

## Lajoie, Corinne

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**From:** Bill Barbaro <bill.barbaro@carnahan-proctor.com>  
**Sent:** Tuesday, January 12, 2016 3:09 PM  
**To:** Lajoie, Corinne  
**Cc:** Navarro, Ronnie  
**Subject:** RE: Dania Pointe - plat comments.

Corinne,

I have edited and combined into one comment.

1. Provide easement to the City for the proposed water main and force main relocation as proposed by the developer. This may be done by separate instruments:
  - a. Utility Easements – The proposed plat shows vacation of Tigertail Boulevard right-of-way, as well as vacation of the existing 30ft utility easement (O.R.B. 13770, PG 10, B.C.R.). The submitted Utility Relocation Plan dated 10/30/2015 shows the existing 6” PVC force main and existing 8” PVC water main to remain.  
**Conditions of Approval:** Provide utility easements for all existing City owned utilities to remain. If the proposed utility easements are to be provided by separate instrument please provide sufficient documentation of such in the form of an easement agreement signed by the property owner. This agreement should be submitted to the City prior to recordation of the Plat for the City’s use until such easement(s) may be recorded.
  - b. Utility Easements – The proposed plat shows vacation of Dania Beach Boulevard Right-of-way. Please provide utility easements for the proposed relocation of the existing 12” water main and 6” force main to be relocated from the Dania Beach Boulevard Right-of-way.  
**Conditions of Approval:** If the proposed utility easements are to be provided by separate instrument please provide sufficient documentation of such in the form of an easement agreement signed by the property owner. This agreement should be submitted to the City prior to recordation of the Plat for the City’s use until such easement(s) may be recorded.

Comment no. 1 from your email below has been satisfied based on the updated plat submitted Jan 4, 2016. The other comments have been combined and edited as listed above.

Regards,

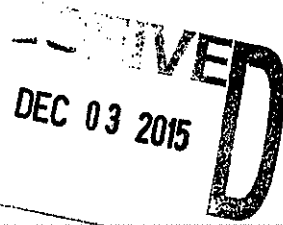
**Carrie, Anne-Christine**

comment due 12/10

**From:** Lajoie, Corinne  
**Sent:** Thursday, December 03, 2015 10:04 AM  
**To:** Carrie, Anne-Christine  
**Subject:** FW: Dania Pointe Plat Submittal

FYI

Corinne Lajoie, AICP, LEED GA  
Planning and Zoning Manager  
City of Dania Beach, FL



**From:** Linda Strutt [<mailto:linda@struttconsulting.com>]  
**Sent:** Thursday, December 03, 2015 9:16 AM  
**To:** Lajoie, Corinne  
**Subject:** Dania Pointe Plat Submittal

Did I confuse you? Between flying back on Tuesday night and December 1 being a Tuesday, I just got so confused. Today is the 3<sup>rd</sup> when we promised to submit. I am expecting access plans from Kimley-Horn this morning, surveys and plats will be ready for pick up after noon.

I will be sending Bertha Smith to submit the 8 sets of plats, surveys, conceptual access plans and written responses to all the DRC comments #1 and #2 reviews as well as an updated attachment to the application with revised ownership, legal description and proposed uses, another copy of the tax receipts for 2014 (2015 will be paid later this month), FDOT letter, County receipt, School Board receipt, title opinion and adjacent ROW report.

The Discount Auto signed application will be provided separately.

Please let me know if there is anything else you need for this submittal.

Thank you and sorry for the confusion!!

Linda

*Linda C. Strutt, AICP  
Linda Strutt Consulting, Inc.  
227 Goolsby Boulevard  
Deerfield Beach, Florida 33442*

*954-426-4305 phone  
954-725-3342 fax  
754-264-2184 cell*



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COVER LETTER**

**To: *linda@struttconsulting.com***

**From: *ACarrie@ci.dania-beach.fl.us***

**Date: *12/10/2015***

**Re: *Dania Pointe Plat***

**PZ#: *PL-55-15 - 3<sup>rd</sup> Review***

**Dear Applicant:**

**Please find attached the comments regarding your Plat application along with the agenda for the Design Review Committee (DRC) meeting. Your slotted time for the meeting held on *Thursday, December 17, 2015* will be *10:00 AM*.**

**Should you have any questions, please contact *Corinne Lajoie* at *954-924-6805 X3704* or *Anne-Christine Carrie* at *954-924-6805 X3654*.**

**Thank you.**



**AGENDA**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**DEVELOPMENT REVIEW MEETING**  
**THURSDAY, NOVEMBER 19, 2015**

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

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IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT the CITY CLERK's office, 100 W. DANIA BEACH Boulevard, DANIA BEACH, FL 33004, (954) 924-6800 ext.3624, AT LEAST 48 HOURS PRIOR TO the MEETING.

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In consideration of others, we ask that you:

Please turn cell phones off, or place on vibrate. If you must make a call, please step out into the atrium, in order not to interrupt the meeting.  
If you must speak to someone in the audience, please speak softly or go out into the atrium, in order not to interrupt the meeting.

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- 1) **10:00 A.M. – PL-55-15 - DANIA POINTE PLAT- NORTH OF STIRLING ROAD, WEST OF BRYAN ROAD, EAST OF I-95 - 3<sup>RD</sup> REVIEW**
- 2) **10:30 A.M. – SP-107-15 - LE MERIDIEN - 1825 GRIFFIN ROAD - SITE PLAN APPROVAL, 2ND REVIEW.**
- 3) **11:00 A.M. – SP-125-15 & VA-126-15 - GRIFFIN COMMERCIAL CENTER - 4600-4607 S.W. 44TH AVE. – SITE PLAN APPROVAL & VARIANCE REQUEST – 1<sup>ST</sup> REVIEW**
- 4) **11:30 A.M. – SP-127-15 - DANIA SQUARE - 1301 S. FEDERAL HIGHWAY- SITE PLAN REVIEW – 1<sup>ST</sup> REVIEW**
- 5) **12:00 P.M. – SP-128-15 & DR-131-15 - SHERIDAN HOUSE - 4200 SW 54TH COURT- SITE PLAN AND DELEGATION REQUEST- 1<sup>ST</sup> REVIEW**

**If you are unable to attend the meeting or you need any further information please email or call:**  
**Corinne Lajoie at (954) 924-6805 x 3704 or [cchurch@ci.dania-beach.fl.us](mailto:cchurch@ci.dania-beach.fl.us)**  
**Anne-Christine Carrie at (954) 924-6805 x 3654 or [acarrie@ci.dania-beach.fl.us](mailto:acarrie@ci.dania-beach.fl.us)**

**Engineer/Survey: Carnahan Proctor and Cross, Inc.  
November 19, 2015**

**COMMENT:**

1. Article 640 -Plats. Section 640-20, Supplemental application requirements (Note: A detailed review of all elements was not made at this time regarding all requirements] (D) Survey submitted was signed October 9, 2015, meets [no older than 6 months], however survey is labeled Specific Purpose (Tree) Survey and does not meet all of this sections requirements (D) (1) and (2); location of existing structures, easements, existing roadway details, etc.

**RESPONSE:**

*It appears that the survey reviewed was one submitted for permitting purposes rather than the one submitted with the plat. The resubmitted plat and survey dated September 24, 2015 meet the requirements of Article 640.*

**Follow Up Comment: Response Confirmed – Comment Satisfied**

**COMMENT:**

2. The Acreage in Legal Description of survey does not match the Plat (101.94 vs. 101.23)

**RESPONSE:**

*The acreage in the legal description of the survey does not match that of the plat because the plat includes right-of-way dedicated for turn lanes by underlying plats which is proposed to be vacated by the replat. The acreage of the survey is correct at 101.94. The plat gross acreage has been revised to 102.09.*

**Follow Up Comment: Response Confirmed – Comment Satisfied**

**COMMENT:**

3. Acreage in the title of survey heading does not match Legal Description acreage in survey (101.8 x 101.23). Please see front page of specific purpose (Tree) Survey .

**RESPONSE:**

*The resubmittal includes a boundary survey for the plat. The acreage in the heading has been corrected to match that in the legal description: 101.94.*

**Follow Up Comment: Response Confirmed – Comment Satisfied**

**COMMENT:**

4. Under Section 640-30, Plat drawing and data requirements (C) (13) No Mortgagee approval and acknowledgement language is shown. (Note: A detailed review of all elements was not made at this time regarding all requirements)

**RESPONSE:**

*As indicated in the title opinion provided with this resubmittal, there are no mortgages on the property included in the plat.*

**Follow Up Comment: Response Confirmed – Comment Satisfied**

**COMMENT:**

5. Acreages shown on several documents submitted do not match:
  - a. Plat description = 101.23
  - b. Survey legal description = 101.94
  - c. Survey heading = 101.8
  - d. Legal description PMUD = 107.81

**RESPONSE:**

*As noted above, the acreage shown in the resubmitted survey heading matches that in the survey legal description (101.94). The acreage in the plat legal description is the gross acreage and the acreage shown for Parcel "A" is the current net acreage excluding the proposed right-of-way dedication indicated on the plat. This will change after the DRR to reflect any additional required right-of-way dedications. The PMUD includes land not included in the plat so that acreage will never match the plat boundary survey or plat acreage.*

**Follow Up Comment: Response Confirmed – Comment Satisfied**

6. Sec. 640-20 Supplemental application requirements. (A) Applicant shall submit proof of plat submittal to the Broward County Development Management Division for concurrent processing.

**RESPONSE:**

*A copy of the Broward County School Board receipt and the Broward County EPGMD receipt are included with this resubmittal. The County will provide the City with a copy of the Development Review Report when it is issued, approximately December 14.*

**Follow Up Comment: Response Confirmed – Comment Satisfied**

December 10, 2015

Engineer/Survey: Carnahan Proctor and Cross, Inc.

**Additional Comments:**

**DANIA POINTE**

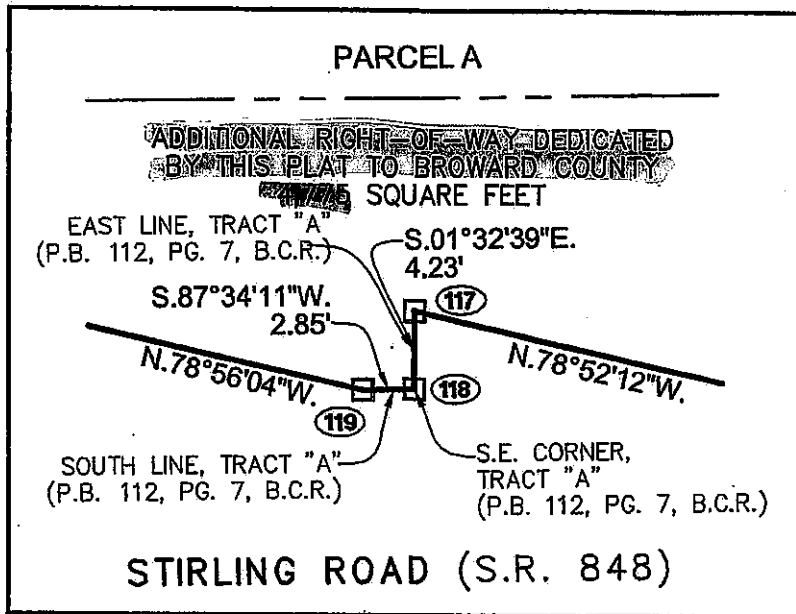
*Plat comments*

Comments based on Plat submittal "Dania Pointe" (received 12/03/15) by Stoner & Associates, Inc. Rules used based on Dania Beach City ordinances, Chapter 28, Land Development Code, Part 6, Development Review Procedures and Requirements, Article 640 –Plats.

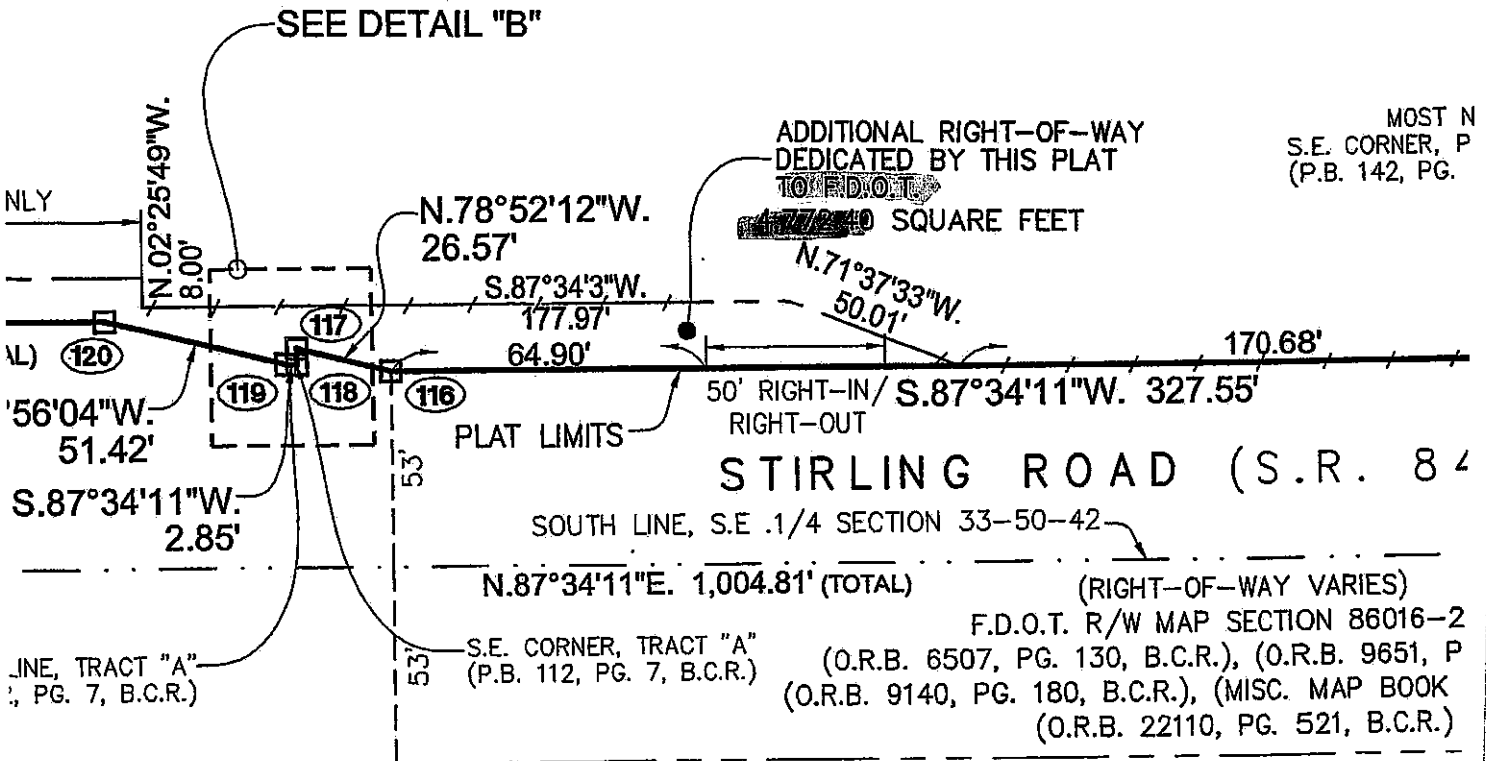
**Comment:**

1. Page 8 of 8 Plat, "Additional Right-of-Way Dedicated by this Plat" shown in two places, needs to be corrected or clarified. See attached Exhibit A
  - A. Along north Right-of-Way of Stirling Road, ", "Additional Right-of-Way Dedicated by this Plat to FDOT", 4772.40 Square feet
  - B. DETAIL "B", along north Right-of-Way of Stirling Road, ", "Additional Right-of-Way Dedicated by this Plat to Broward County", 4775 Square feet
- Are these the same or two (2) separate dedications?
  - If same, square footage needs to match
  - If separate, DETAIL "B" square footage, 4775, needs to be two (2) decimal places

EXHIBIT -A

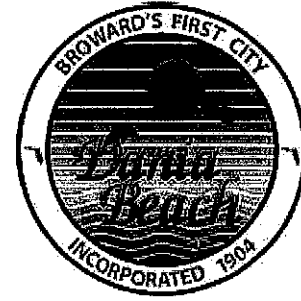


**DETAIL "B"**  
(NOT TO SCALE)



ACREAGE





## Landscape Plan Review: Dania Pointe

PZ Log Number: PL-055-15

Review Number: 1

Reviewer: Claudia Alzate Date: December 7, 2015

The following comments are based on a review of the plans dated September 24 and October 13, 2015, for the Dania Pointe Project, in Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

No landscaping comments have been provided.

