

Parco Mare Apartment Project
Site Plan Modification Submittal – SP-34-11MOD
Design Team Response to Staff Comments
Updated October 3rd 2014



Prepared By:



Bermello Ajamil & Partners, Inc.

Bermello Ajamil & Partners, Inc
900 SE 3rd Avenue, Suite 203
Fort Lauderdale Florida 33316

Prepared for:

Dania Beach Developers, LLC
c/o RILEA Group
1450 Brickell Avenue Suite 1420
Miami, Florida 323133

Introduction

The following are the design team's response showing all final comments from staff regarding PZ # SP-34-11MOD for the Parco Mare Apartment Site Plan Modification Submittal.

All Staff comments with a ~~Strike-thru~~ show they have been answered and are closed. Responses are in bold and blue.

These written comments are in coordination with the Parco Mare Apartment Project Site Plan Drawings Package dated October 2014; which has been revised to address all comments below. (2) two full size signed and sealed sets are included for with all requested changes for your record.

Project Team / Contact Information

The following is a breakdown of the project design team responsible for the assembly of this memo:

Owner	Dania Beach Develops, LLC c/o RILEA Group 1450 Brickell Avenue, Suite 1420 Miami Florida, 33131 Contact: Ashley Bosch Phone: 305-371-5254
Architect	Bermello Ajamil & Partners, Inc 900 SE 3 rd Avenue, Suite 203 Fort Lauderdale, Florida 33316 Contact: Scott Bakos Phone: 954-627-5109
Surveyor	Radius Professional Surveyor and Mapper, LLC 1001 SW 15 th Avenue Boca Raton, Florida 33486 Contact: Michael D. Klimkiewicz Phone: 561-372-2898

Civil Engineer Sun-Tech Engineering
 1600 West Oakland Park Boulevard
 Fort Lauderdale, Florida 33311
 Contact: Mike Gai
 Phone: 954-777-3123 [ext. 310]

Landscape Architect Mariano Corral
 3001 SW 109th Court
 Miami, Florida 33165
 Contact: Mariano Corral
 Phone: 305-551-1262

Final Staff Comments and Design Team Responses

1. **PLATTING:** Identify if plat note amendment is needed. If needed, must submit application. 2nd time requested. Must be provided prior to issuance of a building permit (per ML).

RESPONSE: Plat note revision required; please see enclosed application, note revision, and copy of submitted check payment FedEx to City, Principal Planner Corinne Lajoie, 10/2/14 by GreenspoonMarder Law, Ms. Cynthia Pasch.

- ~~2. **DEDICATION OF PARK LAND:** Provide analysis of required park impact fees based on the now unit totals. 2nd time requested.~~

- ~~• The information you provided is deficient in the area of park land dedication calculations. In addition, an appraisal of the property is necessary to determine the final payment in lieu. Please see my analysis of Section 805-110 below as it relates to your property. Confirm your agreement with my findings and provide the missing information. This information is required prior to scheduling the item for public hearing, as only the City Commission can accept payment in lieu values, which cannot be determined without the missing information.~~

~~• Per Section 805-110(D)
.003 X 237 X 1.8 = 1.2798 acres~~

- ~~○ Per Section 805-110(E)(3)
 $2.141 \times 20\% = .4282$ acre max.~~
- ~~○ Per Section 805-110(E)(4)
 $2.141 \times 6\% = .12846 =$ payment~~
- ~~○ $.4282 - .12846 = .29974$ acres that may be allowed in credits~~
- ~~○ $10,409 \text{ s.f.} = .23895$ acres $-.29974 = .06079$ acres still required~~
- ~~○ $.06079 + .12846 = .18925$ acres of total park land or payment in lieu required.~~
- ~~Alternatively, the original payment in lieu value previously established, can remain to be paid at time of building permit. The additional units can be paid based on the new flat rate adopted by the City Commission on 8-26-14 per resolution number 2014-071 which established a multi-family rate of \$1,364 per unit. Please indicate your preference.~~
- ~~○ Per Section 805-110(F)(2) provide written agreements and documents acceptable to the City Attorney identifying that the private ownership and maintenance of the open space is adequately provided. Must be provided prior to issuance of a building permit (per ML).~~
- ~~○ Per Section 805-110(F)(3) Provide a covenant for the City Attorney to review which restricts such private open space to park, open space and recreational purposes to be recorded in Broward County Public Record prior to issuance of a building permit. Must be provided prior to issuance of a building permit (per ML).~~

RESPONSE: Dedication of Park Land: We agree with the following findings which are consistent with yours, as follows:

- a. Per Section 805-110(D)

- i. $(3/1,000) = .003 \times 237 \times 1.8 = 1.2798$ acres
- b. Per Section 805-110(E)(3)(c)
 - i. $2.141 \times 20\% = .4282$ max acre for dedication
- c. Per Section 805-110(E)(4)
 - i. $2.141 \times 6\% = .12846$ must be dedicated for any residential development
 - ii. $.4282 - .12846 = .29974$ acres available for credits
 - iii. 10,409 Square Feet = .23895 acres being dedicated
 - iv. $.23895 - .29974 = .06079$ acres still required for dedication
 - v. $.06079 + .12846 = .18925$ acres of total dedication for payment in lieu
- d. As agreed in our meeting with Marc and you, we provided the Appraisal for determination of value via email on 9/26/14 receipt confirmed by Donna Kirby on behalf of Marc. We are enclosing another copy in this submittal for your records.

~~3. SIGNS: provide copy of master sign program for staff approval, per Section 505-200. Per Section 505-90(D) total sign area is cumulative. Provide all signage detail to ensure compliance. Directional signage can be provided at a later date, however, project identification sign must be provided as part of site plan approval. 2nd time requested. Must be provided under separate review and permit (per ML).~~

Response: As discussed and agreed in our last meeting with Mark, no signs are part of this package. We have included this note on G-0.0A, Detail 2, bottom left chart under "General Notes", note 2.

~~4. Provide minimum bicycle parking requirements identified in Section 265-51. Five percent (5%) of 416 required parking spaces is required = 20.8; Provide 21 bicycle parking. Revise accordingly. 2nd time requested.~~

Response: Done. 22 bicycle racks are not included and shown on A-1.0A (see full size plans included in this submittal).

- 5. WILDLIFE PROTECTION: Identify how Article 250 is being implemented.** Environmental Assessment submitted is more than 2 years old. Provide ~~new~~ updated study dated within the last 6 month. 2nd time requested.

ACTION REQUIRED: Wildlife protection report shall be submitted no later than Monday October 6th.

~~6. HEIGHT:~~

- ~~• For each incentive being used to reach the proposed height and density, provide a breakdown indicating how the density and height is achieved. Calculations provided show 113 units per acre achieved through incentives; maximum of 100 units per acre permitted. Please note on plans.~~

Response: We have updated these on the project criteria chart, on G-0.0A, Detail 2.

