



Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2008-ASO-3798-OE

Issued Date: 10/09/2009

Mr. Alan Ojeda
Rilea Group
1000 Brickell Avenue
Suite 1015
Miami, FL 33131

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Rilea Hotel - Dania Beach
Location:	Dania Beach, FL
Latitude:	26-03-08.50N NAD 83
Longitude:	80-08-00.26W
Heights:	133 feet above ground level (AGL) 140 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 04/09/2011 unless:

- extended, revised or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (718) 553-4546. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2008-ASO-3798-OE.

Signature Control No: 584805-119358067

Robert Alexander
Specialist

(DNE)



Florida Department of Transportation



STEPHANIE C. KOPELOV SOS
SECRETARY

CHARLIE CRIST
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

1st EXTENSION

August 25, 2010

**THIS PRE-APPLICATION LETTER IS VALID UNTIL AUGUST 25, 2011
THIS LETTER IS NOT A PERMIT APPROVAL**

Mr. Michael Gai
Sun-Tech Engineering, Inc.
1600 West Oakland Park Boulevard
Fort Lauderdale, Florida 33311

Dear Mr. Gai:

RE: February 26, 2009, Pre-application Review for Category D Driveway
Broward County, Urban, In the City of Dania Beach
State Road A1A, State Section 86030, Milepost 7.055, Access Class 5, Posted Speed 40 mph
Reference Project 404759-1 (Comp.), Location: 660 feet east of SE 5th Avenue, South Side of SR A1A
Site Acreage: 2.1, Proposed Land Use: Lodging, Maximum Square Footage: 273 Hotel Rooms
Applicant: Alan Ojeda, Property Owner: Alan Ojeda, Plat Name: Hobal Plat
Proposed Project Name & Address: Hobal Plat

Your Request: Driveway #1: Right-out only driveway 660 feet east of SE 5th Avenue.
Driveway #2: Right-in only driveway 150 feet east of Driveway #1.

WE APPROVE YOUR REQUEST. Please see the conditions and comments below.

This ruling is based on your presentation of the facts, site plan, and survey.

Conditions: A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point, shall be provided.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If right-of-way dedication is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. This letter shall be submitted with any further reviews. If conceptually approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Please note that this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

For right-of-way dedication requirements go to: <http://www.dot.state.fl.us/statemaintenance/office/District4PermitInformation.shtml>
Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Christine Nabong Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: christine.bacomo@dot.state.fl.us. Thank you.

Sincerely,

Christine Nabong Bacomo, P.E.
District Permits Engineer

CNB:jma

cc Beth Coe *BC*
Stan Williams

File S-Permits-Pre-app Letters/Broward/Ojeda, Alan SR A1A - 1st Ext.doc



Engineers ♦ Planners ♦ Surveyors

Sun-Tech Engineering, Inc.
1600 West Oakland Park Boulevard
Fort Lauderdale, Fl. 33311
(954) 777-3123 / Fax (954) 777-3114
E-mail: suntech@suntecheng.com

MEMO TO: Scott Bakos

FROM: Mike Gai

RE: San Soucy

DATE: 9/22/10

In response to the city's comment requiring a copy of the Broward County Surface Water Management Permit prior to final engineering approval, we will provide the city a copy once it is received. Once the site plan is approved we will be submitting to the city for engineering approval and a copy of the permit will accompany this submission. Should you have any questions or require any additional information please feel free to call

Lajoie, Corinne

From: Brown, Sean
Sent: Wednesday, September 22, 2010 1:30 PM
To: 'Scott Bakos'
Cc: Lajoie, Corinne
Subject: RE: SAN SOUCI HOTEL FIRE PROTECTION REV

All comments have now been addressed and the site plan is approved by Fire.

Scott, can you send me copies of each sheet individually in pdf? For some reason, the file would not open on the cd-rom you gave me.

Thanks.

Sean

From: Scott Bakos [mailto:sbakos@bermelloajamil.com]
Sent: Wednesday, September 22, 2010 11:44 AM
To: Brown, Sean
Cc: Lajoie, Corinne
Subject: Fw: SAN SOUCI HOTEL FIRE PROTECTION REV

Sean - please see the updated sheet attached, I believe this picks up your comments.

Let em know - thanks!

