



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: September 24, 2013

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Mariluz Maldonado, City Planner

SUBJECT: **PL-56-06 mod.:** The applicant, Land Planning and Engineering Group, on behalf of the property owner, Bridge Marina Mile, LLC., is requesting an amendment of the plat notation for the property located at the west side of SW 26 Terrace, between I-595 and SW 36 Street.

DELEGATION REQUEST

To amend the restrictive note on the plat.

PROPERTY INFORMATION

ZONING: Industrial (IROM-AA)
LAND USE DESIGNATION: Industrial

The subject parcel is located south of I-595 between SW 26th Terrace and SW 30th Avenue. The previous property owner obtained plat approval for the construction of for 210,000 square feet of office and 84,000 square feet of industrial. Since then the property has been sold. The new owner is requesting to amend the plat note to redistribute the square footages of the office and industrial uses.

The property has an amended and restated declaration of covenants with conditions and restrictions that the applicant will have to comply with while developing the property.

DELEGATION REQUEST

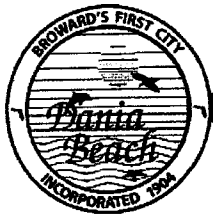
The original plat note was for 210,000 square feet of office and 84,000 square feet of industrial and restricted banks and commercial uses to be allowed with Broward County Commissioners approval.

The amended note will restrict the use on the property to 250,000 square feet of industrial use with a maximum of thirty (30%) percent ancillary office use, and 20,000 square feet of office use in the parcel which is 13.5 acres.

This request was reviewed by the Development Review Committee (DRC) on August 22, 2013 and the applicant has addressed all comments.

STAFF RECOMMENDATION

Approval.



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
 - Land Use Amendment
 - Plat
 - Rezoning
 - Site Plan
 - Special Exception
 - Variance
 - Other: Delegation Request (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)
- Date Rec'd: _____
Petition No.: _____

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 Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 3301 SW 26th Terrace, Dania Beach, FL 33312

Lot(s): n/a Block: n/a Subdivision: n/a

Recorded Plat Name: DJP Airport West Plat, PB 178, PG 69B

Folio Number(s): 5042-20-58-0010 Legal Description: See Survey

Applicant/Consultant/Legal Representative (circle one) Bridge Marina Mile LLC (Contract Purchaser)

Address of Applicant: 350 West Hubbard Street, Suite 430, Chicago, IL 60654

Business Telephone: 312-614-0521 Home: N/A Fax: N/A

E-mail address: kcarroll@bridgedev.com

Name of Property Owner: Bridge Marina Mile LLC (Contract Purchaser)

Address of Property Owner: 350 West Hubbard Street, Suite 430, Chicago, IL 60654

Business Telephone: 312-614-0521 Home: N/A Fax: N/A

Explanation of Request: Delegation Request to decrease the intensity of development
*For Plats please provide proposed Plat Name for Variances please attach **Criteria Statement** as per Section 625.40 of the Land Development Code.*

Prop. Net Acreage: 13.5AC Gross Acreage: 13.5AC Prop. Square Footage: 588,060SF

Existing Use: Industrial Proposed Use: Industrial

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: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 1st DAY OF AUGUST, 20 13

By:

LESLIE Y POBLETE
(Print name of person acknowledging)

(Joint owner signature if applicable)

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

NOTARY PUBLIC-STATE OF FLORIDA
Leslie Y. Poblete
Commission # EE044792
Expires: NOV. 23, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

Personally known _____ or Produced Identification _____

Type of identification produced: _____ or Drivers License FL D/L

***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.**

EXHIBIT "A"

PARCEL 1 (FEE SIMPLE ESTATE):

ISGETTE'S RUNWAY, according to the plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, less and except those certain lands described in that certain Warranty Deed to Kenan Transport Co., recorded in Official Records Book 21336, Page 810, of the Public Records of Broward County, Florida.

LESS AND EXCEPT:

All of Parcel H, RUNWAY LAKES III, according to the plat thereof recorded in Plat Book 156, Page 44, of the Public Records of Broward County, Florida, together with a portion of Parcel A, ISGETTE'S RUNWAY, according to the Plat thereof recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, and being all more fully described as follows:

Beginning at the Northeast corner of said Parcel H; thence South 00°54'58" East, on the East line of said Parcel H, and on the most Easterly line of said Parcel A, a distance of 292.11 feet; thence South 88°43'35" West, on the South line of said Parcel A a distance of 187.58 feet; thence South 89°29'20" West, on said South line, a distance of 716.40 feet; thence North 00°54'58" West, a distance of 284.18 feet; thence North 88°49'41" East, on the Westerly extension of the North line of said Parcel H, and on the North line, a distance of 903.96 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A portion of Parcel A, ISGETTE'S RUNWAY, as recorded in Plat Book 158, Page 18 of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

Begin at the Northwest corner of said Parcel A; thence along the North line of said Parcel A, North 89°20'00" East 772.87 feet; thence South 01°55'03" East 381.80 feet; thence South 88°49'41" West 220.24 feet; thence South 00°54'58" East 67.09 feet; thence South 89°29'20" West 557.01 feet to the West line of said Parcel A; thence along said West line North 02°43'28" West 61.15 feet; thence continue along said West line, North 00°58'15" West 388.12 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A portion of Parcel A, ISGETTE'S RUNWAY, according to the Plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, described as follows:

