



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

DATE: August 25, 2015

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, Principal Planner, LEED GA *CL Lajoie*
Mariluz Maldonado, City Planner *M. Maldonado*

SUBJECT: **PL-058-15:** The applicant, Jan A. Smith A.I.A on behalf of Gerdau Ameristeel U.S., Inc., is requesting plat approval for the property located at 2025 Tigertail Boulevard. (First Reading)

**REQUEST
PLAT**

To establish a perimeter plat restricted to 150,000 sq. ft. of industrial use (52,904 sq. ft. existing and 97,096 sq. ft. proposed).

PROPERTY INFORMATION

EXISTING ZONING: Industrial Research Office Commercial (IROC)
LAND USE DESIGNATION: Industrial

The subject property is a little over eleven (11) acres in size and it is located along Tigertail Blvd. The site currently houses the Gerdau Ameristeel industrial use which has been in business since 1960's. The primary operation involves bending and cutting steel reinforcement bars for the construction industry. The applicant is proposing to expand the existing fabrication, office, storage and fleet parking areas and renovate the site; therefore, platting is necessary.

PLAT

The proposed plat establishes access openings along Tigertail Blvd, dedicates a five (5) foot right of way to Tigertail Blvd as requested by Broward County Traffic-ways Plan and proposes two more vehicular access points along Tigertail.

DEVELOPMENT REVIEW COMMITTEE

The plat was reviewed by the Development Review Committee, which includes representative from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The applicant had outstanding comments which have been addressed prior to this meeting.

In addition to the plat, the applicant will be requesting site plan and variances to accommodate the proposed improvements which will be presented to the City Commission at a later date.

This application will be heard by the City Commission at two Public Hearings.

PLANNING AND ZONING BOARD RECCOMENDATION

On August 19, 2015 the Planning and Zoning Board will hear this item. The Board's recommendation will be presented at the City Commission meeting.

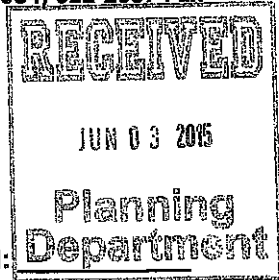
STAFF RECOMMENDATION

PLAT

The plat application meets all applicable regulations as determined by the DRC, provided all staff comments are addressed prior to City Commission public hearing. Therefore, recommend approval to the City Commission.



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: _____

Date Rec'd: _____

Petition No.: PL-058-15

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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: 2025 Tigertail Boulevard, Dania Beach, FL

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

Recorded Plat Name: Initial Plat in Process

Folio Number(s): 5042-3300-0190 Legal Description: See Drawings

Applicant/Consultant/Legal Representative (circle one) Jan H. Smith, AIA

Address of Applicant: 4230 Pablo Professional Court, Suite 102, Jacksonville, FL 32224

Business Telephone: 904-242-7200 Home: - Fax: -

E-mail address: jsmith@smithmccrary.com

Name of Property Owner: Gerdau Ameristeel U.S., Inc.

Address of Property Owner: 4221 W. Boy Scout Blvd. #600, Tampa, FL 33607

Business Telephone: 813-740-3301 Cell: 813-765-0436 Fax: _____

Explanation of Request: Variance Request

*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: 11.729 Gross Acreage: 11.729 Prop. Square Footage: 510,898 SF

Existing Use: Light Industrial Proposed Use: Light Industrial

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize MARCIE OPPENHEIMER NOLAN (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 JUNE, 2015

By:

Shevanese McIntyre
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary *[Signature]*
(Signature of Notary Public – State of _____)



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.

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Redevelopment Division
Plat/Site Plan Application

Plat/Site Plan Number _____

INSTRUCTIONS

For your application to be officially accepted for processing, you must complete this application in full. The owner/agent certification must be signed and notarized with the appropriate supplemental documentation attached. If any information requested is not applicable, please identify it as such. Please type this application or print legibly in black ink.

PROJECT INFORMATION

Plat/Site Plan Name Gerdau Plat
Owner's Name Gerdau Ameristeel US Inc. Phone (813)740-3301
Address 4221 W. Boy Scout Blvd., Suite 600 City Tampa State FL Zip Code 33607
Owner's E-mail Address Dennis.Hunter@gerdau.com Fax # n/a
Agent jbc planning & design, inc. Phone 954.802.6292
Contact Person Jill Cohen
Address 1312 Majesty Terrace City Weston State FL Zip Code 33321
Agent's E-mail Address jill@jbcplanning.com Fax # n/a

LOCATION

Jurisdiction City of Dania Beach
Section 33 Township 50 South Range 42 East
Additional section/township/range if applicable
North Side of Tigertail Boulevard at/between Anglers Avenue and I-95
north... street name street name street name

APPLICATION STATUS

1) Has this project been previously submitted? [] Yes [x] No [] Don't Know
Check the appropriate answer to each question if the project was previously submitted.
2) This is a resubmittal of: [] Entire Project [] Portion of Project
3) What was the project number assigned by Broward County Planning & Redevelopment Division? Project Number [] Don't Know
4) What was the project name?
5) Are the boundaries of this project exactly the same as the previously submitted project? [] Yes [] No
6) Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan? [] Yes [] No [] Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

REPLAT STATUS

1) Is this plat a replat of a plat approved and/or recorded after March 20, 1979? [] Yes [x] No
If yes, please answer the following questions.
2) Name and Project Number of underlying approved and/or recorded plat.
3) Is the underlying plat all or partially residential? [] Yes [] No
If yes, please answer the following questions.
4) Number and type of units approved in the underlying plat.
5) Number and type of units proposed to be deleted by this replat.
6) Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.