Scott A. Bakos
Partner
Bermello Ajamil & Partners, Inc.
Direct: 954-627-5109
Mobile: 305-989-9953
Fax: 954-467-1116

From: Mike Gai
To: Scott Bakos
Sent: Wed Sep 22 11:34:13 2010
Subject: FW: SAN SOUCI HOTEL FIRE PROTECTION REV

From: Andy Venneman
Sent: Wednesday, September 22, 2010 11:21 AM
To: Mike Gai
Subject: SAN SOUCI HOTEL FIRE PROTECTION REV

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this

9/22/2010



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643

General Development Application

- Administrative Variance
- Assignment of Flex/Reserve Units
- Land Use Amendment
- Plat
- Plat Delegation Request
- Rezoning
- Site Plan
- Special Exception
- Trafficway Waiver
- Variance
- Roadway Vacation
- Other: _____



Date Rec'd: _____

Petition No.: _____

SP-63-09

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City's Building Department.

Location Address: 480 East Dania Beach Boulevard

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

Recorded Plat Name: Portion of SW 1/4 of SW 1/4 Section 35-50-42

Folio Number(s): 5042 35 05 0020
5042 35 00 0320
5042 35 00 0330 Legal Description: See attached Survey

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

Address of Applicant: One East Broward Boulevard, Suite 800 Fort Lauderdale
Florida 33301

Business Telephone: 954-627-5109 Home: _____ Fax: 954-467-1116

Name of Property Owner: Dania Beach Developers

Address of Property Owner: 1000 Brickell Avenue Suite 1015 Miami FL 33131

Business Telephone: 305-371-5254 Home: _____ Fax: 305-371-4642

Explanation of Request: Site Plan Application

For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Article 10.13 of Chapter 28, Zoning Code.

Prop. Net Acreage: N/A Gross Acreage: 2.165 Prop. Square Footage: 328,423 [inc garage]

Existing Use: Hotel Proposed Use: Hotel

Is property owned individually, by a corporation, or a joint venture? Owner

I understand that site plan and variance approval automatically expires within 12 months of City Commission approval, pursuant to Ordinance No. 2005-040.

[Signature]
Applicant/Owner signature

Scott A. Bakos
Print Name

12/29/09
Date

APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE

Sworn to and subscribed before me
This 29 day of DECEMBER 2009

Applicant/Consultant/Representative:
Signature: [Signature]
Date: 12/29/09

[Signature]
Sign Name of Notary Public
State of (FLORIDA)

Scott A. Bakos
(Print Name)

ESTRELLA FERRER
Print Name of Notary

ONE EAST BROADWAY BLDG. SUITE 800
Street Address, City, State and Zip Code



4/2/2011

954.627.5109 954.467.1116
Telephone No. & Fax No.

INDIVIDUAL OWNER NOTARIZED SIGNATURE:

This is to certify that I am the fee simple owner of subject lands described above and that I have authorized (Applicant/Consultant/Representative) _____ to make and file the aforesaid application.

Sworn to and subscribed before me
This _____ day of _____ 20__

Owner: _____
Signature: _____
Date: _____

Sign Name of Notary Public
State of ()

(Print Name)

Print Name of Notary

Street Address, City, State and Zip Code

Commission Expires: _____
Seal:

Telephone No. & Fax No.

CORPORATION NOTARIZED SIGNATURE:

This is to certify that the below referenced corporation is the owner of subject lands described above and that I, as a duly authorized officer, have authorized (Applicant/Consultant/Representative) Bermello Ajamil & Partners, Inc to make and file the aforesaid application.

Sworn to and subscribed before me

This 29 day of December 2009

[Signature]
Sign Name of Notary Public
State of ()

ESTRELLA FERRER
Print Name of Notary

Commission Expires: 4/2/2011



Corporation Name:

DANIA BEACH DEVELOPERS, LLC

Signature: [Signature]

Date: December 29th, 2009

ALAN OJEDA
(Print Name)

PRESIDENT OF MANAGING MEMBER
(Print Title)

1000 BRICKELL AVENUE #1015.
MIAMI, FL 33131
Street Address, City, State and Zip Code

305-371-5254/305-371-4642
Telephone No. & Fax No.

JOINT VENTURE/PARTNERSHIP NOTARIZED SIGNATURE:

This is to certify that the below referenced that the duly authorized persons are the owners of subject lands described above and that all partners have authorized (Applicant/Consultant/Representative) _____ to make and file the aforesaid application.