**END OF COMMENTS**



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
ROUTING SHEET**

**Routing Date:** December 3, 2015

**PZ Log No:** PL-055-15

**Project:** DANIA POINTE PLAT- 3<sup>rd</sup> Review

**Comments Due:** December 17, 2015

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- Complies with code as submitted.
- Comments to be addressed & plans resubmitted prior to public hearing.
- Denied.

Fine  
Department

Previously Approved  
on 11-6-15  
Date



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COST RECOVERY**

**Project:** DANIA POINTE PLAT- 3<sup>rd</sup> Review

**PZ Log No:** PL-055-15

**Plan Reviewer:** FIRE

Please log your time spent on reviewing the plans.

Time spent: 0.5

Overtime: \_\_\_\_\_

Rate per hour: \_\_\_\_\_

\* Cost recovery – no charge on single family home plans, permits and variances.

Dania Pointe Plat, PL-55-15

12-7-15

Zoning designation = C-3

FLU designation = RAC

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

3<sup>rd</sup> DRC REVIEW

1. **Incomplete information was provided.** Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. ~~APPLICATION: Application was not properly completed and signed. 2<sup>nd</sup> time requested.~~
  - ~~• 15 folio numbers included in application;~~
  - ~~• 2-5 separate property owners. Must provide signed affidavit for each property owner prior to further processing of this application. The property owners are:~~
    - ~~○ Realty Income, Corp.~~
    - ~~○ Dania Live, 1748, LLC~~
    - ~~○ Discount Auto Parts, Inc. 2<sup>nd</sup> time requested~~
    - ~~○ Frank C. Adler LIV TR II~~
    - ~~○ Karl W. Adler TR~~
3. ~~Per Section 640-20(l) provide tax receipts. 2<sup>nd</sup> time requested.~~
4. ~~Per Section 640-30(C)(15) computation of the square footage of each parcel of land and the acreage of the land proposed to be platted accurate to the nearest square foot. All survey and survey information shall be certified by a professional surveyor and mapper licensed by the State of Florida. 2<sup>nd</sup> time requested.~~
5. ~~Show location of all NVAL on the plan. 2<sup>nd</sup> time requested.~~ The NVAL must show necessary width for adequate traffic circulation/moving lanes, as well as dedications for sidewalk, bicycle lanes and street scaping. 2<sup>nd</sup> time requested.
6. Provide 42' 10' sidewalks on Stirling Road and Bryan Road via ROW and/or public easement. 3<sup>rd</sup> time requested.
7. ~~Per Section 815-30 minimum street width acceptable to the City is 50', 2 proposed driveways on Bryan Road do not meet this minimum standard. Revise accordingly.~~
8. Initial application fee pays for 2 review cycles, as this is the third plat submittal, please provide additional application fee of \$1,000 for addition review. Must be paid prior to public hearing.
9. Plat note number 2, second part appears to reference a different property. Clarify.

**FILE COPY**

**ADDITIONAL APPLICATION INFORMATION  
DANIA POINTE**

**REVISED DECEMBER 2, 2015**

**Recorded plats being replatted:**

- Re-amended Plat of Hollywood Palms
- Commerce Center of Dania
- Dania Office Park
- Tigertail Grove Resubdivision
- Dania Beach Air & Port Commerce Center
- Duke & Duke Subdivision
- San-Mar Plat
- The Gaddis Plat

**RECEIVED**  
DEC 03 2015  
BY: \_\_\_\_\_

**Folio Numbers:**

504233440010	COMMERCE CENTER OF DANIA 135-44 B
504233430010	DANIA OFFICE PARK
504233430020	
504233550010	DANIA BEACH AIR & PORT COMMERCE CENTRE 177-81 B
504233390011	DUKE & DUKE SUBDIVISION
504233390012	
504233390013	
504233470010	SAN-MAR PLAT 142-18 B PARCEL "A"
504233470011	
504233330010	THE GADDIS PLAT 112-7 B
504233330011	
504233050020	HOLLYWOOD PALMS REAMEN PLAT 36-46 B TRACT A S 295
504233030050	TIGERTAIL GROVE RESUB 30-20 B
504233030090	
504233030101	
504233000652	Unplatted

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W. ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 49.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION;

THENCE N.01°41'47"W., ALONG SAID EAST LINE AND THE WEST LINE OF PARCEL "A", OF SAID SAN-MAR PLAT, A DISTANCE OF 231.30 FEET;

THENCE S.88°18'13"W., A DISTANCE OF 513.30 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°43'55"E. (THE FOLLOWING TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95 (S.R. 9);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°00'14" AND A RADIUS OF 5,929.65 FEET, FOR AN ARC DISTANCE OF 414.38 FEET, TO A POINT OF TANGENCY;

THENCE N.04°16'19"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A", COMMERCE CENTER OF DANIA;

THENCE N.87°26'02"E., ALONG NORTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 569.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS" ;

THENCE N.01°41'47"W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 295.03 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID TRACT "A";

THENCE N.87°26'02"E., ALONG A LINE PARALLEL WITH AND 295 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,324.07 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "A";

THENCE S.01°44'05"E., ALONG SAID EAST LINE, A DISTANCE OF 295.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°26'02"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 15.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A", DANIA OFFICE PARK;

THENCE S.01°29'36"E., ALONG A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE EAST ONE-HALF (E. 1/2) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) AND THE EAST LINE OF THE EAST ONE-HALF (E. 1/2) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33, A DISTANCE OF 2,295.74 FEET;

THENCE S.05°20'43"W. A DISTANCE OF 100.78 FEET;

THENCE S.01°29'36"E. A DISTANCE OF 200.00 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A", SAN-MAR PLAT;

THENCE S.43°02'17"W. A DISTANCE OF 42.08 FEET (THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A", SAN-MAR PLAT);

THENCE S.87°34'11"W., A DISTANCE OF 327.55 FEET;

THENCE N.78°52'12"W., A DISTANCE OF 26.57 FEET TO A POINT ON THE EAST LINE OF TRACT "A" OF SAID "GADDIS PLAT";

THENCE S.01°32'39"E., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 4.23 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°34'11"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 2.85 FEET (THE FOLLOWING THREE COURSE BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD (S.R. 848) AS DEDICATED BY OFFICIAL RECORD BOOK 22110, PAGE 521 OF SAID PUBIC RECORDS);

THENCE N.78°56'04"W., A DISTANCE OF 51.42 FEET, TO A POINT ON A LINE 67.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 217.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 12.00 FEET TO A POINT ON A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 269.97 FEET;

THENCE S.01°32'39"E., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 30.14 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG SAID SOUTHERLY EXTENSION, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF PARCEL "A", HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 615.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.87°32'08"W., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 335.53 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.09 ACRES, (4,447,156.13 SQUARE FEET), MORE OR LESS.

**Additional Owner:**

Name: Discount Auto Parts, Inc. c/o Advance Stores Co., Inc. #9183

Address: PO Box 2710  
Roanoke, VA 24001

Business Telephone:

Fax:

**Proposed Uses:**

506,000 s.f. office use

893,000 s.f. commercial use

7,000 s.f. bank with drive-through window  
service station with 12 fueling positions

300 hotel rooms

1,000 high-rise apartment units





**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COVER LETTER**

**To: *linda@struttconsulting.com***

**From: *ACarrie@ci.dania-beach.fl.us***

**Date: *11/20/2015***

**Re: *Dania Pointe Plat***

**PZ#: *PL-55-15- 2<sup>ND</sup> Review***

**Dear Applicant:**

**Please find attached the comments regarding your plat application.**

**Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 or Anne-Christine Carrie at 954-924-6805 X3654.**

**Thank you.**



## **Carnahan Proctor and Cross, Inc**

City of Dania Beach  
Public Services and Utilities  
Landon "Alfie" Cross, P.S.M.  
(954)972-3959 ext.135  
alfie.cross@carnahan-proctor.com

November 19, 2015

### **DRC Review Comments for Plat and Survey**

Project: Dania Pointe, Dania Beach, Florida

Comments are based on Preliminary Plat submittal "Dania Pointe" (received 10/23/15) and "Specific Purpose (Tree) Survey, signed October 9, 2015, both by Stoner & Associates, Inc. Rules used based on Dania Beach City ordinances, Chapter 28, Land Development Code, Part 6, Development Review Procedures and Requirements.

1. Article 640 –Plats. Section 640-20, Supplemental application requirements (Note: A detailed review of all elements was not made at this time regarding all requirements] (D) Survey submitted was signed October 9, 2015, meets [no older than 6 months], however survey is labeled Specific Purpose (Tree) Survey and does not meet all of this sections requirements (D) (1) and (2); location of existing structures, easements, existing roadway details, etc.
2. Acreage in Legal Description of survey does not match the Plat (101.94 vs. 101.23)
3. Acreage in the title of survey heading does not match Legal Description acreage in survey (101.8 x 101.23). Please see front page of specific purpose (Tree) Survey.
4. Under Section 640-30, Plat drawing and data requirements (C) (13) No Mortgagee approval and acknowledgement language is shown. (Note: A detailed review of all elements was *not made at this time regarding all requirements*)
5. Acreages shown on several documents submitted do not match:
  - a. Plat description = 101.23
  - b. Survey legal description = 101.94
  - c. Survey heading = 101.8
  - d. Legal description PMUD = 107.81
6. Sec. 640-20 Supplemental application requirements. (A) Applicant shall submit proof of plat submittal to the Broward County Development Management Division for concurrent processing.

**814 South Military Trail, Deerfield Beach Fl, 33442 USA**

TEL: 954.972.3959

FAX: 954.972.4178

www.carnahan-proctor.com

2 of 3

11/19/15

Dania Pointe Plat, PL-55-15

11-17-15

Zoning designation = C-3

FLU designation = RAC

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

2<sup>nd</sup> DRC REVIEW

1. **Incomplete information was provided.** Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. **APPLICATION: Application was not properly completed and signed. 2<sup>nd</sup> time requested.**
  - 15 folio numbers included in application;
  - 5 separate property owners. Must provide signed affidavit for each property owner prior to further processing of this application. The property owners are:
    - Realty Income, Corp.
    - Dania Live, 1748, LLC
    - Discount Auto Parts, Inc.
    - Frank C. Adler LIV TR II
    - Karl W. Adler TR
3. Per Section 640-20(l) provide tax receipts. 2<sup>nd</sup> time requested.
4. Per Section 640-30(C)(15) computation of the square footage of each parcel of land and the acreage of the land proposed to be platted accurate to the nearest square foot. All survey and survey information shall be certified by a professional surveyor and mapper licensed by the State of Florida.
5. Show location of all NVAL on the plan. 2<sup>nd</sup> time requested. The NVAL must show necessary width for adequate traffic circulation/moving, as well as dedications for sidewalk, bicycle lanes and street scaping.
6. Provide 12' sidewalks on Stirling Road and Bryan Road via ROW and/or public easement.
7. Per Section 815-30 minimum street width acceptable to the City is 50', 2 proposed driveways on Bryan Road do not meet this minimum standard. Revise accordingly.

*The School Board Of Broward County, Florida*  
**Facility Planning and Real Estate Department**

Christopher O. Akagbosu, Director

October 1, 2015

Linda Strutt, AICP  
227 Goolsby Boulevard  
Deerfield Beach, Florida 33442

Attached is the receipt for the application of the Dania Pointe Plat that was submitted to The School Board of Broward County, Florida (SBBC) which includes the SBBC project number assigned to your project for a School Capacity Availability Determination (SCAD) letter.

Please use this number in any correspondence or communication with the School Board regarding the project. Also, you can check on the status of your project on the Facility Planning and Real Estate Department website at:

<http://www.broward.k12.fl.us/propertymgmt/new/growthmanagement/search.asp>

If you have any questions, please E-mail Linda Houchins, Operations Specialist IV, Growth Management Department at: [linda.houchins@browardschools.com](mailto:linda.houchins@browardschools.com).

Thank you

600 Southeast Third Avenue, 8<sup>th</sup> Floor  
Fort Lauderdale, Florida 33301  
Telephone: (754) 321-2162 Fax: (754) 321-2179

# Receipt For Development Review

The School Board of Broward County, Florida  
Growth Management Section  
Facility Planning and Real Estate Department

600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301 | Phone (754) 321-2177 Fax (754) 321-2179  
www.browardschools.com

Date: 10/1/2015

Receipt Number: A2370384

SBBC Reference Number: SBBC-1900-2015

Issued To: Kimley-Horn & Assoc., Inc.

Project Title: DANIA POINTE

County Number: 035-MP-15

Municipality Number: PL-055-15

Type of Submission:  Land Use  Rezoning  Site Plan  Flex/Reserve Allocation  
 DRI  Plat  Other  Rezoning Non-Residential

<u>Fee Type</u>	<u>Fee Amount</u>	<u>Fee Paid</u>	<u>Check Number</u>	<u>Date Paid</u>
Plat - Residential	\$1,598.00	\$1,598.00	2164813	10/1/2015

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of person receiving fees: on file

Name of person receiving fees: BETTE RAY

Signature of person paying fees: N/A

Name of person paying fees: \_\_\_\_\_

Date: 10/1/15

Note: All applications and fees received are subject to review by the Growth Management Department for accuracy.



