



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

DATE: September 8, 2015

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

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

SUBJECT: **PL-067-15:** The applicant, Ari Sklar, A.I.A, Sklarchitecture on behalf of Casey 18 Development Group, LLC, and Dania Coves 18, LLC, is, requesting plat approval for the property located at 5461 & 5471 SW 40th Avenue. (Second Reading)

**REQUEST
PLAT**

To establish a perimeter plat with access point and public park dedication.

PROPERTY INFORMATION

EXISTING ZONING:	Single Family Residential (RS-6000)
LAND USE DESIGNATION:	Low (5) residential
REQUESTED ZONING:	Planned Residential Development (PRD-1)

The subject property greater than two (2) net acres in size and located on the south side of SW 54 Court, immediately west of SW 40 Avenue. The property currently contains two (2) single family homes which will be demolished.

PLAT

The proposed plat establishes a thirty (30) foot access opening along SW 40 Avenue and dedicates a five (5) foot right of way to SW 40 Avenue as requested by Broward County Trafficways Plan. As part of the plat process, the applicant is dedicating to the city 6,534 square feet (0.15 acres) as a public park to satisfy park impact regulations. The applicant is requesting the plat to ultimately construct a residential complex with a total of twenty-five (25) units on the property.

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 a few outstanding comments that had to do with an access easement for the public park, tax receipts, proof of plat submittal to Broward County, deed restrictions, plat signature bloc and plat notes completion. The applicant was required to address these before this meeting which they have.

In addition to the plat, the applicant has also submitted an application for rezoning, assignment of flex units and site plan for the property. These applications will be heard separately. This is the second and final hearing of the plat request.

CITY COMMISSION PREVIOUS ACTION

The City Commission approved the plat on first reading on August 25, 2015.

PLANNING AND ZONING BOARD RECOMMENDATION

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.

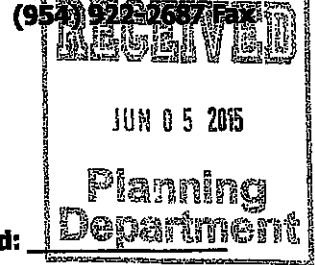
STAFF RECOMMENDATION

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, approve



City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-6805 X3643



Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: _____

Petition No.: PL-067-15

(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: 5461-5471 SW 40th AVE, DANIA BEACH, FL

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

Recorded Plat Name: _____

Folio Number(s): 504136010361 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) ARI SKLAR / ALBERT BENALLOUN

Address of Applicant: 2310 HOLLYWOOD BLVD, 33020 / 777-41st, MIAMI BEACH, 33140

Business Telephone: 954-925-9292 Home: 305-673-4999 Fax: _____

E-mail address: ARI@SKLARCAINTECH.COM / ABENALLOUN@gmail.com

Name of Property Owner: CASEY 18 Development Group, LLC / Dania Oaks 18, LLC

Address of Property Owner: 777-41st, 2nd FLOOR, MIAMI BEACH, FL-33140

Business Telephone: (3) 673-4999 Home: 305-467-4920 Fax: _____

Explanation of Request: PLAT - DANIA OAKS
 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: 2.32 Gross Acreage: 2.5 Prop. Square Footage: _____

Existing Use: RS-6000 Proposed Use: PRD-1

Is property owned individually, by a corporation, association, or a joint venture? LLC 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 Ari Sklar & Sklar Architecture (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.

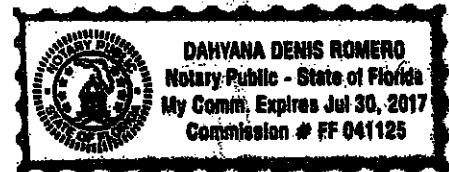
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

BEFORE ME THIS 5th DAY OF Feb, 2014

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

Notary [Signature]
(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.

THE ALHADEFF LAW GROUP, P.L.

