



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: April 28, 2015

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Corinne Lajoie, AICP, LEED G. A., Principal Planner *CL Lajoie*
Mariluz Maldonado, City Planner *MM*

SUBJECT: **SP-110-14** The applicant, Robert Reid Wedding Architects and Planners on behalf of the property owner 158, Dania, LLC., is requesting incentives, alternate loading standards, a design variation and site plan approval to construct a 111-room hotel at 158 N. Federal Highway.

PROJECT REQUESTS

INCENTIVES

1. An increase in impervious area by 3%; code requires 10% per Code Section 303.40 (F).
2. An increase in height to 10 stories to also allow additional hotel rooms; code allows 7 stories (80 feet) per Code Section 303.40.

ALTERNATE LOADING STANDARD

Waive the required loading space; code requires one (1) loading space per Code Section 270.20.

DESIGN VARIATION:

To waive the required 40% of Category 1 trees; code requires 12 of the required trees to be of category 1 per Code Section 275.190 (D).

SITE PLAN

To allow the construction of a new, 10 story, 111-room hotel, 200 sq. ft. of retail use, amenities and associated parking via a garage.

PROPERTY INFORMATION

EXISTING ZONING:	City Center (CC)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
OVERLAY DISTRICT:	Principal Arterial Design Overlay District

INCENTIVES ANALYSIS:

The applicant has requested to increase both the building height and the density throughout the use of incentives per Code Section 305.50 (G). By right, the applicant will be allowed to construct a building with 7 stories, 80 feet tall. Instead, the applicant is proposing a building with 10 stories, 110 feet tall (to the top of the parapet) and 111

rooms. The additional height and density are awarded to the applicant via the incorporation of sustainable development practices, in this case the Florida Green Lodging program by the Florida Department of Environmental protection. In addition, the incentives section of the code allows the applicant to increase the impervious area of the development by up to 5%. Instead the applicant is seeking to increase the impervious area by 3% to provide a total of 7% pervious area on the project; the code requires 10%.

ALTERNATE LOADING STANDARD ANALYSIS:

The applicant is requesting an alternate loading standard per Code Section 270.40 for the proposed development. As indicated by the applicant within the justification criteria, "the hotel will be a limited service hotel with no room service, no kitchen facilities and no meeting/conference rooms; as such deliveries will be minimal". Additionally, the applicant has indicated the deliveries will be made by a small cargo van as therefore a standard loading space will not be necessary for the hotel operation.

DESIGN VARIATION ANALYSIS:

The proposed development is also requesting a design variation per Code Section 301.50 for the required tree category. Section 275.190 requires 40% of the required shade trees to be of category 1; instead, the project provides the required twenty-four (24) trees of categories 2 and 3. As indicated by the applicant within the application package, "the site conditions and size do not allow accommodating large canopy trees and as such smaller tress (category 2&3) are provided for the development". However, the applicant is providing the required amount of trees and buffers.

SITE PLAN ANALYSIS:

The proposed site plan application is for the construction of a new, 111-room hotel. The new building will be ten (10) stories tall with an architectural roof feature resulting in an overall height of one-hundred and ten (110) feet. This project is located in the Regional Activity Center (RAC); therefore, 71,421 square feet were allocated from the commercial land uses in the RAC to accommodate this development.

The proposed hotel will provide a four-story parking garage with the required (91) parking spaces and six levels of guest rooms. The ground floor will contain the main lobby entrance/area, a small retail component with 200 sq. ft. and the sixth floor and above houses the guest rooms. The hotel will provide guests amenities such as a pool, sun deck and a gymnasium.

DEVELOPMENT REVIEW COMMITTEE (DRC):

The site plan was reviewed by the Development Review Committee (DRC) which includes personnel from the Fire BSO, Public Services, the City's landscape consultant and the Planning Division. In addition, the Dania Beach Community Redevelopment Agency reviewed the plans and it is in support of the project (See attached correspondence).

The applicant has several outstanding staff comments that need to be addressed prior to issuance of a building permit. The outstanding DRC comments from the different disciplines are listed below.

PLANNING COMMENTS:

1. Submit payment for the RAC Traffic Impact Mitigation based on the provided analysis by a certified engineer and based on Resolution No. 2014-049 which establishes a rate of \$21.26 per p.m. peak hour trip.
2. Provide additional palm trees and or ornamental trees on the pool deck.
3. Replace EIFIS material with Fypon which is a solid material, as voluntarily agreed by the applicant.
4. On street handicapped spaces will be relocated inside the garage, as voluntarily agreed by the applicant.
5. The Applicant must obtain approvals from Broward County Aviation Department ("BCAD") and Florida Aviation Administration ("FAA") in order to develop the plan.
6. Impact fees that will be required for the project at the time of Building Permits.
7. The applicant shall submit payment towards the City of Dania Beach's Tree Fund program for \$3,300.00 (\$300.00 per tree) for the required tree mitigation for the site prior to Building Permits.

FIRE COMMENTS:

1. Provide a fire hydrant flow test (See requirements below). A fire hydrant flow test was provided but the water supply was determined to be too low for the project demand. As discussed in 2/27/15 meeting, the existing hydrant will be removed from the 6" main and put into service on the existing 8" main (Provide an updated plan reflecting this change). Prior to any construction, this new 8" tap must be completed, a flow test repeated and the flow must meet the demand for the structure. If the water supply is still insufficient, provisions must be made to meet the demand, and be proven before any construction can begin.
2. Provide fire flow demand (See requirements below). The fire flow demand must be determined by your Civil Engineer in accordance with NFPA 1, Chapter 18. Please provide calculations, signed and sealed by the engineer, with the calculations demonstrated.
3. Provide a completed Application for Approval of the Fire Protection Water Supply Design (Attached). This application must be completed by the Civil Engineer of Record. Please include a statement of verification letter with the application.
4. Provide "No Parking" signage in accordance with the following requirements:
 - a) "No Parking" signage, painted curbs and / or Fire Lane stripping required for Fire Lanes, Fire Department access road and in front of Fire Department connections.
 - b) Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.
 - c) All pavement markings shall be of thermoplastic paint.
 - d) Demonstrate that these areas are to be marked with freestanding signs with the wording, "No parking Fire Lane by order of the Fire Department" or similar wording.
 - e) Such signs shall be 12 inches by 18 inches with a white background and red letters.

