



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

DATE: October 22, 2013

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, Principal Planner, LEED GA *CLajoie*

SUBJECT: **SP-35-13/VA-49-13:** The applicant, Mile Marker 55, LLC c/o Charles H. Benson and Associates, Architects, P.A. on behalf of Wiener's Mobile Home Park, LLC., is requesting variance and site plan approval for the construction of a thirteen-story, 352-unit mixed use building located at 801 East Dania Beach Boulevard.

**REQUEST
VARIANCE**

To allow zero (0) foot setback between parking spaces and a wall, column, or other solid obstructions; code requires a minimum two and a half (2.5) foot setback per Section 265-140(C).

SITE PLAN

To allow the construction of a thirteen-story, mixed use building with approximately 14,000 square feet of commercial, 352 residential units and public parking.

PROPERTY INFORMATION

EXISTING ZONING: Gateway – Mixed Use (GTWY-MU)
LAND USE DESIGNATION: Regional Activity Center (RAC)

The applicant is proposing the construction of a mixed use building on the property currently occupied by Wiener's Mobile Home Park on East Dania Beach Boulevard. The property is zoned Gateway-Mixed Use, which permits an urban style of development, by allowing taller buildings and a mix of activities in the building. The proposed building will be approximately 363,344 total square feet which includes 352 residential units, approximately 14,000 square feet of commercial space and 80 public parking spaces.

VARIANCE

The code requires the clearance between a parking space and a wall, column or other solid structure to be two and a half (2.5) feet. The proposed parking garage does not meet this separation requirement for both walls and columns. While the applicant is able to provide the required separation from walls in most locations, he does not for the few parking spaces next to the ramp on both the first and second levels of the garage.

In addition, while each column meets code requirement to be a minimum of three (3) feet from the entrance of a parking space, the columns are not two and a half (2.5) feet from the parking spaces.

The applicant's request satisfies the variance criteria identified in Section 625-40 as discussed below.

(1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

The stability and appearance of the city will not be affected by the issuance of this variance request. The intent and purpose is to ensure adequate space for vehicles, motorists and passengers to move in and out of parking spaces and vehicles. While the columns are not the required distance from a parking space, they should not affect a passenger from existing a vehicle, as the columns are located three feet from the entrance of the parking space. In addition, the parking spaces located next to walls that are less than the required distance away on the first level are valet parking spaces. Valet parking spaces are traditionally tighter parking spaces, as only the driver exits the vehicle. On the second level, the parking spaces located next to walls that are less than the required distance away are tandem residential parking spaces. Because these parking spaces will not be accessed by the general public, rather residents who will be familiar with the tighter conditions, much of the concern is eliminated.

(2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The variance request is compatible with the surrounding land uses and would not be detrimental to the community. The parking spaces provided in the parking garage will serve the commercial and residential uses of the building. These uses are compatible with the land uses surrounding the property.

(3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city.

The requested variance will provide parking for a commercial/residential mixed-use building, which is consistent with the Future Land Use Element of the City's Comprehensive Plan.

(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.

The applicant is proposing a mixed-use project that takes advantage of many incentives offered by the city to provide for additional density height. The project requires sufficient parking to meet the demands of the development.

(5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

The requested variance is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

SITE PLAN

Incentives Utilized

The applicant utilized the incentive program offered in this zoning district to obtain greater height, density and reduced pervious area requirements. Section 305-60 of the code grants a

bonus of one (1) story, five (5) dwelling units per acre, and two and a half (2.5) percent impervious area for each ten (10) public parking spaces provided to the city for public parking use. The project provides eighty (80) public parking spaces. These parking spaces are in addition to the minimum required based on the uses proposed on the site plan.

Dedication of Park Land

The City's Land Development Regulations, Section 805-110, requires residential projects to dedicate public park land. This section of the code also limits the maximum dedication for multi-family to no more than 20% of the development area. In this case, 20% equals 34,375 square feet of land. The code also allows the required dedication above six percent (6%) to be private recreation space. In this case, 6% is equal to 10,312.5 square feet. Therefore, the remaining (34,375 s.f. - 10,312.5 s.f. = 24,062.5 square feet) area must be provided in land or payment in lieu of land.

The payment in lieu of land is determined based on the appraisal value of the property. The applicant provided an appraisal valuing the land at \$7,750,000. Therefore the required payment in lieu of park land dedication is \$459,215.62.

In addition, Section 805-110(F) requires a recorded covenant to be reviewed by the city attorney prior to recordation and in favor of future owners of the property prior to issuance of a building permit.

Development Review Committee

The site plan was reviewed by the Development Review Committee, which includes representative from the Fire Marshal's office, Public Services, the City's landscape consultant and the Planning Division. The following outstanding comments remain, which are identified below:

1. PLATTING: This property must be platted. Per Section 640-70 of the Land Development Regulations, City Commission plat approval does not authorize construction, but is a prerequisite to a site plan approval becoming effective, and to issuance of building permits. Therefore, the site plan approval is not valid until the plat is approved. No building permits can be issued until the plat is approved (Planning).
2. Valet parking agreement must be recorded prior to issuance of a building permit (Planning).
3. Sec. 805-110(F) requires a recorded covenant to be reviewed by the city attorney prior to recordation and in favor of future owners of the property prior to issuance of a building permit. Submit required documentation for review (Planning).
4. Payment of \$459,215.62 is required prior to issuance of a building permit (Planning).
5. SIGNS: Master sign program for project must be approved at this is site plan, per Section 505-90(B) and 505-200 (Planning).
 - Signage Criteria IA – monument sign is not permitted per Section 505-90(P)(2)(a). Revise signage program accordingly. 2nd time requested.
 - Wall & gallery edge identification sign area proposed must be deducted from the cumulative sign area permitted for the project. Revise accordingly.

6. Maximum height of 130' above mean sea level (MSL) as permitted by BCAD in letter dated October 7, 2013 (BCAD 10-7-13).
7. Must obtain a "Determination of No Hazard to Air Navigation" from the FAA, per Broward County Aviation Department 10-7-13. This is required prior to issuance of a building permit (BCAP 10-7-13).
8. Per Zoning Code, Sec. 265-120 (E & G) Valet activity requires a Certificate of Use & Business Tax Receipt (Planning).

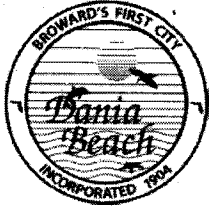
STAFF RECOMMENDATION

VARIANCE

Approve.

SITE PLAN

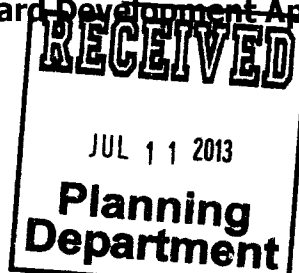
Approve, provided the application addresses staff comments prior to issuance of a building permit or as otherwise identified.



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: _____



Date Rec'd: _____

Petition No.: SP 35-13

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. 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: 801 E Dania Beach Boulevard, Dania Beach, FL 33004

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

Recorded Plat Name: _____ The West one-half of the Southwest one-fourth of the Northeast one-fourth of the Southwest one-fourth of Section 35, Township 50 South, Range 42 East, less road rights-of-way; said lands situate, Folio Number(s): 5042-35-00-0210 Legal Description: lying and being in Broward County, Florida.

Applicant/Consultant/Legal Representative (circle one) Mile Marker 55, LLC
 c/o Charles H. Benson & Associates, Architects, P.A., Attn: Charles H. Benson

Address of Applicant: 1665 Washinton Avenue, 2nd Floor, Miami Beach, FL 33139

Business Telephone: (305) 532-6161 Home: _____ Fax: (305) 532-6151

E-mail address: carkitect@aol.com cc: daniel@beachhillcapital.com; gvnaim@bellsouth.net

Name of Property Owner: Weiner's Mobile Home Park, LLC, a Florida limited liability company

Address of Property Owner: 801 E Dania Beach Boulevard, Dania Beach, FL 33004

Business Telephone: (954) 929-6731 Home: _____ Fax: _____

Explanation of Request: Site plan approval request for current mobile home park to proposed apartment rentals. For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 3.995 Gross Acreage: 4.702 Prop. Square Footage: 732,067 SF

Existing Use: 28 - Mobile Home Park Proposed Use: 12 - Mixed use - store and residential

Is property owned individually, by a corporation, association, or a joint venture? a Florida limited liability company

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 Charles H. Benson (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: David H. Weiner (as agent)
(Owner / Agent signature*) David Weiner
Managing Member

BEFORE ME THIS 19TH DAY OF June, 2013

By:

David Weiner

(Print name of person acknowledging)

(Joint owner signature if applicable)

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



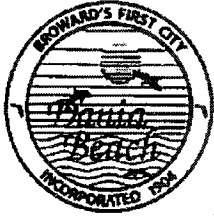
Personally known or Produced Identification _____

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.**



SEP 09 2013

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)

Date Rec'd: 9/9/13

Petition No.: VA-49-13

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: 801 East Dania Beach Boulevard, Dania Beach, FL 33004

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

Recorded Plat Name: _____

Folio Number(s): 5042-35-00-0210 Legal Description: See Attached Exhibit "A"

Applicant/Consultant/Legal Representative (circle one) Mile Marker 55, LLC c/o Dunay, Miskel, Backman & Blattner, LLP

Address of Applicant: 14 SE 4th Street, Suite 36, Boca Raton FL, 33432

Business Telephone: 561-405-3321 Home: _____ Fax: _____

E-mail address: bmiskel@dmbblaw.com; cc: carkitect3@aol.com, daniel@beachhillcapital.com

Name of Property Owner: Weiner's Mobile Home Park, LLC, a Florida limited liability company

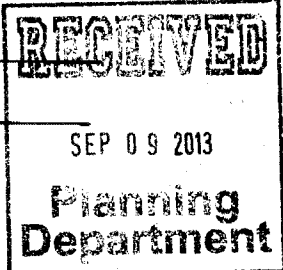
Address of Property Owner: 801 East Dania Beach Boulevard, Dania Beach, FL 33004

Business Telephone: 954-929-6731 Home: _____ Fax: _____

Explanation of Request: Please see attached Criteria Statement
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 3.995 Gross Acreage: 4.702 Prop. Square Footage: 732,067

Existing Use: Mobile Home Park Proposed Use: Mixed Use Residential & Retail



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: Bonnie Miskel
(Owner / Agent signature*)

BEFORE ME THIS 9th DAY OF Sept, 2013

By:
Bonnie Miskel
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Ruth McGlynn
(Signature of Notary Public – State of Florida)

NOTARY PUBLIC-STATE OF FLORIDA
Ruth McGlynn
Commission # EE128564
Expires: SEP. 13, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

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.

Mile Marker 55, LLC

Site Plan Application Description & Justification

for

**801 E Dania Beach Boulevard
Dania Beach, FL 33004**

Mile Marker 55, LLC ("Petitioner") is the contract purchaser for the property generally located at 801 E Dania Beach Boulevard ("Property") currently operating as the Weiner Mobile Home Park in the City of Dania Beach ("City"). The Property is zoned Beach Gateway Mixed-Use District ("GTWY-MU") and the underlying Land Use is Regional Activity Center ("RAC"), which permits a variety of uses, including residential and commercial uses, designed to facilitate mixed-use development and promote a compact, urban neighborhood land use pattern. Petitioner proposes to develop the 3.945 acre property with a new \pm 363,344 square foot building that includes 352 residential apartment units and \pm 14,100 square feet of retail space known as Mile Marker 55 ("Project"). Retail will be located on the first floor of the Project, with studio, one bedroom and two bedroom units located on levels 3 through 12. Additionally, the Project provides recreational facilities, including a pool deck, meditation terrace, basketball court, gymnasium, theatre, tennis court, jogging track and bicycle station, which will be available to its residents. The Project further includes 82 parking spaces available for public use. Petitioner is submitting a development application for approval of a Site Plan to the City for the Project.

The Property currently has approximately 68 mobile home units as part of the Weiner Mobile Home Park. This mobile home park has been in operation for almost 40 years. As such, many of the mobile homes on site are older, run down, tired, and in disrepair, resulting in an uninviting and unsightly lot in an otherwise vivid area as a gateway to the downtown area. The proposed Project is an ideal redevelopment of the Property. The Project provides residents with easy access to beaches and the City Center and offers views of the Ocean & Intracoastal waterways. The proximity to the Airport also provides a prime living situation to those individuals commuting by airplane or traveling for business or otherwise.

In addition to offering an upscale mixed use Project, there are financial benefits for the City. The market value and assessed value for the Property as listed on the Broward County Property Appraiser is currently \$906,120. The ad valorem taxes for 2012 totaled \$18,874.85. The proposed Project has an anticipated value of approximately \$74 million. Based on the current millage rate of 20.83040, the ad valorem taxes total \$1,541,449. The increased value of the development will correlate with a significant increase in tax base for the City and the City will capture additional permitting fees by the redevelopment of this Property. Further, this Project will help stimulate the economy through job creation as the Project will create both short term employment during the construction phase of the development and long term employment resulting from the commercial space this Project offers.

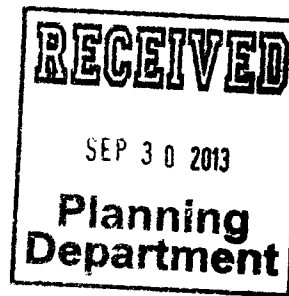
The Project aligns with the goals established in the City's Comprehensive Plan. Specifically, the following objectives and policies are addressed through this proposed development:

- Future Land Use Element Policy 1.1 - The Project helps create a mix of residential communities which will promote a diverse population and a healthy environment through a residential apartment building unique to the area.
- Future Land Use Element Policy 1.2 - Commercialized activities will be provided to serve the residents of the community through the addition of retail area within the proposed development.
- Future Land Use Element Policy 3.2 – New recreational facilities are created within the Project for use by its residents. Such facilities include a pool, gymnasium, basketball court, meditation terrace, tennis court, jogging track, and bicycle station.
- Future Land Use Element Policy 5.1 – The Project will enhance the tax base of the community by significantly increasing the taxable value of the Property through its redevelopment.
- Future Land Use Element Policy 5.2 - The Project is a quality development that utilizes incentives created by the City.
- Future Land Use Element Policy 8.4 – The Project provides adequate vehicular parking to support the development and includes an additional 82 public parking spaces.
- Future Land Use Element Policy 10.1 – The Project utilizes innovative site design and land planning through its mixed use design and inclusion of luxury amenities.
- Future Land Use Element Objective XXVII – The Project offers a compact development that includes a mixture of community-serving uses, including residential units, retail development and recreation facilities for its residents. It further offers convenient access to mass transit facilities.
- Future Land Use Element Objective XIII- The Project promotes residential neighborhoods that are attractive, well maintained and contribute to the health, safety and welfare of their residents by offering a new, safe, clean residential community that offers amenities that support the health and welfare of the residents.
- Housing Policy 11.4 – The Project will create employment opportunities, both short term through the construction phase and long term with the inclusion of commercial space within the development.
- Housing Policy 11.6 & 12.1 – The Project is a mixed-use development that provides unique housing along the E Dania Beach Blvd transit corridor. The proposed use is more consistent with the Future Land Use designation than the existing mobile home park.
- Transportation Element Policy 9.1 – The Project includes mixed land uses including both residential and commercial uses.

With its close proximity of conservation areas, waterways and the beach, the Property is in an ideal location for the proposed Project. The proposed Project will be creating a beautiful community that is safe, enjoyable, vibrant, and family friendly for its residents.



**DUNAY
MISKEL
BACKMAN
BLATTNER** LLP



Gary S. Dunay
Bonnie Miskel
Scott Backman
David K. Blattner

Christina Bilenki

**Mile Marker 55, LLC
801 E Dania Beach Blvd
Criteria Statement**

Mile Marker 55, LLC ("Petitioner") is the contract purchaser for the property generally located at 801 E Dania Beach Boulevard ("Property") currently operating as the Weiner Mobile Home Park in the City of Dania Beach ("City"). The Property is zoned Beach Gateway Mixed-Use District ("GTWY-MU") and the underlying Land Use is Regional Activity Center ("RAC"), which permits a variety of uses, including residential and commercial uses, designed to facilitate mixed-use development and promote a compact, urban neighborhood land use pattern. Petitioner proposes to develop the 3.945 acre property with a new \pm 363,344 square foot building that includes 352 residential apartment units and \pm 14,100 square feet of retail space known as Mile Marker 55 ("Project").

Petitioner is requesting a variance from Section 265-140(C) "[*Clearance.*] The clearance between a parking space and a wall, column or other solid obstruction shall be a minimum of two and one-half (2.5) feet" to allow a zero (0) foot clearance between a column and a parking space. The purpose of this section is to provide adequate clearance from an obstruction for car doors to open safely and without damage. The code inadvertently included columns together with walls and other solid obstructions. However, where a wall is continuous throughout the length of a parking space, a small column that is recessed three feet from the entrance of an eighteen foot parking space provides ample room for vehicles to pull in to the parking space and open the door without any interference with that column. Subsection (B) of this provision reads "[*Columns.*] No column shall be located within three (3) feet of the entrance of a parking space". This provision considers the safe turning movement of cars entering a parking space and should be the only regulation applicable to columns. Petitioner fully complies with subsection (B). Therefore, Petitioner requests a variance from the City Code as follows:

**Variance from City Code Section 265-140(C) to allow zero (0) feet of clearance
between a parking space and column ("Variance")**

In support of the proposed Variance, Petitioner will demonstrate that: (1) the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; (2) the requested variance is otherwise

compatible with the surrounding land uses and would not be detrimental to the community; (3) the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city; (4) the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and (5) the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

- (1) The Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.

