

City of Dania Beach, Florida  
Department of Community Development  
Planning and Zoning Division

(954) 922-2680  
(954) 922-2687

JAN 22 2015  
Planning  
Department

Standard Development Application

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

Date Rec'd: \_\_\_\_\_

Petition No.: VR 012-15

(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: 28 S. FEDERAL HIGHWAY, DANIA BEACH, FL 33004

Lot(s): 9-16 Block: 22 Subdivision: \_\_\_\_\_

Recorded Plat Name: "TOWN OF MIPELO", NOW DANIA

Folio Number(s): \_\_\_\_\_ Legal Description: SEE ATTACHED "LEGAL DESCRIPTION"

Applicant/Consultant:  Legal Representative (circle one) DAVID R. MILLER, DAVID MILLER & ASSOC.

Address of Applicant: 319 CLEMATIS ST., SUITE 802, WEST PALM BEACH, FL 33401

Business Telephone: 561 833 0164 Home: \_\_\_\_\_ Fax: 561 833 0165

E-mail address: DMA@DAVIDMILLERARCHITECT.COM

Name of Property Owner: N+S PROPERTIES, LLC

Address of Property Owner: 2201 N COMMERCE PRKWAY, WESTON, FL 33326

Business Telephone: 954 659 8901 Home: \_\_\_\_\_ Fax: 954 659 8903

**Explanation of Request:** Variance to Section 265-30 Parking  
For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: \_\_\_\_\_ Gross Acreage: - Prop. Square Footage: 40,000 S.F.

Existing Use: COMMERCIAL VACANT Proposed Use: HOTEL

Is property owned individually, by a corporation, association, or a joint venture? PROPERTY IS OWNED BY AN LLC

**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 DAVID R. MILLER, DAVID MILLER'S ASSOC (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 21 DAY OF JANUARY, 2015

By:

DAVID R. MILLER  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

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



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

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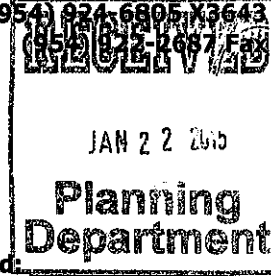
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City of Dania Beach, Florida  
Department of Community Development  
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(954) 924-6805 X3643  
954-924-2687 Fax



Standard Development Application

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Location Address: 28 S. FEDERAL HIGHWAY, DANIA BEACH, FL 33004

Lot(s): 9-16 Block: 22 Subdivision: \_\_\_\_\_

Recorded Plat Name: "TOWN OF MODELO", NDW DANIA

Folio Number(s): \_\_\_\_\_ Legal Description: SEE ATTACHED "LEGAL DESCRIPTION"

Applicant/Consultant:  Legal Representative (circle one) DAVID R. MILLER, DAVID MILLER & ASSOC.

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Address of Property Owner: 2201 N COMMERCE PRKWAY, WESTON, FL 33326

Business Telephone: 954 659 8901 Home: \_\_\_\_\_ Fax: 954 659 8903

**Explanation of Request:** VARIANCE TO SEC 311-20(C) SHOPFRONT  
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: \_\_\_\_\_ Gross Acreage: - Prop. Square Footage: 40,000 S.F.

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DAVID R. MILLER  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

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



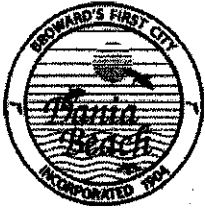
Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

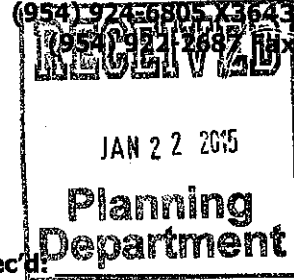
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City of Dania Beach, Florida  
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Name of Property Owner: N&S PROPERTIES, LLC

Address of Property Owner: 2201 N COMMERCE PRKWAY, WESTON, FL 33326

Business Telephone: 954 659 8901 Home: \_\_\_\_\_ Fax: 954 659 8903

**Explanation of Request:** Variance to Sec 303-40(6) Frontage  
For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: \_\_\_\_\_ Gross Acreage: - Prop. Square Footage: 40,000 S.F.