Begin at the Southwest corner of said Parcel A; thence along the West line of said Parcel A, North 02°43'30" West 217.22 feet; thence North 87°16'30" East 19.00 feet; thence along a line parallel with and 19.00 feet East of said West line of Parcel A, South 02°43'30" East 98.73 feet; thence South 02°44'03" East 1.03 feet to a point on a 2729.00 foot radius non-tangent curve concave to the West whose radius point bears South 87°15'19" West; thence Southerly along said curve, through a central angle of 02°28'40", an arc distance of 118.01 feet to a point of non-tangency; thence South 06°46'17" West 0.13 feet to the South line of said Parcel A; thence along said south line of Parcel A, South 89°29'21" West 16.48 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A portion of the North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 20, Township 50 South, Range 42 East, described as follows:

Exhibit "A" continued

Begin at the Southwest corner of Parcel A, ISGETTE'S RUNWAY, according to the Plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida; thence along the South line of said Parcel A, also being the North line of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20, North 89°29'20" East 16.49 feet; thence South 06°46'17" West 99.86 feet; thence along the East line of a Landscape and Retention Area as shown on PORT 95 COMMERCE PARK, according to the plat thereof as recorded in Plat Book 144, Page 2, of said Public Records, North 02°43'28" West 99.13 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

PARCEL 2 (FEE SIMPLE ESTATE):

All of Parcel E of RUNWAY LAKES II, according to the Plat thereof, recorded in Plat Book 156, Page 47, of the Public Records of Broward County, Florida.

PARCEL 3 (NON-EXCLUSIVE EASEMENT):

Access Easement for ingress and egress for the benefit of Parcel 1 recorded in Official Records Book 31239, Page 363, of the Public Records of Broward County, Florida, being more particularly described as follows:

All of Parcel H RUNWAY LAKES III, according to the plat thereof recorded in Plat Book 156, Page 44, of the Public Records of Broward County, Florida, together with a portion of Parcel A, ISGETTE'S RUNWAY, according to the plat thereof recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, and being all more fully described as follows:

Beginning at the Northeast corner of said Parcel H; thence South 00°54'58" East, on the East line of said Parcel H, and on the most Easterly line of said Parcel A a distance of 292.11 feet; thence South 88°43'35" West, on the South line of said Parcel A, a distance of 187.58 feet; thence South 89°29'20" West, on the said South line a distance of 716.40 feet; thence North 00°54'58" West, a distance of 284.18 feet; thence North 88°49'41" East, on the Westerly extension of the North line of said Parcel H, and on the said North line, a distance of 903.96 feet to the Point of Beginning.

PARCEL 4 (NON-EXCLUSIVE EASEMENT):

Access Easement for the benefit of Parcel 1 as described in Joint Access Easement Agreement recorded in Official Records Book 44427, Page 357, of the Public Records of Broward County, Florida.

PARCEL 5 (NON-EXCLUSIVE EASEMENT):

Stormwater Drainage Easement for the benefit of Parcel 1 as described in that certain Drainage Easement Agreement as recorded in Official Records Book 44427, Page 372, of the Public Records of Broward County, Florida.

PARCEL 6 (FEE SIMPLE ESTATE):

Parcel A, of DJP AIRPORT WEST PLAT, according to the Plat thereof, as recorded in Plat Book 178, at Page 69, of the Public Records of Broward County, Florida, together with a portion of Parcel A, ISGETTE'S RUNWAY, according to the plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, described as follows:

Exhibit "A" continued

Begin at the Southeast corner of said Parcel A; thence along the South line of said Parcel A, South 88°43'35" West 187.58 feet; thence along the Southerly prolongation of an East line of said Parcel A, North 01°55'03" West 7.44 feet to a corner of said Parcel A; thence along the boundary of said Parcel A, North 88°49'41" East 187.71 feet to a corner of said Parcel A, thence along the East line of said Parcel A, South 00°54'58" East 7.11 feet to the Point of Beginning.

FORMERLY KNOWN AS:

PARCEL 1 (FEE SIMPLE ESTATE):

ISGETTE'S RUNWAY, according to the plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, less and except those certain lands described in that certain Warranty Deed to Kenan Transport Co., recorded in Official Records Book 21336, Page 810, of the Public Records of Broward County, Florida.

LESS AND EXCEPT:

All of Parcel H, RUNWAY LAKES III, according to the plat thereof recorded in Plat Book 156, Page 44, of the Public Records of Broward County, Florida, together with a portion of Parcel A, ISGETTE'S RUNWAY, according to the plat thereof recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, and being all more fully described as follows:

Beginning at the Northeast corner of said Parcel H; thence South 00°54'58" East, on the East line of said Parcel H, and on the most Easterly line of said Parcel A, a distance of 292.11 feet; thence South 88°43'35" West, on the South line of said Parcel A a distance of 187.58 feet; thence South 89°29'20" West, on said South line, a distance of 716.40 feet; thence North 00°54'58" West, a distance of 284.18 feet; thence North 88°49'41" East, on the Westerly extension of the North line of said Parcel H, and on the North line, a distance of 903.96 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A portion of Parcel A of ISGETTE'S RUNWAY, as recorded in Plat Book 158, Page 18 of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