The Variance maintains the basic intent and purpose of the subject regulations. The Variance seeks a waiver of the 2.5 foot clearance requirement between a wall, column or other obstruction and a parking space as required per Section 265(c). The underlying intent of both Section 265-140(C) is to provide sufficient clearance from an obstruction to allow a car door to open safely, and for passengers to exit the vehicle, without damage to the vehicle. The Code inadvertently included columns with walls and other obstructions which extend the full length of a parking stall and require the clearance for passengers to exit a vehicle without damaging their personal property. Unlike walls, columns only extend a short distance along a parking stall. Further, the columns are set three feet back from the entrance of a parking space, providing ample room for a vehicle to enter into a parking space and for passengers to open the doors and exit without any threat of contact with the column. Therefore, application of subsection (c) is not only unnecessary to maintain the basic intent and purpose of the subject regulation, but it would also require an additional 5 feet of clearance for columns located between parking spaces, thereby decreasing the number of spaces Petitioner is able to provide for customers and residents of the Project. The Variance maintains the basis intent of Section 265-140(C), allowing vehicles to safely open doors and for passengers to exit without damaging their private property. Further, the Variance will not affect the stability and appearance of the City. The Variance is internal to the structured parking facility and does not significantly affect the stability and appearance of the City.

- (2) The Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community. There is no reason to believe the Variance would be incompatible with adjacent land uses or detrimental to the community. The proposed parking facility will be used mainly by residents and customers of the retail areas. The Variance will allow for additional parking to serve both the retail and residential uses. As such, the proposed parking and loading spaces for the Property should be sufficient to accommodate customers of the facility without impacting surrounding land uses as a result of this Variance.

- (3) The Variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city.

The Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the City. Reading the City's regulating documents as a whole, the clear intent is to promote redevelopment throughout the City with quality development projects that will benefit the community. Specifically, the proposed mixed use development will Future Land Use Element Policy 1.1 refers to the creation of a mix of residential communities which will promote a diverse population and healthy environment. Policy 1.2 provides for commercialized activities that will serve the residents of the community and Policy 3.2 requires new recreational facilities to be provided in accordance with level of service standards. Further, policy 5.1 speaks to enhancing the tax base of the community and policy 5.2 refers to quality development that utilized incentives created by the City. Lastly, more specific to this development, Future Land Use Element Policy 8.4 requires adequate vehicular parking to be provided in order to support the development.

By approving the Variance, the City will meet each of the objectives noted above. Specifically, the Project helps create a mix of residential communities which will promote a diverse population and a healthy environment through the development of a residential apartment building unique to the area. Further, commercialized activities will be provided to serve the residents of the community through the addition of retail space and new recreational facilities will be created within the Project for use by its residents. Lastly, speaking specifically to Policy 8.4 relating to parking, by approving this Variance, the Project will provide adequate vehicular parking to support the development and will be able to include additional parking over that required by the City code.

- (4) The plight of Petitioner is due to unique circumstances of the Property or Petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.

The plight of Petitioner is due to unique circumstances of the Petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome. Petitioner is proposing a mixed-use Project unique to the area that takes advantage of many incentives offered by the City to provide for additional density and height. The Project requires sufficient parking to meet the demands of the Project. The additional 2.5 foot clearance required on either side of column is unnecessarily burdensome. As previously stated, unlike a wall that would require clearance for passengers to open a door and exit a vehicle without damaging their personal property, the same clearance is unnecessary from the proposed columns as they are located three feet from the entrance of a parking space where they would not typically come into contact with vehicle doors. Application of this provision would require an additional five feet of space solely for clearance from the majority of columns located in the parking area of the Project, which will

significantly decrease the parking that can be provided for customers and residents of the Project. As such, conformity with the strict requirements of the subject regulations is unnecessarily burdensome.

- (5) The Variance is the minimum variance that is necessary to afford relief to the Petitioner, while preserving the character, health, safety and welfare of the community.

The requested Variance is the minimum variance that is necessary to afford relief to the Petitioner, while preserving the character, health, safety and welfare of the community. The Variance is the minimum variance necessary in order to provide sufficient parking for the proposed facility that will have minimal impact on the surrounding community. As discussed above, inclusion of columns in section 265-140(c) is unnecessary as passengers exiting vehicles should have no interference with the proposed columns based on their location within the length of the parking stall. As such, subsection (c) requiring an additional 2.5 foot clearance from a parking space is unnecessary and would significantly decrease the available parking. Further, waiver of this provision will not impact the character, health, safety and welfare of the community. Therefore, waiver of this provision has been determined to be the minimum variance reasonably necessary for the development of the Project.



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 S.W. 45 Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

October 7, 2013

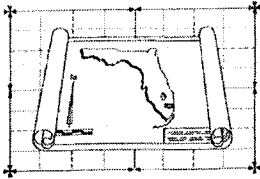
Christina Bilenki, Esq.
Dunay, Miskel, Backman and Blattner, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

RE: Proposed Mixed Use Development, Mile Marker 55, LLC, 801 East Dania Beach Blvd, Dania Beach, FL Broward County Aviation Department (BCAD) Review

Dear Ms. Bilenki:

The Broward County Aviation Department (BCAD) has reviewed the proposed Mixed Use Development by Mile Marker 55, LLC development located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. The following web address can be used to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.
- No building, structure or vegetation on the site may exceed twelve stories, or 130 feet above Mean Sea Level (MSL) based on North American Vertical Datum 1988 (NAVD '88), as shown on the site plan and architectural elevations prepared by Charles H. Benson & Associates Architects, dated July 11, 2013, unless submitted to BCAD for additional review. At this location, a structure exceeding this height would impact critical airspace surfaces, some of which are not monitored by the FAA or FDOT, but are of critical safety importance to operations at the airport.



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

June 13, 2013

Daniel Rotenberg, Managing Member
Mile Marker 55, LLC
20801 Biscayne Boulevard, Suite 403
Aventura, Florida 33180

Dear Mr. Rotenberg:

Re: Platting requirements for a parcel legally described as the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 50 South, Range 42 East, less the West 25 feet thereof, and less existing rights-of-way, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the northeast corner of Gulfstream Road and Dania Beach Boulevard, in the City of Dania Beach.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Planning Council staff has determined that platting is required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development. As per the criteria of Section D.2, platting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to an adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel does not meet the specifically delineated requirement.

Planning Council staff notes that a lot or parcel which has been specifically delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number. For example, Lot 5, Block 3, of John Doe Subdivision. A description of the "West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$," etc., is an example of a parcel which is not specifically delineated.

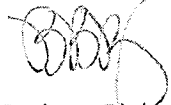
Daniel Rotenberg
June 13, 2013
Page Two

Regarding your request for a meeting to discuss the platting process, it is recommended that you contact Broward County's Development Review Services at 954-357-6637.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Matthue Goldstein, Associate Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:MEG

cc: **Robert Baldwin, City Manager**
City of Dania Beach

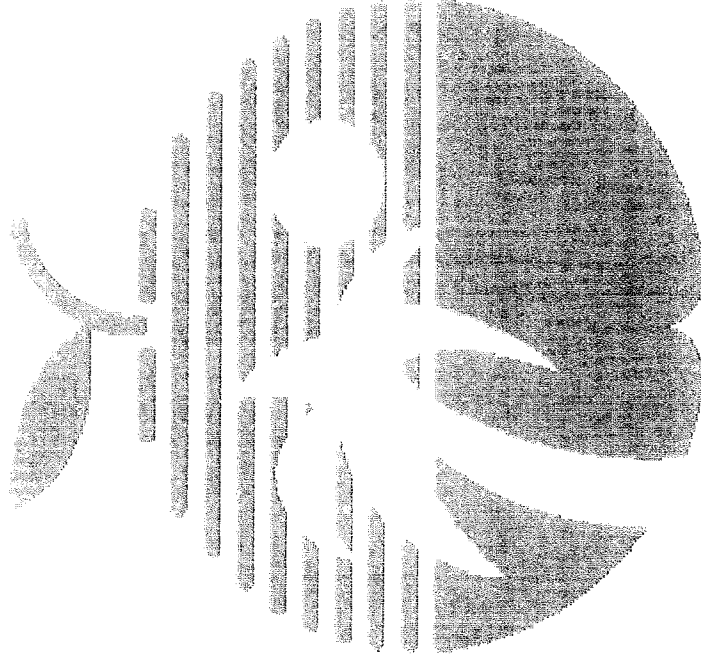
Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach

Martin Berger, Planning Section Manager
Broward County Planning and Environmental Regulation Division

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN
SBBC-1412-2013
County No:
MILE MARKER 55

September 13, 2013

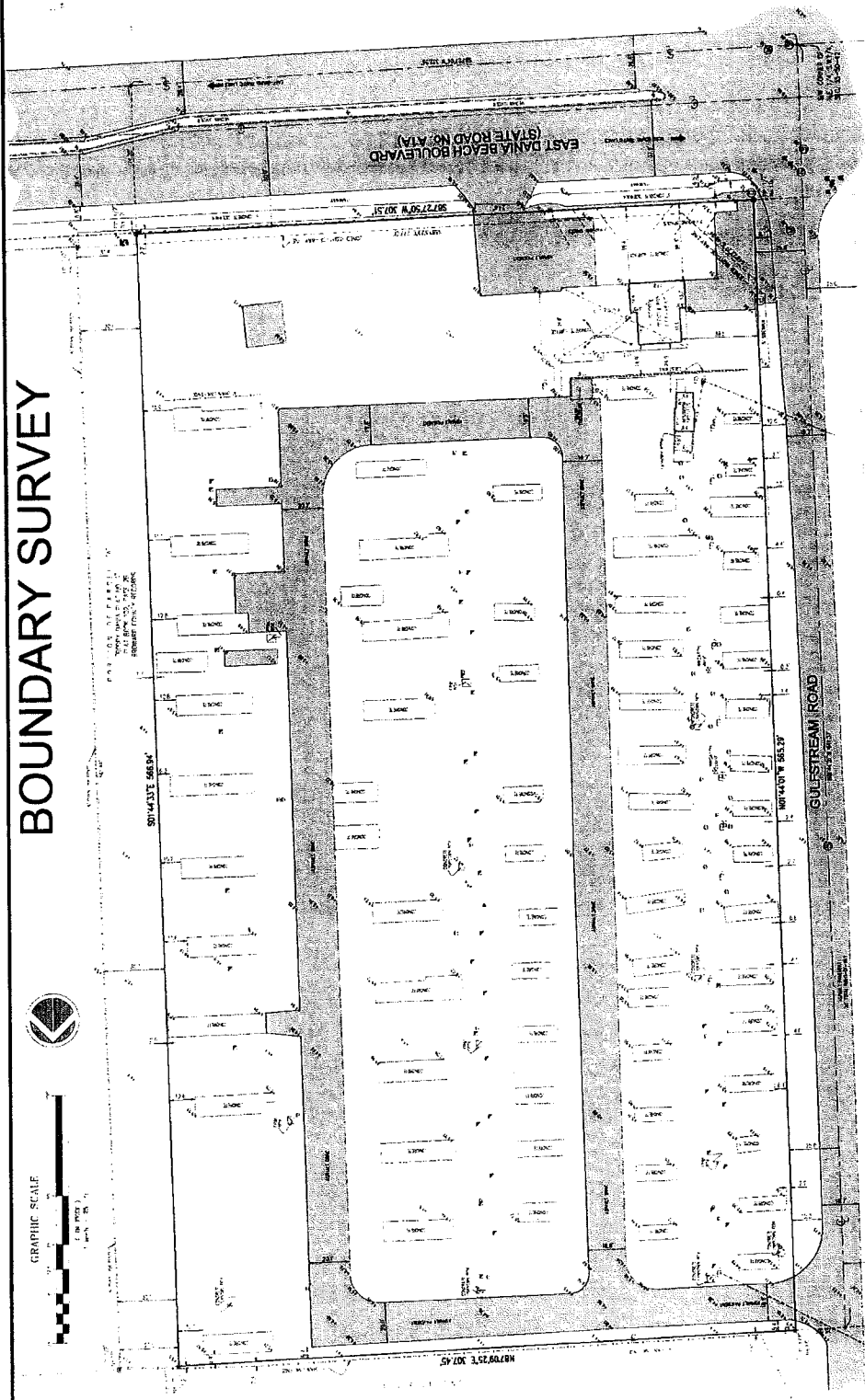


Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

BOUNDARY SURVEY



GRAPHIC SCALE
1" = 100'



ROYAL L&S INC.
LAND SURVEYORS, INC.
L.S. 7732
8175 NW 153 ST, SUITE 321, MAAMI LAKES, FL 33014 TEL. 305-422-9092 F. 305-698-9488 FAX 305-427-9689
WEINERS'S MOBILE HOME PARK LLC
801 EAST DANA BEACH BOULEVARD, DANA BEACH, FLORIDA

SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed and qualified land surveyor, have personally supervised and conducted the survey shown on this plan, and I certify that the same is a true and correct representation of the facts as shown on the ground, and that the same has been prepared in accordance with the provisions of the Florida Statutes, Chapter 461, Part I, Sections 461.01, 461.02, 461.03, 461.04, 461.05, 461.06, 461.07, 461.08, 461.09, 461.10, 461.11, 461.12, 461.13, 461.14, 461.15, 461.16, 461.17, 461.18, 461.19, 461.20, 461.21, 461.22, 461.23, 461.24, 461.25, 461.26, 461.27, 461.28, 461.29, 461.30, 461.31, 461.32, 461.33, 461.34, 461.35, 461.36, 461.37, 461.38, 461.39, 461.40, 461.41, 461.42, 461.43, 461.44, 461.45, 461.46, 461.47, 461.48, 461.49, 461.50, 461.51, 461.52, 461.53, 461.54, 461.55, 461.56, 461.57, 461.58, 461.59, 461.60, 461.61, 461.62, 461.63, 461.64, 461.65, 461.66, 461.67, 461.68, 461.69, 461.70, 461.71, 461.72, 461.73, 461.74, 461.75, 461.76, 461.77, 461.78, 461.79, 461.80, 461.81, 461.82, 461.83, 461.84, 461.85, 461.86, 461.87, 461.88, 461.89, 461.90, 461.91, 461.92, 461.93, 461.94, 461.95, 461.96, 461.97, 461.98, 461.99, 461.100.

LEGAL DESCRIPTION

The above described property is situated in the County of Duval, State of Florida, and is more particularly described as follows: ...

PROPERTY ADDRESS

WEINERS'S MOBILE HOME PARK
801 EAST DANA BEACH BOULEVARD, DANA BEACH, FLORIDA 32109
Tel: 305-422-9092, Fax: 305-427-9689

SURVEYOR'S NOTES

- 1. The survey was conducted on the date shown above.
- 2. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 461, Part I, Sections 461.01, 461.02, 461.03, 461.04, 461.05, 461.06, 461.07, 461.08, 461.09, 461.10, 461.11, 461.12, 461.13, 461.14, 461.15, 461.16, 461.17, 461.18, 461.19, 461.20, 461.21, 461.22, 461.23, 461.24, 461.25, 461.26, 461.27, 461.28, 461.29, 461.30, 461.31, 461.32, 461.33, 461.34, 461.35, 461.36, 461.37, 461.38, 461.39, 461.40, 461.41, 461.42, 461.43, 461.44, 461.45, 461.46, 461.47, 461.48, 461.49, 461.50, 461.51, 461.52, 461.53, 461.54, 461.55, 461.56, 461.57, 461.58, 461.59, 461.60, 461.61, 461.62, 461.63, 461.64, 461.65, 461.66, 461.67, 461.68, 461.69, 461.70, 461.71, 461.72, 461.73, 461.74, 461.75, 461.76, 461.77, 461.78, 461.79, 461.80, 461.81, 461.82, 461.83, 461.84, 461.85, 461.86, 461.87, 461.88, 461.89, 461.90, 461.91, 461.92, 461.93, 461.94, 461.95, 461.96, 461.97, 461.98, 461.99, 461.100.

