



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: WAIVER OF PLAT

Date Rec'd: _____

Petition No.: OT-074-15

(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: 301 East Dania Beach Boulevard

Lot(s): _____ Block: A, B, C Subdivision: Dania Jai Alai Plat (Plat Book 177, PGS 170-174)

Recorded Plat Name: Dania Jai Alai Plat

Folio Number(s): 504234610010-504234610040 Legal Description: See Attached descriptions

Applicant/Consultant/Legal Representative (circle one) Calvin, Giordano & Associates, Inc.

Address of Applicant: 1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316

Business Telephone: 954-921-7781 Home: _____ Fax: 954-921-8807

E-mail address: hholden@cgasolutions.com

Name of Property Owner: Dani Entertainment Center, LLC

Address of Property Owner: 301 East Dania Beach Boulevard, Dania Beach, FL 33004

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: WAIVER OF PLAT in order to file: Vacation of platted right of way and TCDE, cleanup NVAL (75' throat) to match PDOT
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 47.706 Gross Acreage: 49.781 Prop. Square Footage: N/A

Existing Use: Paramutuel, Casino complex Proposed Use: No change

Is property owned individually, by a corporation, association, or a joint venture? Limited Liability 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 Calvin, Giordano & 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.

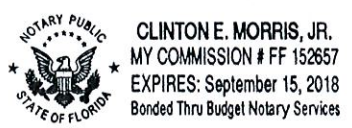
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*) Scott Savin

BEFORE ME THIS 30th DAY OF May June, 2015

By: Scott Savin
[Signature]
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



Personally known x 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.

Dania Jai Alai Waiver of Plat Narrative

July 2, 2015

Dania Entertainment Center, LLC (“DEC”), the owner of the property located within the Dania Jai Alai Plat, recorded on March 11, 2008 in Plat Book 177, Pages 170-174 (the “Plat”), respectfully requests that the City Commission approve, as allowed by Section 655-30(D) of the City’s Code of Ordinances, a waiver of any requirement to submit a new plat in connection with the concurrent vacation applications pending with the City. The concurrent vacation applications include the vacation of that portion of the platted, but yet unconstructed, portion of NE 2nd Street that lies north of the continuation of the existing NE 2nd Street to the east and west (“Platted NE 2nd Street”) consistent with the Second Amended and Restated Development Agreement entered into between the City of Dania Beach (the “City”) and DEC for the renovation and redevelopment of the existing pari-mutual facility. In connection with the vacation of Platted NE 2nd Street, DEC will be rededicating back to the City that portion of NE 2nd Street (“Rededicated NE 2nd Street”) vacated by City Resolution No. 2007-081 for use as a thoroughfare for local neighborhood traffic with a reservation in favor of DEC of the requisite access and air rights over the Rededicated NE 2nd Street.

In addition to the vacation of the Platted NE 2nd Street, several other vacations are being requested given the current development plans and reflecting existing construction within the public right-of-way. These include:

- a) Traffic Control Device Easement (“TCDE”): This easement was required during the initial platting process when a full access opening at SE/NE 5th Avenue was permitted by FDOT. The purpose of this easement was to accommodate underground and above ground traffic control equipment intended for a full signalized intersection. Since the recordation of the Plat, it was discovered that, following approval of the Plat but prior to the Plat recordation, FDOT had obtained a separate easement for installation of a new mast arm signal which has subsequently been installed in a location that renders this platted opening useless. Thus, per the Broward County Highway Construction & Engineering Division, there is no longer a need for the TCDE at this location.
- b) Corner Chord right of way at TCDE location: As explained in the preceding paragraph, with the access opening at SE/NE 5th Avenue removed from the Plat, the corner chord dedicated by the Plat is similarly no longer needed. No vehicular traffic will be allowed to access the Plat at this location.
- c) Bus Shelter Easement and 3 foot additional right of way for landing pad: As the current plan of development contemplated by the Second Amended and Restated Development

Agreement proposes the renovation and expansion of the existing structure located on the property, the vacation of the previously dedicated bus shelter easements is necessary to avoid any conflicts. As part of the vacation request, DEC will continue to work with Broward County Mass Transit on the best location for these facilities given the current plan of development and new dedications and/or easement will be provided.

Related, but not a part of the vacation applications, is an application to amend a portion of the NVAL depicted on the Plat. With the closure of the opening at SE/NE 5th Avenue and the revised development program approved by the Second Amended and Restated Development Agreement, the 100 foot deep NVAL line at the 80 foot opening on Dania Beach Boulevard is no longer feasible and a reduced NVAL with a 75 foot depth has since been approved by FDOT to avoid conflicts with the existing structure and proposed improvements.