Begin at the Northwest corner of said Parcel A; thence along the North line of said Parcel A, North 89°20'00" East 772.87 feet; thence South 01°55'03" East 381.80 feet; thence South 88°49'41" West 220.24 feet; thence South 00°54'58" East 67.09 feet; thence South 89°29'20" West 557.01 feet to the West line of said Parcel A; thence along said West line North 02°43'28" West 61.15 feet; thence continue along said West line, North 00°58'15" West 388.12 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

PARCEL 2 (NON-EXCLUSIVE EASEMENT):

Access Easement for ingress and egress for the benefit of Parcel 1 recorded in Official Records Book 31239, Page 363, of the Public Records of Broward County, Florida, being more particularly described as follows:

All of Parcel H RUNWAY LAKES III, according to the plat thereof recorded in Plat Book 156, Page 44. of the Public Records of Broward County, Florida, together with a portion of Parcel A, ISGETTE'S RUNWAY, according to the plat thereof recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, and being all more fully described as follows:

Exhibit "A" continued

Beginning at the Northeast corner of said Parcel H; thence South 00°54'58" East, on the East line of said Parcel H, and on the most Easterly line of said Parcel A a distance of 292.11 feet; thence South 88°43'35" West, on the South line of said Parcel A a distance of 187.58 feet; thence South 89°29'20" West, on the said South line a distance of 716.40 feet; thence North 00°54'58" West, a distance of 284.18 feet; thence North 88°49'41" East, on the Westerly extension of the North line of said Parcel H, and on the said North line, a distance of 903.96 feet to the Point of Beginning.

PARCEL 3 (NON-EXCLUSIVE EASEMENT):

Access Easement for the benefit of Parcel 1 as described in Joint Access Easement Agreement recorded in Official Records Book 44427, Page 357, of the Public Records of Broward County, Florida.

PARCEL 4 (NON-EXCLUSIVE EASEMENT):

Stormwater Drainage Easement for the benefit of Parcel 1 as described in that certain Drainage Easement Agreement as recorded in Official Records Book 44427, Page 372, of the Public Records of Broward County, Florida.

PARCEL 5 (FEE SIMPLE ESTATE):

All of Parcel E of RUNWAY LAKES II according to the Plat thereof, recorded in Plat Book 156, Page 47, of the Public Records of Broward County, Florida.

PARCEL 6 (FEE SIMPLE ESTATE):

Parcels A and B as fully described below:

As to Parcel A

A portion of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20, Township 50 South, Range 42 East, and being all more fully described as follows:

Commencing at the Northwest corner of the said Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20; thence North 89°29'20" East on the North line of the said Southeast one-quarter (SE 1/4) of Section 20, a distance of 40.03 feet to the Point of Beginning; thence: continuing North 89°29'20" East on the said North line, a distance of 889.95 feet; thence South 0°30'40" East, a distance of 401.65 feet; thence South 89°33'44" West, a distance of 874.17 feet; thence North 02°43'28" West, on the East right-of-way line of S.W. 30th Avenue, as shown on PORT 95 COMMERCE PLAT, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Broward County, Florida, a distance of 400.83 feet to the Point of Beginning.

Said land situate, lying and being in Broward County, Florida.

As to Parcel B

A portion of Tract 12, of the Southeast one-quarter (SE 1/4) of Map of Sec. 20, Township 50 South, Range 42 East of the Plat of Reed A. Bryan's Subdivision of Section 20, Township 50 South, Range 42 East as recorded in Plat Book 1, Page 101 of the Public Records of Dade County, Florida, together with:

Exhibit "A" continued

A portion of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20, Township 50 South, Range 42 East, and being all more fully described as follows:

Commencing at the Northwest corner of the said Southeast one-quarter (SE 1/4) of the Southwest one-quarter of Section 20, thence North $89^{\circ}29'20''$ East on the North line of the said Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20, a distance of 929.98 feet to the point of beginning, thence continuing North $89^{\circ}29'20''$ East on the said North line, a distance of 376.60 feet to the Northeast corner of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section; thence North $88^{\circ}43'35''$ East, on the North line of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 20, a distance of 202.58 feet; thence South $00^{\circ}54'58''$ East along the west right of-way line of Tram Road, as recorded in Deed Book 573, Page 112 of the Public Records of Broward County, Florida, a distance of 199.22 feet, thence South $88^{\circ}30'15''$ West, a distance of 199.03 feet to a point on the East line of the said Southwest one-quarter (SW 1/4) of Section 20, thence South $17^{\circ}35'30''$ West, a distance of 275.12 feet, thence North $88^{\circ}30'15''$ East, a distance of 286.43 feet, thence South $00^{\circ}54'58''$ East along the said west right-of-way line of Tram Road, a distance of 125.00 feet, thence South $88^{\circ}30'15''$ West, on a line 100.00 feet North of (as measured on the West line) and parallel with the North line of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 20, a distance of 192.36 feet, thence South $89^{\circ}37'48''$ West on a line 100.00 feet north of (as measured on the East line) and parallel with the North line of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 20, a distance of 105.97 feet, thence North $00^{\circ}48'11''$ West, a distance of 110.51 feet; thence North $76^{\circ}15'15''$ West, a distance of 293.77 feet; thence North $00^{\circ}30'40''$ West, a distance of 401.65 feet to the point of beginning.

