



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

DATE: April 8th, 2014

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Mariluz Maldonado, City Planner *[Signature]*
Corinne Lajoie, AICP, LEED Green Associate, Principal Planner *[Signature]*

SUBJECT: **SP-001-14:** The applicant, Nasrin Nilchian is requesting Site Plan approval for the construction of a duplex at 41 NE 2nd Avenue.

REQUEST

SITE PLAN
To approve a new duplex.

PROPERTY INFORMATION

EXISTING ZONING: Neighborhood Residential District
(NBHD-RES)

LAND USE DESIGNATION: Regional Activity Center (RAC)

The subject property is located on the southwest corner of NE 1st Street and NE 2nd Avenue. The property is currently vacant land and the owner is proposing to construct a duplex. The surrounding properties consist of a mixture of single family and multifamily buildings.

Each proposed unit will be approximately 1,800 Sq. Ft. The applicant worked with staff to propose an aesthetically pleasing design with adequate fenestration and architectural features, which will not only be compatible with the Land Development Code regulations, but also with the neighboring community. The design of the duplex resembles a single family home. Each unit has a street entrance via a porch with a driveway in the front. All other Land Development Code requirements have been satisfied and no variances are necessary.

The Site Plan was reviewed by the Development Review Committee ("DRC") back on March 27th, 2014 and the applicant has addressed all comments.

STAFF RECOMMENDATION

Approve.



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: 1/14/13
 Petition No.: SP001-14

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: 41 NE 2 AVE

Lot(s): 9 Block: 5 Subdivision: Beachway

Recorded Plat Name: _____

Folio Number(s): 504234120170 Legal Description: Beachway 8-33 - Lot 9 B1K5

Applicant/Consultant/Legal Representative (circle one) _____

Address of Applicant: 201 NE 2 CT Dania, FL, 33004

Business Telephone: (954) 608-6677 Home: _____ Fax: (954) 923-6005

E-mail address: Decota construction @ att.net

Name of Property Owner: NASrin nichian

Address of Property Owner: 201 NE 2 CT Dania, FL, 33004

Business Telephone: (954) 608-6677 Home: _____ Fax: (954) 923-6005

Explanation of Request: _____

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: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 14th DAY OF January, 2014

By:

Nasrin Nilchian
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Jan Saunders
(Signature of Notary Public – State of FL)



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.

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 9, BLOCK 5, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

USAGE DATA	
PROPOSED STRUCTURE	RESIDENCE
PROPOSED ZONING	RES-1
PROPOSED LOT AREA	11,174 SQ. FT.
PROPOSED LOT COVERAGE	100%
PROPOSED LOT DEPTH	111.74 FT.
PROPOSED LOT WIDTH	100.00 FT.
PROPOSED LOT AREA	11,174 SQ. FT.
PROPOSED LOT COVERAGE	100%
PROPOSED LOT DEPTH	111.74 FT.
PROPOSED LOT WIDTH	100.00 FT.

SITE DATA	
PROPOSED STRUCTURE	RESIDENCE
PROPOSED ZONING	RES-1
PROPOSED LOT AREA	11,174 SQ. FT.
PROPOSED LOT COVERAGE	100%
PROPOSED LOT DEPTH	111.74 FT.
PROPOSED LOT WIDTH	100.00 FT.
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PROPOSED LOT COVERAGE	100%
PROPOSED LOT DEPTH	111.74 FT.
PROPOSED LOT WIDTH	100.00 FT.

