

AFFIDAVIT

CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared Jane Storms, who, after being duly sworn, deposes and says:

1. I, Jane Storms, am an individual over the age of 18 years old and
(Print Name)

(CHECK APPLICABLE SPACE)

_____ I am the property Owner,

OR

XX I am a representative of the property owner(s), Robert Favarato and Sarah Diane Favarato, for property located at SW 29 Terrace (NW corner of Griffin Road and SW 29 Terrace), Dania Beach, FL (the "Property"), and this sworn statement pertains to the application for platting, relating to Petition numbers RZ-69-14; LUF-70-14 and PL-68-14 in the Code of Ordinances of the City of Dania Beach, Florida.

2. Pursuant to Sec. 610-30(B)(1) of the Land Development Code of the Code of Ordinances of the City of Dania Beach, Florida, on Tuesday, November 25, 2014, I posted, or caused to be posted, a public notice sign along street frontages of the subject Property, with the sign being at least three (3) square feet in area, and between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way. The public notice sign was posted more than ten (10) days before the scheduled public hearing. I am aware that the Code Section cited above requires the sign to state and contain the following information:

PUBLIC HEARING NOTICE

Petition numbers; RZ-69-14; LUF-70-14; and PL-68-14

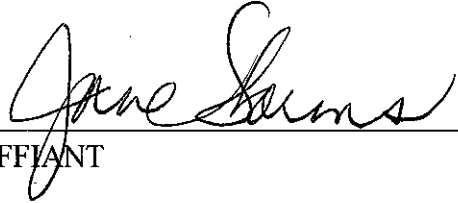
Date; Friday, November 28, 2014

Time; and


Telephone number of the City's Community Development Department.

3. A true and accurate copy (copies) of the subject sign(s) is/are attached to this Affidavit and incorporated by this reference.

FURTHER, AFFIANT SAYS NOTHING MORE.


AFFIANT

Sworn to and subscribed before me on November 25, 2014.


NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

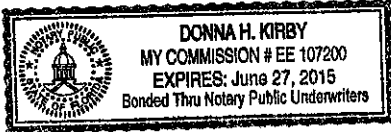


EXHIBIT "A"
COPY OF PHOTOGRAPH(S)





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, December 9, 2014

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

PLACE: City Commission Chambers
Dania Beach Administrative Center
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: **RZ-69-14/LUF-70-14/PL-68-14** - The applicant, Scott Backman, on behalf of Robert Favarato and Sarah Diane Favarato, as Trustees under the Robert C. Favarato and Sarah Diane Favarato Living Trust, is requesting assignment of flex, rezoning of land use flex and plat on property located at SW 29 Terrace (NW corner of Griffin Road and SW 29 Terrace).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE REQUEST MADE BY SCOTT BACKMAN, ESQ., AGENT FOR THE PROPERTY OWNER ROBERT C. FAVARATO AND SARAH DIANE FAVARATO AS TRUSTEES UNDER THE ROBERT C. FAVARATO AND SARAH DIANE FAVARATO LIVING TRUST, TO REZONE PROPERTY GENERALLY LOCATED ON SW 29 TERRACE (NW CORNER OF GRIFFIN ROAD AND SW 29 TERRACE) IN THE CITY OF DANIA BEACH, FLORIDA, AND LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM TWO-FAMILY RESIDENTIAL DISTRICT (RD-8000) TO COMMERCIAL BUSINESS DISTRICT (C-2), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST FOR ASSIGNMENT OF FLEX ACREAGE SUBMITTED BY SCOTT BACKMAN, ESQUIRE, REPRESENTING PROPERTY OWNER ROBERT C FAVARATO AND SARAH DIANE FAVARATO AS TRUSTEE UNDER THE ROBERT C. FAVARATO AND SARAH DIANE FAVARATO LIVING TRUST, FOR PROPERTY GENERALLY LOCATED ON SW 29 TERRACE (NW CORNER OF GRIFFIN ROAD AND SW 29 TERRACE), IN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY PULICE LAND SURVEYORS, INC., ON BEHALF OF THE PROPERTY OWNER, ROBERT FAVARATO AND SARAH FAVARATO LIVING TRUST, TO CREATE A PLAT (PL-68-14) TO BE KNOWN AS THE "GRIFFIN ROAD FD", FOR PROPERTY LOCATED AT 2901 GRIFFIN ROAD IN THE CITY OF DANIA BEACH; ACCEPTING THE DEDICATION FOR PUBLIC USE OF ALL STREETS, HIGHWAYS, ALLEYS AND EASEMENTS AS SHOWN ON SUCH PLAT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

