



**AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport**  
2200 SW 45<sup>th</sup> Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

January 7, 2015

Marc LaFerrier, AICP  
Planning Director  
City of Dania Beach  
100 West Dania Beach Blvd  
Dania Beach, FL 33004

**RE: 158 Dania Hotel, 158 North Federal Hwy, Dania Beach FL  
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed 158 Dania Hotel development located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.

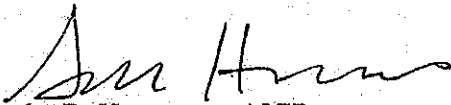
- No building, structure or vegetation on the site may exceed ten stories, or 120 feet above Mean Sea Level as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed 158 Dania Hotel development, and is based on the Site Plan, dated October 30, 2014 and the Architectural Plans, Sheets A1 through A12, dated October 30, 2014, prepared by Robert Reid Wedding Architects & Planners. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,



Scarlet R. Hammons, AICP  
Principal Planner

DB/dc

cc: Michael P. Pacitto, P.G., Director Planning and Environmental



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
2601 Meacham Boulevard  
Fort Worth, TX 76193

Aeronautical Study No.  
2014-ASO-12229-OE

Issued Date: 01/09/2015

Patricia Johnson  
158 Dania LLC  
P.O. Box 800945  
Miami, FL 33280

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building 158 Dania Hotel
Location:	Dania Beach, FL
Latitude:	26-03-20.67N NAD 83
Longitude:	80-08-36.66W
Heights:	10 feet site elevation (SE) 120 feet above ground level (AGL) 130 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)  
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 07/09/2016 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-12229-OE.

**Signature Control No: 233996716-239591772**

Michael Blaich  
Specialist

( DNE )



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors

March 2, 2015

Department of Fire Rescue and Emergency Services  
Fire Marshal's Bureau  
Dania Beach District  
103 West Dania Beach Boulevard  
Dania Beach, FL 33004

Re: **158 Dania Hotel**

Dear Fire Marshal:

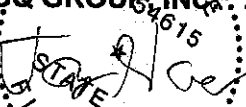
The proposed hotel project located at 158 North Federal Highway in the City of Dania Beach consists of 114 hotel rooms at approximately 115,477 total square feet. A fire flow test was conducted on the existing fire hydrant located at NW 2<sup>nd</sup> Street and NW 1<sup>st</sup> Avenue with a 45 PSI residual pressure at 696 GPM.

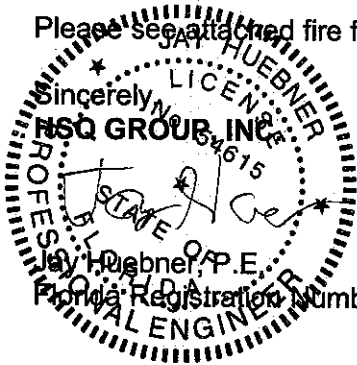
The proposed building fire demand is calculated based upon NFPA section 18.4.5.2 with a Type II (222) construction. The proposed building will have fire sprinklers. Per the NFPA table 18.4.5.1.2 the fire flow is 3750 GPM. This is reduced by 25% because of the fire sprinklers to 2,812 GPM.

The existing fire hydrants at 696 GPM do not meet the demand of the proposed building. The existing system has to be improved to meet the fire demand. The proposed design includes removing the existing 8" cast iron water main and installing a new 8" PVC water main from Federal Highway to NW 1<sup>st</sup> Avenue. A new fire hydrant will be installed at the corner of Federal Highway and NW 2<sup>nd</sup> Street and the existing fire hydrant at NW 2<sup>nd</sup> street and NW 1<sup>st</sup> Avenue will be removed from the 6" water main on NW 1<sup>st</sup> Avenue and a new fire hydrant will be installed at the same location, but serviced from the new 8" water main on NW 2<sup>nd</sup> Street. The two fire hydrants are spaced approximately 217 feet apart which is within the maximum spacing requirements of the Broward County Code.

We recommend a new fire flow test be conducted after the water main improvements are completed to insure the new fire flow between the two fire hydrants meets or exceeds 2,812 GPM prior to construction of the building.

Please see attached fire flow test results and NFPA fire demand calculation information.

Sincerely,  
  
Jay Huebner, P.E.  
Florida Registration Number 54615





DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES  
FIRE MARSHAL'S BUREAU  
DANIA BEACH DISTRICT  
103 West Dania Beach Boulevard  
Dania Beach, FL 33004  
Phone: (954) 342-4262  
Fax: (954) 342-4265

APPLICATION FOR APPROVAL  
FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 3/2/15

Application #: \_\_\_\_\_

Name of Project/Development: 158 Dania Hotel

Address of Project/Development: 158 N. Federal Hwy, Dania Beach

Owner/Agent: \_\_\_\_\_

Design Professional of Record: Jay Huebner - HSE Group, Inc.

Water Purveyor: Dania Beach

Water Purveyor Address: \_\_\_\_\_

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction<sup>1</sup> is II in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 2812 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2009 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).

This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

Signature - Owner/Agent/Occupant: \_\_\_\_\_

Date: \_\_\_\_\_

Jay Huebner

3/2/15

Signature - Design Professional of Record

Date



## C. BREINES ENTERPRISES, INC.

On February 25<sup>th</sup> at 12 noon we set up the automatic pressure register at the fire hydrant located at NW 1<sup>st</sup> Ave & 2<sup>nd</sup> St and opened hydrant(see attached graph)

On February 26<sup>th</sup> at 12 noon we removed pressure register and met with Fire Dept. Representatives and attached a certified pressure gauge to the hydrant located on Federal Hwy & 2<sup>nd</sup> St. We opened hydrant with a Static pressure reading of 55PSI

We then opened the hydrant at NW 2<sup>nd</sup> St & 1<sup>st</sup> Ave and flowed with a pitot reading of 15PSI which converted to a flow of 696GPM with 45 PSI residual on Federal Hwy gauge

After discussion Fire Dept suggested we flow 2 hydrants and we chose the hydrants located at NW 1<sup>st</sup> St & 1<sup>st</sup> Ave and the original flow hydrant at NW 2<sup>nd</sup> St & 1<sup>st</sup> Ave

With both hydrants flowing the residual pressure dropped to 40 PSI at Federal Hwy hydrant and we had readings on the pitot of 6 PSI at NW 1stAve & 1<sup>st</sup> ST(400 GPM) And 10 PSI at NW 2<sup>nd</sup> St & 1 St Ave(520 GPM) (see attached chart)