- f) These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
 - g) These signs shall be within sight of the traffic flow and be a maximum of 60 feet apart. [1:18.2.3.5]. This must still be provided (Provide an updated plan showing this change).
5. Needed Fire Flow requirement for buildings
Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. The Needed Fire Flow Requirement must be in accordance with N.F.P.A. 1 (2009 Ed.), Chapter 18, Section 18.4 for manual suppression efforts.
6. Approved Water Supply – Hydrant Flow Test
Provide a Hydrant Flow Test to determine the available water supply to this project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective January 12, 2012) to the Florida Fire Prevention Code (2010 Ed.), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (i.e. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.
7. The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective January 12, 2012) to the Florida Fire Prevention Code (2010 Ed.), Section F-112, NFPA 13 (2007 Ed.) and NFPA 14 (2007 Ed.)

ENGINEERING:

1. The pipe condition of the existing 8" water main on NE 2nd Street will be verified by Public Services for any reliability issue that may impact flow and pressure to this proposed facility. The developer may be required to upgrade or replace the existing water main, at their own expense, between Federal Highway/NE 2nd Street to intersection of NE 1st Avenue / NE 2nd Street (about 220 linear feet).
2. A preliminary estimate of traffic PM peak hour trips (estimated at 67) was provided; however, the traffic impact study is still pending.

RECOMMENDATION

SITE PLAN/INCENTIVES/ALTERNATIVE LOADING STANDARD/DESIGN VARIATION– The site plan application meets all applicable regulations, as determined by the DRC provided all fourteen (15) conditions are addressed prior to issuance of a building permit, provided that the incentives, the alternate loading standards and the design variation are approved and accepted by the City Commission. Approve the proposed site plan resolution.

Maldonado, Mariluz

From: Earle, Jeremy
Sent: Tuesday, March 24, 2015 12:51 PM
To: Maldonado, Mariluz
Cc: LaFerrier, Marc; Lajoie, Corinne
Subject: RE: 158 hotel project

Good afternoon Mariluz,

The DBCRA is in general support of this project and its revised design. My only comment has to do with the South Elevation which one will see as they drive north on US-1. If this project is approved, I would like to see the applicant work with staff in order to find a way to break up or the south elevation somewhat with some type of artistic screening or landscape, or another type of innovative method so that there is not a mostly blank 3 or 4 story wall.

Please let me know if you have any questions.

Best regards,

Jeremy Earle, ASLA, AICP

Executive Director
Dania Beach Community Redevelopment Agency
100. W. Dania Beach Blvd
Dania Beach, Florida, 33004
954-924-6801 (P)
954-921-2604 (F)

 Please consider the environment before printing this email

From: Maldonado, Mariluz
Sent: Tuesday, March 24, 2015 11:00 AM
To: Earle, Jeremy
Cc: LaFerrier, Marc; Lajoie, Corinne
Subject: 158 hotel project

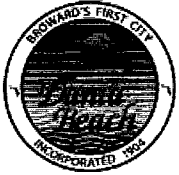
Dear Jeremy:

On February 26th, plans were routed to you for the third revision of 158 Hotel located at 158 N. Federal Highway. Our department has received approvals and comments on these plans from all other departments except from yours.

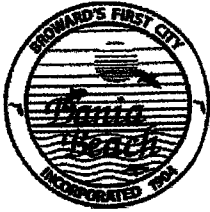
The applicant wants to attend the City Commission meeting scheduled for April 28th. As such, kindly submit your final comments/recommendations and a response for "support" or "non-support" for the proposed project, to proceed to the April 28th City Commission/CRA meeting and continue to process this application in a timely manner. Thanks.

Sincerely,

Mariluz Maldonado
City Planner



City of Dania Beach | Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004
P 954-924-6805 x 3793
F 954-922-2687
mmaldonado@ci.dania-beach.fl.us



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



Date Rec'd: _____

Petition No.: SP-110-12

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: 158 N. Federal Hwy., Dania Beach, FL 33004

Lot(s): 1-4 Block: 11 Subdivision: _____

Recorded Plat Name: Town of Modelo (Now Dania)

Folio Number(s): 5042-34-01-1600 ; 5042-34-01-1591 ; 5042-34-01-1620 ; 5042-34-01-1610 Legal Description: See attached copy of warranty deed with full legal description

Applicant/Consultant/Legal Representative (circle one) Jose Gordillo - Robert Reid Wedding Architects & Planners, AIA, Inc.

Address of Applicant: 612 S. Military Trail, Deerfield Beach, FL 33442

Business Telephone: 954-428-9361 Home: N/A Fax: 954-428-9873

E-mail address: katherine.fontaine@rrw-architects.com

Name of Property Owner: 158 Dania LLC - Patricia Johnson

Address of Property Owner: P.O. Box 800945, Miami, FL 33280

Business Telephone: 305-905-6659 Home: N/A Fax: N/A

Explanation of Request: Site Plan approval for a 124 room limited services hotel with parking garage structure.
*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: 0.42 Gross Acreage: 0.42 Prop. Square Footage: 133,840

Existing Use: 10-39 Commercial Proposed Use: Hotel

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Jose Gordillo/ Robert Reid Wedding Architects & Planners, AIA, 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: _____
(Owner / Agent signature*)

BEFORE ME THIS 15th DAY OF October, 2014

By:

PATRICIA JOHNSON
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Kathleen Kohler
(Signature of Notary Public - State of Florida)