Consistent with the Second Amended and Restated Development Agreement and the revised development plan approved for the renovation and development of the existing structure located on Parcel A of the Plat, DEC respectfully requests that the City Commission approve a waiver of any replatting requirement provided by Section 655-30(D) of the Code.

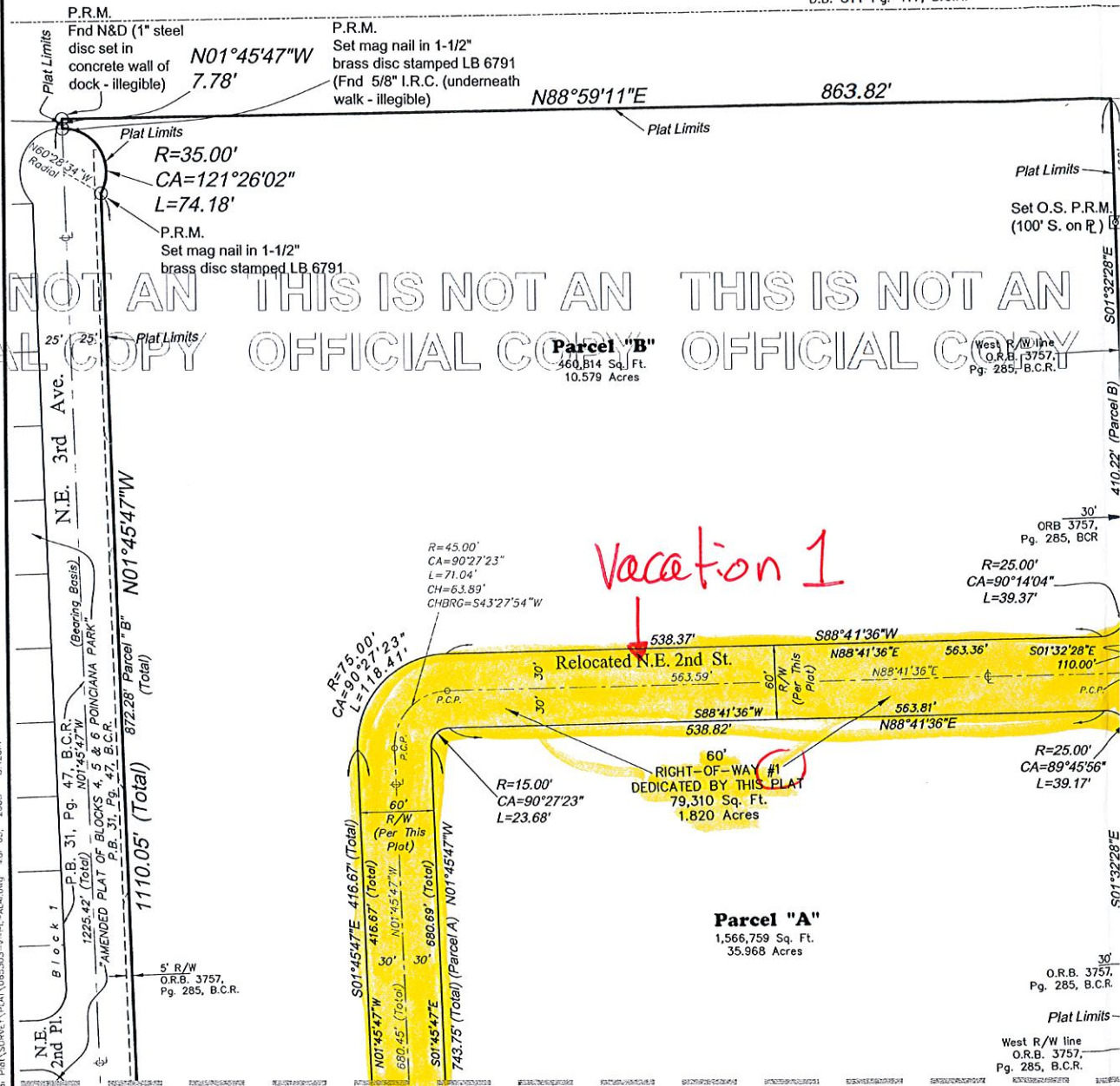
This Instrument Prepared By:
 Gregory J. Clements, P.S.M.
 Calvin, Giordano & Associates, Inc.
 Engineers Surveyors Planners
 1800 Eller Drive, Suite 600
 Ft. Lauderdale, Florida 33316
 Phone: 954.921.7781 Fax 954.921.8807
 Certificate of Authorization No. LB 6791
 May, 2007