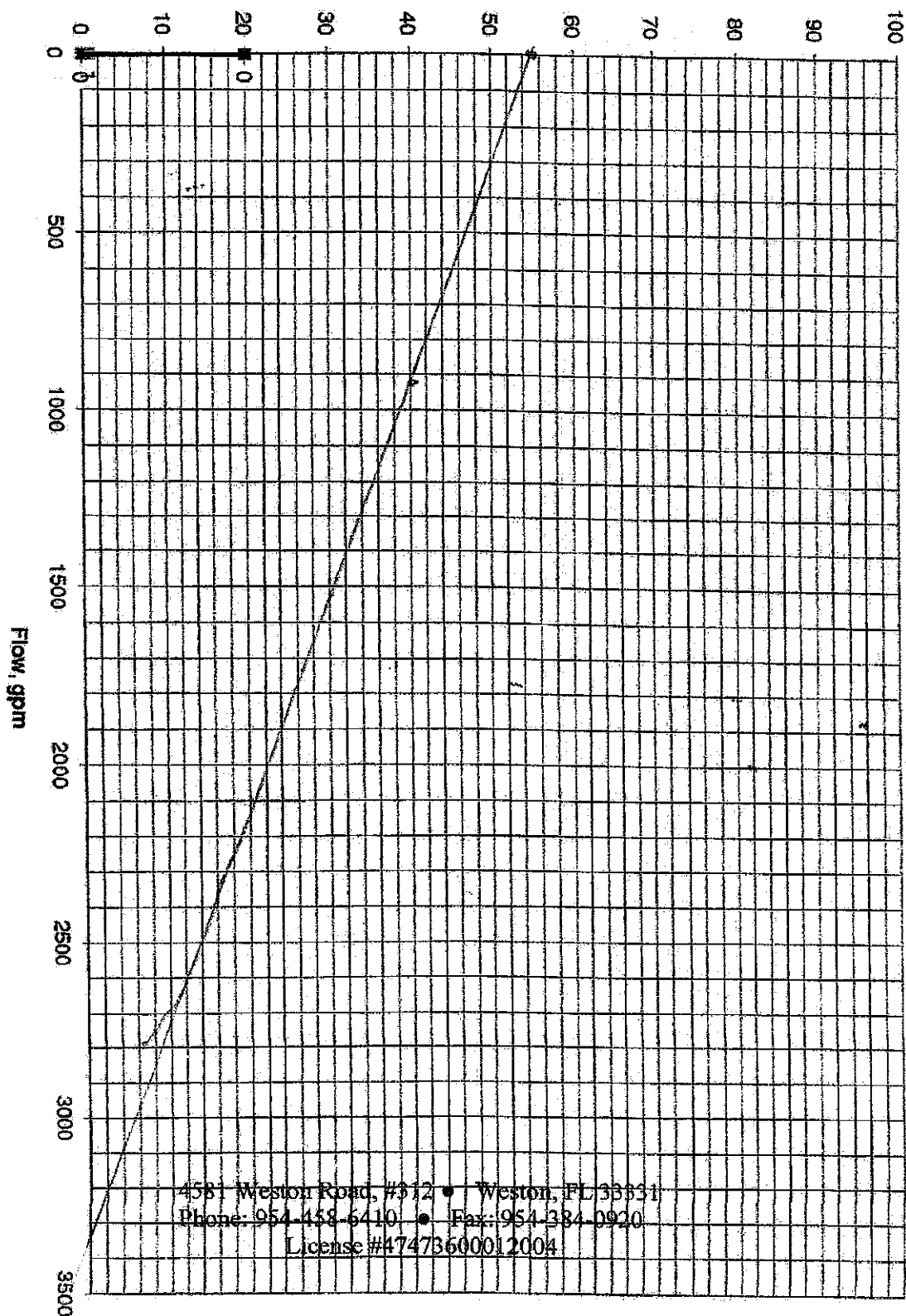
Our Hydraulic calculations for the design of this 10 Story hotel will be based on  
50 PSI Static 35 PSI Residual 920 GPM