Personally known or Produced Identification _____

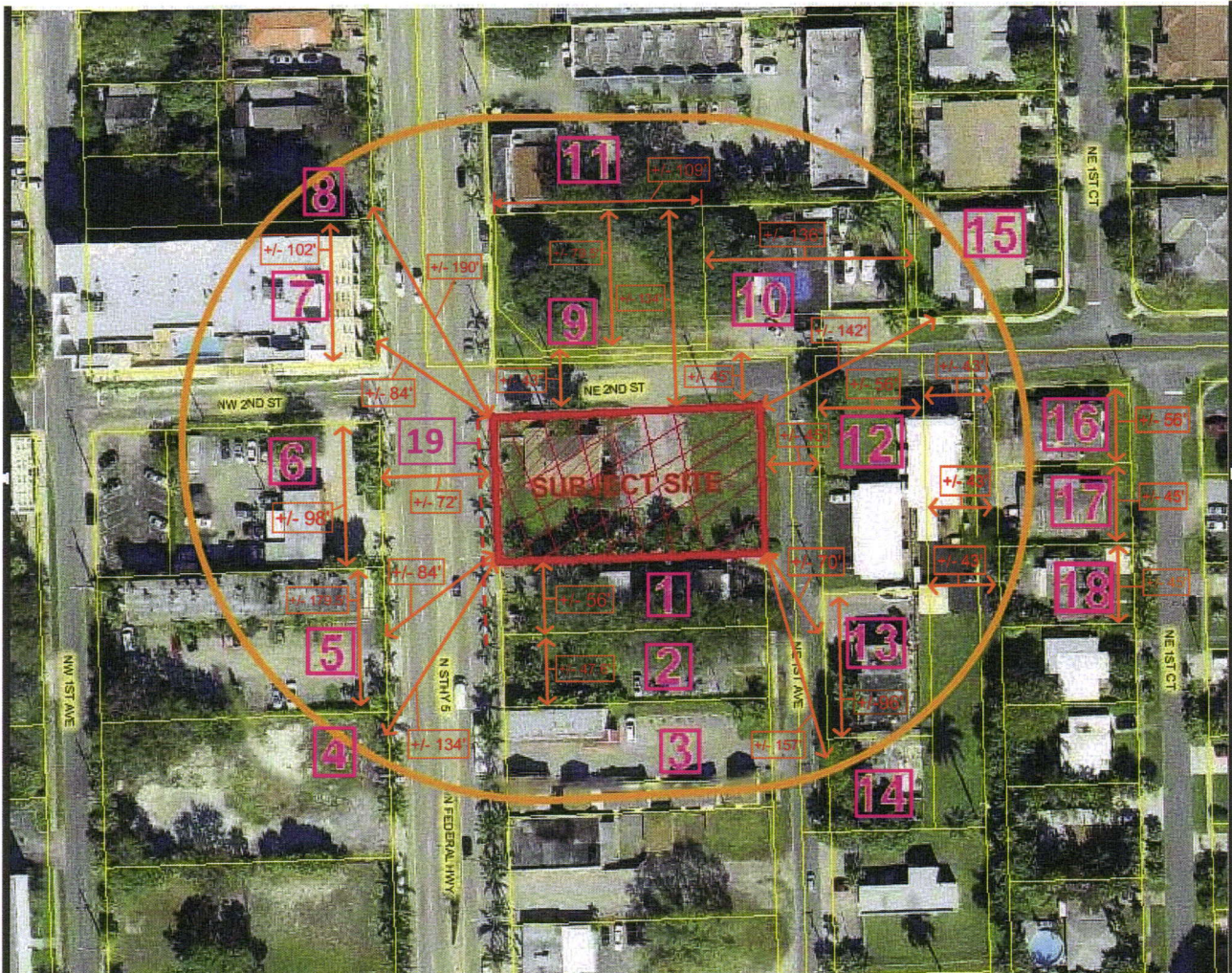
Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

**158 DANIA HOTEL
PROPOSED HOTEL REFERENCE AERIAL SHOWING VICINITY
WITHIN 200 FEET OF SUBJECT PROPERTY**



Properties Information/Key:

- 1** Jimmie's Chocolates
 - a. 2 stories
 - b. Zoning Code: CC = Transit Oriented Development
 - c. Use Code: 11 = Commercial – Stores, 1 story
 - d. County Land Use: 100 = Regional Activity Center

- 2** Vacant Land
 - a. Zoning Code: CC = Transit Oriented Development
 - b. Use Code: 28 = Commercial – Parking Lots (commercial or patron), mobile home parks
 - c. County Land Use: 100 = Regional Activity Center

- 3** Sunset Motel
 - a. Zoning Code: CC = Transit Oriented Development
 - b. Use Code: 39 = Commercial – Hotels, Motels
 - c. County Land Use: 100 = Regional Activity Center

- 4** Vacant Land
- a. Zoning Code: CC = Transit Oriented Development
 - b. Use Code: 10 = Commercial – Vacant Commercial
 - c. County Land Use: 100 = Regional Activity Center

- 5** F&P Apartments
- a. 2 stories
 - b. Zoning Code: CC = Transit Oriented Development
 - c. Use Code: 03 = Residential – Multi-family – 10 units or more
 - d. County Land Use: 100 = Regional Activity Center

- 6** Francisco's Auto Repairs
- a. 1 Story
 - b. Zoning Code: CC = Transit Oriented Development
 - c. Use Code: 27 = Commercial – Auto sales, repair and storage, auto-service shops, body and fender shops, commercial garages.
 - d. County Land Use: 100 = Regional Activity Center

- 7** Holiday Inn Express
- a. 7 stories
 - b. Zoning Code: CC = Transit Oriented Development
 - c. Use Code: 39 = Commercial – Hotels, motels
 - d. County Land Use: 100 = Regional Activity Center

- 8** Law Offices
- a. 1 Story
 - b. Zoning Code: CC = Transit Oriented Development
 - c. Use Code: 17 = Commercial – Office buildings, non-professional services buildings, one-story
 - d. County Land Use: 100 = Regional Activity Center

- 9** Vacant Land
- a. Zoning Code: CC = Transit Oriented Development
 - b. Use Code: 10 = Commercial – Commercial – Vacant land
 - c. County Land Use: 100 = Regional Activity Center

- 10** Ware House
- a. 1 story
 - b. Zoning Code: CC = Transit Oriented Development
 - c. Use Code: 48 = Industrial – Warehousing, distribution terminals, trucking terminals, van & storage warehousing
 - d. County Land Use: 100 = Regional Activity Center

- 11** Victoria L'Originale (Retail/Restaurant)
- a. 1 Story
 - b. Zoning Code: CC = Transit Oriented Development
 - c. Use Code: 11 = Commercial – Stores, 1 story
 - d. County Land Use: 100 = Regional Activity Center

- 12** Residential Units
- a. 1 story & 2 stories bldgs. (2 bldgs)
 - b. Zoning Code: CC = Transit Oriented Development
 - c. Use Code: 08 = Residential – Multi-family – less than 10 units
 - d. County Land Use: 100 = Regional Activity Center

- 13** Residential Units
- a. 2 stories
 - b. Zoning Code: CC = Transit Oriented Development
 - c. Use Code: 08 = Residential – Multi-family – less than 10 units
 - d. County Land Use: 100 = Regional Activity Center

- 14** Residence
- a. 1 Story
 - b. Zoning Code: CC = Transit Oriented Development
 - c. Use Code: 01 = Residential – Single Family
 - d. County Land Use: 100 = Regional Activity Center