- ~~• Based on the Supplemental in LEED document dated August 2012:

 - ~~○ Identify the individual designated as the Commissioning Authority.~~
 - ~~○ Identify on plans where the recycling will be collected on-site.~~
 - ~~○ Identify on plans location of designated smoking area.~~~~

Response: We have included a notarized letter as part of this submittal identifying the LEED AP individual who is a full time employee of B&A and shall act as the accredited professional as required. The recycling and smoking areas are shown on the latest A-1.0A plan.

- ~~• Provide documentation addressing the requirements of Section 305-50(F). 2nd time requested.
 - ~~○ Per Section 305-50(F)(5) provide notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated in the project plans. Must be provided prior to issuance of a building permit (per ML).~~
 - ~~○ Per Section 305-50(F)(6) Project site and engineering plans that clearly detail all green building measures which are intended to qualify for incentives. Must be provided prior to issuance of a building permit (per ML).~~
 - ~~○ Per Section 305-50(F)(7) provide a notarized affidavit certifying that a green building expert professional certified by a third party green building and development rating organization deemed acceptable by the community development director is a part of the development team and shall remain part~~~~

- ~~of the project team throughout its duration (i.e. from the design stage through final building inspection issuance of certification of occupancy). Must be provided prior to issuance of a building permit (per ML).~~
- ~~• Sheet G-0.0 identified 2.141 acres X 100 units per acre = 214 total units. Revise "Total DU Allowed" in table to 241 units.~~

Response: We have included a notarized letters as part of this indicating our ability to obtain the minimum points required to be LEED certified.

We have also included a more detailed letter showing how we are accomplishing the minimum points related to this project.

We have included a notarized letter as part of this submittal identifying the LEED AP individual who is a full time employee of B&A and shall act as the accredited professional as required.

We have also adjusted the 241 units on the project criteria sheet on sheet G-0.0A, Detail 2. Note as indicated in detail 2 of the Project Criteria Sheet, the gross property to the centerline of Dania Beach Boulevard is 105,244 s.f., which equates to 2.41607 acres.

- ~~7. Identify how Section 309-10(C) entitled 'Construction of on-street parking, sidewalk and street furniture required' is being complied with.~~

ACTION REQUIRED: As per our meeting with you and Mark, it was agreed the benches as shown are satisfactory and directly adjacent to the existing sidewalk as shown on A-1.0A.

~~8. Garage, section 265-140:~~

- ~~• (C) 2.5' shall be provided between space and wall. Provide measurement on plans. 2nd time requested.~~
- ~~• (F) Identify vertical clearance on all levels; minimum 7'2" required. Measurements not shown.~~

ACTION REQUIRED: See the updated A-1.0A and A-1.1A with all added dimensions requested. On these plans and on the elevations, we have added a note that no level shall be less than 7'-2". Ground to second is 14'-0" clear, garage levels are 10'-0" floor to floor and apartment levels are 9'-8" floor to floor and these elevations datum's are shown on the elevation sheets.

~~9. Total high rise units available in the RAC = TBD~~

ACTION REQUIRED: As per our meeting with you and Mark, no action required. This is an item for Mark.

~~10. Provide revised plans that are signed and sealed by all professionals, including architect, last plans received were not sealed.~~

ACTION REQUIRED: Done – see the (2) two full size signed and sealed sets as part of this submittal

~~11. Site plan revision title page "Drawing List" identifies a series of plans included in the submittal package that were missing. Provide the missing plans or delete from table. The missing plans include the following:~~

- ~~• Sheet G-0.0~~
- ~~• Sheet A-0.0~~
- ~~• Sheet A-1.0~~
- ~~• Sheet A-1.1~~
- ~~• Sheet A-1.1C~~
- ~~• Sheet A-1.1D~~
- ~~• Sheet A-1.2~~
- ~~• Sheet A-1.3~~
- ~~• Sheet A-2.0~~
- ~~• Sheet A-2.1~~
- ~~• Sheet A-2.2~~
- ~~• Sheet A-3.0~~
- ~~• Sheet A-3.1~~
- ~~• Sheet A-3.2~~
- ~~• Sheet A-3.2A~~
- ~~• Sheet A-3.3~~
- ~~• Sheet A-3.3A~~
- ~~• Sheet A-4.0~~
- ~~• Sheet SPP1~~

ACTION REQUIRED: Done – see the (2) two full size signed and sealed sets as part of this submittal that include all drawings listed above.

- ~~12. Provide 2 signed and sealed complete set of plans as soon as possible, as staff must have the resolution prepared by October 6th. All remaining outstanding staff comments will be included in the resolution.~~

ACTION REQUIRED: Done – see the (2) two full size signed and sealed sets as part of this submittal

- ~~13. The proximity to airport will require FAA/BCAD review. Contact William Castillo, Airport Planner with Broward County Aviation Department located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33312, (954) 359-6100.~~

ACTION REQUIRED: As discussed with you and Mark in our last meeting, we have provided to you both the FAA approval determination letters and BCAD Approval letter. These are included again for your record.

LANDSCAPE COMMENTS

- ~~14. Sheet TD-1: Please add a note to the plans indicating that the contractor will obtain a tree removal license prior to starting any tree removal/relocation work (Landscape Consultant).~~

ACTION REQUIRED: Done – please see the updated Landscape Plans reflecting said changes.

- ~~15. Sheet TD-1: Add a note in front to tree No. 34, indicating that it is out of the property limits (Landscape Consultant).~~

ACTION REQUIRED: Done – please see the updated on TD-1 reflecting said changes

- ~~16. Sheet LP-1: tree quantities depicted on the plans are different than those provided in the plant list, please correct the quantities for: live oak, royal palm, able palm Spanish stopper, simpson stopper, wart fern and dwarf schefflera (Landscape Consultant).~~

ACTION REQUIRED: Done – please see the updated LP-1 reflecting said changes

- ~~17. Tree quantities depicted on the plans are different than those provided in the plant list, please correct the quantities for dwarf green island ficus (Landscape Consultant).~~

ACTION REQUIRED: Done – please see the updated tree quantities on the Landscape Plans reflecting said changes

FIRE COMMENTS

- ~~18. **NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS** Provide updated Fire Flow Requirements for all buildings / structures based upon the new floor plan. Fire flow calculations 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, second request. (Fire Marshal)~~

ACTION REQUIRED: Done – please see letter from State of Florida Engineer (HNCS) indicating fire flow requirements and copy provided for record. In addition, see the attached application for approval fire protection water supply design form, also and provided for record.

