



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

APR 07 2005
 Planning Department
 Date Rec'd:
 Petition No.: PL-040-15

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: 185 Anglers Avenue

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: Bud Plat (014-MP-85) and Budlight Plat (102-MP-88)

Bud Plat: 5042 33 40 0010 BUD PLAT 152-2 B PARCEL "A"

Folio Number(s): Bud Light Plat: 5042 33 45 0010 Legal Description: BUDLIGHT PLAT 141-6 B PARCEL "A"

Applicant/Consultant/Legal Representative (circle one) Todd Stephens

Address of Applicant: 185 Anglers Avenue, Dania Beach, FL 33312

Business Telephone: 954-989-4350 Home: 954-560-2337 Fax: 954-981-5911

E-mail address: todd@stephensdist.com

Name of Property Owner: STEPHENS BROWARD PROPERTIES LLC

Address of Property Owner: 185 Anglers Avenue, Dania Beach, FL 33312

Business Telephone: 954-989-4350 Home: 954-560-2337 Fax: 954-981-5911

Explanation of Request: See attached sheet.

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

Bud: 4 ac

Prop. Net Acreage: Bud Lt: 3.8 ac Gross Acreage: N/A Prop. Square Footage: See attached

Existing Use: Warehouse Distribution Proposed Use: Warehouse Distribution

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: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 3rd DAY OF April, 2015

By: Todd Stephens
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Yvette DeLaunay
(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.

Bud Plat (014-MP-85) / Budlight Plat (102-MP-88)

Narrative explaining proposed changes and requested result

1. Non-Vehicular Access Line (NVAL)

In 2007, we processed applications to amend the platted non-vehicular access line on Ravenswood Road to shift our driveway access in order to be compatible with the design of the County's Ravenswood Road project.

However, the Ravenswood Road project was delayed and is currently being redesigned. Design Section staff from the Highway Construction and Engineering Division advises that the new design for Ravenswood Road will accommodate the northern driveway access in its original location.

This request is to restore the northern driveway to its original platted location and to terminate the right-of-way and construction agreement recorded in Official Records Book 45758, Page 1120-1151.

Budlight Plat (102-MP-88)

Close the 80-foot opening on the east side of Ravenswood Road, centered approximately 50 feet north of the south plat limits.

Bud Plat (14-MP-85)

Open a 50-foot opening centered approximately 43 feet south of the north plat limits.

2. Budlight Plat Note Amendment

From: Parking use only.

To: 25,000 square feet of General Industrial.

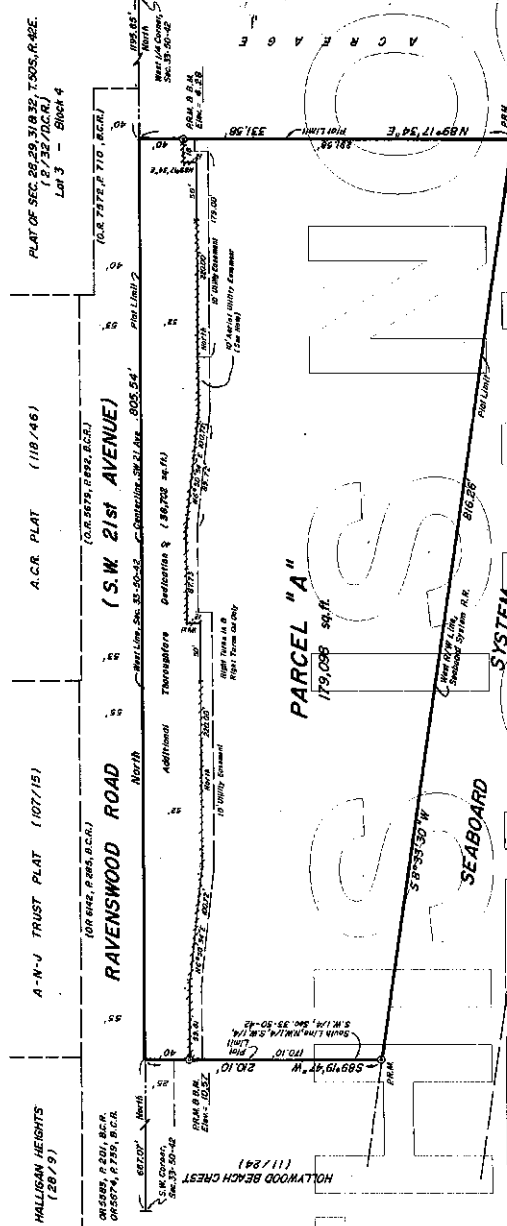
Industrial Uses may have 30% ancillary office per bay or per single tenant building. Commercial/retail and no freestanding office uses are permitted within the plat without the approval of the Broward County Commissioners who shall review and address these uses for increased impacts.

3. Bud Plat Note Amendment

From: 48,000 square feet of General Industrial.

To: 90,000 square feet (58,156 square feet existing) of General Industrial.

Industrial Uses may have 30% ancillary office per bay or per single tenant building. Commercial/retail and no freestanding office uses are permitted within the plat without the approval of the Broward County Commissioners who shall review and address these uses for increased impacts.



DESCRIPTION
 All that portion of the Northwest one-quarter (N.W. 1/4) of the Southwest one-quarter (S.W. 1/4) of the Southwest one-quarter (S.W. 1/4) of the South 150-46 feet (as measured at right angles) of the Southwest one-quarter (S.W. 1/4) of the North-west one-quarter (N.W. 1/4) of the Southwest one-quarter (S.W. 1/4) of Section 33, Township 30 South, Range 4E East, lying West of the Seaboard System Railroad.

NOTES
 1. E.P.M. - indicates Permanent Easement Monument
 2. B.M. - indicates Bench Mark
 This plat contains 5,008.27 acres
 Approximate - indicates Non-Rectangular Access Line
 Starting out to an assumed meridian 30 feet in length
 above finished grade, within the Aerial Utility Easement
 This plat is restricted to 40,000 sq. ft. of General Industrial Commercial/retail uses are not permitted without the approval of the Board of County Commissioners, who shall review and address them uses for increased impacts.

"BUD PLAT"
 A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4),
 SECTION 33, TOWNSHIP 30 SOUTH, RANGE 4E EAST,
 CITY OF DANIA, BROWARD COUNTY, FLORIDA

DESCRIPTION
 STATE OF FLORIDA
 COUNTY OF BROWARD
 KNOW ALL MEN BY THESE PRESENTS, THAT STEPHENS DISTRIBUTING COMPANY, of Florida corporation, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown herein, said plat to be known as "BUD PLAT". The additional description is hereby added, to the purpose of the public in the simple. All easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF, We have set our hands and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 5th day of January, 1985.

STEPHENS DISTRIBUTING COMPANY
 as to both Officer: Edward P. Stephens Title: President
 Witness: Robert C. McLaughlin as to both Officer: Edward P. Stephens Title: President

ACKNOWLEDGMENT
 STATE OF FLORIDA
 COUNTY OF BROWARD
 I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, Edward P. Stephens and Wanda V. Stephens, President and Secretary respectively of STEPHENS DISTRIBUTING COMPANY, to me well known to be the individuals described in the foregoing foregoing declaration, and they acknowledged before me that they executed the foregoing plat for the uses and purposes therein expressed.

Witness My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 5th day of January, 1985. My commission expires the 15th day of March, 1985.