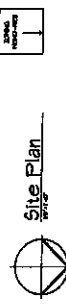
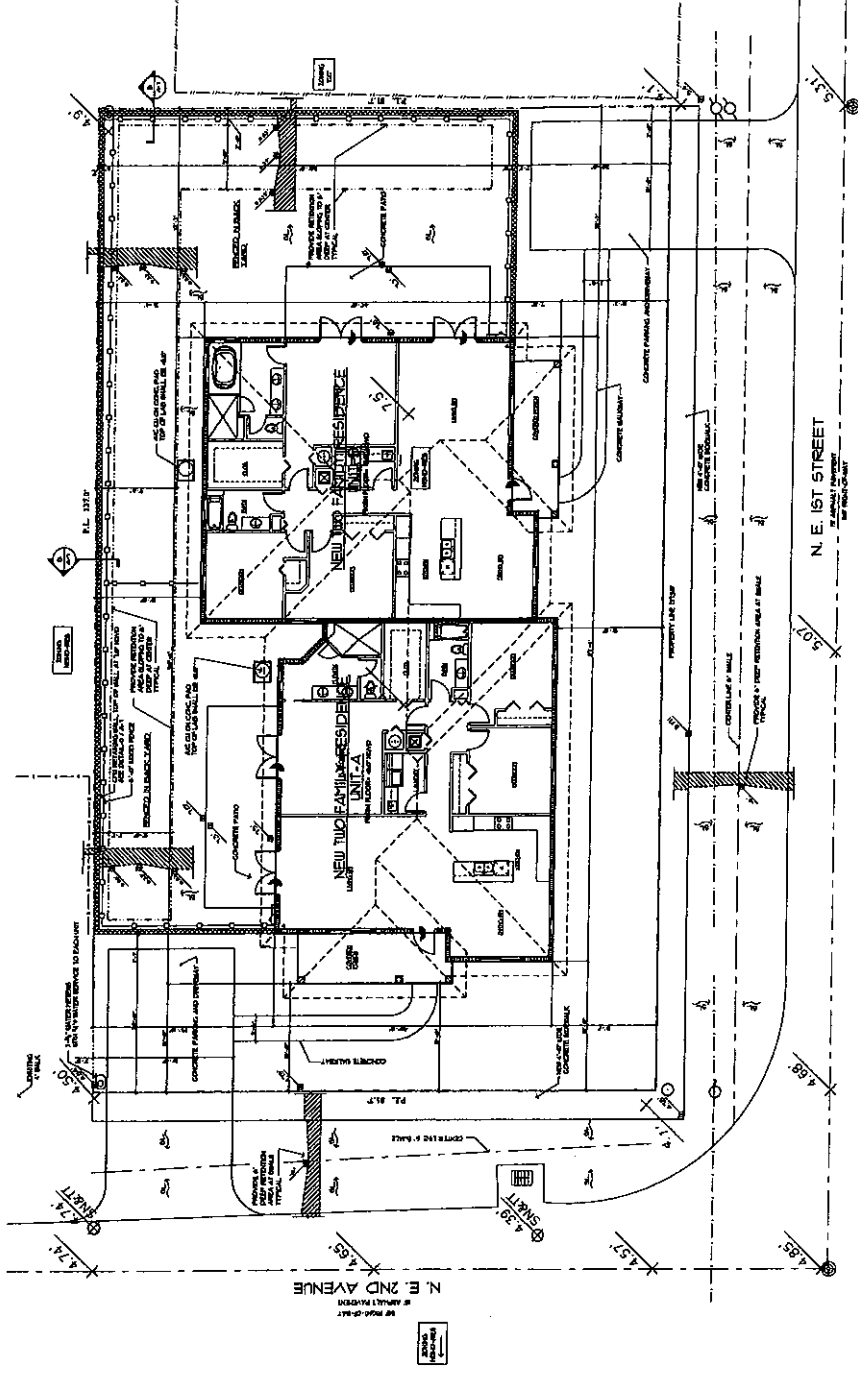
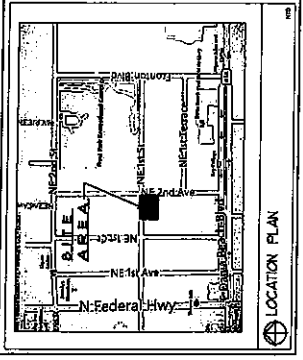
Site Note
 THIS PLAN IS THE BASIS OF A PROFESSIONAL SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