4581 Weston Road, #312 • Weston, FL 33331  
Phone: 954-458-6410 • Fax: 954-384-0920  
License #47473600012004



# C. BREINES ENTERPRISES, INC.

Pressure, psig

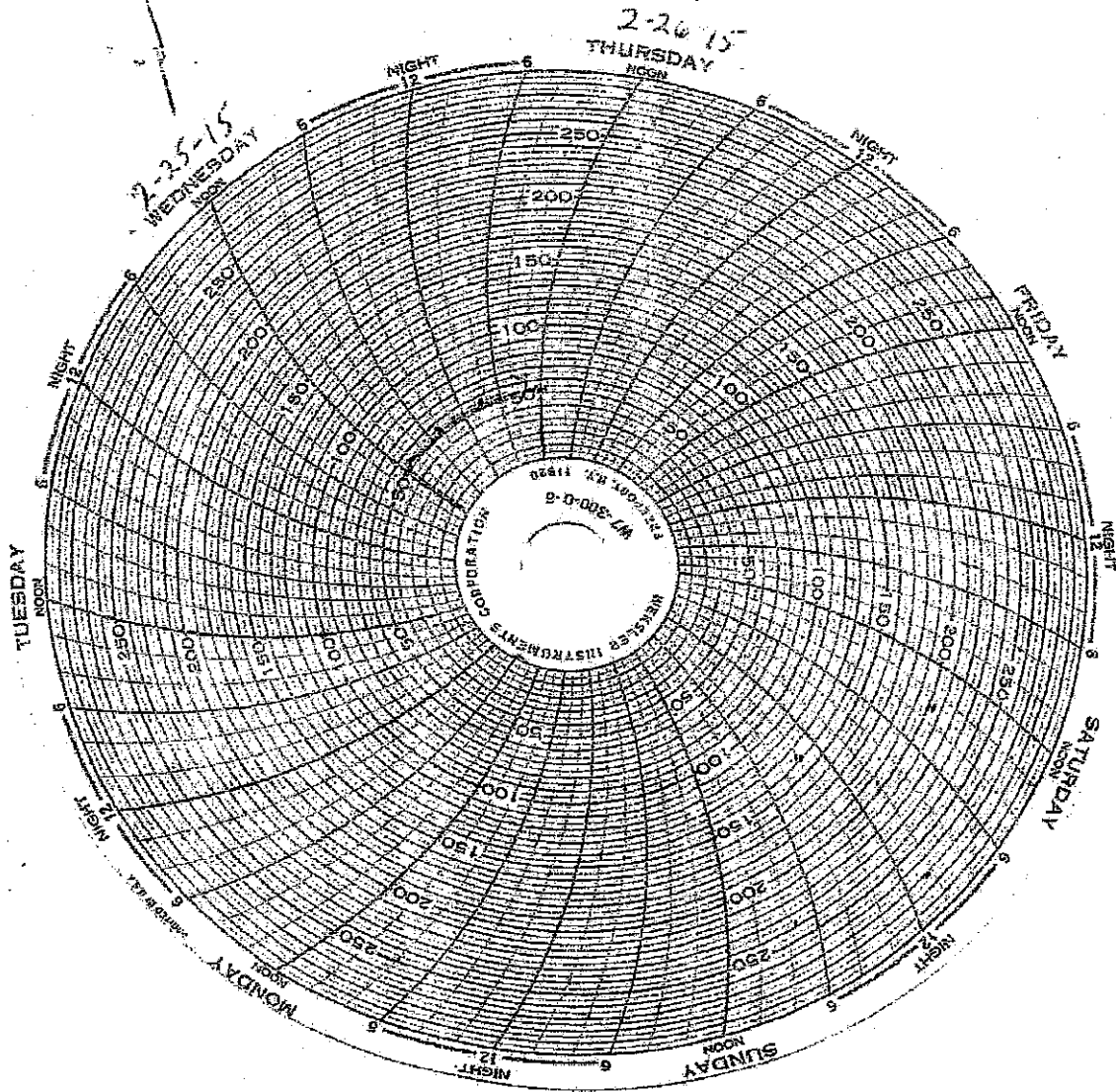


## WATER FLOW TEST CHART





# C. BREINES ENTERPRISES, INC.



4581 Weston Road, #312 • Weston, FL 33331  
Phone: 954-458-6410 • Fax: 954-384-0920  
License #47473600012004

**18.3.4.1 Clear Space Around Hydrants.** A 3 ft (914.4 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. Hydrants – Clearances of seven and one half feet (7'6") in front of and to the sides of the fire hydrant, with a four feet (4') clearance to the rear of the hydrant. *Exception: These dimensions may be reduced by approval of the fire official.*

**18.3.4.2 Fire Protection Appliances –** Clearances of seven and one half feet (7'6") in front of and to the sides of the appliances. *Exception: These dimensions may be reduced by approval of the fire official.*

**18.3.5** Private water supply systems shall be tested and maintained in accordance with NFPA 25.

**18.3.6** Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way.

**18.3.7** Where water supplies or fire hydrants are out of service for maintenance or repairs, a visible indicator acceptable to the AHJ shall be used to indicate that the hydrant is out of service.

## **18.4 Fire Flow Requirements for Buildings.**

### **18.4.1\* Scope.**

**18.4.1.1\*** The procedure determining fire flow requirements for buildings hereafter constructed shall be in accordance with Section 18.4.

**18.4.1.2** Section 18.4 does not apply to structures other than buildings.

**18.4.2 Definitions.** See definitions 3.3.13.6 (Fire Flow Area) and 3.3.108 (Fire Flow).

### **18.4.3 Modifications.**

**18.4.3.1 Decreases.** Fire flow requirements shall be permitted to be modified downward by the AHJ for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.

**18.4.3.2 Increases.** Fire flow shall be permitted to be modified upward by the AHJ where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.

### **18.4.4 Fire Flow Area.**

**18.4.4.1 General.** The fire flow area shall be the total floor area of all floor levels of a building except as modified in 18.4.4.1.1.

**18.4.4.1.1 Type I (443), Type I (332), and Type II (222) Construction.** The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.

## **18.4.5 Fire Flow Requirements for Buildings.**

### **18.4.5.1 One- and Two-Family Dwellings.**

**18.4.5.1.1** The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour.

**18.4.5.1.1.1** A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

**18.4.5.1.1.2** A reduction in the required fire flow of 25 percent shall be permitted when the building is separated from other buildings by a minimum of 30 ft (9.1 m).

**18.4.5.1.1.3** The reduction in 18.4.5.1.1.1 and 18.4.5.1.1.2 shall not reduce the required fire flow to less than 500 gpm (1900 L/min).

**18.4.5.1.2** Fire flow and flow duration for dwellings having a fire flow area in excess of 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall not be less than that specified in Table 18.4.5.1.2.

**18.4.5.1.2.1** A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

**18.4.5.2 Buildings Other Than One- and Two-Family Dwellings.** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.

→ **18.4.5.2.1** A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

**18.4.5.2.2** A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

## **Chapter 19 Combustible Waste and Refuse**

### **19.1 General.**

**19.1.1 Permits.** Permits, where required, shall comply with Section 1.12.

**19.1.2** Persons owning or having control of any property shall not allow any combustible waste material to accumulate in any area or in any manner that creates a fire hazard to life or property.

**19.1.3** Combustible waste or refuse shall be properly stored or disposed of to prevent unsafe conditions.

**19.1.4** Fire extinguishing capabilities approved by the AHJ including, but not limited to, fire extinguishers, water supply and hose, and earth-moving equipment shall be provided at waste disposal sites.

**19.1.5** Burning debris shall not be dumped at a waste disposal site except at a remote location on the site where fire extinguishment can be accomplished before compacting, covering, or other disposal activity is carried out. (*See Section 10.11 for additional guidance.*)

### **19.1.6 Electrical Wiring.**

**19.1.6.1** Electrical wiring and equipment in any combustible fiber storage room or building shall be installed in accordance with the requirements of Section 11.1 and NFPA 70, *National Electrical Code*, for Class III hazardous locations.

**19.1.6.2** The AHJ shall be responsible for designating the areas that require hazardous location electrical classifications and shall classify the areas in accordance with the classification system set forth in NFPA 70.

### **19.1.7 No Smoking.**

**19.1.7.1** No smoking or open flame shall be permitted in any area where combustible fibers are handled or stored or within 50 ft (15 m) of any uncovered pile of such fibers.

**19.1.7.2** "No Smoking" signs shall be posted.

### **19.1.8 Vehicles or Conveyances Used to Transport Combustible Waste or Refuse.**

**19.1.8.1** Vehicles or conveyances used to transport combustible waste or refuse over public thoroughfares shall have all cargo space

**Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings**

Fire Flow Area ft <sup>2</sup> (× 0.0929 for m <sup>2</sup> )					Fire Flow gpm <sup>†</sup> (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0-22,700	0-12,700	0-8200	0-5900	0-3600	1500	2
22,701-30,200	12,701-17,000	8201-10,900	5901-7900	3601-4800	1750	
30,201-38,700	17,001-21,800	10,901-12,900	7901-9800	4801-6200	2000	
38,701-48,300	21,801-24,200	12,901-17,400	9801-12,600	6201-7700	2250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7701-9400	2500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9401-11,300	2750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5750	
Greater than 295,900	Greater than 166,500	106,501-115,800	77,001-83,700	47,401-51,500	6000	
		115,801-125,500	83,701-90,600	51,501-55,700	6250	
		125,501-135,500	90,601-97,900	55,701-60,200	6500	
		135,501-145,800	97,901-106,800	60,201-64,800	6750	
		145,801-156,700	106,801-113,200	64,801-69,600	7000	
		156,701-167,900	113,201-121,300	69,601-74,600	7250	
		167,901-179,400	121,301-129,600	74,601-79,800	7500	
		179,401-191,400	129,601-138,300	79,801-85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

\*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

covered and maintained tight enough to ensure against ignition from external fire sources and the scattering of burning and combustible debris that can come in contact with ignition sources.