LEGEND

- 1. Survey Markers
- 2. Property Lines
- 3. Easements
- 4. Encroachments
- 5. Utility Lines
- 6. Proposed Structures
- 7. Other

MASTER SIGN PLAN 2013

THE COLUMBUS

801 EAST DANIA BEACH BLVD,
DANIA BEACH, FL

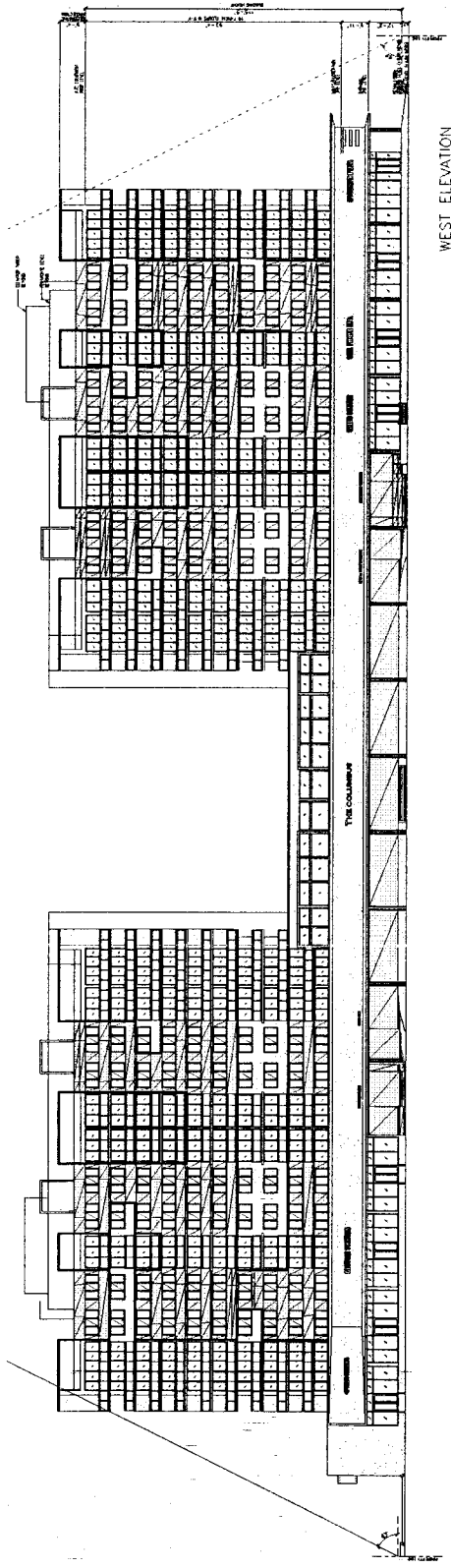
RECEIVED

SEP 27 2013

Planning
Department

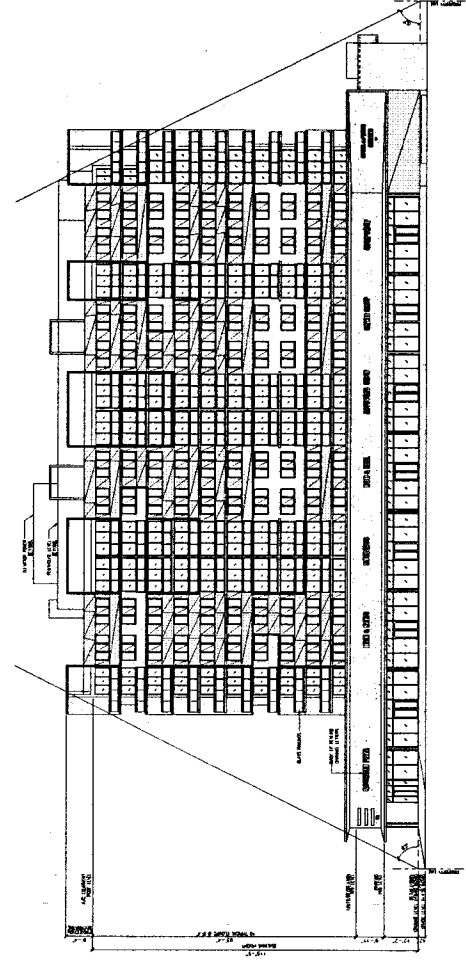
THE COLUMBUS

WEST ELEVATION



WEST ELEVATION
SCALE: 1:20

SOUTH ELEVATION



SOUTH ELEVATION
SCALE: 1:32

CUSTOMER INFORMATION

CHARLES BLANKSON & ASSOCIATES
PROJECT: THE COLUMBUS
JOB ADDRESS: 801 East Davis Blvd.
Dania Beach, FL

SIGN PROJECT

NAME
TYPE: BACKLIT CHANNEL LETTER @ WALL

DESIGN

ESTIMATE/CONTRACT #
DATE: 08/20/13
DATE AWARDS: N/A

DATE: 08/20/13



DESIGN, FABRICATION & INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS NEC 2008 CODE, FIG. 2007

THIS SIGNAGE PROJECT IS THE PROPERTY OF USA SIGNS INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF USA SIGNS INC.

DESIGNED & PRODUCED BY:



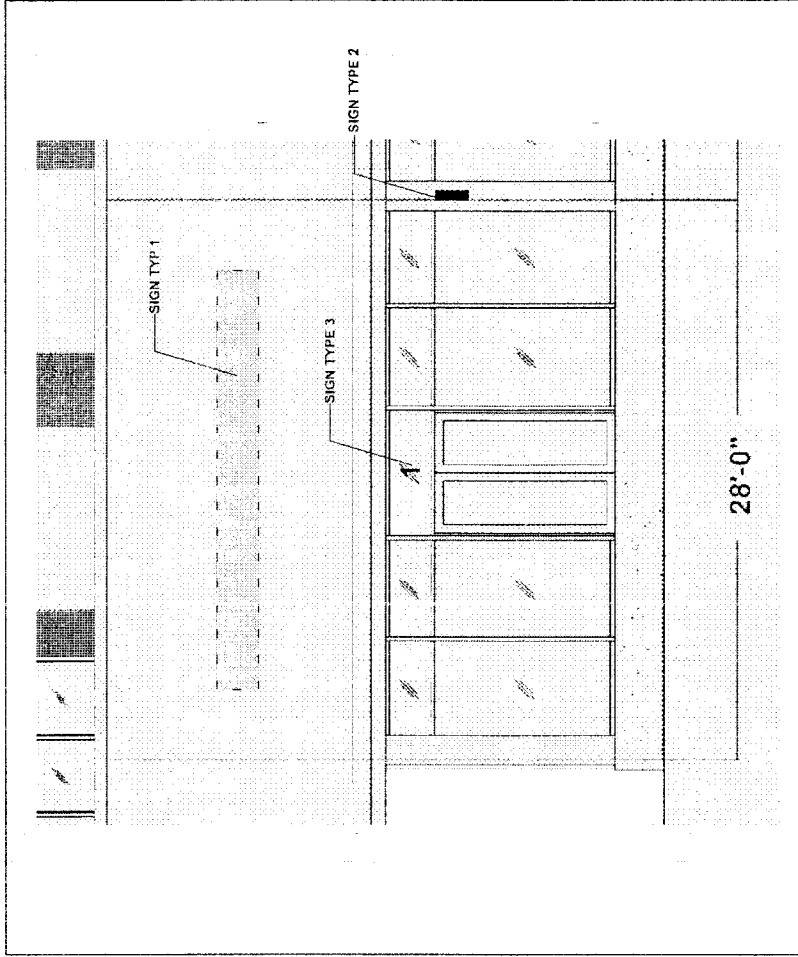
The Right Image for your business...

7210 NW 46th Street,
Miami, FL 33166

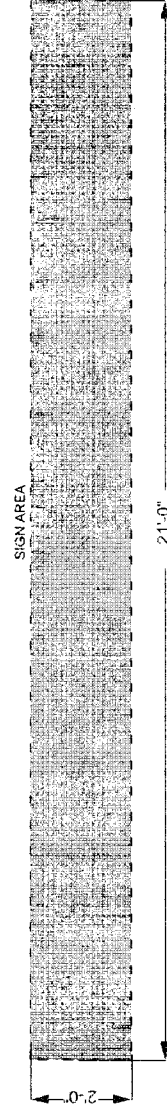
Ph. 305.470.2333 - 305.438.9544
F. 305.470.2320 - 305.438.9543

www.usasigns.us

EXHIBIT A-1



SIGN TYP 1 - WALL SIGN



MAX. ALLOWED AREA : 28'-0" x 1.5 = 42 s.f. (East Dania Beach Blvd.)
MAX. ALLOWED AREA : 28'-0" x 1.2 = 33.6 s.f. (Gulfstream Road)
75% OF STORE FRONT = 21'-0" l.f. max
 Section 505.90.K

CUSTOMER INFORMATION

CHARLES BRUNGA & ASSOCIATES
 PROJECT: THE COLUMBUS
 Joe Address: 801 East Dania Blvd.
 Dania Beach, FL

SIGN PROJECT

NAME:
 TYPE: BACK LIT CHANNEL LETTER @ WALL

DESIGN

ESTIMATE/CONTRACT #
 DATE: 06/29/13
 APPROVED BY:

DATE: 06/29/13



MEMBER
 UNITED STATES
 SIGN-GUARDIAN

DESIGN, FABRICATION &
 INSTALLATION OF ALL
 LOCAL, STATE & NATIONAL CODE
 REQUIREMENTS NEC 2008 CODE,
 IBC 2007

THE SIGNING COMPANY, LLC IS AN EQUAL OPPORTUNITY
 EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF
 RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY,
 COLOR, SEX, AGE, SEXUAL ORIENTATION, OR MARITAL
 STATUS. WE ARE AN EQUAL OPPORTUNITY EMPLOYER.
 COMPANY INFORMATION: THE SIGNING COMPANY, LLC
 7210 NW 4th Street
 Miami, FL 33166
 PH: 305.470.2333 - 305.436.9544
 F: 305.470.2320 - 305.436.9543
 www.usasigns.us

DESIGNED & PRODUCED BY:



The right image for your business...
 7210 NW 4th Street
 Miami, FL 33166
 Ph. 305.470.2333 - 305.436.9544
 F. 305.470.2320 - 305.436.9543
 www.usasigns.us

EXHIBIT A-2

CUSTOMER INFORMATION

CHARLES BRANSON & ASSOCIATES
 PROJECT THE COLLEGIUS
 JOB ADDRESS 801 East Dania Blvd.
 Dania Beach, FL

SIGN PROJECT

NAME: |
 TYPE: BACKLIT CHANNEL LETTER @ WALL

DESIGN

ESTIMATE/CONTRACT # |
 DATE: 05/23/2013
 APPROVED BY: |

DATE: 08/26/2013



DESIGN, FABRICATION & INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS NEC 2008 CODE, IBC 2007

THE FOLLOWING COMPANY IS THE MANUFACTURER OF THE SIGNAGE:
 USA SIGNS INC. 7210 NW 48th Street, Miami, FL 33166
 Ph. 305.476.2333 • 305.436.9544
 F. 305.476.2320 • 305.436.9543
 www.usasigns.us

DESIGNED & PRODUCED BY:

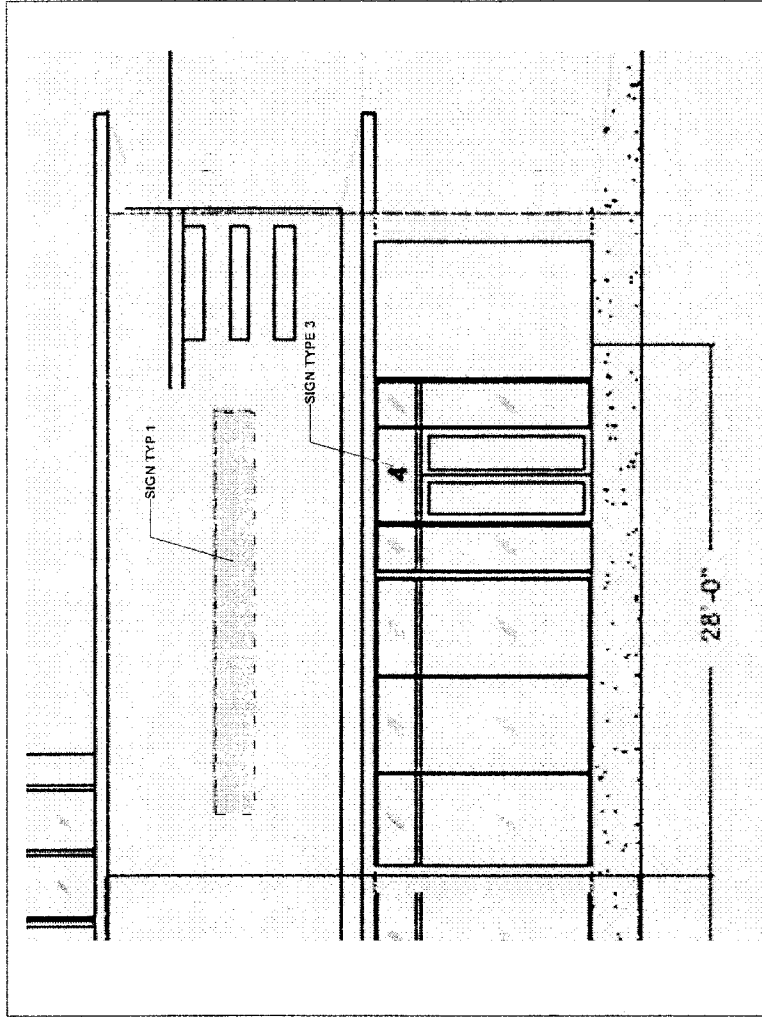


The right image for your business...

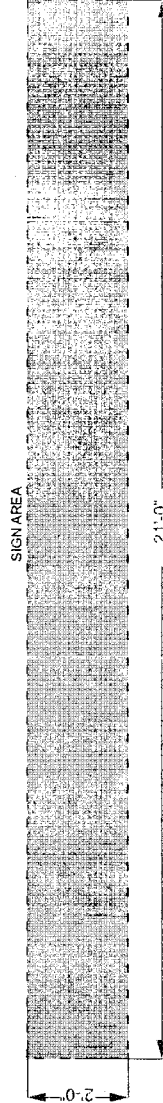
7210 NW 48th Street,
 Miami, FL 33166

Ph. 305.476.2333 • 305.436.9544
 F. 305.476.2320 • 305.436.9543

www.usasigns.us



SIGN TYP 1 - WALL SIGN

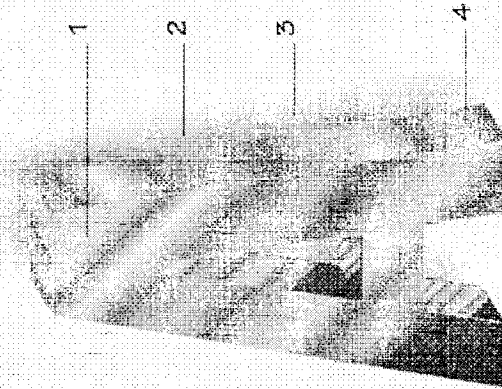


MAX. ALLOWED AREA : 28'-0" x 1.2 = 33.6 s.f.
 75% OF STORE FRONT= 21'-0" l.f. max
 Section 505.90.K

EXHIBIT A-3

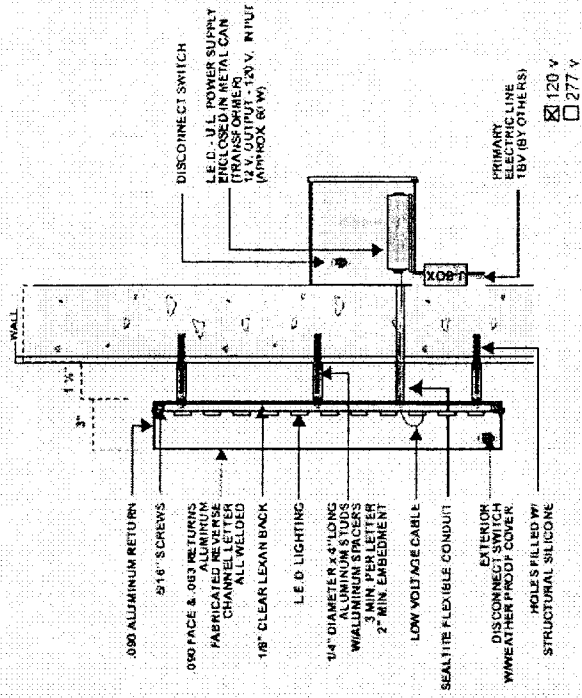
SIGN TYP 1 - WALL SIGN

LETTER SAMPLE
- NOT TO SCALE -



1. ALUMINUM FABRICATED LETTER - ALL WELDED
FINISH: POWER COATING - COLOR TBV
2. LED BACK-LIT HALO EFFECT - COLOR TBV
3. WALL MOUNTED - PROJECTED INSTALLATION
4. 3" ALUMINUM RETURNS

REVERSE CHANNEL LETTER DETAIL:



ELECTRICAL INFORMATION:

- ALL ELECTRICAL COMPONENTS ARE U.L. LISTED.
- (02) LED POWER SUPPLY, 60 HZ
120 VOLTS W/#12 THWN WIRE
- GFCI PROTECTION REQUIRED FOR SECONDARY
AS PER NEC 600.23 (B)
- SIGN GROUNDED ACCORDING TO NEC 250 = BONDED
- ALL METAL PAINTED AS PER SECTION 3,004.4D
- EXTERNAL DISCONNECT SWITCH
- TIME CLOCK (20 AMP) NEAR ELECTRICAL PANEL
OR PHOTO LIGHT CONTROL.