SCHOOL CONCURRENCY (Residential Plats, Replats and Site Plan Submissions)

1) Does this application contain any residential units? If "No," please skip the remaining questions. [] Yes [x] No
2) If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? [] Yes [] No
3) If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? [] Yes [] No
4) Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? [] Yes [] No
If the answer is "Yes" to questions 1-4, please see reverse side of application for "Required Documentation" for "School Concurrency Submission Requirements."

FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY

Application Type _____ Time _____ Application Date _____
Acceptance Date _____ Fee _____ Comments Due _____
Report Due _____ Adjacent City _____
[] Plats [] Surveys [] Site Plans [] Landscaping Plans [] Lighting Plans
[] Other (Describe) _____ Received By _____
Comments _____

Board of County Commissioners, Broward County, Florida
 Environmental Protection and Growth Management Department
 Planning and Redevelopment Division

Project Characteristics

INSTRUCTIONS

The information on this form will be used to determine the project's overall impact on urban service delivery facilities and programs. The "Existing Land Use" and "Proposed Use" sections will be used to calculate impact fees and Traffic Concurrence. A note will be placed on the plat restricting the property in accordance with the proposed use(s) specified below.

LANDUSE AND ZONING

<p>EXISTING Land use plan Designation(s) <u>General Industrial with office accessory</u></p> <p>Zoning District(s) <u>Zone 1 - IROC</u></p>	<p>PROPOSED Land use plan Designation(s) <u>General Industrial with office accessory</u></p> <p>Zoning District(s) <u>Zone 1 - IROC</u></p>
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EXISTING LAND USE- ARE THERE ANY EXISTING STRUCTURES ON THE SITE? Yes No

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than 18 months (60 months for mobile homes) of Environmental Review of construction plans.** To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within 18 months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
General Industrial	56,210	2015	No	No	Partial
Office	10,703	2015	No	N/A	Yes
Office (attached to Fabrication Shop)	2,890	2015	Yes	No	No

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

PROPOSED USE

Please specify the proposed use in accordance with the land use categories listed on the reverse side of this form. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of this form. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
		General Industrial	Exist. Fab shop to remain 53,600 SF New Industrial 84,300 SF Ancillary Office 10,800 SF WalkwayCanopy 1,300SF Total 150,000 SF
		In Summary:	Existing 53,600 SF Proposed 96,400 SF

Land Use Types for Impact Assessment

RESIDENTIAL USES

LAND USE	UNIT OF MEASURE	PLAT RESTRICTED TO LAND USE AND:
Single family (see 1 below).....	dwelling unit.....	no. dwelling units
Duplex.....	dwelling unit.....	no. dwelling units
Townhouse.....	dwelling unit.....	no. dwelling units
Villa.....	dwelling unit.....	no. dwelling units
Garden Apartment.....	dwelling unit.....	no. dwelling units
Mobile Home Park.....	dwelling unit.....	no. dwelling units
Mid-Rise (see 2 below).....	dwelling unit.....	no. dwelling units
High Rise (see 3 below).....	dwelling unit.....	no. dwelling units
Retirement Community (See 3 below).....	dwelling unit.....	no. dwelling units
Hotel/Motel.....	room.....	no. rooms

NON-RESIDENTIAL USES

LAND USE	UNIT OF MEASURE	PLAT RESTRICTED TO LAND USE AND:
Office.....	gross bldg. sq. ft.....	no. sq. ft.
Bank.....	gross bldg. sq. ft.....	no. sq. ft.
General Industrial (up to 30% office use... per tenant)	gross bldg. sq. ft.....	no. sq. ft.
General Industrial.....	acres.....	no. of acres
Industrial Mini-Warehouse.....	gross bldg. sq. ft.....	no. sq. ft.
Flex Industrial (up to 30 % commercial.. use per tenant)	gross bldg. sq. ft.....	no. sq. ft.
Industrial/Office (up to 50% office use... per tenant)	gross bldg. sq. ft.....	no. sq. ft.
Commercial (unrestricted).....	gross bldg. sq. ft.....	no. sq. ft.
Hospital.....	gross bldg. sq. ft.....	no. sq. ft.
Nursing Home.....	beds.....	no. of beds
Park.....	acres.....	no. of acres
Church.....	gross bldg. sq. ft.....	no. sq. ft.
Marina.....	boat berth.....	no. berths
School.....	type and gross bldg. sq. ft.....	no. sq. ft.
Day Care Center.....	gross bldg. sq. ft.....	no. sq. ft.
Wholesale Nursery.....	acres.....	no. acres
Car Dealership.....	gross bldg. sq. ft.....	no. sq. ft.
Community Center.....	gross bldg. sq. ft.....	no. sq. ft.
Commercial Recreation.....	acres.....	no. acres

Other uses not listed - *please specify* _____

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- 1) Must be detached structure, including zero-lot line units
 - 2) 4-8 residential stories
 - 3) 9 or more residential stories
 - 4) Residents age 55 or older

**Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Redevelopment Division
Project Questionnaire**

Instructions: Circle the appropriate "Yes" or "No" answer for each question below. If additional space is required to explain a response, attach and label continuation sheets.