Mark C. Alhadeff
Phone: 786.618.9703
Fax: 786.350.1826
Email: mark@alhadefflaw.com

11900 Biscayne Blvd
Suite #289
Miami, FL 33181

The City of Dania Beach
100 W. Dania Beach Blvd.,
Dania Beach, Florida 33004

To whom it may concern:

The deed restrictions contained on the deeds recorded in official records book 38266, page 1689 and official records book 38266, page 1689, of Broward County relating to the properties more particularly described on Exhibit "A" attached hereto ("Properties"), contain certain restrictions which will automatically terminate after a Plat for the Properties is approved and recorded. Such application is currently active with Broward County. Should you have any questions do not hesitate to contact me.

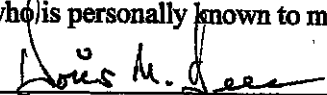
Respectfully submitted this 12th day of August, 2015.



Mark Alhadeff
Florida Bar No. 573485

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 12th day of August, 2015, by Mark Alhadeff, who is personally known to me or has produced FL Driver's License, as identification.



Notary Public
Doris M. Dees

Print Name

My Commission Expires: 7-12-2018



EXHIBIT "A"

Parcel 1:

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of Tract 9, NEWMAN'S SURVEY of Section 36, Township 50 South, Range 41 East, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

Begin at the most Southwesterly point of said Parcel; thence North $03^{\circ}03'39''$ West, distance of 4.00 feet; North $87^{\circ}49'48''$ East, a distance of 80.78; thence South $03^{\circ}03'39''$ East, a distance of 4.00 feet; thence South $87^{\circ}49'48''$ West, a distance of 80.78 feet to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida.

Address: 5461 SW 40th Avenue, Dania Beach, Florida
Folio No: 5041-36-010361

Parcel 2:

A portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows:

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 feet of Tract 9 of NEWMAN'S SURVEY of Section 36, Township 50 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida, less the South 117.52 feet of the East 138.05 feet thereof.

Said lands situate, lying and being in Broward County, Florida.

A portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows:

The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of Tract 9, NEWMAN'S SURVEY of Section 36, Township 50 South, Range 41 East, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida, less and except the following:

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of Tract 9, NEWMAN'S SURVEY of Section 36, Township 50 South, Range 41 East, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; thence South $87^{\circ}49'48''$ West for a distance of 103.72 feet to the Point of Beginning; thence South $03^{\circ}03'39''$ East, a distance of 4.00 feet; thence South $87^{\circ}49'48''$ West, a distance of 80.78 feet; thence North $03^{\circ}03'39''$ West, a distance of 4.00 feet; thence North $87^{\circ}49'48''$ East for a distance of 80.78 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

Address: 5471 SW 40th Avenue, Dania Beach, Florida
Folio No: 5041-36-010360

This document Prepared By and Return to:
Bruce M. Gottlieb, Esq.
Gottlieb & Gottlieb, P.A.
125 North 46 Avenue
Hollywood, FL 33021

Parcel ID Number: 0136-01-0361

Warranty Deed

This Indenture, Made this 23 day of September, 2004 A.D. Between GEORGE MAZZOLA and LAUREN MAZZOLA, husband and wife

of the County of Broward, State of Florida, grantors, and CASEY 18 DEVELOPMENT GROUP, LLC, a Delaware Limited Liability Company

whose address is: 450 North 33 Avenue, 4th FL., Hollywood, FL 33021

of the County of Broward, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEES heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward State of Florida to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO:

- 1) taxes for the year 2004, and subsequent years; and to zoning ordinances, and all covenants, restrictions, reservations and easements of record, if any.
- 2) the following covenants running with the land:
 - A) Grantee and their successors in interest shall not remove any trees from their property described in Exhibit "C" without the written consent of the owner of the property described in Exhibit "B" attached hereto;
 - B) Grantee will include the property described in Exhibit "B" attached hereto, as a portion of any Plat submitted for recording. This covenant will terminate after a Plat has been approved by the applicable governmental authorities and recorded in the Public Records of Broward County, Florida;

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

George Mazzola (Seal)
Printed Name: GEORGE MAZZOLA
Witness: BRUCE M. GOTTLIEB
P.O. Address: 5461 S.W. 40 Avenue, Fort Lauderdale, FL 33314

Lauren Mazzola (Seal)
Printed Name: LAUREN MAZZOLA
Witness: Beatriz E. Melnicoff
P.O. Address: 5461 S.W. 40 Avenue, Fort Lauderdale, FL 33314

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 23 day of September, 2004 by GEORGE MAZZOLA and LAUREN MAZZOLA, husband and wife

who are personally known to me or who have produced their _____ Identification.



[Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____

Attached to Warranty Deed
Mazzola/Casey 18

EXHIBIT "A"
LEGAL DESCRIPTION

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 of Tract 9, of "NEWMAN'S SURVEY" of Section 36, Township 50 South, Range 41 East, according to the Plat thereof, as recorded in Plat Book 2, Page 26 of the Public Records of Miami-Dade County, Florida; LESS the South 117.52 feet of the East 138.05 feet thereof. Said lands situate, lying and being in Broward County, Florida.

This document Prepared By and Return to:
Bruce M. Gottlieb, Esq.
Gottlieb & Gottlieb, P.A.
125 North 46 Avenue
Hollywood, FL 33021

Faxed ID Number: 0136-01-0361

Warranty Deed

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of the County of Broward State of Florida, grantors, and CASEY 18 DEVELOPMENT GROUP, LLC, a Delaware Limited Liability Company

whose address is: 450 North 33 Avenue, 4th FL., Hollywood, FL 33021

of the County of Broward State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward State of Florida to wit:

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

In Witness Whereof, the grantor have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

George M. Gottlieb
Printed Name: George M. Gottlieb
Witness

George Mazzola (Seal)
GEORGE MAZZOLA
P.O. Address: 5461 S.W. 40 Avenue, Fort Lauderdale, FL 33314

Beatriz E. Melnicoff
Printed Name: Beatriz E. Melnicoff
Witness

Lauren Mazzola (Seal)
LAUREN MAZZOLA
P.O. Address: 5461 S.W. 40 Avenue, Fort Lauderdale, FL 33314

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 23 day of September, 2004 by GEORGE MAZZOLA and LAUREN MAZZOLA, husband and wife

who are personally known to me or who have produced their



Theodore A. Theodor
Printed Name:
Notary Public
My Commission Expires:

Attached to Warranty Deed
Mazzola/Casey 18

EXHIBIT "A"
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Billed To:
Albert Benalloun
777 Arthur Godfrey Rd
Suite 207
Miami Beach, FL 33140
United States
3056734999

Order Number: 276763
Order Time: 7/16/2015 4:04:25 PM
Payment Method: Credit Card

silviah510@gmail.com

Qty	Activity No	Activity Name	Assigned Student Profile	Unit Price
1	B0008-25	Concurrency Review - SITE PLAN RESIDENTIAL - Public School Impact Application Fees	not Required; not Required	\$1,598.00
		Non-Shipping		

Sub Total:	\$1,598.00
Tax:	\$0.00
Shipping:	\$0.00
Convenience Fee:	\$0.00
Grand Total:	\$1,598.00

Please retain for your records.

504136-01-0360

0413

CASEY 18 DEVELOPMENT GROUP LLC
777 41 ST 2 FLOOR
MIAMI BEACH, FL 33140

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

5471 SW 40 AVE
NEWMANS SURVEY 2-26 D 36-50-41 LOT 9 S 117.52 OF N 544.55 OF W 322.55 OF E
357.55 LESS POR DESC IN OR 38266/1706,& TOGETHER WITH S 212.52 OF N 544.55
OF W 293.05 OF E 512.55 OF TRACT 9,LESS S 117.52 OF E 138.05 THEREOF

Table with columns for service name, amount, and total. Includes BROWARD COUNTY COMMISSION, COUNTYWIDE SERVICES, VOTED DEBT, BROWARD CO SCHOOL BOARD, etc.

20.51350 \$8,350.66

Table with columns for service name, amount, and total. Includes 04 DANIA FIRE, DS DANIA STORM WATER, DW DANIA SOLID WASTE.