CUSTOMER INFORMATION

CHARLES HENSON & ASSOCIATES
PROJECT: THE COLUMBUS
Job Address: 801 East Dime Blvd.
Dania Beach, FL

SIGN PROJECT

NAME:
TYPE: BACK-LIT CHANNEL LETTER @ WALL

DESIGN

ESTIMATE/CONTRACT #
APPROVED BY: S

DATE: 06/28/2013



DESIGN FABRICATION &
INSTALLATION ACCORDING TO ALL
LOCAL STATE & NATIONAL CODE
REQUIREMENTS NEC 2008 CODE.
FEC 2007

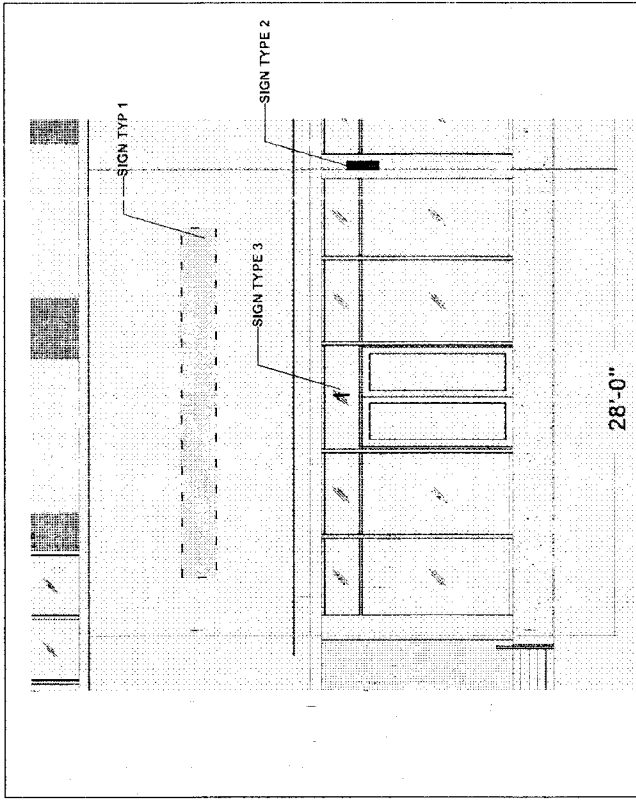
WE warrant our work to be free from defects in materials and workmanship for a period of 12 months from the date of installation. This warranty does not cover damage caused by fire, flood, or other acts of God. The warranty is void if the sign is not installed according to the manufacturer's instructions. The warranty is also void if the sign is not maintained according to the manufacturer's instructions. The warranty is also void if the sign is not used for the purpose intended. The warranty is also void if the sign is not used in the United States. The warranty is also void if the sign is not used in the state of Florida. The warranty is also void if the sign is not used in the county of Miami-Dade. The warranty is also void if the sign is not used in the city of Miami. The warranty is also void if the sign is not used in the zip code of 33133. The warranty is also void if the sign is not used in the area of 7210 NW 48th Street, Miami, FL 33166. The warranty is also void if the sign is not used in the area of 305.470.2333. The warranty is also void if the sign is not used in the area of 305.436.9544. The warranty is also void if the sign is not used in the area of 305.470.2320. The warranty is also void if the sign is not used in the area of 305.436.9543. The warranty is also void if the sign is not used in the area of www.usasigns.us

DESIGNED & PRODUCED BY:

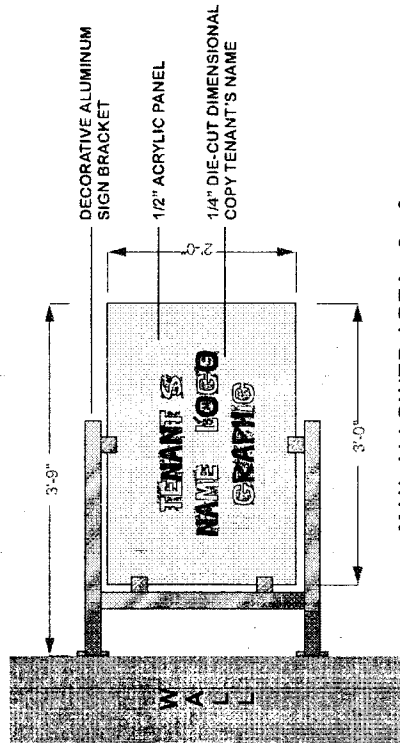


The right image for your business...
7210 NW 48th Street,
Miami, FL 33166
Ph. 305.470.2333 - 305.436.9544
F. 305.470.2320 - 305.436.9543
www.usasigns.us

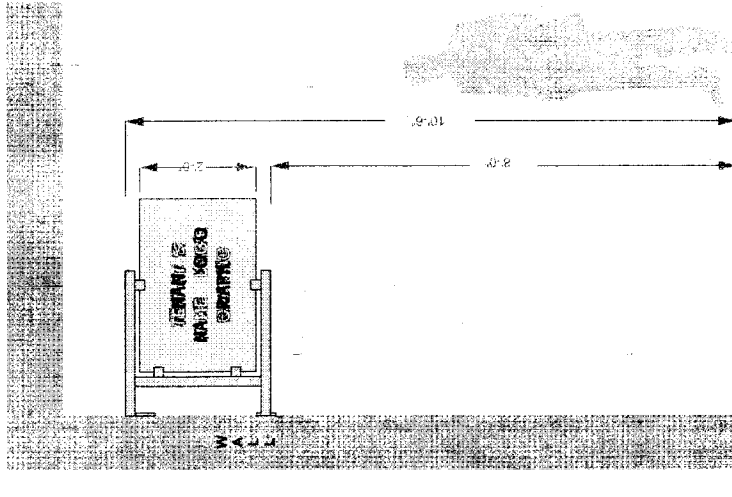
EXHIBIT A-4



SIGN TYPE 2 - UNDER CANOPY SIGN

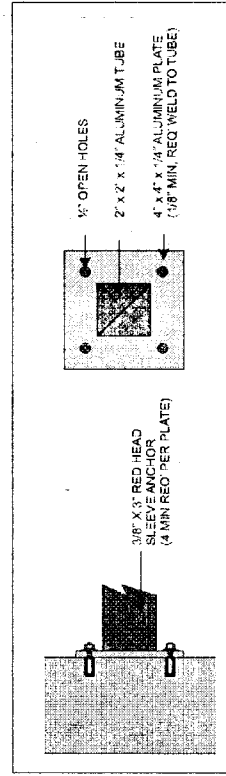


MAX. ALLOWED AREA : 6 s.f.
Section 505.210.H.2



Section 105.40.N

SECTION DETAIL:



CUSTOMER INFORMATION

CHARLES HANCOCK & ASSOCIATES
PROJECT: THE COLUMBUS
JOB ADDRESS: 801 East Diane Blvd.
Dania Beach, FL

SIGN PROJECT

NAME
TYPE: BACKLIT CHANNEL LETTER @ WALL

DESIGN

ESTIMATE/CONTRACT #
DATE APPROVED BY
DATE APPROVED BY

DATE: 08/21/2013



DESIGN FABRICATION & INSTALLATION TO ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS NEC 2008 CODE. FEB 2007

THE SIGNAGE SHOWN IS FOR INFORMATION ONLY. IT IS NOT A CONTRACT. THE SIGNAGE WILL BE AS MANUFACTURED UNLESS OTHERWISE SPECIFIED. THE SIGNAGE WILL BE AS MANUFACTURED UNLESS OTHERWISE SPECIFIED. THE SIGNAGE WILL BE AS MANUFACTURED UNLESS OTHERWISE SPECIFIED.

DESIGNED & PRODUCED BY:



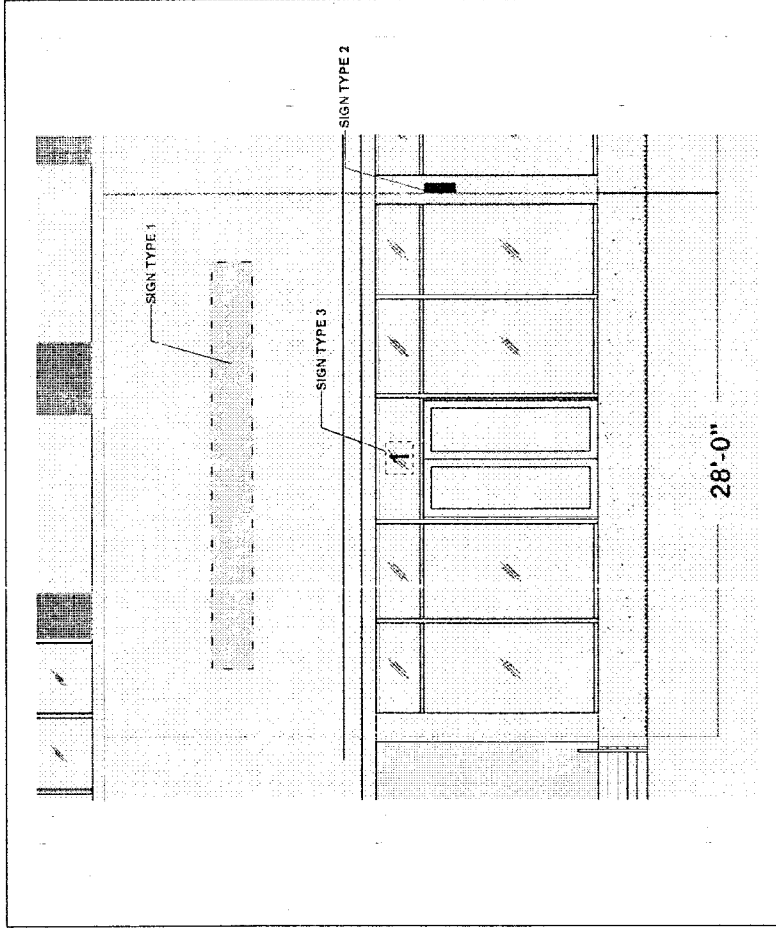
The light image for your business...

7210 NW 48th Street,
Miami, FL 33166

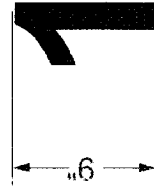
PH: 305.470.2333 - 305.438.9544
F: 305.470.2320 - 305.438.9543

www.usasigns.us

EXHIBIT A-5



SIGN TYPE 3 - STREET ADDRESS SIGN



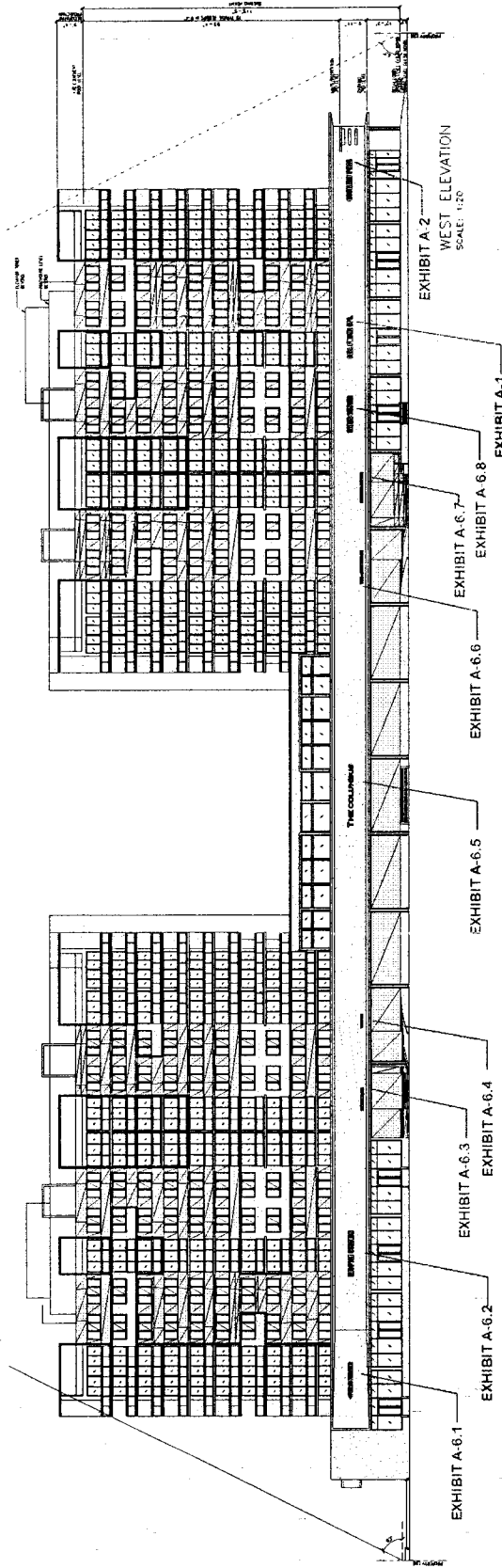
SIZE OF VINYL NUMBER: 9" H - ONE PER STORE - ADJACENT TO PRIMARY ENTRANCE
(MIN. 6" H- MAX. 10" H)

Section 505.40.A2

<p>CUSTOMER INFORMATION</p> <p>CHARLES REASON & ASSOCIATES PROJECT: THE COLUMBUS JOB Address: 501 East Dana Blvd. Dania Beach, FL</p>	<p>SIGN PROJECT</p> <p>NAME: TYPE BACKLIT CHANNEL LETTER @ WALL</p>	<p>DESIGN</p> <p>KSIMAKOCHA (SAC) # DATE: 08/29/13 APPROVED BY</p> <p>DATE: 08/29/2013</p>	<p>MEMBER ASSC UNITED STATES SIGN ASSOCIATION</p> <p>DESIGN FABRICATION & INSTALLATION ACCORDING TO ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS, NEC 2008 CODE, FIG. 2087</p> <p>THE COMPANY, CONTRACTOR, FABRICATOR, INSTALLER, AND MAINTENANCE PERSONNEL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND NATIONAL AGENCIES AND AUTHORITIES.</p>	<p>DESIGNED & PRODUCED BY:</p> <p>USA Inc. SIGNS</p> <p>The right image for your business... 7210 NW 46th Street Miami, FL 33166 Ph. 305.470.2333 - 305.436.9544 F. 305.470.2350 - 305.436.9543 www.usasigns.us</p>
--	--	---	--	--

EXHIBIT A-6

WEST ELEVATION



SIGN TYP 1 - WALL SIGN

CUSTOMER INFORMATION

CHARLES GIBSON ASSOCIATES
 301 East Dena Blvd.
 Dena Beach, FL

SIGN PROJECT

NAME: TYPE BACKLIT CHANNEL LETTER & WALL

DESIGN

PREPARED FOR CONTACT #
 DATE: 09/20/11
 APPROVED BY:

DATE: 09/20/11



DESIGN FABRICATION & INSTALLATION
 MEETS ALL LOCAL STATE & NATIONAL CODE
 REQUIREMENTS NEC 2004 CODE,
 IBC 2007

THE SIGNAGE SPECIALISTS ASSOCIATES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. WE ARE AN AFFIRMATIVE ACTION EMPLOYER. WE ARE AN EQUAL OPPORTUNITY EMPLOYER. WE ARE AN AFFIRMATIVE ACTION EMPLOYER.

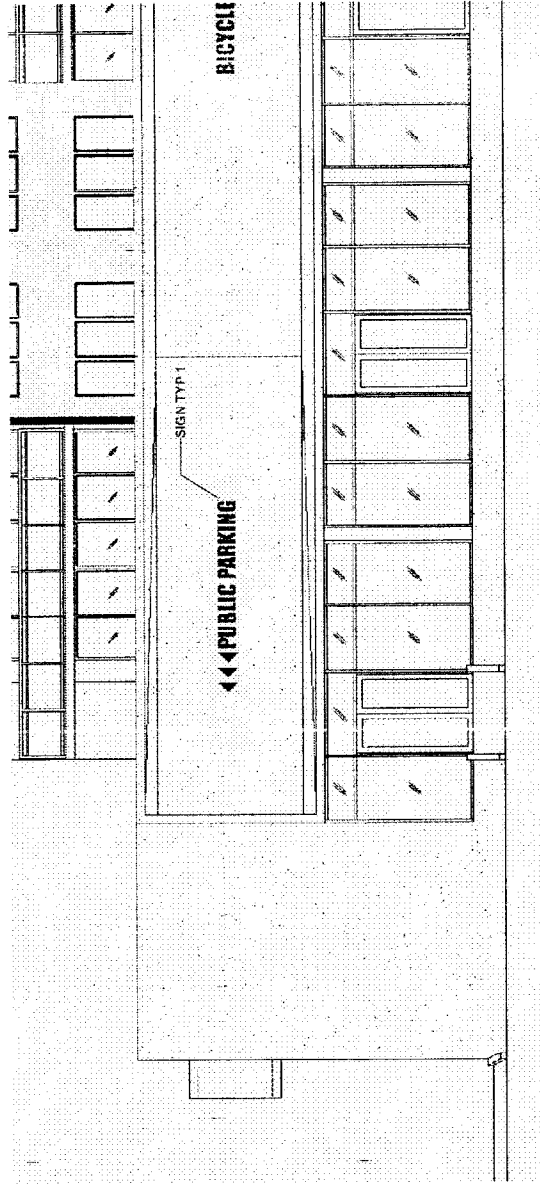
DESIGNED & PRODUCED BY:



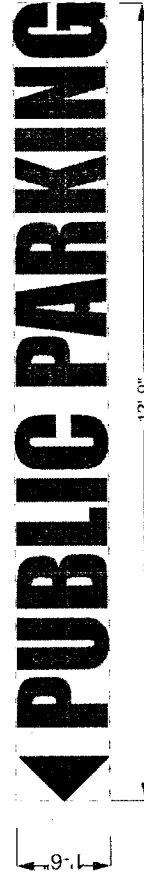
The right image for your business...
 7210 NW 46th Street,
 Miami, FL 33166
 PH: 305.470.2333 - 305.436.9544
 F: 305.470.2370 - 305.436.9543
www.usasigns.us

EXHIBIT A-6.1

WEST ELEVATION



SIGN TYP 1 - WALL SIGN



TOTAL SIZE OF SIGN: 19,125 s.f.