**19.1.8.2** Transporting burning waste or refuse shall be prohibited.

**19.1.8.3** Trucks or automobiles, other than mechanical handling equipment and approved industrial trucks as listed in NFPA 505, *Fire Safety Standard for Powered Industrial Trucks Including Type Designations, Areas of Use, Conversions, Maintenance, and Operations*, shall not enter any fiber storage room or building but shall be permitted to be used at loading platforms.

**19.2 Combustible Waste and Refuse.**

**19.2.1 Rubbish Containers.**

**19.2.1.1 General.** Rubbish containers kept outside of rooms or vaults shall not exceed 40.5 ft<sup>3</sup> (1.15 m<sup>3</sup>) capacity.

**19.2.1.1.1** Containers exceeding a capacity of 5<sup>1</sup>/<sub>3</sub> ft<sup>3</sup> [40 gal (0.15 m<sup>3</sup>)] shall be provided with lids.

# **KBP CONSULTING, INC.**

February 25, 2015

Mr. John Bell  
Senior Project Manager  
Robert Reid Wedding Architects & Planners, AIA, Inc.  
612 South Military Trail  
Deerfield Beach, FL 33442

**Re: 158 Dania Hotel – Alternate Loading Zone Analysis  
Dania Beach, Florida**

Dear Mr. Bell:

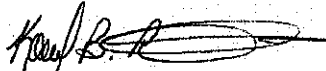
The 158 Dania Hotel is a proposed lodging facility to be located at 158 North Federal Highway in the City of Dania Beach, Broward County, Florida. It is our understanding that this hotel will be a limited service hotel with no room service, no kitchen facilities, and no meeting / conference rooms. This hotel will provide a continental breakfast for their guests.

Given the anticipated operational characteristics of this hotel, it is expected that deliveries will be minimal. Based upon our internal discussions with the project team, we anticipate that this hotel will normally receive two (2) deliveries per week associated with their breakfast service. This delivery will typically be made by a small cargo van. In addition to this, it is anticipated that a small box truck will make a monthly delivery consisting of general hotel supplies.

Based upon the anticipated delivery vehicle activity at this site, it appears that a designated loading zone is not warranted. Rather, the typical delivery vehicles anticipated at this site will be able to utilize the parking spaces provided on site.

If you have any questions or comments, please do not hesitate to contact us.

**KBP CONSULTING, INC.**

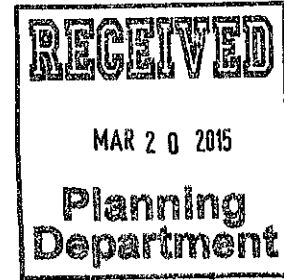


Karl B. Peterson, P.E.  
Senior Transportation Engineer



Robert Reid Wedding  
Architects & Planners, AIA, Inc.

March 17, 2015



City of Dania Beach  
Planning and Zoning Division  
100 W. Dania Beach Boulevard  
Dania Beach, FL

RE: 158 Dania Hotel Site Plan Application Package  
PZ#: SP-110-14 – City Council Submittal

Commission #14152

To whom it may concern:

We are submitting the attached package for your review and consideration for approval of the development of a 111 room hotel located at 158 North Federal Highway and N.E. 2<sup>nd</sup> Street. The proposed hotel consists of a four level parking structure and six levels of guest rooms. The 'First Layer' of the site, as defined in the Code of Ordinances, contains the Lobby and retail at ground level with the mechanical and housekeeping contained on the second, third and fourth levels above. This First Layer consists of the space set back approximately 31 feet from Federal Highway per section 303-40. The enclosed parking structure is located on the 'Second Layer' of the site and extends to the 5'-0" setback line from the rear property line. The garage ventilation openings are screened with green wall planting panels that obscure parked cars from street view and provide for Green Building Design enhancement. The Fifth Level is the start of guest room floors and contains the pool, sun deck and gym. The Sixth through Tenth Levels consist of guest rooms and ancillary hotel components.

The building design follows guidelines stipulated in the CRA Redevelopment Plan for the City of Dania Beach. Facades fronting streets are emphasized with architectural articulation including variations in texture, materials, color, protruding elements from vertical planes, ornamentation and sculpting.

This structure, its design components and management practices will follow The Florida Green Lodging Program by The Florida Department of Environmental Protection to meet the incentives requirements acceptable to the City of Dania Beach for the reduction in impervious area and additional three stories of height above the 'right to build' designated for this location.

OFFICES:

4112 Cypress Street  
Tampa, FL 33607  
(813) 879-6996  
(813) 871-5203 Fax

Quorum Business Center  
Bldg. 1 North  
612 South Military Trail  
Deerfield Beach, FL 33442  
(954) 428-9361  
Fax: (954) 428-9873

- Architecture
- Mechanical Engineering
- Electrical Engineering
- Civil Engineering
- Structural Engineering
- Space Planning
- Interior Design
- Interior Construction
- Design/Build
- Renovation
- Lighting
- ADA Compliance
- Landscape Architecture
- Air Quality
- Remodelling Management
- Program Management
- Real Estate Planning
- Due Diligence
- LEED Certified



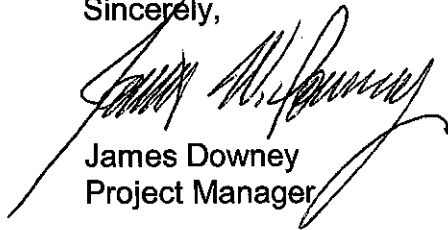
The façade along Federal Highway is a 'modified shop front' with canopy cover of the sidewalk and storefront glass comprising approximately 90% of the wall area at street level. The upper stories are articulated with a vertical glass curtain wall component surrounding the elevator lobbies extending from street level to the roof line. The guest room windows are large and further detailed with raised banding and color change.

All wall surfaces conform to applicable setbacks; however, further articulation is provided by recessing segments of the upper story wall planes to provide the vertical articulation described in the City's ordinance.

The structure will consist of cast-in place concrete columns and post tension concrete decks. The exterior walls will consist of a combination of in-fill masonry, steel framing, metal panels and glass curtain wall. The majority of the exterior finish on the masonry will be painted stucco with aluminum reveals.