- ~~19. **APPROVED WATER SUPPLY – HYDRANT FLOW TEST** Provide a Hydrant Flow Test less than 1 year old to determine the available water supply to this project, second request. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective January 12, 2012) to the Florida Fire Prevention Code (2010 Ed.), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (i.e. water wheel) for a minimum twenty four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's~~

~~Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services. (Fire Marshal)~~

ACTION REQUIRED: None – comment addressed, Hydrant test provided completed and copy provided for record.

~~20. If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from. (Fire Marshal)~~

ACTION REQUIRED: None – Water supply by City.

~~21. The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective January 12, 2012) to the Florida Fire Prevention Code (2010 Ed.), Section F-112, NFPA 13 (2007 Ed.) and NFPA 14 (2007 Ed.) (Fire Marshal)~~

ACTION REQUIRED: None – It was agreed Sprinkler plans shall be provided to Fire Department for review / approval prior to building permit.

~~**22. Broward County Amendments to the Florida Fire Prevention Code Amendments Effective January 12, 2012 F-112— Automatic Sprinklers Required (Fire Marshal)**~~

ACTION REQUIRED: None – It was agreed Sprinkler plans shall be provided to Fire Department for review / approval prior to building permit.

~~**23. Broward County Amendments to the Florida Fire Prevention Code Amendments Effective January 12, 2012 F-112.1— Fire-flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe systems (ASS) using water as an extinguishing agent for new buildings and structures and structures and existing**~~

~~buildings and structures where the AFPS and ASS are altered by more than seventy-five percent (75%) of their value shall be as follows(Fire Marshal):~~

~~a. Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.005(2).~~

~~b. Design for AFPS and/or ASS shall be calculated using a maximum of fifty (50) pounds per square inch (psi) as the static pressure to allow for drought conditions.~~

~~**Example:** If the results of a Fire Flow Test have a static pressure of eighty (80) psi, a residual pressure of seventy-two (72) psi and a flow of 1,300 gallons per minute (gpm), the design water supply for an AFPS and/or ASS would be a static pressure of fifty (50) psi, a residual pressure of forty-two (42) psi and a flow of 1,300 gpm.~~

~~c. Design for AFPS and/or ASS at or below a static pressure of 55.56 PSI shall be calculated using a ten (10) percent reduction in the static pressure from the fire flow test to allow for drought conditions.~~

~~**Example:** If the result of a Fire Flow Test has a static pressure of fifty-three (53) psi, a residual pressure of forty-five (45) psi and a flow of 925 gpm, the design water supply for an AFPS and/or ASS would be a static pressure of 47.70 psi, a residual pressure of 39.70 psi and a flow of 925 gpm.~~

~~d. Design for AFPS and/or ASS for the residual pressure shall be equal to the difference between the static and residual pressures as obtained from the fire flow test to allow for drought conditions.~~

~~**Example:** If the result of a Fire Flow Test has a static pressure of eighty-five (85) psi, a residual pressure of seventy-seven (77) psi, the difference in the static and residual pressures would be eight (8) psi which would be utilized for the drought condition water supply design criteria. If the result of a Fire Flow Test has a static pressure of forty (40) psi, and a residual pressure of (30) psi, the difference in the static and residual pressures would be ten (10) psi which would be utilized for the drought condition water supply design criteria.~~

~~e. Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.~~

~~f. The residual pressure at the required water flow at the connection to the water main for an AFPS and/or Ass shall not be less than 20 psi.~~

~~g. The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.~~

~~h. Fire Flow Test Data shall not be more than one (1) year prior to the plans, hydraulic calculation and submittals for the AFPS and/or ASS being submitted to the Authority(ies) Having Jurisdiction(AHJ's) for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.~~

ACTION REQUIRED: None – It was agreed Sprinkler plans shall be provided to Fire Department for review / approval prior to building permit.

~~24. **New Comment:** Sheet LP1: Clearly identify on the landscape plans all fire hydrants and fire department connections. No trees, shrubs, etc. shall be installed within 7.5 feet of a fire hydrant or fire department connection. Grass, mulch, etc. is permitted. (Fire Marshal)~~

ACTION REQUIRED: Done - Note was added by hydrants. (see updated Landscape plan with noted added)

~~25. **New Comment:** Sheet LP1: Remove shrubs blocking the exit door for the service elevator vestibule in loading area #1. (Fire Marshal)~~

ACTION REQUIRED: Done - Shrubs were removed by Fire lane. (see updated Landscape plan)

~~26. **FIRE LANE LOCATIONS** Clearly identify the fire lane in front of the exit door adjacent to the new loading area. The loading area shall be positioned away from the door and the fire lane shall be between the loading area and the door. (Fire Marshal)~~

ACTION REQUIRED: Done - see the updated sheet A-1.0A showing the added note regarding Sign to be provided

~~27. **GENERAL DRIVE AISLES WIDTH AND HEIGHT** Drive aisles must be a minimum of 12 feet in width. [AHJ]. **New comment:** Loading area #3 encroaches on the fire lane on the east side of the building. Please eliminate this loading area. (Fire Marshal)~~

ACTION REQUIRED: Done - see updated sheet A-1.0A showing loading # 3 removed. Note, this loading dock was not required by code, the other (2) two loading docks are still in place.

~~28. VERTICAL CLEARANCES FOR APPARATUS~~ — Vertical clearances of 14 ft. minimum are required by AHJ. (Fire Marshal)

ACTION REQUIRED: None – note already on A-1.0A indicating 14' clear already shown on plans.

~~29. WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS~~ Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]. **New comment:** Portions of the Fire Department access road have an unobstructed width of less than 20 ft. Please widen these areas to 20 ft. (Fire Marshal)

ACTION REQUIRED: See area from sheet A-1.0A attached showing added note to provide 20' throughout entire drive

~~30. OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS~~ The required width of a fire department access road shall not be obstructed in any manner. [1:18.2.4.1.1]. **New comment:** Loading area #3 encroaches on the fire land on the east side of the building. Please eliminate this loading area. (Fire Marshal)

ACTION REQUIRED: Done - see updated sheet A-1.0A showing loading # 3 removed. Note, this loading dock was not required by code, the other (2) two loading docks are still in place.

~~31. TURNING RADIUS~~ Clearly identify the turning radii of 38 ft. inside radius and 50 ft. outside radius with a clear sweep of 12 ft. of drive aisle for all Fire Department access roads / lanes and through the building on the first floor. [1:18.2.3.4.3]. **New**

~~**comment:** Provide the aforementioned turning radius on the west side of the building in the area of the dumpster. (Fire Marshal)~~

ACTION REQUIRED: Done - see updated sheet A-1.0A showing corrected radius required.

~~**32. DEMONSTRATE FIRE DEPARTMENT ACCESS ROUTES DURING THE CONSTRUCTION PHASE.** (Fire Marshal)~~

ACTION REQUIRED: None – It was agreed Construction Phase Plan shall be provided to Fire Department for review / approval prior to building permit.