CUSTOMER INFORMATION

CHARLES LENNON ASSOCIATES
 Job Address: 801 East Dana Blvd.
 Dana Beach, FL

SIGN PROJECT

NAME: _____
 TYPE BACKLIT CHANNEL LETTER @ WALL

DESIGN

NOTIFICATION SUBJECT # _____
 NAME: SUZANNE
 APPROVED BY: _____

DATE: 05/29/2013



DESIGN, FABRICATION & INSTALLATION TO ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS NEC 2008 CODE, PG 2, 2007

MEMBERSHIP: ALL USA SIGNS INC. MEMBERS ASSIGNED TO ALL STATES TO MEET ALL REGULATORY REQUIREMENTS PER LOCAL, STATE & NATIONAL CODE REQUIREMENTS. PERMANENTLY MOUNTED CHANNEL LETTERS WITH LED BACKLITTING. ALL CHANNEL LETTERS MOUNTED TO WALLS WITH PERMANENT MOUNTING SYSTEM. ALL PERMANENT MOUNTING SYSTEMS TO BE INSTALLED BY USA SIGNS INC.

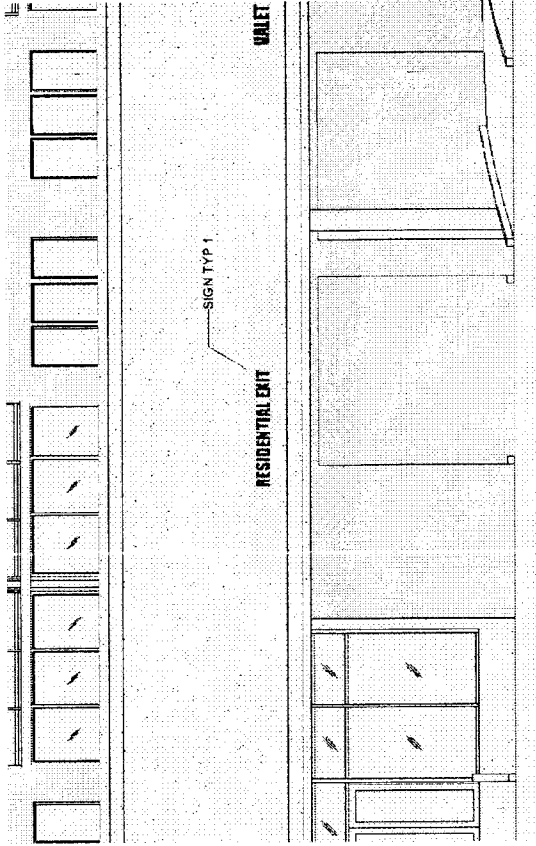
DESIGNED & PRODUCED BY:



The right choice for your business...
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 Miami, FL 33166
 PH. 305.470.2333 - 305.436.9514
 F. 305.470.2370 - 305.436.9543
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EXHIBIT A-6.3

WEST ELEVATION



SIGN TYP 1 - WALL SIGN

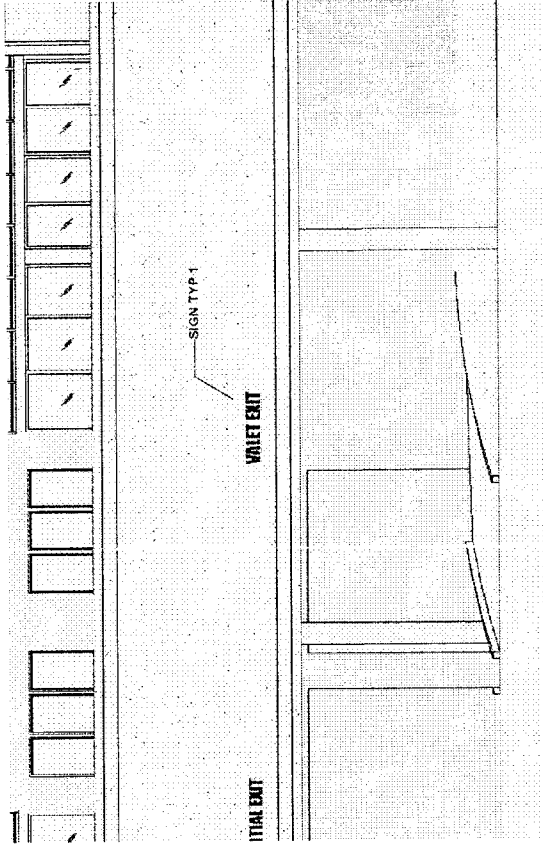


TOTAL SIZE OF SIGN: 8 s.f.

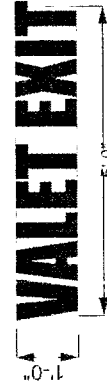
CUSTOMER INFORMATION CHARLES MESSINA ASSOCIATES PROJECT: THE COLUMBIAS Job Address: 801 East Dana Blvd. Dana Beach, FL	
SIGN PROJECT NAME: TYPE: BACKLIT CHANNEL LETTER @ WALL	
DESIGN ESTIMATION TRACT # DATE: 02/20/03 APPROVED BY:	
DATE: 02/20/03	
MEMBER 	
DESIGN FABRICATION & INSTALLATION ACCORDING TO ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS NEC 2003 CODE FEB 2003	
<small>THE COMPANY, COMPANY'S EMPLOYEES, REPRESENTATIVES, AGENTS, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARTNERS, AND ASSOCIATES, INCLUDING ALL OF THEIR OFFICES, SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION, AND INSTALLATION OF THE SIGN. THE COMPANY SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION, AND INSTALLATION OF THE SIGN. THE COMPANY SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION, AND INSTALLATION OF THE SIGN.</small>	
DESIGNED & PRODUCED BY: 	
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EXHIBIT A-6.4

WEST ELEVATION



SIGN TYP 1 - WALL SIGN



TOTAL SIZE OF SIGN: 5 s.f.

CUSTOMER INFORMATION

CHARLES GIBSON ASSOCIATES
 1001 N. W. 10th Street
 10th Floor
 Dania Beach, FL

SIGN PROJECT

NAME: _____
 TYPE BACKLIT CHANNEL LETTER @ WALL

DESIGN

ASSUMING AGENCY PROJECT # _____
 DATE: 05/29/2013
 APPROVED BY: _____

DATE: 05/29/2013



PLEASE REFER TO ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS NEC 2008 CODE, PAGES 2007

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DESIGNED & PRODUCED BY:



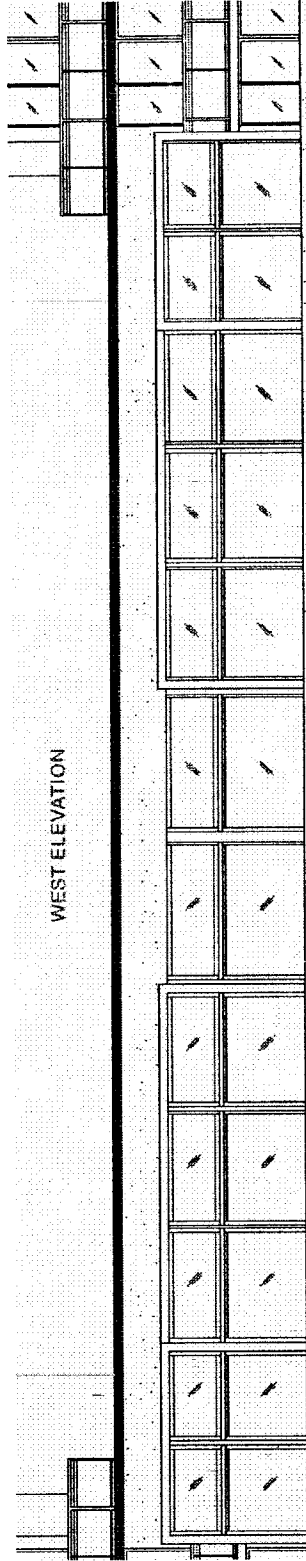
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 Miami, FL 33166

PH. 305.470.2333 - 305.436.9544
 F. 305.470.2320 - 305.436.9543

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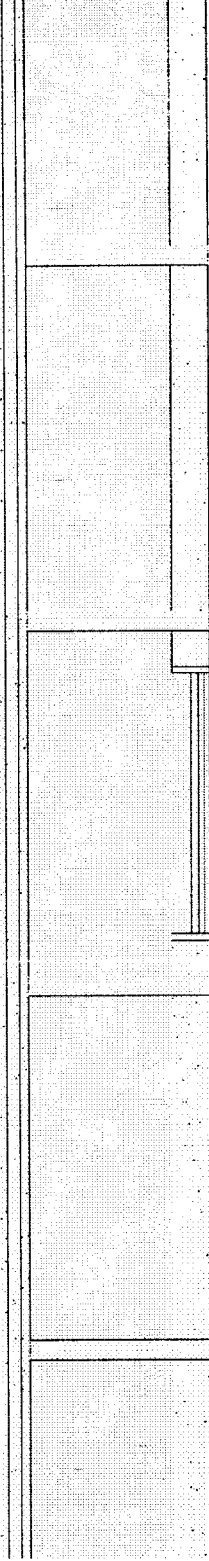
EXHIBIT A-6.5



WEST ELEVATION

SIGN TYP 1

THE COLUMBUS



SIGN TYP 1 - WALL SIGN

THE COLUMBUS

2'-0"

23'-0"

TOTAL SIZE OF SIGN: 46 s.f.
 BUILDING LENGTH: 496'-0" - 75' X 0.25 = 105.25 S.F. +1 = 106.25 SF max

CUSTOMER INFORMATION

CHARLEY LENOIR ASSOCIATES
 Job Address: 851 East Orono Blvd.
 Dana Branch, FL

SIGN PROJECT

NAME: TYPE BACKLIT CHANNEL LETTERS ON WALL

DESIGN

AS SHOWN ON CONTACT #
 DATE: 06/29/2013
 APPROVED BY:

DATE: 06/29/2013



DESIGN, FABRICATION & INSTALLATION OF ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS REG 2008 CODE, PG# 2087

THIS SIGNAGE WAS DESIGNED BY CHARLEY LENOIR ASSOCIATES FOR THE CUSTOMER'S USE. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND NATIONAL AUTHORITIES. THE CUSTOMER'S COMPANY NAME SHOULD BE PRINTED ON THE SIGNAGE. PHOTOGRAPHY BY CHARLEY LENOIR ASSOCIATES, 7215 NW 46th Street, Miami, FL 33166

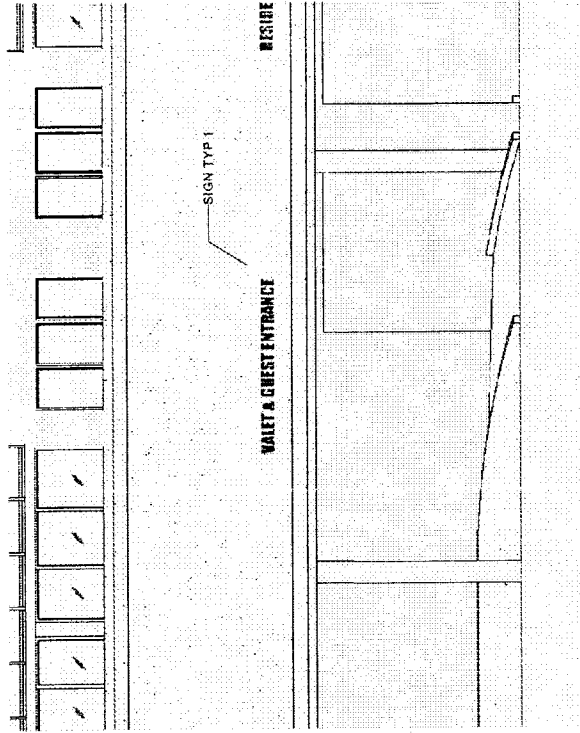
DESIGNED & PRODUCED BY:



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 Miami, FL 33166
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 F: 305.470.2320 - 305.436.9543
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EXHIBIT A-6.6

WEST ELEVATION



SIGN TYP 1 - WALL SIGN



TOTAL SIZE OF SIGN: 12 s.f.

CUSTOMER INFORMATION

CHARLES BENSON & ASSOCIATES
PROJECT: THE COLUMBUS
1000 East 1st Street
Dade Branch, FL

SIGN PROJECT

NAME:
TYPE BACKLIT CHANNEL LETTER @ WALL

DESIGN

ESTIMATE/ORDER FACT #
DATE: 02/20/13
APPROVED BY:

DATE: 02/20/13



DESIGN, FABRICATION &
INSTALLATION ACCORDING TO ALL
LOCAL, STATE AND FEDERAL
REQUIREMENTS NEC 2008 CODE.
FEC 2007

WE PROMISE TO EXCEED YOUR EXPECTATIONS
IN EVERY ASPECT OF OUR BUSINESS
FROM DESIGN TO FABRICATION TO
INSTALLATION AND MAINTENANCE. WE
ARE COMMITTED TO YOUR SUCCESS AND
YOUR SATISFACTION IS OUR GOAL.
CONTACT US TODAY! 305.438.5544

DESIGNED & PRODUCED BY:



The right image for your business...

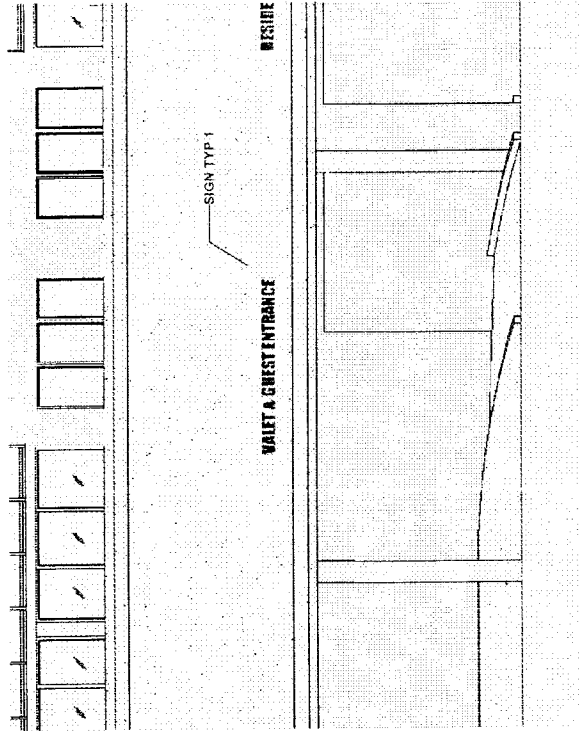
7210 NW 45th Street
Miami, FL 33186

PH: 305-438-5544
F: 305-438-3543

www.usasigns.us

EXHIBIT A-6.6

WEST ELEVATION



SIGN TYP 1 - WALL SIGN

VALET & GUEST ENTRANCE

TOTAL SIZE OF SIGN: 12 s.f.

CUSTOMER INFORMATION

CHARLES GERRON & ASSOCIATES
 10000 E. Lake Dr.
 300 Address: 801 E. Lake Dr. Blvd.
 Dana Point, CA

SIGN PROJECT

NAME: TYPE BACKLIT CHANNEL LETTER @ WALL

DESIGN

PERMISSION FACT #
 APPROVED BY:

DATE: 06/20/10



DESIGN, FABRICATION & ALL
 INSTALLATION SHALL BE IN ACCORDANCE WITH
 LOCAL, STATE & NATIONAL CODE
 REQUIREMENTS NEC 2005 CODE.
 FIG. 2007

WE DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION
 CONTAINED HEREIN. THE INFORMATION IS PROVIDED FOR
 INFORMATIONAL PURPOSES ONLY. THE INFORMATION
 CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER
 PURPOSES WITHOUT THE WRITTEN CONSENT OF USA SIGNS, INC.

