

BROWARD COUNTY PLANNING COUNCIL

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

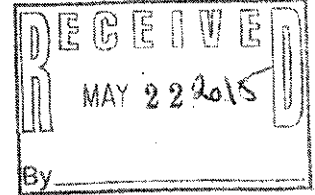
Marc LaFerrier
PLT/AA
[Signature]

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Redevelopment Division

FROM: Barbara Blake Boy, Executive Director *[Signature]*

RE: Alexandra Daiagi Plat (019-MP-15)
City of Dania Beach

DATE: May 18, 2015



The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Transportation" land use category. This plat is generally located on the southeast corner of Federal Highway and Southeast 28 Street.

The proposed hotel use is in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

- North: General Business (City of Hollywood)
- South: Transportation
- East: Transportation
- West: Commercial (City of Fort Lauderdale)

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:MEG

cc: Robert Baldwin, City Manager
City of Dania Beach

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



Finance and Administrative Services Department
RECORDS, TAXES, AND TREASURY DIVISION • Tax and License Section
115 S. Andrews Avenue, Room A 100 • Fort Lauderdale, Florida 33301 • 954-831-4000 • FAX 954-357-5483

RECEIVED

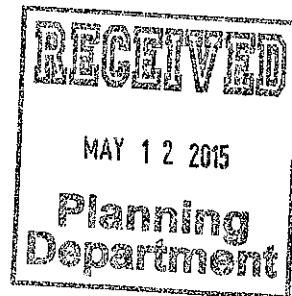
MAY 12 2015

May 5, 2015

CERTIFICATE OF TAXES PAID

RE: FOLIO # 504223-00-0230

“ALEXANDRA DALAGI PLAT”

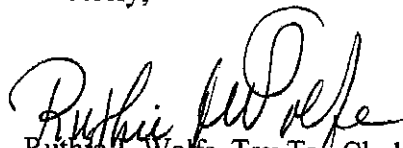


To whom it may concern:

This is to certify that a search of our records indicates all real estate taxes have been paid through the year 2014, including the 1980 Tax Roll Reconciliation.

There are no current outstanding property taxes owed for the property account referenced above.

Sincerely,


Ruthie J. Wolfe, Tax Tag Clerk II
Records, Taxes & Treasury Division
115 S Andrews Ave Room A100
Ft Lauderdale, FL 33301
rwolfe@broward.org
(954)357-5470

**Leigh Robinson Kerr
& Associates, Inc.**

Member, American Institute of Certified Planners

May 4, 2015

Broward County Revenue
115 South Andrews Avenue
Fort Lauderdale, FL 33301

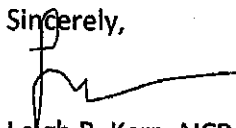
Re: Tax Letter Request – “Alexandra Daiagi Plat”, Broward County,
Florida

To Whom It May Concern:

We are filing the above referenced plat with Broward County and request a tax letter as required by the City of Dania Beach. We are providing a copy of the plat, property ID/folio record and \$2.00 fee.

If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Leigh R. Kerr, AICP
President

Enclosures

• Planning • Zoning • Land Use • Expert Testimony •
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301
Phone (954) 467-6308 Fax (954) 467-6309
lkerr808@bellsouth.net

Established 1985

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	2800 S FEDERAL HIGHWAY, DANIA BEACH	ID #	5042 23 00 0230
Property Owner	DS REALTY INC % SCOTT DAIAGI	Millage	0412
Mailing Address	2200N 30 RD HOLLYWOOD FL 33021	Use	28

Abbreviated Legal Description	23-50-42 BEG AT NW COR OF SW1/4 OF NW1/4, E ALG N/L SW1/4 OF NW1/4 275.2, SW 678.03 TO PT ON S/L OF NW1/4 OF SW1/4 OF NW1/4 200.2 E OF W/L OF SEC,W 200.2 TO W/L SEC,N ALG SAID W/L SEC TO POB LESS PT IN LAKEVIEW PB 1/68 DCR & LESS N 10 DEEDED TO BROWARD CO PORT AUTHORITY FOR RD & LESS PART DESC IN OR 11347/445
-------------------------------	--

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 as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$627,100	\$52,860	\$679,960	\$679,960	
2014	\$588,800	\$49,860	\$638,660	\$638,660	\$14,000.13
2013	\$627,100	\$49,860	\$676,960	\$676,960	\$15,002.05

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	\$679,960	\$679,960	\$679,960	\$679,960
Portability	0	0	0	0
Assessed/SOH	\$679,960	\$679,960	\$679,960	\$679,960
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	\$679,960	\$679,960	\$679,960	\$679,960