\$477.92

\$8,828.58

If Postmarked By Dec 29, 2014
Please Pay \$0.00

BROWARD COUNTY

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

Folio: 478181

Paid 12/24/2014 Receipt # LBX-14-00146561 \$8,563.72
12/23/2014 Effective Date Paid By

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

504136-01-0360

If Postmarked By Please Pay
Dec 29, 2014 \$0.00

Corrected

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

CASEY 18 DEVELOPMENT GROUP LLC
777 41 ST 2 FLOOR
MIAMI BEACH, FL 33140

Return with Payment

504136-01-0361

0413

DANIA COVES 18 LLC
777 ARTHUR GODFREY RD 2ND FL
MIAMI BEACH, FL 33140

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

5461 SW 40 AVE
NEWMANS SURVEY 2-26 D
36-50-41
LOT 9 S 212.52 OF N 544.55 OF W
477.55 OF E 512.55 LESS S 117.52
OF N 544.55 OF W 322.55 OF E

Table with columns for item description, amount, and total. Includes BROWARD COUNTY COMMISSION, COUNTYWIDE SERVICES, VOTED DEBT, BROWARD CO SCHOOL BOARD, etc.

20.51350 \$4,964.25

04 DANIA FIRE 160.00
DS DANIA STORM WATER @ 40.0000 40.00
DW DANIA SOLID WASTE @ 277.9200 277.92

\$477.92
\$5,442.17

If Postmarked By Dec 31, 2014
Please Pay \$0.00

BROWARD COUNTY

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

Folio: 478182

Paid 12/23/2014 Receipt # LBX-14-00143893 \$5,278.90
12/22/2014 Effective Date Paid By

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

504136-01-0361

If Postmarked By Dec 31, 2014

Please Pay \$0.00

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

DANIA COVES 18 LLC
777 ARTHUR GODFREY RD 2ND FL
MIAMI BEACH, FL 33140

Vertical text on the right side: LBX-14-00143893, Paid 12/23/2014, Receipt #, Effective Date, Paid By, Return with Payment



FEE STATEMENT

APPLICANT INFORMATION		
APPLICANT/DEVELOPER NAME <i>Casey 18 Development Group LLC</i>		
ADDRESS <i>777 41 St 2nd floor</i>		
CITY & ZIP CODE <i>Miami Beach, FL 33140</i>	TELEPHONE <i>305-467-4920</i>	
PLAT/PROJECT NAME <i>025-MP-15</i>	PLAT BOOK & PAGE NO. <i>NA</i>	SCHOOL ZONE
Impact Fee Agreement(s) —	N.A. <input type="checkbox"/>	Road <input type="checkbox"/>
Type of Security —	N.A. <input type="checkbox"/>	Letter of Credit <input type="checkbox"/>
		School <input type="checkbox"/>
		Park <input type="checkbox"/>
		Bond <input type="checkbox"/>
		Lien <input type="checkbox"/>

FEES		
AMOUNT	ITEM	VALIDATION
\$4330. ⁰⁰	Plat 2070-2050	DEVELOPMENT MANAGEMENT DIVISION *** CUSTOMER RECEIPT *** Date: 8/5/2015 Receipt No: 00044973 Trans numbers: 0036 CASEY 18 DEVELOPMENT GROUP LLC
\$308. ⁰⁰	TRIPS 2070-2040	Project No: Description Quantity Amount Municipal Plats Lot Block \$4,338.00 TRIPS Lot Block \$308.00 OK 000821/5 \$4,646.00 CHANGE \$0.00
\$4638. ⁰⁰	TOTAL	

The fees above are due and payable to:
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

THIS STATEMENT BECOMES A RECEIPT WHEN STAMPED BY A REGISTER

Authorized Signature: *[Signature]*



City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004
954-924-6800 x3401 FAX: 954-922-5619
Municipal Lien Search Request

No. 5297 P. 1
AUG 08 2015
CK# 2380

\$100.00 Fee per Lien Search, Processing Time 5 Business Days

ALL REQUESTS MUST BE ACCOMPANIED BY A CHECK WITH THE APPROPRIATE FEE FOR EACH INDIVIDUAL TAX FOLIO NUMBER. COMPLETED REQUESTS WILL BE RETURNED VIA FAX OR E-MAIL. PLEASE SEND A SELF ADDRESSED STAMPED ENVELOPE IF YOU WISH TO RECEIVE THE ORIGINAL COPY OF A SEARCH. UPDATES CAN BE PROVIDED BY FAX OR E-MAIL IF REQUESTED AT LEAST 24 HOURS BEFORE CLOSING.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