~~**33. DEVELOP A FIRE SAFETY AND PREVENTION PROGRAM IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 241 (2004 ED.), CHAPTER 7 FOR THE CONSTRUCTION SITE DURING THE CONSTRUCTION PHASE.** (Fire Marshal)~~

ACTION REQUIRED: None – It was agreed Construction Phase Plan shall be provided to Fire Department for review / approval prior to building permit.

~~**34. PROVIDE A COPY OF THE COMPLETE SET OF APPROVED PLANS IN PDF FORMAT ON CD-ROM DISC.** (Fire Marshal)~~

ACTION REQUIRED: Electronic and Paper Copies will be provided to the fire department for final record.

END OF RESPONSES TO COMMENTS

The following are current exhibits to support the response to staff comments.

They are as follows:

- **Property Appraisal**
- **FDOT Approval Letter for Driveway**
- **Broward County School Board Letter (School Capacity Determination Letter)**
- **Application for Plat revision**
- **FAA Determination of No Hazard to Air Navigation**
- **BCAD Letter**
- **Fire Department Fire Protection Water Supply Design Form signed and sealed**
- **Fire Flow Requirement Letter – sign and sealed**
- **Green Building Measure Affidavit- Notarized regarding LEED AP Professional**
- **Green Building Measure Affidavit- Notarized on LEED Certification**
- **LEED Project Score Card**
- **LEED Memo on how project will achieve all required points for certification**
- **Trip Generation Letter – signed and sealed**
- **Traffic Study – signed and sealed**



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

September 16, 2014

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

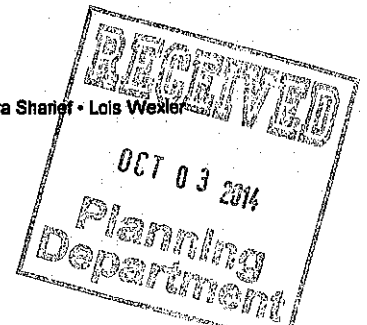
RE: Parco Mare, 480 E Dania Beach Blvd, Dania Beach, FL, Broward County Aviation Department (BCAD) Review

Dear Mr. LaFarrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Parco Mare development located directly 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, and Chapter 333, Florida Statutes, and the Broward County Land Development Code. 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 provides 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 applicant has previously obtained a favorable determination for its proposed critical building points and temporary construction cranes (Aeronautical Studies 2014-ASO-6159-OE thru 2012-ASO-6164-OE, dated 8/6/2014).
- The applicant should also 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. These permits should 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>.

Broward County Board of County Commissioners
Sue Gunzburger • Dale V.C. Holness • Kristin Jacobs • Martin David Kier • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Shanley • Lois Wexler
www.broward.org



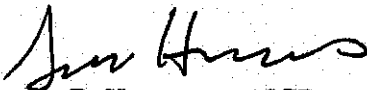
- No building, structure or vegetation on the site may exceed one hundred sixty seven (167) feet above Mean Sea Level (MSL) based on North American Vertical Datum 1988 (NAVD '88), as shown on the site plan and architectural plans, unless submitted to BCAD for additional review. At this location, a structure 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 FLL.
- It is critical that the FLL Airside Operations Manager, John Pokryfke, be notified 72 hours prior to the construction crane going up. John can be reached at 954-359-1214 (office), or 954-336-2734 (mobile). Additionally, it is critical that the crane operator follow the marking/lighting requirements as well as lowering instructions issued by the FAA determination.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

We request that the above conditions be included in any site plan approval issued by the City of Dania Beach.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental
John Pokryfke, A.A.E, Airside Operations Manager
Ashley Bosch, Rilea Group, Inc.



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-ASO-6159-OE

Issued Date: 08/06/2014

Mr. Alan Ojeda
 Rilea Group
 1000 Brickell Avenue
 Suite 1015
 Miami, FL 33131

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Parco Mare
Location:	Dania Beach, FL
Latitude:	26-03-08.69N NAD 83
Longitude:	80-07-59.31W
Heights:	7 feet site elevation (SE)
	160 feet above ground level (AGL)
	167 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

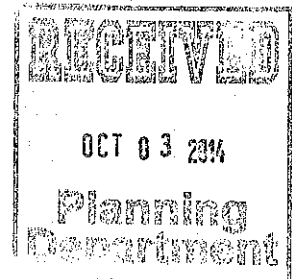
- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

Any height exceeding 160 feet above ground level (167 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 02/06/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.



- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-6159-OE.

Signature Control No: 219532004-226124421

Michael Blaich

Specialist

(DNE)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-ASO-6160-OE

Issued Date: 08/06/2014

Mr. Alan Ojeda
 Rilea Group
 1000 Brickell Avenue
 Suite 1015
 Miami, FL 33131

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Parco Mare
 Location: Dania Beach, FL
 Latitude: 26-03-08.69N NAD 83
 Longitude: 80-08-00.97W
 Heights: 7 feet site elevation (SE)
 160 feet above ground level (AGL)
 167 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

Any height exceeding 160 feet above ground level (167 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 02/06/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-6160-OE.

Signature Control No: 219532005-226124419

Michael Blaich
Specialist

(DNE)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-ASO-6161-OE

Issued Date: 08/06/2014

Mr. Alan Ojeda
 Rilea Group
 1000 Brickell Avenue
 Suite 1015
 Miami, FL 33131

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Parco Mare
 Location: Dania Beach, FL
 Latitude: 26-03-07.77N NAD 83
 Longitude: 80-07-59.31W
 Heights: 7 feet site elevation (SE)
 160 feet above ground level (AGL)
 167 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

Any height exceeding 160 feet above ground level (167 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 02/06/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-6161-OE.

Signature Control No: 219532006-226124418

Michael Blaich

Specialist

(DNE)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-ASO-6162-OE

Issued Date: 08/06/2014

Mr. Alan Ojeda
 Rilea Group
 1000 Brickell Avenue
 Suite 1015
 Miami, FL 33131

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Parco Mare
 Location: Dania Beach, FL
 Latitude: 26-03-07.77N NAD 83
 Longitude: 80-08-00.97W
 Heights: 7 feet site elevation (SE)
 160 feet above ground level (AGL)
 167 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

Any height exceeding 160 feet above ground level (167 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 02/06/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-6162-OE.

Signature Control No: 219532007-226124420
Michael Blaich
Specialist

(DNE)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-ASO-6163-OE

Issued Date: 08/06/2014

Mr. Alan Ojeda
 Rilea Group
 1000 Brickell Avenue
 Suite 1015
 Miami, FL 33131

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Crane Crane 01 for Parco Mare
Location:	Dania Beach, FL
Latitude:	26-03-09.01N NAD 83
Longitude:	80-07-59.22W
Heights:	7 feet site elevation (SE)
	200 feet above ground level (AGL)
	207 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is (are) met:
 As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, flags/red lights - Chapters 3(Marked),4,5(Red),&12.

