

**EXHIBIT "A"**

LAND DESCRIPTION  
DANIA JAI ALAI PLAT BOUNDARY  
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

All of Dania Jai Alai Plat, according to the plat thereof as recorded in Plat Book 177, Page 170 of the Public Records of Broward County, Florida; formerly known as:

Portions of the East one-half ( $E\frac{1}{2}$ ) of the Northwest one-quarter ( $NW\frac{1}{4}$ ), of the Northeast one-quarter ( $NE\frac{1}{4}$ ), of the Southeast one-quarter ( $SE\frac{1}{4}$ ) and of the East one-half ( $E\frac{1}{2}$ ) of the Southwest one-quarter ( $SW\frac{1}{4}$ ), of the Northeast one-quarter ( $NE\frac{1}{4}$ ), of the Southeast one-quarter ( $SE\frac{1}{4}$ ) and of the Northeast one-quarter ( $NE\frac{1}{4}$ ), of the Northeast one-quarter ( $NE\frac{1}{4}$ ), of the Southeast one-quarter ( $SE\frac{1}{4}$ ) and of the Southeast one-quarter ( $SE\frac{1}{4}$ ), all in Section 34, Township 50 South, Range 42 East, City of Dania Beach, Broward County, Florida; TOGETHER WITH portions of Block 8, HARBOR LAWNS, according to the plat thereof as recorded in Plat Book 12, Page 43 of the Public Records of Broward County, Florida; TOGETHER WITH portions of Blocks 1, 2, 3, 4, 5, 6 and 7, AMENDED PLAT OF HARBOR LAWNS, according to the plat thereof, as recorded in Plat Book 14, Page 46 of the Public Records of Broward County, Florida; TOGETHER WITH all of CAYDEN'S CORNER, according to the plat thereof as recorded in Plat Book 176, Pages 36 and 37 of the Public Records of Broward County, Florida; AND TOGETHER WITH portions of Northeast 5th Avenue as vacated pursuant to Resolution No. 2007-011, City of Dania Beach, recorded in Official Record Book 43503, Page 948, as conveyed by the Quit Claim Deed from the City of Dania Beach to the Aragon Group, Inc., recorded June 5, 2007 in Official Record Book 44139, Page 1644, all of the Public Records of Broward County, Florida; ALSO TOGETHER WITH portions of Northeast 2nd Street and Fronton Boulevard as vacated pursuant to Resolution No. 2007-081, City of Dania Beach, recorded in Official Record Book 44126, page 1208, as conveyed by the Quit Claim Deed from the City of Dania Beach, Florida, to the Aragon Group, Inc., recorded June 1, 2007, in Official Records Book 44126, page 1211, all of the Public Records of Broward County, Florida; all the above being more particularly described as follows:

BEGINNING at the Northerly most Southwest corner of said CAYDEN'S CORNER;

THENCE North  $01^{\circ}45'47''$  West on the West line of said CAYDEN'S CORNER and the West line of a parcel of land described in Warranty Deed recorded in Official Records Book 9909, Page 23 of the Public Records of Broward County, Florida, a distance of 1,110.05 feet to a point on the arc of a non tangent curve to the left, of which the radius point lies North  $60^{\circ}28'34''$  West;

THENCE continuing on said West line of a parcel of land described in Warranty Deed 9909, Page 23, Northwesterly along the arc of said curve, having a radius of 35.00 feet, through a central angle of  $121^{\circ}26'02''$ , an arc distance of 74.18 feet to a point of non tangency;

THENCE North  $01^{\circ}45'47''$  West continuing on said West line of a parcel of land described in Warranty Deed recorded in Official Records Book 9909, Page 23, a distance of 7.78 feet to the Northwest corner of said parcel of land;

THENCE North  $88^{\circ}59'11''$  East on the North line of said parcel of land described in Warranty Deed recorded in Official Records Book 9909, Page 23, a distance of 863.82 feet to the intersection with the West right-of-way line of Northeast 4th Court as described in Official Records Book 3757, Page 285 of the Public Records of Broward County, Florida;

THENCE South  $01^{\circ}32'28''$  East on said West line of Northeast 4th Court, a distance of 1191.10 feet to the intersection with a non-tangent curve concave to the Northwest, whose radius point bears  $N01^{\circ}33'11''W$ ;

THENCE Northeasterly on the arc of said curve, having a radius of 25.00 feet, through a central angle of  $89^{\circ}59'17''$  and an arc distance of 39.26 feet to a point of cusp;