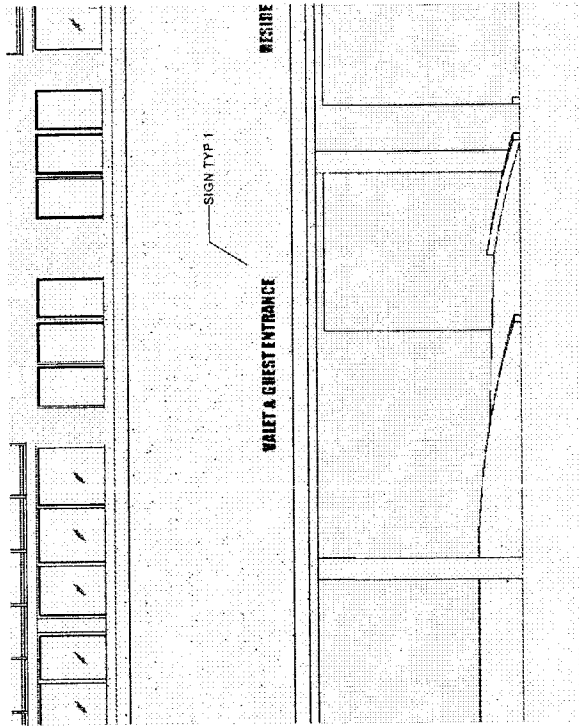
DESIGNED & PRODUCED BY:



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EXHIBIT A-6.6

WEST ELEVATION



SIGN TYP 1 - WALL SIGN



TOTAL SIZE OF SIGN: 12 s.f.

CUSTOMER INFORMATION

CHARLES BENSON & ASSOCIATES
 10000 E. US HWY 1
 Suite 100
 Dana Point, CA 92629

SIGN PROJECT

NAME: _____
 TYPE: BACKLIT CHANNEL LETTER @ WALL

DESIGN

ESTIMATE/PROJECT # _____
 APPROVED BY: _____

DATE: 05/29/2010



DESIGN, FABRICATION & INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS NEC 2005 CODE, IBC 2007

THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL, STATE AND NATIONAL AUTHORITIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL, STATE AND NATIONAL AUTHORITIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL, STATE AND NATIONAL AUTHORITIES.

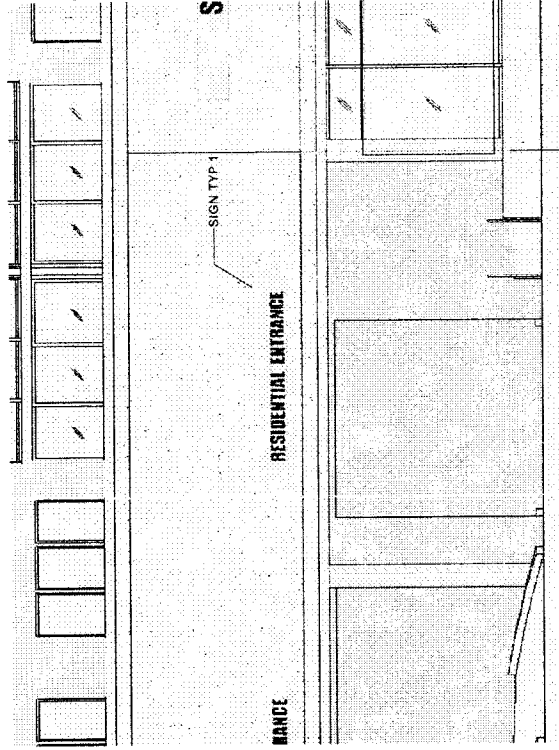
DESIGNED & PRODUCED BY:



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 Miami, FL 33166
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 F: 305.470.2320 - 305.436.9543
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EXHIBIT A-6.7

WEST ELEVATION



SIGN TYP 1 - WALL SIGN



TOTAL SIZE OF SIGN: 11 s.f.

CUSTOMER INFORMATION

CHARLES BENJON & ASSOCIATES
PROJECT: 10500 US
4000 N. 180th St
Dania Beach, FL

SIGN PROJECT

NAME:
TYPE BACKLIT CHANNEL LETTER @ WALL

DESIGN

PERMITS FROM FACT #
APPROVED BY

DATE 06/20/10



DESIGN FABRICATION &
INSTALLATION ACCORDING TO ALL
LOCAL, STATE & FEDERAL CODE
REQUIREMENTS NEC 2008 CODE
FBC 2007

WE GUARANTEE TO MEET SPEC'S AND/OR REVISIONS
IF YOU ARE NOT COMPLETELY SATISFIED WITH YOUR SIGN,
WE WILL REWORK IT AT NO CHARGE TO YOU. WE WILL
REPLACE IT AT NO CHARGE TO YOU. WE WILL
REPLACE IT AT NO CHARGE TO YOU. WE WILL
REPLACE IT AT NO CHARGE TO YOU.

DESIGNED & PRODUCED BY:



The right image for your business...

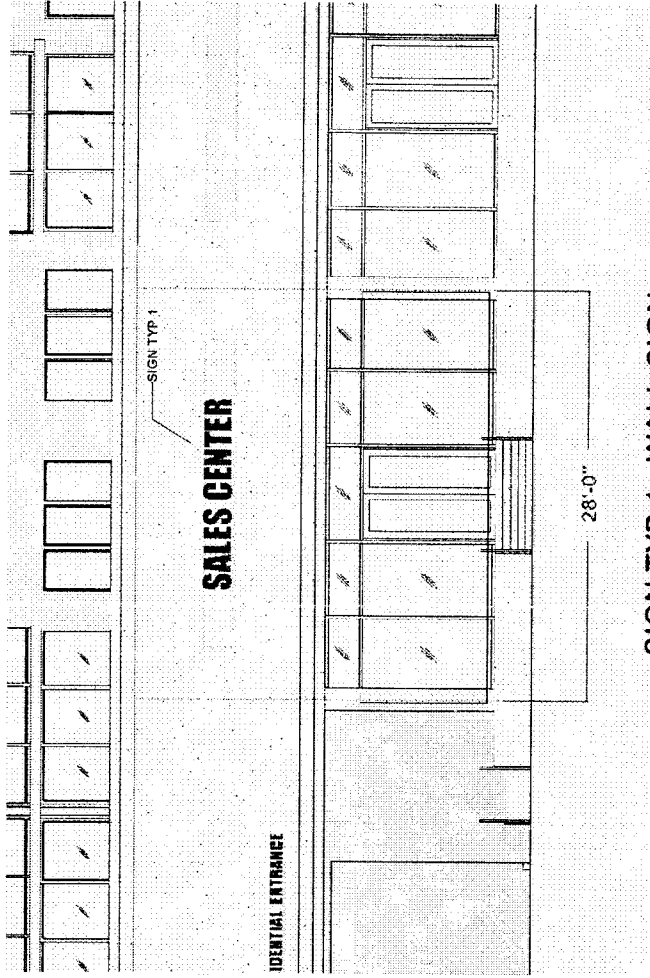
7210 NW 46th Street
Miami, FL 33156

PH: 305.470.2323 - 305.436.9544
F: 305.470.2320 - 305.436.9543

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EXHIBIT A-6.8

WEST ELEVATION



SALES CENTER

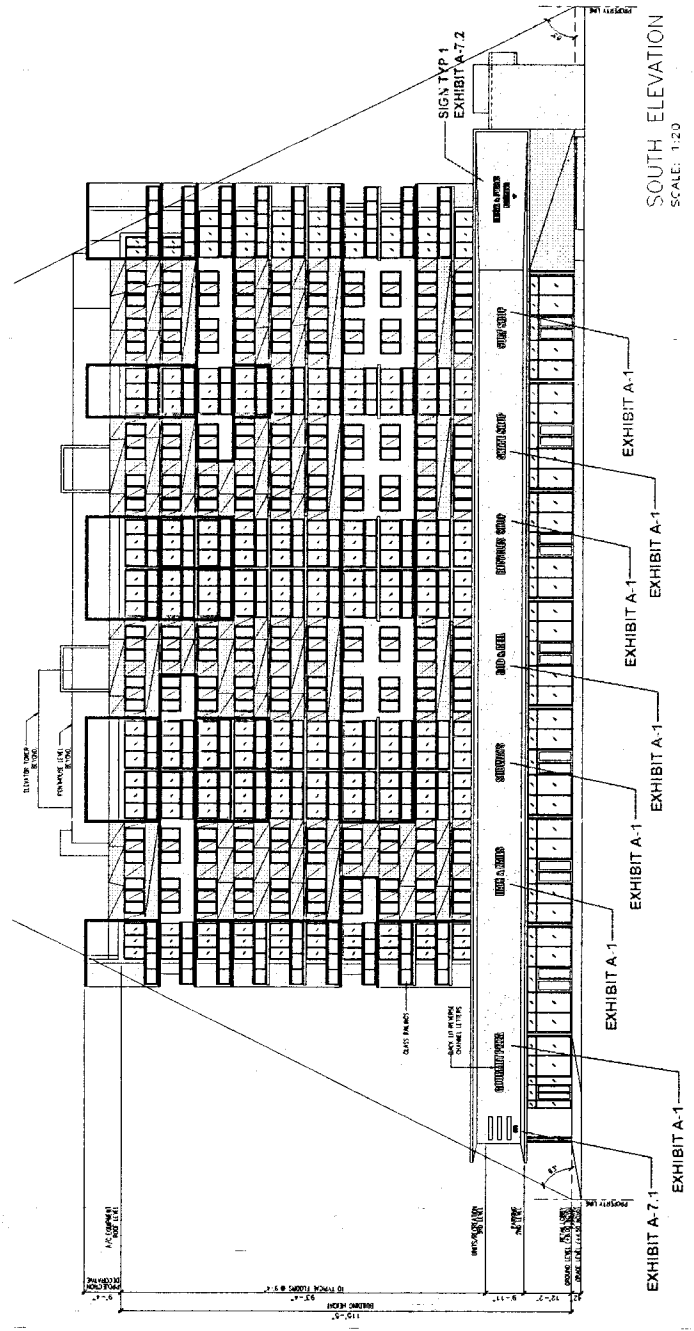
TOTAL SIZE OF SIGN: 26 s.f.
 MAX. ALLOWED AREA : 28'-0" x 1.2 = 33.6 s.f.
 75% OF STORE FRONT = 21'-0" i.f. max

Section 505.90.K

<p>CLIENT INFORMATION</p> <p>CHARLES BENSON ASSOCIATES 10000 W. BIRCHWOOD BLVD. DANA POINT, FL</p>	<p>SIGN PROJECT</p> <p>NAME: TYPE BACKLIT CHANNEL LETTER @ WALL</p>	<p>DESIGN</p> <p>DESIGN CONTRACT # APPROVED BY DATE: 05/29/13</p>	<p>ALUMINUM UNITED STATES SIGN COMPANY</p> <p>DESIGN, FABRICATION & INSTALLATION OF ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS NEC 2008 CODE, IBC 2007</p> <p>THE COMPANY HAS RECEIVED THE NECESSARY PERMITS FROM THE LOCAL, STATE AND NATIONAL CODES. ANY PERMITS NOT OBTAINED BY THE COMPANY ARE THE RESPONSIBILITY OF THE CLIENT. THE COMPANY IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF ANY LOCAL, STATE OR NATIONAL CODES.</p>	<p>DESIGNED & PRODUCED BY:</p> <p></p> <p>The right image for your business... 7210 NW 40th Street Miami, FL 33166 PH: 305.470.2333 - 305.436.9644 F: 305.470.2320 - 305.436.9543 www.usasigns.com</p>
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EXHIBIT A-7

SOUTH ELEVATION



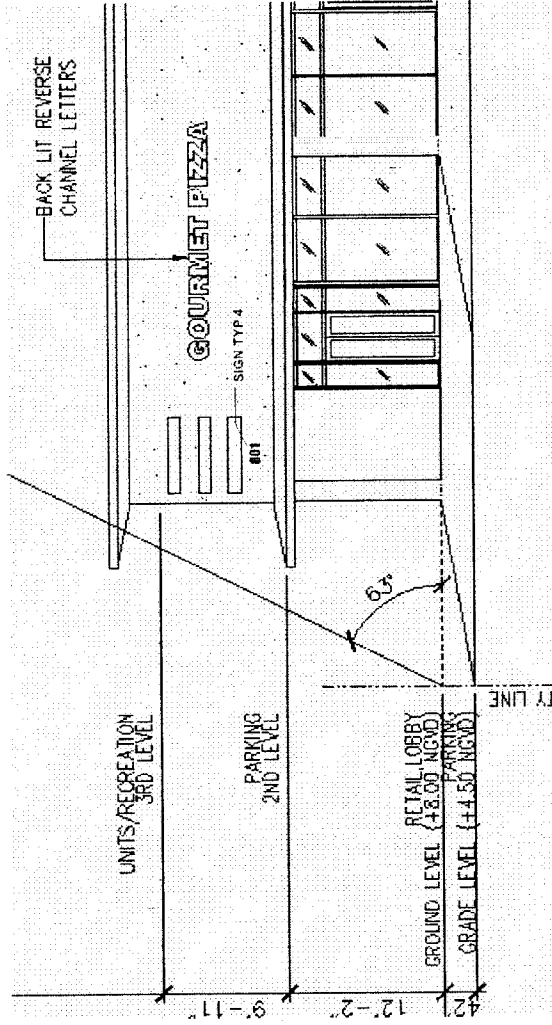
SOUTH ELEVATION
SCALE: 1/20

SIGN TYP 1 - WALL SIGN

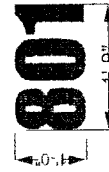
<p>CUSTOMER INFORMATION</p> <p>CHARLES BENSON & ASSOCIATES PROJECT: THE CONDUITS 10000 E. Greenway Blvd. Dania Beach, FL</p>	<p>SIGN PROJECT</p> <p>NAME: TYPE BACKLIT CHANNEL LETTER (E WALL)</p>	<p>DESIGN</p> <p>PERMISSION TRACT # DATE: 05/29/04</p>	<p>DESIGNED & PRODUCED BY:</p> <p>USA SIGNS Inc. 7210 NW 46th Street Miami, FL 33166 PH: 305.470.2333 - 305.436.9544 F: 305.470.2320 - 305.436.9543 www.usasigns.us</p>
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EXHIBIT A-7.1

SOUTH ELEVATION



**SIGN TYP 4
WALL SIGN
NON-ILLUMINATED**



TOTAL SIZE OF SIGN: 27.625 s.f.

CUSTOMER INFORMATION

CHARLES GEDISON ASSOCIATES
10000 E. Grand Ave.
100 Address: 501 East Dania Blvd.
Dania Beach, FL

SIGN PROJECT

NAME:
TYPE BACKLIT CHANNEL LETTERS @ WALL

DESIGN

DESIGNER'S PROJECT #
DATE: 06/29/07
APPROVED BY:

DATE: 06/29/07



DESIGN, FABRICATING & INSTALLATION TO ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS NEC 2008 CODE, IBC 2007

WE ARE THE LEADER IN THE SIGNAGE INDUSTRY. WE OFFER THE BEST SERVICE AND QUALITY. WE ARE A COMPANY THAT IS COMMITTED TO EXCELLENCE. WE ARE A COMPANY THAT IS COMMITTED TO EXCELLENCE. WE ARE A COMPANY THAT IS COMMITTED TO EXCELLENCE.

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Miami, FL 33166

PH: 305.470.2333 - 305.436.5044
F: 305.470.2327 - 305.436.9543

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SIZE OF SIGN: 27.625 s.f.

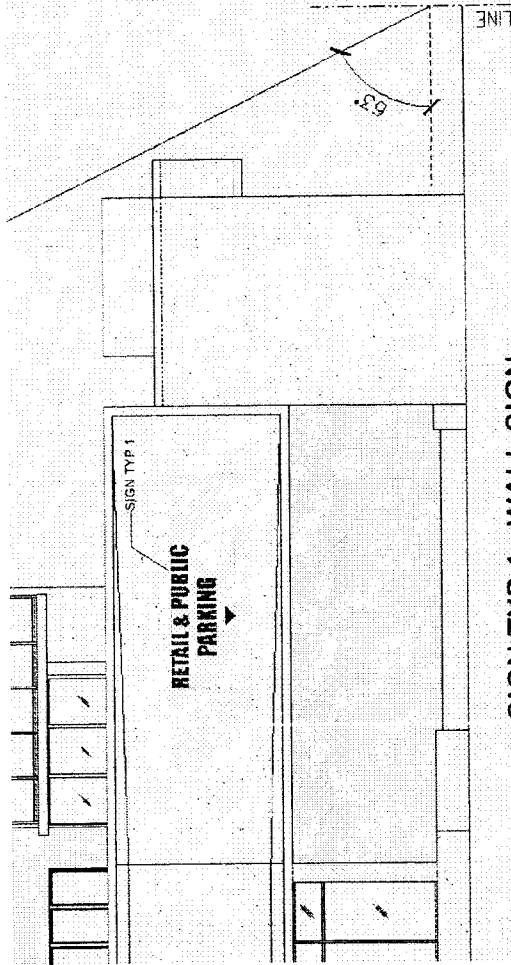
"RETAIL & PUBLIC" = 17.5

"PARKING" = 9

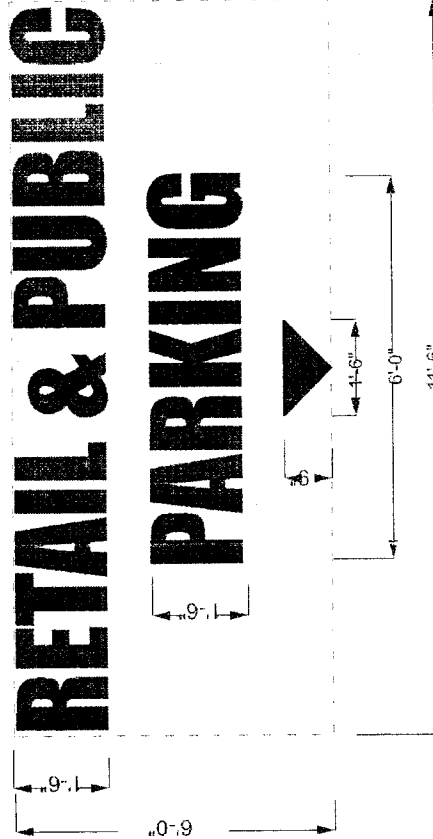
"ARROW" = 1.125

EXHIBIT A-7.2

SOUTH ELEVATION



SIGN TYP 1 - WALL SIGN



TOTAL SIZE OF SIGN: 27.625 s.f.