As a condition to this determination, the temporary structure must be lowered to the ground when not in use and during the hours between sunset and sunrise.

Any height exceeding 200 feet above ground level (207 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 02/06/2016 unless extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes in coordinates and/or heights will void this determination. Any future construction or alteration, including increase to heights, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination did not include an evaluation of the permanent structure associated with the use of this temporary structure. If the permanent structure will exceed Title 14 of the Code of Federal Regulations, part 77.9, a separate aeronautical study and FAA determination is required.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-6163-OE

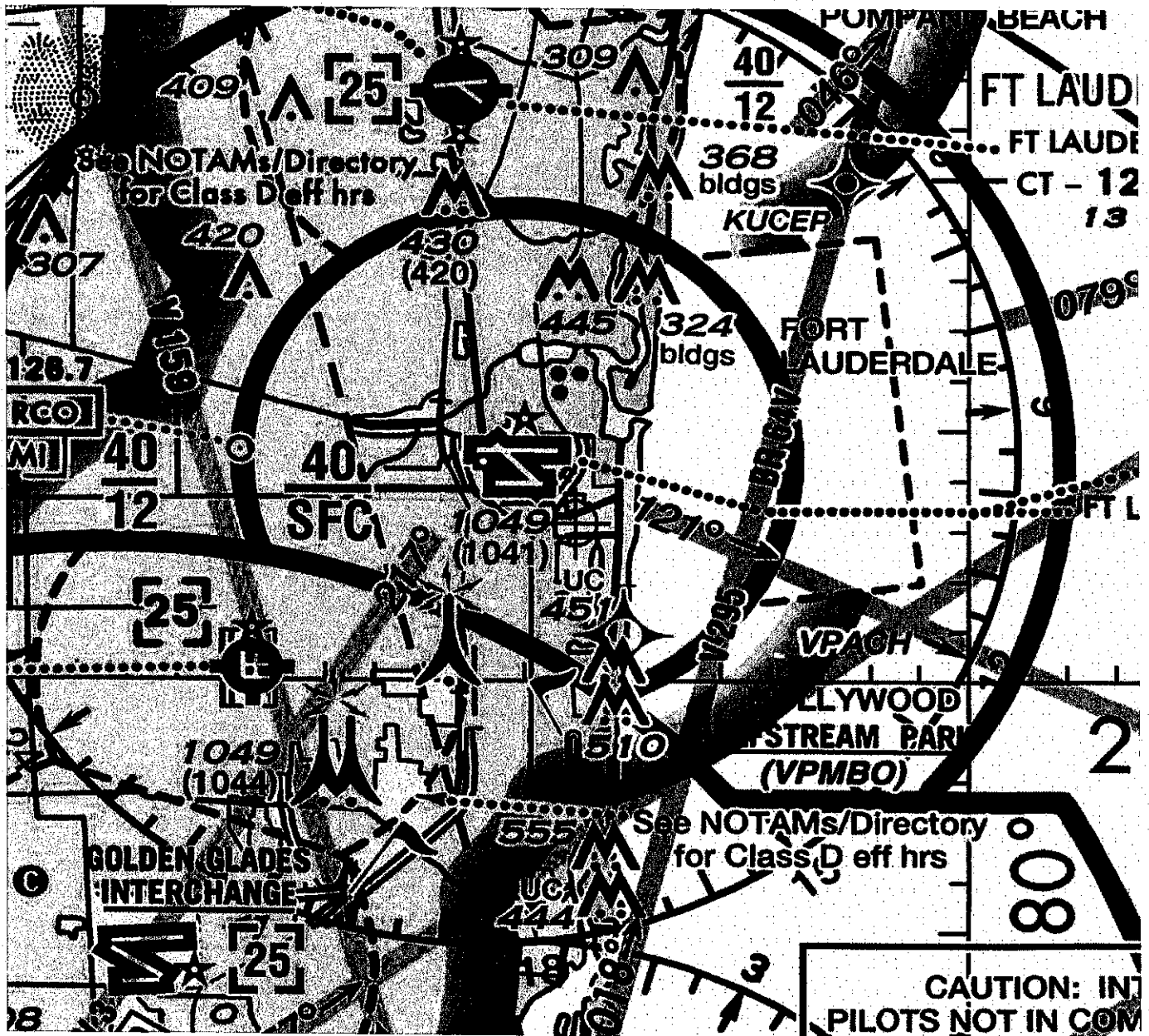
Signature Control No: 219532008-226124564

(TMP)

Michael Blaich
Specialist

Attachment(s)
Map(s)







Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2014-ASO-6164-OE

Issued Date: 08/06/2014

Mr. Alan Ojeda
Rilea Group
1000 Brickell Avenue
Suite 1015
Miami, FL 33131

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Crane Crane 02 for Parco Mare
Location:	Dania Beach, FL
Latitude:	26-03-08.69N NAD 83
Longitude:	80-08-00.97W
Heights:	7 feet site elevation (SE) 200 feet above ground level (AGL) 207 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is (are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, flags/red lights - Chapters 3(Marked),4,5(Red),&12.

As a condition to this determination, the temporary structure must be lowered to the ground when not in use and during the hours between sunset and sunrise.

Any height exceeding 200 feet above ground level (207 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 02/06/2016 unless extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes in coordinates and/or heights will void this determination. Any future construction or alteration, including increase to heights, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination did not include an evaluation of the permanent structure associated with the use of this temporary structure. If the permanent structure will exceed Title 14 of the Code of Federal Regulations, part 77.9, a separate aeronautical study and FAA determination is required.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-6164-OE