ZAVALIS,ATHANASIOS & CLAUDETTE
2972 GRIFFIN ROAD
DANIA BEACH FL 33312

GEHRON,MATTHEW K
2941 SW 46 CT
DANIA BEACH FL 33312

2974 GRIFFIN ROAD LLC
2974 GRIFFIN RD #3
DANIA BEACH FL 33312

HAVIV,AVNER
4901 SARAZEN DR
HOLLYWOOD FL 33021

FEDERAL HOME LOAN MORTGAGE CORP
5000 PLANO PKWY
CARROLLTON TX 75010

THOMAS,JOSEPH
2885 SANFORD AVE SW APT 12733
GRANVILLE MI 49418

CONOWAL,JACKIE LEE
4609 SW 29 TER
DANIA BEACH FL 33312

SUNSET RENTALS LLC
3242 SW 51 ST
DANIA BEACH FL 33312

MORENO,MIGUEL A
4605 SW 29 TER
DANIA BEACH FL 33312

CRINIÈRE,MARIE THERÈSE
4681 SW 29 TER
DANIA BEACH FL 33312

FAVARATO,ROBERT C
1720 SW 110 TER
DAVIE FL 33324

WARD,KATHLEEN F
2931 SW 46 CT
DANIA BEACH FL 33312

CALDERA,JOSE R
4604 SW 29 TER
DANIA BEACH FL 33312

SCHETTINO,ANTHONY
9715 W BROWARD BLVD PMB 136
PLANTATION FL 33324

2950 GRIFFIN ROAD LLC
2950 GRIFFIN RD
DANIA BEACH FL 33312

STAFFORD,ANNE M
4730 SW 29 TER
DANIA BEACH FL 33312

GLENDENNING,DONNA CARD
2920 SW 46 CT
DANIA BEACH FL 33312

HAMMONDS,ROBERT LEE II
4616 SW 28 AVE
DANIA BEACH FL 33312

ROBLES,KATHRYN
10260 NW 52 ST
CORAL SPRINGS FL 33076

ASHER TRUST
4616 SAHARA AVE #327
LAS VEGAS NV 89102

INVESTMENT BUILDERS OF FL LTD
601 NW 67 AVE
PLANTATION FL 33317

COMMUNITY BIBLE CHURCH OF
4650 SW 30 AVE
DANIA BEACH FL 33312

GUERRERO,JULIAN JR
2950 SW 46 CT
DANIA BEACH FL 33312

ROBLES,KATHRYN & OSWALDO E
10260 NW 52 ST
CORAL SPRINGS FL 33076

TELLIAN,BARRY D & JENETTA A
4600 SW 29 TER
DANIA BEACH FL 33312

JENNRUSS INC
2990 GRIFFIN ROAD
DANIA BEACH FL 33312

BROWN,BERTHA L
2940 SW 46 CT
DANIA BEACH FL 33312

MATHEW,MOHAN &
7733 NW 17 CT
PEMBROKE PINES FL 33024

ROSS,ROBIN MARY
4641 SW 28 WAY
DANIA BEACH FL 33312

DIEP,BINH YEN
20325 NE 15 CT
MIAMI FL 33179

**BROWARD COUNTY
115 S ANDREWS AVE RM 326
FORT LAUDERDALE FL 33301**

**FEDERAL HOME LOAN MRTGE CORP
5000 PLANO PKWY
CARROLLTON TX 75010**

**GRIFFIN INVESTMENT REALTY LLC
301 LINCOLN RD
MIAMI BEACH FL 33139**

**CANGRO,K & NEILA A
4649 SW 28 WAY
DANIA BEACH FL 33312**



Order ID: 2866090

Page 1 of 4

GROSS PRICE * : \$321.60

* 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, November 28, 2014

Color Spec. B/W

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:

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Order ID: 2866090

Page 2 of 4

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PACKAGE NAME: SSC Notice of Public Meeting

FAVARATO AND SARAH DIANE FAVARATO AS TRUSTEES UNDER THE ROBERT C. FAVARATO AND SARAH DIANE FAVARATO LIVING TRUST, TO REZONE PROPERTY GENERALLY LOCATED ON SW 29 TERRACE (NW CORNER OF GRIFFIN ROAD AND SW 29 TERRACE) IN THE CITY OF DANIA BEACH, FLORIDA, AND LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE, CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM TWO-FAMILY RESIDENTIAL DISTRICT (RD-8000) TO COMMERCIAL BUSINESS DISTRICT (C-2), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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Order ID: 2866090

GROSS PRICE * : \$321.60

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AT 2901 SKIFF-IN ROAD IN THE CITY OF DANIA BEACH; ACCEPTING THE DEDICATION FOR PUBLIC USE OF ALL STREETS, HIGHWAYS, ALLEYS AND EASEMENTS AS SHOWN ON SUCH PLAT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legally Described as: ALL OF THE WEST HALF (W ½) OF TRACT 14, EXCEPT THE NORTH 932.7 FEET OF SAID WEST HALF (W ½) OF SAID TRACT 14, BLOCK 3, SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THAT PART THEREOF DESCRIBED AS PARCEL NO. 23-W, IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10262, PAGE 612, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 53,712 SQUARE FEET (1.2331 ACRES).

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 X3643.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-6800 X3623, at least 48 hours prior to the meeting.

Please be advised that if a person de-



Order ID: 2866090

Page 4 of 4

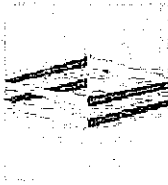
GROSS PRICE * : \$321.60

* Agency Commission not included

PACKAGE NAME: SSC Notice of Public Meeting

cies to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development Department
Planning Division
November 28, 2014



**DUNAY
MISKEL
BACKMAN
BLATTNER** LLP

Gary S. Dunay
Bonnie Miskel
Scott Backman
David K. Blattner
Dwayne L. Dickerson

Christina Bilenki

October 30, 2014

Corinne Lajoie
Principal Planner
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

**Re: Rezoning Application RZ-69-14 ("Rezoning")
 Plat Application (PL-68-14) ("Plat")**

Dear Ms. Lajoie:

The above referenced applications were heard by the City Commission on September 9, 2014. On September 23rd, the Commission approved a motion to reconsider, with the condition that the items be heard after the November 4, 2014 elections. As such, please schedule the above referenced applications for the December 9, 2014 City Commission meeting.

Please feel free to contact me at (561)405-3323 in the event you have any questions or require additional information.

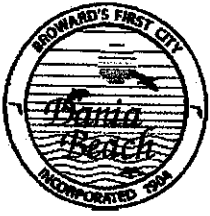
Sincerely Yours,

Christina Bilenki, Esq.

LEGAL DESCRIPTION

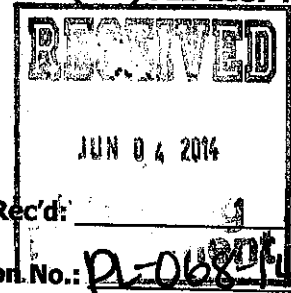
ALL OF THE WEST HALF (W 1/2) OF TRACT 34, EXCEPT THE NORTH 932.7 FEET OF SAID WEST HALF (W 1/2) OF SAID TRACT 14, BLOCK 3, SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THAT PART THEREOF DESCRIEIED AS PARCEL NO. 23-W, IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10262, PAGE 612, OF THE PUBLIC RECORDS OF BROWARO COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE Orr' OF DANIA BEACH, BROWARD COUNTY, FLORIDA.