Sworn to and subscribed before me

This _____ day of _____ 20____

Sign Name of Notary Public
State of ()

Print Name of Notary

Commission Expires: _____
Seal:

Signature: _____

Date: _____

(Print Name)**

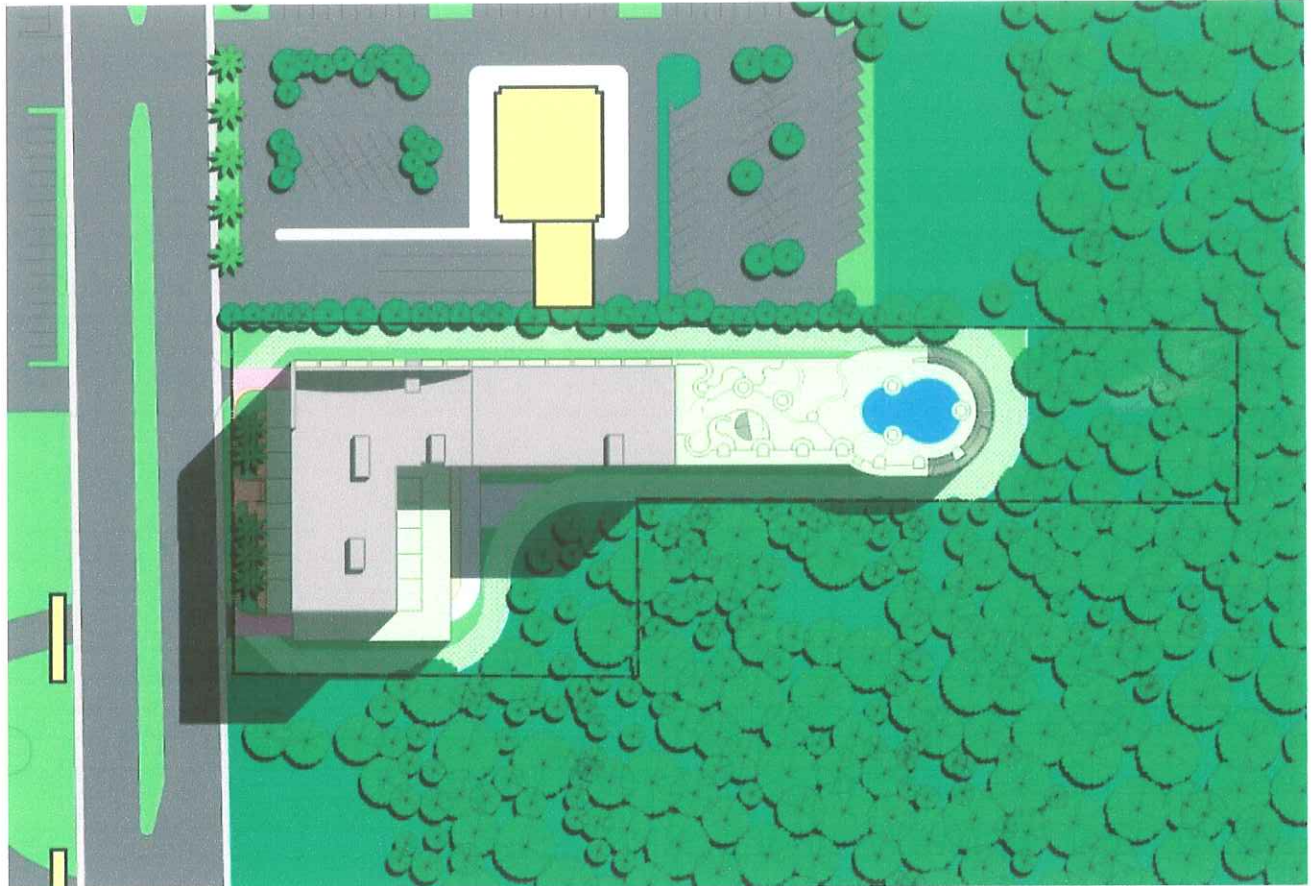
Street Address, City, State and Zip Code

Telephone No. & Fax No.