-ALL QUESTIONS MUST BE ANSWERED-

<p>1. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If YES, indicate DRI or FQD name.</p> <p>DRI or FQD NAME _____ If yes, provide the latest ordinance number and/or Official Record Book and page number.</p> <p>ORDINANCE # _____ O.R. BOOK & PAGE # _____</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>2. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If YES, state the title and subject of the agreement(s) and attach a copy(s)</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>3. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If YES, attach sheet and describe fully.</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>4. Does this property or project have an adjudicated or vested rights status? If YES, attach appropriate documentation.</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>5. Does the owner have any financial interest in properties near or adjacent to this project? If YES, attach sheet and describe fully.</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>6. Does this property abut a state road? If yes, see Supplemental Documentation Requirement No. 19 for required letter.</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>7. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If YES, attach sheet and describe fully.</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>8. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If YES, attach five drawings showing such facilities. (If not shown on plat).</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>9. Is credit being requested for private recreational facilities? If YES, attach two sets of plans showing facilities. (APPLIES TO PROJECTS IN UNINCORPORATED AREA ONLY.)</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>10. Has any discussion with the School Board taken place? If YES, state the name and title of the person contacted.</p> <p>NAME/TITLE _____</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>11. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>12. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy, wildlife, habitats, etc.)? If YES, attach sheet and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Reg. & Bldg. Permitting (ERBP) Division</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>13. Does the property contain any portion of lands identified as "Natural Resource Areas?" If YES, see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ERBP Division).</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>14. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If YES, see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ERBP Division).</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>15. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and historic sites and structures? If YES, for archaeological sites, see Supplemental Documentation Requirement No. 10. For locations, contact the Broward County Historical Commission.</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>16. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If YES, permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ERBP Division).</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>17. Is the project to be served by an approved potable water system? If YES, state name of facility and facility address.</p> <p>Facility Name: <u>City of Dania Beach</u></p> <p>Address: <u>100 W. Dania Beach Boulevard, Dania Beach, FL 33004</u></p>	<p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>18. Is this project to utilize on-site wells for its potable water? If YES, see Supplemental Documentation Requirement No. 13 for required letter.</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>19. Is this project to be served by an approved wastewater (sewage) treatment plant? If YES, state name of facility and facility address.</p> <p>Facility Name: <u>City of Hollywood</u></p> <p>Address: <u>1621 N. 14th Avenue, Hollywood, FL 33022</u></p>	<p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>20. Will SEPTIC TANKS serve this project? If YES, see Supplemental Documentation Requirement No. 12 for required letter.</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>21. Have provisions been made for the collection of solid waste for this project? If YES, state name of collector.</p> <p>SOLID WASTE COLLECTOR: _____</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>22. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If YES, state name and title of person contacted.</p> <p>FPL - Name/Title: _____</p> <p>AT&T - Name/Title: _____</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>23. Estimate or state the total number of on-site parking spaces to be provided.</p>	<p>SPACES: <u>93</u></p>
<p>24. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including places of worship.</p>	<p>SEATING: <u>n/a</u></p>

SUPPLEMENTAL DOCUMENTATION

Refer to the "Application Types" and "Required Documentation" sections below to determine the supplemental documentation required with each application. The "Application Types" section lists the corresponding numbers of the "Required Documentation" section for each application type. Read the documentation requirements carefully, some documentation is only required in certain circumstances.

APPLICATION TYPES

SKETCH PLAT: Required Documentation Numbers 1, 6
PLAT: Required Documentation Numbers 2, 5, 6, 8, 9, 10, 11, 12, 13, 16, 17, 19, 20
CONCEPTUAL SITE PLAN: Required Documentation Numbers 3, 6, 11, 16, 18
FINAL SITE PLAN: Required Documentation Numbers 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

REQUIRED DOCUMENTATION- All copies of plats, site plans, surveys, or drawings must be folded to a size approximately 9"X12"

1. 22 copies of Sketch Plat and 22 copies of Conceptual Site Plan **if available**. See Land Development Code, Division 3.
2. 23 copies of proposed plat, survey no older than six (6) months and site plan **if available** or conceptual access plan (see below for more information). Additional copies may be required if the plat is adjacent to another municipality (s). See Land Development Code, Division 3.

The survey must show the location of all existing structures, paved areas, and easements on the property and show existing roadway details adjacent to the property (see Section 5-189(b)(4) for specific requirements).