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

Standard Development Application



- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: _____
 Petition No.: P-068914

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 2901 Griffin Road, Dania Beach, FL 33312
 Portion
 Lot(s): Tract 14 Block: B Subdivision: Plat of Sections 28, 29, 31 and 32
 Recorded Plat Name: Plat of sections 28, 29, 31 and 32
 Folio Number(s): 504 2290 11160 Legal Description: see attached
 Applicant Consultant / Legal Representative (circle one) Police Land Surveyors, Inc.
 Address of Applicant: 5381 Nob Hill Road, Sunrise, FL 33351
 Business Telephone: 954 572 1777 Home: N/A Fax: 954 572 1778
 E-mail address: Jane@PoliceLandSurveyors.com
 Name of Property Owner: Robert Favarato + Sarah Favarato Living Trust
 Address of Property Owner: 13899 NE 38 Avenue, Anthony, FL 32617
 Business Telephone: 954 572 1777 Home: N/A Fax: 954 572 1778
Explanation of Request: Boundary plat to be named Griffin Road FD
 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: 0.9501 Gross Acreage: 1.086 Prop. Square Footage: 47,335
 Existing Use: Vacant Proposed Use: Commercial

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

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 Police Land Surveyors, Inc (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

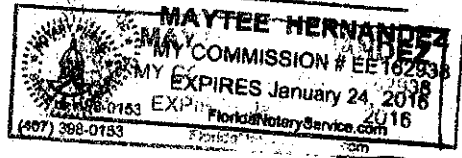
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 15 DAY OF May, 2014.

By: Daniel Abreu
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Maytee Hernandez
(Signature of Notary Public - State of FLORIDA)



Personally known X 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.

LEGAL DESCRIPTION FOR GRIFFIN ROAD FD:

ALL OF THE WEST HALF (W 1/2) OF TRACT 14, EXCEPT THE NORTH 972.7 FEET OF SAID WEST HALF (W 1/2) OF SAID TRACT 14, BLOCK 3, SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST. LESS AND EXCEPT THAT PART THEREOF DESCRIBED AS PARCEL NO. 23-W, IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1026, PAGE 612, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

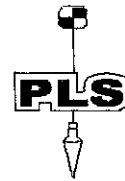
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 47,335 SQUARE FEET (1.0867 ACRES).



PULICE LAND SURVEYORS, INC.

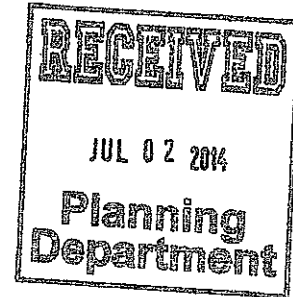
5381 NOB HILL ROAD
SUNRISE, FL 33351

TELEPHONE (954) 572-1777 FACSIMILE (954) 572-1778
e-mail: surveys@pulicelandsurveyors.com



June 30, 2014

Mrs. Corrine LaJoie, AICP
City of Dania Beach
Planning & Zoning Department
100 W Dania Beach Blvd
Dania Beach, FL 33004



**RE: "GRIFFIN ROAD FD" PLAT, 2901 GRIFFIN ROAD, PL-68-14
CITY OF DANIA BEACH, FLORIDA**

Dear Corrine,


Per our DRC meeting on June 26, 2014, I am including the two new copies of the plat and responses to your comments.

1. The application will be complete as the site plan is coming in for DRC also July 1, 2014.
2. We included in original application and you confirmed receipt of the Agent of Record approving Daniel Abreu being able to sign on behalf of the owner.
3. Right-of-way dedication is delineated on the plat. Yes there is additional ROW being dedication on SW 29th Ave. and along Griffin Road.
4. Zoning and FLU conflicts are being addressed in the other applications for Flex and rezoning that are running concurrent with this application.
- 5, 7, 8 Are all being addressed with the site plan submittal.
5. I have attached a copy of the FDOT approval letter.
9. Please find attached a copy of the notarized letter with the lien search complete.
10. There are no current Deed restrictions – nor will there be any Deed restrictions on the Deed at closing.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

PULICE LAND SURVEYORS, INC.


