

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:

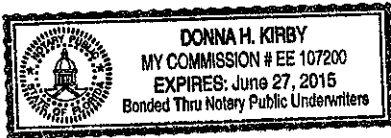
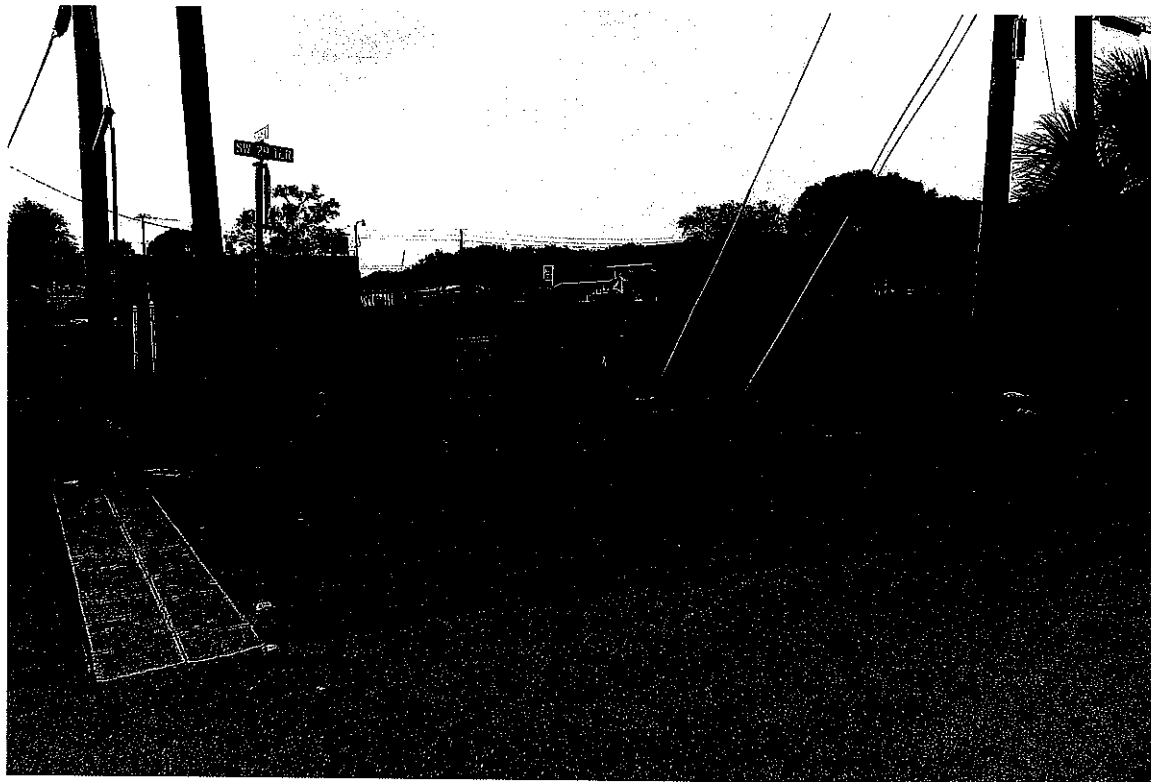


EXHIBIT "A"
COPY OF PHOTOGRAPH(S)





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.

ZAVALLIS,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 PKW"
CARROLLTON TX 7

THOMAS,JOSEPH
775 SANFORD AVE SW APT 12733
ANNVILLE MI 49418

Family Dollar

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

SUNSET RENTALS
3242 SW 51 ST
DANIA BEACH FL :

IRENO,MIGUEL A
15 SW 29 TER
DANIA BEACH FL 33312

CRINIÈRE,MARIE THERESE
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

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GROSS PRICE * : \$321.60

PACKAGE NAME: SSC Notice of Public Meeting

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Order ID: 2866090

Page 3 of 4

GROSS PRICE * : \$321.60

* Agency Commission not included

PACKAGE NAME: SSC Notice of Public Meeting

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.

Legally Described as: ALL OF THE WEST HALF (W 1/2) OF TRACT 14, 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 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

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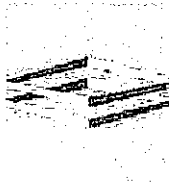
* Agency Commission not included

GROSS PRICE * : \$321.60

PACKAGE NAME: SSC Notice of Public Meeting

cases 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
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.