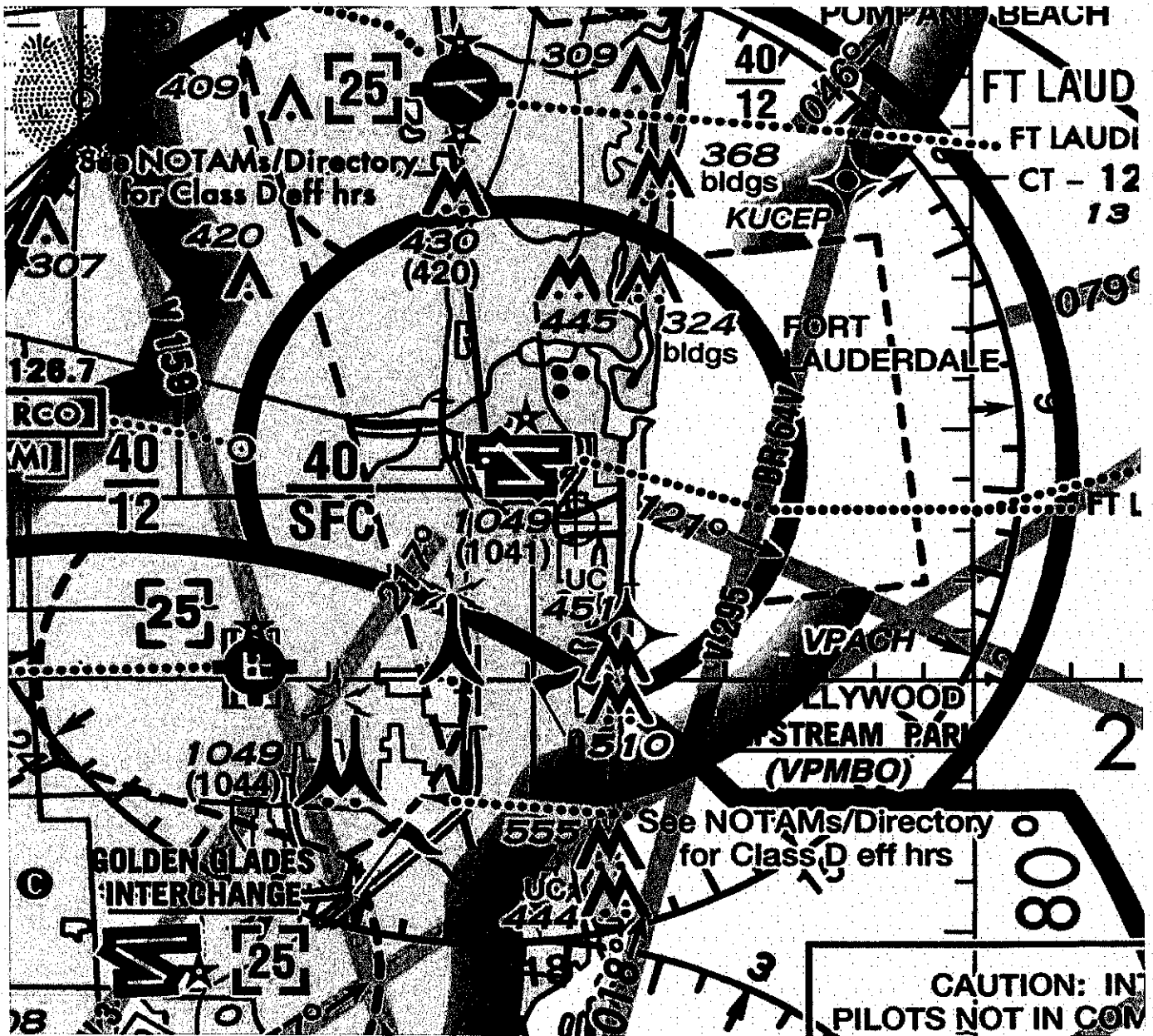
Signature Control No: 219532009-226124563

(TMP)

Michael Blaich
Specialist

Attachment(s)
Map(s)





**CAUTION: IN
PILOTS NOT IN COM**

GALLION WILSON, LLC

Real Estate Appraisers and Consultants

November 2, 2012

Mr. Alan Ojeda, President
Dania Beach Developers LLC
1450 Brickell Avenue Suite 1420
Miami, Florida 33131-3449

Re: Appraisal of the 2.141 acre vacant tract located at 480 E. Dania Beach Boulevard, Dania Beach
File No: D25-1

Dear Mr. Ojeda:

Attached is my appraisal report of the above referenced property. Based on the recorded plat, the subject property contains a site area of 2.141 acres +/- . The subject is located on the south side of E. Dania Beach Boulevard approximately 1.3 miles west of the Atlantic Ocean, and is the former site of the San Souci Hotel. The purpose of the appraisal is to provide an opinion of the market value of the fee simple interest in the subject property for use in determining impact fees. The client and intended user is Dania Beach Developers, LLC.

Subject to the Certificate of Valuation, the Addendum to the Certificate of Valuation, and the Assumptions and Limiting Conditions following, my opinion of market value expressed in terms of cash as of October 29, 2012, for the 2.141 acre +/- subject property, "as is" in fee simple estate is \$12.00 per SF of site area, rounded to:

ONE MILLION ONE HUNDRED TWENTY THOUSAND DOLLARS
(\$1,120,000)

Thank you for the opportunity to provide this appraisal service.

Very truly yours,



Edward E. Wilson, ASA
State Certified General Real Estate Appraiser RZ 123

EEW/clb
Enclosure

1120 S Federal Highway, Suite B • Fort Lauderdale, Florida 33316
Phone: 954.760.4821 Fax: 954.760.4823
E-Mail: eew@galwil.com

September 24, 2014

Mr. Ashley Bosch
Rilea Group, Inc.
Director of Development
1450 Brickell Avenue, Suite 1420
Miami, FL 33131

**Re: Trip Generation – Parco Mare
Dania Beach, Florida**

Dear Ashley:

Per your request, Traf Tech Engineering, Inc. has determined the projected PM peak hour trips associated with the following two scenarios:

237 Residential Units (Apartments)

- o 148 PM peak hour trips

56 Residential Units (Apartments) – Difference Between 237 Units and 181 Units

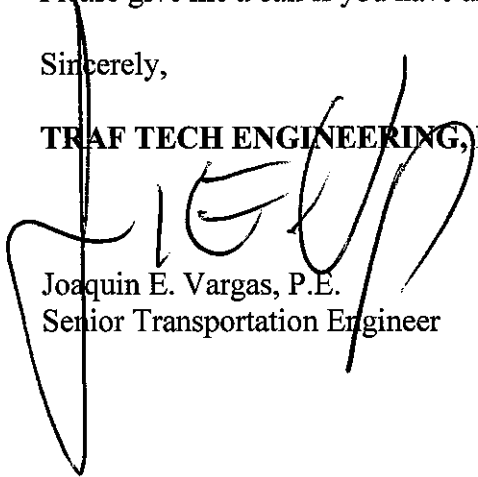
- o 31 PM peak hour trips

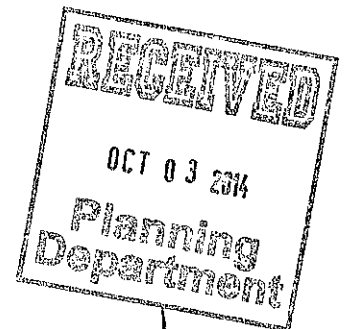
The above information is based on information published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9th Edition).

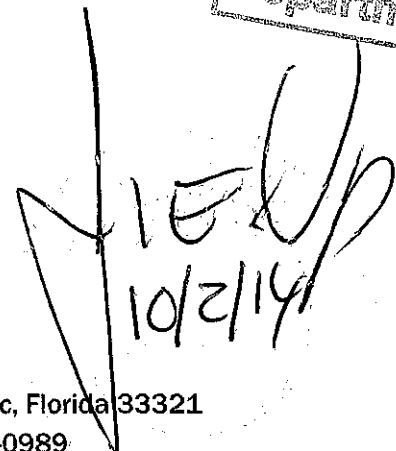
Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.