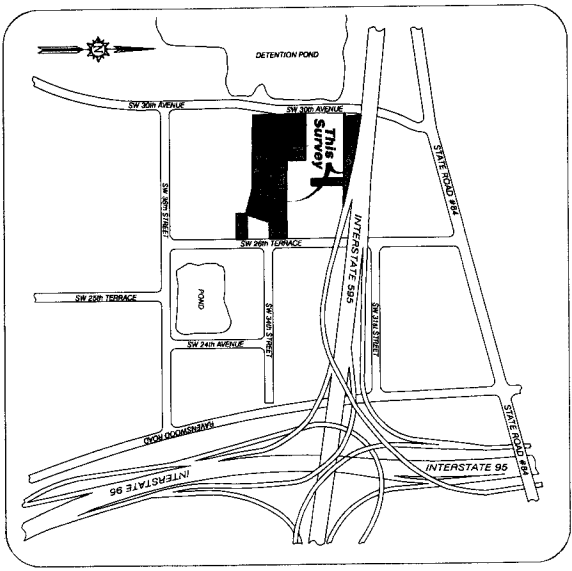
Together with a portion of parcel A, ISGETTE'S RUNWAY, according to the Plat thereof as recorded in Plat Book 158, Page 18 of the Public Records of Broward County, Florida, described as follows:

Begin at the Southeast corner of said Parcel A; thence along the South line of said Parcel A, South $88^{\circ}43'35''$ West 187.58 feet; thence along the southerly prolongation of the East line of said Parcel A, North $01^{\circ}55'03''$ West 7.44 feet to a corner of said Parcel A; thence along the boundary of said Parcel A North $88^{\circ}49'41''$ East 187.71 feet to a corner of said Parcel A, thence along the East line of said Parcel A, South $00^{\circ}54'58''$ East 7.11 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

ALTA/ACSM LAND TITLE SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY OF: MARINA MILE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



Location Map
NOT TO SCALE

ADDRESS	REMARKS	STATUS	DATE
1000 N.
1100 N.
1200 N.
1300 N.
1400 N.
1500 N.
1600 N.
1700 N.
1800 N.
1900 N.
2000 N.
2100 N.
2200 N.
2300 N.
2400 N.
2500 N.
2600 N.
2700 N.
2800 N.
2900 N.
3000 N.

ZONING DATA

PROPERTY IS LOCATED WITHIN THE CITY OF DANIA BEACH (LOCAL INDUSTRIAL DISTRICT)

EXISTING ZONING	PERMITTED USES	REMARKS
LD-10 (Local Residential)	Single-Family Detached Dwelling	...
...

LEGAL DESCRIPTION:

Parcel 1: ...

Parcel 2: ...

Parcel 3: ...

Parcel 4: ...

Parcel 5: ...

Parcel 6: ...

Parcel 7: ...

Parcel 8: ...

Parcel 9: ...

Parcel 10: ...

Parcel 11: ...

Parcel 12: ...

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Parcel 42: ...

Parcel 43: ...

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Parcel 45: ...

Parcel 46: ...

Parcel 47: ...

Parcel 48: ...

Parcel 49: ...

Parcel 50: ...

TITLE COMMITMENT NOTES

REGISTRATION NATIONAL TITLE INSURANCE COMPANY ORDER NO. 4289878, EFFECTIVE DATE: MARCH 18, 2013 AT 8:00 A.M.

NO.	DESCRIPTION	APPROX. AREA	STATUS	EXCEPTION	COMMENTS
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- REVISIONS:**
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NOTES:

1. THE SURVEY IS BASED UPON THE PLAN AND THE ORIGINAL RECORDS OF THE SURVEY.
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48. THE SURVEY IS BASED UPON THE PLAN AND THE ORIGINAL RECORDS OF THE SURVEY.
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50. THE SURVEY IS BASED UPON THE PLAN AND THE ORIGINAL RECORDS OF THE SURVEY.

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY OF:
ALTA/ACSM TITLE SURVEY
MARINA MILE PARK OF COMMERCE
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

TEL (954) 585-0891
FAX (954) 585-3527

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
and Mapping Business No. 6633
4341 S.W. 62nd AVENUE TOWN OF DAVE, FLORIDA 33314