DANIA JA

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF THE SOUTH 42 EAST; TOGETHER WITH A REPLAT OF PORTIONS OF BLOCK 8, "H" PLAT BOOK 12, PAGE 43, TOGETHER WITH A REPLAT OF PORTION SHOWN ON "AMENDED PLAT OF HARBOR LAWSNS NO. 1", ACCORDING TOGETHER WITH A REPLAT OF ALL OF "CAYDEN'S CORNER", ACCORDING TO AND 37, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, NORTHWEST 5TH AVENUE, ALL LYING IN SECTION 15, TOWNSHIP 26 NORTH, RANGE 26 WEST, CITY OF DANIA BEACH

DANIA CUTOFF CANAL
 D.B. 811 Pg. 417, B.C.R.



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LEGEND:

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|--------|--------------------------|----------|------------------------------------|----------|--|
| AVE. | = AVENUE | DEPT | = DEPARTMENT | P.C.P. ○ | = PERMANENT CONTROL POINT |
| B.C.R. | = BROWARD COUNTY RECORDS | EL | = ELEVATION | □ | = PROPERTY LINE |
| BLVD. | = BOULEVARD | FND | = FOUND | PG. | = PAGE |
| B.M. | = BENCHMARK | F.P.&L. | = FLORIDA POWER AND LIGHT | P.R.M. ⊗ | = PERMANENT REFERENCE MONUMENT |
| C | = CENTERLINE | ID | = IDENTIFICATION | | (4"x4"x24" Concrete Monument with a 60d Nail in a 2" Aluminum Plate, stamped "LB 6791", unless otherwise noted). |
| CA | = CENTRAL ANGLE | I/E | = INGRESS/EGRESS | R | = RADIUS |
| CH | = CHORD | I.P. | = IRON PIPE | REF. | = REFERENCE |
| CHBRG. | = CHORD BEARING | I.R.C. | = IRON ROD & CAP | R/W | = RIGHT-OF-WAY |
| CONC. | = CONCRETE | L | = ARC LENGTH | SQ.FT. | = SQUARE FEET |
| CONTD. | = CONTINUED | LB | = LICENSED BUSINESS | SEC. | = SECTION |
| CT. | = COURT | MISC. | = MISCELLANEOUS | ST. | = STREET |
| D | = DEED | MON. | = MONUMENT | TCDE | = TRAFFIC CONTROL DEVICE EASEMENT |
| D.B. | = DEED BOOK | N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM | U.E. | = UTILITY EASEMENT |
| D.C.R. | = DADE COUNTY RECORDS | NVAL /// | = NON-VEHICULAR ACCESS LINE | | |
| | | O.R.B. | = OFFICIAL RECORDS BOOK | | |
| | | O.S. | = OFFSET | | |
| | | P.B. | = PLAT BOOK | | |