Joaquin E. Vargas, P.E.
Senior Transportation Engineer




10/2/14



Bermello Ajamil & Partners, Inc.

Architecture
Engineering
Planning
Interior Design
Landscape Architecture

October 3rd, 2014

Corinne Lajoie, AICP, LEED Green Associate
Principal Planner – City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

RE: Green Building Measures Affidavit – Parco Mare Apartment Project

Ms. Corinne,

This affidavit is offered to attest that to the best of our abilities, the design team will incorporate appropriate Green Building Measures into the project plans to pursue each credit identified on the attached narrative and LEED Checklist. The intent is to achieve LEED Certification requiring a minimum of 40 credits; we are seeking to achieve a total of 48.

Regards,

Todd Osborn, RA, LEED AP
Project Architect

STATE OF FLORIDA
COUNTY OF Broward

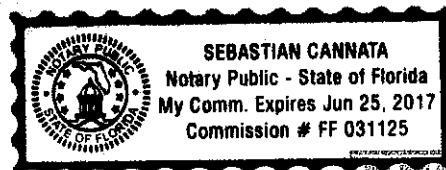
The foregoing instrument was acknowledged before me this 3rd day of October 2014 by _____

Todd Osborn
as Project Architect of B&A, who is personally known to me or who has produced FL. Drivers license

(type of identification) as identification.

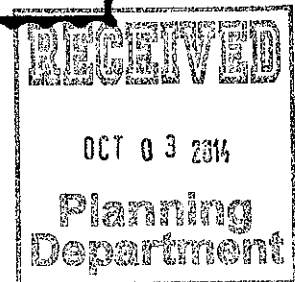
NOTARY'S SEAL:
NOTARY PUBLIC, STATE OF FLORIDA
(Signature of Notary Taking Acknowledgment)

(Name of Acknowledger Typed, Printed or Stamped)



FF 031125

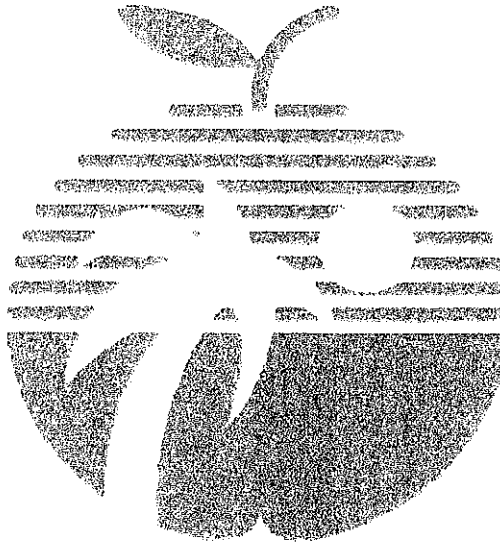
Commission Number



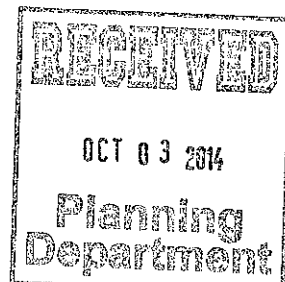
The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-741-2009
County No: 010-MP-09
PARCO MARE (FKA Hobal Plat)

September 23, 2014



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



**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: September 23, 2014	Single-Family:		Elementary: 0
Name: PARCO MARE (FKA Hobal Plat)	Townhouse:		
SBBC Project Number: SBBC-741-2009	Garden Apartments:		Middle: 0
County Project Number: 010-MP-09	Mid-Rise:		
Municipality Project Number: TBD	High-Rise: 237		High: 0
Owner/Developer: Rilea Group, Inc.	Mobile Home:		
Jurisdiction: Dania Beach	Total: 237		Total: 0

Comments

District staff initially reviewed and issued a Final School Capacity Availability Determination (SCAD) Letter for this project on May 13, 2013 for 181 mid rise units, which vests the project for 8 (5 elementary, 2 middle, and 1 high school) students. The applicant is proposing to revise the project to 237 high rise units, which utilizing the effective student generation rates, does not generate any public school students. However, this project falls within the boundary of Land Use Plan Amendment (LUPA) PC 03-6 for a Local Activity Center (LAC) land use designation, which is subject to the mitigation stated in a Tri-Party Agreement between the City of Dania Beach, the School Board and the County. The City subsequently processed LUPA PCT 09-5, which encompassed the previous LAC and established a Regional Activity Center (RAC) land use designation; however, per the recorded Tri-Party Agreement, all residential units located within the original Local Activity Center shall continue to be bound by the Recorded Educational Mitigation Agreement and the requirements contained therein, including the payment of the student station costs during environmental review approval of construction plans by the Broward County Development and Environmental Regulation Division.


As such, this project is vested for public school concurrency requirements per Section 8.11(b)(1) of the Interlocal Agreement for Public School Facility Planning.

This application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency requirements. This preliminary determination shall be valid for 180 days for a maximum of the 237 high rise units proposed in this application and conditioned upon final approval by the applicable governmental body. As such, this determination will expire on March 21, 2015. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-741-2009 Meets Public School Concurrency Requirements Yes No

9/23/14
Date

Reviewed By:

Signature
Lisa Wight
Name
Planner
Title



Architecture
 Engineering
 Planning
 Interior Design
 Landscape Architecture

Bermello Ajamil & Partners, Inc.

October 3rd, 2014

Corinne Lajoie, AICP, LEED Green Associate
 Principal Planner – City of Dania Beach
 100 West Dania Beach Boulevard
 Dania Beach, Florida 33004

RE: Green Building Measures Affidavit – Parco Mare Apartment Project

Dear Corinne,

This affidavit is offered to certify that Todd Osborn who is a full time employee with Bermello Ajamil & Partners, Inc. who is one of our senior Architects in our Fort Lauderdale Office and is a LEED Accredited Professional shall be assigned to Parco Mare project and shall remain part of the project team throughout its duration.

Regards,

Scott A. Bakos
 Partner, Project Manager

STATE OF FLORIDA
 COUNTY OF Broward

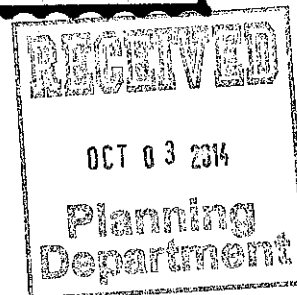
The foregoing instrument was acknowledged before me this 3rd day of October 2014 by Scott A. Bakos
 as project manager of B&A, who is personally known to me or who has produced FL Drivers License
 (type of identification) as identification.