THENCE South  $01^{\circ}32'28''$  East, a distance of 85.10 feet to the intersection with the South right-of-way line of said Northeast 2nd Street;

THENCE North  $88^{\circ}41'36''$  East on said South right-of-way line of Northeast 2nd Street, a distance of 135.13 feet to the Northwest corner of a parcel of land conveyed to the City of Dania Beach, as described in Official Records Book 3769, Page 482 of the Public Records of Broward County, Florida;

THENCE South  $01^{\circ}20'48''$  East on the West line of said parcel conveyed to the City of Dania Beach, a distance of 5.00 feet;

THENCE North  $88^{\circ}41'36''$  East on the South line of said parcel conveyed to the City of Dania Beach, a distance of 339.73 feet to the intersection with the East line of said Section 34;

THENCE South  $01^{\circ}16'09''$  East on said East line of Section 34, a distance of 1165.87 feet to the intersection with the North right-of-way line of Dania Beach Boulevard (State Road A-1-A) as shown on Florida Department of Transportation Right-of-Way Map, Section 86030-2506, Sheet 2 of 4;

THENCE South  $87^{\circ}45'08''$  West on said North right-of-way line, a distance of 964.56 feet to the intersection with the East right-of-way line of Fronton Boulevard, as described in said Deed Book 808, Page 51, of the Public Records of Broward County, Florida;

THENCE North  $01^{\circ}30'00''$  West, on said East right-of-way line of Fronton Boulevard, a distance of 1166.80 feet;

THENCE South  $88^{\circ}41'36''$  West, a distance of 100.00 feet to the intersection with the West right-of-way line of said Fronton Boulevard as shown on DANIA COUNTRY CLUB ESTATES, according to the plat thereof as recorded in Plat Book 32, Page 23 of the Public Records of Broward County, Florida and the beginning of a non-tangent curve concave to the Southwest, whose radius point bears South  $88^{\circ}30'00''$  West;

THENCE Northwesterly on the arc of said curve, having a radius of 25.00 feet, through a central angle of  $42^{\circ}26'19''$  and an arc distance of 18.52 feet to a point of non tangency;

THENCE North  $01^{\circ}45'47''$  West, a distance of 63.06 feet to a point on the North right-of-way line of Northeast 2nd Street as described in Official Records Book 3757, Page 285 of the Public Records of Broward County, Florida;

THENCE South  $88^{\circ}41'36''$  West on said North right-of-way line of Northeast 2nd Street and the South line of said CAYDEN'S CORNER, a distance of 228.22 feet to the beginning of tangent curve to the right;

THENCE Northwesterly on the arc of said curve having a radius of 25.00 feet and a central angle of  $89^{\circ}32'37''$  an arc distance of 39.07 feet to the POINT OF BEGINNING.

Said lands lying in the City of Dania Beach, Broward County, Florida and containing 2,198,111 square feet (50.462 acres), more or less.

**EXHIBIT "B"**

Ken Lawson, Secretary

Rick Scott, Governor

July 26, 2011

Mr. Gary A. Korn, Esq.  
20801 Biscayne Boulevard, Suite 501  
Aventura, Florida 33180

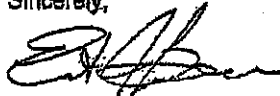
Re: Certified Copy and Permitted Property Use

Dear Mr. Korn:

I hereby certify that the attached Legal Description for Parcels A, B and C, Dania Jai Alai Plat, is a true and accurate copy of records on file with the Division of Pari-Mutuel Wagering.

Pursuant to Chapter 550, Florida Statutes, pari-mutuel wagering activity is authorized on any portion of the permitted property attached hereto

Sincerely,



Ernest J. Barnes  
Investigator



ERNEST J. BARNES, JR.  
MY COMMISSION # DD 887169  
EXPIRES: June 14, 2018  
Bonded Tech Budget History Services

/jb

Real Property

Legal Description:

Parcels A, B and C. DANIA IAI-ALAI PLAT, as recorded in Plat Book 177, page 170, of the Public Records of Broward County, Florida.