The site plan or conceptual access plan must clearly illustrate dimensions for all proposed access locations on all public rights-of-way abutting the plat, including the centerline locations (see Section 5-189(b)(3) for specific requirements).
3. 22 copies of proposed Conceptual Site Plan. See Land Development Code, Division 4.
4. 22 copies of proposed final site plan and survey showing all existing structures, topography, and natural features, including trees. Additional copies may be required and this will be determined at the pre-application conference. See Land Development Code, Division 4.
5. One (1) current receipt or letter from the appropriate municipality verifying that a plat application has been filed (for municipal plats only).
6. One (1) copy of the Property Tax Notice. May be obtained from the Records, Taxes and Treasury Division.
7. One (1) copy of a signed Pre-Application Conference Receipt from the Planning & Redevelopment Division, indicating the date the conference was held.
8. Two (2) copies of a Generalized Resource Survey for property within "Natural Resource Areas." See Land Development Code, Section 5-195(a)(14).
9. Six (6) copies of Environmental Review Form for property within an "Urban Wilderness Area" or "Local Area of Particular Concern." Forms are available at the Planning & Redevelopment Division. See Land Development Code, Section 5-182(j) or Section 5-182(j)(1)(e), for exemptions.
10. Five (5) copies of an Archaeological Report, as required by the Land Development Code, Sections 5-182(j) or 5-195(a)(15) for sites identified in the Broward County Land Development Land Use Plan map series (countywide) or in the Florida Site File (unincorporated area only).
11. One (1) copy of Industrial Review form (for industrial development and projects which utilize fuel storage tanks). Forms are available at the Planning and Redevelopment Division (PRD).
12. If project is to utilize septic tanks, one (1) copy of current letter from appropriate utility service area stating location of closest existing sanitary sewer line and exact distance to plat. Information pertaining to utility service areas may be obtained from Environmental Review Section of the Planning and Redevelopment Division (PRD).
13. If project is to utilize wells, one (1) copy of current letter from appropriate utility service area stating location of closest approved potable water system and exact distance to plat.
14. Three (3) copies of Landscaping Plan as required by the Landscaping Code and three (3) copies of Lighting Plan as required by the Zoning Code. Additional copies may be required and this will be determined at the pre-application conference.
15. Two (2) copies of Site Plan delineating proposed Street Name(s) and Address Number(s).
16. A check made payable to Broward County Board of County Commissioners for APPLICATION FEES, as per published fee schedule (which includes PRD fees and sign deposit for Final Site Plans).
17. **RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.**
18. Non-residential site plans, within 300 feet of a residential land use plan category, residential zoning district, and/or existing residential development must provide written documentation demonstrating the specific measures to prevent or minimize impacts upon adjacent residential property. See Land Development Code, Section 5-194(d).
19. A valid Pre-Application approval letter from the Florida Department of Transportation is required for applications which abut and propose direct vehicular access to a Trafficway that is functionally classified as a State Road.
20. A copy of the title documentation used to create the plat and adjacent right-of-way and easement documentation. See Land Development Code, Section 5-189 (b) (6) and the Highway Construction & Engineering Division's web page at <http://bcgov2.broward.org/bcengineering/Plats/PlatsForms.asp>.

OWNER/AGENT CERTIFICATION

State of Florida
County of _____

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent _____
Sworn and subscribed to before me this _____ day of _____, 2015

By _____ He/she is personally known to me or
 Has presented _____ as identification.

Signature of Notary Public _____ Type or Print Name _____



Urban Planning and Redevelopment Department
 Development Management Division
 115 S Andrews Ave
 Fort Lauderdale, FL 33301
 (954)519-1250

-INDUSTRIAL REVIEW APPLICATION-

1. Name of project Gerdau Plat
 Street address of project 2025 Tigertail Boulevard
 City Dania Beach
2. Property owner _____ Zip code 33004
 Company name Gerdau Ameristeel US Inc
 Contact Dennis Hunter Title Production Mgr Phone 813 765 0436
 Mailing address 4221 W. Boy Scout Blvd #600, Tampa 33607
3. If leased, tenant _____
 Company name _____
 Contact _____ Title _____ Phone _____
 Mailing address _____
4. Proposed use of building or property Steel Fabrication
5. Expected project start date _____ Expected completion date _____
6. What, if any products will be manufactured and what processes will be used? _____
7.
 - a) Do you presently have any industrial permits? Yes No
 - b) Will there be any discharges other than domestic sanitary waste? Yes No
 - c) Will this facility have any disposal wells, percolation ponds, soakage pits, or french drains? Yes No
 - d) Will there be any floor drains (other than rest rooms)? Yes No
 - e) Will any solvents be used in your processes? Yes No
 - f) Will any toxic/hazardous waste be produced? Yes No
 - g) Will any industrial sludge be produced? Yes No
 - h) Will any particulate matter or dust be produced? Yes No
 - i) Will any strong or objectional odors be emitted? Yes No
 - j) Will any noise producing machinery such as grinders, chippers or hammering devices be used? Yes No
 - k) Will any incineration be used on site? Yes No
 - l) Will there be any x-ray or photographic equipment used (other than copy machines)? Yes No
 - m) Will there be or are there any existing emergency generators involved in this project? Yes No
 - n) Will there be any car, truck or equipment washing done at this site? Yes No
 - o) Will any surface coating (painting) be performed at this site once the facility is in operation? Yes No
 - p) Will project utilize any above ground or under ground storage tanks? Yes No
 - q) Will this facility be utilized to repair vehicles or equipment? Yes No

If you answered yes to any of the preceding questions, please comment below or attach additional information. This information should list types of materials produced, disposal sites, volumes, and other general information relating to the subject.

8. Comments _____

WARNING Broward County Code of Ordinances prohibit industrial discharges to drainfields, disposal wells, percolation ponds, soakage pits, french drains, sanitary sewers or storm sewers without prior approval of the Broward County Department of Planning and Environmental Protection

The undersigned certifies under penalty of perjury, that the information herein and all submitted supplemental documentation is true and correct.