Sales History			
Date	Type	Price	Book/Page or CIN
4/6/2010	CE*-T	\$100	47038 / 1319
11/25/2006	DR*		43188 / 1475
4/29/2005	WD*	\$3,200,000	39571 / 1512
1/1/1982	WD	\$700,000	15 / 487
10/1/1968	WD	\$76,000	

Land Calculations		
Price	Factor	Type
\$12.25	50,800	SF
\$12.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

**Broward County Records, Taxes & Treasury Div.
115 S. Andrews Ave. Fort Lauderdale, FL 33301**

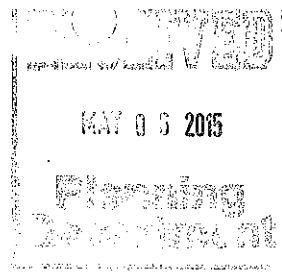
Transaction # 8971165	
Cashier:	KF

Paid By:	LEIGH ROBINSON KERR & ASSOCIATES
Posted Date:	05/04/2015 12:57PM
Received Via:	In Person
Num. Items:	1
Total Tendered:	\$2.00
Receipt #:	30A-14-00006979
Batch:	492480
Drawer:	30A
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Miscellaneous (05-RECEIPT/UPDT PLAT LETTERS)	504223000230 ALEXANDRA DAIAGI PLAT	05/04/2015	\$2.00	\$2.00
Total:			\$2.00	\$2.00

Payment	Details	Paid		
Cash	Cash	\$2.00		
Balance:			\$0.00	

RESPONSE TO DRC COMMENTS
Alexandra Daiagi Plat, PL-37-15
2800 Federal Highway
Reviewer Corinne Lajoie (954) 924-6805 X 3704



1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

Response: Please see below responses to comments.

2. APPLICATION: Confirm application was property completed and signed and proper application fee was paid.

Response: Per discussion at DRC, not applicable.

3. RIGHT-OF-WAYS: Identify if r-o-w dedication is required. Confirm with Broward County if Federal Highway ROW needs to be 200' or 120' at this location. Broward County Trafficway Map is unclear.

Response: The plat is under review at the County and will be going to the May Broward County Trafficways meeting. ROW dedication/width will be determined at that time.

4. Per Section 640-20 provide conceptual plan including:

1. The location of the centerline, with dimensions from known land ties, such as section lines or centerlines of ROW, of all proposed access locations on all public row abutting the plat.

Response: No access is proposed along US1.

2. The number and direction of lanes proposed for each driveway or roadway access location.

Response: Conceptual Access Plan depicts this information for the access point proposed for the site. No access is proposed along US1.

3. The proposed minimum distance from the ultimate row line from the adjacent roadway to the outer edge of any interior service drive or parking space with direct access to the driveway in the access location.

Response: Understood. The conceptual site plan is being revised and will be provided.

FILE COPY

4. The proposed minimum distance from the ultimate row line from the adjacent roadway to any proposed gate location.

Response: No gates are proposed on the site.

5. Per Section 640-20(D) survey must identify existing roadway details adjacent to the property including:

Response: The survey is being reviewed and revised relative to the below and will be provided upon completion.

5. Pavement widths,
6. Sidewalks;
7. Driveways (curb cuts)
8. Curb & gutter
9. Turn lanes
10. Bus bay
11. Medians
12. Median openings
13. Traffic signals and signage equipment
14. Street lights
15. Pull boxes
16. Utility poles & utility equipment
17. Drainage structures
18. Fire hydrants

6. Per Section 640-20 if direct access from Federal Highway is proposed, must provide preapproval letter from FDOT.

Response: No access from Federal Highway is proposed.

7. Per Section 640-20 provide location of off-site water & sewer lines, proposed connection location and rout the lines will take.

Response: To be provided upon receipt.

8. Per Section 640-20(H) provide improvement plan.

The conceptual site plan is being revised to depict this element and will be provided upon receipt.

9. Per Section 640-20(1) provide tax receipts

Response: Please see attached tax receipt.

10. Per Section 640-20(J) provide deed restriction.

Response: No deed restrictions are proposed on the site.

Reviewer Ronnie Navarro, City Engineer

1. Proposed 210 room hotel. I would suggest increasing the proposed access drive from 24 feet to 28 feet, minimum, with a curb radius of 25 feet, minimum. This will allow 14 foot entry/exit lane width. A wider driveway will allow simultaneous two-way operation/maneuvers, especially for bus shuttle operation.

Response: The plat is being revised to comply with the above.

SURVEYOR'S NOTES:

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplemented in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Bearings shown hereon refer to F.D.O.T. Right-of-Way Map (Right of Way Map Book 4, Page 41, B.C.R.) and assume the 395.80 feet portion of the East Right-of-Way line of South Federal Highway, as North 18°27'07" West, as field monumented and shown hereon.