Existing Use: COMMERCIAL/VACANT Proposed Use: HOTEL

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(Owner / Agent signature\*)

BEFORE ME THIS 21 DAY OF JANUARY, 2015

By: DAVID R. MILLER  
(Print name of person acknowledging) (Joint owner signature if applicable)

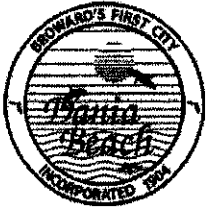
Notary [Signature]  
(Signature of Notary Public - State of FLORIDA)



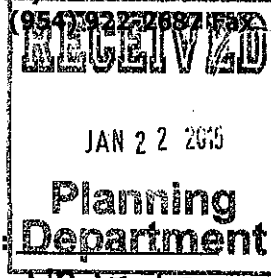
Personally known  or Produced Identification \_\_\_\_\_  
Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

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



**Standard Development Application**

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E-mail address: DMA@DAVIDMILLERARCHITECT.COM

Name of Property Owner: N+S PROPERTIES, LLC

Address of Property Owner: 2201 N COMMERCE PRKWAY, WESTON, FL 33320

Business Telephone: 954 659 8901 Home: \_\_\_\_\_ Fax: 954 659 8903

**Explanation of Request:** Variance to Section 303-40 (c) Parking  
 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: \_\_\_\_\_ Gross Acreage: - Prop. Square Footage: 40,000 S.F.

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By:

DAVID R. MILLER  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

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



Personally known  or Produced Identification \_\_\_\_\_

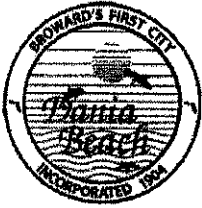
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City of Dania Beach, Florida  
 Department of Community Development  
 Planning and Zoning Division  
 (954) 974-6805 / 3673  
 (954) 974-2682 / Fax

JAN 22 2015  
 Planning  
 Department

**Standard Development Application**

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
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- Variance
- Other: \_\_\_\_\_

Date Rec'd: \_\_\_\_\_

Petition No.: VF-016-15

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

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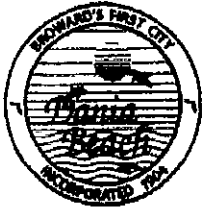
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**(954) 924-6805 X3643**  
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**Standard Development Application**

RECEIVED  
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**Explanation of Request:** VARIANCE TO SECTION 625.40(w) ELEVATION/SIGNS  
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: \_\_\_\_\_ Gross Acreage: \_\_\_\_\_ Prop. Square Footage: 40,000 S.F.

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(Signature of Notary Public - State of FLORIDA)



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

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**Explanation of Request:** VARIANCE TO SECTION 265-140(C) PARKING  
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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 DAVID R. MILLER, DAVID MILLER & ASSOC. (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 21 DAY OF JANUARY, 2015

By:

DAVID R. MILLER  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]  
(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).**

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

**Standard Development Application**

JAN 22 2015  
 Planning  
 Department

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

Date Rec'd: \_\_\_\_\_

Petition No.: VR-019-15

(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: 28 S. FEDERAL HIGHWAY, DANIA BEACH, FL 33004

Lot(s): 9-16 Block: 22 Subdivision: \_\_\_\_\_

Recorded Plat Name: "TOWN OF MOPELO", NOW DANIA

Folio Number(s): \_\_\_\_\_ Legal Description: SEE ATTACHED "LEGAL DESCRIPTION"

Applicant/Consultant:  Legal Representative  (circle one) DAVID R. MILLER, DAVID MILLER & ASSOC.

Address of Applicant: 319 CLEMATIS ST., SUITE 802, WEST PALM BEACH, FL 33401

Business Telephone: 561 833 0164 Home: \_\_\_\_\_ Fax: 561 833 0163

E-mail address: DMA@DAVIDMILLERARCHITECT.COM

Name of Property Owner: N+S PROPERTIES, LLC

Address of Property Owner: 2201 N COMMERCE PARKWAY, WESTON, FL 33326

Business Telephone: 954 659 8901 Home: \_\_\_\_\_ Fax: 954 659 8903

**Explanation of Request:** REVISOR TO SECTION 607 ACCESS CHIMPSTER  
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: \_\_\_\_\_ Gross Acreage: \_\_\_\_\_ Prop. Square Footage: 40,000 S.F.