Signature of Owner, Tenant or authorized Representative Production Mgr/FL Date 06/09/15
 Title _____

DPEP Comments _____
 Reviewed by: _____ Date _____

- Future industrial uses must be approved by the Department of Planning and Environmental Protection.
- A Hazardous Material license will / may be required upon operation of the facility.
- No vehicle washing is permitted.
- Current Department of Planning and Environmental Protection Licenses for this facility must be kept active and valid.
- All discharges other than storm water must be to a sanitary sewer system.
- Septic Tank is for domestic waste only. No industrial discharges are permitted.
- Other comments _____

Well Field # _____ Zone# _____ WWTP _____

The undersigned has received a copy of the above comments by DPEP and understands that approval of this project is conditional to the acceptance of these comments by the applicant. The applicants agrees to the conditions set forth above and will construct or operate the project or facility accordingly.

Signature of Owner, Tenant or authorized Representative _____ Title _____ Date _____

BROWARD COUNTY

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

Folio: 533001

\$116,946.42

504233-00-0190

0413

GERDAU AMERISTEEL US INC
PO BOX 31328
TAMPA, FL 33631-3328

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

2025 TIGERTAIL BLVD
33-50-42
N1/2 OF NW1/4 OF SW1/4 E OF SAL
RR LESS OR 387/398 & LESS S 40
FOR CO RD & LESS OR 13756/309 &
TOGETHER WITH POR VAC'D RD DESC

BROWARD COUNTY COMMISSION						
COUNTYWIDE SERVICES	5.45840	5,255,810	0	5,255,810	28,688.31	
VOTED DEBT	0.26460	5,255,810	0	5,255,810	1,390.69	
BROWARD CO SCHOOL BOARD						
GENERAL FUND	5.93800	5,255,810	0	5,255,810	31,209.00	
CAPITAL OUTLAY	1.50000	5,255,810	0	5,255,810	7,883.71	
SO FLORIDA WATER MANAGEMENT						
EVERGLADES C.P.	0.05480	5,255,810	0	5,255,810	288.02	
OKEECHOBEE BASIN	0.17170	5,255,810	0	5,255,810	902.42	
SFWMD DISTRICT	0.15770	5,255,810	0	5,255,810	828.84	
SOUTH BROWARD HOSPITAL	0.18630	5,255,810	0	5,255,810	979.16	
CHILDREN'S SVCS COUNCIL OF BC	0.48820	5,255,810	0	5,255,810	2,565.89	
CITY OF DANIA BEACH						
DANIA BEACH OPER	5.99980	5,255,810	0	5,255,810	31,533.81	
DEBT SERVICE	0.25950	5,255,810	0	5,255,810	1,363.88	
FL INLAND NAVIGATION	0.03450	5,255,810	0	5,255,810	181.33	

Paid 11/19/2014 Receipt # LBX-14-00062376 Effective Date 11/18/2014 Paid By

20.51350 \$107,815.06

04 DANIA FIRE 10,788.13
DS DANIA STORM WATER @ 40.0000 3,216.00

\$14,004.13

\$121,819.19

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

BROWARD COUNTY

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

Folio: 533001

Paid 11/19/2014 Receipt # LBX-14-00062376 \$116,946.42
11/18/2014 Effective Date Paid By

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

504233-00-0190

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

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

GERDAU AMERISTEEL US INC
PO BOX 31328
TAMPA, FL 33631-3328

Return with Payment

Board of County Commissioners, Broward County, Florida
 Environmental Protection and Growth Management Department
 Planning and Redevelopment Division
Project Characteristics

INSTRUCTIONS

The information on this form will be used to determine the project's overall impact on urban service delivery facilities and programs. The "Existing Land Use" and "Proposed Use" sections will be used to calculate impact fees and Traffic Concurrence. A note will be placed on the plat restricting the property in accordance with the proposed use(s) specified below.

LANDUSE AND ZONING

<p>EXISTING Land use plan Designation(s) <u>General Industrial with office accessory</u></p> <p>Zoning District(s) <u>Zone 1 - IROC</u></p>	<p>PROPOSED Land use plan Designation(s) <u>General Industrial with office accessory</u></p> <p>Zoning District(s) <u>Zone 1 - IROC</u></p>
---	---

EXISTING LAND USE- ARE THERE ANY EXISTING STRUCTURES ON THE SITE? Yes No

A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than 18 months (60 months for mobile homes) of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within 18 months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
General Industrial	56,210	2015	No	No	Partial
Office	10,703	2015	No	N/A	Yes
Office (attached to Fabrication Shop)	2,890	2015	Yes	No	No

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

PROPOSED USE

Please specify the proposed use in accordance with the land use categories listed on the reverse side of this form. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of this form. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
		General Industrial	Exist. Fab shop to remain 53,600 SF New Industrial 84,300 SF Ancillary Office 10,800 SF WalkwayCanopy 1,300SF Total 150,000 SF
		In Summary:	Existing 53,600 SF Proposed 96,400 SF

Search No.: 15-856-1A

ADJACENT RIGHT-OF-WAY REPORT

Broward County Land Development Code – Section 5-189(c) (3)

THE UNDERSIGNED does hereby certify that a search has been made of the Public Records of Broward County, in the State of Florida for:

The Broward County Board of County Commissioners

As to the following described property, to wit:

SEE EXHIBIT "A" ATTACHED

RIGHTS-OF-WAY: SEE ATTACHED

MAINTENANCE MAPS: SEE ATTACHED

EASEMENTS: SEE ATTACHED

TITF RESERVATIONS: NONE

RELEASES/QUIT-CLAIMS or other
CONVEYANCES OR RESERVATIONS: NONE

SHOWN FOR REFERENCE: NONE

***NOTE: THE ADJACENT RIGHT OF WAY HEREBY INCORPORATES ALL OF THE RIGHT OF WAY DOCUMENTS LISTED IN THE TITLE CERTIFICATE REPORT SUBMITTED HEREWITH.**

THE UNDERSIGNED hereby certifies that the forgoing Right-of-Way Report reflects a comprehensive search of the Public Records of Broward County, Florida, showing the recorded documentation of Rights-of-Way held in Fee Title, Easement and/or Reservation, including instruments into or out of TITF on the above described property.