We look forward to receiving your feedback and ask that you please feel free to contact me at 954-428-9361 with any questions.

Sincerely,



James Downey  
Project Manager

cc: File

- Architecture
- Mechanical Engineering
- Electrical Engineering
- Civil Engineering
- Structural Engineering
- Space Planning
- Interior Design
- Interior Construction
- Design/Build
- Renovation
- Lighting
- ADA Compliance
- Landscape Architecture
- Air Quality
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- Program Management
- Real Estate Planning
- Due Diligence
- LEED Certified

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Bldg. 1 North  
612 South Military Trail  
Deerfield Beach, FL 33442  
(954) 428-9361  
Fax: (954) 428-9873



Robert Reid Wedding  
Architects & Planners, AIA, Inc.

**City of Dania Beach  
Building Department**

158 Dania Hotel  
158 N. Federal Highway  
Dania Beach, FL

Agency: City of Dania Beach  
Action type: DRC Final Sign-Off (Landscape)  
Process No: SP-110-14  
Address: 158 N. Federal Highway  
Application type: Site Plan Application

**Landscape Justification Statement:**

To whom it may concern,

We hereby submit this letter requesting acceptance of payment towards the City of Dania Beach's Tree Fund program for \$3,300.00 (\$300.00 per tree)

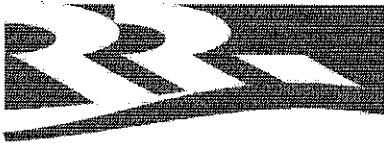
Site conditions do not allow for us to plant 3,213 sq.ft. (11 trees Category 1), which includes 2,408 sq.ft, mitigation for tree removal.

We are also requesting a variation to waive the 40% minimum requirement of Category 1 type trees as per Section 301-50.

Anticipating acceptance, we thank you very much for your cooperation.

Sincerely,

Jose Gordillo, AIA  
Vice President  
AR 0013760



Robert Reid Wedding  
Architects & Planners, AIA, Inc.

**City of Dania Beach  
Building Department**

158 Dania Hotel  
158 N. Federal Highway  
Dania Beach, FL

Agency: City of Dania Beach  
Action type: DRC Final Sign-Off (Landscape)  
Process No: SP-110-14  
Address: 158 N. Federal Highway  
Application type: Site Plan Application

**Tree Count Justification Statement:**

To whom it may concern,

In preparing the landscape design for the above referenced project, with a CC zoning designation in the CRA formed districts we find it challenging to meet the required tree count of 54. This is due in part to the required Build to Line adopted in the CRA formed districts to bring development closer to street fronts. On this particular 0.42 acre site the placement of the building limits the allowable tree placement therefore we are providing (48) of the required (54) trees.

Please accept this letter as justification for the mitigation of the remaining (6) trees

Sincerely,

Jose Gordillo, AIA  
Vice President  
AR 0013760





**HSQ GROUP, INC.**  
Consulting Engineers • Planners • Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486  
(561) 392-0221 Phone • (561) 392-6458 Fax

January 6, 2015

**Jose Gordillo**  
**Robert Reid Wedding Architects and Planners, AIA, Inc.**  
**612 South Military Trail**  
**Deerfield Beach, FL 33442**

Re: **158 Dania LLC – Hotel**  
**158 South Federal Highway**

Dear Jose,

Pursuant to the city's request for potable water, sanitary, sewer and solid waste demand, please find the following calculations.

Potable water and sanitary sewer is calculated based upon Broward County Water and Wastewater Engineering Division guidelines a hotel average demand per room is 94 GPD for potable water and 77 GPD for sanitary sewer. The hotel has 122 rooms.

122 rooms x 94 GPD/room = 11,468 GPD – potable water.  
122 rooms x 77 GPD/room = 9,394 GPD – Sanitary Sewer.

The solid waste hotel average demand in Broward County is 3 lbs per room. The Hotel has 122 rooms.

122 rooms x 3 lbs/room = 366 lbs.

Sincerely,  
HSQ GROUP, INC.

A handwritten signature in cursive script that reads "Jay Huebner".

Jay Huebner, P.E., A.I.C.P., LEED AP



**Solid Waste Service Recommendation from Republic Services**

DATE: 1/7/15

RE: 158 Dania Commercial Trash Service Information Request

Attn: Kathy Kohler – RRW Architects & Planners, AIA, Inc.

Dear Ms. Kohler:

Based on the 110 Unit floor plan you submitted for the project referred to as “158 Dania Hotel” located in Dania, Republic Services would recommend the following service level for the location at 158 N. Federal Highway in Dania, FL 33304:

**MONTHLY TRASH SERVICE:**

(1) **4YD FRONT LOAD CONTAINER FOR TRASH SERVICED 3x a week.**

The recommendation is based on the solid waste composition and food waste estimation guide for hotel commercial type businesses.

Please contact me at **954-817-3357** to discuss the recommendation or any additional information you may need.

Thank you for the opportunity.

Best Regards,

**Sally Doherty**  
Sr. Territory Manager  
Republic Services, Inc.  
954-817-3357 Cell #



**Sally Doherty | Territory Manager | Republic Services, Inc.**

751 NW 31<sup>st</sup> Avenue | Ft Lauderdale, FL 33311 | ☎: 954-327-9536 | 📞: 954-817-3357 | ✉: [sdoherty@republicservices.com](mailto:sdoherty@republicservices.com)



Robert Reid Wedding  
Architects & Planners, AIA, Inc.

**City of Dania Beach  
Building Department**

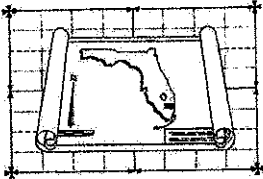
158 Dania Hotel  
158 N. Federal Highway  
Dania Beach, FL

Agency: City of Dania Beach  
Action type: DRC 2<sup>nd</sup> submittal  
Process No: SP-110-14  
Address: 158 N. Federal Highway  
Application type: Site Plan Application

**Legal Description:**

Lot 1, Lot 2, less the West 24 feet thereof for roadway purposes; Lot 3, less the West 24 feet thereof for roadway purposes; and Lot 4, Block 11, Town of Modelo (now Dania), according to the plat thereof recorded in Plat Book "B", page 49, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record, if any, and taxes for the calendar 2011, and subsequent years.



## BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

October 21, 2014

Jose Gordillo, AIA, Managing Architect  
Robert Reid Wedding, Architects and Planners, AIA, Inc.  
221 Commercial Boulevard, Suite 202  
Lauderdale-by-the-Sea, Florida 33308

Dear Mr. Gordillo:

Re: Platting requirements for a parcel legally described as Lots 1-4, Block 11, "Town of Modelo," 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, less the West 24 feet of said Lots 2 and 3 for right-of-way purposes. This parcel is generally located on the south side of Northeast 2 Street, between Federal Highway and Northeast 1 Avenue, in the City of Dania Beach.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting is not required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Section D.2, replatting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 5 acres (approximately 0.7 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

**Jose Gordillo, AIA**

**October 21, 2014**

**Page Two**

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Ivan Cabrera, Assistant Planner, at your convenience.

Respectfully,



**Barbara Blake Boy**  
**Executive Director**

BBB:IJC

cc: **Robert Baldwin, City Manager**  
**City of Dania Beach**

**Marc LaFerrier, AICP, Director, Community Development Department**  
**City of Dania Beach**

**LORI PARRISH  
BROWARD  
COUNTY  
PROPERTY  
APPRAISER**



Site Address	158 N FEDERAL HIGHWAY, DANIA BEACH	ID #	5042 34 01 1600
Property Owner	158 DANIA LLC	Millage	0413
Mailing Address	P.O. BOX 800345 MIAMI FL 33280	Use	17

Abbreviated Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 2 BLK 11
-------------------------------	--

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values to be reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$72,900	\$91,140	\$164,040	\$164,040	
2014	\$72,900	\$91,140	\$164,040	\$132,610	
2013	\$72,900	\$63,990	\$136,890	\$120,560	\$3,427.82

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$164,040	\$164,040	\$164,040	\$164,040
Portability	0	0	0	0
Assessed/SOH	\$164,040	\$164,040	\$164,040	\$164,040
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$164,040	\$164,040	\$164,040	\$164,040

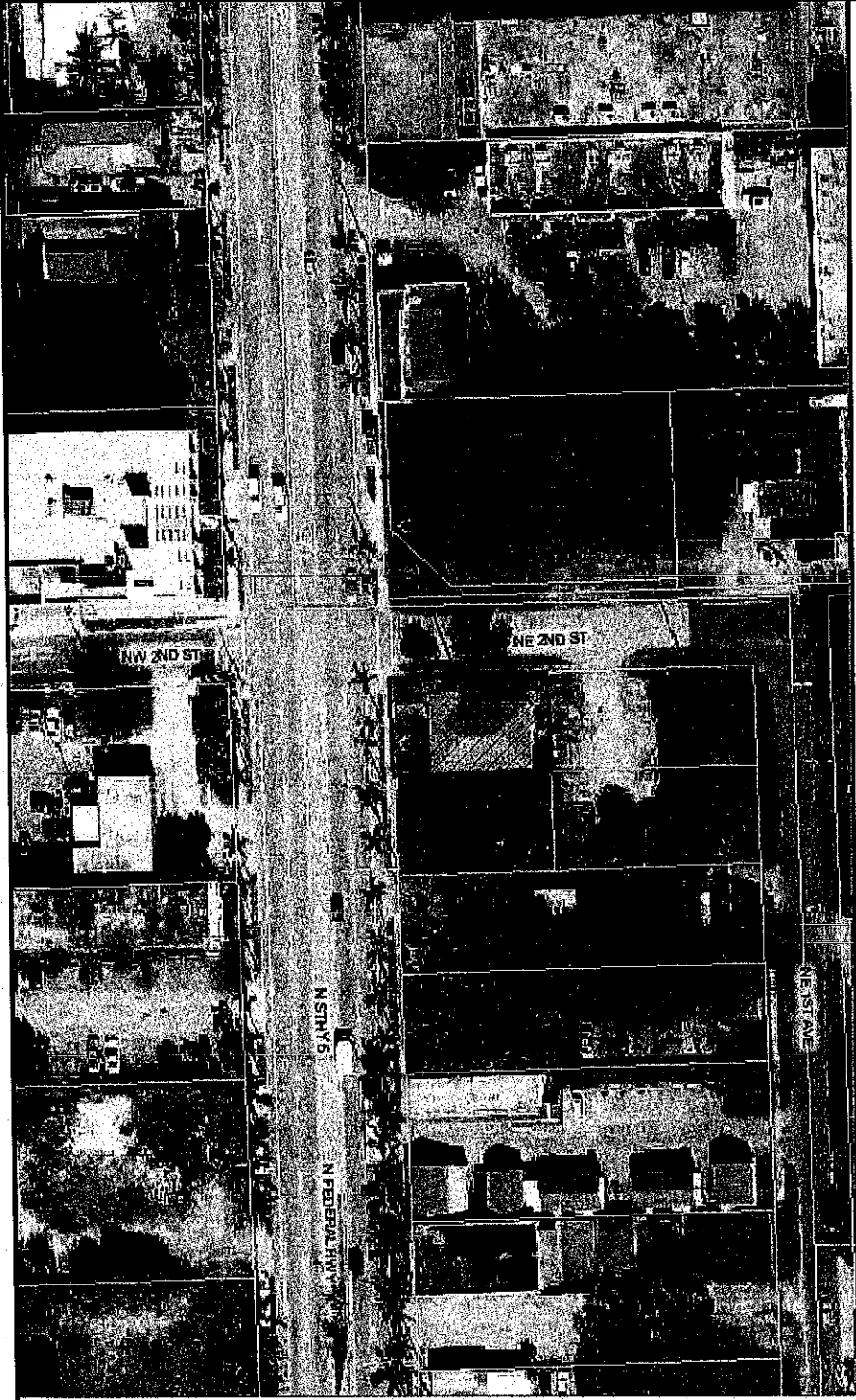
Sales History			
Date	Type	Price	Book/Page or CIN
1/29/2014	WD*-E	\$515,000	112072934
3/25/2011	WD*-T	\$100	47882 / 1471
11/30/1994	WD*	\$40,000	22881 / 339
12/7/1994	WD*	\$100	22933 / 588
4/1/1968	WD	\$29,700	5011 / 136

Land Calculations		
Price	Factor	Type
\$18.00	4,050	SF
Adj. Bldg. S.F. (See Sketch)		1565

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
1565						2.5		

**LORI PARRISH**  
**BROWARD**  
**COUNTY**  
**PROPERTY**  
**APPRAISER**



- Streets
- Parcels
- Aerials (2014)
- County Boundary

# Map

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Created on 10/10/2014 12:15:40 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

**LORI PARRISH**  
**BROWARD**  
 COUNTY  
**PROPERTY**  
**APPRAISER**



Site Address	NE 2 STREET, DANIA BEACH	ID #	5042 34 01 1591
Property Owner	158 DANIA LLC	Millage	0413
Mailing Address	P.O. BOX 800345 MIAMI FL 33280	Use	28
Abbreviated Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 1 BLK 11		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values to be reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$52,500	\$2,910	\$55,410	\$55,410	
2014	\$52,500	\$2,910	\$55,410	\$55,410	
2013	\$52,500	\$2,910	\$55,410	\$55,410	\$1,285.57