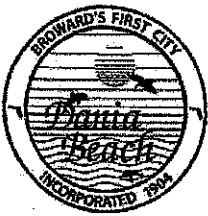
Sincerely Yours,

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.

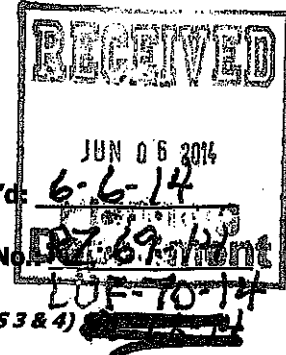
SAID LANDS SITUATE, LYING AND BEING IN THE Orr OF DANIA BEACH, BROWARD COUNTY, FLORIDA.



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: Allocation of Commercial Flex (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)



Date Rec'd: 6-6-14

Petition No. 17-69-14

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

Location Address: SW 29 Terrace (NW Corner of Griffin Road & SW 29th Terrace)

Lot(s): 14 Block: 3 Subdivision: Plat of Sections 28, 29, 31 and 32 (Plat Book 2, Page 32 of the Dade County Public Records)

Recorded Plat Name: Plat of Sections 28, 29, 31 and 32 (Plat Book 2, Page 32 of the Dade County Public Records)

Folio Number(s): 5042 2901 1160 Legal Description: Please see attached legal.

Applicant/Consultant/Legal Representative (circle one) Scott Backman, Esq. & Christina Bilenki, Esq. Dunay, Miskel, Backman & Blattner, LLP

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

Business Telephone: 561-405-3325 Home: _____ Fax: 561-409-2341

E-mail address: sbackman@dmbblaw.com

Name of Property Owner: Robert C. Favarato and Sarah Diane Favarato, as TRUSTEES under the Robert C. Favarato and Sarah Diane Favarato Living Trust, Dated the 17th day of December, 2012

Address of Property Owner: 1720 SW 100 Terrace, Davie, FL 33324

Business Telephone: _____ Home: 954-923-6546 Fax: _____

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

Prop. Net Acreage: 0.9571 Gross Acreage: 1.0867 Prop. Square Footage: +/-10,000

Existing Use: Vacant Land Proposed Use: Commercial

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

BEFORE ME THIS 3rd DAY OF June, 2014, by Christina Bilenki.

By: [Signature]
(Print name of person acknowledging) Ruth McGlynn
(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public - State of Florida)

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

Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

LEGAL DESCRIPTION

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 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.

BRYAN J. STANLEY, P.A.

ATTORNEY AT LAW

209 TURNER STREET
CLEARWATER, FLORIDA 33756

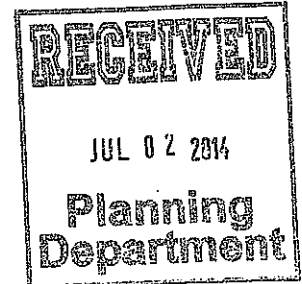
TELEPHONE (727) 461-1702
FACSIMILE (727) 461-1764
E-MAIL: bryan@bryanjstanley.com

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)

Mr. Jason James
December 5, 2013
Page 2

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:

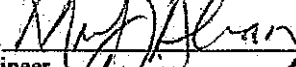
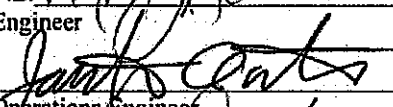
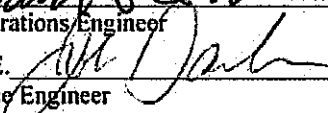
<http://www.dot.state.fl.us/statemaintenanceoffice/District4PermitInformation.shtm>:

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>sc</i> Howard Webb, P.E. 	<input checked="" type="checkbox"/> <input type="checkbox"/>	December 5, 2013
District Design Engineer		
<i>For</i> Mark Plass, P.E. 	<input checked="" type="checkbox"/> <input type="checkbox"/>	December 5, 2013
District Traffic Operations/Engineer		
John Danielsen, P.E. 	<input checked="" type="checkbox"/> <input type="checkbox"/>	December 5, 2013
District Maintenance Engineer		

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

File: s:\permit_d\permits\variance\0000-12-05-2013\Boos Development - SR818 1st Ext.doc

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.

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.