NOTARY PUBLIC Wanda V. Stephens STATE OF FLORIDA

ATLANTIC NATIONAL BANK OF FLORIDA, a Florida banking corporation, owner and holder of approximately 100 shares of common stock, in and to the property, recorded in O.R. BOOK 12, PAGE 247, Broward County Records, does hereby join in this declaration. IN WITNESS WHEREOF, We have set our hands and official seals in the City of Broward, County of Broward, State of Florida, this 5th day of January, 1985.

ATLANTIC NATIONAL BANK OF FLORIDA
 as to both Officer: John A. Smith Title: VP
 Witness: John A. Smith as to both Officer: John A. Smith Title: VP

ACKNOWLEDGMENT
 STATE OF FLORIDA
 COUNTY OF BROWARD
 I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, John A. Smith and Wanda V. Stephens, respectively of ATLANTIC NATIONAL BANK OF FLORIDA, to me well known to be the individuals described in the foregoing foregoing declaration, and they acknowledged before me that they executed the foregoing declaration and plat for the uses and purposes therein expressed.

Witness My hand and official seal in the City of Broward, County of Broward, State of Florida, this 5th day of January, 1985. My commission expires the 15th day of March, 1985.

NOTARY PUBLIC John A. Smith STATE OF FLORIDA

CITY OF DANIA PLANNING AND ZONING BOARD
 THIS IS TO CERTIFY: That the PLANNING AND ZONING BOARD of the City of Dania has approved and adopted this plat for record this 10th day of January, 1985.

DANIA CITY COMMISSION
 THIS IS TO CERTIFY: That this plat of "BUD PLAT" was approved by the BOARD OF COMMISSIONERS of the City of Dania, Broward County, Florida, by Ordinance No. 08-85, adopted by the City Commission on this 12th day of January, 1985.

BROWARD COUNTY ENGINEERING DIVISION
 This plat has been approved and accepted for record by Henry F. Cook, Director, Fla. P.E. No. 12806

BROWARD COUNTY PLANNING COUNCIL
 THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Traffic Ways by Resolution duly adopted this 25th day of March, 1985. By Robert C. McLaughlin, this 25th day of March, 1985.

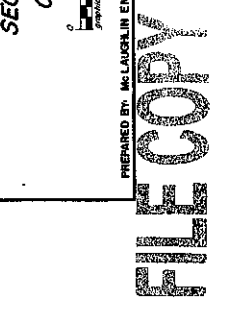
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION
 THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of Commissioners of Broward County, Florida, this 27th day of March, 1985. E.T. JOHNSON - COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION
 This plat filed for record this 12th day of January, 1985. O.R. BOOK 12, PAGE 247.

SURVEYOR'S CERTIFICATE
 STATE OF FLORIDA
 COUNTY OF BROWARD
 I HEREBY CERTIFY: That the attached plat has been correctly represented; the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Florida Statutes, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 28th day of August, 1985. THE BENCH MARKS shown are referenced to N. 6. VERTICAL DATUM and conform to standards for this order work.

McLAUGHLIN ENGINEERING CO.
 BY: Robert C. McLaughlin
 Registered Land Surveyor No. 3356, State of Florida

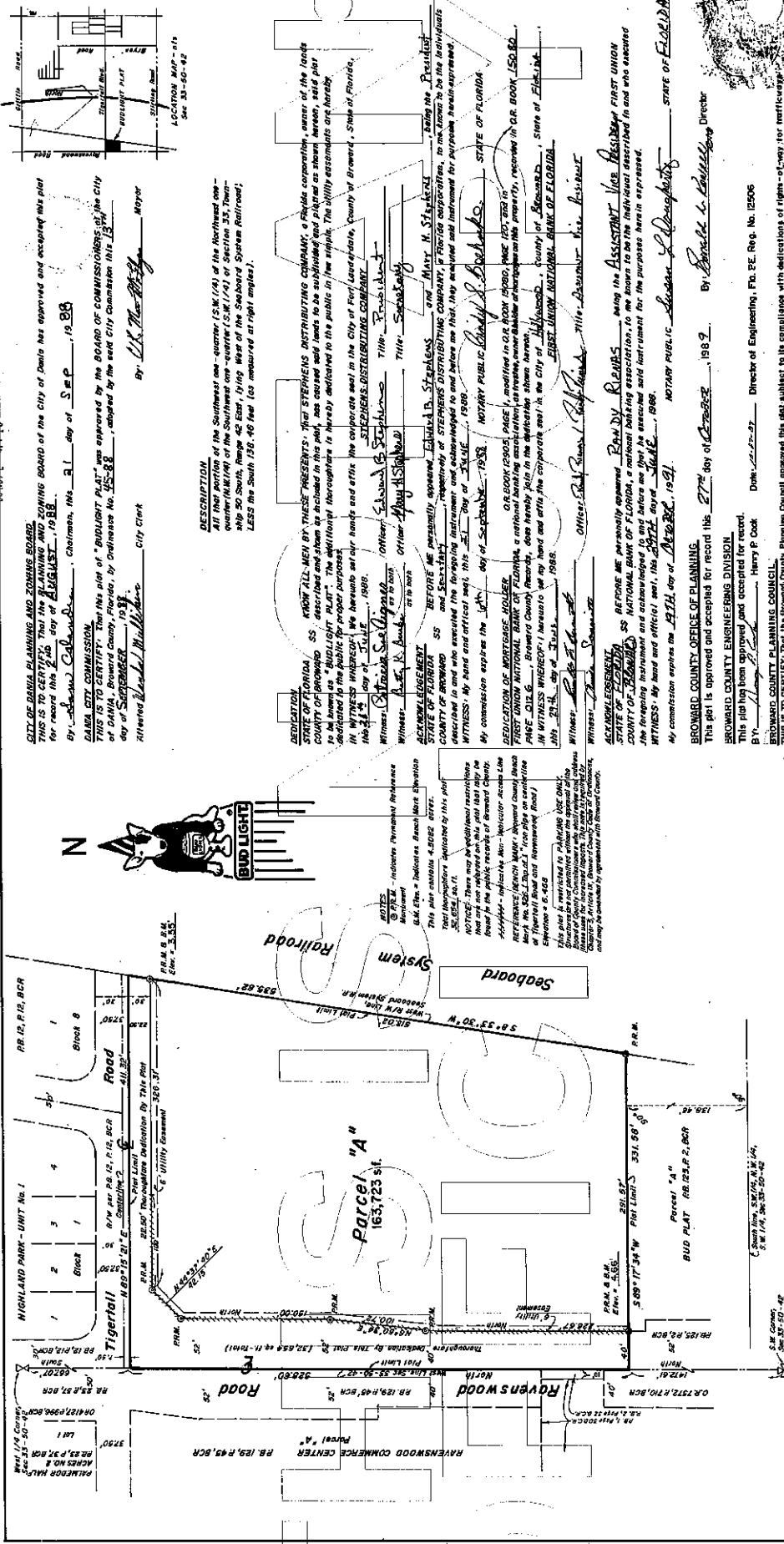
PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE, FORT LAUDERDALE, FLORIDA 33301
 Field Book 562, Page 25-27
 Plat Book No. R-4-220
 N-7835