**Florida Department of Transportation**

**RICK SCOTT  
GOVERNOR**

3400 West Commercial Blvd.  
Fort Lauderdale, FL 33309

**JIM BOXOLD  
SECRETARY**

September 3, 2015

Christopher Heggen  
Kimley-Horn and Associates Inc  
1920 Wekiva Way, Suite 200  
West Palm Beach, Florida 33411

Dear Mr. Heggen:

**RE: September 3, 2015 Access Management Review Committee to allow for Category E Driveway**  
Applicant & Property Owner: Dania Live 1748, LLC  
**Broward County, (Urban) City of Dania Beach, State Road: 848**  
Section 86016: MP 5.7, Access Class 05; Posted Speed 45 mph; Site Acreage: 80 Acres  
Proposed Land Use: Retail, Office, Hotel, Residential  
Maximum Square Footage: Retail: 900 000, Office: 500 000, Hotel: 300 Rooms, Apartments 1000  
Project Name & Address: Dania Pointe – 181 South Bryan Road, Dania Beach, Florida 33004  
Date of Pre-application Review: May 14, 2015

**Request: Access locations 1 through 5 are located on SR 848/Stirling Road.**

**Access to Public Right-of-Way 1: Maintain existing right-in/right-out access location approximately 390 feet east of I-95 (SW 18<sup>th</sup> Court).**

**Access to Public Right-of-Way 2: Full-access signalized access location (SW 18<sup>th</sup> Street approximately 190 feet east of Access to Public Right-of-Way 1.**

**Driveway 3: Right-in/right-out driveway approximately 360 feet east of SW 18<sup>th</sup> Street.**

**Driveway 4: Full access signalized driveway approximately 450 feet east of Driveway 3.**

**Driveway 5: Right-in/right-out driveway approximately 250 feet east of Driveway 4.**

This request is: **Approved with Conditions**

**Conditions: / Comments:**

- 1) A detailed traffic analysis will be completed by the applicant based on the methodologies agreed upon with the Department. This traffic analysis will assess intersection and interchange operations and will serve as the basis for the following conditions.
- 2) Impacts to the I-95 / Stirling Road or I-95 / Griffin Road interchanges that necessitate transportation improvements may require an Interchange Access Request (IAR) to be prepared and approved. An IAR must include sufficient transportation analysis and documentation to address operational and engineering issues consistent with FDOT policy, procedures, and Interchange Access request guidelines.
- 3) Weekday AM and PM peak hour and weekend, if necessary, peak period traffic analyses must be prepared with analysis, conclusions, and recommendations accepted by the parties involved concerning:
  - a) The number of right and left-turn lanes at each access connection, median opening, and signalized intersection;
  - b) The total length of the right and left-turn lanes at each access connection, median opening, and signalized intersection.

**Mr. Heggen – (Dania Pointe) Access Variance**

August 26, 2015

Page 2

- 4) Provision of adaptive traffic control at signalized intersections within the project's study shall be considered as a mitigation measure to augment operational improvements associated with addition of turn lanes.
  - 5) Needed improvements identified through the applicant's traffic analysis will serve as the basis for an implementation plan describing FDOT, County, municipality, and developer responsibilities in implementing these improvements with a focus on funding and construction timing.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
  - A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
  - If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
  - All existing driveways not approved in this letter must be fully removed and the area restored.

**Comments:**

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

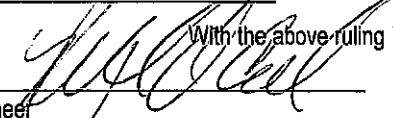
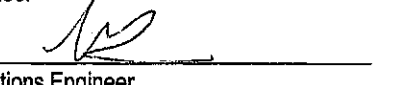
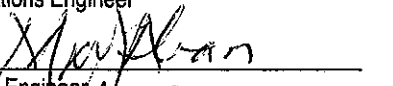
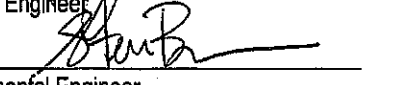
The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please submit a copy of this letter with your permit application. Contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding the permit application at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us).

For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

**THE ACCESS MANAGEMENT REVIEW COMMITTEE**

	With the above ruling I	Agree	Disagree	
Howard Webb, P.E. District Design Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	August 26, 2015
Mark Plass, P.E. District Traffic Operations Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	August 26, 2015
Morteza Alian, P.E. District Maintenance Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	August 26, 2015
Steven Braun, P.E. Planning & Environmental Engineer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	August 26, 2015

cc: Roger Lemieux  
File: S:\Transportation Operations\District Permits Office\PRE-APP & VARIANCE\PRE-APP LETTERS\BROWARD\Variance Letter - Dania Pointe\_Stirling Rd-SR 848



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COVER LETTER**

**To:** *[linda@struttconsulting.com](mailto:linda@struttconsulting.com)*  
**From:** *Donna Kirby @ City of Dania Beach*  
**Date:** *5/22/2015*  
**Re:** *DANIA POINTE PLAT*  
**PZ#:** *PL-055-15*

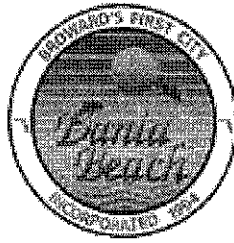
*Dear Applicant,*

*Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting will be held on Thursday, May 28th at 10:30 AM.*

*Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 or Donna Kirby at 954-924-6805 x3643.*

*Thank you.*





**AGENDA**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**DEVELOPMENT REVIEW MEETING**  
**THURSDAY, MAY 28, 2015**

---

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

---

LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

---

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXT.3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

---

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
  - B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
- 

- 1) **9:00 A.M. SP-18-89MOD2 – WALMART NEIGHBORHOOD MARKET, 401 SHERIDAN STREET, DANIA BEACH, FL – SITE PLAN APPROVAL – 3rd REVIEW**
- 2) **9:30 A.M. PL-037-15 – ALEXANDRA DAIAGI PLAT, 2800 S FEDERAL HIGHWAY, DANIA BEACH, FL – PLAT APPROVAL – 2nd REVIEW**
- 3) **9:45 A.M. PL-040-15 – BUDLIGHT PLAT, 185 ANGLERS AVENUE, DANIA BEACH, FL – PLAT APPROVAL – 2nd REVIEW**
- 4) **10:00 A.M. SP-054-14 – WYNDHAM GARDENS, 129 NORTH FEDERAL HWY., DANIA BEACH, FL – SITE PLAN APPROVAL – 1st REVIEW**
- 5) **10:30 P.M. PL-055-15 – DANIA POINTE, NORTH OF STIRLING RD. - WEST SIDE OF BRYAN RD., EAST OF I95, DANIA BEACH – PLAT APPROVAL – 1st REVIEW**
- 6) **11:30 P.M. SP-056-15 – STEPHENS BROWARD PROPERTIES, LLC, 185 ANGLERS AVENUE, DANIA BEACH, FL – SITE PLAN APPROVAL – 1st REVIEW**

**If you are unable to attend the meeting or you need any further information please email or call (954) 924-6805:**

**Corinne Lajoie at Extension 3704 email: [cchurch@ci.dania-beach.fl.us](mailto:cchurch@ci.dania-beach.fl.us)**

**Donna Kirby at Extension 3643 email: [dkirby@ci.dania-beach.fl.us](mailto:dkirby@ci.dania-beach.fl.us)**

Dania Pointe Plat, PL-55-15

5-14-15

Zoning designation = C-3

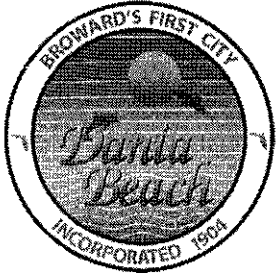
FLU designation = RAC

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

1<sup>st</sup> DRC REVIEW

1. **Incomplete information was provided.** Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. **APPLICATION: Application was not properly completed and signed.**
  - 15 folio numbers included in application;
  - 5 separate property owners. Must provide signed affidavit for each property owner prior to further processing of this application. The property owners are:
    - Realty Income, Corp.
    - Dania Live, 1748, LLC
    - Discount Auto Parts, Inc.
    - Frank C. Adler LIV TR II
    - Karl W. Adler TR
3. Per Section 640-20(C) provide conceptual plan drawn at a standard engineering scale no smaller than 1" to 100'. Plan to including:
  1. The location of the centerline, with dimensions from known land ties, such as section lines or centerlines of ROW, of all proposed access locations on all public row abutting the plat.
  2. The number and direction of lanes proposed for each driveway or roadway access location.
  3. The proposed minimum distance from the ultimate row line from the adjacent roadway to the outer edge of any interior service drive or parking space with direct access to the driveway in the access location
  4. The proposed minimum distance from the ultimate row line from the adjacent roadway to any proposed gate location.
4. Per Section 640-20(D) must provide survey identifying existing roadway details adjacent to the property including:
  - Easements
  - Pavement widths,
  - Sidewalks;
  - Curb & gutter
  - Turn lanes
  - Bus bay
  - Medians
  - Median openings
  - Traffic signals and signage equipment
  - Street lights
  - Pull boxes
  - Utility poles & utility equipment
  - Drainage structures
  - Fire hydrants
5. Per Section 640-20(I) provide tax receipts
6. Per Section 640-20(J) provide deed restriction.

7. Per Section 640-20(E) proposed direct access to the state road shall be accompanied by a valid pre-application approval letter from FDOT. Refer to City Engineer for further comment and discussion.
8. Per Section 640-20(F) master sheet required - where a plat proposes development in phases, or where the graphical portion of plat covers multiple sheets, a master plat sheet shall be submitted coverall all proposed phases/land area.
9. Per Section 640-20(G) location of off-site water & sewer lines, proposed connection location and route the lines will take must be shown. Refer to City Engineer for further comment and discussion.
10. Per Section 640-20(H) improvement plan – any proposed improvement to be constructed in connection with the plat shall be described in an improvement plan as set forth in Section 640-90 of the LDC.
11. Per Section 640-30(C)(9) provide signature block for Community Development Department.
12. Plat signature page – change P&Z Chairperson from Pribisco to Harris.
13. Per Section 64030(C)(5) & (7) show Dania Beach Boulevard and NW 1 Street on plat. If vacation is desired, submit right-of-way vacation application with \$3,500 application fee and follow regulations in Article 655. Confirm right-of-ways were established by plat in order to vacate via plat.
14. Per Section 640-30(8) identify location and width of all proposed ultimate right-of-ways, alleys, easements; proposed lot lines with dimensions, public areas, and parcels of land proposed or reserved for public use.
15. Per Section 640-30(C)(13) mortgagee approval and acknowledgement language needed.
16. Per Section 640-30(C)(15) computation of the square footage of each parcel of land and the acreage of the land proposed to be platted accurate to the nearest square foot. All survey and survey information shall be certified by a professional surveyor and mapper licensed by the State of Florida.
17. Show location of all NVAL on the plan. Refer to City Engineer for further comment and discussion.
18. Show right-of-way dedications and improvements proposed. Refer to City Engineer for further comment and discussion.
19. Identify uses and square footage on plat.
20. Provide a comprehensive traffic study. Further review and analysis will be needed.



# CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

May 20, 2015

## Engineering Comments

Site Plan: PL-055-15 Dania Pointe

1. Consolidation of parcels under this plat application includes right-of-way properties under Folio #50423330120 (Public Land c/o City of Dania Beach) including other rights of way will be impacted. For vacation of right of way, please see article 655 of the City's Code of Ordinances, for guidelines.
2. W Dania Beach Blvd and NW 1<sup>st</sup> Street are both major utility corridors. The following public utilities will be impacted:
  - Existing gravity sewer main
  - Existing Sanitary manholes
  - Existing Sanitary sewer forcemain
  - Existing Drainage pipes and structures
  - One lift station – Lift Station No. 8 located at 1500 NW 1<sup>st</sup> Street
  - Others (FPL, ATT, etc.)

Please discuss how the above will be addressed.

3. For a lift station site, a minimum of 65 ft long x 45 feet wide will be required for each lift station. This site should be sufficient to accommodate a submersible pump station (based on an 8' to 12' wet well inside diameter) with stand by generator set. Setbacks per City requirements are not included in these dimensions.
4. Provide drawing file (dwg or dgn) disk of the approved plat in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

***For ease of review, please reply to each line comment and reference drawings or backup documents provided.***



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
ROUTING SHEET**

**Routing Date:** May 8, 2015

**PZ Log No:** PL-055-15

**Project:** DANIA POINTE PLAT

**Comments Due:** May 21, 2015

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- Complies with code as submitted.
- Comments to be addressed & plans resubmitted prior to public hearing.
- Denied.

Department Files (Signature) Date 5/12/15



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COST RECOVERY**

**Project:** DANIA POINTE PLAT

**PZ Log No:** PL-055-15

**Plan Reviewer:** FIRE MARSHAL

Please log your time spent on reviewing the plans.

Time spent: .5

Overtime: \_\_\_\_\_

Rate per hour: \_\_\_\_\_

\* Cost recovery – no charge on single family home plans, permits and variances.

**Kirby, Donna**

---

**From:** Lajoie, Corinne  
**Sent:** Tuesday, May 12, 2015 6:53 PM  
**To:** Kirby, Donna  
**Subject:** Dania Pointe plat

Please route the plans to everyone but Claudia. She does not review plats.  
Thank you.

Corinne Lajoie, AICP, LEED GA  
Principal Planner  
City of Dania Beach, FL

**First American Title Insurance Company**

666 Third Avenue, 5th Floor  
New York, NY, 10017

File No.: 3020-744754FL1

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF  
A SUBDIVISION PLAT**

This Certificate of Title Information for the Filing of a Subdivision Plat ("Certificate") accurately reflects matters affecting the title to the land described in Exhibit A, attached hereto and by this reference, made a part hereof (the "Subject Property").

A search of the Public Records of Broward County, Florida (the "County"), from the beginning through September 28, 2015 at 8:00 A.M., reveals the following, with respect to the Subject Property:

1. The Record Title holder ("Title Holder") is:  
  
Dania Live 1748, LLC, a Delaware limited liability company by virtue of that certain Deeds, recorded in Official Records Book 51138, Page 1691; Official Records Book 51139, Page 1823; Official Records Book 51181, Page 1376; Official Records Book 51341, Page 62; Official Records Book 51325, Page 342; Official Records Book 51330, Page 1619; and as Instruments 112759787; 113065635 and 113228502.
  