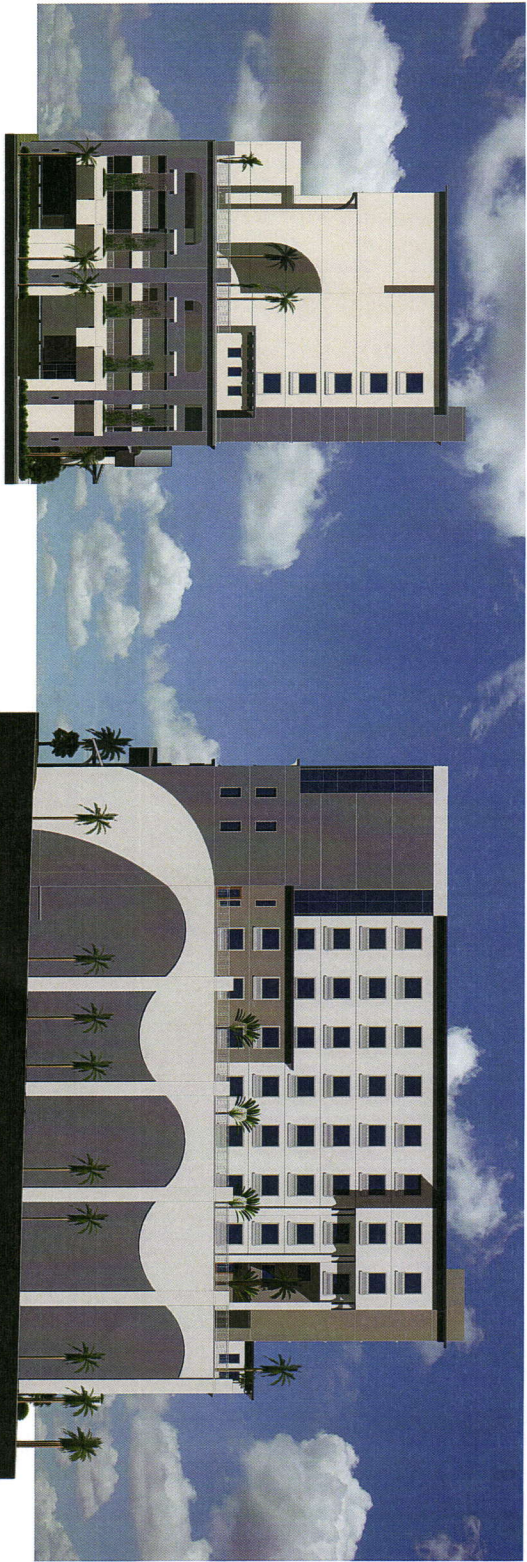
- 15** Residence
- a. 1 Story
 - b. Zoning Code: NBHD-RES = Residential
 - c. Use Code: 08 = Residential – Multi-family –less than 10 units
 - d. County Land Use: 100 = Regional Activity Center

- 16** Residential Units
- a. 1 Story
 - b. Zoning Code: NBHD-RES = Residential
 - c. Use Code: 08 = Residential – Multi-family –less than 10 units
 - d. County Land Use: 100 = Regional Activity Center

- 17** Residential Units
- a. 1 Story
 - b. Zoning Code: NBHD-RES = Residential
 - c. Use Code: 08 = Residential – Multi-family –less than 10 units
 - d. County Land Use: 100 = Regional Activity Center

- 18** Residence
- a. 1 Story
 - b. Zoning Code: NBHD-RES = Residential
 - c. Use Code: 01 = Residential – Single Family
 - d. County Land Use: 100 = Regional Activity Center

- 19** Apparent Bike Lane along west property line, although it does not have any Bike Lane designation or markings.
- a. There is no Bus stop, Bus stop bench or Bus shelter by the subject property.
 - b. Main public transit route is on Federal Highway.



DESIGN AND CONSTRUCTION OF THE DANIA HOTEL, DANIA BEACH, FLORIDA. ARCHITECT: ROBERT REID WEDDING ARCHITECTS & PLANNERS, AIA, INC. 4112 CYPRESS STREET, TAMPA, FLORIDA 33607. 813-478-6996. 612 SOUTH MILITARY TRAIL, DANIA BEACH, FLORIDA 33004. 858-428-8361. FLORIDA LICENSE #A: AA-C001123

Color Elevations



Date	Description	By	Issued For
09/26/14	REVISED CONCEPT PLAN		
09/29/14	REVISED CONCEPT PLAN		
11/14/14	REVISED CONCEPT PLAN		
02/26/15	REVISED SUBMITTAL		

158 DANIA HOTEL
 DANIA BEACH, FLORIDA
 158 NORTH FEDERAL HIGHWAY
 DANIA BEACH, FLORIDA 33004

consultant number 14-152



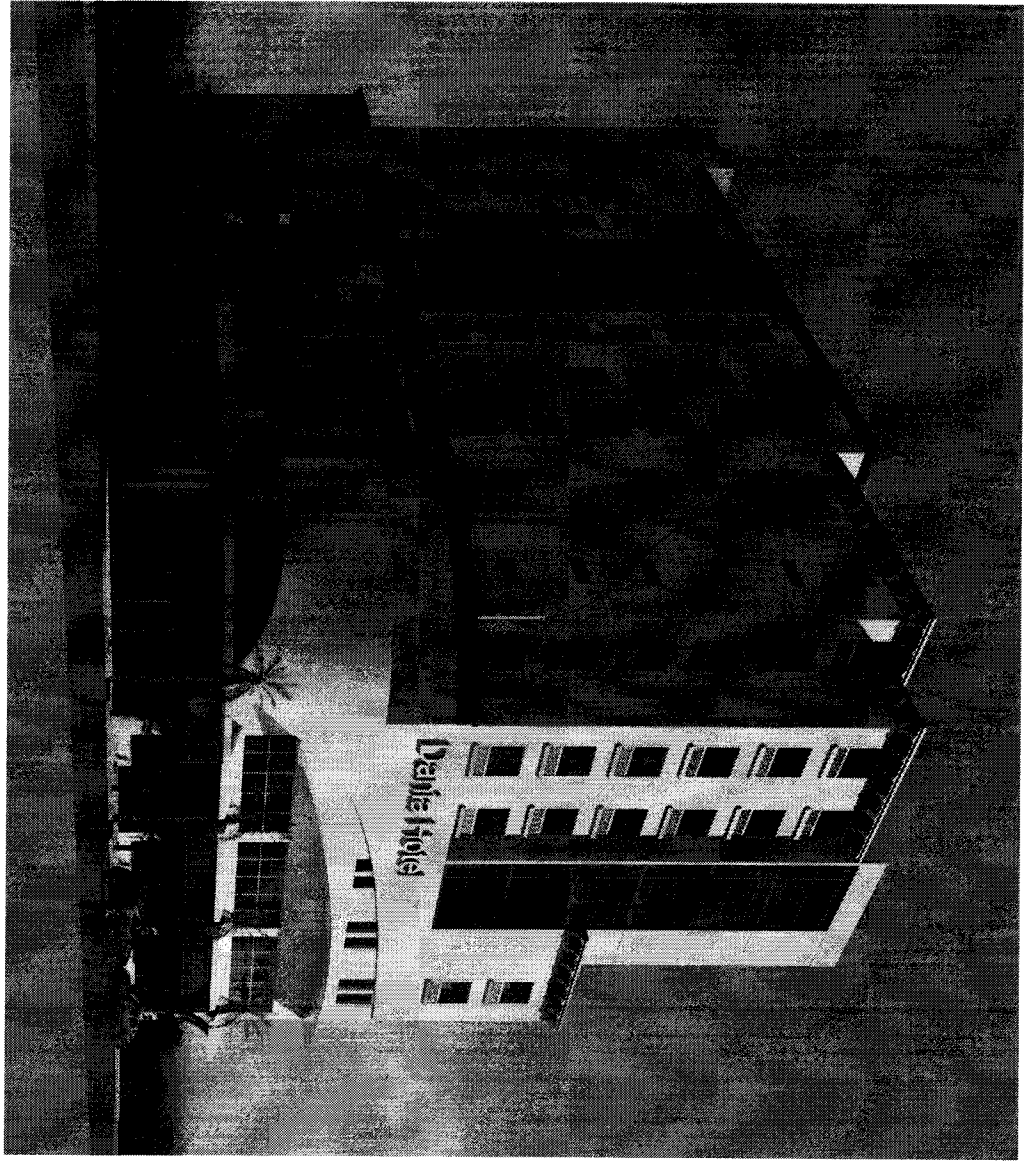
Robert Reid Wedding
 Architects & Planners, AIA, Inc.
 4112 Cypress Street - Tampa, Florida 33607 - 813-478-6996
 612 South Military Trail - Dania Beach, Florida 33042 - 858-428-8361
 Florida License #A: Architecture/Interior Design AA-C001123