Jane Storms
Director of Platting Services

Encl.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
SECRETARY

1ST EXTENSION

December 5, 2013

Mr. Jason James
CPH Engineers Inc.
1992 Southwest 1st
Miami, Florida 33135

Dear Mr. James:

RE: December 6, 2012 Variance Committee Review for Category C Driveway
Date of Pre-application Review: August 16, 2012
Broward County, Urban, in the City of Dania Beach
State Road 818, State Section 86015, Milepost 8.287, Access Class 5, Posted Speed 45 mph
Location: Northwest corner of Griffin Road & Southwest 29th Terrace
Site Acreage: 1.10, Proposed Land Use: Commercial, Maximum Square Footage: 8,100
Plat Name: Marshals Everglades, Plat No., Plat Book 2, Page 32
Applicant: Boos Development, Property Owner: Gumbel Family Rev Tr Etal
Proposed Project Name & Address: Family Dollar Store, Dania Beach, Southwest 29th Terrace, Dania Beach, Florida

Your Request: Right-in/right-out driveway, 125 feet west of Southwest 29th Terrace

This request is: Approved

Conditions: / Comments:

A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All existing driveways not approved in this letter must be fully removed and the area restored.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Please note that this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRE
 - UNDERGROUND WATER LINE
 - UNDERGROUND CABLE
 - UNDERGROUND SLOPE W/PER LINE
 - CONTINUOUS
 - OFFICIAL RECORDS BOOK
 - TRANSVERSE POINT (FOR FIELD INFORMATION ONLY)
 - RADIUS
 - CENTRAL ANGLE
 - ARC CENTER
 - ARC RADIUS
 - B.C.R. BROWARD COUNTY RECORDS
 - D.C.R. DADE COUNTY RECORDS

LEGAL DESCRIPTION: IN (A) OF TRACT 14, BLOCK 3, MARSHALLS ESTATE SUBDIVISION OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 42 EAST AND (B) OF SAID TRACT 14, BLOCK 3, MARSHALLS ESTATE SUBDIVISION OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THAT PART HERETOFORE DESCRIBED AS BEING THE INTEREST OF MARSHALLS ESTATE SUBDIVISION OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 42 EAST, BEING THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAVED LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

- 1) THIS SITE CONTAINS 53,712 SQUARE FEET (1.234 ACRES) MORE OR LESS.
- 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK #477; ELEVATION: 5.64 FEET. TO CONVERT THE ELEVATIONS HEREON TO NATIONAL GEODETIC VERTICAL DATUM OF 1988, ADD 1.15 FEET.
- 3) THIS SITE LIES IN SECTION 29, TOWNSHIP 30 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 4) THIS SITE LIES IN SECTION 29, TOWNSHIP 30 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 5) PLANNING AND ENGINEERING ARE BASED ON THE EAST LINE OF PARCEL "A", GREEN ROAD BAPTIST CHURCH BEING 100' WIDE.
- 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION FOR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: CANDELA DEVELOPERS INC., COMMERCIAL LAND TITLE INSURANCE COMPANY, DUNN, MORSE, BUCHANAN AND PARTNERS, ON THIS SURVEY IS 50.00%.
- 8) THE VERTICAL ACCURACY OF ELEVATIONS IS WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS 1/4" = 100'.
- 9) THIS SURVEY IS A TOTAL STATION SURVEY.
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

CERTIFICATION: THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF SURVEYING, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 48C.001, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

O JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER (LSR#81)
 O BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER (LSR#136)
 STATE OF FLORIDA