2. Mortgage(s) or Lien(s), recorded among the Public Records of the County, encumbering the Subject Property are:
  - a. None
  
3. Restrictions, Easements, Agreements Leases, Options and other Matters affecting the said Legal Description are:
  - a. Plat of San-Mar Plat recorded in Plat Book 142, Page 18.
  - b. Plat of the Gaddis Plat recorded in Plat Book 112, Page 7.
  - c. Easement recorded in Deed Book 136, Page 195.
  - d. Road Contribution Agreement recorded in Official Records Book 10018, Page 466.
  - e. Road Impact Agreement recorded in Official Records Book 17138, Page 524.
  - f. Easement to Florida Power & Light Company recorded in Official Records Book 19246, Page 690.
  - g. Non-Exclusive Easement to Broward County, a political subdivision of the State of Florida in Official Records Book 22120, Page 574.
  - h. Utility Easement to Broward County, a political subdivision of the State of Florida recorded in Official Records Book 22120, Page 601.

- i. Easement to Florida Power & Light Company recorded in Official Records Book 22124, Page 120.
- j. Agreement between Broward County and Discount Auto Parts, Inc., a Florida corporation Relating to Nonvehicular Access Lines recorded in Official Records Book 22154, Page 355.
- k. Covenants, conditions and restrictions contained in Warranty Deed recorded in Official Records Book 31840, Page 1416 as re-recorded in Official Records Book 32075, Page 853.
- l. Easement Agreement recorded in Official Records Book 31840, Page 1418, as re-recorded in Official Records Book 32075, Page 855.
- m. Security/Lien Agreement Installation of Required Improvements recorded in Official Records Book 46868, Page 610.
- n. Plat Tigertail Grove Resubdivision, recorded in Plat Book 30, Page 20.
- o. Plat of Re-Amended Plat of Hollywood Palms, recorded in Plat Book 36, Page 46.
- p. Plat of Dania Office Park, recorded in Plat Book 130, Page 29, as affected by Book 17954, Page 884 and Official Records Book 19008, Page 61.
- q. Plat of Commerce Center of Dania, recorded in Plat Book 135, Page 44.
- r. Easement Deed to Broward County, a Florida political subdivision recorded in Official Records Book 11713, Page 755.
- s. Easement Agreement between Florida Power & Light Company, a Florida corporation and The City of Dania, a Florida municipal corporation, recorded in Official Records Book 11847, Page 507.
- t. Easement to Florida Power & Light Company recorded in Official Records Book 14786, Page 119.
- u. Easement to The City of Dania, a political subdivision of the State of Florida, recorded in Official Records Book 15978, Page 415.
- v. Temporary Easement to Florida Power & Light Company recorded in Official Records Book 17234, Page 12.
- w. Memorandum of Lease between Realty Income Corporation, a Maryland corporation doing business in Florida as Realty Income Properties Inc., Lessor, and Festival Fun Parks, LLC, a Delaware limited liability company, Lessee recorded in Official Records Book 29354, Page 1616, as amended by Amendments recorded in Official Records Book 29963, Page 1924 and Official Records Book 30183, Page 682; as assigned by Assignment evidenced by Memorandum of Assignment of Lease recorded in Official Records Book 51325, Page 348; as assigned by Assignment and Assumption of Leases recorded in Official Records Book 51340, Page 1283 and in Official Records Book 51340, Page 1289; as affected by Memorandum of Assignment of Lease recorded as Instrument No. 112702732.
- x. Cross-Parking and Access Agreement between Realty Income Corporation, a Maryland corporation, dba Realty Income Properties, Inc. and Festival Fun Parks, LLC, a Delaware limited liability company, recorded in Official Records Book 29354, Page 1633.



- y. Easement to Florida Power & Light Company recorded in Official Records Book 29963, Page 1879.
- z. Easement to Florida Power & Light Company recorded in Official Records Book 46076, Page 1634.
- aa. Plat of Tigertail Grove Resubdivision recorded in Plat Book 30, Page 20.
- bb. Easement to Florida Power & Light Company by instrument recorded in Official Records Book 3682, Page 544.
- cc. Right-of-Way Easement to Southern Bell Telephone and Telegraph Company recorded in Official Records Book 3685, Page 820.
- dd. Utility Easement to the City of Dania, a Florida political subdivision recorded in Official Records Book 13770, Page 10.
- ee. Short Form Lease, between Ernest F. Klatt a/k/a Ernest Klatt and Violet M. Klatt, his wife, Lessor, and Mitey Mite Race Tracks, Inc., a Florida corporation, Lessee, recorded in Official Records Book 28036, Page 93, as assigned to Festival Fun Parks, LLC, a Delaware limited liability company in Official Records Book 28652, Page 139.
- ff. Plat of Douglas Hill, recorded in Plat Book 12, Page 45.
- gg. Plat of Duke & Duke Subdivision, recorded in Plat Book 124, Page 48, as affected by that certain Agreement for Amendment of Notation on Plat recorded in Official Records Book 30176, Page 89, and by that certain Agreement for Amendment of Notation on Plat recorded in Official Records Book 45710, Page 498, and by that certain Agent for Notice of Findings of Adequacy recorded in Official Records Book 45710, Page 511.
- hh. Reciprocal Easement Agreement between Palmetto Hospitality of Dania Beach Condominium Association, Inc., a Florida corporation not for profit, and Palmetto Hospitality of Dania Beach OP, LLC, a Florida limited liability company recorded in Official Records Book 45257, Page 1362.
- ii. Easement to Florida Power & Light Company recorded in Official Records Book recorded in Official Records Book 46277, Page 1882.
- jj. Absolute Bill of Sale by and between Palmetto Hospitality of Dania Beach GM, LLC, a South Carolina limited liability company, as the Manager of Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company, and Palmetto Hospitality of Dania Beach SS, LLC, a Florida limited liability company, and the City of Dania Beach, a Florida municipal corporation, recorded in Official Records Book 47392, Page 408.
- kk. Sewer Easement to the City of Dania Beach, a Florida municipal corporation recorded in Official Records Book 47392, Page 782.
- ll. Water Easement to the City of Dania Beach, a Florida municipal corporation recorded in Official Records Book 47454, Page 1372.
- mm. Amended Sewer Easement to the City of Dania Beach, Florida, a Florida municipal corporation recorded in Official Records Book 48236, Page 662.
- nn. Off-Street Parking and Signage Agreement between Frontier Dania LLC, a Delaware limited liability corporation, and Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability corporation, and Palmetto Hospitality of Dania Beach SS, LLC, a Florida

limited liability corporation recorded in Official Records Book 51274, Page 1577.

- oo. Sign Panel License and Cross Parking Easement Agreement between Frontier Dania LLC, a Delaware limited liability company, Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company, and Palmetto Hospitality of Dania Beach SS, LLC, Florida limited liability company recorded in Official Records Book 51274, Page 1587.
- pp. Plat of Krilich Plat, recorded in Plat Book 142, Page 19, as affected by that certain Agreement for Amendment of Notation on Plat recorded in Official Records Book 30176, Page 89, and by that certain Agreement for Amendment of Notation on Plat recorded in Official Records Book 45710, Page 498, and by that certain Agent for Notice of Findings of Adequacy recorded in Official Records Book 45710, Page 511.
- qq. Grant of Permanent Easement for Ingress and Egress in favor of Oak Ridge Hotel I Limited recorded in Official Records Book 32904, Page 1479.
- rr. Declaration of Covenants, Conditions, Restrictions and Grant and Reservation of Easements between Dania Live 1748, LLC, a Delaware limited liability company, Palmetto Hospitality of Dania Beach HP, LLC and Palmetto Hospitality of Dania Beach SS, LLC, both Florida limited liability companies, and Palmetto Hospitality of Dania Beach Condominium Association, Inc., a Florida non-profit corporation, recorded as Instrument No. 112759788.
- ss. Declaration of Covenants, Conditions, Restrictions and Grant and Reservation of Easements between Dania Live 1748, LLC, a Delaware limited liability company, Palmetto Hospitality of Dania Beach HP, LLC and BRE Polygon Property Owner LLC, a Delaware limited liability company recorded as Instrument No. 113065636.
- tt. Declaration of Unity of Title recorded as Instrument No. 112917436, re-recorded as Instrument No. 112938554.
- uu. Notice of Commencement recorded as Instrument No. 113168172.

4. Real Property Tax Information:

Parcel No.: 504233-39-0011 Gross Amount: \$19,045.97 2014 Taxes are Paid.  
Parcel No.: 504233-00-0652 Gross Amount: \$2,290.16 2014 Taxes are Paid.  
Parcel No.: 504233-47-0010 Gross Amount: \$70,322.35 2014 Taxes are Paid.  
Parcel No.: 504233-03-0101 Gross Amount: \$31,992.71 2014 Taxes are Paid.  
Parcel No.: 504233-05-0020 Gross Amount: \$4,382.04 2014 Taxes are Paid.  
Parcel No.: 504233-33-0011 Gross Amount: \$6,804.63 2014 Taxes are Paid.  
Parcel No.: 504233-55-0010 Gross Amount: \$96,938.10 2014 Taxes are Paid.  
Parcel No.: 504233-43-0010 Gross Amount: \$95,355.70 2014 Taxes are Paid.  
Parcel No.: 504233-43-0020 Gross Amount: \$176,357.38 2014 Taxes are Paid.  
Parcel No.: 504233-03-0090 Gross Amount: \$63,320.69 2014 Taxes are Paid.  
Parcel No.: 504233-03-0050 Gross Amount: \$313.54 2014 Taxes are Paid.  
Parcel No.: 504233-39-0012 Gross Amount: unavailable 2014 Taxes are Paid.  
Parcel No.: 504233-39-0013 Gross Amount: unavailable 2014 Taxes are Paid.  
Parcel No.: 504233-39-0014 Gross Amount: unavailable 2014 Taxes are Paid.

NO SEARCH HAS BEEN MADE FOR JUDGMENTS AND LIENS AGAINST ANY PARTY IN INTEREST OTHER THAN THE ABOVE NAMED RECORD TITLE HOLDER.

THIS CERTIFICATE IS MADE FOR THE PURPOSE OF FURNISHING THE INFORMATION REQUIRED FOR THE FILING OF THE ABOVE REFERENCED SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177.041 OF THE FLORIDA STATUTES; IT HAS BEEN EXPRESSLY PREPARED FOR THE APPROPRIATE GOVERNING BODY AS DEFINED IN CHAPTER 177.071, FLORIDA STATUTES, AND IS NOT TO BE RELIED UPON BY ANY OTHER GROUP OR PERSON FOR ANY OTHER PERSON.

THIS CERTIFICATE IS NOT AN OPINION OF TITLE, OWNERSHIP AND ENCUMBRANCE REPORT, TITLE INSURANCE POLICY, WARRANTY OF TITLE, OR ANY OTHER ASSURANCE AS TO THE STATUS OF TITLE AND SHALL NOT BE USED FOR THE PURPOSES OF ISSUING TITLE INSURANCE.

THIS CERTIFICATE IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND OUR LIABILITY IS LIMITED TO THE AMOUNT CHARGED HEREWITH.

***First American Title Insurance Company***

By: \_\_\_\_\_  
Authorized Signatory

## Exhibit A

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W. ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 49.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION;

THENCE N.01°41'47"W., ALONG SAID EAST LINE AND THE WEST LINE OF PARCEL "A", OF SAID SAN-MAR PLAT, A DISTANCE OF 231.30 FEET;

THENCE S.88°18'13"W., A DISTANCE OF 513.30 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°43'55"E. (THE FOLLOWING TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95 (S.R. 9);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°00'14" AND A RADIUS OF 5,929.65 FEET, FOR AN ARC DISTANCE OF 414.38 FEET, TO A POINT OF TANGENCY;

THENCE N.04°16'19"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A", COMMERCE CENTER OF DANIA;

THENCE N.87°26'02"E., ALONG NORTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 569.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS";

THENCE N.01°41'47"W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 295.03 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID TRACT "A";

THENCE N.87°26'02"E., ALONG A LINE PARALLEL WITH AND 295 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,324.07 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "A";

THENCE S.01°44'05"E., ALONG SAID EAST LINE, A DISTANCE OF 295.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°26'02"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 15.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A", DANIA OFFICE PARK;  
THENCE S.01°29'36"E., ALONG A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE EAST ONE-HALF (E.1/2) OF THE NORTHWEST ONE-QUARTER (S.W.1/4) OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SAID SECTION 33, A DISTANCE OF 2,295.74 FEET;  
THENCE S.05°20'43"W. A DISTANCE OF 100.78 FEET;  
THENCE S.01°29'36"E. A DISTANCE OF 200.00 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A", SAN-MAR PLAT;  
THENCE S.43°02'17"W. A DISTANCE OF 42.08 FEET (THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A", SAN-MAR PLAT);  
THENCE S.87°34'11"W., A DISTANCE OF 327.55 FEET;  
THENCE N.78°52'12"W., A DISTANCE OF 26.57, FEET TO A POINT ON THE EAST LINE OF TRACT "A" OF SAID "GADDIS PLAT";  
THENCE S.01°32'39"E., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 4.23 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT "A";  
THENCE S.87°34'11"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 2.85 FEET (THE FOLLOWING THREE COURSE BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD (S.R. 848) AS DEDICATED BY OFFICIAL RECORD BOOK 22110, PAGE 521 OF SAID PUBIC RECORDS);  
THENCE N.78°56'04"W., A DISTANCE OF 51.42 FEET;  
THENCE S.87°34'11"W., A DISTANCE OF 119.86 FEET;  
THENCE N.01°32'39"W. A DISTANCE OF 133.02 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A";  
THENCE S.87°34'11"W. ALONG SAID NORTH LINE, A DISTANCE OF 266.91 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A";  
THENCE S.01°32'39"E. ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 145.02 FEET TO A POINT ON A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);  
THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 100.01 FEET;  
THENCE S.01°32'39"E., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);  
THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 30.14 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;  
THENCE N.01°38'44"W., ALONG SAID SOUTHERLY EXTENSION, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF PARCEL "A", HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 615.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";  
THENCE S.87°32'08"W., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 335.53 FEET; TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED LAND THE RIGHTS OF WAY OF TIGERTAIL BOULEVARD (N.W. 1ST STREET), DANIA BEACH BOULEVARD, BRYAN ROAD AND STIRLING ROAD.

504233-39-0011

0413

DANIA LIVE 1748 LLC
3333 NEW HYDE PARK RD STE 100
NEW HYDE PARK, NY 11042

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

W DANIA BEACH BLVD
DUKE & DUKE SUBDIVISION 124-48 B
POR PAR A,DESC AS BEG NW COR PAR
A,E 363.86,S 258.52,W 108.49,N
22.84,W 256.64,NLY 230.67 TO POB

Table with 6 columns: Description, Amount 1, Amount 2, Amount 3, Amount 4, Amount 5. Rows include BROWARD COUNTY COMMISSION, COUNTYWIDE SERVICES, VOTED DEBT, BROWARD CO SCHOOL BOARD, etc.