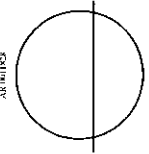
SEVER DESIGN ARCHITECTS
 Mike Sever Architect

10 N.E. 28th Ave. Fort Lauderdale, Florida 33309
 Tel: (954) 565-4333 Email: sever@sdarch.com

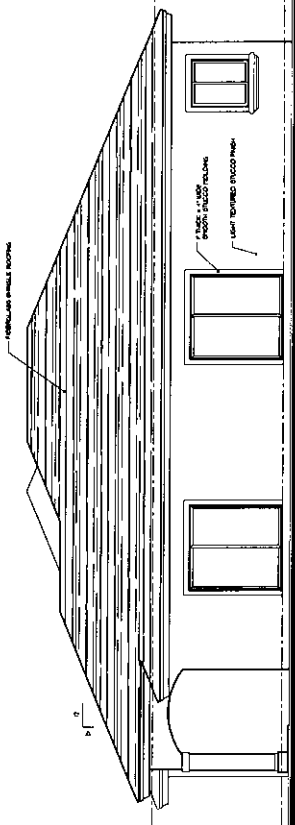
NEW TWO FAMILY RESIDENCE

1 of 4
 SHEET

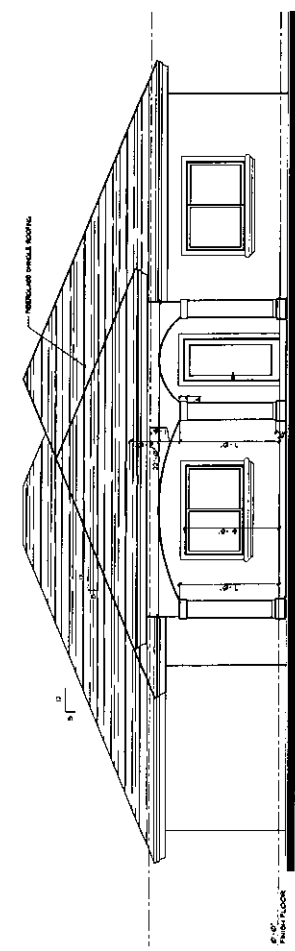




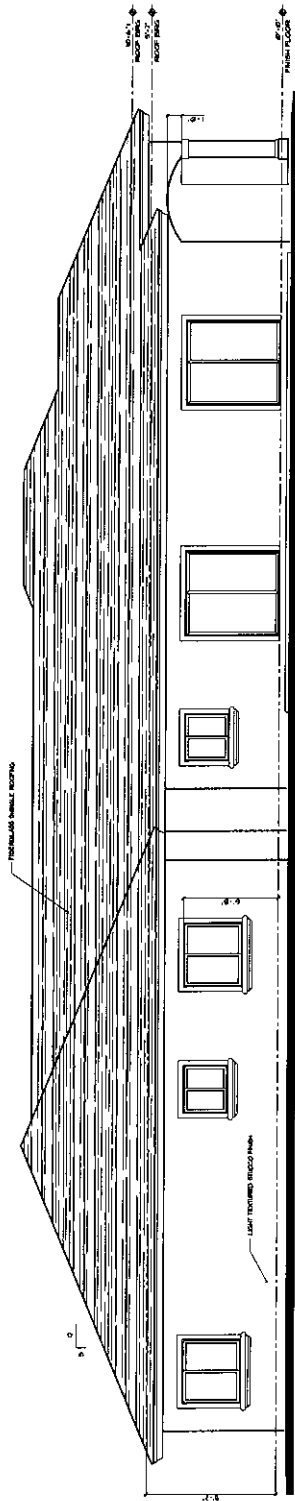
SEVER DESIGN ARCHITECTS		SHEET: 4	
3100 W. 20th Ave. Fort Lauderdale, Florida 33309 (954) 755-6113 Email: sever@severdesign.com		DATE: 11/11/11	
Mark Sever, Architect		PROJECT: NEW TWO FAMILY RESIDENCE	
41 NW 2nd Ave. Ft. Lauderdale, Florida 33304		SCALE: 1/8" = 1'-0"	