consultant

A-13.1

158 DANIA HOTEL, DANIA BEACH, FLORIDA. ARCHITECTS & PLANNERS, AIA, INC.



Color Rendering

A-14.1

NO.	DESCRIPTION	DATE	BY

158 DANIA HOTEL
 DANIA BEACH, FLORIDA
 1502 NORTH FEDERAL HIGHWAY
 DANIA BEACH, FLORIDA 33004

14-152



Robert Reid Wedding
 Architects & Planners, AIA, Inc.

4112 Cypress Street - Tampa Florida 33607 - 813-879-0906
 612 South Military Trail - Deerfield Beach, Florida 33442 - 954-428-5261
 Florida License # A- Architecture/Interior Design AA-C091123



158 Dania Hotel

THE DESIGN AND CONSTRUCTION OF THIS PROJECT ARE THE SOLE RESPONSIBILITY OF RWA ARCHITECTS AND PLANNERS, INC. NO REPRESENTATION IS MADE BY THIS DRAWING TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF RWA ARCHITECTS AND PLANNERS, INC.



COLOR SITE PLAN



date	description	date	description
03.18.15	DRG SUBMITTAL		

158 DANIA HOTEL
 DANIA BEACH, FLORIDA
 158 NORTH FEDERAL HIGHWAY
 DANIA BEACH, FLORIDA 33004
 commission number

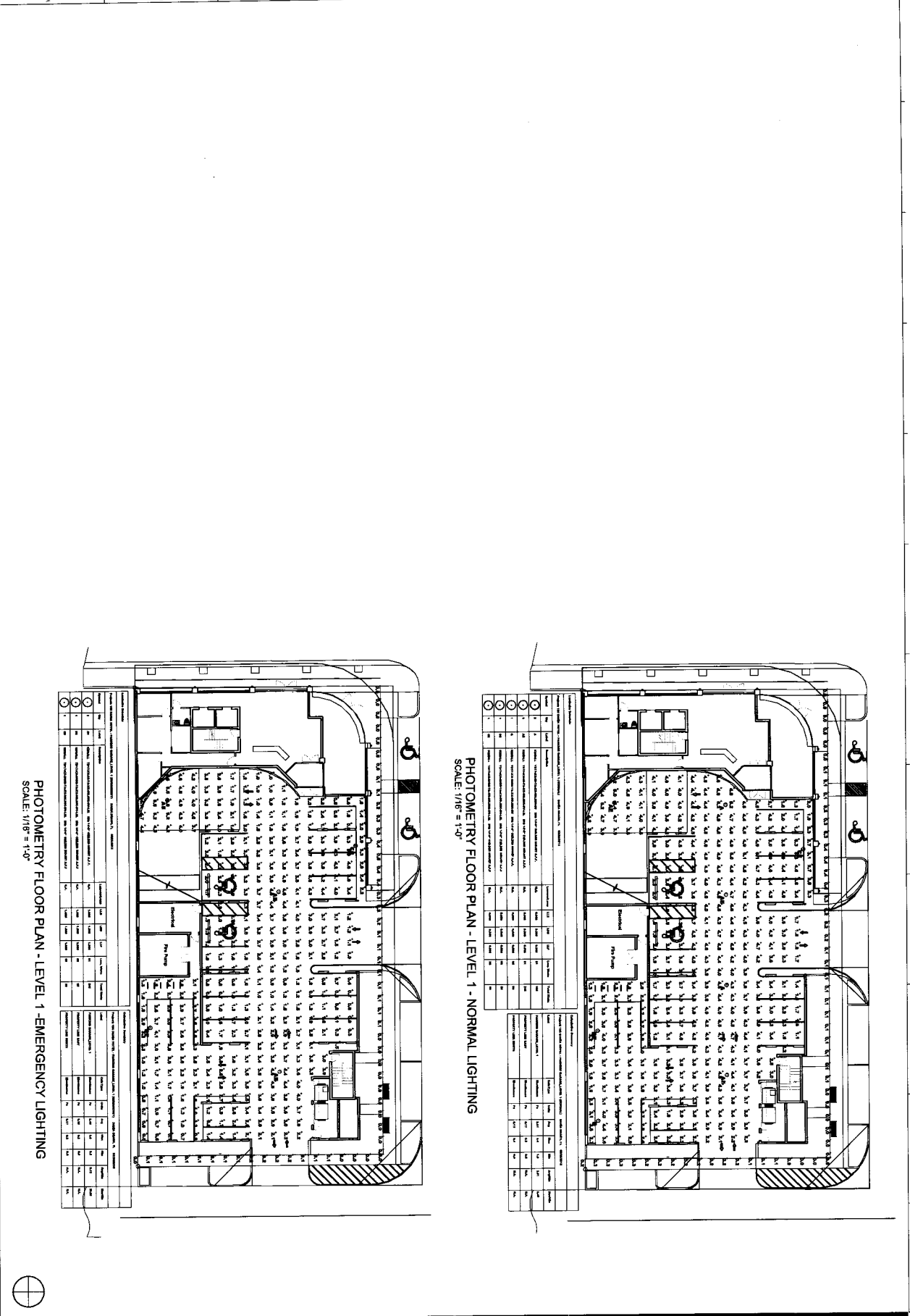
Robert Reid Wedding Architects & Planners, AIA, Inc.
 4112 Cypress Street - Tampa, Florida 33607 - 813-879-0996
 612 South Military Trail - Deerfield Beach, Florida 33442 - 954-428-8361
 Florida License #s: Architectural/Interior Design: AA-C001123