APR 07 2095
 Planning Department

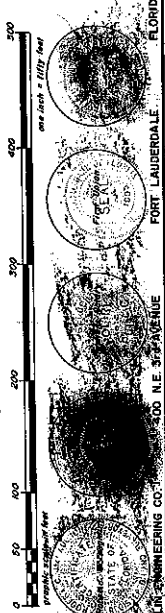
FILE COPY

U.K. 52, 10493, 19, 7, 11



BUDLIGHT PLAT

A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4),
SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF DANIA, BROWARD COUNTY, FLORIDA



CITY OF DANIA PLANNING AND ZONING BOARD
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS 21ST DAY OF AUGUST, 1988.
By: James C. Calver Chairman, this 21ST day of SEP, 1988

DANIA CITY COMMISSION
THIS PLAT OF "BUDLIGHT PLAT" WAS APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF DANIA, BROWARD COUNTY, FLORIDA, BY ORDINANCE NO. 45-88, PASSED BY THE SAID CITY COMMISSION THIS 13TH DAY OF SEPTEMBER, 1988.
By: V.K. [Signature] Mayor
Attested: Richard Mulvihill City Clerk

DESCRIPTION
All that portion of the Southwest one-quarter (S.W. 1/4) of the Northwest one-quarter (N.W. 1/4) of the Southwest one-quarter (S.W. 1/4) of Section 33, Township 50 South, Range 42 East, lying West of the Seaboard System Railroad; LESS the South 150, 40 feet (as measured at right angles).

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT STEPHENS DISTRIBUTING COMPANY, a Florida corporation, owner of the lands COUNTY OF BROWARD, SS, described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "BUDLIGHT PLAT". The additional theretofore is hereby declared to be in the public interest. The utility easements are hereby dedicated to the public for the proper purposes of the railroad, and the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, in and to which the same are duly recorded, is hereby certified to be in full force and effect.

Witness: Richard Mulvihill City Clerk
Witness: James C. Calver Chairman, this 21ST day of SEP, 1988.

ACKNOWLEDGEMENT
I, Richard Mulvihill, City Clerk of Broward County, Florida, do hereby certify that the foregoing instrument was duly recorded in my office on this 21ST day of SEP, 1988. My commission expires the 1ST day of SEP, 1988.

ACKNOWLEDGEMENT
I, James C. Calver, Chairman of the Board of Commissioners of the City of Dania, Broward County, Florida, do hereby certify that the foregoing instrument was duly recorded in my office on this 13TH day of SEP, 1988. My commission expires the 1ST day of SEP, 1988.

ACKNOWLEDGEMENT
I, Robert C. McLaughlin, Director of Engineering, Fla. P.E. Reg. No. 12506, do hereby certify that the attached plat, as a true and correct representation of the lands recently surveyed, subdivided and platted under my supervision, and that the same comply with the applicable requirements of Chapter 177, Florida Statutes, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 24TH day of October, 1988. The BENCH MARKS shown are referenced to N. G. VERTICAL DATUM and conform to standards for third order work. This plat conforms to all applicable sections of Chapter 21-H-6, FLORIDA ADMINISTRATIVE CODE.

By: Robert C. McLaughlin Director of Engineering, Fla. P.E. Reg. No. 12506
Witness: Henry P. Cook Notary Public, State of Florida

BROWARD COUNTY OFFICE OF PLANNING
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 27TH DAY OF DECEMBER, 1989.
By: Frank L. [Signature] Director

BROWARD COUNTY ENGINEERING DIVISION
THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.
By: Henry P. Cook Director of Engineering, Fla. P.E. Reg. No. 12506

BROWARD COUNTY PLANNING COUNCIL
THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL HAS REVIEWED THIS PLAT, SUBJECT TO ITS COMPLIANCE WITH THE DECLARATIONS OF RIGHTS OF THE PLAT, AND HAS APPROVED AND ACCEPTED FOR RECORD THIS 27TH DAY OF DECEMBER, 1989.
By: Frank L. [Signature] Chairman of the Council of the above state and is approved and accepted for record this 27TH day of DECEMBER, 1989.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION
THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 1ST DAY OF JANUARY, 1989.
By: John E. [Signature] Chairperson - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION
THIS PLAT FILED FOR RECORD THIS 27TH DAY OF DECEMBER, 1989, IN BOOK 211 OF PLATS, AT PAGE 6, RECORD NUMBER 1989-100.
By: Frank L. [Signature] Deputy
L.A. HESTER COUNTY ADMINISTRATOR

STATE OF FLORIDA
I HEREBY CERTIFY THAT THE ATTACHED PLAT, AS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY SUPERVISION, AND THAT THE SAME COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 24TH DAY OF OCTOBER, 1988. THE BENCH MARKS SHOWN ARE REFERENCED TO N. G. VERTICAL DATUM AND CONFORM TO STANDARDS FOR THIRD ORDER WORK. THIS PLAT CONFORMS TO ALL APPLICABLE SECTIONS OF CHAPTER 21-H-6, FLORIDA ADMINISTRATIVE CODE.

By: Robert C. McLaughlin Director of Engineering, Fla. P.E. Reg. No. 12506
Witness: Henry P. Cook Notary Public, State of Florida

PREPARED BY: McLAUGHLIN ENGINEERING CO., P.C. N.E. 37TH AVENUE, FORT LAUDERDALE, FLORIDA 33304
REGISTERED LAND SURVEYOR NO. 3356, STATE OF FLORIDA