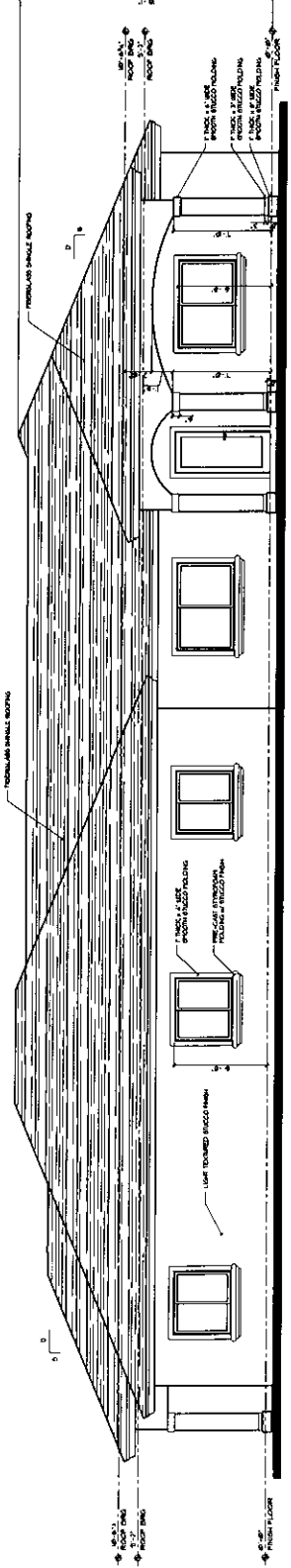
West Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"

NEW TWO FAMILY RESIDENCE

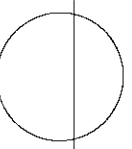
41 N. 2ND AVE. AND 151 N. E. 1ST, DANIA BEACH, FL 33019

SEVER DESIGN ARCHITECTS

5580 N.W. 28th Ave. Fort Lauderdale, Florida 33309
 (954) 774-0000 FAX (954) 558-0333 Email: SEVER@SEV.ART.COM

Mark Seaver Architects
 M.S.A.
 1101 BOLLING BLVD.
 SUITE 200
 FT. LAUDERDALE, FL 33304
 TEL: 352-433-1100
 FAX: 352-433-1101
 WWW.MSEAVER.COM

IR-1
 SHEET



GENERAL IRRIGATION NOTES

- The design is for a permanent system. All piping, valves, etc., shall be within covered areas or suitable enclosures. Piping shall be installed in a trench with a minimum depth of 18 inches. All piping shall be installed in a trench with a minimum depth of 18 inches. All piping shall be installed in a trench with a minimum depth of 18 inches.
- All piping shall be installed in a trench with a minimum depth of 18 inches. All piping shall be installed in a trench with a minimum depth of 18 inches. All piping shall be installed in a trench with a minimum depth of 18 inches.
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LEGEND