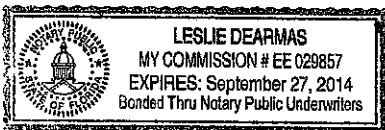


[Signature]
Notary Public - Signature
Print Name: Leslie DeArmas
My Commission Expires: 9/27/14

STATE OF Florida

COUNTY OF Broward

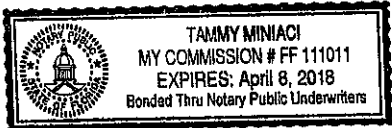
The foregoing instrument was acknowledged before me this 21 day of May, 2014, by LAURA MARIE GUMBEL. She is personally known to me or has produced _____ as identification.



[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.



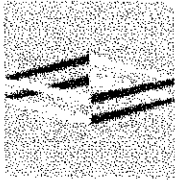
Tammy Miniaci
Notary Public - Signature
Print Name: Tammy Miniaci
My Commission Expires: _____

STATE OF Florida
COUNTY OF Marion

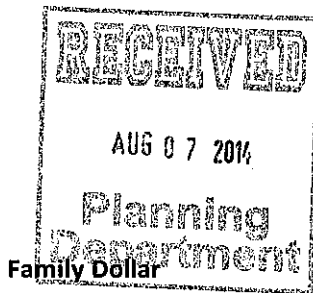
The foregoing instrument was acknowledged before me this 19th day of May, 2014, by **SARAH DIANE FAVARATO**. She is personally known to me or has produced FL Driver License as identification.



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



**DUNAY
MISKEL
BACKMAN
BLATTNER LLP**



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

**Northwest Corner of Griffin Road and SW 29th Terrace
Criteria Statement & Justification for Rezoning**

Abreu Development, LLC ("Petitioner") is the contract purchaser of the +/- 1.0826 net acre parcel, which is generally located on the northwest corner of Griffin Road and SW 29th Terrace ("Property") in the City of Dania Beach ("City"). The Property is designated Residential Low Medium (10 dwelling units per acre) on the City's Future Land Use Map and is zoned RD-8000. The Property is currently vacant. Petitioner proposes to develop the Property with a +/- 10,000 square foot commercial development, the majority of which will be utilized by a large national retailer, Family Dollar ("Project"). In order to develop the Project, Petitioner is seeking to rezone the Property through an allocation of commercial flex acreage ("Flex Allocation") to the Property and a rezoning to the C-2, Community Business zoning district ("Rezoning").

The Rezoning and Flex Allocation is compatible with the development on adjacent properties and along the Griffin Road corridor. The adjacent properties to the north and east are developed with single family residential units. The Project will add neighborhood businesses that will serve these adjacent homes. Substantial landscape buffers along the northern and eastern borders of the Property are also proposed in order to minimize any potential impacts to adjacent residential uses. The properties immediately to the west are zoned for residential uses, but developed with a church and convenience store. As such, it is compatible with the proposed commercial development. Immediately south of the Property and west of SW 30th Avenue, along the Griffin Road corridor, properties are zoned C-2, Community Business, which is also consistent with the proposed Rezoning. The Project is consistent with the City's redevelopment plans for this area and will add to the character of Griffin Road by redeveloping this vacant lot with commercial uses that will serve the community. The Family Dollar, a large national retailer, will attract similar commercial development within the C-2 zoning district along Griffin Road. The Project will also expand the economic base of the City by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long term jobs with the added employers that will come to the City as a result of this Project.

Rezoning Review Criteria

As discussed in greater detail below, the Project complies with Section 645-40 – Review Criteria of the City of Dania Beach Land Development Code ("Code"). In particular, Petitioner will demonstrate that the proposed Rezoning: (1) is consistent with the City's comprehensive plan; (2) is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission; and (3) would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts and the Rezoning furthers the City's adopted community redevelopment plans and is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.

(1) The Rezoning is consistent with the City's comprehensive plan.

In conjunction with the Rezoning, Petitioner is requesting the Flex Allocation. The Property is currently designated as Residential Low-Medium on the City's Future Land Use Map. The City's comprehensive plan allows for up to five (5%) percent of the area designated for residential uses on the Future Broward County Land Use Plan Map within a flexibility zone to be used for offices or neighborhood retail. The Property is located in Flex Zone 81 and the City currently has 57 acres of commercial flex remaining within this zone. Petitioner's request is further consistent with the comprehensive plan, and the City's Westside Master Plan for redevelopment of this area, as the Project is for the development of a commercial use with retail that would serve nearby residential communities. Petitioner proposes rezoning the Property to the C-2, Community Business district, designed to provide retail that serves the community. The Rezoning further complies with the objectives and policies of the comprehensive plan as follows:

Policy 1.2 – The Project provides commercialized activities to serve the residents of the community as it provides for retail uses intended to serve residents of adjacent communities and those traveling along the Griffin Road corridor.