CUSTOMER INFORMATION

CHARLES BENSON & ASSOCIATES
PROJECT: THE COLUBUS
11000 NW 46th St.
Dania Beach, FL

SIGN PROJECT

NAME:
TYPE BACKLIT CHANNEL LETTERS & WALL

DESIGN

ESKIPAC/INTRACT #
DATE: 05/29/2013
DATE: 05/29/2013



DESIGN FABRICATION &
INSTALLATION ACCORDING TO ALL
APPLICABLE LOCAL, STATE AND FEDERAL
REQUIREMENTS NEC 2008 CODE;
FBC 2007

WE DON'T JUST MAKE SIGNS WE PRESERVE
THEIR QUALITY AND MAKE THEM LAST
FOR YEARS. WE ARE THE ONLY SIGNAGE
PROFESSIONAL SERVICE THAT IS
PROFESSIONAL, MULTIPLE INDUSTRY
AWARDED, AND A MEMBER OF THE SIGNAGE

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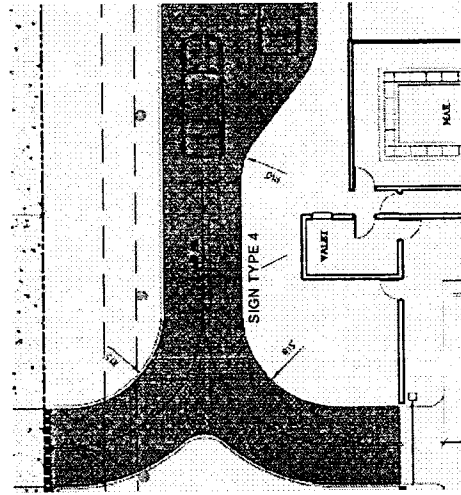
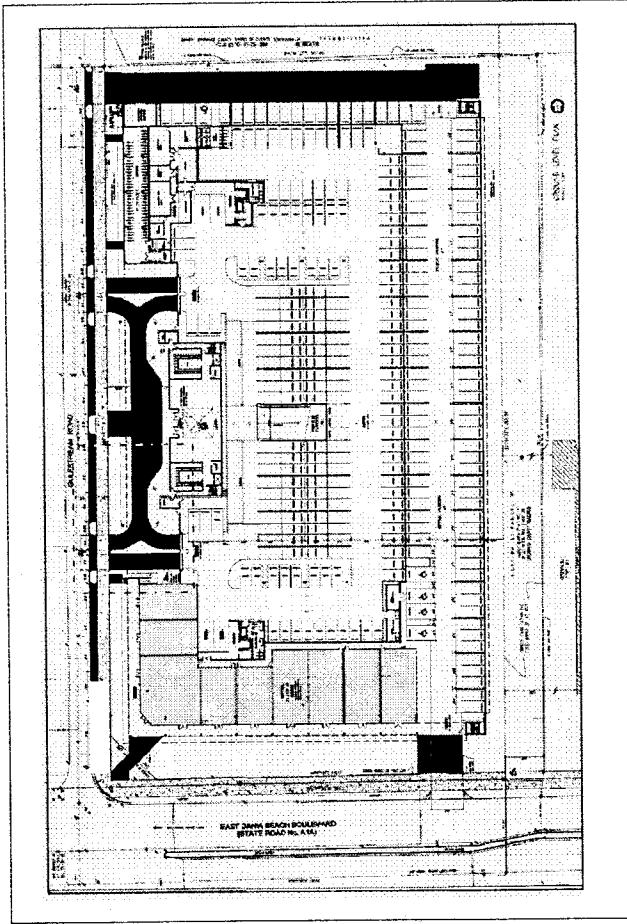
PH: 305.470.2320 - 305.436.5644
F: 305.470.2320 - 305.436.5643

www.usasigns.net

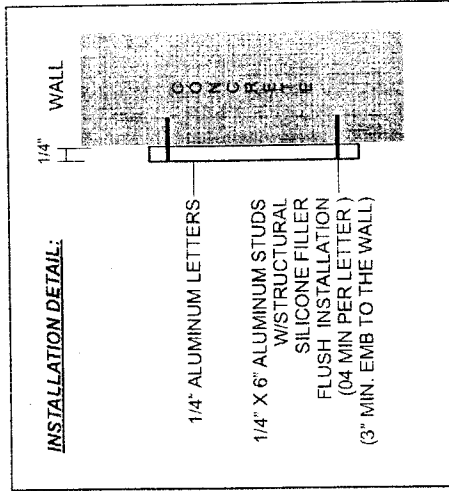
SIZE OF SIGN: 27.625 s.f.
"RETAIL & PUBLIC" = 17.5
"PARKING" = 9
"ARROW" = 1.125

EXHIBIT A-8

WEST ELEVATION



SIGN TYPE 4 WALL SIGN NON-ILLUMINATED



TOTAL SIZE OF SIGN: 3 s.f.

CUSTOMER INFORMATION

CHARLES DENSON ASSOCIATES
300 Andrews Blvd., Suite 200
Dana Beach, FL

SIGN PROJECT

NAME: TYPE BACKLIT CHANNEL LETTER, W/ WALL

DESIGN

INSTALLATION INCH #
APPROVED BY

DATE DESIGNED



DESIGN, FABRICATION & INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE & NATIONAL CODE REQUIREMENTS NEC 2008 CODE, FEB 2007

THE SIGNAGE COMPANY HAS BEEN DESIGNING AND FABRICATING SIGNAGE FOR OVER 40 YEARS. WE ARE A FULL SERVICE SIGNAGE COMPANY. WE ARE THE ONLY SIGNAGE COMPANY IN THE WORLD THAT HAS BEEN DESIGNATED AS A "SIGNAGE SPECIALIST" BY THE INTERNATIONAL SIGN ASSOCIATION (ISA). WE ARE A MEMBER OF THE INTERNATIONAL SIGN ASSOCIATION (ISA) AND THE INTERNATIONAL SIGN ASSOCIATION OF AMERICA (ISAA).

DESIGNED & PRODUCED BY:



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Miami, FL 33166

PH. 305.470.2333 - 305.436.9044
F. 305.470.2320 - 305.436.9543

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

September 27, 2013

RE: Signage Criteria for
The Columbus Site Plan Application (2nd Review)
801 E Dania Beach Boulevard
Dania Beach, FL 33004
Applicant: Mile Marker 55, LLC

Signage Criteria

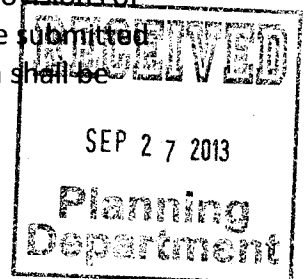
Mile Marker 55, LLC, a Florida limited liability company (the "Owner"), the owner of The Columbus (the "Project"), a project located at the above-referenced address, has sought to develop a project that exemplifies the best in the tasteful environmental awareness throughout this development. This necessitates criteria to each tenant to ensure that the highest standards of excellence will be carried out in the design of each individual tenant space.

The building itself will contain a series of permanent signage for building identification and public and retail parking entrances as well as for directional information for the residential tenants.

The need for each space to be advertised or identified is recognized and provided for within these criteria. Adherence to the following guidelines will allow an appropriate level of individual identification while presenting a consistent overall sense of place.

Each tenant is responsible for the approval of any signage on the site by Owner prior to any submission to the City of Dania Beach (the "City") for a sign permit and prior to any fabrication or installation of any signage elements. The cost of any fabrication and installation is the responsibility of each tenant.

All sign construction is to be completed, once approved by Owner and City, in compliance with these criteria. All signs on the site shall be subject to the provisions of these criteria. Any signs not specifically covered within these criteria shall be submitted to Owner for approval. The sole judge of the acceptability of any submission shall be Owner and his architect or planner.



Approval by Owner in no way relieves the sign contractor, site owner, or tenant from the responsibility of obtaining a valid City Building and Zoning sign permit acquired through the standard City's procedures prior to actually beginning any fabrication of signage. A copy of the approved permit must be submitted to Owner prior to commencement of any work on site.

Owner, as the owner of the Project may from time to time, at its sole discretion, modify or change these guidelines in order to reflect changes at the development. The owner shall be exempt from these guidelines in pursuing the best interests of Owner. A copy of such changes will be provided to the City for review and approval.

I. PROJECT IDENTIFICATION SIGN.

A. PROJECT WALL IDENTITY SIGN.

1. One building identity sign will be located on Gulfstream Road, centered with main pedestrian entrance (see Exhibit A-6.5 for location).
2. Sign will be a single-face aluminum cabinet with silver powder coating finish, cut-out face copy logo, and be LED interior illuminated.
3. The monument sign will contain an area for project description/logo detailed by Owner (TBD).
4. The project will contain the postal address of the buildings in a standard type face detailed as chosen by Owner (see Exhibit A-7.1).
5. Sign must be permitted by the general contractor of the sign fabricator through the normal City sign code procedures prior to fabrication and installation, and a copy of the sign permit must be given to Owner before installation, along with a copy of sign manufacturer's permit shop drawings.
6. See Section IV of this document for additional information, requirements, and procedures.

B. PROJECT SPECIFIC AREA IDENTITY AND DIRECTIONAL SIGNS.

i. PUBLIC AND RETAIL PARKING.

1. One wall sign (see Sign Type 1) will be located above the main driveway facing East Dania Beach Boulevard (see Exhibit A-7.2 for location).
2. One wall sign (see Sign Type 1) will be located to the south of the main driveway facing Gulfstream Road (see Exhibit A-6.1 for location).

3. Method of fabrication for Sign Type 1 is shown in Exhibit A-3. All details shown in Exhibit A-3 must be followed by sign manufacturer, no exceptions or substitutions will be allowed.
4. Refer to Section I (A)(6) above.

ii. INGRESS AND EGRESS TO RESIDENTIAL AREAS.

1. Four wall signs (see Sign Type 1) will be located directly over center of driveways facing Gulfstream Road (see Exhibits A-6.3, A-6.4, A-6.6, and A-6.7 for location).
2. Method of fabrication for Sign Type 1 is shown in Exhibit A-3. All details shown in Exhibit A-3 must be followed by sign manufacturer, no exceptions or substitutions will be allowed.
3. Refer to Section I (A)(6) above.

iii. VALET.

1. One non-illuminated wall sign (see Sign Type 4) will be located directly south of the lobby entrance on west face of valet booth (see Exhibit A-8).
2. Method of fabrication for Sign Type 4 is shown in Exhibit A-8. All details shown in Exhibit A-8 must be followed by sign manufacturer, no exceptions or substitutions will be allowed.
3. Refer to Section I (A)(6) above.

II. BUILDING TENANT SIGNAGE.

A. PRIMARY IDENTITY SIGN.

1. Each tenant will be allowed a primary tenant ID sign centered above each elevation facing a street. The sign shall consist of the company name and corporate logo only (Sign Type 1), and it shall be located in a designated sign area of the specific building where the tenant is utilizing the space. The tenant's sign must be located only within the architectural area as designated in these criteria (see Exhibits A-1 and A-2).
2. For the building's sale center, one wall sign (Sign Type 1) centered above elevation of retail space, directly south of lobby Sign Type 1, facing Gulfstream Road (see Exhibit A-6.8 for location).
3. All signage shall be surface mounted and shall be located on building entrance features above (see Exhibits A-1 and A-2). The size of the allowed tenant ID sign (see Sign Type 1) will be determined by the percentage of space the tenant leases of the overall development in proportion to the total sign area allowed under the City's sign code.

In no instance shall the total sign area exceed that allowed under the City's sign code.

4. No sign shall exceed -24" in overall height (see Exhibits A-1 and A-2) and the exact location for any signs must be approved by Owner and City prior to any fabrication or installation of signs.
5. Tenants with corporate brand identities that include a logo, which is substantially, larger in proportion than the accompanying text, may submit their sign layout for consideration of a variance to the Owner. Variances may or may not be granted after review on an individual basis by Owner. Decisions by Owner are final.
6. Each tenant with a single street frontage will be allowed one Sign Type 1.
7. Should a special circumstance or situation arise where a tenant has a question on how to best display his sign or identity, Owner, at its sole discretion may approve a variance to these criteria. Such variances will be reviewed by special submission to Owner and are handled on a one-by-one basis only. Granting of a variance in no way will set a precedent for other tenants. Granting a variance to these criteria in no way releases the tenant from full compliance with the standard City's sign code.
8. Method of fabrication for Sign Type 1 is shown in Exhibit A-3. All details shown in Exhibit A-3 must be followed by the sign fabricator. No exceptions or substitutions will be allowed. Open face channel letters are not permitted.
9. Each tenant space shall have a postal ID number (Sign Type 3, see Exhibit A-5) at the front entrance designed, fabricated, and installed by the Owner. It shall not be removed or relocated by tenant. Numerals shall be a minimum of 6" in height.
10. In addition to Signs Types 1 and 3, the tenant will be allowed one Sign Type 2 (see Exhibit A-4) which is an under canopy sign. Sign Type 2 shall be centered on the column between tenant spaces and perpendicular to wall at the covered pedestrian walkway. Sign Type 2 shall not exceed 6 SF.
11. In addition to Signs Types 1, 2, and 3, the tenant will be allowed one Sign Type 5 (not shown) located on one rear "man door" at the loading dock area or rear corridor. Sign Type 5 shall be located next to the door in the area 1'-0"H x 1'-0"W x 5'-6"L from top of sign to floor. Sign Type 5 shall be made from computer generated vinyl die-cut letters on 1/8" aluminum back, the background color is to match that of the building, if any.
12. Tenant may identify his rear doors with a 9" high, 1/2" thick aluminum cut postal address numbers, painted black. No other signs allowed in this area except at man door.

13. All signs must be permitted by the tenant's sign fabricator through the normal City's sign code procedure prior to fabrication and installation. A copy of the sign permit must be provided to Owner before installation, along with a copy of sign manufacturer's permit shop drawings.

B. ADVERTISING SIGNS.

1. Any signs located within any building on the site and situated so as to be visible from the roadway shall be limited to 2 SF in total area. Only one such sign shall be permitted.
2. Paper, cardboard, or plastic sign windows are prohibited.
3. Banners of any type, pennants, flags, streamers, etc., are prohibited.
4. Movable temporary signs, regardless of size, are prohibited.

C. GENERAL NOTES.

1. A tenant at the Project shall be defined as any occupant of a building/facility located within the Project, whether owner occupied or tenant leased.
2. All building tenant signage shall be designed in accordance with the City's regulations and that of the Owner's Signage Criteria.
3. No fluorescent light box type signs allowed.
4. Owner must approve all signs, permanent or temporary, for tenant space prior to fabrication and installation. Final location of any sign will be determined solely by Owner's approval.
5. All general notes on fabrication, materials, procedure and specific prohibitions listed elsewhere within these criteria shall all apply.
6. Tenant to supply camera-ready artwork for any logos to be used, including color specifications and designations, using PMS (Pantone Machine System). All colors to be approved by Owner and/or its design consultant prior to any fabrication. Actual sample colors, on a 6" x 6" sample sheet (one for each color), shall be presented to Owner along with the sign drawings submitted.
7. Electricity for signs and hook-up for electrical signs is at the sole cost of tenant.