CERTIFIED this 4th day of May 2015, at 11:00 P.M.

Paramount Title Services, Inc.

Evelyn Branas
Examiner

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: (954) 467-6607 – Fax (954) 467-3280

Search No.: 15-856-1A

EXHIBIT "A"

That certain portion of I-95, lying in **SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST**, and bounded on the North by the Easterly projection of south line of Parcel A, NCL PLAT, Plat Book 150, Page 50, Public Records Broward County, Florida, and on the South by the Easterly projection of TRACT C, TIGERTAIL GROVE RESUB. PLAT, Plat Book 30, Page 20, Public Records Broward County, Florida.

Together with:

That certain portion of **TIGERTAIL BLVD**, lying in **SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST**, and bounded on the East by the east line of I-95, and on the West by the southwest corner of Parcel A, NCL PLAT, Plat Book 150, Page 50, Public Records Broward County, Florida, said lands situate lying and being in Broward County, Florida .

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: (954) 467-6607 – Fax (954) 467-3280

Search No.: 15-856-1A

RIGHTS-OF-WAY:

1. **WARRANTY DEED:** Miriam W. Hall TO State of Florida, for the use and benefit of the State Road Department of Florida, dated January 15, 1951, filed January 19, 1951 in Deed Book 719, Page 379.
2. **WARRANTY DEED:** Murray Diner and Rosalie Diner, his wife ad Michael Mandelstein and Margaret O. Mandelstein, his wife and Leo J. Herman and Betty Herman, his wife TO Broward County, a political subdivision of the State of Florida, dated August 17, 1959, filed September 2, 1959 in O.R. Book 1659, Page 271.
3. **WARRANTY DEED:** Lindsley Lumber Company, a Delaware corporation TO Broward County, a political subdivision of the State of Florida, dated September 25, 1962, filed October 10, 1962 in O.R. Book 2473, Page 614.
4. **RIGHT OF WAY AGREEMENT:** Lindsley Lumber Company, a Delaware corporation TO Florida Steel Corporation, a Florida corporation, dated June 20, 1967, filed July 17, 1967 in O.R. Book 3460, Page 754.
5. **RESOLUTION:** Board of County Commissioners of Broward County, Florida TO the Public, dated September 24, 1986, filed September 25, 1986 in O.R. Book 13760, Page 418.
6. **SUPPLEMENTAL WARRANTY DEED:** CSX Transportation, Inc., a Virginia corporation TO State of Florida Department of Transportation, dated March 28, 1990, filed March 30, 1990 in O.R. Book 17290, Page 87.
7. **WARRANTY DEED:** Lone Star Building Centers (Eastern), Inc., a Delaware corporation TO State of Florida Department of Transportation, dated October 28, 1992, filed November 2, 1992 in O.R. Book 20030, Page 141.

MAINTENANCE MAPS:

1. **RIGHT OF WAY MAP:** Book 1, Page 32.
2. **RIGHT OF WAY MAP:** Book 1, Page 28.
3. **RIGHT OF WAY MAP:** Book 1, Page 27.
4. **RIGHT OF WAY MAP:** Book 3, Page 18.
5. **RIGHT OF WAY MAP:** Book 4, Page 21.

EASEMENTS:

1. **EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF TIGERTAIL GROVE,** Plat Book 9, Page 70, Public Records Broward County, Florida.
2. **EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF TIGERTAIL GROVE RESUBDIVISION,** Plat Book 30, Page 20, Public Records Broward County, Florida.
3. **EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF DESIGNER'S PLACE AT DANIA,** Plat Book 129, Page 33, Public Records Broward County, Florida.
4. **EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF THE NCL PLAT,** Plat book 150, Page 50, Public Records Broward County, Florida.
5. **EASEMENT:** Florida Steel Corporation, a Florida corporation TO City of Dania, a Florida municipal corporation, dated June 18, 1983, filed June 28, 1984 in O.R. Book 11816, Page 415.
6. **EASEMENT:** Lone Star building Centers, Inc., a Delaware corporation TO City of Dania, a Florida municipal corporation, dated June 18, 1983, filed June 28, 1984 in O.R. Book 11816, Page 421.
7. **UTILITY EASEMENT:** Ernest Klatt and Violet Klatt, his wife TO City of Dania, a Florida municipal corporation, dated June 26, 1986, filed September 29, 1986 in O.R. Book 13770, Page 10.

