	Census Tract 904.04	DANIA BEACH	Broward County	Florida	4146	$48333	26.16%	0.54	OZ eligible	4.14%	Urban
090303	Census Tract 903.03	DANIA BEACH	Broward County	Florida	2191	$48438	21.72%	0.54	OZ eligible	7.51%	Urban
080102	Census Tract 801.02	DANIA BEACH	Broward County	Florida	4099	$51758	19.06%	0.58	OZ eligible	12.96%	Urban
080102	Census Tract 801.02	DANIA BEACH	Broward County	Florida	4099	$51758	19.06%	0.58	OZ eligible	12.96%	Urban
080405	Census Tract 804.05	DANIA BEACH	Broward County	Florida	2328	$61193	11.16%	0.69	OZ eligible	10.33%	Urban
080500	Census Tract 805	DANIA BEACH	Broward County	Florida	7797	$45582	36.1%	0.51	OZ eligible	13.4%	Urban

Opportunity Zones of Broward County



0 1.5 3 6 9 12 Miles

This map provides data collected from Florida Department of Economic Opportunity. The Opportunity Zones were certified by the U.S. Department of the Treasury on June 14, 2018.

SFRPC
South Florida Regional Planning Council

Broward County Opportunity Zones

Retrieved from Florida Department of Economic Opportunity

All Opportunity Zones were approved by the U.S. Department of the Treasury on June 14, 2018

Count	Census Tract ID	Municipal Name
1	12011080500	Dania Beach/Hollywood
2	12011010304	Deerfield Beach
3	12011040901	Fort Lauderdale
4	12011041600	Fort Lauderdale
5	12011041700	Fort Lauderdale
6	12011040801	Fort Lauderdale
7	12011041500	Fort Lauderdale
8	12011041000	Fort Lauderdale/Unincorporated
9	12011041400	Fort Lauderdale/Unincorporated
10	12011100300	Hallandale Beach
11	12011100201	Hallandale Beach
12	12011091902	Hollywood
13	12011050311	Lauderdale Lakes
14	12011050312	Lauderdale Lakes
15	12011050308	Lauderdale Lakes/Fort Lauderdale
16	12011050301	Lauderdale Lakes/Oakland Park
17	12011060303	Lauderhill
18	12011041200	Lauderhill
19	12011041300	Lauderhille/Unincorporated/Plantation
20	12011110501	Miramar
21	12011100801	Miramar
22	12011020412	North Lauderdale
23	12011050702	Oakland Park
24	12011050207	Oakland Park/Fort Lauderdale/Lauderdale Lakes
25	12011100502	Pembroke Park/Hallandale Beach
26	12011030402	Pompano Beach
27	12011030600	Pompano Beach/Unincorporated
28	12011050310	Tamarac/Lauderdale Lakes
29	12011041100	Unincorporated
30	12011100700	West Park

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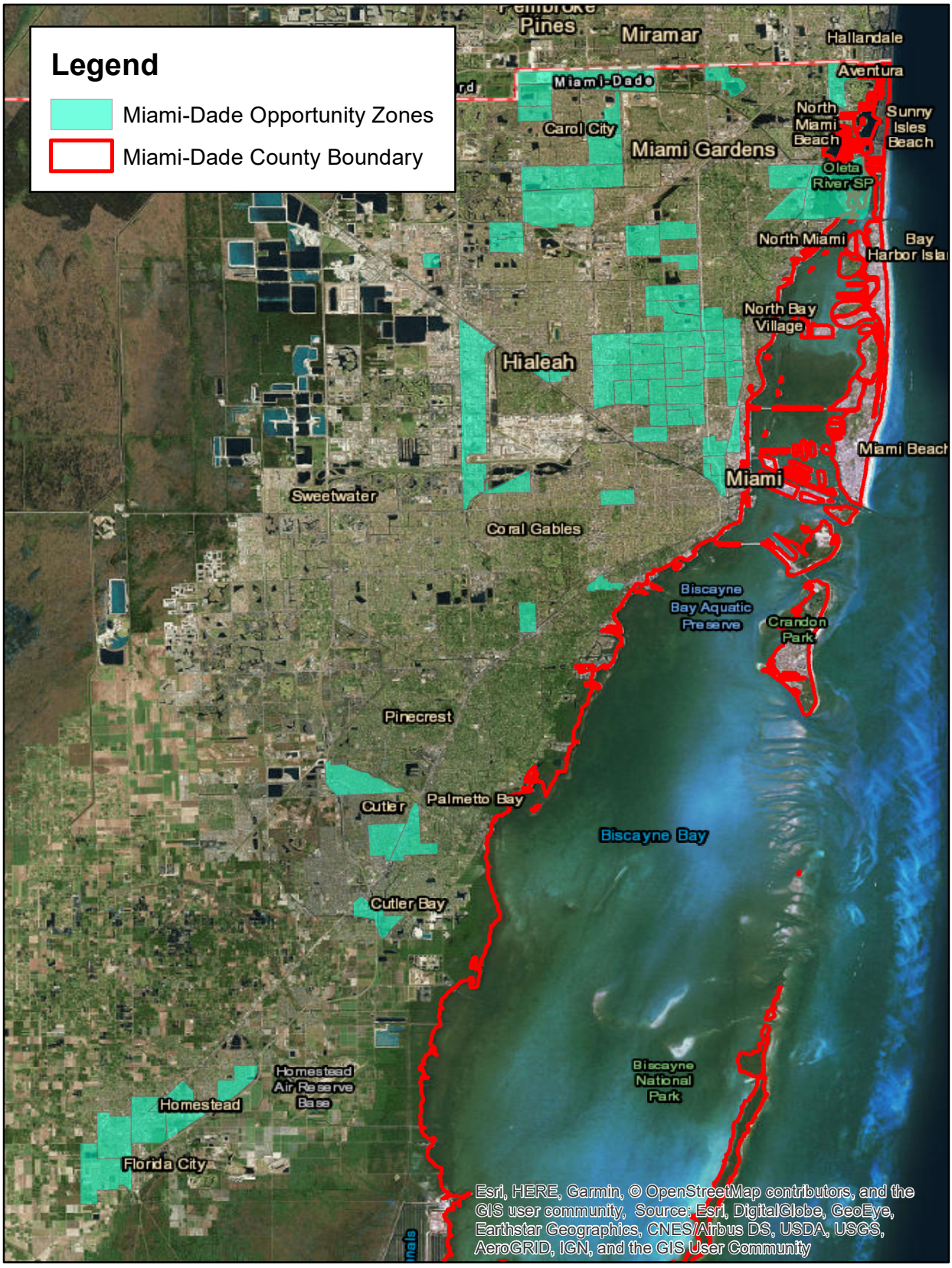
Opportunity Zones of Miami-Dade County