If a building permit for a principal building (excluding dry madeis, sales and construction offices) and the first inspection approval are not issued by _____ County, then _____ 2020, which date is five (5) years from the date of approval of this plat by Broward County, then the plat shall be deemed void and the land shall revert to the State of Florida. The plat shall be deemed void if the applicant does not comply with the requirements of the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

If construction of project water lines, sewer lines, drainage and the rock base for interior roads have not been substantially completed by _____ 2020, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and the plat shall be deemed void. The applicant shall be responsible for providing evidence to Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.021, SUBSECTION 20.0, FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services provided however, not such construction, installation, maintenance, and operation of cable television services shall be subject to the provisions of the Florida Public Service Commission. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

LEGAL DESCRIPTION:
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the South 1/2 of Section 23, Township 33 North, Range 42 East, Broward County, Florida and being more fully described as follows:
Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet, to a point on the East line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 15.60 feet; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.

LEGAL DESCRIPTION:
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the South 1/2 of Section 23, Township 33 North, Range 42 East, Broward County, Florida and being more fully described as follows:
Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet, to a point on the East line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 15.60 feet; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.

LEGAL DESCRIPTION:
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the South 1/2 of Section 23, Township 33 North, Range 42 East, Broward County, Florida and being more fully described as follows:
Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet, to a point on the East line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 15.60 feet; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.

LEGAL DESCRIPTION:
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the South 1/2 of Section 23, Township 33 North, Range 42 East, Broward County, Florida and being more fully described as follows:
Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet, to a point on the East line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 15.60 feet; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.

LEGAL DESCRIPTION:
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the South 1/2 of Section 23, Township 33 North, Range 42 East, Broward County, Florida and being more fully described as follows:
Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet, to a point on the East line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 15.60 feet; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.

LEGAL DESCRIPTION:
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the South 1/2 of Section 23, Township 33 North, Range 42 East, Broward County, Florida and being more fully described as follows:
Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet, to a point on the East line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 15.60 feet; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.

LEGAL DESCRIPTION:
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the South 1/2 of Section 23, Township 33 North, Range 42 East, Broward County, Florida and being more fully described as follows:
Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet, to a point on the East line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 15.60 feet; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.

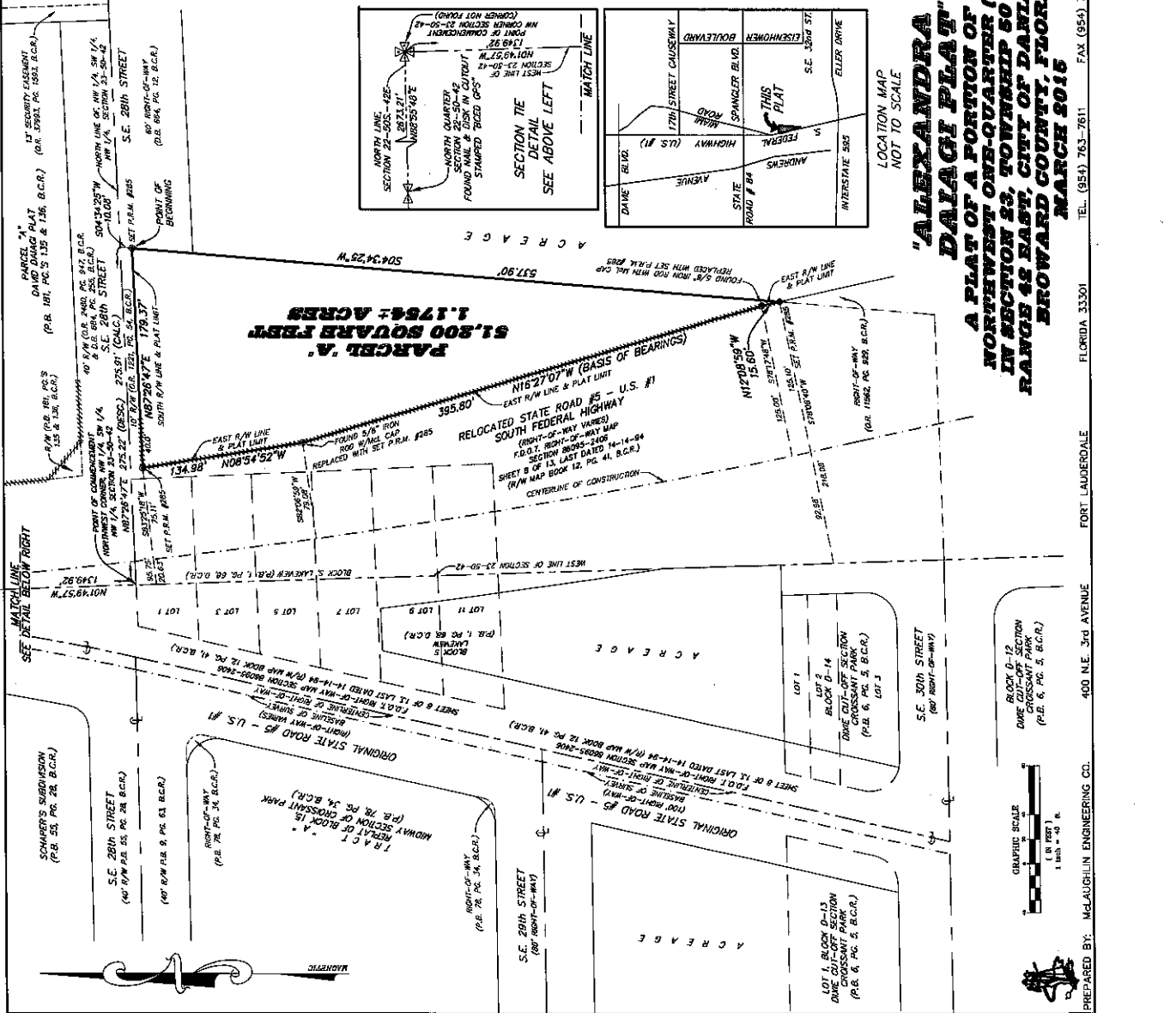
LEGAL DESCRIPTION:
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the South 1/2 of Section 23, Township 33 North, Range 42 East, Broward County, Florida and being more fully described as follows:
Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet, to a point on the East line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 15.60 feet; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.

