



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

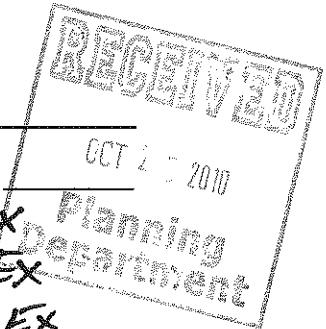
**General Development Application**

- 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: Extension of time for Variance

Date Rec'd: \_\_\_\_\_

Petition No.:

SP-30-09 EX  
LUF-33-09 EX  
VA-32-09 EX



**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: 4638 and 4648 SW 32<sup>nd</sup> AVENUE

Lot(s): 12 & 13 Block: 1 Subdivision: Canal Groves

Recorded Plat Name: Book 22, Page 31 of Public record, Broward County, FLA

Folio Number(s): 50423001-0080/0090  
See Above

Legal Description: Lots 12 & 13, Block 1 Canal Groves

Applicant/Consultant/Legal Representative (circle one) Grant Ventures Dania Condos LLC - JON Grant

Address of Applicant: C/o JON M Grant, Suite 1500, 10 East BALTIMORE ST, BALT, MD 21202

Business Telephone: 410 230 0003 Home: 301 785 4028 Fax: 410 230 0011

Name of Property Owner: Grant Ventures Dania Condos LLC

Address of Property Owner: Same as applicant

Business Telephone: See Above Home: See Above Fax: See Above

**Explanation of Request:** Extension of Variances under Resolution 2009-2002 and 2009-2003  
 For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Article 10.13 of Chapter 28, Zoning Code.** See Attached Letters

Prop. Net Acreage:      Gross Acreage:      Prop. Square Footage: 43,499 ±

Existing Use: Raw Land Proposed Use: As per Active San Marco Site Plan,

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

Land use Flex, Variance (SP-30-09), (LUF-33-09) (VA 32-09)

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

JON M. Grant  
Print Name

Oct 21, 2010  
Date

**APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE**

Sworn to and subscribed before me  
This 21<sup>st</sup> day of OCTOBER 2010

Applicant/Consultant/Representative:

Signature: [Signature]

Date: Oct. 21, 2010

JON M. Grant  
(Print Name)

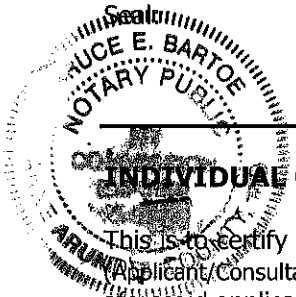
[Signature]  
Sign Name of Notary Public  
State of (MARYLAND)

BRUCE E. BARTOE  
Print Name of Notary

10 E. Balt. St. STE 1500, Balt. MD 21202  
Street Address, City, State and Zip Code

Commission Expires: 10/6/2013

410 230 0003 / 410 230 0011  
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) JON M. Grant to make and file the aforesaid application.

Sworn to and subscribed before me

Corporation Name:

This 21<sup>st</sup> day of OCTOBER 2010

Grant Ventures Dania Condos LLC

Signature: [Handwritten Signature]

Date: Oct 21, 2010

JON M. Grant  
(Print Name)

Managing Agent  
(Print Title)

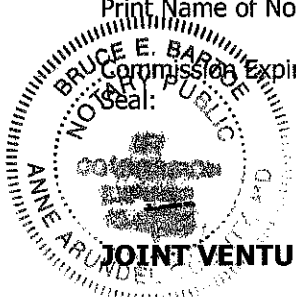
10 E. Balt. St. STE1500 Balt MD 21202  
Street Address, City, State and Zip Code

410 230 0003 / 410 230 0011  
Telephone No. & Fax No.

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

BRUCE E. BARTOE  
Print Name of Notary

Commission Expires: 10/6/2013  
Seal:



**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

Signature: \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)\*\*

\_\_\_\_\_  
Sign Name of Notary Public  
State of ( )

\_\_\_\_\_  
Print Name of Notary

\_\_\_\_\_  
Street Address, City, State and Zip Code

Commission Expires: \_\_\_\_\_  
Seal:

\_\_\_\_\_  
Telephone No. & Fax No.

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

October 21, 2010

Kristin Dion  
Planner  
City of Dania Beach  
Department of Community Development  
Planning and Zoning Division  
100 W. Dania Beach Boulevard  
Dania Beach, FL 33004

**RE: Request for Extension of Variance: Resolutions 2009-202 and 2009-203**

Dear Kristin,

The San Marco – Site Plan, Land Use Flex, Variance (SP-30-09, LUF-33-09, VA-32-09), Property generally located at 4638 and 4648 SW 32<sup>nd</sup> Avenue, Dania Beach, Florida received approval for a variance on October 27, 2009 under Resolutions 2009-202 and 2009-203.

Since those approvals, Grant Ventures Dania Condos LLC and Steven Krupps, land owners of above referenced addresses, have actively pursued financing to complete construction of the proposed San Marco Apartment Project.

Regrettably, the financial institutions remain hesitant to underwrite financing in the general Florida market, inclusive of City of Dania Beach.

We were advised by financial specialists to make an attempt to partner with investors as an alternative. Under this advisement, we have been working with local mortgage brokers, financial consultants and regional developers to identify investment partners and/or alternative financing options.

It is the intent of Grant Ventures Dania Condos LLC and Steven Krupps to continue to pursue development of this project. Based on our information and progress to date, we request the full time allotment for an extension to our variance of 2 years.

We continue to appreciate the City of Dania Beach's efforts and support of our project. We are hopeful to be able to deliver a quality project that will result in beneficial revenue for the City as well as aesthetic enhancements to the community.

Should you have any questions or require additional information, please advise. Attached is the General Develop Application and a payment of \$1,275 for fees associated with this extension request.

Sincerely,



Jon M. Grant  
Managing Agent for Grant Ventures Dania Condos LLC