III. REAL ESTATE SIGNS.

A. GENERAL NOTES AND PROCEDURES

1. Real estate signs shall be non-permanent signs pertaining to the sale, lease, rental or availability of real estate. Such signs may include the building name and address, real estate broker name and contact

- phone number, and amenities located on the site, such as available square feet, etc.
2. The sign must be located on the pertinent site or building no closer than 5'-0" from the R.O.W. and set back a minimum of 15' from adjacent side property lines.
 3. Type and number of signs allowed:
 - a. For complete buildings, one freestanding double-faced sign not to exceed 32 SF in sign area. The faces of the sign may not be more than 2'-0" apart ("V" shape in plan), and the top of the sign may not be higher than 8'-0" above the ground. Or, one wall sign attached parallel to the building façade not to exceed 32 SF in sign area.
 - b. For space available within a multi-tenant commercial building, one freestanding double-faced sign not to exceed 18 SF in sign area. The faces of the sign may not be more than 2'-0" feet apart ("V" shape in plan) and the top of the sign may not be more than 6'-0" above the ground. Or, one wall sign attached parallel to the building façade not to exceed 18 SF in sign area and located at the entry to the available space located below the second floor slab in height above the ground.
 4. Real estate type signs shall not be illuminated in any manner or constructed of reflective materials.
 5. No real estate type signs shall contain any flags, streamers, banners, movable, or sound producing devices.
 6. All support structural members for any real estate signs shall be structurally designed by a Florida licensed engineer and properly permitted through the normal City permitting process after approval by Owner.
 7. All structural elements shall be painted to match the colors of the respective sign face. Minimum requirement paint color is white.
 8. All backs of signs and structural members shall be painted to match the colors of the respective sign face. No raw exposed wood is allowed. Minimum requirement pain color is white.
 9. No real estate sign shall be placed in such a manner that it would block or obscure visibility at a street intersection.
 10. All real estate signs must be removed within seven days from the date a binding agreement is entered into for the sale, lease, or rental of the property, or immediately upon the removal of the property from the market.
 11. All real estate signs must be kept in good condition at all times and must be either removed or repaired immediately by the listing agent or broker if notified by Owner for a reason of condition of the sign.

IV. GENERAL NOTES AND PROCEDURE.

The following information, specifications, and prohibitions are pertaining to all signs within these criteria.

A. SPECIFIC PROHIBITIONS.

1. Examples of sign types or sign components that will NOT be permitted are as follows:
 - a. Cloth, wood paper or cardboard signs, stickers, decals or temporary painted signs around or on an exterior surface (doors, and/or glass) of the premises;
 - b. Flags, banners, pennants, and streamers, except those flags of the U.S.A., State of Florida, or that of the City displayed in an appropriate way;
 - c. Signs, letters, symbols, or identification of any nature painted directly on exterior masonry walls of the premises;
 - d. Any permanent or temporary advertising device using a hot air balloon or any aerial device, illuminated or non-illuminated;
 - e. Illuminated drawings;
 - f. Outrigger signs, exterior moving signs, roof-top signs, or parapet signs;
 - g. Signs on any vehicle, trailer, etc., permanently parked so as to attract attention to a place of business;
 - h. Moving or rotating signs, or signs with moving flashing lights, strobes, light races, etc.;
 - i. Signs of a temporary character or purpose, irrespective of the composition or material of the sign;
 - j. Signs employing surface jumping of wires or neon tubes between letters or words;
 - k. Signs employing the use of any sound or noise making devices or components;
 - l. Signs of box or cabinet type employing luminous plastic panels;
 - m. Signs employing luminous or non-luminous vacuum formed type plastic letters;
 - n. Signs exhibiting the names, stamps, or decals of the sign manufacturer or installer; and,
 - o. Signs employing exposed raceways, ballast boxes, or transformers.

B. REMOVAL UPON VACATION OF PREMISES.

Any business owner and/or lessee's identification signs advertising a commodity or service associated with a premise shall be removed from the premises by the Owner or lessee not later than sixty (60) calendar days from the date the premises are vacated and/or such activity has ceased to exist on the premises.

C. GENERAL NOTES AND SPECIFICATIONS.

1. Illuminated signs shall be provided with light-tight vents as required for appropriate heat dissipation and be indicated on the shop drawings submitted.
2. Isolation materials shall be provided between unlike metals.
3. All fastenings shall be as indicated on the approved/permitted design drawings and shall be compatible with the materials being fastened.
4. All structural elements, posts, extrusions and supports shall conform to the requirements of the design drawings, ASTM standards, all applicable building codes, and shall be as submitted and approved on the shop drawings.
5. All additional parts necessary to complete fabrication and installation shall be furnished by the sign contractor, even though such parts are not definitely shown or specified.
6. All electrical materials and equipment shall be of the best quality products available and shall bear the Underwriters' Laboratories' label or listing wherever possible and must meet the National Electrical Code as well as all local codes.
7. Vinyl sign material, where used, shall be die cut gloss finish vinyl film 3.6 millimeters thick with continuous pressure-sensitive adhesive backing equal to "Scotchcal" or "Scotchlite" brand, manufactured by Minnesota Mining and Manufacturing Company, and have a seven year minimum exterior life span.
8. All materials shall be shown in the sign fabricator's approved/permitted design drawings and shall be the best quality products available.

D. PAINT.

1. All paint used shall be of a type made specifically for the surface material on which it is to be applied as recommended by the manufacturer of the paint. (DuPont™ Imron®, or Matthews Paint acrylic polyurethane paint, or approved equal as minimum standard).
2. All aluminum sign exterior surfaces shall be primed and painted with "Imron®" acrylic polyurethane, or its approved equivalent.
3. Priming, surface preparation of all materials and application of all materials shall be in strict accordance with the manufacturer's

written product data, and as otherwise necessary to produce a finish approved by Owner.

4. Paint shall be ordered or mixed in sufficient quantity to assure consistent application for all signs specified in a given color with touch-up portions provided to tenants in re-usable containers.

E. ELECTRICAL WORK.

1. All electrical work is the responsibility of each tenant and shall be performed by a Florida licensed electrical contractor in accordance with the requirements of all applicable City building codes, as well as National Electric Code.
2. The sign contractor shall provide all transformers, ballasts, internal electrical conduit and wiring, as well as electrical hookup of the signs. The sign contractor shall determine availability of electrical service for each sign and notify tenant of any additional work necessary for providing service to the sign location.
3. All exterior illuminated signs will be connected to tenant's electrical service and operated at uniform intensity (established by Owner) and controlled by a common photocell and/or timer set in accordance with Owner's schedule.
4. The tenant is responsible for all wall or slab penetrations for the tenant's sign.
5. When required, sign exterior shutoff switch shall be built into the leg of a letter or completely concealed for switch handle to toggle. No exposed "J" box switched allowed.

F. PROCEDURES.

1. All signs that are erected, installed, enlarged, or repaired or structurally altered shall comply with the provisions of these criteria.
2. All signs must be in accordance with the provisions of these criteria and the applicable building codes at the time of issuance of a sign approval by Owner and issuance of a permit by the City's Building and Zoning Department.
3. Approval of a sign by Owner in no way relieves the tenant of the responsibility of obtaining a valid sign permit through the normal permitting procedures of the City's Building and Zoning Department.
4. A copy of the valid City sign permit must be submitted to Owner prior to commencing any work on the site.
5. Tenant must submit to Owner, for Owner's approval, the following plans and specifications prior to beginning any work on any signage for tenant's site:

- a. Two copies showing elevation drawings of any and all signs (as an individual sign or as a sign program) to a scale of 1/2"=1'-0" showing complete sign elevations, colors, and dimensions of each sign;
- b. Two copies of a scaled drawing at 1/4"=1'-0" scale showing the complete elevation of the building or buildings where the sign is located, indicating the following:
 - i. All exterior dimensions of the structure and applicable architectural details;
 - ii. Location of sign, actual typography of sign, and size of logo and/or lettering to scale;
 - iii. All colors;
 - iv. A separate scale drawing of the individual sign or signs shown at 1/2"=1'-0" scale. This drawing shall show to scale all dimensions, lettering height, total square footage of sign, and applicable logo colors, materials, etc.;
 - v. A location site plan showing the location of any or all signs indicating all buildings, setbacks, property lines, right-of-way lines, easements, etc., as may be applicable and impact on the sign and/or its location. Indicate street names and lineal front feet of street frontage (include North orientation arrow).
 - vi. Detail drawings of sign elements, letters, etc., at an appropriate scale (1/2"=1'-0" or better) to indicate method of construction, illumination, fasteners, materials, type font, etc.;
 - vii. A structural drawing signed and sealed by a Florida licensed engineer at an appropriate scale meeting the City's Building and Zoning requirements and hurricane wind load requirements.
 - viii. Plans for signs to be illuminated shall show the elevation to the location of electric outlets, conduits, type of light fixtures, a proposed lighting direction, and total illumination (lumens) level. The plan shall be signed and sealed by a Florida licensed electrical engineer.

V. SIGNAGE CALCULATIONS.

A. EAST DANIA BEACH BOULEVARD.

1. Establishment signage calculation:

a. Wall identification signs:

210 LF x 1.5 = 315 SF (REQUIRED)

28'-0" x 75% x 24" (letters height) x 7 (stores) = 294 SF (PROVIDED)

i. Under canopy signs: $6 \text{ SF} \times 7^{(\text{stores})} = 42 \text{ SF}$ (not required in calculation)

b. Incidental information signs:

i. "Retail and Public Parking" = 27.625 SF
(Note: to be approved by City of Dania Beach community development director per Sec. 505-90(M)(4).)

c. Address sign: "801" = 1.75 SF

B. Gulfstream Road.

1. Establishment signage calculations:

a. Wall signs: $214 \text{ LF} \times 1.2 = 256.8 \text{ SF}$ (ALLOWED)

i.	Bicycle station sign	= 32 SF
ii.	Sales center sign	= 26 SF
iii.	$28'-0" \times 75\% \times 24"$ (letters height) $\times 2$ (stores)	= 84 SF
TOTAL PROVIDED		= 142 SF

iv. Under canopy signs:
 $6 \text{ SF} \times 2^{(\text{stories})} = 12 \text{ SF}$ (not required in calculations)

b. Incidental information signs:

i.	"Public Parking"	= 19.125 SF
ii.	"Residential Exit"	= 8 SF
iii.	"Valet Exit"	= 5 SF
iv.	"Valet & Guest Entrance"	= 12 SF
v.	"Residential Entrance"	= 11 SF
vi.	"Valet"	= 3 F

Total Provided = 58.125

c. Wall and gallery edge identification sign:

i. "The Columbus" = 46 SF (PROVIDED)
 $496 \text{ LF} - 75 \text{ LF} = 421 \text{ LF} \times 0.25 = 105.25 \text{ SF} + 1 \text{ SF} = 106.25 \text{ SF}$ (Allowed)

**NOTICE OF PUBLIC HEARINGS
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, October 22, 2013

TIME: 7:00 p.m. or as soon thereafter as the same may be heard

PLACE: City Commission Chambers

Dania Beach Administrative Center

100 West Dania Beach Blvd.
Dania Beach, FL 33004

1)SP-35-13 and VA-49-13: The applicant Mile Marker 55, LLC c/o Charles H. Benson and Associates, Architects, P.A. on behalf of Wiener's Mobile Home Park, LLC, is requesting site plan and variance approval for the construction of a thirteen story, 352-unit mixed use building located at 801 East Dania Beach Boulevard. (Second Reading)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-35-13) AND VARIANCE (VA-49-13) REQUESTS SUBMITTED BY

MILE MARKER 55, LLC C/O CHARLES H. BENSON AND ASSOCIATES, ARCHITECTS, P.A. ON BEHALF OF WIENER'S MOBILE HOME PARK, LLC, FOR PROPERTY LOCATED AT 801 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE

Legally described as: The West one-half (W) of the Southwest one quarter (SW) of the Northeast one quarter (NE) of the Southwest one quarter (SW) of Section 35, Township 50 South, Range 42 East, less road rights of way, said lands situate, lying and being in Broward County, Florida.

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) 924-6805 x3643

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 x3623, 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 this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

Community Development Department
Planning Division
October 11, 2013

SUN SENTINEL PROOF

Customer: CITY OF DANIA (PARENT) Contact: DONNA KIRBY Phone: 9549218700
Ad Number: 14179278

TO: Bonnie L. Miskel
Charles H. Benson
Daniel Rotenberg

FROM: Karl B. Peterson, PE
Joaquin E. Vargas, PE
Traf Tech Engineering

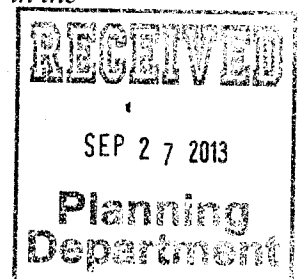
DATE: September 24, 2013

SUBJECT: Dania Beach Apartments – Traffic Impact Study
PZ#: SP-35-13
Response to Review Comments

Dania Beach Apartments is a proposed mixed-use development to be located in the northeast corner of the intersection at E. Dania Beach Boulevard and Gulfstream Road in the City of Dania Beach, Broward County, Florida. A traffic study for this project was submitted to the City in August 2013. Comments on the traffic study were provided to the project team on September 19, 2013. The following is our response to the traffic related comments:

2. **The Traffic Impact Analysis Report indicates that “during the PM peak periods, the intersection of E. Dania Beach Boulevard and US 1 currently operates at LOS “E”...with or without the project.” This means that motorists will find other alternate corridors (which are the local roads).**
 - a. **What are the impacts of this development to the following intersections:**
 - **SE 5th Avenue and E. Dania Beach Boulevard**
 - **SE 3rd Avenue and E. Dania Beach Boulevard**
 - **SE 2nd Avenue and E. Dania Beach Boulevard**
 - **Fronton Boulevard and E. Dania Beach Boulevard**
 - **Gulfstream Road and NE 2nd Street**

***Response:** According to the trip generation analysis, this project is anticipated to result in 78 net new AM peak hour vehicle trips (21 inbound and 57 outbound) and 113 net new PM peak hour vehicle trips (64 inbound and 49 outbound). From a traffic engineering perspective, this is a relatively small increase in vehicle trips (i.e. approximately one new trip every 45 seconds in the AM peak hour and one new trip every 30 seconds in the PM peak hour).*



Regarding the travel patterns and distribution of traffic through the surrounding roadway network, we do not expect a large percentage of the project traffic to utilize the local street network. While there is currently some periodic congestion and delay at the intersection of East Dania Beach Boulevard and Federal Highway, the section of East Dania Beach Boulevard between the project site and the subject intersection to the west has ample capacity and, according to Broward County, is currently operating at Level of Service (LOS) "B" and will continue to do so through the year 2035. Given these conditions and the prevailing traffic speeds (i.e. posted speed limit of 40 mph), the attractiveness of the local street network is greatly diminished.

Regardless of these conditions, there will, naturally, be some utilization of the local street network as there is today with the traffic associated with the existing mobile home development. In view of this comment, we have estimated that the percentage of project traffic utilizing the local street network could be in the 15% to 20% range. With 45% of the project assigned in a northerly direction, this would result in seven (7) vehicles in the AM peak period and ten (10) vehicles in the PM peak hour on the local streets to the north of East Dania Beach Boulevard. And, with 25% of the project assigned in a southerly direction, this would result in four (4) vehicles in the AM peak period and six (6) vehicles in the PM peak hour on the local streets to the south of East Dania Beach Boulevard. These volumes translate to roughly one (1) vehicle every 6 (six) to 15 minutes, which is generally an imperceptible level that will not degrade the quality of life.

Concerning the intersections themselves and their future operations, we anticipate that the project volumes at these intersections will be predominantly through vehicles (i.e. very few turning vehicles) and, as such, they will have little impact on the operating conditions of the intersection and the overall Levels of Service (LOS).

b. What are the impacts to transit, bicycle, and pedestrian facilities within the E. Dania Beach Boulevard corridor?

Response: *This project, as proposed, consists of both residential and retail land uses. Furthermore, the residential component consists of 352 dwelling units which, given the size of the site, is considered to be higher density development within the context of the historic development patterns not only in the immediate area but throughout south Florida. This type of higher density, mixed-use development is generally viewed as "transit and multi-modal supportive." In other words, this project has been created to promote greater reliance on various modes of transportation (such as walking, bicycling, transit, carpooling, etc.) as opposed to the singular reliance on the automobile.*

Transit services in the immediate vicinity of the project are provided by Broward County Transit. Route 4 provides both eastbound and westbound service along East Dania Beach Boulevard (SR A1A). This route provides service from Hallandale Beach Boulevard to the Fort Lauderdale / Hollywood International Airport Tri-Rail Station via SR A1A. Weekday and weekend headways are approximately 45 minutes. Bus stops are located in the immediate proximity of the subject project. A westbound stop (#579) is located approximately 450 feet to the east of Gulfstream Road. An eastbound and westbound stop (#580) is located approximately 550 feet to the west of Gulfstream Road. Given the proximity of the transit stops to the project and the daily headways along Route 4, the available transit service appears to be not only adequate but compatible with the proposed project.

Concerning pedestrian facilities, there is an existing and continuous sidewalk located along the north side of East Dania Beach Boulevard throughout the project study area and beyond. There is also a continuous sidewalk located along the south side of East Dania Beach Boulevard from Gulfstream Road to the west and along the west side of Gulfstream Road to the north. The proposed project plans to enhance the pedestrian facilities in the immediate area with a widened sidewalk throughout the limits of the property along the north side of East Dania Beach Boulevard and the construction of a new sidewalk throughout the limits of the of the property along the east side of Gulfstream Road.

As depicted on the site plan, this project has made a significant commitment to make bicycles readily available to their residents as well as the general public. According to the City of Dania Beach Code of Ordinances, this project is required to provide 34 bicycles on site. The plan, as proposed, will provide 71 bicycles on site. These bicycles will be provided through the Broward B-cycle program and, due to the site's proximity to the downtown attractions of Dania Beach to the west and the beaches to the east, it is anticipated that usage will be high.