SITE PLAN - OVERALL

STEPHENS DISTRIBUTING COMPANY

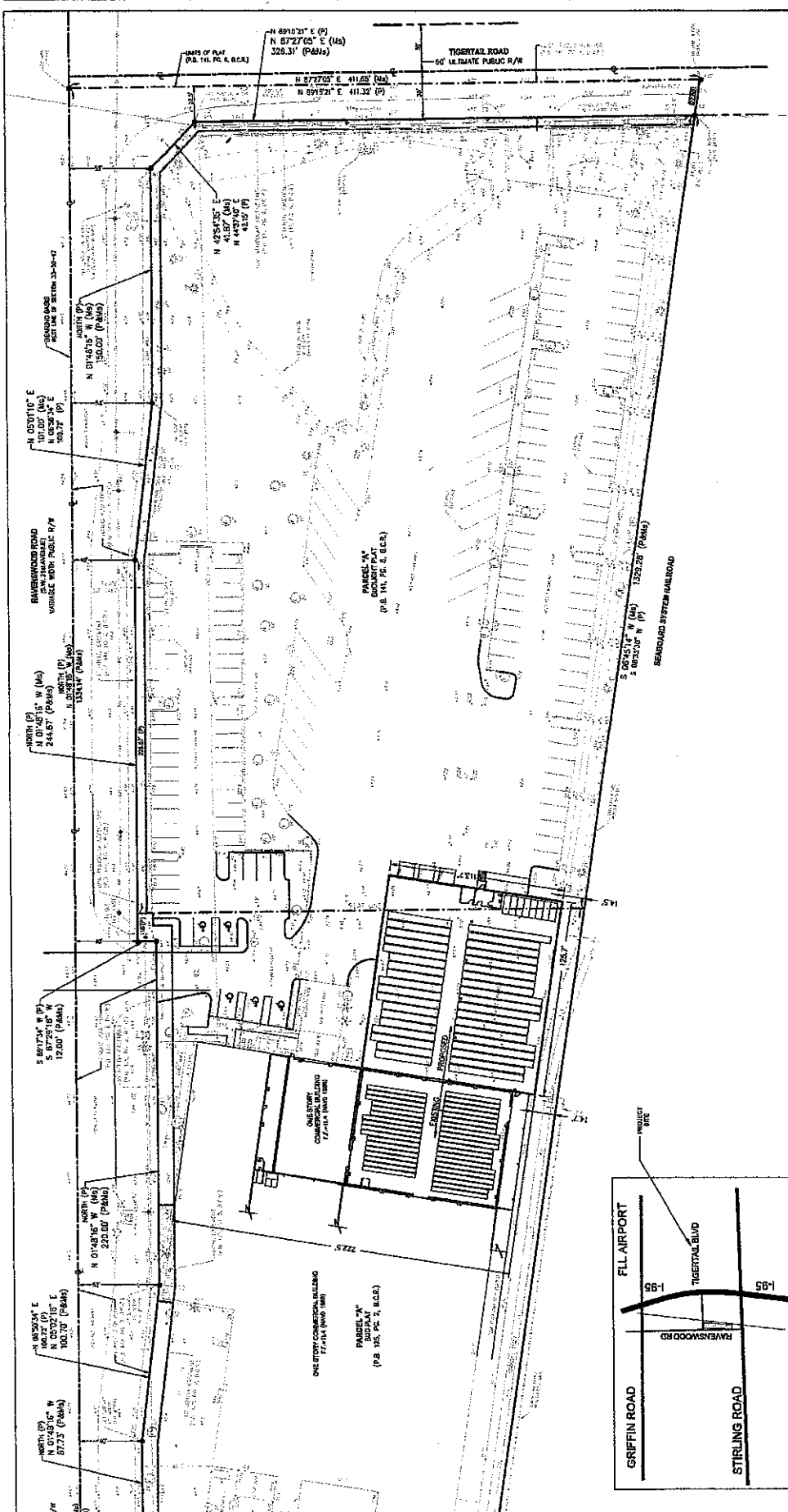
185 RIVINGTON ROAD, DANIA BEACH

DATE: 03/18/05

PROJECT: SITE PLAN - OVERALL

NO.	DATE	BY	REVISIONS
1	03/18/05	SP	PRELIMINARY
2	03/22/05	SP	REVISIONS TO SITE PLAN
3	03/22/05	SP	REVISIONS TO SITE PLAN
4	03/22/05	SP	REVISIONS TO SITE PLAN
5	03/22/05	SP	REVISIONS TO SITE PLAN
6	03/22/05	SP	REVISIONS TO SITE PLAN
7	03/22/05	SP	REVISIONS TO SITE PLAN
8	03/22/05	SP	REVISIONS TO SITE PLAN
9	03/22/05	SP	REVISIONS TO SITE PLAN
10	03/22/05	SP	REVISIONS TO SITE PLAN
11	03/22/05	SP	REVISIONS TO SITE PLAN
12	03/22/05	SP	REVISIONS TO SITE PLAN

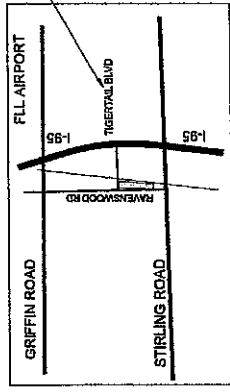
STEPHENS ENGINEERING
 241 OCEANVIEW BLVD
 SUITE 200
 DANIA BEACH, FL 33428
 (754) 943-4578
 FAX (754) 943-4579



- LEGEND**
- PROPOSED LOT LINES
 - EXISTING LOT LINES
 - EXISTING BUILDING FOOTPRINTS
 - PROPOSED BUILDING FOOTPRINTS
 - EXISTING DRIVEWAYS
 - PROPOSED DRIVEWAYS
 - EXISTING SIDEWALKS
 - PROPOSED SIDEWALKS
 - EXISTING BOLLARDS
 - PROPOSED BOLLARDS
 - EXISTING LIGHT FIXTURES
 - PROPOSED LIGHT FIXTURES
 - EXISTING UTILITY LINES
 - PROPOSED UTILITY LINES

DESCRIPTION	AREA (SQ FT)	PERCENT
TOTAL BUILDING AREA	12,345	15.0
TOTAL PAVED AREA	34,567	40.0
TOTAL CURB CUT AREA	5,678	7.0
TOTAL SITE AREA	156,789	100.0

NO.	DATE	BY	REVISIONS
1	03/18/05	SP	PRELIMINARY
2	03/22/05	SP	REVISIONS TO SITE PLAN
3	03/22/05	SP	REVISIONS TO SITE PLAN
4	03/22/05	SP	REVISIONS TO SITE PLAN
5	03/22/05	SP	REVISIONS TO SITE PLAN
6	03/22/05	SP	REVISIONS TO SITE PLAN
7	03/22/05	SP	REVISIONS TO SITE PLAN
8	03/22/05	SP	REVISIONS TO SITE PLAN
9	03/22/05	SP	REVISIONS TO SITE PLAN
10	03/22/05	SP	REVISIONS TO SITE PLAN
11	03/22/05	SP	REVISIONS TO SITE PLAN
12	03/22/05	SP	REVISIONS TO SITE PLAN



LOCATION MAP
SCALE: 1" = 98'

LEGAL DESCRIPTION

Parcel No. 185 RIVINGTON ROAD, DANIA BEACH, FL 33428, according to the Plat thereof on record in Plat Book 185, Page 7 of the Public Records of Dania Beach, Florida, and containing 0.4360 Acres (191,512 SQ FT).

AND Parcel No. 185 RIVINGTON ROAD, DANIA BEACH, FL 33428, according to the Plat thereof on record in Plat Book 185, Page 7 of the Public Records of Dania Beach, Florida, and containing 0.4360 Acres (191,512 SQ FT).

SITE PLAN INFORMATION

PROPOSED LOT LINES	SP
EXISTING LOT LINES	SP
EXISTING BUILDING FOOTPRINTS	SP
PROPOSED BUILDING FOOTPRINTS	SP
EXISTING DRIVEWAYS	SP
PROPOSED DRIVEWAYS	SP
EXISTING SIDEWALKS	SP
PROPOSED SIDEWALKS	SP
EXISTING BOLLARDS	SP
PROPOSED BOLLARDS	SP
EXISTING LIGHT FIXTURES	SP
PROPOSED LIGHT FIXTURES	SP
EXISTING UTILITY LINES	SP
PROPOSED UTILITY LINES	SP

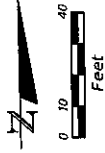
SETBACK TABLE

SETBACK TYPE	SETBACK DISTANCE
FRONT YARD SETBACK	10' MIN.
REAR YARD SETBACK	5' MIN.
SIDE YARD SETBACK	5' MIN.
FRONT SETBACK (W/IN FRONT PORCH)	15' MIN.

APR 07 2005

PLANNING DEPARTMENT

FILE COPY



MURPHY BED

ROBBINS OFFICE FURNITURE

ANN TOM DR.