consultant

THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL ANALYSIS OF THE PROJECT'S IMPACT ON THE ENVIRONMENT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL ANALYSIS OF THE PROJECT'S IMPACT ON THE ENVIRONMENT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL ANALYSIS OF THE PROJECT'S IMPACT ON THE ENVIRONMENT.

PHOTOMETRY FLOOR PLAN - LEVEL 1



PHOTOMETRY FLOOR PLAN - LEVEL 1 - EMERGENCY LIGHTING
SCALE: 1/16" = 1'-0"

PHOTOMETRY FLOOR PLAN - LEVEL 1 - NORMAL LIGHTING
SCALE: 1/16" = 1'-0"

Date	Description	Date	Description
09.26.14	DESIGN DEVELOPMENT STUDY		
10.30.14	SITE PLAN APPL. SUBMITTAL		
02.26.15	SITE PLAN APPL. SUBMITTAL		

158 DANIA HOTEL
 DANIA BEACH, FLORIDA
 158 NORTH FEDERAL HIGHWAY
 DANIA BEACH, FLORIDA 33004



Robert Reid Wedding
 Architects & Planners, AIA, Inc.

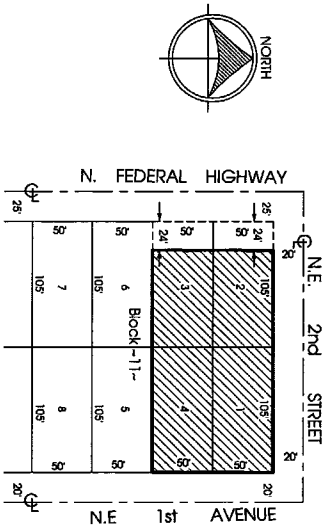
4112 Cypress Street - Tampa, Florida 33607-2134
 612 South Military Trail - Clearwater Beach, Florida 34642-8544-28-8381
 Florida License #s: Architectural/Interior Design: AI-0001123



consultant

LOCATION MAP

Scale: 1" = 100'



LEGAL DESCRIPTION:

FOUO: 9042-34-01-1600
 LOT ONE (1), LOT TWO (2), LESS THE WEST 24 FEET THEREOF FOR ROADWAY PURPOSES; LOT THREE (3) LESS THE WEST 24 FEET THEREOF FOR ROAD PURPOSES; AND LOT FOUR (4), ALL OF SAID LOTS BEING IN BLOCK ELEVEN (11), TOWN OF MODELO (NOW DANIA); ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

158 N. FEDERAL HIGHWAY, DANIA BEACH, FLORIDA 33304

FLOOD ZONE INFORMATION:

FLOOD ZONE: 'X' COMMUNITY: 120034 PANEL: 0567
 DATE OF FIRM: 08-18-2014 SUFFIX: H ELEVATION: N/A

CERTIFIED TO:

158 DANIA, LLC

ABBREVIATIONS AND LEGEND:

RES	-DENOTES RESIDENCE
SMK	-DENOTES SIDEWALK
A/C	-DENOTES AIR CONDITIONING UNIT
CONC.	-DENOTES CONCRETE
(M)	-DENOTES MEASURE
(R)	-DENOTES RECORD
R/W	-DENOTES RIGHT-OF-WAY
G	-DENOTES CURBLINE
UE	-DENOTES UTILITY EASEMENT
PA	-DENOTES PAI BLOCK
PS	-DENOTES PAI PAGE
W	-DENOTES WATER METER
W	-DENOTES WOOD POWER POLE
W	-DENOTES WOOD FENCE
W	-DENOTES CHAIN LINK FENCE
W	-DENOTES IRON FENCE
OH	-DENOTES OVERHEAD WIRES
⊙	-DENOTES FOUND IRON PIPE (NO D.)
⊙	-DENOTES FOUND IRL AND DSC

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- 6) WALL TIES ARE THE FACE OF THE WALL.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) BEARINGS REFERENCED TO LINE NOTED AS B.T.
- 9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 11) NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
- 12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 13) ELEVATIONS SHOWN ARE BASED UPON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
- 14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 15) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTIRE NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- 16) BENCHMARK: BCED #1892 ELEVATION: 19.40 FEET (N.G.V.D.)
 ELEVATION: 17.90 FEET (N.A.V.D.)
 LOCATION: 2.45 MILE SOUTH FLORIDA EAST COAST

CERTIFICATION:

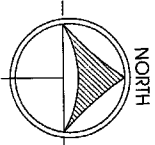
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA, BOARD OF PROFESSIONAL SURVEYORS AND MAPPER BY CHAPTER 55-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 47.027, FLORIDA STATUTES.

[Signature]
 FOR THE FIRM
 MIGUEL ESPINOSA
 P.S.M. No. 5101-STATE OF FLORIDA
 NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