****Each partner must sign. Attach duplicate sheets as required.**

San Souci Hotel Site Plan Application Special Exception and Variance Statement

June 2010



Bermello Ajamil & Partners, Inc.
Bermello Ajamil & Partners, Inc
One East Broward Boulevard, Suite 800
Fort Lauderdale Florida 33301

Rilea Group
1000 Brickell Avenue Suite 1015
Miami, Florida 32131



The following are the Special Exception and Variance Criteria Statement per the City's Land Development Regulations, Chapter 28, Sec. 10.12 and 10.13

10.12 - SPECIAL EXCEPTION CRITERIA

- | | |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requirement (1) | Hotel use is permitted as a special exception (as set forth in the Schedule of Regulations, City of Dania Beach; Article 4). |
| Requirement (2) | Hotel use will not cause a detrimental impact to the value of the existing contiguous uses and used in the general area. Hotel use shall provide an increase in value by its inherent function and draw of visitors to the area. Currently, the east side is a commercial bank, west side undeveloped. The properties to the north are commercial and residential. |
| Requirement (3) | The existing property was originally used for Hotel. The entire property is proposed for hotel use and as such, is compatible with the existing uses on contiguous property as well as the uses in the general area and zoning district. |
| Requirement (4) | The proposed project not only includes an extensive amount of new, lush landscaping, but also preserves a considerable amount of existing landscaping / wetlands located in the southern and south-western portions of the property. |
| Requirement (5) | The proposed project meets the minimum required parking and loading as defined by the city's zoning ordinance. The majority of vehicular circulation is internalized within the site, and the circulation pattern is designed to minimize an adverse impact on East Dania Beach Boulevard. Egress and Ingress is a "right turn in / right turn out only" configuration, each drive located on opposite sides of the north side of the property. |
| Requirement (6) | The use is consistent with the comprehensive plan. |

- Requirement (7) Hotel use will not have a detrimental environmental impact. In fact, the building orientation and overall massing design is driven to preserve a substantial area of existing landscaping / wetlands.
- Requirement (8) Pedestrian and Vehicular traffic has been clearly separated and designed to work cohesively for a safe operation. The majority of the vehicular circulation is within the site to minimize an adverse impact on East Dania Beach Boulevard. Egress and Ingress is a "right turn in / right turn out only" configuration, each drive located on opposite sides of the north side of the property..
- Requirement (9) All ingress and egress points have been carefully design to maximize safety for both vehicular and pedestrian movement. The current design has been reviewed and approved by FDOT.
- Requirement (10) The hotel use and the proposed development of the property will encourage future development of properties in the general area and promote healthy growth in this part of Dania Beach Boulevard.
- Requirement (11) Hotel use shall not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities of the general surrounding properties.
- Requirement (12) Hotel use shall not overburden existing public services and facilities and the original use was a hotel.
- Requirement (13) Access to the site for emergency situations related to fire, police, rescue, etc. has been incorporated into the proposed design. There is a service drive that runs around the entire perimeter of the proposed structure.
- Requirement (14) Hotel use is consistent with the definition of a special exception and will meet the standards and criteria of TOC-1.

10.13 - VARIANCE CRITERIA

Variance requested:	Perimeter Landscaping Upper Level Setback – West Side @ South End and East Side Parking Garage Stall @ walls (2 locations only)
Requirement (a)	All of the variances requested are specific to the limited east-west existing physical dimension along the southern portion of the property. This existing “narrow” east-west dimension is specific to this property only and inherently impacts the width of the proposed design and layout of the site and building.
Requirement (b)	The requested variances do not result from the actions of the applicant, rather the exiting limited physical dimensions of the southern portion of the site relative to its setback.
Requirement (c)	The granting of the requested variances do not apply any special privileges of other lands, buildings or structure in the TOC-1; rather specifically relates to the unique narrow dimensions of this property only.
Requirement (d)	Rights to the applicant as defined in the provisions of the zoning code are not deprived. The unique existing condition of the property creates a unique circumstance that requires said variances.
Requirement (e)	The requested variances are not excessive nor anything beyond the minimum exceptions to meet the intent of the program, use, functionality and efficiency of the proposed project.
Requirement (f)	The granting of the proposed variances is consistent and in harmony with the general intent and purpose of the Dania Beach Zoning Code and is not injurious to the area involved or detrimental to public welfare.