GOLD COAST TRANSMISSION

MATCH LINE STA. 100+20.00

MATCH LINE STA. 94+60.00

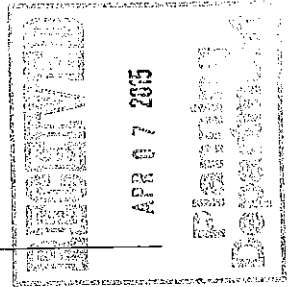
RAVENSWOOD ROAD/ANGLERS AVENUE

329.81

BUD PLAT
(P.B. 125 PG. 2 B.C.R.)
(PARCEL "A")

60.00 ft

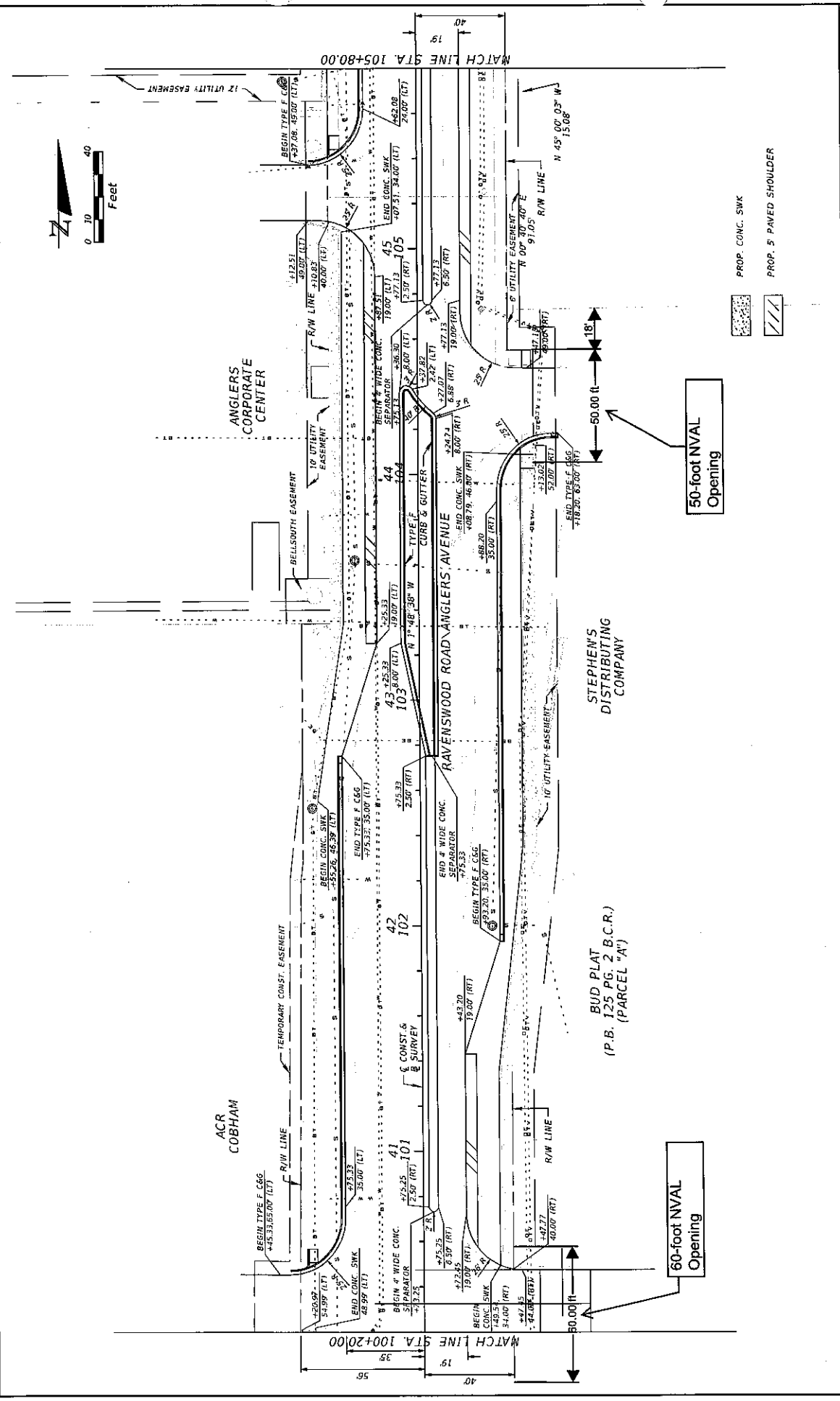
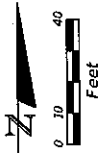
-  PROP. CONC. SWK
-  PROP. 5' PAVED SHOULDER
-  60-foot NVAL Opening



DATE	REVISIONS	DESCRIPTION	BRONARD COUNTY FLORIDA PUBLIC WORKS DEPARTMENT HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION COUNTY PROJECT NO. _____ COUNTY ROAD _____ RAVENSWOOD ROAD 5223 <small>BRONARD COUNTY</small>	SHEET NO. 15

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PROP. CONC. SWK
 PROP. 5' PAVED SHOULDER

50-foot NVAL Opening

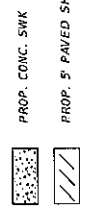
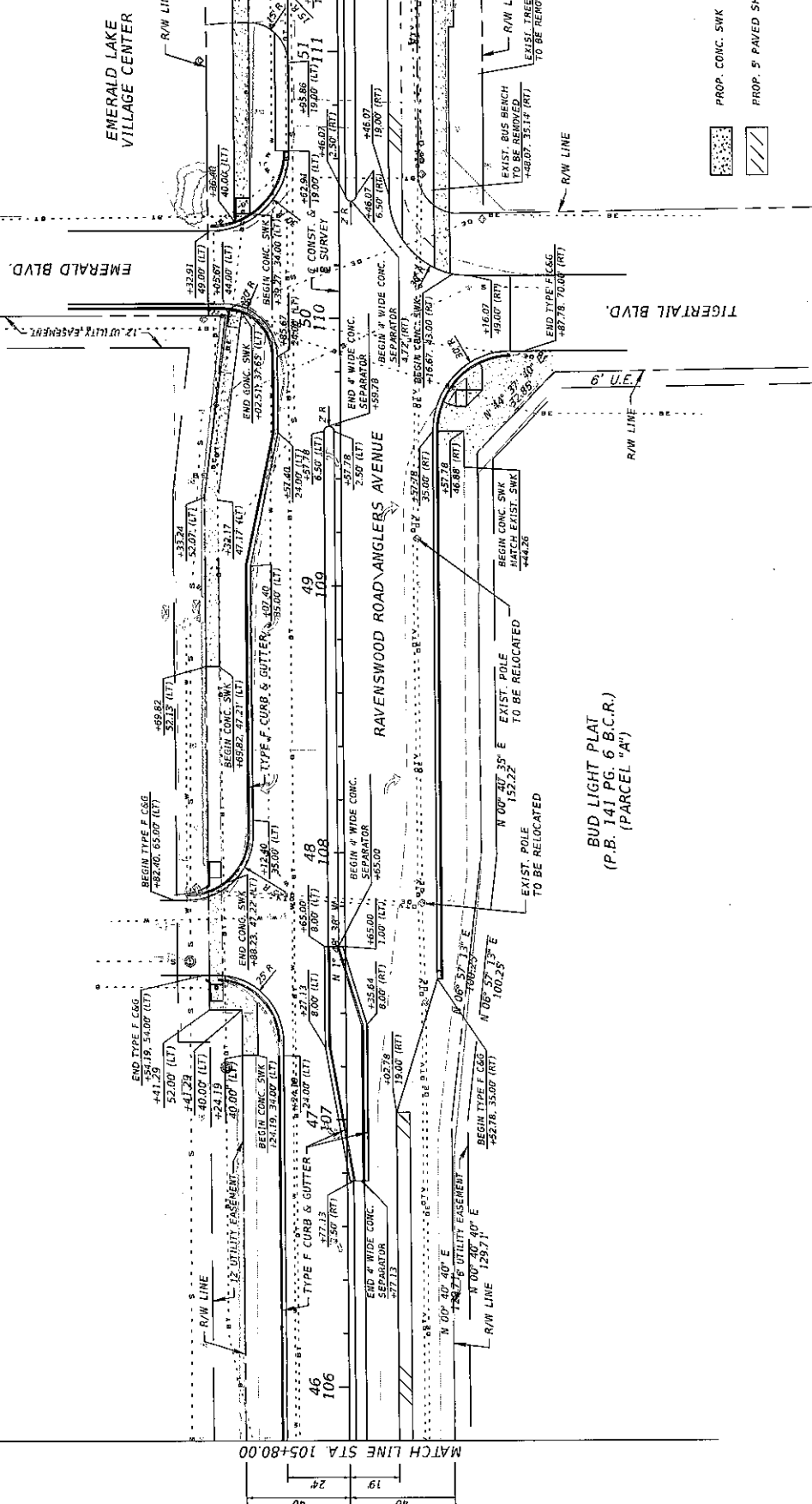
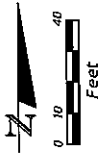
60-foot NVAL Opening

