

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: Temporary Stockpile (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Petition No.: OT-01-15

**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: N Bryan Road, Dania Beach Florida 33004

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: \_\_\_\_\_

Folio Number(s): 504233550010 Legal Description: \_\_\_\_\_

Applicant/Consultant/Legal Representative (circle one) Joseph Denis

Address of Applicant: 6060 Piedmont Row Drive South, Suite 200, Charlotte NC 28287

Business Telephone: 704-362-6112 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: jdenis@kimcorealty.com

Name of Property Owner: Dania Live 1748, LLC.

Address of Property Owner: 6060 Piedmont Row Drive South, Suite 200, Charlotte NC 28287

Business Telephone: 704-362-6112 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** Temporary use for soil storage  
 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: 13 acre Gross Acreage: \_\_\_\_\_ Prop. Square Footage: \_\_\_\_\_

Existing Use: Vacant Proposed Use: Temporary Stockpile (2 ac)

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

**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 KIMLY - HORH (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\*)  
Joseph Denis, Vice President

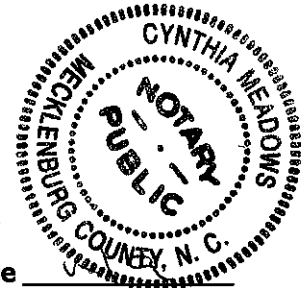
BEFORE ME THIS 22nd DAY OF December, 2014

By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Cynthia Meadows  
(Signature of Notary Public - State of NC)



Personally known X or Produced Identification n/a

Type of identification produced: n/a or Drivers License n/a

**\*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.**

**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   |
|---|---|
| <b>LAND USE</b>   |   |
| 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<br><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<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>   |
| <b>ZONING</b>   |   |
| Change of Zoning (Rezoning)   | Less than 2 acres - \$2,500.00<br>Greater than 2 acres - \$6,000.00<br><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<br>General Text - \$2,000.00<br><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<br>(Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>   |
| Delegation Request  | \$1,500.00<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>   |
| <b>SITE PLAN</b>  |   |
| Residential, Hotel, Condo-Hotel, Time-Share, Motel                            | <b>Filing fee</b> = \$1,000.00 <b>PLUS</b> \$10.00 per unit<br><b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$5,000.00<br><b>Minimum fee = \$6,100.00</b><br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>  |
| All other uses  | <b>Filing fee</b> = \$1,000.00 <b>PLUS</b> the following:<br>\$5.00 : 100 s.f. for 1 <sup>st</sup> 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f.<br><b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$4,000.00<br><b>Minimum fee = \$5,500.00</b><br><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><br><i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>  |
| Extension of Approval(s)<br>(Site plan, variance, special exception requests) | \$1,250.00 - Single Extension ( <b>PLUS</b> ) an additional \$ 250.00 for each associated approval  |

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

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|  |   |
|--|---|
| <b>SPECIAL EXCEPTION</b>   |   |
| SPECIAL EXCEPTION<br>(Excluding cell towers)                                     | Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>   |
| SPECIAL EXCEPTION<br>(Cellular Towers)   | Filing fee = \$4,000<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>   |
| <b>Additional Resubmittal</b><br>(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. |
| <b>VARIANCES, APPEALS &amp; WAIVERS</b>  |   |
| 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<br>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 <i>(up to this amount based on scope of work)</i>   |
| UNSPECIFIED  | \$ 500.00 <b>PLUS</b> any outside costs incurred by the city as per "Section 685-10"  |

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

# Kimley»Horn

December 31, 2014

Corinne Lajoie  
City of Dania Beach  
100 W Dania Beach Blvd  
Dania Beach, FL 33004  
954-924-6805 x3704



**RE: Dania LIVE Temporary Stockpile**

Dear Ms. Lajoie:

This letter is to submit the Standard Development Application for a Temporary Stockpile of clean fill material as identified in the attached Exhibit. The proposed project involves preparation of a temporary construction road, and stockpiling of clean fill material on up to 2 acres of land area as depicted in the attached Exhibit. The fill material will be used to raise the existing grade for the development of the parcel as well as for fill for the borrow pit fill project for the existing borrow pit lake just south of West Dania Beach Blvd. The site plan has not been finalized; the applicant would like to start stockpiling material to expedite the construction once a site plan is submitted and approved. The site is zoned C-3; the Future Land Use is RAC.