FORMERLY KNOWN AS:

PARCEL 1:

The East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
and the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;

All in Section 34, Township 50 South, Range 42 East lying in Broward County, Florida.  
LESS the East 35 feet, and LESS the North 35 feet thereof, AND LESS the West 50 feet;  
LESS the road right-of-way over and across the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of  
the Southeast  $\frac{1}{4}$ ; and the West  $\frac{1}{2}$  of the of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  
 $\frac{1}{4}$ ; lying on a strip of land 78.86 wide in the West end, and 82.73 feet wide on the East end of the  
South side of the above referenced property;

All being more particularly described as follows:

BEGIN at a nail marking the intersection of the northerly right-of-way of Dania Beach  
Boulevard with the easterly right-of-way line of Fronton Boulevard (100 foot right-of-way per  
Deed Book 808, page 51 of the Public Records of Broward County, Florida); thence North  
01°57'11" West along said easterly right-of-way line of Fronton Boulevard a distance of  
1186.22 feet to a nail marking the intersection of said easterly right-of-way line with the  
southerly right-of-way line of Northeast 2<sup>nd</sup> Street (55 foot right-of-way); thence North  
88°12'29" East along said southerly right-of-way line a distance of 937.19 feet to the  
intersection of said right-of-way line with the west line of the East 35 feet of said E  $\frac{1}{2}$  of the  
NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence  
South 01°34'33" East along said west line a distance of 1171.56 feet to a nail marking the  
intersection of said line with the northerly right-of-way line of Dania Beach Boulevard; thence  
South 87°18'16" West along said northerly right-of-way line a distance of 929.55 feet to the  
Point of Beginning.

TOGETHER WITH the East 35 feet of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of  
Section 34, Township 50 South, Range 42 East, AND the East 35 feet of the Southeast  $\frac{1}{4}$  of the  
Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 34, Township 50 South, Range 42 East, lying in  
Broward County, Florida, as vacated pursuant to the City of Dania Resolution No. 2007-011

recorded in Official Record Book 43503, Page 948, of the Public Records of Broward County, Florida.

PARCEL 2:

That parcel of land lying and being in Broward County, Florida to wit:

Commencing at the Southwest corner of Block 5 of the Amended Plat of Harbor Lawns No. 1 as recorded in Plat Book 14, page 46, of the public records of Broward County, Florida, run  $N00^{\circ}10'10''W$ , parallel with the West boundary of said Block 5 a distance of 5 feet; thence  $S89^{\circ}46'30''E$  parallel to the South boundary of said Block 5 a distance of 230 feet to a Point of Beginning; thence,  $N00^{\circ}10'10''W$  387 feet; thence,  $S89^{\circ}46'30''E$  630.64 feet; thence,  $S00^{\circ}00'22''W$  361.89 feet to a point of curvature; thence on a curve to the right having a central angle of  $90^{\circ}13'08''$  and a radius of 25 feet, an arc distance of 39.37 feet; thence,  $N89^{\circ}46'30''W$  parallel with the South boundary of said Block 5, a distance of 604.37 feet to the Point of Beginning and:

Commencing at the Southwest corner of Block 5 of the Amended Plat of Harbor Lawns No. 1 as recorded in Plat Book 14, page 46, of the public records of Broward County, Florida, run  $S89^{\circ}46'30''E$  parallel with the South boundary of said Block 5 a distance of 5 feet; thence,  $N00^{\circ}10'10''W$  parallel to the West boundary of said Block 5, 392 feet to a Point of Beginning; thence, continue  $N00^{\circ}10'10''W$  748.11 feet to a point on a non-tangent curve whose center bears  $N59^{\circ}10'45''W$ ; thence, on a curve to the left, having a radius of 35 feet, an arc distance of 73.92 feet; thence,  $N00^{\circ}10'10''W$  7.78 feet thence,  $S89^{\circ}25'12''E$  888.15 feet; thence,  $S00^{\circ}00'22''W$  803.19 feet; thence  $N89^{\circ}46'30''W$  855.64 feet to the Point of Beginning.

PARCEL 3:

All of CAYDEN'S CORNER, according to the Plat thereof recorded in Plat Book 176, pages 36 and 37, of the Public Records of Broward County, Florida.



**EXHIBIT "C"**

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION  
DIVISION OF PARI-MUTUEL WAGERING

<b>FILED</b>	
Department of Business and Professional Regulation Deputy Agency Clerk	
CLERK:	Brandon Nichols
Date:	6/18/2013
File #:	2013-03875

IN RE: APPLICATION FOR APPROVAL OF  
TRANSFER OF PARI-MUTUEL PERMITS,  
PERMIT NUMBERS 274 AND 281 TO DANIA  
ENTERTAINMENT CENTER, LLC.