DATE REQUESTED: 8/5/2015 FROM: The Alhadeff Law Group
PHONE: (786) 618-9703 11900 Biscayne Blvd suite 289
FAX: (786) 350-1826 Miami, FL 33181
EMAIL: Mark@Alhadefflaw.com
PROPERTY FOLIO #: 509136010361/50913601360
PROPERTY ADDRESS: 5461 SW 40th Ave, Dania Beach FL
SELLER'S NAME: _____

CITY OF DANIA BEACH WILL COMPLETE THE FOLLOWING INFORMATION:

UTILITY ACCOUNT INFORMATION:

THIS PROPERTY IS NOT SERVICED BY CITY OF DANIA BEACH WATER UTILITY. THE PROPERTY MAY BE SERVICED BY BROWARD COUNTY, THE CITY OF FORT LAUDERDALE OR THE CITY OF HOLLYWOOD.

THIS PROPERTY IS SERVICED BY A MASTER WATER METER. PLEASE CONTACT THE ASSOCIATION FOR ADDITIONAL INFORMATION.

ACCT. #: _____ AMOUNT DUE: \$ _____ DEPOSIT: \$ _____ ACCOUNT CURRENT (Y / N)

ACCT. #: _____ AMOUNT DUE: \$ _____ DEPOSIT: \$ _____ ACCOUNT CURRENT (Y / N)

ACCT. #: _____ AMOUNT DUE: \$ _____ DEPOSIT: \$ _____ ACCOUNT CURRENT (Y / N)

ADDITIONAL INFORMATION: _____

OTHER BALANCES/ACCOUNTS DUE:

CODE VIOLATION: CASE# _____ CONTACT CODE ENFORCEMENT @ 954-924-6810

OPEN BUILDING PERMITS MAY EXIST ON THIS PROPERTY. CONTACT BUILDING & ZONING @ 954-924-6805 or 954-924-6800 x3633.

A BUSINESS TAX RECEIPT MAY BE REQUIRED FOR THIS PROPERTY. CONTACT THE BUSINESS TAX DIV. 954-924-6800 x3401

OTHER AMOUNTS DUE/PENDING: _____

PROPERTY AS REFERENCED IS CLEAR OF LIENS PLACED BY THE CITY OF DANIA BEACH: (Y) N)

PLEASE SEE ATTACHED LIEN CALCULATION(S)

SPECIAL ASSESSMENTS ARE ON TAX BILLS FROM THE COUNTY.

DISCLAIMER OF LIABILITY: THE PERFORMANCE OF THE LIEN SEARCH BY THE CITY OF DANIA BEACH WILL NOT RELIEVE THE REQUESTING PARTY FROM THE RESPONSIBILITY OF SEARCHING THE PUBLIC RECORDS OF BROWARD COUNTY, FOR ANY AND ALL LIENS OR OTHER DOCUMENTS RECORDED BY THE CITY OF DANIA BEACH AGAINST THE PROPERTY AND/OR PROPERTY OWNER. THE FOREGOING INFORMATION IS BELIEVED TO BE RELIABLE, BUT IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS BY THE CITY OF DANIA BEACH. IN NO EVENT SHALL THE CITY OF DANIA BEACH BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL OR EXEMPLARY DAMAGES, OF ANY KIND OF NATURE WHATSOEVER, ARISING OUT OF, OR IN CONNECTION WITH THE PROVISION OF THIS INFORMATION. THIS INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

PREPARED BY: M. Jelaso

DATE: 08/11/15

We're sorry, but your incoming fax may be incomplete. Please call the sender to verify your fax or to request a re-send.

Your fax may be incomplete because one or more of the following has occurred:

- 1. Fax transmission was interrupted.**
- 2. "End fax" signal not received.**
- 3. Unable to convert to desired file format.**

We apologize for any inconvenience.

You will not be charged for this additional page.