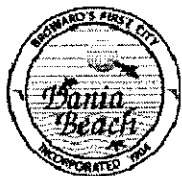
Symbol	Description
1" (1" x 1" x 1")	1" Irrigation Piping
1.5" (1.5" x 1.5" x 1.5")	1.5" Irrigation Piping
2" (2" x 2" x 2")	2" Irrigation Piping
3" (3" x 3" x 3")	3" Irrigation Piping
4" (4" x 4" x 4")	4" Irrigation Piping
6" (6" x 6" x 6")	6" Irrigation Piping
8" (8" x 8" x 8")	8" Irrigation Piping
10" (10" x 10" x 10")	10" Irrigation Piping
12" (12" x 12" x 12")	12" Irrigation Piping
15" (15" x 15" x 15")	15" Irrigation Piping
18" (18" x 18" x 18")	18" Irrigation Piping
24" (24" x 24" x 24")	24" Irrigation Piping
30" (30" x 30" x 30")	30" Irrigation Piping
36" (36" x 36" x 36")	36" Irrigation Piping
42" (42" x 42" x 42")	42" Irrigation Piping
48" (48" x 48" x 48")	48" Irrigation Piping
54" (54" x 54" x 54")	54" Irrigation Piping
60" (60" x 60" x 60")	60" Irrigation Piping
72" (72" x 72" x 72")	72" Irrigation Piping
84" (84" x 84" x 84")	84" Irrigation Piping
96" (96" x 96" x 96")	96" Irrigation Piping
108" (108" x 108" x 108")	108" Irrigation Piping
120" (120" x 120" x 120")	120" Irrigation Piping
132" (132" x 132" x 132")	132" Irrigation Piping
144" (144" x 144" x 144")	144" Irrigation Piping
156" (156" x 156" x 156")	156" Irrigation Piping
168" (168" x 168" x 168")	168" Irrigation Piping
180" (180" x 180" x 180")	180" Irrigation Piping
192" (192" x 192" x 192")	192" Irrigation Piping
204" (204" x 204" x 204")	204" Irrigation Piping
216" (216" x 216" x 216")	216" Irrigation Piping
228" (228" x 228" x 228")	228" Irrigation Piping
240" (240" x 240" x 240")	240" Irrigation Piping
252" (252" x 252" x 252")	252" Irrigation Piping
264" (264" x 264" x 264")	264" Irrigation Piping
276" (276" x 276" x 276")	276" Irrigation Piping
288" (288" x 288" x 288")	288" Irrigation Piping
300" (300" x 300" x 300")	300" Irrigation Piping

SPRINKLER HEAD SCHEDULE

Zone	Head	Qty	Notes
1	ESR-100	1	ESR-100
2	ESR-100	1	ESR-100
3	ESR-100	1	ESR-100
4	ESR-100	1	ESR-100
5	ESR-100	1	ESR-100
6	ESR-100	1	ESR-100
7	ESR-100	1	ESR-100
8	ESR-100	1	ESR-100
9	ESR-100	1	ESR-100
10	ESR-100	1	ESR-100
11	ESR-100	1	ESR-100
12	ESR-100	1	ESR-100
13	ESR-100	1	ESR-100
14	ESR-100	1	ESR-100
15	ESR-100	1	ESR-100
16	ESR-100	1	ESR-100
17	ESR-100	1	ESR-100
18	ESR-100	1	ESR-100
19	ESR-100	1	ESR-100
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29	ESR-100	1	ESR-100
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31	ESR-100	1	ESR-100
32	ESR-100	1	ESR-100
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34	ESR-100	1	ESR-100
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37	ESR-100	1	ESR-100
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41	ESR-100	1	ESR-100
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64	ESR-100	1	ESR-100
65	ESR-100	1	ESR-100
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67	ESR-100	1	ESR-100
68	ESR-100	1	ESR-100
69	ESR-100	1	ESR-100
70	ESR-100	1	ESR-100
71	ESR-100	1	ESR-100
72	ESR-100	1	ESR-100
73	ESR-100	1	ESR-100
74	ESR-100	1	ESR-100
75	ESR-100	1	ESR-100
76	ESR-100	1	ESR-100
77	ESR-100	1	ESR-100
78	ESR-100	1	ESR-100
79	ESR-100	1	ESR-100
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83	ESR-100	1	ESR-100
84	ESR-100	1	ESR-100
85	ESR-100	1	ESR-100
86	ESR-100	1	ESR-100
87	ESR-100	1	ESR-100
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89	ESR-100	1	ESR-100
90	ESR-100	1	ESR-100
91	ESR-100	1	ESR-100
92	ESR-100	1	ESR-100
93	ESR-100	1	ESR-100
94	ESR-100	1	ESR-100
95	ESR-100	1	ESR-100
96	ESR-100	1	ESR-100
97	ESR-100	1	ESR-100
98	ESR-100	1	ESR-100
99	ESR-100	1	ESR-100
100	ESR-100	1	ESR-100