SHEET 1 OF 2
 NOT VALID WITHOUT ALL PAGES

2/17/2015 - ADDED PROPOSED R/W DEDICATION AND ST. ONLY

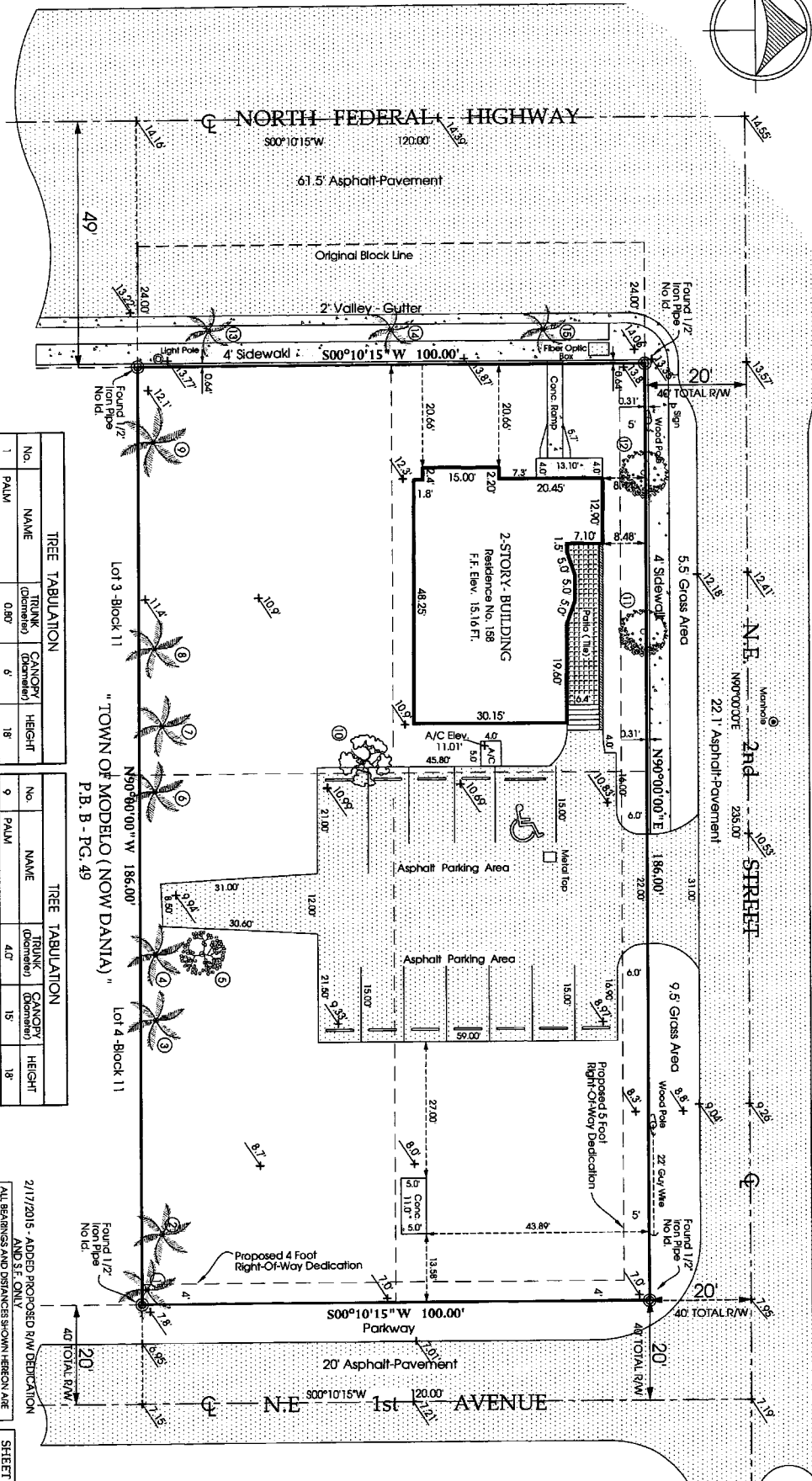
BOUNDARY SURVEY	
MIGUEL ESPINOSA LAND SURVEYING INC.	
PROFESSIONAL SURVEYOR AND MAPPER 10465 S.W. 19TH STREET SUITE 3111 MIAMI, FLORIDA 33157 PHONE: (305) 262-2992 FAX: (305) 764-9233	
L.B. No. 6403	
Original Date: 10/27/2014	Field date: 10/27/2014
Revision Date: 2/17/2015	Drawn by: R.U.
	Job No. S-11218



NORTH

MAP OF SURVEY

Scale: 1" = 20'



TREE TABULATION				
No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
1	PALM	0.80'	6'	18'
2	PALM	1.4'	10'	15'
3	PALM	1.0'	7'	16'
4	PALM	1.0'	11'	16'
5	EUCALYPTUS	1.6'	16'	18'
6	PALM	0.75'	7'	16'
7	PALM	4.0'	16'	20'
8	PALM	3.0'	15'	20'

TREE TABULATION				
No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
9	PALM	4.0'	15'	18'
10	UNKNOWN TREE	0.70'	18'	15'
11	WHITE OAK	1.5'	20'	24'
12	WHITE OAK	0.90'	17'	19'
13	PALM	0.80'	7'	22'
14	PALM	0.80'	7'	22'
15	PALM	0.80'	7'	22'

2/17/2015 - ADDED PROPOSED R/W DEDICATION AND S.F. ONLY
 ALL BEARING AND DISTANCES SHOWN HERON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED

MICHEL ESPINOSA LAND SURVEYING INC.
 PROFESSIONAL SURVEYOR AND MAPPER
 10665 SW 10TH STREET SUITE 3111 MIAMI, FLORIDA 33197
 PHONE: (305) 582-2792 FAX: (305) 794-9333
 [E. REG. 6463]

BOUNDARY SURVEY

Original Date: 10/27/2014
 Field date: 10/27/2014
 Revision Date: 2/17/2015
 Drawn by: R.L.
 Job No. S-1218

NOTE: ELEVATIONS SHOWN ARE BASED UPON N.A.V.D. 1988
 EXISTING GROSS LOT AREA = 18600'-S.F. (0.42'-AC.)
 PROPOSED GROSS LOT AREA AFTER DEDICATION = 17200'-S.F. (0.39'-AC.)

BUILDING AREA CALCULATIONS (SQ. FT.)			
FLOOR	BUILDING	GARAGE	POOL/DECK
1	2,607	11,000	
2	2,838	11,000	
3	2,890	10,807	
4	2,833	11,000	
5	3,892		3,889
6	3,893		
7	3,833		
8	3,833		
9	3,934		
10	3,934		
TOTALS	67,732	44,000	3,889
TOTAL GROSS BUILDING AREA			115,477