DATE: 10/02/13
DRAWN: DRL
CHECKED: ROC
FIELD BOOK: 96-0000-02

SCALE: AS SHOWN UNLESS SCALED HERE WITH AN ELECTRONIC SCALE

PROJECT: 13-7915
SHEET NO: 1 OF 5

Sunshine811.com

NO. _____ REVISION _____

DATE: 7-23-12

APP. _____

COORDINATOR: _____

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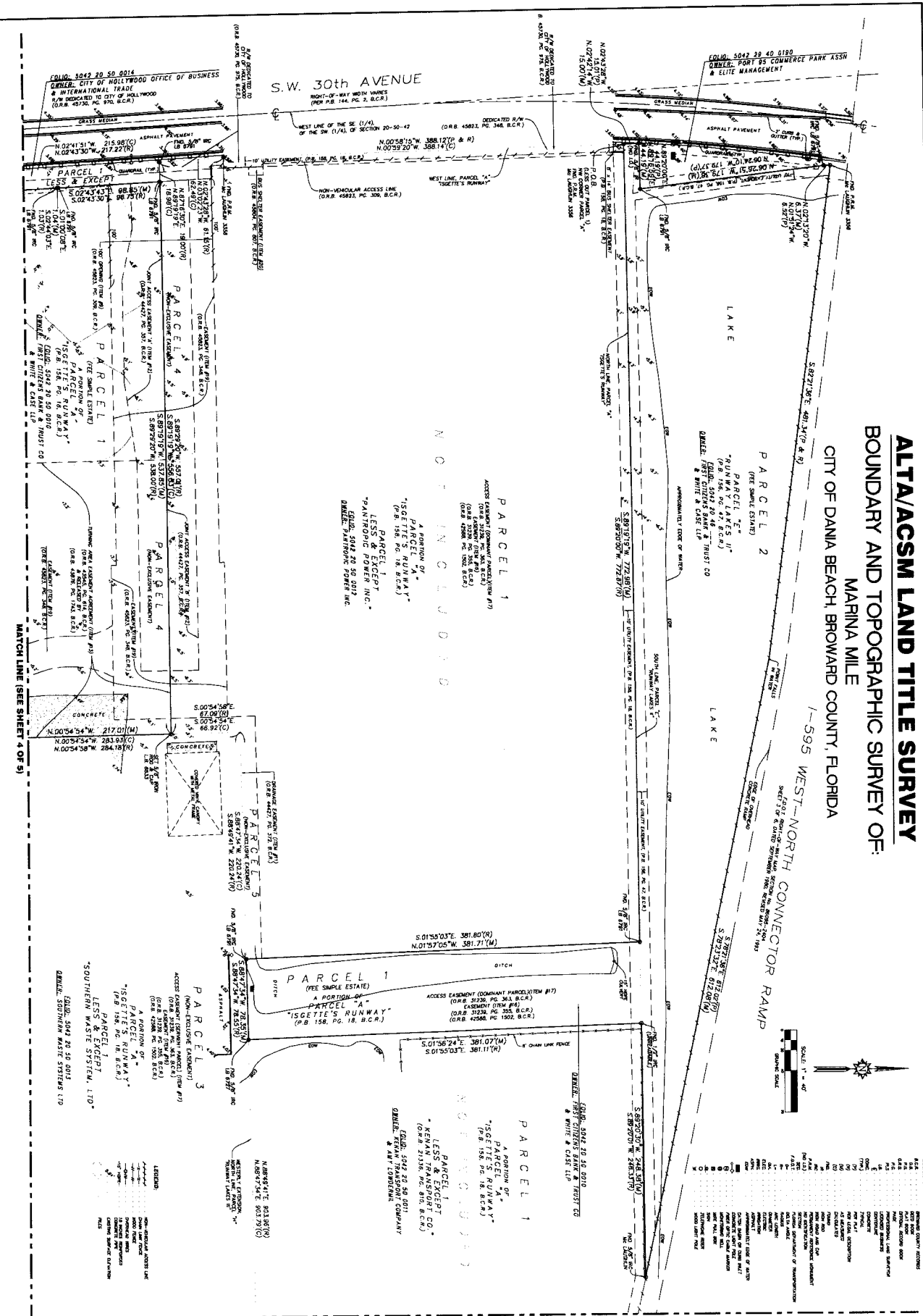
ALTA/ACSM LAND TITLE SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY OF:

MARINA MILE

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

1-595 WEST-NORTH CONNECTOR RAMP



NO.	REVISION	DATE	BY
1	ADD PROPOSED WAREHOUSE BUILDING & SCOPING	7-23-13	ROC

DATE OF SURVEY	02/06/13
DRAWN BY	ORL
CHECKED BY	ROC
FIELD BOOK	200 04 701

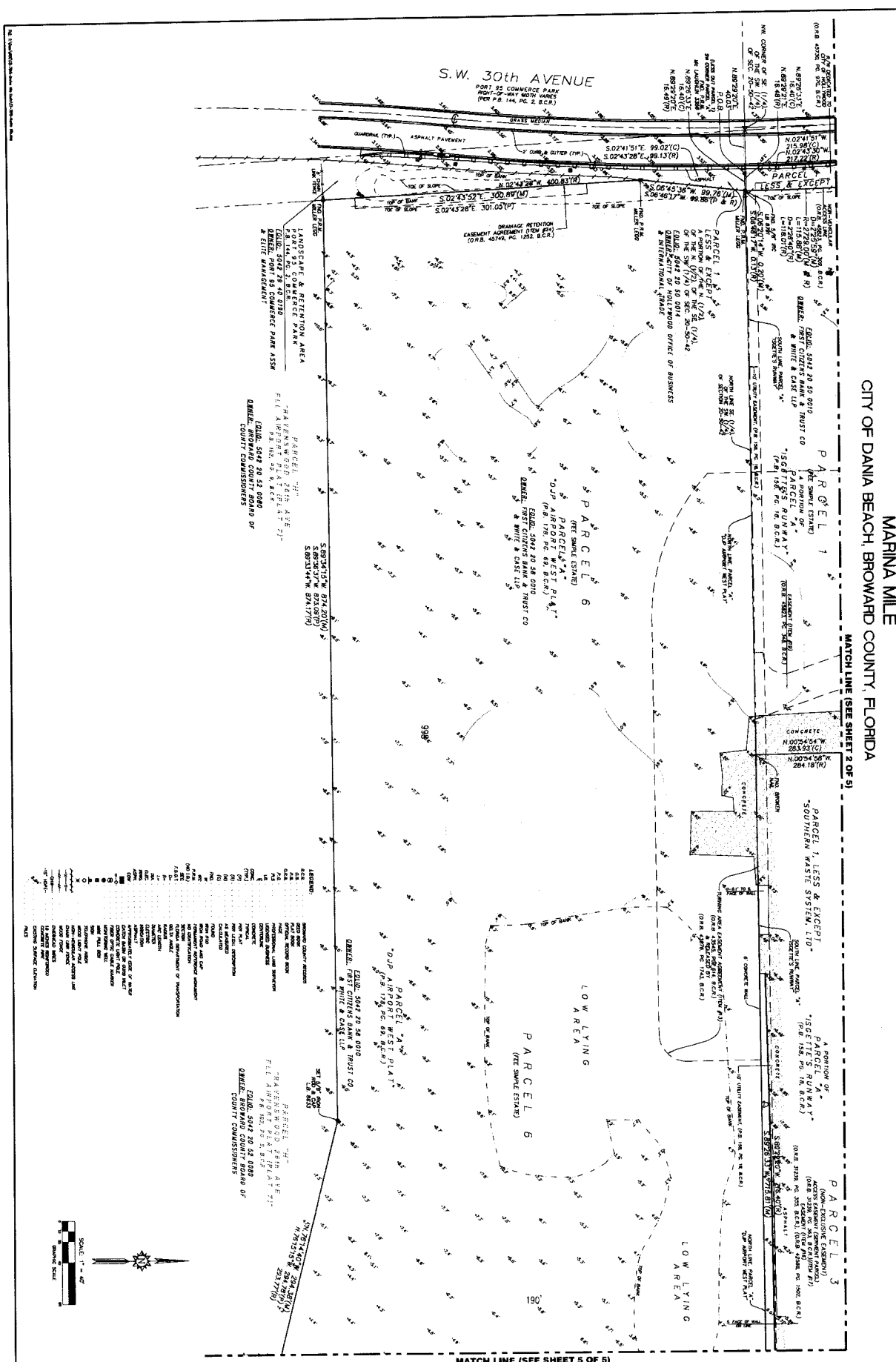
PROJECT	13-7915
SHEET NO.	2 OF 5

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY OF: ALTA/ACSM TITLE SURVEY MARINA MILE PARK OF COMMERCE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA	STONER & ASSOCIATES, Inc. SURVEYORS - MAPPERS Florida Licensed Survey and Mapping Business No. 8633 4341 S.W. 62nd AVENUE TOWN OF DAVIE, FLORIDA 33314
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ALTA/ACSM LAND TITLE SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY OF: MARINA MILE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



NO.	REVISION	DATE BY
1	ADD PROPOSED WAREHOUSE BUILDING & GEOGRAPHIC COORDINATES	7-23-13 RJC

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SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY OF: ALTA/ACSM TITLE SURVEY MARINA MILE PARK OF COMMERCE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA	TEL (954) 585-0997 FAX (954) 585-3927 STONER & ASSOCIATES, Inc. SURVEYORS - MAPERES Florida Licensed Survey No. 3633 and Mapping Business No. 1233 4341 S.W. 62nd AVENUE TOWN OF DANIA, FLORIDA 33314
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DATE OF SURVEY	02/06/13
DRAWN BY	DRL
CHECKED BY	RJC
FIELD BOOK	
BOOK NO.	2013-02
SHEET NO.	4 OF 5

PROJECT: 13-7915

SCALE: 1" = 40'

NOT TO SCALE

FIELD BOOK NO. 2013-02

SHEET NO. 4 OF 5

**NOTICE OF PUBLIC HEARINGS
ON LAND DEVELOPMENT CODE AMENDMENTS
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

DATE: Tuesday, September 24, 2013
TIME: 7:00 p.m. or as soon thereafter as the same may be held
PLACE: City Commission Chambers
Dania Beach Administrative Center
100 West Dania Beach Blvd.
Dania Beach, FL 33004

PL-56-06 MOD: The applicant, Land Planning and Engineering Group, on behalf of the property owner, Bridga Marina Mile, LLC, is requesting an amendment of the plat notation for the property located at the west side of SW 26 Terrace, between 19th and SW 26 Street.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING AN AGREEMENT FOR AN AMENDMENT OF A NOTATION ON THE DJP AIRPORT WEST PLAT (PL-56-06 MOD), PROVIDING FOR CONFLICTS, FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legally described:
PARCEL 1 (FEE SIMPLE ESTATE):

ISGETTE'S RUNWAY, according to the plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, less and except those certain lands described in that certain Warranty Deed to Kanan Transport Co., recorded in Official Records Book 21336, Page 810, of the Public Records of Broward County, Florida.

LESS AND EXCEPT:

All of Parcel H, RUNWAY LAKES III, according to the plat thereof recorded in Plat Book 156, Page 44, of the Public Records of Broward County, Florida, together with a portion of Parcel A, ISGETTE'S RUNWAY, according to the Plat thereof recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, and being all more fully described as follows:

Beginning at the Northeast corner of said Parcel H, thence South 00°54'58" East, on the East line of said Parcel H, and on the most Easterly line of said Parcel A, a distance of 292.11 feet; thence South 89°43'35" West, on the South line of said Parcel A, a distance of 187.58 feet; thence South 89°29'20" West, on said South line, a distance of 716.40 feet; thence North 00°54'58" West, a distance of 284.18 feet; thence North 89°49'41" East, on the Westerly extension of the North line of said Parcel H, and on the North line, a distance of 803.96 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A portion of Parcel A, ISGETTE'S RUNWAY, as recorded in Plat Book 158, Page 18 of the Public Records of Broward County, Florida, said portion being more particularly described as follows:
Begin at the Northwest corner of said Parcel A, thence along the North line of said Parcel A, North 89°20'00" East 772.87 feet; thence South 01°53'03" East 381.80 feet; thence South 89°49'41" West 220.24 feet; thence South 00°54'58" East 87.09 feet; thence South 89°29'20" West 537.01 feet to the West line of said Parcel A, thence along said West line North 02°43'28" West 61.15 feet; thence continue along said West line, North 00°58'15" West 388.12 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A portion of Parcel A, ISGETTE'S RUNWAY, according to the Plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, described as follows:

Begin at the Southwest corner of said Parcel A, thence along the West line of said Parcel A, North 02°43'30" West 217.22 feet; thence North 91°16'30" East 19.00 feet; thence along a line parallel with and 10.00 feet East of said West line of Parcel A, South 02°43' East 89.73 feet; thence South 92°41'03" East 1.03 feet to a point on a 2729.00 foot radius non-tangent curve concave to the West whose radius point bears South 87°15'18" West; thence South along said curve, through a central angle of 02°08'47", an arc distance of 118.01 feet to a point of tangency; thence South 89°49'41" West 6.13 feet to the South line of said Parcel A; thence along said South line of Parcel A, South 89°29'21" West 16.48 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A portion of the North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 20, Township 50 South, Range 42 East, described as follows:

Begin at the Southwest corner of Parcel A, ISGETTE'S RUNWAY, according to the Plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, thence along the South line of said Parcel A, also being East 15.48 feet; thence South 90°49'17" West 89.88 feet; thence along the East line of a Landscaping and Retention Area as shown on PORT 85 COMMERCE PLAT, according to the plat thereof as recorded in Plat Book 144, Page 2, of said Public Records, North 02°43'28" West 80.13 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

PARCEL 2 (FEE SIMPLE ESTATE):

All of Parcel E of RUNWAY LAKES II, according to the Plat thereof, recorded in Plat Book 156, Page 47, of the Public Records of Broward County, Florida.

PARCEL 3 (NON-EXCLUSIVE EASEMENT):

Access Easement for ingress and egress for the benefit of Parcel 1 recorded in Official Records Book 31239, Page 363, of the Public Records of Broward County, Florida, being more particularly described as follows:

All of Parcel H, RUNWAY LAKES III, according to the plat thereof recorded in Plat Book 156, Page 44, of the Public Records of Broward County, Florida, together with a portion of Parcel A, ISGETTE'S RUNWAY, according to the plat thereof recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, and being all more fully described as follows:

Beginning at the Northeast corner of said Parcel H, thence South 00°54'58" East, on the East line of said Parcel H, and on the most Easterly line of said Parcel A, a distance of 292.11 feet; thence South 89°43'35" West, on the South line of said Parcel A, a distance of 187.58 feet; thence South 89°29'20" West, on said South line, a distance of 716.40 feet; thence North 00°54'58" West, a distance of 284.18 feet; thence North 89°49'41" East, on the Westerly extension of the North line of said Parcel H, and on the said North line, a distance of 803.96 feet to the Point of Beginning.

PARCEL 4 (NON-EXCLUSIVE EASEMENT):

Access Easement for the benefit of Parcel 1 as described in Joint Access Easement Agreement recorded in Official Records Book 44427, Page 372, of the Public Records of Broward County, Florida.

PARCEL 5 (NON-EXCLUSIVE EASEMENT):

Stormwater Drainage Easement for the benefit of Parcel 1 as described in that certain Drainage Easement Agreement as recorded in Official Records Book 44427, Page 372, of the Public Records of Broward County, Florida.

PARCEL 6 (FEE SIMPLE ESTATE):

Parcel A, of DJP AIRPORT WEST PLAT, according to the Plat thereof, as recorded in Plat Book 178, at Page 68, of the Public Records of Broward County, Florida, together with a portion of Parcel A, ISGETTE'S RUNWAY, according to the plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, described as follows:

Begin at the Southeast corner of said Parcel A, thence along the South line of said Parcel A, South 89°43'35" West 187.58 feet; thence along the southerly prolongation of an East line of said Parcel A, North 01°53'03" East 7.44 feet to a corner of said Parcel A; thence along the boundary of said Parcel A, North 89°49'41" East 187.71 feet to a corner of said Parcel A, thence along the East line of said Parcel A, South 00°54'58" East 7.11 feet to the Point of Beginning.

FORMERLY KNOWN AS:

PARCEL 1 (FEE SIMPLE ESTATE):

ISGETTE'S RUNWAY, according to the plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, less and except those certain lands described in that certain Warranty Deed to Kanan Transport Co., recorded in Official Records Book 21336, Page 810, of the Public Records of Broward County, Florida.