SPRINKLER ZONE SUMMARY

Zone No.	Head	Qty	Notes
1	ESR-100	1	ESR-100
2	ESR-100	1	ESR-100
3	ESR-100	1	ESR-100
4	ESR-100	1	ESR-100
5	ESR-100	1	ESR-100
6	ESR-100	1	ESR-100
7	ESR-100	1	ESR-100
8	ESR-100	1	ESR-100
9	ESR-100	1	ESR-100
10	ESR-100	1	ESR-100
11	ESR-100	1	ESR-100
12	ESR-100	1	ESR-100
13	ESR-100	1	ESR-100
14	ESR-100	1	ESR-100
15	ESR-100	1	ESR-100
16	ESR-100	1	ESR-100
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18	ESR-100	1	ESR-100
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25	ESR-100	1	ESR-100
26	ESR-100	1	ESR-100
27	ESR-100	1	ESR-100
28	ESR-100	1	ESR-100
29	ESR-100	1	ESR-100
30	ESR-100	1	ESR-100
31	ESR-100	1	ESR-100
32	ESR-100	1	ESR-100
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34	ESR-100	1	ESR-100
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36	ESR-100	1	ESR-100
37	ESR-100	1	ESR-100
38	ESR-100	1	ESR-100
39	ESR-100	1	ESR-100
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42	ESR-100	1	ESR-100
43	ESR-100	1	ESR-100
44	ESR-100	1	ESR-100
45	ESR-100	1	ESR-100
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48	ESR-100	1	ESR-100
49	ESR-100	1	ESR-100
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57	ESR-100	1	ESR-100
58	ESR-100	1	ESR-100
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62	ESR-100	1	ESR-100
63	ESR-100	1	ESR-100
64	ESR-100	1	ESR-100
65	ESR-100	1	ESR-100
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67	ESR-100	1	ESR-100
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69	ESR-100	1	ESR-100
70	ESR-100	1	ESR-100
71	ESR-100	1	ESR-100
72	ESR-100	1	ESR-100
73	ESR-100	1	ESR-100
74	ESR-100	1	ESR-100
75	ESR-100	1	ESR-100
76	ESR-100	1	ESR-100
77	ESR-100	1	ESR-100
78	ESR-100	1	ESR-100
79	ESR-100	1	ESR-100
80	ESR-100	1	ESR-100
81	ESR-100	1	ESR-100
82	ESR-100	1	ESR-100
83	ESR-100	1	ESR-100
84	ESR-100	1	ESR-100
85	ESR-100	1	ESR-100
86	ESR-100	1	ESR-100
87	ESR-100	1	ESR-100
88	ESR-100	1	ESR-100
89	ESR-100	1	ESR-100
90	ESR-100	1	ESR-100
91	ESR-100	1	ESR-100
92	ESR-100	1	ESR-100
93	ESR-100	1	ESR-100
94	ESR-100	1	ESR-100
95	ESR-100	1	ESR-100
96	ESR-100	1	ESR-100
97	ESR-100	1	ESR-100
98	ESR-100	1	ESR-100
99	ESR-100	1	ES



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

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

DATE: Tuesday, April 8, 2014
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

SP-001-14: The applicant, Nasrin Nilchian is requesting Site Plan approval for the construction of a duplex at 41 NE 2nd Avenue.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-001-14) SUBMITTED BY NASRIN NILCHIAN, PROPERTY OWNER, FOR PROPERTY LOCATED AT 41 NE 2ND AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legal Description: Lot 9, Block 5 "Beachway", according to the plat thereof, as recorded in plat book 8, page 33, of the Public Records of 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
Publish: Friday, March 28, 2014