DBPR CASE Nos. 2013009455  
2013009456

FINAL ORDER APPROVING TRANSFER OF PERMITS

Pursuant to the provisions of Chapter 550, Florida Statutes, and the rules promulgated thereunder, The State of Florida, Department of Business and Professional Regulation, Division of Pari-Mutuel Wagering ("Division") is responsible for the investigation and prior approval of the transfer of any permit for Pari-Mutuel Wagering; and

On March 7, 2013, Dania Entertainment Center, LLC ("DEC"), a company authorized to transact business in the State of Florida, submitted an application ("Application"), requesting that the Division conditionally approve the transfer of both permits located and the underlying licenses operated at Dania Jai Alai. Specifically, permit number 274 held by The Aragon Group ("Aragon") for the conduct of pari-mutuel wagering on jai alai and permit number 281, held by Summersport Enterprises, LLC ("Summersport") for the conduct of pari-mutuel wagering on summer jai alai.

Included in the application was an Asset Purchase Agreement ("Agreement") in which DEC will, upon closing, receive both permits and the underlying licenses issued by the Division pursuant to Chapter 550, Florida Statutes, and Section 849.086, Florida Statutes, which are held by Aragon and Summersport. DEC would then become the sole owner of all permits and licenses operated at Dania Jai Alai.

On May 16, 2013, the Division issued a conditional order approving the transfer and providing that upon closing DEC shall file a notification within 15 days of the closing with the division verifying the transfer of the permits as outlined in the Agreement. The conditional approval also provided that upon receipt of such notification the division would issue a Final Order of Approval *nunc pro tunc* to the date of the Conditional Approval acknowledging the transfer.

DEC has provided written notification of the closing in compliance with the requirement of the conditional approval.

**NOW, THEREFORE**, be it known that:

Pursuant to the requirements of Section 550.054, Florida Statutes, the Division hereby approves the transfer of both permits 274 and 281 and the underlying licenses issued by the Division to DEC as specifically outlined in the Agreement. This Final Order is issued *nunc pro tunc* to the date of the Conditional Approval.

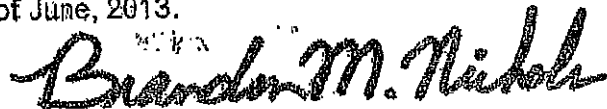
**DONE AND ORDERED** this 13<sup>th</sup> day of June, 2013, in Tallahassee, Florida.



**LEON M. BIEGALSKI**  
**DIRECTOR**  
**DIVISION OF PARI-MUTUEL WAGERING**  
Northwood Centre  
1940 North Monroe Street, Suite 50  
Tallahassee, Florida 32399-1035  
(850) 488-9130

**CERTIFICATE OF SERVICE**

I **HEREBY CERTIFY** that true and correct copies of the foregoing Order of Approval have been furnished by U.S. Mail to Dania Entertainment Center, LLC, LLC, c/o Riley Davis, 106 E. College Avenue, Ste. 1200 (32301) Post Office Box 1877 32302-1877 and to The Aragon Group and Summersport Enterprises, LLC, c/o John M. Lockwood, 200 West College Avenue, Suite 307, Tallahassee, Florida 32301, this 13<sup>th</sup> day of June, 2013.



Agency Clerk's Office  
Department of Business and  
Professional Regulation

**COPIES FURNISHED TO:**

Office of Operations  
Licensing Section  
Investigations Section  
Office of Auditing  
Joseph M. Helton, Chief Attorney

**EXHIBIT "D"**

*"Attached Seperately"*

**EXHIBIT "E"**

# The 2014 Florida Statutes

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Title XXXIII  
REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND  
SOLICITATIONS

Chapter 550  
PARI-MUTUEL  
WAGERING

[View Entire Chapter](#)

**550.155 Pari-mutuel pool within track enclosure; takeouts; breaks; penalty for purchasing part of a pari-mutuel pool for or through another in specified circumstances.—**

(1) Wagering on the results of a horserace, dograce, or on the scores or points of a jai alai game and the sale of tickets or other evidences showing an interest in or a contribution to a pari-mutuel pool are allowed within the enclosure of any pari-mutuel facility licensed and conducted under this chapter but are not allowed elsewhere in this state, must be supervised by the division, and are subject to such reasonable rules that the division prescribes.