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$55,410	\$55,410	\$55,410	\$55,410
Portability	0	0	0	0
Assessed/SOH	\$55,410	\$55,410	\$55,410	\$55,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$55,410	\$55,410	\$55,410	\$55,410

Sales History			
Date	Type	Price	Book/Page or CIN
1/29/2014	WD*-E	\$515,000	112072934
3/25/2011	WD*-T	\$100	47882 / 1471
11/30/1994	WD*	\$40,000	22881 / 339
12/7/1994	WD*	\$100	22933 / 588
			7437 / 143

Land Calculations		
Price	Factor	Type
\$10.00	5,250	SF
Adj. Bldg. S.F. (See Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
12						2.5		



LORI PARRISH  
BROWARD COUNTY  
PROPERTY APPRAISER



Streets  
 Parcels  
 Aerials (2014)  
 County Boundary

# Map

0 37 ft

Created on 10/10/2014 12:12:55 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser



Site Address	N FEDERAL HIGHWAY, DANIA BEACH	ID #	5042 34 01 1610
Property Owner	158 DANIA LLC	Millage	0413
Mailing Address	P.O. BOX 800345 MIAMI FL 33280	Use	10

Abbreviated Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 3 LESS ST RD BLK 11
-------------------------------	---

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values to be reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$85,050		\$85,050	\$85,050	
2014	\$85,050		\$85,050	\$80,190	
2013	\$72,900		\$72,900	\$72,900	\$1,545.28

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$85,050	\$85,050	\$85,050	\$85,050
Portability	0	0	0	0
Assessed/SOH	\$85,050	\$85,050	\$85,050	\$85,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$85,050	\$85,050	\$85,050	\$85,050

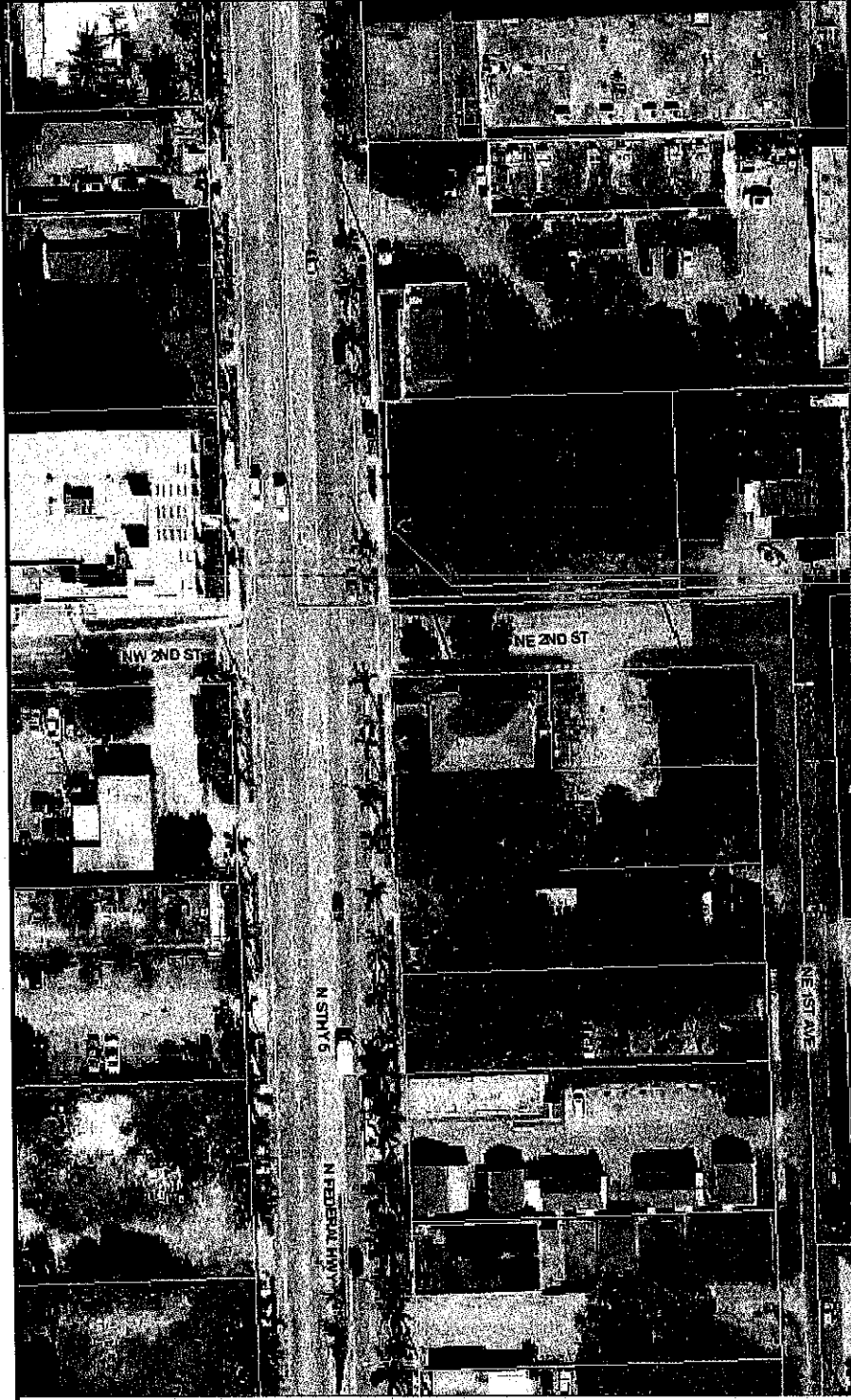
Sales History			
Date	Type	Price	Book/Page or CIN
1/29/2014	WD*-E	\$515,000	112072934
3/25/2011	WD*-T	\$100	47882 / 1471
11/30/1994	WD*	\$40,000	22881 / 339
12/7/1994	WD*	\$100	22933 / 588
			5011 / 136

Land Calculations		
Price	Factor	Type
\$21.00	4,050	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
9						.1		

LORI PARRISH  
BROWARD COUNTY  
PROPERTY APPRAISER



Streets  
 Parcels  
 Aerials (2014)  
 County Boundary

# Map

0 37 ft

Created on 10/10/2014 12:17:22 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser



Site Address	NE 1 AVENUE, DANIA BEACH	ID #	5042 34 01 1620
Property Owner	158 DANIA LLC	Millage	0413
Mailing Address	P.O. BOX 800345 MIAMI FL 33280	Use	28

Abbreviated Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 4 BLK 11
-------------------------------	--