BUD PLAT
 (P.B. 125 PG. 2 B.C.R.)
 (PARCEL "A")

SHEET NO. 16	
ROADWAY PLANS	
ENGINEER OF RECORD NIRMAL DATTA, P.E. LICENSE NO. 64551 BROWARD COUNTY HWY. CONSTRUCTION AND ENGINEERING DIVISION 1 R.W. CENTER DRIVE PLANTATION, FL 33324	PUBLIC WORKS DEPARTMENT HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION COUNTY ROAD RAVENSWOOD ROAD 5223
DATE	DESCRIPTION



11757811 2023.PW G:\Projects\05222_Ravenwood\05222_Ravenwood\05222_Ravenwood.dwg_CAD\0522216200\ roadway 16.dwg 03/04/24



MATCH LINE STA. 111+40.00

MATCH LINE STA. 105+80.00

BUD LIGHT PLAT
(P.B. 141 PG. 6 B.C.R.)

DATE	REVISIONS DESCRIPTION	PUBLIC WORKS DEPARTMENT HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION		COUNTY PROJECT NO. 5223	
		COUNTY ROAD RAVENSWOOD ROAD		COUNTY PROJECT NO. 5223	
		BROWARD COUNTY ENGINEER OF RECORD NIRMAL DATTA, P.E. LICENSE NO. 64551		112525014 202.26 PW 6:\Programs\Broward\Projects\605_2400\020223\BROWARD\020223\020223-04.dwg	
		BROWARD COUNTY AND ENGINEERING DIVISION 1 N.W. 10TH AVENUE PLANTATION, FL 33324		ROADWAY PLANS	
		FLORIDA		SHEET NO. 17	



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



May 5, 2015

CERTIFICATE OF TAXES PAID

RE: FOLIO # 504233-45-0010

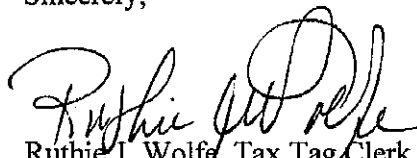
“BUDLIGHT PLAT”

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

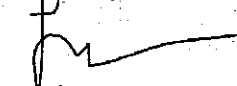
Re: Tax Letter Request—“Bud Light Plat”, Broward County, Florida

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



Site Address	TIGERTAIL BOULEVARD, DANIA BEACH	ID #	5042 33 45 0010
Property Owner	STEPHENS BROWARD PROPERTIES LLC	Millage	0413
Mailing Address	185 RAVENSWOOD RD FORT LAUDERDALE FL 33312-6656	Use	28

Abbreviated Legal Description	BUDLIGHT PLAT 141-6 B PARCEL "A"
-------------------------------	----------------------------------

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	\$1,313,560	\$173,000	\$1,486,560	\$1,486,560	
2014	\$1,313,560	\$173,000	\$1,486,560	\$1,486,560	\$35,648.28
2013	\$1,313,560	\$173,000	\$1,486,560	\$1,486,560	\$36,082.36

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.

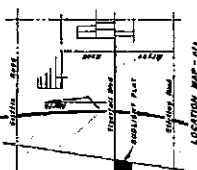
2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,486,560	\$1,486,560	\$1,486,560	\$1,486,560
Portability	0	0	0	0
Assessed/SOH	\$1,486,560	\$1,486,560	\$1,486,560	\$1,486,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,486,560	\$1,486,560	\$1,486,560	\$1,486,560

Sales History			
Date	Type	Price	Book/Page or CIN
11/15/2010	SW*-T	\$100	47541 / 314
11/15/2010	SW*-D	\$5,200,000	47541 / 307

Land Calculations		
Price	Factor	Type
\$8.00	164,195	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



CITY OF DANIA PLANNING AND ZONING BOARD
 THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA HAS APPROVED AND ACCEPTED THIS PLAN FOR RECORDED THIS 21ST DAY OF AUGUST, 1938.

By: Charles M. ... Chairman, 1938
... Secretary, 1938

DANIA CITY COMMISSION
 THIS IS TO CERTIFY THAT THE PLAN OF "BUDLIGHT PLAT" WAS APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF DANIA, Broward County, Florida, by Ordinance No. 55-388, adopted by the said City Commission this 13TH day of September, 1938.

Attest: ... Mayor
 City Clerk

DESCRIPTION
 All that portion of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 33, Township 33 South, Range 42 East, 17th Meridian, LESS the South 125.45 feet (see measure of right angle).

ACKNOWLEDGEMENT
 BEFORE ME personally appeared EMILIA D. STEPHENS and MARY N. STEPHENS, being the President and Secretary, respectively, of STEPHENS DISTRIBUTING COMPANY, a Florida corporation, to wit: as shown to be the lawful owners of the above described premises, and acknowledged to me and before me that they executed said instrument for the purposes therein expressed.

My commission expires the 21ST day of September, 1938.

WITNESSES: My hand and official seal this 21ST day of August, 1938.

Notary Public ... State of Florida

ACKNOWLEDGEMENT
 BEFORE ME personally appeared EMILIA D. STEPHENS and MARY N. STEPHENS, being the President and Secretary, respectively, of STEPHENS DISTRIBUTING COMPANY, a Florida corporation, to wit: as shown to be the lawful owners of the above described premises, and acknowledged to me and before me that they executed said instrument for the purposes therein expressed.

My commission expires the 21ST day of September, 1938.

Notary Public ... State of Florida

ACKNOWLEDGEMENT
 BEFORE ME personally appeared ... being the Assistant Vice President of the First Union National Bank of Florida, a Florida corporation, to wit: as shown to be the lawful owners of the above described premises, and acknowledged to me and before me that they executed said instrument for the purposes therein expressed.

My commission expires the 21ST day of August, 1938.

Notary Public ... State of Florida

BROWARD COUNTY OFFICE OF PLANNING
 THIS PLAN HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 21ST DAY OF AUGUST, 1938.