20.51350

\$18,932.51

04 DANIA FIRE
DS DANIA STORM WATER

@ 40.0000

5.46
108.00

\$113.46
\$19,045.97

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: 533527

Paid 12/02/2014 Receipt # 20B-14-00000712 \$18,284.13
12/01/2014 Effective Date Paid By PALMETTO HOSPITALITY OF FUNI

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

504233-39-0011

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

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

DANIA LIVE 1748 LLC
3333 NEW HYDE PARK RD STE 100
NEW HYDE PARK, NY 11042

Vertical text on the right side: \$18,284.13, 20B-14-00000712, Paid By PALMETTO HOSPITALITY OF FUNI, Receipt #, Effective Date, Paid 12/02/2014, 12/01/2014, Return with Payment

504233-44-0010

0413

REALTY INCOME CORP
% PROPERTY TAX SERV CO
PO BOX 543185
DALLAS, TX 75354

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

1800 NW 1 ST
COMMERCE CENTER
OF DANIA 135-44 B
PARCEL "A"

Table with 6 columns: Description, Amount 1, Amount 2, Amount 3, Amount 4, Amount 5. Rows include BROWARD COUNTY COMMISSION, COUNTYWIDE SERVICES, VOTED DEBT, BROWARD CO SCHOOL BOARD, etc.

20.51350

\$35,358.71

04 DANIA FIRE
DS DANIA STORM WATER

@ 40.0000

2,490.66
488.00

\$2,978.66
\$38,337.37

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: 533534

Paid 12/10/2014 Receipt # 01A-14-00002330 \$36,803.88
11/30/2014 Effective Date Paid By FESTIVAL FUN PARKS LLC

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

504233-44-0010

If Postmarked By
Nov 30, 2014

Please Pay
\$0.00

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

REALTY INCOME CORP
% PROPERTY TAX SERV CO
PO BOX 543185
DALLAS, TX 75354

Vertical text on the right side: \$36,803.88, 01A-14-00002330, Paid By FESTIVAL FUN PARKS LLC, Receipt #, Effective Date, Paid 12/10/2014, 11/30/2014, Return with Payment

**BROWARD COUNTY**

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

Folio: 533532

504233-43-0010

0413

DANIA LIVE 1748 LLC  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

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

1500 NW 1 ST  
DANIA OFFICE PARK 130-29 B  
POR OF PAR A DESC AS:COMM AT  
NE COR SAID PAR A;S 165.32 TO  
POB W 259.94,S 266.72,W 191.63,  
S 205.08,E 443.51,N 478.18 TO

BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.45840	3,747,330	0	3,747,330	20,454.43
VOTED DEBT	0.26460	3,747,330	0	3,747,330	991.54
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.93800	3,747,330	0	3,747,330	22,251.64
CAPITAL OUTLAY	1.50000	3,747,330	0	3,747,330	5,621.00
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.05480	3,747,330	0	3,747,330	205.35
OKEECHOBEE BASIN	0.17170	3,747,330	0	3,747,330	643.42
SFWM DISTRICT	0.15770	3,747,330	0	3,747,330	590.95
SOUTH BROWARD HOSPITAL	0.18630	3,747,330	0	3,747,330	698.13
CHILDREN'S SVCS COUNCIL OF BC	0.48820	3,747,330	0	3,747,330	1,829.45
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	3,747,330	0	3,747,330	22,483.23
DEBT SERVICE	0.25950	3,747,330	0	3,747,330	972.43
FL INLAND NAVIGATION	0.03450	3,747,330	0	3,747,330	129.28

20.51350

\$76,870.85

04 DANIA FIRE  
DS DANIA STORM WATER

@ 40.0000

8,244.85  
10,240.00

\$18,484.85  
\$95,355.70

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: 533532

Paid 12/10/2014 Receipt # 01A-14-00002335 \$91,541.47  
11/30/2014 Effective Date Paid By FESTIVAL FUN PARKS LLC

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

504233-43-0010

If Postmarked By  
Nov 30, 2014

Please Pay  
\$0.00

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

DANIA LIVE 1748 LLC  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

01A-14-00002335 \$91,541.47  
Paid By FESTIVAL FUN PARKS LLC  
Paid 12/10/2014 Receipt #  
11/30/2014 Effective Date

Return with Payment



**BROWARD COUNTY**

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

Folio: 533533

01A-14-00002331 \$169,303.08  
Paid By FESTIVAL FUN PARKS LLC  
Receipt #  
Effective Date  
11/30/2014  
Paid 12/10/2014

504233-43-0020

0413

DANIA LIVE 1748 LLC  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

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

1700 NW 1 ST  
DANIA OFFICE PARK 130-29 B  
PT PARCEL A DESC'D AS,BEG AT NW  
COR PARCEL A,ELY ALG N/L 608.27,  
CONT ELY 661.12,SLY 165.32,WLY  
259.94,SLY 266.72,WLY 191.63.SLY

BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.45840	6,984,430	0	6,984,430	38,123.81
VOTED DEBT	0.26460	6,984,430	0	6,984,430	1,848.08
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.93800	6,984,430	0	6,984,430	41,473.54
CAPITAL OUTLAY	1.50000	6,984,430	0	6,984,430	10,476.65
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.05480	6,984,430	0	6,984,430	382.75
OKEECHOBEE BASIN	0.17170	6,984,430	0	6,984,430	1,199.23
SFWMD DISTRICT	0.15770	6,984,430	0	6,984,430	1,101.44
SOUTH BROWARD HOSPITAL	0.18630	6,984,430	0	6,984,430	1,301.20
CHILDREN'S SVCS COUNCIL OF BC	0.48820	6,984,430	0	6,984,430	3,409.80
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	6,984,430	0	6,984,430	41,905.18
DEBT SERVICE	0.25950	6,984,430	0	6,984,430	1,812.46
FL INLAND NAVIGATION	0.03450	6,984,430	0	6,984,430	240.96

20.51350

\$143,275.10

04 DANIA FIRE  
DS DANIA STORM WATER

@ 40.0000

15,690.28  
17,392.00

\$33,082.28  
\$176,357.38

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: 533533

Paid 12/10/2014 Receipt # 01A-14-00002331 \$169,303.08  
11/30/2014 Effective Date Paid By FESTIVAL FUN PARKS LLC

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

504233-43-0020

If Postmarked By  
Nov 30, 2014

Please Pay  
\$0.00

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

DANIA LIVE 1748 LLC  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

Return with Payment

**BROWARD COUNTY**

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

Folio: 533582

504233-55-0010

0413

DANIA LIVE 1748 LLC  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

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

N BRYAN RD  
DANIA BEACH AIR & PORT COMMERCE  
CENTRE 177-81 B  
PARCEL A

BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.45840	4,354,970	0	4,354,970	23,771.17
VOTED DEBT	0.26460	4,354,970	0	4,354,970	1,152.33
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.93800	4,807,440	0	4,807,440	28,546.58
CAPITAL OUTLAY	1.50000	4,807,440	0	4,807,440	7,211.16
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.05480	4,354,970	0	4,354,970	238.65
OKEECHOBEE BASIN	0.17170	4,354,970	0	4,354,970	747.75
SFWMD DISTRICT	0.15770	4,354,970	0	4,354,970	686.78
SOUTH BROWARD HOSPITAL	0.18630	4,354,970	0	4,354,970	811.33
CHILDREN'S SVCS COUNCIL OF BC	0.48820	4,354,970	0	4,354,970	2,126.10
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	4,354,970	0	4,354,970	26,128.95
DEBT SERVICE	0.25950	4,354,970	0	4,354,970	1,130.11
FL INLAND NAVIGATION	0.03450	4,354,970	0	4,354,970	150.25

20.51350

\$92,701.16

04 DANIA FIRE  
DS DANIA STORM WATER

@ 40.0000

3,540.94  
696.00

\$4,236.94  
\$96,938.10

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: 533582

Paid 12/02/2014 Receipt # 05A-14-00001734 \$93,060.58  
11/30/2014 Effective Date Paid By RADC/CADC VENTURE 20102-2 LL

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

504233-55-0010

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

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

DANIA LIVE 1748 LLC  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

05A-14-00001734 \$93,060.58  
Paid By RADC/CADC VENTURE 2010  
Paid 12/02/2014 Receipt #  
11/30/2014 Effective Date  
Return with Payment

**BROWARD COUNTY**

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

Folio: 533527

504233-39-0011

0413

DANIA LIVE 1748 LLC  
3333 NEW HYDE PARK RD STE 100  
NEW HYDE PARK, NY 11042

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

W DANIA BEACH BLVD  
DUKE & DUKE SUBDIVISION 124-48 B  
POR PAR A,DESC AS BEG NW COR PAR  
A,E 363.86,S 258.52,W 108.49,N  
22.84,W 256.64,NLY 230.67 TO POB

BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.45840	864,360	0	864,360	4,718.02
VOTED DEBT	0.26460	864,360	0	864,360	228.71
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.93800	1,025,890	0	1,025,890	6,091.74
CAPITAL OUTLAY	1.50000	1,025,890	0	1,025,890	1,538.83
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.05480	864,360	0	864,360	47.37
OKEECHOBEE BASIN	0.17170	864,360	0	864,360	148.41
SFWMD DISTRICT	0.15770	864,360	0	864,360	136.31
SOUTH BROWARD HOSPITAL	0.18630	864,360	0	864,360	161.03
CHILDREN'S SVCS COUNCIL OF BC	0.48820	864,360	0	864,360	421.98
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	864,360	0	864,360	5,185.99
DEBT SERVICE	0.25950	864,360	0	864,360	224.30
FL INLAND NAVIGATION	0.03450	864,360	0	864,360	29.82

20.51350

\$18,932.51

04 DANIA FIRE  
DS DANIA STORM WATER

@ 40.0000

5.46  
108.00

\$113.46  
\$19,045.97

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: 533527

Paid 12/02/2014 Receipt # 20B-14-00000712 \$18,284.13  
12/01/2014 Effective Date Paid By PALMETTO HOSPITALITY OF FUNI

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

504233-39-0011

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

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

DANIA LIVE 1748 LLC  
3333 NEW HYDE PARK RD STE 100  
NEW HYDE PARK, NY 11042

\$18,284.13  
20B-14-00000712  
Paid By PALMETTO HOSPITALITY OF  
12/02/2014 Receipt #  
12/01/2014 Effective Date

Return with Payment

**BROWARD COUNTY**

504233-47-0010

DANIA LIVE 1748 LLC  
3333 NEW HYDE PARK RD #100  
NEW HYDE PARK, NY 11042

**2014 Paid Real Estate**  
Folio: 533561

0413

**2014 Paid Real Estate**  
Folio: 533561

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

LBX-14-00133474  
Paid By

Effective Date

12/09/2014

11/30/2014

Receipt #

186,64

584,79

537,10

634,51

1,662,74

20,434,48

117,50

181 S BRYAN RD  
SAN-MAR PLAT 142-18 B  
PARCEL "A"  
LESS THAT PART DESC. AS  
BEG. AT NE COR. OF PAR A;  
5,440'. W. 2070 P.O.B. THEN CONT.

BROWARD COUNTY COMMISSION

COUNTYWIDE SERVICES

VOTED DEBT

BROWARD CO SCHOOL BOARD

GENERAL FUND

CAPITAL OUTLAY

SO FLORIDA WATER MANAGEMENT

EVERGLADES C.P.

OKEECHOBEE BASIN

SOUTH BROWARD HOSPITAL

CHILDREN'S SVCS COUNCIL OF BC

CITY OF DANIA BEACH

DANIA BEACH OPER

DEBT SERVICE

FL INLAND NAVIGATION

5,45840	3,405,860	0	3,405,860	0.03450
0.26460	3,405,860	0	3,405,860	0.25950
5.93800	3,405,860	0	3,405,860	5.99980
1.50000	3,405,860	0	3,405,860	0.18630
0.05480	3,405,860	0	3,405,860	0.15770
0.17170	3,405,860	0	3,405,860	0.17170
0.15770	3,405,860	0	3,405,860	0.15770
0.18630	3,405,860	0	3,405,860	0.18630
0.48820	3,405,860	0	3,405,860	0.48820
5.99980	3,405,860	0	3,405,860	5.99980
0.25950	3,405,860	0	3,405,860	0.25950
0.03450	3,405,860	0	3,405,860	0.03450

20.51350

\$69,866.10

04 DANIA FIRE  
DS DANIA STORM WATER

@ 40.0000

412.25  
44.00

\$456.25

\$70,322.35

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

**BROWARD COUNTY**

2014 Paid Real Estate

Folio: 533561

**Notice of Ad Valorem Tax and Non-Ad Valorem Assessments**

Paid 12/09/2014 Receipt # LBX-14-00133474

Effective Date Paid By 11/30/2014

\$67,509.46

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

504233-47-0010

If Postmarked By

Nov 30, 2014

Please Pay \$0.00

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

DANIA LIVE 1748 LLC  
3333 NEW HYDE PARK RD #100  
NEW HYDE PARK, NY 11042

Return with Payment

**BROWARD COUNTY**

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

Folio: 533512

504233-33-0010

0413

DISCOUNT AUTO PARTS INC  
% ADVANCE STORES CO INC #9183  
PO BOX 2710  
ROANOKE, VA 24001

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

1750 STIRLING RD  
THE GADDIS PLAT 112-7 B  
TRACT A LESS 12' TURNLANE  
AS DESC'D IN OR 22120/521 AND  
LESS E 172.85 AS DESC'D IN  
OR 31840/1416

BROWARD COUNTY COMMISSION						
COUNTYWIDE SERVICES	5.45840	1,145,720	0	1,145,720	6,253.80	
VOTED DEBT	0.26460	1,145,720	0	1,145,720	303.16	
BROWARD CO SCHOOL BOARD						
GENERAL FUND	5.93800	1,145,720	0	1,145,720	6,803.29	
CAPITAL OUTLAY	1.50000	1,145,720	0	1,145,720	1,718.58	
SO FLORIDA WATER MANAGEMENT						
EVERGLADES C.P.	0.05480	1,145,720	0	1,145,720	62.79	
OKEECHOBEE BASIN	0.17170	1,145,720	0	1,145,720	196.72	
SFWMD DISTRICT	0.15770	1,145,720	0	1,145,720	180.68	
SOUTH BROWARD HOSPITAL	0.18630	1,145,720	0	1,145,720	213.45	
CHILDREN'S SVCS COUNCIL OF BC	0.48820	1,145,720	0	1,145,720	559.34	
CITY OF DANIA BEACH						
DANIA BEACH OPER	5.99980	1,145,720	0	1,145,720	6,874.09	
DEBT SERVICE	0.25950	1,145,720	0	1,145,720	297.31	
FL INLAND NAVIGATION	0.03450	1,145,720	0	1,145,720	39.53	