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values to be reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$52,500	\$810	\$53,310	\$53,310	
2014	\$52,500	\$810	\$53,310	\$53,310	
2013	\$52,500	\$810	\$53,310	\$53,310	\$1,169.89

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$53,310	\$53,310	\$53,310	\$53,310
Portability	0	0	0	0
Assessed/SOH	\$53,310	\$53,310	\$53,310	\$53,310
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$53,310	\$53,310	\$53,310	\$53,310

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/29/2014	WD*-E	\$515,000	112072934	\$10.00	5,250	SF
3/25/2011	WD*-T	\$100	47882 / 1471			
11/30/1994	WD*	\$40,000	22881 / 339			
12/7/1994	WD*	\$100	22933 / 588			
			7437 / 143			
				Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
12						.7		

LORI PARRISH  
BROWARD  
COUNTY  
PROPERTY  
APPRAISER



Streets  
 Parcels  
 Aerials (2014)  
 County Boundary

# Map

0 37 ft

Created on 10/10/2014 12:19:23 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

This instrument prepared by and return to:  
Richard M. White, Esquire  
White & Crouch, P.A.  
5303 S.W. 91st Drive #200  
Gainesville, Florida 32608

THIS INSTRUMENT PREPARED  
WITHOUT EXAMINATION OF TITLE.

Tax Parcel No.: 5042 34 01 1600

Record \$10.00  
SS .70  
Total \$10.70

**WARRANTY DEED**

THIS INDENTURE, made this 25<sup>th</sup> day of March, 2011, between  
Magdalen Rose Berken, a single person, whose mailing address is 3500 Island Blvd #D-404,  
Williams Island, Florida 33160, Grantor; and 158 North Federal Highway, LLC, a Florida Limited  
Liability Company, whose mailing address is 17622 NW 32<sup>nd</sup> Avenue, Newberry, Florida 32669,  
Grantee;

WITNESSETH that said Grantor, as a capital contribution to the Grantee, which Grantee  
is owned 100% by Grantor, and not in exchange for additional Membership or other equity interests  
in the Grantee, or other consideration, has granted, bargained and conveyed to the said Grantee, and  
Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward  
County, Florida, to-wit:

Lot 1, Lot 2, less the West 24 feet thereof for roadway purposes;  
Lot 3, less the West 24 feet thereof for roadway purposes; and Lot 4,  
Block 11, Town of Modelo (now Dania), according to the plat thereof  
recorded in Plat Book "B", page 49, of the Public Records of  
Broward County, Florida.

Subject to easements, restrictions and reservations of record, if any,  
and taxes for the calendar 2011, and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the  
lawful claims of all persons whomsoever.

This is a contribution to the capital of the Grantee, not in exchange for any additional  
membership interest, and for no consideration.

IN WITNESS WHEREOF, Grantor hereunto sets her hand and seal the day and year  
first above written.

Signed, sealed and delivered  
in the presence of:

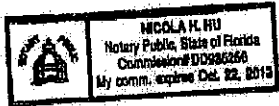
Witness: [Signature] Magdalen Rose Berken (SEAL)  
Printed Name: YVONNE NICHELS Magdalen Rose Berken

Witness: [Signature]  
Printed Name: Shirley Rivera

STATE OF FLORIDA  
COUNTY OF Dade

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March,  
2011, by Magdalen Rose Berken, who:  
 is personally known to me; or  
 produced her FL DL as identification.

[Signature]  
Notary Public



[Handwritten mark]

**FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

158 DANIA, LLC

**Filing Information**

<b>Document Number</b>	L14000015368
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	01/28/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE

**Principal Address**

6000 ISLAND BLVD.  
#2304  
AVENTURA, FL 33160

**Mailing Address**

PO BOX 800345  
MIAMI, FL 33280

**Registered Agent Name & Address**

JOHNSON, PATRICIA  
6000 ISLAND BLVD.  
2304  
AVENTURA, FL 33160

**Authorized Person(s) Detail****Name & Address**

Title MGR

JOHNSON, PATRICIA  
6000 ISLAND BLVD. , #2304  
AVENTURA, FL 33160

**Annual Reports****No Annual Reports Filed****Document Images**

01/28/2014 -- Florida Limited Liability

[View image in PDF format](#)



Architect: P. J. Partners, AIA, Inc.

**City of Dania Beach  
Building Department**

158 Dania Hotel  
158 N. Federal Highway  
Dania Beach, FL

Agency: City of Dania Beach  
Action type: DRC 2<sup>nd</sup> submittal  
Process No: SP-110-14  
Address: 158 N. Federal Highway  
Application type: Site Plan Application

**Green Lodging Program (Incentives Program):**

As we are requesting an additional 3 stories (beyond what the current code allows) and a 3% reduction in pervious area we must offer Incentive(s) per the City's Code of Ordinances.

There are only three opportunities to achieve this:

1. Provide 10 additional parking spaces above the required (not achievable)
2. Provide open space (not achievable)
3. Adhere to a developed Green Building Practices through a developed program monitored either by the program or the City.

Therefore, attached is the application for the Green Lodging Program which is one of three named groups the City of Dania lists in their Sustainable Program recommendations.

This application package outlines the program criteria which we have reviewed with our client; the program requires both design and operational commitments in five categories:

- I. Communication and Education to Guests, Employees and the Public
- II. Waste Reduction, Reuse and Recycling
- III. Water Conservation
- IV. Energy Efficiency
- V. Indoor Air Quality



Some of the items we anticipate incorporating into the project once we proceed with Design Development and Construction Documents will be:

**Communication and Education** is related to Operational matters under future Hotel Management.

There are numerous reasonable requests that can be complied with in the attached program to achieve compliance.

**Recycling**

Recycle bins and Storage Location  
Multiple bins for guests

**Water Conservation**

Low flow shower heads, faucets, dual flush toilets, and/or photo sensors, automatic faucets  
Native Plant Use  
Green Wall

**Energy Efficiency**

Low E glass, thermal or tint  
Programmable Thermostats  
Energy efficient lighting / LED lighting  
Energy Star appliances  
Programmable Energy Management System

**Indoor Air Quality**

Low or no VOCs in finishes

Many of these items will, of course, translate to Operational matters under future Hotel Management.

Please note that in addition to the requirements of this program, additional sustainable practices will likely be employed during construction operations.

In accordance with your Code of Ordinances, we need for the Community Development Director to review the third party standards (Green Lodging Program) of the intended program and advise if these are accepted for the Green Building Practices.

You can find more information about the (Florida Department of State) Green Lodging Program here:

<http://www.dep.state.fl.us/greenlodging/apply>

*Per phone conversation on Wednesday February 25, 2015, Mr. Marc LaFerrier gave the verbal acceptance of this program.*