**'ALEXANDRA'
DANA PLAT
A PLAT OF A PORTION OF THE
NORTHWEST ONE-QUARTER (NW 1/4)
IN SECTION 23, TOWNSHIP 33 NORTH,
RANGE 42 EAST, CITY OF DANIA BEACH,
BROWARD COUNTY, FLORIDA
MARCH 2015**

LEGAL DESCRIPTION:
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the South 1/2 of Section 23, Township 33 North, Range 42 East, Broward County, Florida and being more fully described as follows:
Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet, to a point on the East line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 15.60 feet; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.

LEGAL DESCRIPTION:
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the South 1/2 of Section 23, Township 33 North, Range 42 East, Broward County, Florida and being more fully described as follows:
Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet, to a point on the East line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 15.60 feet; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.

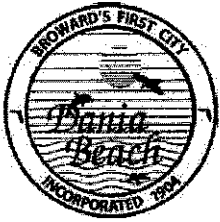
LEGAL DESCRIPTION:
A portion of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the South 1/2 of Section 23, Township 33 North, Range 42 East, Broward County, Florida and being more fully described as follows:
Commencing at the Northwest corner of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23; thence North 87°26'47" East, on the North line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet to the Point of Beginning; thence South 87°26'47" West, a distance of 537.90 feet, to a point on the East line of the said Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 15.60 feet; thence North 87°26'47" East, on a line 10.00 feet South of (as measured at right angles) and parallel with the said North line of the Northwest one-quarter (NW 1/4), of the Southwest one-quarter (SW 1/4), of the Northwest one-quarter (NW 1/4), of said Section 23, a distance of 179.37 feet to the Point of Beginning.



PREPARED BY: McLAUGHLIN ENGINEERING CO.
400 N.E. 3rd AVENUE
FORT LAUDERDALE
FLORIDA 33301
TEL: (954) 763-7611 FAX: (954) 763-7615
SURVEY FILE NO. 98-3-075
McL. JOB NO. V-0070
0

McL. JOB NO. V-0070
0

McL. JOB NO. V-0070
0



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.: PL-37-15

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: 2800 S FEDERAL HWY, DANIA BEACH 33316

Lot(s): N/A Block: N/A Subdivision: N/A

Recorded Plat Name: N/A

Folio Number(s): 504223000230 Legal Description: See attached

Applicant/Consultant/Legal Representative (circle one) Leigh R. Kerr

Address of Applicant: 808 E. Las Olas Blvd. #104, Ft. Laud. FL 33301

Business Telephone: 954-467-6308 Home: N/A Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: DS Realty, Inc.

Address of Property Owner: 2512 SW 30th Avenue, Pembroke Park, FL 33009

Business Telephone: 954-457-1000 Home: N/A Fax: 954-457-1500

Explanation of Request: Alexandra Daiagi Plat

*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: 1.18 Gross Acreage: 1.90 Prop. Square Footage: 51,197

Existing Use: Parking lot Proposed Use: Hotel 210 Rooms

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 Leigh Robinson Kerr & Associates, 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*)

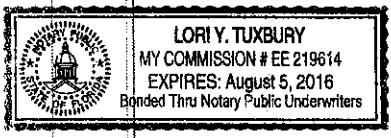
BEFORE ME THIS 16 DAY OF Sept, 2013

By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Lori Y. Tuxbury
(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.