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: (954) 467-6607 – Fax (954) 467-3280

Search No.: 15-856-1A

- 8. AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND Designer's Place at Dania, a Florida general partnership, dated October 29, 1990, filed November 1, 1990 in O.R. Book 17883, Page 857.
- 9. TEMPORARY EASEMENT:** Lone Star Building Centers (Eastern), Inc., a Delaware corporation TO State of Florida Department of Transportation, October 28, 1992, filed November 2, 1992 in O.R. Book 20030, Page 143.
- 10. TRAFFIC CONCURRENCY AGREEMENT:** Broward County, a political subdivision of the State of Florida AND City of Dania, a political subdivision of the State of Florida AND Rosebud Real Properties, Inc., a Delaware corporation, dated April 18, 1995, filed April 25, 1995 in O.R. Book 23369, Page 920.
- 11. ACCESS EASEMENT:** Prince Enterprises of Florida, a Florida general partnership TO Prince Enterprises of Florida, a Florida general partnership, dated March 29, 1996, filed May 13, 1996 in O.R. Book 24868, Page 772.
- 12. TRANSIT IMPACT AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Sportsman Park Development Company, dated May 5, 1999, filed June 14, 1999 in O.R. Book 29548, Page 263.
- 13. AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND Sportsman Park Development Company, dated July 22, 1999, filed August 2, 1999 in O.R. Book 29713, Page 1391.
- 14. UTILITY EASEMENT:** Sportsman Park Development Company, a Florida corporation TO City of Dania Beach, a Florida municipal corporation, dated March 1, 1999, filed October 18, 1999 in O.R. Book 29945, Page 42.
- 15. EASEMENT:** Ameristeel Corporation TO Florida Power & Light Company, a Florida corporation, date June 7, 2000, filed June 9, 2000 in O.R. Book 30572, Page 1982.
- 16. RESOLUTION:** City Commission of the City of Dania Beach, Florida TO the Public, dated June 27, 2000, filed September 1, 2000 in O.R. Book 30815, Page 423.
- 17. AGREEMENT FOR AMENDMENT OF NATATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND Fort Lauderdale CY, LLC, a limited liability company, dated January 28, 2003, filed February 4, 2003 in O.R. Book 34512, Page 1666.
- 18. DECLARATION OF RESTRICTIVE COVENANTS:** HDI Property I, LLC, a Florida limited liability company AND Florida Department of Environmental Protection, dated May 17, 2004, filed May 24, 2004 in O.R. Book 37525, Page 867.
- 19. DECLARATION OF RESTRICTIONS:** TGC Dania, LLC, a Delaware limited liability company TO the Public, dated January 12, 2015, filed January 20, 2005, Under Instrument Number 112754990.

Search No.: 15-856-1

TITLE CERTIFICATE

Broward County Land Development Code-Section 5-189-(C) (3)
Florida Statutes Chapter 177

TO: Broward County Board of County Commissioners

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the described property covering the period from the beginning to the 4th day of May 2015, at the hour of 11:00 P.M., inclusive, of the following described property, and we recognize that the County is relying on this Title Certificate with regard to the Acceptance of a Plat.

Legal Description: SEE EXHIBIT "A" ATTACHED

We hereby certify that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

**GERDAU AMERISTEEL US, INC., f/k/a FLORIDA STEEL CORPORATION, a Florida corporation
(O.R. Book 3460, Page 751)**

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record: NONE

Easement(s) and Rights-of-Way Documents: SEE ATTACHED

TITF Deeds and Releases: NONE

Shown for Reference: SEE ATTACHED

WE HEREBY CERTIFY that the foregoing certificate reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, Paramount Title Services, Inc., has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seal this 19th day of May 2015.

Evelyn Branas
Name

(Corporate Seal)

Signature

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: 954-467-6607 - Fax: 954-467-3280

Search No.: 15-856-1

EXHIBIT "A"

THE SOUTH 35 FEET THAT PORTION OF THE "AMENDED PLAT OF HOLLYWOOD HEIGHTS", PLAT BOOK 14, PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD No. 9);

THE SOUTH 35 FEET OF THAT PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING WEST OF THE WEST LINE OF SAID "AMENDED HOLLYWOOD HEIGHTS";

THE SOUTH 35 FEET OF THAT PORTION OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 33, LYING EAST OF A LINE THAT IS 300 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD;

ALL THAT PROPERTY IN TRACT 5, OF TIGERTAIL GROVE RE-SUBDIVISION, LYING IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 30, PAGE 20. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; EXCEPT THE PORTION THEREOF CONVEYED TO BROWARD COUNTY, FLORIDA FOR ROAD AND HIGHWAY PURPOSES BY SPECIAL WARRANTY DEED DATED SEPTEMBER 25, 1962 AND RECORDED IN OFFICIAL RECORDS 2473, PAGE 614 OF THE PUBLIC RECORDS OF SAID COUNTY;