Please contact me at (772) 794-4100 or [Melibe.Thomas@kimley-horn.com](mailto:Melibe.Thomas@kimley-horn.com) should you have any questions.

Sincerely,

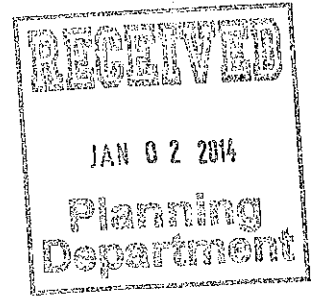
A handwritten signature in black ink, appearing to read "Melibe S. Thomas".

Melibe S. Thomas, P.E.  
Project Manager

**Attachments:**

1. Standard Development Application for Temporary Stockpile
2. Check for \$500 for Standard Development Application Fee
3. Exhibit depicting the proposed stockpile
4. Signed and Sealed Survey (24"x36" and 11"x17" copy)
5. Warranty Deed of Property

Prepared by and return to:  
Cooke Law Group  
9245 SW 158 Lane  
2<sup>nd</sup> Floor  
Miami, FL 33157



For official use by Clerk's office only

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made on December 23, 2014, between **RADC/CADC Venture 2010-2, LLC**, a Delaware limited liability company, whose mailing address is: c/o Colony Capital, LLC, 2450 Broadway, Sixth Floor, Santa Monica, CA 90404 ("Grantor"), and **Dania Live 1748, LLC**, a Delaware limited liability company, whose mailing address is: 1 Oakwood Boulevard, Suite 70, Hollywood, Florida 33020 ("Grantee"),

**WITNESSETH:**

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm unto Grantee and its assigns, the following described property, situate, lying and being in the County of Broward, State of Florida, to wit:

Parcel "A" of DANIA BEACH AIR & PORT COMMERCE CENTRE as recorded in Plat Book 177, Pages 81-83, of the Public Records of Broward County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** the Grantor hereby covenants to the Grantee, that the Property is free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Property to the Grantee and Grantee's heirs, successors, and assigns, against every person lawfully claiming the Property, or any part thereof, by, through, or under the Grantor, but not otherwise.

[SIGNATURE AND NOTARY PAGE TO FOLLOW – INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on December 23 2014.

Signed, sealed and delivered  
in the presence of:

RADC/CADC Venture 2010-2, LLC, a Delaware  
limited liability company, by its Manager, ColFin  
2011 ADC Funding, LLC

[Signature]  
Witness signature  
Ryan Wilson  
Print witness name

By: [Signature]  
Print Name: MICHAEL BRANKIN  
Print Title: AUTHORIZED SIGNER

[Signature]  
Witness signature  
Shai Schwartz  
Print witness name

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) :SS.:

The foregoing instrument was acknowledged before me on December \_\_, 2014, by \_\_\_\_\_,  
the \_\_\_\_\_ of ColFin 2011 ADC Funding, LLC, the manager of RADC/CADC Venture 2010-  
2, LLC, a Delaware limited liability company, who is personally known to me or who has produced a current  
driver's license as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Notary Name

My Commission Expires: \_\_\_\_\_

Notary Seal

## ACKNOWLEDGMENT

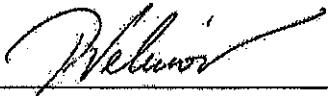
State of California  
County of Los Angeles

On December 23, 2014 before me, Rocio Velinov, Notary Public, personally appeared Michael Brian Sam, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)