By: ... Director of Engineering, P.E. Reg. No. 12506

BROWARD COUNTY ENGINEERING DIVISION
 THIS PLAN HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

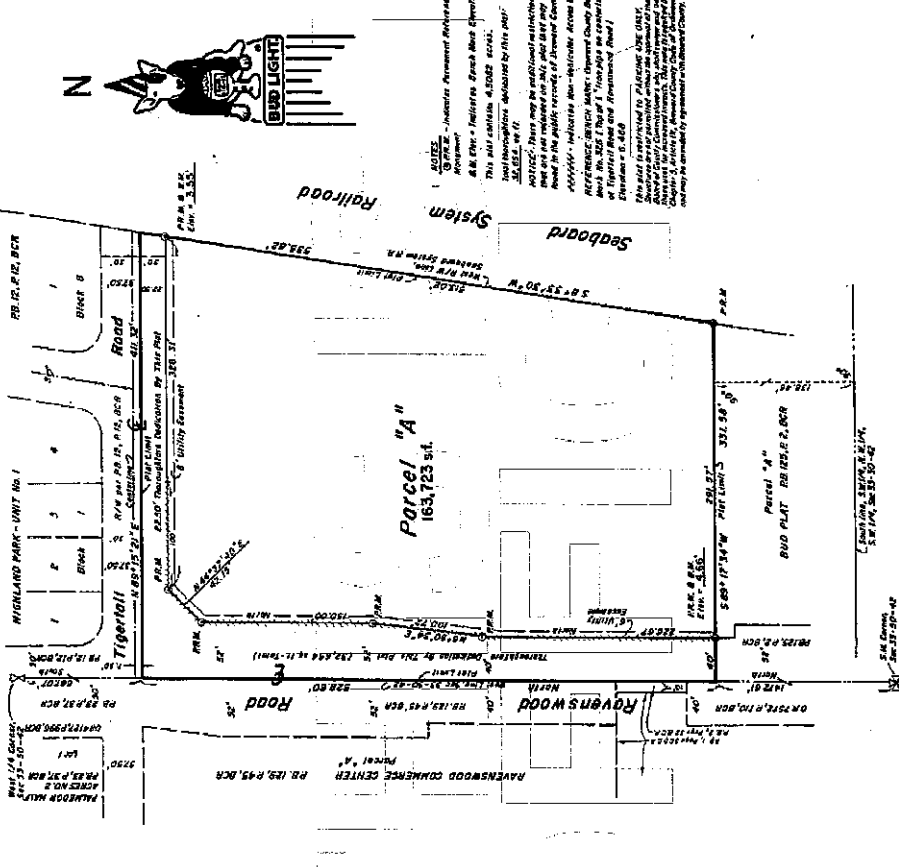
By: ... Henry P. Cook

BROWARD COUNTY PLANNING COUNCIL
 THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL HAS REVIEWED THIS PLAN AND HAS ADVISED THAT IT IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND HAS ADVISED THAT IT IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

By: ... Chairman

BROWARD COUNTY ENGINEERING DIVISION
 THIS IS TO CERTIFY THAT THE BROWARD COUNTY ENGINEERING DIVISION HAS REVIEWED THIS PLAN AND HAS ADVISED THAT IT IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND HAS ADVISED THAT IT IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

By: ... Chairman



BUDLIGHT PLAT
 A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4),
 SECTION 33, TOWNSHIP 30 SOUTH, RANGE 42 EAST,
 CITY OF DANIA, BROWARD COUNTY, FLORIDA

COMMISSIONERS OF PLANNING
 COUNTY OF BROWARD
 1938

PREPARED BY: McLAUGHLIN ENGINEERING CO., 1100 N.E. 87TH AVENUE, FORT LAUDERDALE, FLORIDA 33303

DESCRIPTION
 All that portion of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 33, Township 33 South, Range 42 East, 17th Meridian, LESS the South 125.45 feet (see measure of right angle).

ACKNOWLEDGEMENT
 BEFORE ME personally appeared EMILIA D. STEPHENS and MARY N. STEPHENS, being the President and Secretary, respectively, of STEPHENS DISTRIBUTING COMPANY, a Florida corporation, to wit: as shown to be the lawful owners of the above described premises, and acknowledged to me and before me that they executed said instrument for the purposes therein expressed.

My commission expires the 21ST day of September, 1938.

Notary Public ... State of Florida

ACKNOWLEDGEMENT
 BEFORE ME personally appeared ... being the Assistant Vice President of the First Union National Bank of Florida, a Florida corporation, to wit: as shown to be the lawful owners of the above described premises, and acknowledged to me and before me that they executed said instrument for the purposes therein expressed.

My commission expires the 21ST day of August, 1938.

Notary Public ... State of Florida

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

Transaction # 8971169	
Cashier:	KF

Paid By:	LEIGH ROBINSON KERR & ASSOC
Posted Date:	05/04/2015 12:58PM
Received Via:	In Person
Num. Items:	1
Total Tendered:	\$2.00
Receipt #:	30A-14-00006980
Batch:	492480
Drawer:	30A
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Miscellaneous (05-RECEIPT/UPDT PLAT LETTERS)	504233450010 BUD LIGHT PLAT	05/04/2015	\$2.00	\$2.00
Total:			\$2.00	\$2.00

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



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

May 5, 2015

CERTIFICATE OF TAXES PAID

RE: FOLIO # 504233-40-0010

“BUD 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,

A handwritten signature in cursive script, appearing to read "Ruthie J. Wolfe".

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

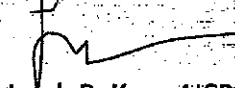
Re: Tax Letter Request - "Bud Plat", Broward County, Florida

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

Est. 1984



Site Address	185 RAVENSWOOD ROAD, DANIA BEACH	ID #	5042 33 40 0010
Property Owner	STEPHENS BROWARD PROPERTIES LLC	Millage	0413
Mailing Address	185 RAVENSWOOD RD FORT LAUDERDALE FL 33312-6656	Use	41
Abbreviated Legal Description	BUD PLAT 125-2 B PARCEL "A"		

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	\$1,442,650	\$1,888,040	\$3,330,690	\$3,330,690	
2014	\$1,442,650	\$1,869,720	\$3,312,370	\$3,312,370	\$89,100.26
2013	\$1,442,650	\$1,641,040	\$3,083,690	\$3,083,690	\$85,309.67

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	\$3,330,690	\$3,330,690	\$3,330,690	\$3,330,690
Portability	0	0	0	0
Assessed/SOH	\$3,330,690	\$3,330,690	\$3,330,690	\$3,330,690
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	\$3,330,690	\$3,330,690	\$3,330,690	\$3,330,690