Existing Use: COMMERCIAL/VACANT Proposed Use: HOTEL

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Personally known  or Produced Identification \_\_\_\_\_

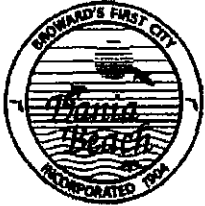
Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

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JAN 22 2015  
 Planning  
 Department

**Standard Development Application**

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

Date Rec'd: \_\_\_\_\_

Petition No.: VA-020-15

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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Folio Number(s): \_\_\_\_\_ Legal Description: SEE ATTACHED "LEGAL DESCRIPTION"

Applicant/Consultant:  Legal Representative (circle one) DAVID R. MILLER, DAVID MILLER & ASSOC.

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E-mail address: DMA@DAVIDMILLERARCHITECT.COM

Name of Property Owner: N+S PROPERTIES, LLC

Address of Property Owner: 2201 N COMMERCE PRKWAY, WESTON, FL 33326

Business Telephone: 954 659 8901 Home: \_\_\_\_\_ Fax: 954 659 8903

**Explanation of Request:** variance to section 505-210(H)(4) marquee  
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: \_\_\_\_\_ Gross Acreage: - Prop. Square Footage: 40,000 S.F.

Existing Use: COMMERCIAL/VACANT Proposed Use: HOTEL

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Item #: SP-94-14  
Hearing Date: Feb. 10. 2015  
Name: DAVID Miller  
Phone: 561-833-0164

### Checklist for Preparation of Public Hearing Notice

- Send PHN to Sun Sentinel 10 days prior to hearing.  
Attached proof of publication and cost  
Sent on 1/26/15 Ad Publish Date 1/30/15
  
- Prepare sign for posting on subject property 10 days prior to hearing. Applicant picked up on \_\_\_\_\_.
  
- Give legal department applicant's name and information for Affidavit for posting sign of notice to be prepared for subject property on \_\_\_\_\_.  
Received executed affidavit on \_\_\_\_\_.
  
- Prepare mailing to include: Notice, map, and property owner listing within 300' of subject property 10 days prior to hearing. Notice & mailing list attached. Mailing sent on 1/27/15.
  
- Post notice in glass cabinet 10 days prior to hearing at City Hall on 1/26/15
  
- Put copy of notice in file on 1/27/15.



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, February 10, 2015

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: VA-12-15/VA-13-15/VA-14-15/VA-15-15/VA-16-15/VA-17-15/VA-18-15/VA-19-15/VA-20-15/SP-99-14 - The applicant, David R. Miller, AIA of David Miller and Associates, P.A., on behalf of the property owner N and S Properties, LLC., is requesting a several variances, design variations and site plan approval to construct a 143-room hotel at 48 S. Federal Highway.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING VARIANCE REQUESTS (VA-12-15, VA-13-15, VA-14-15, VA-15-15, VA-16-15, VA-17-15, VA-18-15, VA-19-15, & VA-20-15) SUBMITTED BY DAVID R. MILLER AIA OF DAVID MILLER AND ASSOCIATES, P.A., REPRESENTING THE PROPERTY OWNER, N&S PROPERTIES LLC., FOR PROPERTY LOCATED AT 48 SOUTH FEDERAL HIGHWAY, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-99-14) SUBMITTED BY DAVID R MILLER, AIA OF DAVID MILLER AND ASSOCIATES, P.A., REPRESENTING THE PROPERTY OWNER, N & S PROPERTIES, LLC., FOR PROPERTY LOCATED AT 48 SOUTH FEDERAL HIGHWAY, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

*Legally described as:* Parcel I – Lots 9 and 10, less State Road, Block 22, "Town of Modelo", now Dania, according to the plat thereof, as recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

Parcel II – Lots 11, 12, 13, 14, 15 and 16, less State Road of Lots 12, 13 and 16, Block 22, "Town of Modelo", now Dania, according to the plat thereof, as recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.