20.51350

\$23,502.74

04 DANIA FIRE  
DS DANIA STORM WATER

@ 40.0000

2,615.04  
1,892.00

\$4,507.04  
\$28,009.78

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: 533512

Paid 11/26/2014 Receipt # 04A-14-00001004 \$26,889.39  
Paid By ADV AUTO BUSINESS SUPPORT LI

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

504233-33-0010

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

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

DISCOUNT AUTO PARTS INC  
% ADVANCE STORES CO INC #9183  
PO BOX 2710  
ROANOKE, VA 24001

04A-14-00001004 \$26,889.39  
Paid By ADV AUTO BUSINESS SUPP

Paid 11/26/2014 Receipt #

Return with Payment

BROWARD COUNTY

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

Folio: 533513

\$6,532.44

504233-33-0011

0413

DANIA LIVE 1748 LLC  
3333 NEW HYDE PARK RD #100  
NEW HYDE PARK, NY 11042

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

STIRLING RD  
THE GADDIS PLAT 112-7 B  
E 172.85 OF TRACT A LESS  
12' TURNLANE AS DESC'D IN  
OR 22120/521

BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.45840	316,890	0	316,890	1,729.71
VOTED DEBT	0.26460	316,890	0	316,890	83.85
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.93800	338,240	0	338,240	2,008.47
CAPITAL OUTLAY	1.50000	338,240	0	338,240	507.36
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.05480	316,890	0	316,890	17.37
OKEECHOBEE BASIN	0.17170	316,890	0	316,890	54.41
SFWM DISTRICT	0.15770	316,890	0	316,890	49.97
SOUTH BROWARD HOSPITAL	0.18630	316,890	0	316,890	59.04
CHILDREN'S SVCS COUNCIL OF BC	0.48820	316,890	0	316,890	154.71
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	316,890	0	316,890	1,901.28
DEBT SERVICE	0.25950	316,890	0	316,890	82.23
FL INLAND NAVIGATION	0.03450	316,890	0	316,890	10.93

20.51350

\$6,659.33

04 DANIA FIRE  
DS DANIA STORM WATER

@ 40.0000

117.30  
28.00

\$145.30  
\$6,804.63

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: 533513

Paid 12/09/2014 Receipt # LBX-14-00133474 \$6,532.44  
11/30/2014 Effective Date Paid By

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

504233-33-0011

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

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

DANIA LIVE 1748 LLC  
3333 NEW HYDE PARK RD #100  
NEW HYDE PARK, NY 11042

LBX-14-00133474  
Paid 12/09/2014 Receipt #  
11/30/2014 Effective Date Paid By  
Return with Payment

504233-05-0020

0413

DANIA LIVE 1748 LLC  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

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

NW 2 ST  
HOLLYWOOD PALMS REAMEN PLAT  
36-46 B  
TRACT A S 295

BROWARD COUNTY COMMISSION						
COUNTYWIDE SERVICES	5.45840	89,650	0	89,650	489.35	
VOTED DEBT	0.26460	89,650	0	89,650	23.72	
BROWARD CO SCHOOL BOARD						
GENERAL FUND	5.93800	89,650	0	89,650	532.34	
CAPITAL OUTLAY	1.50000	89,650	0	89,650	134.47	
SO FLORIDA WATER MANAGEMENT						
EVERGLADES C.P.	0.05480	89,650	0	89,650	4.91	
OKEECHOBEE BASIN	0.17170	89,650	0	89,650	15.39	
SFWM DISTRICT	0.15770	89,650	0	89,650	14.14	
SOUTH BROWARD HOSPITAL	0.18630	89,650	0	89,650	16.70	
CHILDREN'S SVCS COUNCIL OF BC	0.48820	89,650	0	89,650	43.77	
CITY OF DANIA BEACH						
DANIA BEACH OPER	5.99980	89,650	0	89,650	537.88	
DEBT SERVICE	0.25950	89,650	0	89,650	23.26	
FL INLAND NAVIGATION	0.03450	89,650	0	89,650	3.09	

20.51350

\$1,839.02

04 DANIA FIRE  
DS DANIA STORM WATER

@ 40.0000

2,447.02  
96.00

\$2,543.02

\$4,382.04

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: 533097

Paid 12/10/2014 Receipt # 01A-14-00002328 \$4,206.76  
11/30/2014 Effective Date Paid By FESTIVAL FUN PARKS LLC

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

504233-05-0020

If Postmarked By  
Nov 30, 2014

Please Pay  
\$0.00

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

DANIA LIVE 1748 LLC  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

Paid 12/10/2014 Receipt # 01A-14-00002328 Effective Date 11/30/2014 Paid By FESTIVAL FUN PARKS LLC \$4,206.76

Return with Payment

BROWARD COUNTY

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

Folio: 533087

504233-03-0050

0413

DANIA LIVE 1748 LLC  
% KIMCO REALTY CORP  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

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

NW 1 ST  
TIGERTAIL GROVE RESUB 30-20 B  
N1/2 OF VACATED TIGERTAIL BLVD  
LYING BET BLK 4 & 7 LESS  
N 7.5

BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.45840	8,060	0	8,060	43.99
VOTED DEBT	0.26460	8,060	0	8,060	2.13
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.93800	8,060	0	8,060	47.86
CAPITAL OUTLAY	1.50000	8,060	0	8,060	12.09
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.05480	8,060	0	8,060	0.44
OKEECHOBEE BASIN	0.17170	8,060	0	8,060	1.38
SFWMD DISTRICT	0.15770	8,060	0	8,060	1.27
SOUTH BROWARD HOSPITAL	0.18630	8,060	0	8,060	1.50
CHILDREN'S SVCS COUNCIL OF BC	0.48820	8,060	0	8,060	3.93
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	8,060	0	8,060	48.36
DEBT SERVICE	0.25950	8,060	0	8,060	2.09
FL INLAND NAVIGATION	0.03450	8,060	0	8,060	0.28

20.51350

\$165.32

04 DANIA FIRE  
DS DANIA STORM WATER

@ 40.0000

128.22  
20.00

\$148.22  
\$313.54

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: 533087

Paid 12/10/2014 Receipt # 01A-14-00002329 \$301.00  
11/30/2014 Effective Date Paid By FESTIVAL FUN PARKS LLC

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

504233-03-0050

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

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

DANIA LIVE 1748 LLC  
% KIMCO REALTY CORP  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

\$301.00  
01A-14-00002329  
Paid By FESTIVAL FUN PARKS LLC  
Paid 12/10/2014 Receipt #  
11/30/2014 Effective Date

Return with Payment



BROWARD COUNTY

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

Folio: 533091

504233-03-0090

0413

DANIA LIVE 1748 LLC  
% KIMCO REALTY CORP  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

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

1801 NW 1 ST  
TIGERTAIL GROVE RESUB 30-20 B  
BLK 7 & S1/2 OF VAC TIGERTAIL  
BLVD LYING BET BLK 7 & BLK 4

BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.45840	2,496,080	0	2,496,080	13,624.60
VOTED DEBT	0.26460	2,496,080	0	2,496,080	660.46
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.93800	2,496,080	0	2,496,080	14,821.73
CAPITAL OUTLAY	1.50000	2,496,080	0	2,496,080	3,744.12
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.05480	2,496,080	0	2,496,080	136.79
OKEECHOBEE BASIN	0.17170	2,496,080	0	2,496,080	428.58
SFWM DISTRICT	0.15770	2,496,080	0	2,496,080	393.63
SOUTH BROWARD HOSPITAL	0.18630	2,496,080	0	2,496,080	465.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	2,496,080	0	2,496,080	1,218.59
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	2,496,080	0	2,496,080	14,975.98
DEBT SERVICE	0.25950	2,496,080	0	2,496,080	647.73
FL INLAND NAVIGATION	0.03450	2,496,080	0	2,496,080	86.11
		20.51350			\$51,203.34

04 DANIA FIRE					697.35
DS DANIA STORM WATER			@ 40.0000		11,420.00

\$12,117.35  
\$63,320.69

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: 533091

Paid 12/10/2014 Receipt # 01A-14-00002337 \$60,787.86  
11/30/2014 Effective Date Paid By FESTIVAL FUN PARKS LLC

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

504233-03-0090

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

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

DANIA LIVE 1748 LLC  
% KIMCO REALTY CORP  
1 OAKWOOD BLVD STE 70  
HOLLYWOOD, FL 33020

Paid 12/10/2014 Receipt # 01A-14-00002337 \$60,787.86  
11/30/2014 Effective Date Paid By FESTIVAL FUN PARKS LLC  
Return with Payment

BROWARD COUNTY

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

Folio: 533058

504233-00-0652

0413

KARL W ADLER TR ADLER,KARL W TRSTEE 1700 NE 26 ST SUITE 4 WILTON MANORS, FL 33305-1430

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

STIRLING RD 33-50-42 BEG AT INTER N R/W/L OF RD & A LINE 100 W OF THE E LINE OF W1/2 OF SE1/4 OF SW1/4 OF SE1/4,WLY 439.85 TO POB,CONT

Table with 6 columns: Description, Amount 1, Amount 2, Amount 3, Amount 4, Amount 5. Rows include BROWARD COUNTY COMMISSION, COUNTYWIDE SERVICES, VOTED DEBT, BROWARD CO SCHOOL BOARD, etc.

20.51350

\$2,184.14

04 DANIA FIRE DS DANIA STORM WATER

@ 40.0000

90.02 16.00

\$106.02 \$2,290.16

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: 533058

Paid 12/30/2014 Receipt # 036-14-00000384 \$2,198.55 11/30/2014 Effective Date Paid By KARL W ADLER TR ADLER,KARL W

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

504233-00-0652

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

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

KARL W ADLER TR ADLER,KARL W TRSTEE 1700 NE 26 ST SUITE 4 WILTON MANORS, FL 33305-1430

Vertical text on the right side: \$2,198.55 036-14-00000384 Paid By KARL W ADLER TR ADLER,KARL W 12/30/2014 Receipt # 11/30/2014 Effective Date Paid

Return with Payment

504233-39-0013

0413

DANIA LIVE 1748 LLC
3333 NEW HYDE PARK RD #100
NEW HYDE PARK, NY 11042

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

SW 18 AVE
DUKE & DUKE SUBDIVISION 124-48 B
POR OF PAR A,POR LOTS 1-6,BLK 1
DOUGLASE HILL 12-45 B & POR SW 1
ST ABANDONED PER OR 29499/803
DESC AS:COMM NW COR SAID PAR A.

Table with columns for item name, amount, and total. Includes items like BROWARD COUNTY COMMISSION, COUNTYWIDE SERVICES, BROWARD CO SCHOOL BOARD, etc.

20.28920

\$162.92

04 DANIA FIRE

116.62

\$116.62

\$279.54

Table with columns: If Postmarked By, Nov 30, 2015, Dec 31, 2015, Jan 31, 2016, Feb 29, 2016, Mar 31, 2016. Includes 'Please Pay' amounts.

BROWARD COUNTY

2015 Real Estate Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 535509

100000000000000000000000005355092015000000279540000000000003

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

504233-39-0013

Table with columns: If Postmarked By, Please Pay. Includes dates and amounts like Nov 30, 2015 \$268.36.

Return with Payment

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

DANIA LIVE 1748 LLC
3333 NEW HYDE PARK RD #100
NEW HYDE PARK, NY 11042

504233-39-0013

0413

DANIA LIVE 1748 LLC  
3333 NEW HYDE PARK RD #100  
NEW HYDE PARK, NY 11042

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

SW 18 AVE  
DUKE & DUKE SUBDIVISION 124-48 B  
POR OF PAR A, POR LOTS 1-6, BLK 1  
DOUGLASE HILL 12-45 B & POR SW 1  
ST ABANDONED PER OR 29499/803  
DESC AS: COMM NW COR SAID PAR A,

BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.47410	8,030	0	8,030	43.96
VOTED DEBT	0.24890	8,030	0	8,030	2.00
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.70300	8,030	0	8,030	45.80
CAPITAL OUTLAY	1.50000	8,030	0	8,030	12.04
VOTER APPROVED DEBT LEVY	0.07100	8,030	0	8,030	0.57
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.05060	8,030	0	8,030	0.41
OKEECHOBEE BASIN	0.15860	8,030	0	8,030	1.27
SFWM DISTRICT	0.14590	8,030	0	8,030	1.17
SOUTH BROWARD HOSPITAL	0.17370	8,030	0	8,030	1.39
CHILDREN'S SVCS COUNCIL OF BC	0.48820	8,030	0	8,030	3.92
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	8,030	0	8,030	48.18
DEBT SERVICE	0.24340	8,030	0	8,030	1.95
FL INLAND NAVIGATION	0.03200	8,030	0	8,030	0.26

20.28920 \$162.92

04 DANIA FIRE 116.62

\$116.62

\$279.54

If Postmarked By	Nov 30, 2015	Dec 31, 2015	Jan 31, 2016	Feb 29, 2016	Mar 31, 2016
Please Pay	\$268.36	\$271.15	\$273.95	\$276.74	\$279.54

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

504233-39-0013

If Postmarked By	Please Pay
Nov 30, 2015	\$268.36
Dec 31, 2015	\$271.15
Jan 31, 2016	\$273.95
Feb 29, 2016	\$276.74
Mar 31, 2016	\$279.54

Return with Payment

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

DANIA LIVE 1748 LLC  
3333 NEW HYDE PARK RD #100  
NEW HYDE PARK, NY 11042

504233-39-0012

0413

DANIA LIVE 1748 LLC
3333 NEW HYDE PARK RD #100
NEW HYDE PARK, NY 11042

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

W DANIA BEACH BLVD
DUKE & DUKE SUBDIVISION 124-48 B
POR OF PAR A DESC AS:COMM NW COR
PAR A, E 363.86 TO POB,CONT E
148.01,S 260.58,W 148,N 258.52
TO POB

Table with 6 columns: Description, Amount 1, Amount 2, Amount 3, Amount 4, Amount 5. Rows include BROWARD COUNTY COMMISSION, COUNTYWIDE SERVICES, VOTED DEBT, BROWARD CO SCHOOL BOARD, GENERAL FUND, CAPITAL OUTLAY, VOTER APPROVED DEBT LEVY, SO FLORIDA WATER MANAGEMENT, EVERGLADES C.P., OKEECHOBEE BASIN, SFWMD DISTRICT, SOUTH BROWARD HOSPITAL, CHILDREN'S SVCS COUNCIL OF BC, CITY OF DANIA BEACH, DANIA BEACH OPER, DEBT SERVICE, FL INLAND NAVIGATION.

20.28920

\$77.90

04 DANIA FIRE

285.08

\$285.08

\$362.98

Table with 6 columns: Description, Nov 30, 2015, Dec 31, 2015, Jan 31, 2016, Feb 29, 2016, Mar 31, 2016. Row: If Postmarked By Please Pay.