(2) The permitholder's share of the takeout is that portion of the takeout that remains after the pari-mutuel tax imposed upon the contributions to the pari-mutuel pool is deducted from the takeout and paid by the permitholder. The takeout is deducted from all pari-mutuel pools but may be different depending on the type of pari-mutuel pool. The permitholder shall inform the patrons, either through the official program or via the posting of signs at conspicuous locations, as to the takeout currently being applied to handle at the facility. A capital improvement proposed by a permitholder licensed under this chapter to a pari-mutuel facility existing on June 23, 1981, which capital improvement requires, pursuant to any municipal or county ordinance, resolution, or regulation, the qualification or approval of the municipality or county wherein the permitholder conducts its business operations, shall receive approval unless the municipality or county is able to show that the proposed improvement presents a justifiable and immediate hazard to the health and safety of municipal or county residents, provided the permitholder pays to the municipality or county the cost of a building permit and provided the capital improvement meets the following criteria:

- (a) The improvement does not qualify as a development of regional impact as defined in s. 380.06; and
- (b) The improvement is contiguous to or within the existing pari-mutuel facility site. To be contiguous, the site of the improvement must share a sufficient common boundary with the present pari-mutuel facility to allow full and free access without crossing a public roadway, public waterway, or similar barrier.

(3) After deducting the takeout and the "breaks," a pari-mutuel pool must be redistributed to the contributors.

(4) Redistribution of funds otherwise distributable to the contributors of a pari-mutuel pool must be a sum equal to the next lowest multiple of 10 on all races and games.

(5) A distribution of a pari-mutuel pool may not be made of the odd cents of any sum otherwise distributable, which odd cents constitute the "breaks."

(6) A person or corporation may not directly or indirectly purchase pari-mutuel tickets or participate in the purchase of any part of a pari-mutuel pool for another for hire or for any gratuity. A person may not purchase any part of a pari-mutuel pool through another wherein she or he gives or pays directly or indirectly such other person anything of value. Any person who violates this subsection is guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

**EXHIBIT "F"**

LAND DESCRIPTION  
RESURRECTION CATHOLIC CHURCH

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Parcel "A" of AMENDED PLAT OF A PORTION OF "HARBOR LAWNS No. 1, according to the plat thereof, as recorded in Plat Book 34, Page 5 of the Public Records of Broward County, Florida.

Said lands lying in the City of Dania Beach, Broward County, Florida and containing 494,695 square feet (11.357 acres), more or less.



**EXHIBIT "G"**



*Pride in Service with Integrity*

**Department of Fire Rescue & Emergency Services  
Fire Marshal's Office  
Dania Beach District**

103 West Dania Beach Blvd. • Dania Beach, Florida 33004  
Office: (954)342-4262 • Fax: (954)342-4265

**SITE PLAN REVIEW COMMENTS**

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Date: 3/19/14 Site Plan No.: \_\_\_\_\_ Time Required For Review: 3 Hours

Project: Dania Jai-Alai Redevelopment Plan Sq. Feet: 653,400

Plan Reviewer: Sean Brown, Battalion Chief / Fire Plans Examiner

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Approved As Submitted  
Conditions

Denied

Approved With  
Conditions

Comments Must Be Addressed and Resubmitted Prior to City

1. Provide a Fire Hydrant Flow Test (Contact the Dania Beach District Fire Marshal's Office for information and scheduling).
2. Provide the Fire Flow Demand Calculations for each structure. The needed fire flow requirements (Fire Flow Demand Calculations) for manual fire suppression efforts shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. The Needed Fire Flow Requirement must be in accordance with N.F.P.A. 1 (2009 Ed.), Chapter 18, Section 18.4 for manual suppression efforts.
3. Complete the attached Application for Approval of the Fire Protection Water Supply Design.
4. Identify the size of the new proposed water mains on the plans.
5. Provide signed and sealed documentation from a state licensed engineer confirming that the existing 6" water mains proposed to remain will provide sufficient water for all aspects of this project. In addition, provide documentation from Dania Beach Public Works Water Department that they also approve and concur with the engineer's report.
6. The plans did not identify water mains for fire protection for the parking garage.
7. Identify the locations of all Fire Hydrants. Hydrant spacing for commercial structures is required to be no more than 300' (as the engine/truck drives).
8. Identify the locations of all Siamese Fire Department Connections for each structure. Please keep in mind that all Siamese FDC's must be within 100' of a Fire Hydrant.
9. Identify the locations of all Standpipes and Standpipe FDC's for each structure.
10. Identify the locations of all Fire Command Rooms.
11. Identify the locations of all Fire Pumps and/or Fire Pump Rooms.
12. Provide details for all of the following:
  - a. Fire Hydrants