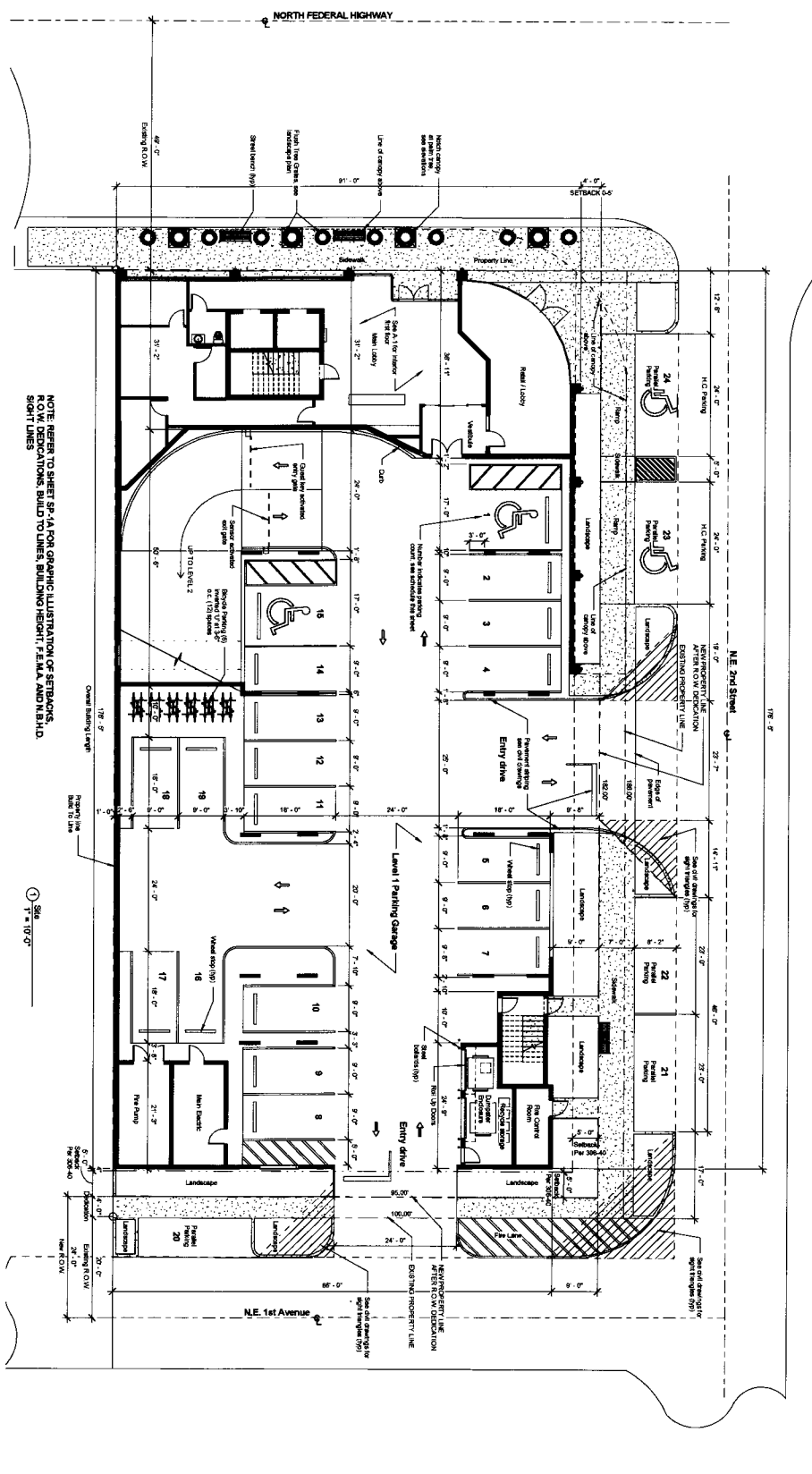
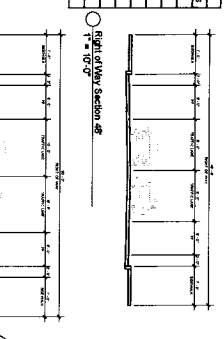
FLOOR AREA RATIO (F.A.R.)			
SECTION	APPLICABLE ZONING	MAX. F.A.R.	ACTUAL F.A.R.
SEC. 200-40 CITY CENTER DISTRICT (C.D.)	P.A. MIXED USE	1.75	1.75
LOT AREA AFTER REDUCTION		17,200 SQ. FT.	18,320 SQ. FT.
GROSS BUILDING AREA		17,200 SQ. FT.	115,477 SQ. FT.
PROPOSED F.A.R. = 6.72% OF ALLOWABLE			

SITE AREA CALCULATIONS			
ITEM	DESCRIPTION	AREA (SQ. FT.)	%
1	TOTAL SITE AREA	17,200	100%
2	LOT AREA	17,200	100%
3	IMPERVIOUS AREA	10,991	63%
4	PERMEABLE AREA	6,209	37%
5	LANDSCAPED AREA	1,270	7%

PARKING CALCULATIONS			
USE	CALCULATION	QUANTITY	REQUIRED
HOTEL	1.5 SPACES PER ROOM	111 ROOMS	89 SPACES
RETAIL	1.5 SPACES PER 100 SQ. FT.	40,000 SQ. FT.	28 SPACES
TOTAL REQUIRED			81 SPACES
RETAIL PARKING	1.5 SPACES PER 100 SQ. FT.	10,000 SQ. FT.	8 SPACES
TOTAL PROVIDED			82 SPACES
NOTE: THE TOTAL PROVIDED IS ONE SPACE EXCESS OVER THE TOTAL REQUIRED.			

PARKING PROVIDED			
LEVEL	TYPE	QUANTITY	TOTAL
1	UNDERGROUND	17	17
2	UNDERGROUND	4	4
3	UNDERGROUND	22	22
4	UNDERGROUND	22	22
5	UNDERGROUND	22	22
6	UNDERGROUND	22	22
7	UNDERGROUND	22	22
8	UNDERGROUND	22	22
9	UNDERGROUND	22	22
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31	UNDERGROUND	22	22
32	UNDERGROUND	22	22
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77	UNDERGROUND	22	22
78	UNDERGROUND	22	22
79	UNDERGROUND	22	22
80	UNDERGROUND	22	22
81	UNDERGROUND	22	22
82	UNDERGROUND	22	22

ROOM TYPE SCHEDULE			
LEVEL	ROOM TYPE	QUANTITY	TOTAL
1	RETAIL	17	17
2	RETAIL	4	4
3	RETAIL	22	22
4	RETAIL	22	22
5	RETAIL	22	22
6	RETAIL	22	22
7	RETAIL	22	22
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77	RETAIL	22	22
78	RETAIL	22	22
79	RETAIL	22	22
80	RETAIL	22	22
81	RETAIL	22	22
82	RETAIL	22	22



NOTE: REFER TO SHEET SP-1A FOR GRAPHIC ILLUSTRATION OF SETBACKS, SIGN REQUIREMENTS, BUILD TO LINES, BUILDING HEIGHT, F.E.M.A. AND N.B.H.D.

Site Plan

SP-1

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 612 South Military Trail - Clearfield Beach, Florida 33442 - 561-428-0981
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consultant

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