LESS AND EXCEPT:

All of Parcel H, RUNWAY LAKES III, according to the plat thereof recorded in Plat Book 156, Page 44, of the Public Records of Broward County, Florida, together with a portion of Parcel A, ISGETTE'S RUNWAY, according to the Plat thereof recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, and being all more fully described as follows:

Beginning at the Northeast corner of said Parcel H, thence South 00°54'58" East, on the East line of said Parcel H, and on the most Easterly line of said Parcel A, a distance of 292.11 feet; thence South 89°43'35" West, on the South line of said Parcel A, a distance of 187.58 feet; thence South 89°29'20" West, on said South line, a distance of 716.40 feet; thence North 00°54'58" West, a distance of 284.18 feet; thence North 89°49'41" East, on the Westerly extension of the North line of said Parcel H, and on the North line, a distance of 803.96 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A portion of Parcel A of ISGETTE'S RUNWAY, as recorded in Plat Book 158, Page 18 of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

Begin at the Northwest corner of said Parcel A, thence along the North line of said Parcel A, North 89°20'00" East 772.87 feet; thence South 01°53'03" East 381.80 feet; thence South 89°49'41" West 220.24 feet; thence South 00°54'58" East 87.09 feet; thence South 89°29'20" West 537.01 feet to the West line of said Parcel A, thence along said West line North 02°43'28" West 61.15 feet; thence continue along said West line, North 00°58'15" West 388.12 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

PARCEL 2 (NON-EXCLUSIVE EASEMENT):

Access Easement for ingress and egress for the benefit of Parcel 1 recorded in Official Records Book 31239, Page 363, of the Public Records of Broward County, Florida, being more particularly described as follows:

All of Parcel H, RUNWAY LAKES III, according to the plat thereof recorded in Plat Book 156, Page 44, of the Public Records of Broward County, Florida, together with a portion of Parcel A, ISGETTE'S RUNWAY, according to the plat thereof recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, and being all more fully described as follows:

Beginning at the Northeast corner of said Parcel H, thence South 00°54'58" East, on the East line of said Parcel H, and on the most Easterly line of said Parcel A, a distance of 292.11 feet; thence South 89°43'35" West, on the South line of said Parcel A, a distance of 187.58 feet; thence South 89°29'20" West, on said South line, a distance of 716.40 feet; thence North 00°54'58" West, a distance of 284.18 feet; thence North 89°49'41" East, on the Westerly extension of the North line of said Parcel H, and on the said North line, a distance of 803.96 feet to the Point of Beginning.

PARCEL 3 (NON-EXCLUSIVE EASEMENT):

Access Easement for the benefit of Parcel 1 as described in Joint Access Easement Agreement recorded in Official Records Book 44427, Page 372, of the Public Records of Broward County, Florida.

PARCEL 4 (NON-EXCLUSIVE EASEMENT):

Stormwater Drainage Easement for the benefit of Parcel 1 as described in that certain Drainage Easement Agreement as recorded in Official Records Book 44427, Page 372, of the Public Records of Broward County, Florida.

PARCEL 5 (FEE SIMPLE ESTATE):

All of Parcel E of RUNWAY LAKES II according to the Plat thereof, recorded in Plat Book 156, Page 47, of the Public Records of Broward County, Florida.

PARCEL 6 (FEE SIMPLE ESTATE):

Parcel A and B as fully described below:

As to Parcel A

A portion of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20, Township 50 South, Range 42 East, and being all more fully described as follows:

Commencing at the Northwest corner of the said Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20, thence North 89°29'20" East on the North line of the said Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20, a distance of 820.98 feet to the point of beginning; thence continuing North 89°29'20" East on the said North line, a distance of 276.02 feet to the Northwest corner of the said Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20, a distance of 401.83 feet; thence South 89°33'44" West, a distance of 888.95 feet; thence South 0°30'40" East, a distance of 874.17 feet; thence North 02°43'28" West, on the East right-of-way line of SW 20th Avenue, as shown on PORT 85 COMMERCE PLAT, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Broward County, Florida, a distance of 400.83 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

As to Parcel B

A portion of Tract 12, of the Southeast one-quarter (SE 1/4) of Map of Sec. 20, Township 50 South, Range 42 East of the Plat of Reed A. Bryn's Subdivision of Section 20, Township 50 South, Range 42 East as recorded in Plat Book 1, Page 101 of the Public Records of Dade County, Florida, together with:

A portion of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20, Township 50 South, Range 42 East, and being all more fully described as follows:

Commencing at the Northwest corner of the said Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20, thence North 89°29'20" East on the North line of the said Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20, a distance of 820.98 feet to the point of beginning; thence continuing North 89°29'20" East on the said North line, a distance of 276.02 feet to the Northwest corner of the said Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 20, a distance of 401.83 feet; thence South 89°33'44" West, a distance of 888.95 feet; thence South 0°30'40" East, a distance of 874.17 feet; thence North 02°43'28" West, on the East right-of-way line of SW 20th Avenue, as shown on PORT 85 COMMERCE PLAT, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Broward County, Florida, a distance of 400.83 feet to the Point of Beginning.

Together with a portion of parcel A, ISGETTE'S RUNWAY, according to the Plat thereof as recorded in Plat Book 158, Page 18 of the Public Records of Broward County, Florida, described as follows:

Begin at the Southeast corner of said Parcel A, thence along the South line of said Parcel A, South 89°43'35" West 187.58 feet; thence along the southerly prolongation of an East line of said Parcel A, North 01°53'03" East 7.44 feet to a corner of said Parcel A; thence along the boundary of said Parcel A, North 89°49'41" East 187.71 feet to a corner of said Parcel A, thence along the East line of said Parcel A, South 00°54'58" East 7.11 feet to the Point of Beginning.

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at 954-924-6882 x3645.

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 Blvd., Dania Beach, FL 33004, (954) 924-6800 x2923, at least 48 hours prior to the meeting.

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 the purposes such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide or create such record pursuant to s. 336.0165.

Community Development Department
Planning Division
Publish: Friday September 13, 2013