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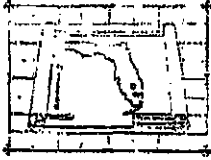
Site Plan Review Comment Sheet

Rev. 2-17-12

- b. Impact Protection (Bollards)
  - c. Roadway Pavement Markers (RPM's)
  - d. Backflow Prevention Devices
  - e. FDC's and Signage for FDC's
  - f. Address Location / Size
13. Provide locations for Fire Lanes / No Parking Areas.
  14. Provide Fire Department Access (Via Gate) on NE 2 Avenue.
  15. Identify on the plan that 14' vertical clearances shall be provided for all drive aisles in the parking garage and under each porte cochere to each hotel and any other structures. Are there plans to raise the existing "valet parking" ceiling level to 14'? If not please identify the vertical clearance of this location on the plans.
  16. Fire Department Access into the garage from the east side may need some discussion at time of meeting.
  17. Demonstrate all turning radii (min. radius is 38' inside and 50' outside).

**ADDITIONAL COMMENTS MAY FOLLOW RE-SUBMITTAL.**

**EXHIBIT "H"**



## BROWARD COUNTY PLANNING COUNCIL

17 SOUTH ANDREWS AVENUE, ROOM 307 • FORT LAUDERDALE, FLORIDA 33301

August 16, 2011

Debbie M. Orshefsky, Esq.  
Greenberg Traurig  
401 East Las Olas Boulevard, Suite 2000  
Fort Lauderdale, FL 33301

Dear Ms. Orshefsky:

Re: Dania Jai Alai Plat Note

This letter is written in response to your request regarding confirmation whether or not the City of Dania Beach would be required to allocate land use intensities under the "Regional Activity Center" (RAC) land use designation on the Broward County Land Use Plan (BCLUP) and located in the City of Dania Beach.

Based on the information provided by you, it is Planning Council staff's understanding that the proposed hotel and marina uses are located within lands designated as a pari-mutuel by the State of Florida. Based on that information and in such context of Florida Statute 550.155(2), it would appear that the proposed use would qualify as a "capital improvement proposed by a permit holder licensed under this chapter to a pari-mutuel facility existing on June 23, 1981."

In consultation with the Planning Council Attorney and County Attorney's office, Planning Council staff has determined that the uses described in your correspondence are permitted without a need to allocate land use intensities under the permitted uses of the RAC.

Please note that this finding is subject to review and agreement by the City of Dania Beach. In addition, the proposed uses must meet any other applicable requirements of Florida Statutes Chapter 550.

It is noted that the Broward County Land Use Plan is the effective plan for this property, as the City of Dania Beach has not yet recertified its future land use plan to include the "Regional Activity Center" on its map or in its text.

If you have any additional questions in this regard, please contact Andrew Maurodis, Esq., Counsel, Broward County Planning Council or Maite Azcoitia, Deputy County Attorney, Broward County Office of the County Attorney, at your convenience.

Respectfully,

  
Henry A. Smezek, AICP  
Executive Director

TELEPHONE: 954-357-6695 • FAX: 954-357-6685

[www.broward.org/planningcouncil](http://www.broward.org/planningcouncil)