ALL THAT PART OF THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING EAST OF THE SEABOARD-ALL FLORIDA RAILWAY RIGHT-OF-WAY IN BROWARD COUNTY, FLORIDA; EXCEPT, BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF TIGERTAIL BOULEVARD AND A POINT 100 FEET EAST OF THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD-ALL FLORIDA RAILWAY, AS MEASURED AT RIGHT ANGLES, SAID POINT OF BEGINNING ALSO BEING DESCRIBED AS THE SOUTHWEST CORNER OF A TRACT FORMERLY KNOWN AS THE SEABOARD-ALL FLORIDA RAILWAY STATION GROUND; THENCE RUN EASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF TIGERTAIL BOULEVARD 202.63 FEET; THENCE NORTHEASTERLY PARALLEL TO THE SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE N 1/2 OF THE NW 1/4 OF THE SW 1/4, SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE WESTERLY A DISTANCE OF 202.65 FEET ALONG SAID NORTH LINE OF THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 TO A POINT 100 FEET EAST OF THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD-ALL FLORIDA RAILWAY, AS MEASURED AT RIGHT ANGLES; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THE SAID EXCEPTED TRACT OF LAND HEREIN DESCRIBED ALSO BEING KNOWN AS PART OF THE TRACT FORMERLY KNOWN AS SEABOARD-ALL FLORIDA RAILROAD GROUNDS; AND EXCEPT THE PORTION THEREOF CONVEYED TO BROWARD COUNTY, FLORIDA FOR ROAD AND HIGHWAY PURPOSES BY SPECIAL WARRANTY DEED DATED SEPTEMBER 25, 1962 AND RECORDED IN OFFICIAL RECORDS BOOK 2473, PAGE 614 OF THE PUBLIC RECORDS OF BROWARD COUNTY. (END OF DEED DESCRIPTION)

AND ALSO LESS THEREFROM PARCEL A OF DESIGNER'S PLACE AT DANIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLYMOST CORNER OF PARCEL "A" OF "THE NCL PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 150, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE AFORESAID TRACT 5 OF TIGERTAIL GROVE RESUBDIVISION, SOUTH 04°16'24" EAST 665.91 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE ALONG THE SOUTH LINE OF SAID TRACT 5, SOUTH 87°28'12" WEST 60.64 FEET TO AN INTERSECTION WITH AN EASTERLY LINE OF PARCEL "A" OF DESIGNER'S PLACE AT DANIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD, FLORIDA; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES, (1) NORTH 09°39'28" EAST 44.07 FEET; (2) NORTH 04°16'24" WEST 309.40 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", SOUTH 87°28'12" WEST 550.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", SOUTH 02°38'10" EAST 359.84 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG A LINE 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SOUTH 87°28'12" WEST 511.41 FEET; THENCE ALONG A SOUTHERLY PROLONGATION OF AN EASTERLY LINE OF SAID PARCEL "A" OF SAID "THE NCL PLAT" AND SAID EASTERLY LINE, NORTH 06°43'38" EAST 681.14 FEET; THENCE ALONG A SOUTHERLY BOUNDARY OF SAID PARCEL "A" OF SAID "THE NCL PLAT", NORTH 87°25'19" EAST 991.66 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 510,898 SQUARE FEET (11.729 ACRES) MORE OR LESS.

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: 954-467-6607 - Fax: 954-467-3280

Search No.: 15-856-1

Easement(s) and Rights-of-Way Documents:

1. **RIGHT OF WAY MAP:** Book 1, Page 32.
2. **RIGHT OF WAY MAP:** Book 1, Page 28.
3. **RIGHT OF WAY MAP:** Book 1, Page 27.
4. **RIGHT OF WAY MAP:** Book 3, Page 18.
5. **RIGHT OF WAY MAP:** Book 4, Page 21.
6. **RESOLUTION:** Broward County, Board of County Commissioners TO the Public, dated February 11, 1955, filed in O.R. Book 304, Page 590.
7. **WARRANTY DEED:** Miriam W. Hall TO State of Florida, for the use and benefit of the State Road Department of Florida, dated January 15, 1951, filed January 19, 1951 in Deed Book 719, Page 379.
8. **WARRANTY DEED:** Lindsley Lumber Company, a Delaware corporation TO Broward County, a political subdivision of the State of Florida, dated September 25, 1962, filed October 10, 1962 in O.R. Book 2473, Page 614.
9. **RIGHT OF WAY AGREEMENT:** Lindsley Lumber Company, a Delaware corporation TO Florida Steel Corporation, a Florida corporation, dated June 20, 1967, filed July 17, 1967 in O.R. Book 3460, Page 754.
10. **EASEMENT:** J.R. Hasty and T.L. Elliott TO Florida Power & Light Company, dated January 13, 1971, filed February 2, 1971 in O.R. Book 4412, Page 863.
11. **EASEMENT:** Florida Steel Corporation, a Florida corporation TO City of Dania, a Florida municipal corporation, dated June 18, 1983, filed June 28, 1984 in O.R. Book 11816, Page 415.
12. **EASEMENT AGREEMENT FOR INGRESS, EGRESS, UTILITIES AND SIGNS:** Florida Steel Corporation, a Florida corporation AND Designer's Place at Dania, a Florida general partnership, consisting of Marvin Mandel, as general partner, Phillip Mandel, as general partner and G & E Investment Company, a Florida general partnership, as general partner, consisting of G & E Construction company, a Florida corporation, as general partner and Ofelia Sherman, as general partner, dated September 17, 17, Page 1986, filed September 27, 1986 in O.R. Book 13759, Page 254.
13. **RESOLUTION:** Board of County Commissioners of Broward County, Florida TO the Public, dated September 24, 1986, filed September 25, 1986 in O.R. Book 13760, Page 418.

Shown for Reference:

1. **DEVELOPER'S AGREEMENT-SEWAGE COLLECTION SERVICE:** Broward County, a political subdivision AND Designer's Place at Dania, a Florida general partnership, dated May 2, 1988, filed May 5, 1988 in O.R. Book 15409, Page 598.