0 2.25 4.5 9 13.5 18 Miles

This map provides data collected from Florida Department of Economic Opportunity. The Opportunity Zones were certified by the U.S. Department of the Treasury on June 14, 2018.

SFRPC
South Florida Regional Planning Council

Miami-Dade County Opportunity Zones

Retrieved from Florida Department of Economic Opportunity

All Opportunity Zones were approved by the U.S. Department of the Treasury on June 14, 2018

Count	Census Tract ID	Census Tract Name
1	12086000134	Aventura
2	12086010609	Cutler Bay/Unincorporated
3	12086011403	Florida City/Unincorporated
4	12086009308	Hialeah
5	12086009307	Hialeah
6	12086000807	Hialeah
7	12086013400	Hialeah
8	12086001606	Hialeah
9	12086001605	Hialeah
10	12086011101	Homestead
11	12086011300	Homestead/Florida City
12	12086011001	Homestead/Unincorporated
13	12086002502	Miami
14	12086002404	Miami
15	12086003601	Miami
16	12086002501	Miami
17	12086005701	Miami
18	12086002702	Miami
19	12086002300	Miami
20	12086002201	Miami
21	12086002004	Miami
22	12086002003	Miami
23	12086002001	Miami
24	12086001904	Miami
25	12086001903	Miami
26	12086001901	Miami
27	12086001501	Miami
28	12086001402	Miami
29	12086001401	Miami
30	12086002402	Miami
31	12086003400	Miami
32	12086003100	Miami
33	12086009904	Miami Gardens
34	12086009400	Miami Gardens
35	12086010011	Miami Gardens
36	12086000501	Miami Gardens
37	12086010001	Miami Gardens/Unincorporated
38	12086007200	Miami/Coral Gables
39	12086005502	Miami/Coral Gables
40	12086001802	Miami/Unincorporated
41	12086000109	North Miami
42	12086000206	North Miami Beach
43	12086000405	North Miami/Unincorporated
44	12086000209	North Miami/Unincorporated
45	12086008208	Palmetto Bay/Cutler Bay
46	12086007603	South Miami/Unincorporated
47	12086001702	Unincorporated
48	12086010016	Unincorporated
49	12086010015	Unincorporated
50	12086011005	Unincorporated
51	12086008309	Unincorporated
52	12086008304	Unincorporated
53	12086009100	Unincorporated
54	12086000409	Unincorporated
55	12086001502	Unincorporated
56	12086001005	Unincorporated
57	12086001004	Unincorporated
58	12086001002	Unincorporated
59	12086000408	Unincorporated
60	12086000404	Unincorporated
61	12086001803	Unincorporated
62	12086001006	Unincorporated/El Portal
63	12086001701	Unincorporated/Hialeah
64	12086000903	Unincorporated/Hialeah
65	12086001801	Unincorporated/Miami
66	12086009807	Unincorporated/Miami Gardens
67	12086980800	Unincorporated/Opa-Locka

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Opportunity Zones of Monroe County

0 0.25 0.5 1 1.5 2 Miles

This map provides data collected from Florida Department of Economic Opportunity. The Opportunity Zones were certified by the U.S. Department of the Treasury on June 14, 2018.

SFRPC
South Florida Regional Planning Council

Monroe County Opportunity Zones

Retrieved from Florida Department of Economic Opportunity
All Opportunity Zones were approved by the U.S.
Department of the Treasury on June 14, 2018

County	Census Tract ID	Census Tract Name
1	12087971100	Marathon

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