10000000000000000000000000535508201500000036298000000000003

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

504233-39-0012

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

DANIA LIVE 1748 LLC
3333 NEW HYDE PARK RD #100
NEW HYDE PARK, NY 11042

Table with 2 columns: Description, Amount. Rows: If Postmarked By Please Pay, Nov 30, 2015 \$348.46, Dec 31, 2015 \$352.09, Jan 31, 2016 \$355.72, Feb 29, 2016 \$359.35, Mar 31, 2016 \$362.98.

Return with Payment

Search No.: 15-822-1A

**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**

<b>RIGHTS-OF-WAY:</b>	<b>SEE ATTACHED</b>
<b>MAINTENANCE MAPS:</b>	<b>SEE ATTACHED</b>
<b>EASEMENTS:</b>	<b>SEE ATTACHED</b>
<b>TITF RESERVATIONS:</b>	<b>SEE ATTACHED</b>
<b>RELEASES/QUIT-CLAIMS or other CONVEYANCES OR RESERVATIONS:</b>	<b>SEE ATTACHED</b>
<b>SHOWN FOR REFERENCE:</b>	<b>SEE ATTACHED</b>

**\*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 9<sup>th</sup> day of June 2015, at 11:00 P.M.

Paramount Title Services, Inc.

  
Evelyn Branas  
Examiner

Search No.: 15-822-1A

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**EXHIBIT "A"**

That certain portion of I-95, lying in **SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST**, and **SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST**, bounded on the North by the Easterly projection of **PARCEL A THE NCL PLAT PB 150-50**, and on the South by the Easterly projection of **PARCEL A OF STIRLING SUITES PB 174-120**.

Together with:

That certain portion of **BRYAN ROAD**, lying in **SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST** and in **SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST**, and bounded on the North by the easterly projection of the **TRACT A OF RE-AMENDED PLAT OF HOLLYWOOD PALMS PB 36-38**, and on the South by the South line of the **STIRLING ROAD**.

Together with:

That certain portion of **STIRLING ROAD (SW 2 street)**, lying in **SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST** and in **SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST**, bounded on the East by the Southerly projection of the **TRACT A OF SYMONS PLAT PB 82-49**, and on the West by the easterly projection of **PARCEL A OF STIRLING ROAD PLAZA PB 178-112**, said lands situate lying and being in Broward County, Florida .

Search No.: 15-822-1A

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**RIGHTS-OF-WAY:**

1. **WARRANTY DEED:** I.S. Mizell and Minnie Mizell, his wife TO Broward County, dated July 22, 1944, filed in Deed Book 631, Page 431.
2. **WARRANTY DEED:** Miriam W. Hall, a widow TO the State of Florida, dated January 15, 1951, filed January 19, 1951 in Deed Book 719, Page 379.
3. **QUIT CLAIM DEED:** Ralph M. Barnes and May G. Barnes, his wife TO the State of Florida, dated January 6, 1954, filed January 26, 1954 in O.R. Book 91, Page 451.
4. **QUIT CLAIM DEED:** Edith Slavins and John J. Slavins, her husband TO the State of Florida, dated January 4, 1954, filed January 26, 1954 in O.R. Book 91, Page 453.
5. **QUIT CLAIM DEED:** J.Q. Barnes, a single man TO the State of Florida, dated January 8, 1954, filed January 26, 1954 in O.R. Book 91, Page 455.
6. **WARRANTY DEED:** Paul Piccirillo and Lena A. Piccirillo, husband and wife TO City of Dania, Florida, dated March 6, 1963, filed March 11, 1963 in O.R. Book 2559, Page 84.
7. **SPECIAL WARRANTY DEED:** S.P. Snyder and Son, Inc, a Florida corporation TO Broward County, dated February 13, 1964, filed February 17, 1964 in O.R. Book 2755, Page 708.
8. **WARRANTY DEED:** Charles Jordan and Lucille G. Jordan, his wife TO Broward County, a political subdivision of the State of Florida, dated February 29, 1964, filed March 4, 1964 in O.R. Book 2764, Page 994.
9. **WARRANTY DEED:** Luther Ernest Hill and Elizabeth Louise Hill, his wife TO Broward County, a political subdivision of the State of Florida, dated February 28, 1964, filed March 4, 1964 in O.R. Book 2764, Page 996.
10. **QUIT CLAIM DEED:** Charles Herdman and Teresa Herdman, his wife, Angelo Cataldi and Onorene Cataldi, his wife TO Broward County, a political subdivision of the State of Florida, dated March 17, 1964, filed March 27, 1964 in O.R. Book 2780, Page 402.
11. **WARRANTY DEED:** Charles E. Roberts, Jr. and Lorraine J. Roberts, his wife TO Broward County, a political subdivision of the State of Florida, dated April 29, 1964, filed May 12, 1964 in O.R. Book 2806, Page 86.
12. **WARRANTY DEED:** James B. Thorpe and Beatrice R. Thorpe, his wife TO Broward County, a political subdivision of the State of Florida, dated September 18, 1964, filed September 24, 1964 in O.R. Book 2879, Page 146.
13. **WARRANTY DEED:** Sidney Sparer and Sally Sparer, his wife TO Broward County, a political subdivision of the State of Florida, dated December 14, 1967, filed December 20, 1967 in O.R. Book 3559, Page 291.
14. **QUIT CLAIM DEED:** Edward Hatch, a single man a/k/a Ed Hatch TO Broward County, a political subdivision of the State of Florida, dated July 7, 1966, filed January 3, 1968 in O.R. Book 3570, Page 887.
15. **QUIT CLAIM DEED:** Donald A. Wells and Mary C. Wells, his wife TO Broward County, a political subdivision of the State of Florida, dated July 7, 1966, filed January 3 1968 in O.R. Book 3570, Page 888.
16. **QUIT CLAIM DEED:** Florida Silica Sand, Inc., a Florida corporation TO Broward County, a political subdivision of the State of Florida, dated July 11, 1966, filed January 2, 1968 in O.R. Book 3570, Page 889.
17. **QUIT CLAIM DEED:** Key Investments, Inc., a Tennessee corporation TO Broward County, a political subdivision of the State of Florida, dated August 11, 1966, filed January 3, 1968 in O.R. Book 3570, Page 890.
18. **QUIT CLAIM DEED:** William F. Brooks and Emmy Brooks, his wife TO Broward County, a political subdivision of the State of Florida, dated July 24, 1966, filed January 3, 1966 in O.R. Book 3570, Page 891.
19. **QUIT CLAIM DEED:** Edward J. Baxter and Guilda B. Baxter, his wife, and J. Murray Bryan and Hazel Bryan, his wife and Lourcey Bryan and Grace Bryan, his wife TO Broward County, a political subdivision of the State of Florida, dated July 13, 1966, filed January 10, 1968 in O.R. Book 3575, Page 138.
20. **WARRANTY DEED:** Warren Prescott and Hazel Prescott, his wife TO Broward County, a political subdivision of the State of Florida, dated May 6, 1968, filed May 14, 1968 in O.R. Book 3662, Page 779.
21. **WARRANTY DEED:** Ernest Klatt and Violet M. Klatt, his wife TO Broward County, a political subdivision of the State of Florida, dated January 11, 1968, filed February 19, 1970 in O.R. Book 4144, Page 692.



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22. **WARRANTY DEED:** Viola A. Larson, joined by her husband John D. Larson TO Broward County, a political subdivision of the State of Florida, dated April 26, 1973, filed May 9, 1973 in O.R. Book 5274, Page 742.
23. **QUIT CLAIM DEED:** Viola A. Larson joined by her husband John D. Larson to Broward County, a political subdivision of the State of Florida, dated February 19, 1976, filed March 2, 1976 in O.R. Book 6507, Page 130.
24. **QUIT CLAIM DEED:** Robert L. Grant, as Trustee TO Broward County, a political subdivision of the State of Florida, dated May 24, 1979, filed June 7, 1979 in O.R. Book 8256, Page 335.
25. **QUIT CLAIM DEED:** Robert L. Grant, individually and as Trustee, joined by Rita Grant, his wife TO City of Hollywood, a Florida municipal corporation, dated September 13, 1979, filed October 6, 1979 in O.R. Book 8484, Page 213.
26. **WARRANTY DEED:** Clinton F. Hill and Anita Hill, his wife TO Broward County, a political subdivision of the State of Florida, dated October 4, 1979, filed October 17, 1979 in O.R. Book 8504, Page 392.
27. **WARRANTY DEED:** Salvatore Studiale and Celia Studiale, his wife TO Broward County, a body corporate and political subdivision of the State of Florida, dated September 8, 1980, filed September 16, 1980 in O.R. Book 9124, Page 343.
28. **WARRANTY DEED:** Clinton F. Hill and Anita Hill, his wife TO Broward County, a body corporate and political subdivision of the State of Florida, dated September 19, 1980, filed September 23, 1980 in O.R. Book 9140, Page 172.
29. **WARRANTY DEED:** Clinton F. Hill and Anita Hill, his wife TO Broward County, a body corporate and political subdivision of the State of Florida, dated September 19, 1980, filed September 23, 1980 in O.R. Book 9140, Page 180.
30. **WARRANTY DEED:** Florida Silica Sand Company, Inc., a Florida corporation TO Broward County, a body corporate and political subdivision of the State of Florida, dated October 1, 1980, filed October 14, 1980 in O.R. Book 9179, Page 827.
31. **WARRANTY DEED:** Florida Silica Sand Co., Inc., a Florida corporation TO Broward County, a body corporate and political subdivision of the State of Florida, dated October 1, 1980, filed October 14, 1980 in O.R. Book 9179, Page 830.
32. **WARRANTY DEED:** S.P. Snyder & Son, Inc. TO Broward County, a body corporate and political subdivision of the State of Florida, dated October 24, 1980, filed October 31, 1980 in O.R. Book 9215, Page 445.
33. **PARTIAL SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS:** John L.A. Bond TO Broward County, a body corporate and political subdivision of the State of Florida, dated September 24, 1980, filed October 31, 1980 in O.R. Book 9215, Page 448.
34. **WARRANTY DEED:** Marie Hines, a single woman and Elaine Hines, a single woman TO Broward County, a body corporate and political subdivision of the State of Florida, dated October 28, 1980, filed November 4, 1980 in O.R. Book 9220, Page 852.
35. **WARRANTY DEED:** Andrew B. Greenman and Bernard S. Schreft TO Broward County, a body corporate and political subdivision of the State of Florida, dated October 30, 1980, filed November 12, 1980 in O.R. Book 9237, Page 14.
36. **WARRANTY DEED:** Symons Corporation, a Delaware corporation TO Broward County, a body corporate and political subdivision of the State of Florida, dated October 28, 1980, filed December 12, 1980 in O.R. Book 9299, Page 170.
37. **WARRANTY DEED:** The Florida Audubon Society, a Florida corporation TO Broward County, a body corporate and political subdivision of the State of Florida, dated December 8, 1980, filed January 29, 1981 in O.R. Book 9385, Page 836.
38. **QUIT CLAIM DEED:** Ruth Burchell, a single woman Broward County, dated September 18, 1980, filed January 29, 1981 in O.R. Book 9385, Page 939.
39. **QUIT CLAIM DEED:** John W. Burchell TO Broward County, dated September 5, 1980, filed January 29, 1981 in O.R. Book 9385, Page 841.

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40. **WARRANTY DEED:** Petroleum Facilities, Inc., a Delaware corporation TO Broward County, a body corporate and political subdivision of the State of Florida, dated June 11, 1981, filed June 23, 1981 in O.R. Book 9651, Page 386.
41. **WARRANTY DEED:** John M. Stickney TO Broward County, a body corporate and political subdivision of the State of Florida, dated May 6, 1981, filed June 23, 1981 in O.R. Book 9651, Page 397.
42. **SPECIAL WARRANTY DEED:** Exxon Corporation, a New Jersey corporation, successor by merger to Humble Oil Refining Company TO Broward County, a body corporate and political subdivision of the State of Florida, dated August 17, 1981, filed September 11, 1981 in O.R. Book 9790, Page 478.
43. **WARRANTY DEED:** Texaco, Inc., a Delaware corporation TO Broward County, a body corporate and political subdivision of the State of Florida, dated May 11, 1983, filed July 20, 1984 in O.R. Book 11871, Page 823.
44. **RESOLUTION:** Board of County Commissioners of Broward County, Florida TO the Public, dated September 9, 1986, filed September 25, 1986 in O.R. Book 13700, Page 418.
45. **WARRANTY DEED:** Louis Stinson, Jr., as Trustee TO Broward County, a body corporate and political subdivision of the State of Florida, dated June 16, 1986, filed June 11, 1987 in O.R. Book 14520, Page 726.
46. **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.
47. **WARRANTY DEED:** Chevron U.S.A., Inc., a Pennsylvania corporation TO State of Florida Department of Transportation, dated July 8, 1993, filed July 13, 1993 in O.R. Book 20873, Page 175.
48. **RESOLUTION:** Board of County Commissioners of Broward County, Florida TO the Public, dated July 13, 1993, filed July 28, 1993 in O.R. Book 20916, Page 417.
49. **WARRANTY DEED:** Discount Auto Parts, Inc., a Florida corporation TO Broward County, a body corporate and political subdivision of the State of Florida, dated April 12, 1994, filed May 10, 1994 in O.R. Book 22120, Page 521.
50. **CORRECTIVE EMINENT DOMAIN RESOLUTION:** State of Florida Department of Transportation TO the Public, dated February 1, 1995, filed February 8, 1995 in O.R. Book 23119, Page 715.
51. **EMINENT DOMAIN RESOLUTION:** State of Florida Department of Transportation TO the Public, dated March 31, 1995, filed April 18, 1995 in O.R. Book 23349, Page 821.
52. **ORDER OF TAKING:** State of Florida Department of Transportation VS Jeanne Towne, et al, dated June 13, 1995, filed June 20, 1995 in O.R. Book 23583, Page 223.
53. **STIPULATED ORDER OF TAKING:** State of Florida Department of Transportation VS Star Enterprises, a New York general partnership, dated September 26, 1995, filed October 5, 1995 in O.R. Book 23994, Page 236.
54. **RESOLUTION:** Board of County Commissioners of Broward County, Florida TO the Public, dated April 13, 1999, filed May 29, 1999 in O.R. Book 29499, Page 803.
55. **QUIT CLAIM DEED:** LVP Ft. Lauderdale parcel LLC, a Delaware limited liability company TO Broward County, a political subdivision of the state of Florida, dated October 15, 2013, filed December 4, 2014 in O.R. Book 51292, Page 571.
56. **QUIT CLAIM DEED:** Broward County, a political subdivision of the State of Florida TO State of Florida Department of Transportation, dated December 2, 2014, filed December 4, 2014 in O.R. Book 51292, Page 586.