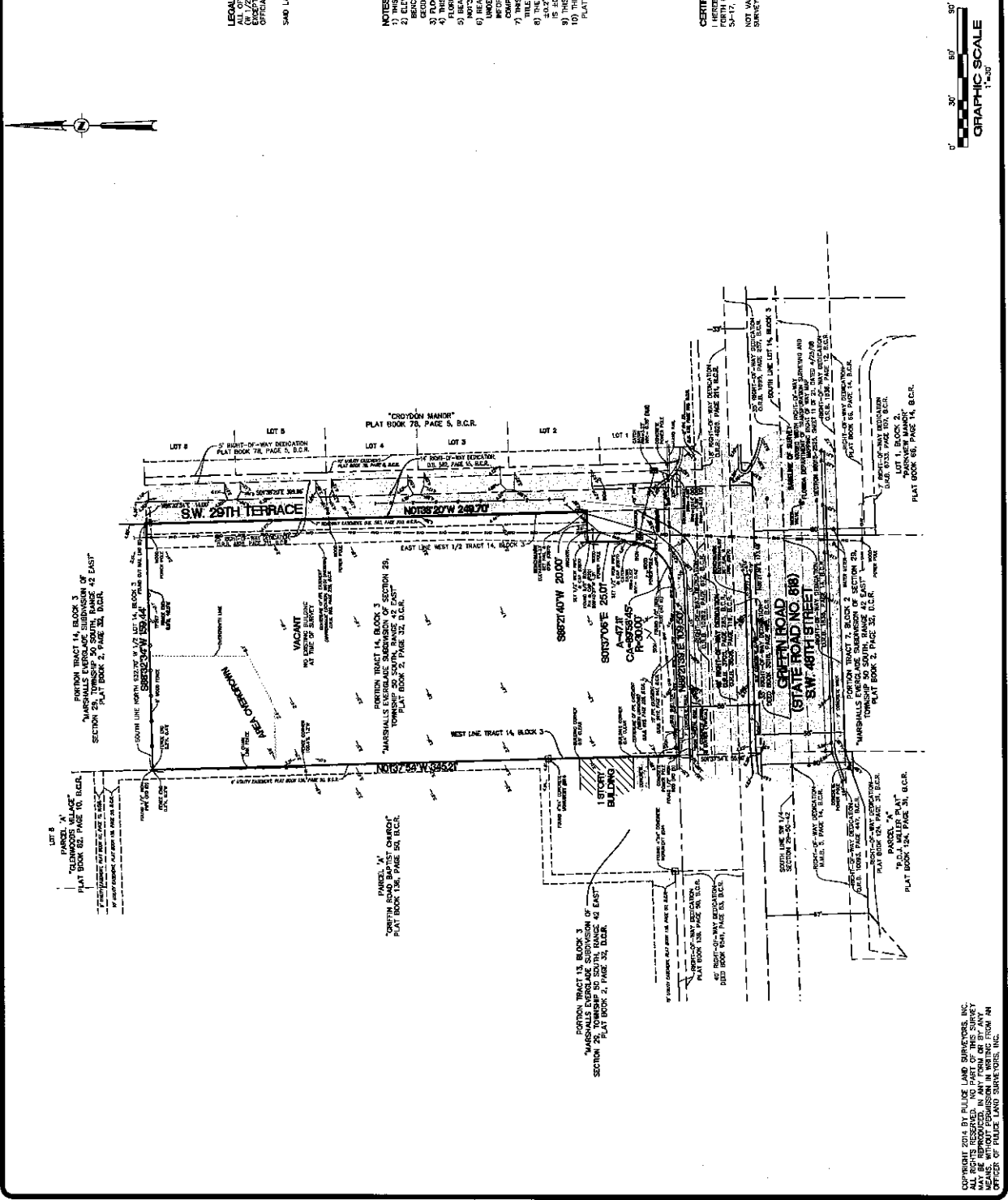
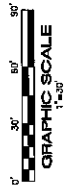
NO.	DESCRIPTION	BY	DATE
1	PREPARED	J.F.P.	11/11/2011
2	REVISION	J.F.P.	11/11/2011
3	REVISION	J.F.P.	11/11/2011
4	REVISION	J.F.P.	11/11/2011
5	REVISION	J.F.P.	11/11/2011

BOUNDARY AND TOPOGRAPHIC SURVEY

PROPOSED 'GREEN ROAD RD' SITE
 300' GREEN ROAD
 DANIA BEACH, BROWARD COUNTY, FLORIDA

POLICE LAND SURVEYORS, INC.
 10000 W. UNIVERSITY BLVD., SUITE 100
 DANIA BEACH, FLORIDA 33328
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 WWW.PLSURVEYS.COM

DRAWN BY: AC
 CHECKED BY: JLP
 SURVEY DATE: 8/20/11
 FILE NUMBER: 201108



COPYRIGHT 2011 BY POLICE LAND SURVEYORS, INC.
 ALL RIGHTS RESERVED. NO PART OF THIS SURVEY
 MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR
 MEANS, WITHOUT PERMISSION IN WRITING FROM AN
 OFFICER OF POLICE LAND SURVEYORS, INC.