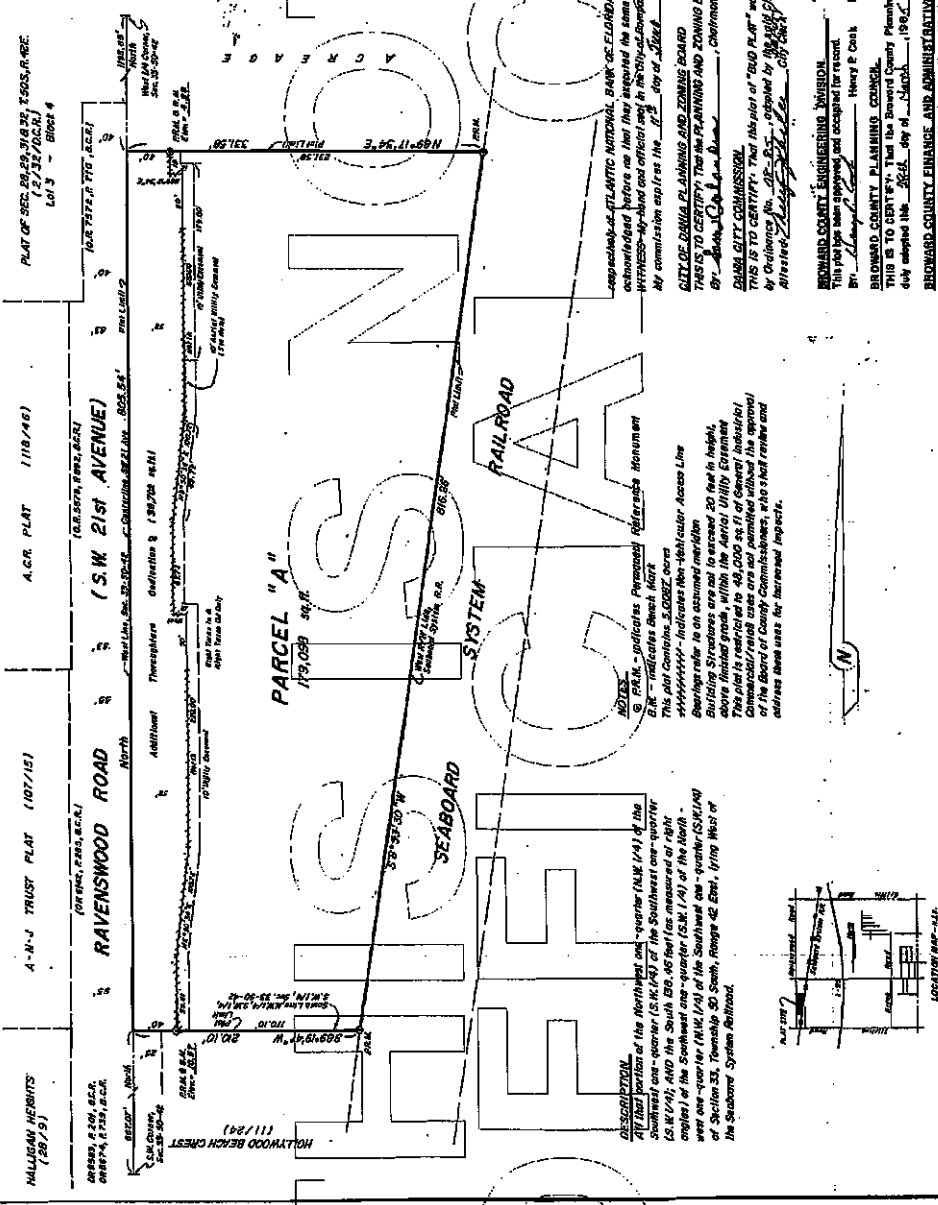
Sales History			
Date	Type	Price	Book/Page or CIN
11/15/2010	SW*-T	\$100	47541 / 314
11/15/2010	SW*-D	\$5,200,000	47541 / 307

Land Calculations		
Price	Factor	Type
\$8.00	180,331	SF
Adj. Bldg. S.F. (Card, Sketch)		58156
Units		4

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

AGREEMENT... I HEREBY CERTIFY... STEPHENS DISTRIBUTING COMPANY... STATE OF FLORIDA... COUNTY OF BROWARD...



NOTARY PUBLIC... STATE OF FLORIDA... CITY OF DANIA... BROWARD COUNTY PLANNING AND ZONING BOARD... BROWARD COUNTY ENGINEERING DIVISION...

"BUD PLAT" A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4), SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA, BROWARD COUNTY, FLORIDA

BROWARD COUNTY

2014 Paid Real Estate Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 533529

\$85,536.25

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504233-40-0010		See Below	See Below	See Below	0413

STEPHENS BROWARD PROPERTIES LLC
185 RAVENSWOOD RD
FORT LAUDERDALE, FL 33312-6656

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

185 RAVENSWOOD RD
BUD PLAT 125-2 B
PARCEL "A"

This is Your

Tax Bill

Please Pay

AD VALOREM TAXES

Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.45840	3,312,370		3,312,370	18,080.24
VOTED DEBT	0.26360	3,312,370		3,312,370	876.45
BROWARD CO SCHOOL BOARD					
GENERAL FUND	1.93880	3,312,370		3,312,370	19,668.85
CAPITAL OUTLAY	1.50000	3,312,370		3,312,370	4,968.56
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.05480	3,312,370	0	3,312,370	181.52
OKEECHOBEE BASIN	0.17170	3,312,370	0	3,312,370	568.73
SFWMD DISTRICT	0.15770	3,312,370	0	3,312,370	522.38
SOUTH BROWARD HOSPITAL	0.18630	3,312,370	0	3,312,370	617.09
CHILDREN'S SVCS COUNCIL OF BO	0.48320	3,312,370	0	3,312,370	1,617.10
CITY OF DANIA BEACH					
DANIA BEACH OPER	0.99980	3,312,370	0	3,312,370	19,873.56
DEBT SERVICE	0.25350	3,312,370	0	3,312,370	859.56
FL INLAND NAVIGATION	0.03450	3,312,370	0	3,312,370	114.28

Total Millage: 20.51350 Ad Valorem Taxes: \$67,948.30

NON - AD VALOREM TAXES

Levying Authority	Rate	Amount
04 DANIA FIRE		11,851.96
DS DANIA STORM WATER	@ 40.0000	9,300.00

Non - Ad Valorem Assessments: \$21,151.96

Combined Taxes and Assessments: \$89,100.26

If Postmarked By	Nov 30, 2014			
Please Pay	\$0.00			

LBX-14-00121125
Paid 12/05/2014 Receipt #
11/30/2014 Effective Date Paid By

BROWARD COUNTY

2014 Paid Real Estate Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 533529

Paid 12/05/2014 Receipt # LBX-14-00121125 \$85,536.25
11/30/2014 Effective Date Paid By

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504233-40-0010

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

STEPHENS BROWARD PROPERTIES LLC
185 RAVENSWOOD RD
FORT LAUDERDALE, FL 33312-6656

If Postmarked By	Please Pay
Nov 30, 2014	\$0.00

Return with Payment

Please Pay Only One Amount

SEE REVERSE SIDE FOR INSTRUCTIONS

RETURN THIS PORTION WITH PAYMENT

RETURN THIS PORTION WITH PAYMENT

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

Transaction # 8971171	
Cashier:	KF
Paid By:	LEIGH ROBINSON KERR & ASSOCIATES
Posted Date:	05/04/2015 12:59PM
Received Via:	In Person
Num. Items:	1
Total Tendered:	\$2.00
Receipt #:	30A-14-00006981
Batch:	492480
Drawer:	30A
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Miscellaneous (05-RECEIPT/UPDT PLAT LETTERS)	504233400010 BUD PLAT	05/04/2015	\$2.00	\$2.00
Total:			\$2.00	\$2.00
Payment	Details	Paid		
Cash	Cash	\$2.00		
Balance:			\$0.00	