City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004
954-924-6800 x3401 FAX: 954-922-6619
Municipal Lien Search Request

AUG 08 2015
CK#2380

\$100.00 Fee per Lien Search, Processing Time 5 Business Days

ALL REQUESTS MUST BE ACCOMPANIED BY A CHECK WITH THE APPROPRIATE FEE FOR EACH INDIVIDUAL TAX FOLIO NUMBER. COMPLETED REQUESTS WILL BE RETURNED VIA FAX OR E-MAIL. PLEASE SEND A SELF ADDRESSED STAMPED ENVELOPE IF YOU WISH TO RECEIVE THE ORIGINAL COPY OF A SEARCH. UPDATES CAN BE PROVIDED BY FAX OR E-MAIL IF REQUESTED AT LEAST 24 HOURS BEFORE CLOSING.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

DATE REQUESTED: 8/5/2015 FROM: The Alhadeff Law Group
PHONE: (786) 618-9703 11900 Biscayne Blvd suite 289
FAX: (786) 350-1826 Miami, FL 33181
EMAIL: Mark@Alhadefflaw.com
PROPERTY FOLIO #: 509136010361 / 50913601360
PROPERTY ADDRESS: 5461 SW 40th Ave., Dania Beach FL
SELLER'S NAME:

CITY OF DANIA BEACH WILL COMPLETE THE FOLLOWING INFORMATION:

UTILITY ACCOUNT INFORMATION:

- THIS PROPERTY IS NOT SERVICED BY CITY OF DANIA BEACH WATER UTILITY. THE PROPERTY MAY BE SERVICED BY BROWARD COUNTY, THE CITY OF FORT LAUDERDALE OR THE CITY OF HOLLYWOOD.
THIS PROPERTY IS SERVICED BY A MASTER WATER METER. PLEASE CONTACT THE ASSOCIATION FOR ADDITIONAL INFORMATION.
ACCT. #: AMOUNT DUE: \$ DEPOSIT: \$ ACCOUNT CURRENT (Y/N)
ACCT. #: AMOUNT DUE: \$ DEPOSIT: \$ ACCOUNT CURRENT (Y/N)
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ADDITIONAL INFORMATION:

OTHER BALANCES/ACCOUNTS DUE:

- CODE VIOLATION: CASE# CONTACT CODE ENFORCEMENT @ 954-924-6810
OPEN BUILDING PERMITS MAY EXIST ON THIS PROPERTY. CONTACT BUILDING & ZONING @ 954-924-6805 or 954-924-6800 x3633
A BUSINESS TAX RECEIPT MAY BE REQUIRED FOR THIS PROPERTY. CONTACT THE BUSINESS TAX DIV. 954-924-6800 x3401
OTHER AMOUNTS DUE/PENDING.

PROPERTY AS REFERENCED IS CLEAR OF LIENS PLACED BY THE CITY OF DANIA BEACH: (Y) N

PLEASE SEE ATTACHED LIEN CALCULATION(S)

SPECIAL ASSESSMENTS ARE ON TAX BILLS FROM THE COUNTY.

DISCLAIMER OF LIABILITY: THE PERFORMANCE OF THE LIEN SEARCH BY THE CITY OF DANIA BEACH WILL NOT RELIEVE THE REQUESTING PARTY FROM THE RESPONSIBILITY OF SEARCHING THE PUBLIC RECORDS OF BROWARD COUNTY, FOR ANY AND ALL LIENS OR OTHER DOCUMENTS RECORDED BY THE CITY OF DANIA BEACH AGAINST THE PROPERTY AND/OR PROPERTY OWNER. THE FOREGOING INFORMATION IS BELIEVED TO BE RELIABLE, BUT IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS BY THE CITY OF DANIA BEACH. IN NO EVENT SHALL THE CITY OF DANIA BEACH BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL OR EXEMPLARY DAMAGES, OF ANY KIND OF NATURE WHATSOEVER, ARISING OUT OF, OR IN CONNECTION WITH THE PROVISION OF THIS INFORMATION. THIS INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

PREPARED BY: M. Jelaso DATE: 08/11/15

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