NOTARY'S SEAL:
 NOTARY PUBLIC, STATE OF FLORIDA
 (Signature of Notary Taking Acknowledgment)

(Name of Acknowledger Typed, Printed or Stamped)



FF 031125
 Commission Number





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: Plat Note Revision

Date Rec'd: _____

Petition No.: _____

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 480 East Dania Beach Boulevard

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

Recorded Plat Name: Hobal Plat, OR BK 50380 PG 269

Folio Number(s): 5042 35 23 0010 Legal Description:

Applicant/Consultant/Legal Representative (circle one) GreenspoonMarder Law

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2609 Business Telephone 2: (954) 527-6266 Fax: (954) 333-4266

E-mail address: Dennis.Mele@gmlaw.com and Cynthia.Pasch@gmlaw.com

Name of Property Owner: Dania Beach Developers, LLC

Address of Property Owner: 1450 Brickell Avenue, Suite 1420, Miami FL 33131

Business Telephone: (305) 371-5254 Cell: (786) 367-5348 Fax: (305) 371-4642

Explanation of Request: See attached Plat revision request.

*For Plats please provide proposed Plat Name for Variances please attach **Criteria Statement** as per Section 625.40 of the Land Development Code.*

Prop. Net Acreage: N/A

Gross Acreage: 2.165

Prop. Square Footage: 456,225 s.f.

Existing Use: Apartments

Proposed Use: Apartments



September 30, 2014

**Request for Amendment to Hobal Plat
101-MP-09**

The Hobal Plat ("Plat") contains approximately 2 acres and is generally located on the south side of Dania Beach Boulevard between Southeast 5th Avenue and Gulfstream Road in the City of Dania Beach ("City"). The Plat was recorded on June 10, 2010. The plat note was subsequently revised and the plat is currently restricted to 181 mid-rise units.

The owner has revised the development plan for the Plat and is proposing a high rise development. The Applicant is requesting that the City Commission and County Commission approve an amendment to the note as follows:

This plat is restricted to 237 high rise units.

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 Dennis Mele & Cynthia Pasch/ GreenspoonMarder Law 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.

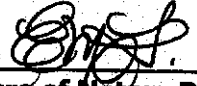
STATE OF FLORIDA
COUNTY OF DADE
The foregoing instrument
was acknowledged

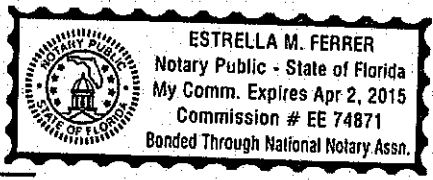
By: Ashley Bosch 
(Owner / Agent signature*)

BEFORE ME THIS 26th DAY OF , 2014

By:
Ashley Bosch
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary  Estrella M. Ferrer
(Signature of Notary Public - State of Florida)



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.

DANIA BEACH DEVELOPERS ,LLC

1450 BRICKELL AVE SUITE # 1420
MIAMI, FL, 33131

PARADISE BANK
BOCA RATON
FLORIDA, 33431

436

Void after 180 Days

63-1579-670

**** ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

TO THE
ORDER OF

09/30/2014

\$1,500.00***

City of Dania Beach



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈000436⑈ ⑆067015795⑆ ⑈0221000045⑈

DATE:09/30/2014 CK#:436 TOTAL:\$1,500.00*** BANK:Dania Beach Dev- Paradise 45(db-para)
PAYEE:City of Dania Beach(cbw)

Property	Account	Invoice - Date	Description	Amount
db	1660-0555	09/29-2014 - 09/29/2014	City of Dania Beach delegation reque	1,500.00
				<u>1,500.00</u>

**City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE**

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus retainer for staff/consultant review, administrative and notice cost \$5,000.00 Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus retainer for staff/consultant review, administrative and notice cost \$4,000.00 Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 -- Single Extension (PLUS) an additional \$ 250.00 for each associated approval

**City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE**

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The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation - Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

Revised - 8-23-11 As per City Commission Approval Resolution #2011-090

SunSentinel



Order ID: 2763242

Printed: 10/14/2014 11:17:41 AM

Page 1 of 2

GROSS PRICE * : \$166.50

* Agency Commission not included

PACKAGE NAME: SSC Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 1 Column,

Run Date(s): Friday, October 17, 2014

Color Spec. BW

Preview

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 28, 2014
TIME: 7:00 a.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

SUBJECT: SP-85-14 - The applicant, Bertello, Ajamil & Partners, Inc., is requesting site plan modification approval for the construction of a 237 unit 14-story, residential development at property located at 480 East Dania Beach Boulevard.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE SITE PLAN MODIFICATION REQUEST (SP-85-14) SUBMITTED BY BERTELLO AJAMIL & PARTNERS, INC., REPRESENTING THE PROPERTY OWNER, DANIA BEACH DEVELOPMENT, LLC, FOR PROPERTY LOCATED AT 480 EAST DANIA BEACH BOULEVARD IN THE

SunSentinel



Order ID: 2763242

GROSS PRICE * : \$166.50

**PACKAGE NAME: SSC Notice of
Public Meeting**

CITY OF DANIA BEACH; PROVIDING FOR
CONFLICTS; FURTHER, PROVIDING FOR AN
EFFECTIVE DATE

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) 924-6806 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 based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development Department -
Planning Division
10/17/2014

Printed: 10/14/2014 11:17:41 AM

Page 2 of 2

* Agency Commission not included



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Community Development Department - Planning Division
Publish: Friday, October 17, 2014

504235000252
DANIANS CORP
PO BOX 606
DANIA BEACH, FL 33004

BARBARA SCHLESINGER REV TR
SCHLESINGER, BARBARA TRSTEE ETAL
1212 SE 3 AVE
FORT LAUDERDALE, FL 33316

BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 326
FORT LAUDERDALE, FL 33301

504235210010
555 DANIA BEACH LLC
135 E DANIA BEACH BLVD STE 2
DANIA BEACH, FL 33004

504235000360
IMD INVESTMENTS INC
768 E DANIA BEACH BLVD
DANIA BEACH, FL 33004

504235230010
DANIA BEACH DEVELOPERS LLC
1450 BRICKELL AVE STE 1420
MIAMI, FL 33131

504235050010
RYAN VENTURES LTD
700 E DANIA BCH BLVD FLR 3
DANIA BEACH, FL 33004

LAWRENCE O TURNER JR REV TR
ROACH, MARY ANN TURNER ETAL
2349 NE 30 CT
LIGHTHOUSE POINT, FL 33064

DANIANS SOUTH CONDOMINIUM
ASSOC INC % DANIANS CLUBHOUSE
501 E DANIA BEACH BLVD
DANIA BEACH, FL 33004