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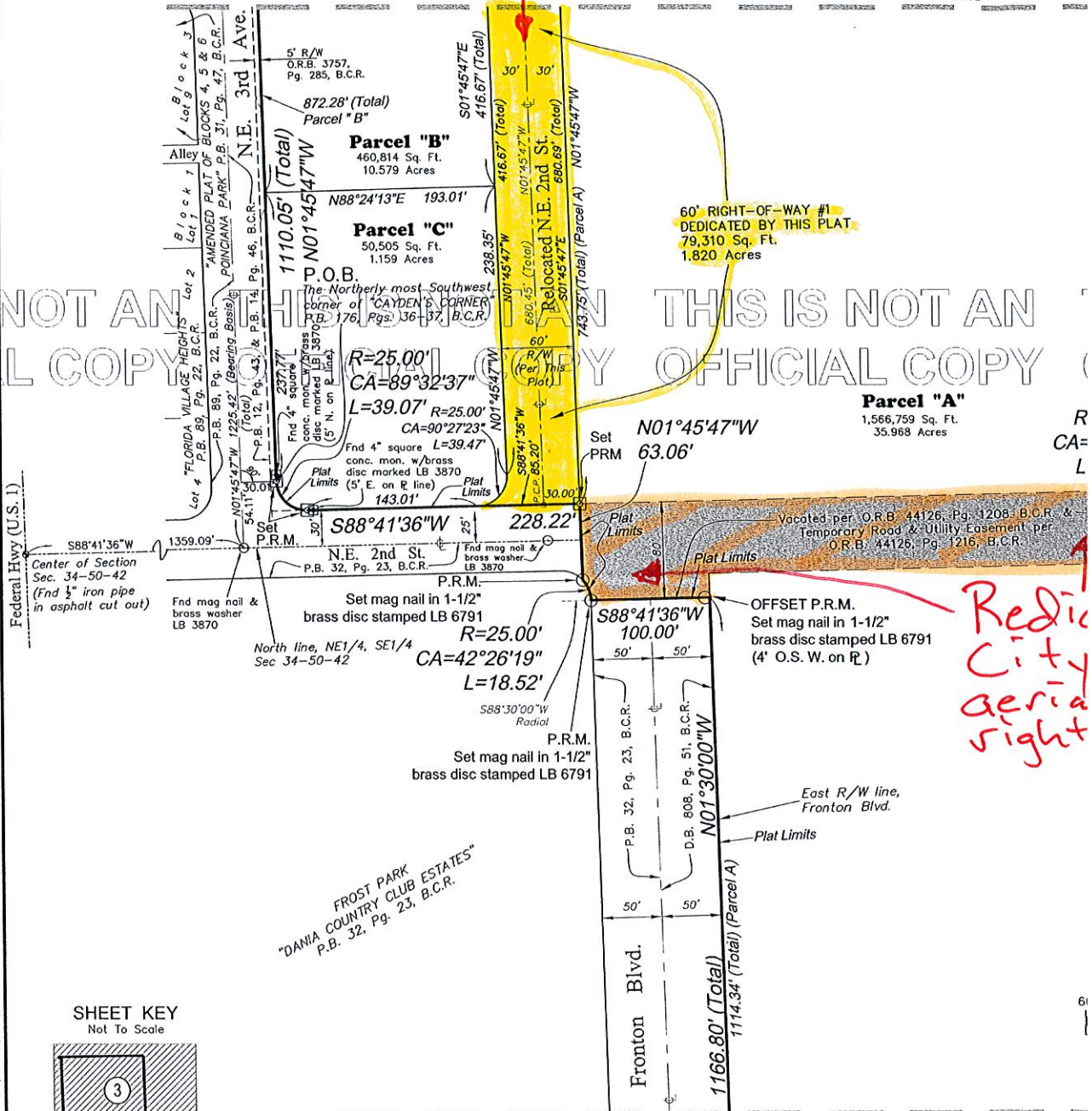
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Vacation 1

Matchline

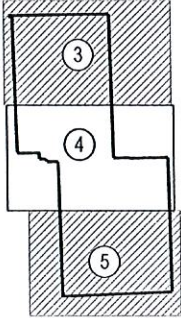
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Federal Hwy (U.S. 1)

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SHEET KEY
Not To Scale



THIS SHEET

LEGEND:	EL. = ELEVATION	P.C.P. = PERMANENT CONTROL POINT
AVE. = AVENUE	FND = FOUND	P. = PROPERTY
B.C.R. = BROWARD COUNTY RECORDS	FP&L = FLORIDA POWER AND LIGHT	PG. = PAGE
B. = BASELINE	ID = IDENTIFICATION	P.R.M. ⊕ = PERMANENT MONUMENT
BLVD. = BOULEVARD	I/E = INGRESS/EGRESS	(4"x4"x24" with a 60d Aluminum F 6791", unles
B.M. = BENCHMARK	I.P. = IRON PIPE	R = RADIUS
C. = CENTERLINE	I.R.C. = IRON ROD & CAP	REF. = REFERENCE
CA = CALCULATED	L = ARC LENGTH	R/W = RIGHT-OF-WAY
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CONC. = CONCRETE	MON. = MONUMENT	ST. = STREET
CONT'D. = CONTINUED	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	TCDE = TRAFFIC CONTROL DEVICE
CT. = COURT	NVAL /// = NON-VEHICULAR ACCESS LINE	U.E. = UTILITY EASEMENT
D. = DEED	O.R.B. = OFFICIAL RECORDS BOOK	
D.B. = DEED BOOK	O.S. = OFFSET	
D.C.R. = DADE COUNTY RECORDS	P.B. = PLAT BOOK	
DEPT. = DEPARTMENT	P.C.P. ○ = PERMANENT CONTROL POINT	