**Debbie M. Orshefsky, Esq.**

**Page Two**

**August 16, 2011**

**cc: Andrew Maurodis, Esq., Counsel  
Broward County Planning Council**

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

**Commissioner Anne Castro, Member  
Broward County Planning Council**

**Maite Azcoitia, Deputy County Attorney  
Broward County Office of the County Attorney**

**David Danovitz, Assistant Director  
Broward County Development and Environmental Regulation Division**

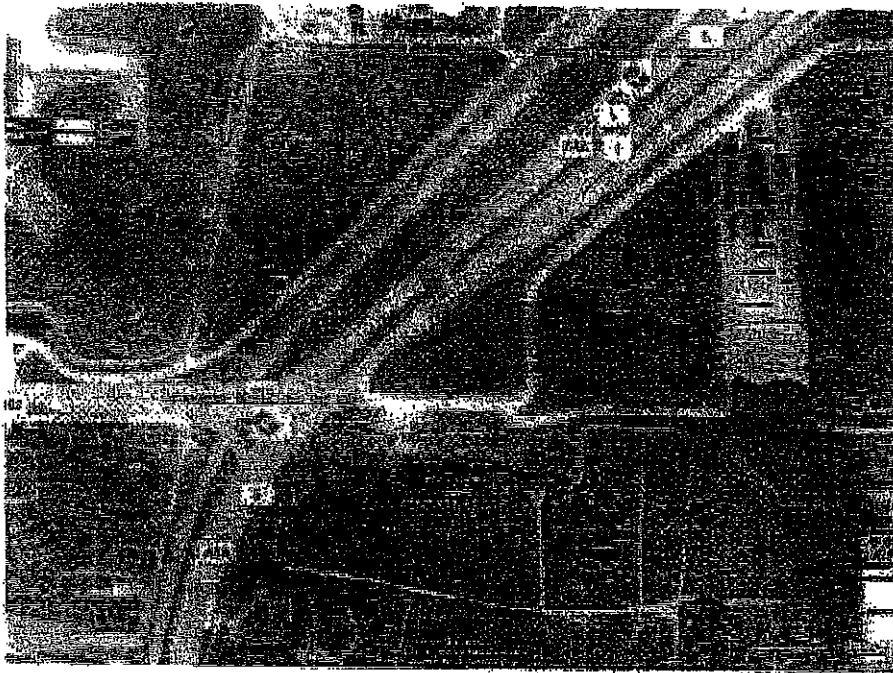
**Thomas Ansbro, Esq.  
City of Dania Beach**

**Corrine Lajoie, Planner  
City of Dania Beach**

**EXHIBIT "I"**

**INDICATIVE LOCATIONS OF PROPOSED  
SIGNAGES TO JAI-ALAI**

(EXACT LOCATION AND LANGUAGE TO BE DETERMINED AND APPROVED BY FDOT)



**Location:**

Along US-1 about 1,800 feet north of Griffin Road/US-1 intersection  
Near intersection of Griffin Road and US-1





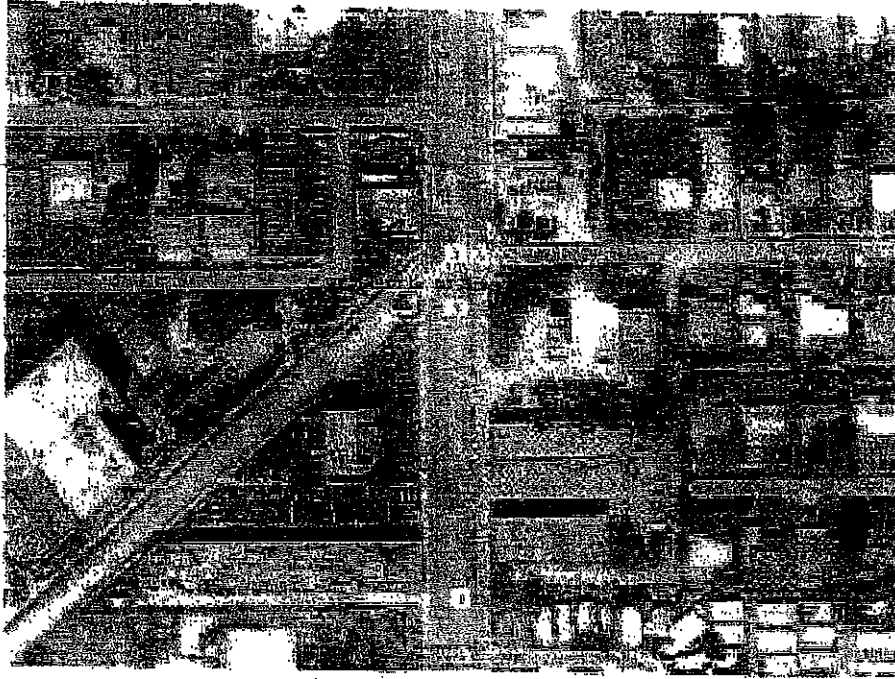
Location : After the Bridge (Southbound) - before Old Griffin Road



Location:  
Before NE 1<sup>st</sup> Street (Southbound)  
Before Dana Beach Blvd (Northbound)



Location: Stirling Road and US-1



Location: West Dixie Highway and US-1



Location: Sheridan Street and US-1