BRYAN J. STANLEY, P.A.

ATTORNEY AT LAW

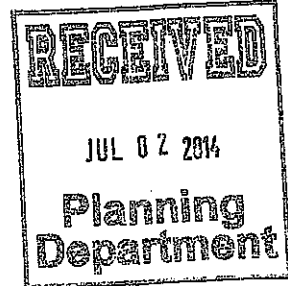
209 TURNER STREET
CLEARWATER, FLORIDA 33756

TELEPHONE (727) 461-1702
FACSIMILE (727) 461-1764
E-MAIL: bryan@bryanjstanley.com

June 30, 2014

VIA HAND DELIVERY

Eleanor Norena
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004



Re: City of Dania Beach P2#: PL-068-14
Our Client: Abreu Development, LLC

Dear Ms. Norena:

We represent Abreu Development, LLC ("Abreu"), which intends to develop the real property which is the subject of the above-referenced (which is described on Exhibit "A" to this letter). We have reviewed the Public Records of Broward County, Florida in relation to such property, and we provide this letter on Abreu's behalf in order to confirm the status of title of the subject property.

As of the date of this letter, the subject property is owned by the following:

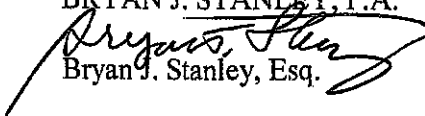
Samuel Edward Gumbel and Laura Marie, Gumbel, Trustees of the Gumbel Revocable Family Trust Date June 18, 1998; and Roberto C. Favarato and Sarah Diane Favarato, as Trustee under the Robert C. Favarato and Sarah Diane Favarato Living Trust dated December 17, 2012.

As of the date of this letter, such property is not encumbered by a mortgage, deed of trust or other monetary lien.

Please feel free to contact me if you have any questions.

Sincerely,

BRYAN J. STANLEY, P.A.


Bryan J. Stanley, Esq.

BJS/kg

Enclosure

cc. Abreu Development, LLC (via email)

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than 12 months.

Please submit a copy of this letter with your permit application.

Please contact Christine Nabong Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: christine.bacomo@dot.state.fl.us. Thank you.

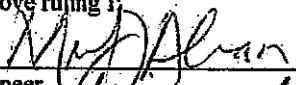

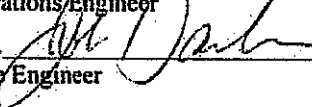
For right-of-way dedication requirements go to:

<http://www.dot.state.fl.us/statemaintenanceoffice/District4PermitInformation.shtm>:

Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT VARIANCE COMMITTEE

With the above ruling I:

	Agree	Disagree	
<i>Jc</i> Howard Webb, P.E.  District Design Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	December 5, 2013
<i>Foc</i> Mark Plass, P.E.  District Traffic Operations Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	December 5, 2013
John Danielson, P.E.  District Maintenance Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	December 5, 2013

cc: Christine Nabong Bacomo, P.E.
Geysa Sosa/Stam Williams

PARCEL 1: (Fee Simple Estate)

The South 384.65 feet of the West half (W 1/2) of Tract Fourteen (14), Block Three (3), of Section 29, Township 50 South, Range 42 East, according to the plat thereof, recorded in Plat Book 2, Page 32, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida. LESS AND EXCEPT that part thereof described as Parcel No. 23-W in Order of Taking recorded in Official Records Book 10262, Page 612, of the Public Records of Broward County, Florida.

Being the same property described as: All of the West half (W 1/2) of Tract 14, Except the North 932.7 feet of said West one-half (W 1/2) of said Tract Fourteen (14), Block Three (3), Section 29, Township 50 South, Range 42 East. LESS AND EXCEPT that part thereof described as Parcel No. 23-W in Order of Taking recorded in Official Records Book 10262, Page 612, of the Public Records of Broward County, Florida.

PARCEL 2: (Non-Exclusive Easement Estate)

Together with the benefits of easement for roadway purposes over and across the East 7 feet of the West 1/2 of said Tract 14, LESS the North one (1) acre thereof as granted by deed recorded in Deed Book 583, Page 200 AND an easement for roadway purposes over and across the East 7 feet of the East 1/2 of said Tract 14 as granted by deed recorded in Deed Book 583, Page 200, of the Public Records of Broward County, Florida.