DANIA J

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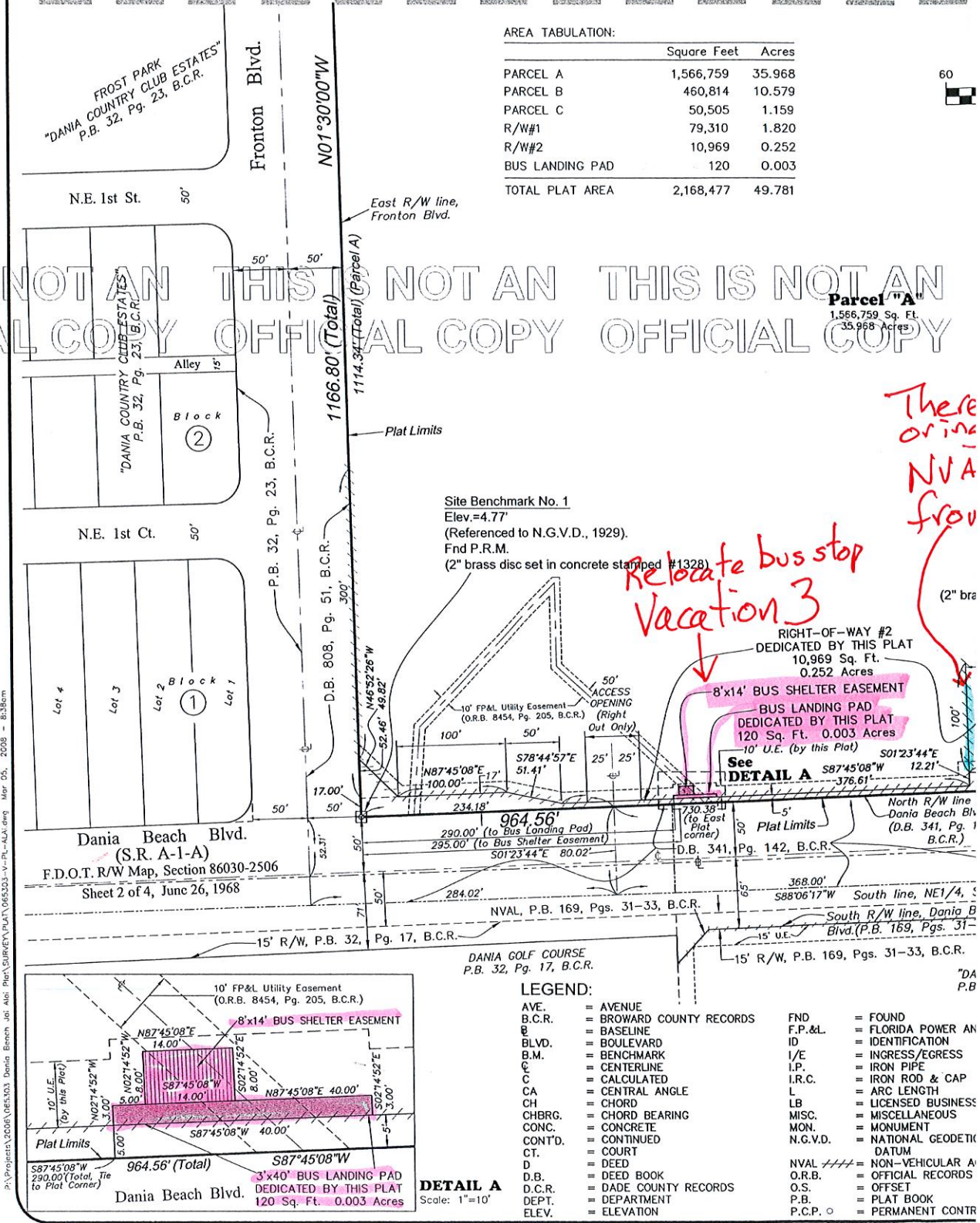
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Matchline See Sheet 4 of

AREA TABULATION:	Square Feet	Acres
PARCEL A	1,566,759	35.968
PARCEL B	460,814	10.579
PARCEL C	50,505	1.159
R/W#1	79,310	1.820
R/W#2	10,969	0.252
BUS LANDING PAD	120	0.003
TOTAL PLAT AREA	2,168,477	49.781

60

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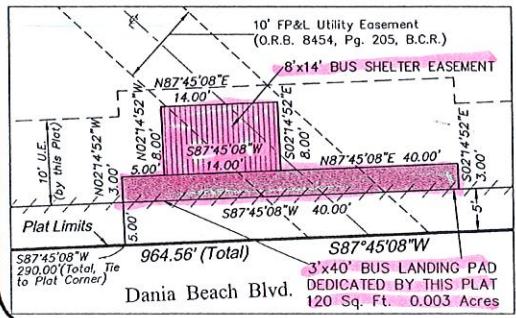


Site Benchmark No. 1
 Elev. = 4.77'
 (Referenced to N.G.V.D., 1929).
 Fnd P.R.M.
 (2" brass disc set in concrete stamped #1328)

Relocate bus stop
 Vacation 3

There is no
 NVA from

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DETAIL A
 Scale: 1"=10'

- LEGEND:**
- AVE. = AVENUE
 - B.C.R. = BROWARD COUNTY RECORDS
 - B = BASELINE
 - BLVD. = BOULEVARD
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