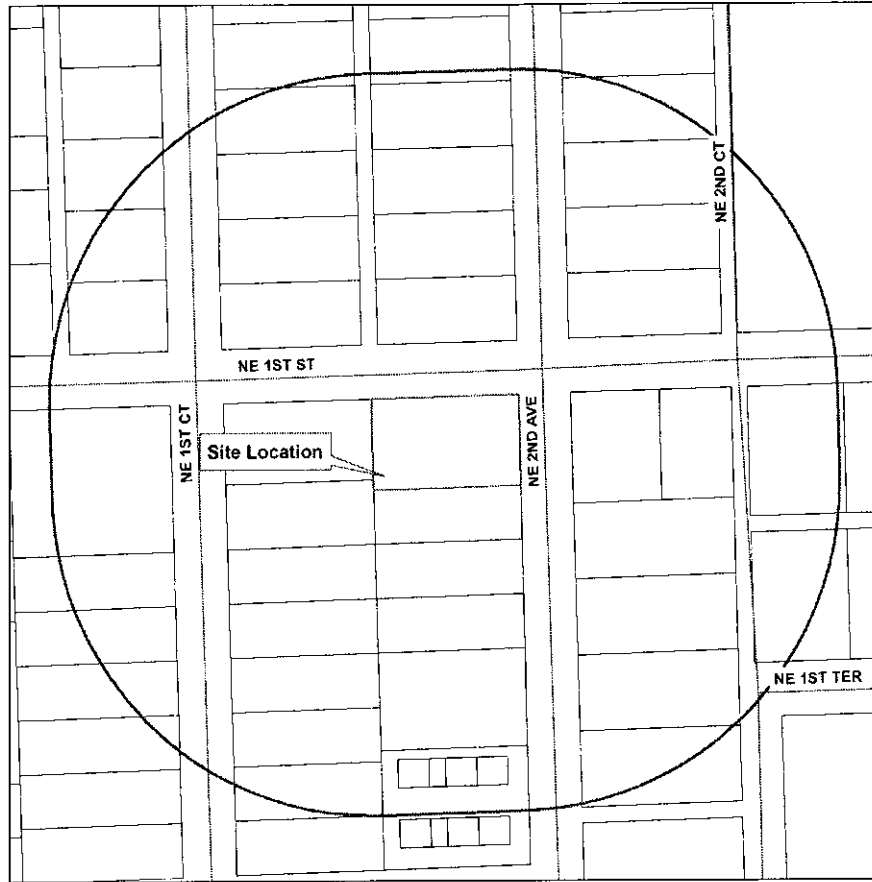


LOCATION MAP

SP-001-14
SITE PLAN
41 NE 2nd AVE
NEW DUPLEX

Legend

- 300' RADIUS
- SUBJECT PROPERTY



**NOTICE OF PUBLIC HEARINGS ON
LAND DEVELOPMENT CODE
AMENDMENTS**

CITY OF DANIA BEACH, FLORIDA

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

DATE: Tuesday, April 8, 2014

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

SP-001-14: The applicant, Nasrin Nilchian is requesting Site Plan approval for the construction of a duplex at 41 NE 2nd Avenue.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-001-14) SUBMITTED BY NASRIN NILCHIAN, PROPERTY OWNER FOR PROPERTY LOCATED AT 41 NE 2ND AVENUE IN THE CITY OF DANIA BEACH, FLORIDA PROVIDING FOR CONFLICTS FURTHER PROVIDING FOR AN EFFECTIVE DATE

Legal Description: Lot 9, Block 5 "Beachway", according to the plat thereof, as recorded in plat book 8, page 33, of the Public Records of 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

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SUN SENTINEL PROOF

Customer: CITY OF DANIA (PARENT)

Contact: DONNA KIRBY Phone: 9549218700

Ad Number: 14192918

Insert Dates: 03/28/2014

Section: CE Class: 720, 711 7-2013 (REVISIONS) 03/26/2014

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Signature of Approval: _____ Date: _____