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ALTA Commitment (6/17/06) (with FL Modifications)



AGENT OF RECORD LETTER

TO THE CITY OF DANIA BEACH, BROWARD COUNTY, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, FDEP, FDOT AND/OR OTHER GOVERNMENTAL AGENCIES.

For the property identified as Parcel ID number 5042-29-01-1160, the undersigned, **SAMUEL EDWARD GUMBEL** and **LAURA MARIE GUMBEL, TRUSTEES OF THE GUMBEL REVOCABLE FAMILY TRUST DATED JUNE 18, 1998**, and **SARA DIANE FAVARATO** and **ROBERT C. FAVARATO, TRUSTEES OF THE ROBERT C. FAVARATO AND SARAH DIANE FAVARATO LIVING TRUST DATED DECEMBER 17, 2012** hereby designate and appoint Daniel Abreu, Member of **Abreu Development LLC**, as m y/our Agent of Record for the purposes of representing me/us during the Development Review Process and/or permitting/hearing processes, including without limitation site plan review, construction plan review, utility and drainage plan review and signage. My/our Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: 5/19, 2014

Samuel Edward Gumbel, as Trustee, Laura Marie Gumbel, as Trustee, Sarah Diane Favarato as Trustee and Robert C. Favarato as Trustee

SARAH DIANE FAVARATO
APPLICANTS/OWNERS (PRINT)

Sarah Diane Favarato
APPLICANT/OWNER'S SIGNATURE

ROBERT C. FAVARATO
APPLICANTS/OWNERS (PRINT)

Robert C. Favarato
APPLICANTS/OWNERS SIGNATURE

SAMUEL EDWARD GUMBEL
APPLICANTS/OWNERS (PRINT)

Samuel Edward Gumbel
APPLICANTS/OWNERS (SIGNATURE)

LAURA MARIE GUMBEL
APPLICANTS/OWNERS (PRINT)

Laura Marie Gumbel
APPLICANTS/OWNERS (SIGNATURE)

DANIEL ABREU, MANAGING MEMBER OF ABREU DEVELOPMENT LLC

APPLICANT'S REPRESENTATIVE (PRINT)

APPLICANT'S REPRESENTATIVE'S SIGNATURE

Abreu Development, LLC
14011 SW 20 Street
Miami FL 33175
305-345-7475 Telephone

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 21 day of May, 2014, by SAMUEL EDWARD GUMBEL. He is personally known to me or has produced _____ as identification.



[Signature]
Notary Public - Signature
Print Name: Leslie DeArmas
My Commission Expires: 9/27/14

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 21 day of May, 2014, by LAURA MARIE GUMBEL. She is personally known to me or has produced _____ as identification.

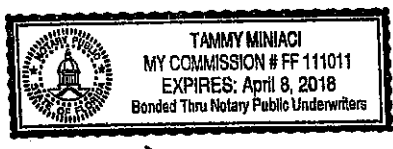


[Signature]
Notary Public - Signature
Print Name: Leslie DeArmas
My Commission Expires: 9/27/14

STATE OF Florida

COUNTY OF Marion

The foregoing instrument was acknowledged before me this 19th day of May, 2014, by ROBERT C. FAVARATO. He is personally known to me or has produced FL Driver License as identification.

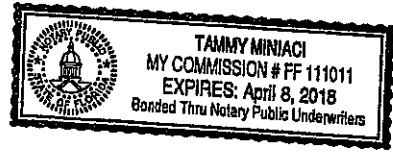


Tammy Miniaci
Notary Public - ~~Signature~~
Print Name: Tammy Miniaci
My Commission Expires: _____

STATE OF Florida

COUNTY OF Marion

The foregoing instrument was acknowledged before me this 19th day of May, 2014, by SARAH DIANE FAVARATO. She is personally known to me or has produced FL Driver License as identification.



Tammy Miniaci
Notary Public - ~~Signature~~
Print Name: Tammy Miniaci
My Commission Expires: _____