Policy 5.1 – The Project encourages development to enhance the tax base of the community. Not only will the Project increase the tax base as the property value will increase because of this development, but the Project will also promote further commercial development along the Griffin Road corridor and attract other national retailers to the City.

Policy 5.6 – The Rezoning proposes a zoning district with an intensity of commercial development compatible with adjacent and surrounding commercial and residential land uses.

Policy 8.4 – The Project will provide adequate vehicular parking for the new development in accordance with the land development regulations.

Policy 9.2 – The Project is compatible with adjacent commercial and residential land uses as it is located along the Griffin Road corridor and is intended to serve the needs of the community. Further, significant landscape buffers will be provided adjacent to residential neighborhoods to minimize any potential impacts.

The Rezoning is compatible with adjacent commercial and residential uses and serves these neighboring communities. Further, it encourages commercial development along the Griffin Road corridor as specified in the Future Land Use element of the comprehensive plan. As such, the Rezoning is consistent with the comprehensive plan.

(2) The Rezoning is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission.

The Rezoning is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission. Specifically, the City's Westside Master Plan identifies redevelopment of the Griffin Road corridor between State Road 7 to the west and Anglers Avenue to the east. The Property lies along this corridor. The City's Westside Master Plan acknowledges that businesses

on the corridor are already distressed due to the suffering economy and further decline along this corridor may lead to the appearance of blight due to closed or abandoned businesses and buildings. This plan further acknowledges Griffin Road as a gateway to the City as well as from the residential neighborhoods to the north and south and that its appearance and economic sustainability is vital to the stability of these neighborhoods. The Project is consistent with the Westside Master Plan as it proposes to bring in a new commercial development with a large national retailer that will decrease any appearance of blight from another vacant lot lying along this corridor. It will further enhance the stability of surrounding neighborhoods, and help spark further redevelopment in this area. The Westside Master Plan identifies the Griffin Road corridor as a priority for redevelopment, noting these neighborhoods suffer from a lack of neighborhood businesses. The Project is consistent with the Westside Master Plan as it recommends encouraging neighborhood servicing businesses and the promotion of economic development. The Westside Master Plan further states that due to the south runway expansion, it may be more logical to convert the land use in the area where the Property is located to a more compatible commercial use because of the additional noise pollution that may impact residential communities. As such, commercial development is more appropriate for properties on this corridor. Petitioner proposes to bring a national retailer to the Property, which will enhance the stability of surrounding neighborhoods and promote economic development. As such, the Rezoning is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the City Commission.

(3) The Rezoning would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts and the Rezoning furthers the City's adopted community redevelopment plans and is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.

The Rezoning would not give privileges not generally extended to similarly situated property in the area or result in an isolated district unrelated to adjacent or nearby districts. Although the adjacent properties to the north, east and immediately west are zoned for residential uses, the property immediately to the west is developed with a community retail use and church. Immediately west of that and to the south, the Griffin Road corridor is zoned C-2, Community Business. The Griffin Road corridor is developed or intended for redevelopment with businesses and retail uses that serve the community, such as that proposed by the Project. As such, the Rezoning is consistent with the City's Westside Master Plan, as discussed in greater detail above, and would not give privileges not generally extended to similarly situated property in the area and will not result in an isolated zoning district.

As discussed in greater detail above, the Rezoning furthers the City's adopted community redevelopment plans is appropriate for the orderly development of the City, and is compatible with existing and planned adjacent land uses. As the City identified in its Westside Master Plan, this corridor is most suitable for such commercial uses and is in need of a stimulant to boost the economy and the success of existing businesses. The Project will bring a national retailer to the corridor, which will attract additional commercial development in the vicinity as desired by the City. The Westside Master Plan specifically states that due to the south runway expansion, it may be more logical to convert the land use in the area where the Property is located to a more compatible commercial use because of the additional noise pollution that may impact residential communities. As such, commercial development that supports the needs of residents is more desirable along this corridor. Further, the Westside Master Plan identifies the

Griffin Road corridor as a priority for redevelopment, noting these neighborhoods suffer from a lack of neighborhood businesses. As the City recommends that the Griffin Road corridor encourages neighborhood serving businesses and identifies the promotion of economic development as a goal, the Rezoning furthers the adopted redevelopment plans and is compatible with existing and planned adjacent land uses.