**MAINTENANCE MAPS:**

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

Search No.: 15-822-1A

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6. **RIGHT OF WAY MAP:** Book 6, Page 17

**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 AMENDED PLAT HOLLYWOOD PALMS, Plat Book 10, Page 65, Public Records Broward County, Florida...
3. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF DOUGLAS HILL, Plat book 12, Page 45, Public Records Broward County, Florida.
4. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF WEST MOORLAND, Plat Book 19, Page 8, Public Records Broward County, Florida.
5. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF TIGERTAIL GROVE RESUBDIVISION, Plat Book 30, Page 20, Public Records Broward County, Florida.
6. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF RE-AMENDED PLAT OF HOLLYWOOD PALMS, Plat Book 36, Page 48, Public Records Broward County, Florida.
7. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF SYMONS PLAT, Plat Book 82, Page 49, Public Records Broward County, Florida.
8. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF CLARKE SUBDIVISION, Plat Book 101, Page 32, Public Records Broward County, Florida...
9. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF THE GADDIS PLAT, Plat Book 112, Page 7, Public Records Broward County, Florida.
10. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF COLONIAL SQUARE, Plat Book 114, Page 32, Public Records Broward County, Florida.
11. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF IM I LANDS, Plat Book 116, Page 24, Public Records Broward County, Florida.
12. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF HOLLYWOOD COMMERCIAL CENTER, Plat Book 119, Page 36, Public Records Broward County, Florida.
13. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF DUKE & DUKE SUBDIVISION, Plat Book 124, Page 18, Public Records Broward County, Florida.
14. 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.
15. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF DANIA OFFICE PARK, Plat book 130, Page 29, Public Records Broward County, Florida.
16. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF COMMERCE CENTER OF DANIA, Plat Book 135, Page 44, Public Records Broward County, Florida.
17. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF SAN - MAR PLAT, Plat Book 142, Page 18, Public Records Broward County, Florida.
18. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF KRILICH PLAT, Plat Book 142, Page 19, Public Records Broward County, Florida.
19. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF THE NCL PLAT, Plat Book 150, Page 50, Public Records Broward County, Florida.

Search No.: 15-822-1A

20. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF BRYAN ROAD WAREHOUSES, Plat Book 170, Page 112, Public Records Broward County, Florida.
21. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF HILTON GARDENS AT STIRLING ROAD, Plat Book 171, Page 14, Public Records Broward County, Florida.
22. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF STIRLING SUITES, Plat Book 174, Page 120, Public Records Broward County, Florida.
23. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF DANIA BEACH AIR & PORT COMMERCE CENTRE, Plat Book 177, Page 81.
24. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF STIRLING ROAD PLAZA, Plat Book 178, Page 112, Public Records Broward County, Florida.
25. EASEMENT: Key Investments Company, Inc., a Tennessee corporation TO City of Dania, a Florida municipal corporation, dated November 6, 1967, filed July 30, 1968 in O.R. Book 3715, Page 31.
26. GRANT OF EASEMENT: Robert L. Grant, individually and as Trustee TO Robert L. Grant, individually and as Trustee, dated October 26, 1978, filed October 27, 1978 in O.R. Book 7840, Page 382.
27. EASEMENT DEED: Robert L. Grant, Trustee TO City of Hollywood, a Florida municipal corporation, dated June 7, 1979, filed June 8, 1979 in O.R. Book 8259, Page 219.
28. EASEMENT DEED: Robert L. Grant, Trustee TO City of Hollywood, a Florida municipal corporation, dated May 21, 1979, filed July 16, 1976 in O.R. Book 8327, Page 37.
29. UTILITY EASEMENT DEED: EASEMENT DEED: Robert L. Grant, Trustee TO City of Hollywood, a Florida municipal corporation, dated May 15, 1980, filed July 9, 1980 in O.R. Book 8999, Page 601.
30. ROAD CONTRIBUTION AGREEMENT: Broward County, a political subdivision of the State of Florida AND Jesse P. Gaddis, dated February 4, 1982, filed February 5, 1982 in O.R. Book 10018, Page 466.
31. EASEMENT DEED: Land 'N' Sea Distributing, Inc. TO Broward County, a political subdivision of the State of Florida, dated March 22, 1984, filed April 10, 1984 in O.R. Book 11713, Page 754.
32. EASEMENT DEED: Land 'N' Sea Distributing, Inc. TO Broward County, a political subdivision of the State of Florida, dated March 22, 1984, filed April 10, 1984 in O.R. Book 11713, Page 755.
33. RESOLUTION: Board of County Commissioners of Broward County, Florida TO the Public, dated May 17, 1984, filed June 4, 1984 in O.R. Book 11751, Page 275.
34. EASEMENT DEED: Philip Brian Pegram and Betty Pegram, his wife TO City of Dania, a Florida municipal corporation, dated May 21, 1984, filed June 18, 1984 in O.R. Book 11787, Page 787.
35. EASEMENT: Florida Steel Corporation, a Florida corporation TO City of Dania, a Florida municipal corporation, dated June 18, 1983, filed June 28, 1983 in O.R. Book 11816, Page 415.
36. EASEMENT AGREEMENT: Florida Power & Light Company, a Florida corporation TO City of Dania, a Florida municipal corporation, dated July 10, 1984, filed July 11, 1984 in O.R. Book 11847, Page 507.
37. 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, Philip Mandel, as general partner and G & E Investment Company, a Florida general partner, as general partner consisting of G & E construction Company, a Florida corporation, as general partner and Ofelia Sherman, as general partner, dated September 17, 1986, filed September 20, 1986 in O.R. Book 13759, Page 254.
38. 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.
39. EASEMENT AGREEMENT: Louis Stinson, Jr., as Trustee AND Stirling Properties Associates I, Ltd., a Florida limited partnership, dated February 9, 1987, filed February 24, 1987 in O.R. Book 14192, Page 890.

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40. **NONACCESS LINE EASEMENT AND SUBORDINATION AGREEMENT:** Stirling Properties Associates I, Ltd., a Florida limited partnership TO Broward County, a political subdivision of the State of Florida, dated April 24, 1987, filed June 11, 1987 in O.R. Book 14520, Page 729.
41. **NONACCESS LINE EASEMENT AND SUBORDINATION AGREEMENT:** Louis Stinson, Jr., as Trustee TO Broward County, a political subdivision of the State of Florida, dated April 24, 1987, filed June 11, 1987 in O.R. Book 14520, Page 732.
42. **AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Louis Stinson, Jr., as Trustee and Stirling Properties Associates I, Ltd., a Florida limited partnership, dated June 10, 1987, filed June 15, 1987 in O.R. Book 14529, Page 771.
43. **RESOLUTION:** Board of County Commissioners of Broward County, Florida TO the Public, dated June 26, 1987, filed June 29, 1987 in O.R. Book 14572, Page 377.
44. **ORDINANCE:** Board of County Commissioners of Broward County, Florida TO the Public, dated July 23, 1987, filed July 27, 1987 in O.R. Book 14654, Page 904.
45. **EASEMENT:** Bryan Oaks Partnership TO City of Dania, a political subdivision of the State of Florida, dated August 4, 1988, filed November 23, 1988 in O.R. Book 15978, Page 415.
46. **ROAD IMPACT AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Florida Silica Sand Company, Inc., dated February 1, 1990, filed February 2, 1990 in O.R. Book 17138, Page 524.
47. **ROAD IMPACT AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Robert R. Krilich, Trustee February 1, 1990, filed February 2, 1990 in O.R. Book 17138, Page 643.
48. **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.
49. **AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND Bryan Oaks, a Florida general partnership and Second National Acceptance Corporation, dated November 28, 1990, filed November 30, 1990 in O.R. Book 17954, Page 884.
50. **AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND Bryan Oaks, a dissolved Florida general partnership by Babcock Company, a Florida corporation, sole surviving partner and Second National Acceptance Corporation, December 13, 1991, filed December 19, 1991 in O.R. Book 19008, Page 61.
51. **NOTICE OF ADOPTION OF DEVELOPMENT ORDER:** Barbara A. Hall Esq., Greenberg Traurig, Hoffman, Lipoff, Rosen & Quentel, P.A. TO the Public, dated July 14, 1992, filed July 15, 1992 in O.R. Book 19683, Page 124.
52. **AMENDMENT TO AGREEMENT:** Broward County, a political subdivision of the State of Florida AND STS Land Associates, L.P., STS Building Associates, L.P., SFA Atlantis Associates, L.P., Robert Grant, Trustee, Stirling Properties Associates I, Ltd, dated October 23, 1992, filed November 23, 1992 in O.R. Book 20099, Page 254.
53. **ORDINANCE:** City Commission of the City of Hollywood, Florida TO the Public, dated November 4, 1992, filed December 8, 1992 in O.R. Book 20142, Page 503.
54. **AGREEMENT TO PLACE A NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND SFA Atlantic Associates, L.P. and Stirling Properties Associates I, Ltd., dated January 20, 1993, filed January 22, 1993 in O.R. Book 20295, Page 311.
55. **AGREEMENT TO PLACE A NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND Robert L. Grant, Trustee, dated January 20, 1992, filed January 22, 1992 in O.R. Book 20295, Page 340.
56. **AMENDMENT TO SECOND CONCURRENCY AGREEMENT:** Broward County, a political subdivision of the State of Florida AND STS Land Associates, L.P., STS Building Associates, L.P., SFA Atlantis Associates, L.P., Robert Grant, Trustee, Stirling Properties Associates I, Ltd, dated June 4, 1992, filed June 4, 1992 in O.R. Book 20744, Page 757.
57. **GRANT OF EASEMENT:** Stirling Properties Associates I, Ltd, a Florida limited partnership AND SFA Atlantis Associates, L.P., a Delaware limited partnership, dated June 15, 1993, filed June 24, 1993 in O.R. Book 20818, Page 58.

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58. **NON-EXCLUSIVE EASEMENT:** Discount Auto Parts, Inc., a Florida corporation TO Broward County, a political subdivision of the State of Florida, dated April 9, 1994, filed May 10, 1994 in O.R. Book 22120, Page 574.
59. **UTILITY EASEMENT:** Discount Auto Parts, Inc., a Florida corporation TO Broward County, a political subdivision of the State of Florida, dated April 9, 1994, filed May 10, 1994 in O.R. Book 22120, Page 601.
60. **AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Discount Auto Parts, Inc., a Florida corporation, dated May 18, 1994, filed May 17, 1994 in O.R. Book 22154, Page 341.
61. **AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Discount Auto Parts, Inc., a Florida corporation, dated May 17, 1999, filed May 17, 1994 in O.R. Book 22154, Page 355.
62. **DECLARATION OF EASEMENT:** STS Land Associates, a Delaware limited partnership, STS Building Associates, L.P., a Delaware limited partnership and SFA Atlantis Associates, L.P., a Delaware limited partnership TO the Public, dated November 17, 1994, filed November 30, 1994 in O.R. Book 22874, Page 952.
63. **THIRD TRAFFIC CONCURRENCY AGREEMENT:** Broward County, a political subdivision of the State of Florida AND STS Land Associates, STS Building Associates, L.P., and SFA Atlantis Associates, L.P., dated February 28, 1995, filed March 2, 1995 IN O.R. Book 23193, Page 441.
64. **DECLARATION OF RESTRICTIVE COVENANTS:** SFA Atlantis Associates, L.P TO Taco Bell Corp., a California corporation, dated August 9, 1994, filed April 25, 1995 in O.R. Book 23370, Page 61.
65. **DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE:** Stirling Properties Associates I, Ltd., a Florida limited partnership AND Stirling Hampton Associates, Ltd., a Florida limited partnership, dated April 24, 1995, filed April 25, 1995 in O.R. Book 23371, Page 335.
66. **NOTICE OF ADOPTION OF DEVELOPMENT ORDER:** Barbara A. Hall Esq., Greenberg Traurig, Hoffman, Lipoff, Rosen & Quentel, P.A. TO the Public, dated May 8, 1995, filed May 12, 1995 in O.R. Book 23447, Page 317.
67. **CONSERVATION EASEMENT:** SFA Atlantis Associates, L.P TO the State of Florida, dated February 23, 1995, filed June 20, 1995 in O.R. Book 23566, Page 751.
68. **CONSERVATION EASEMENT:** SFA Atlantis Associates, L.P TO Broward County, a political subdivision of the State of Florida, dated February 23, 1995, filed November 9, 1995 in O.R. Book 24126, Page 431.
69. **RESOLUTION:** City Commission of the City of Hollywood, Florida TO the Public, dated December 6, 1995, filed January 10, 1996 in O.R. Book 24363, Page 908.
70. **ACCESS EASEMENT:** Price Enterprises of Florida, a Florida general partnership TO Price Enterprises of Florida, a Florida general partnership, dated March 29, 1996, filed May 13, 1996 in O.R. Book 24868, Page 772.
71. **NOTICE OF ADOPTION OF AN AMENDMENT TO DEVELOPMENT ORDER:** Barbara A. Hall Esq., Greenberg Traurig, Hoffman, Lipoff, Rosen & Quentel, P.A. TO the Public, dated June 12, 1996, filed June 14, 1996 in O.R. Book 25011, Page 312.
72. **FOURTH TRAFFIC CONCURRENCY AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Oakwood Plaza limited Partnership, dated February 26, 1997, filed February 27, 1997 in O.R. Book 26083, Page 857.
73. **DECLARATION OF RESTRICTIONS:** Oakwood Plaza Limited Partnership, a Delaware limited partnership TO the Public, dated April 30, 1997, filed May 9, 1997 in O.R. Book 26400, Page 304.
74. **NOTICE OF ADOPTION OF DEVELOPMENT ORDER:** Barbara A. Hall Esq., Greenberg Traurig, Hoffman, Lipoff, Rosen & Quentel, P.A. TO the Public, dated January 28, 1999, filed January 29, 1999 in O.R. Book 29190, Page 1547.
75. **AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND Oakwood Hotel I, Ltd and Robert R. Krilich, Trustee, dated January 12, 1999, filed January 22, 1999 in O.R. Book 29169, Page 804.
76. **ROAD IMPACT AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Robert R. Krilich, Trustee, dated January 12, 1999, filed January 22, 1999 in O.R. Book 29169, Page 818.

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77. **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.
78. **RESOLUTION:** Board of County Commissioners of Broward County, Florida TO the Public, dated April 13, 1999, filed July 19, 1999 in O.R. Book 29671, Page 745 (rerecording of ORB 29499, Page 803)
79. **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.
80. **RESOLUTION (Easement Dedication):** Oakwood Hotel I, Ltd, a Florida limited partnership TO City of Dania Beach, a Florida municipal corporation, dated July 27, 1999, filed in O.R. Book 29812, Page 968.
81. **CORRECTIVE DECLARATION OF RESTRICTIONS:** Oakwood Plaza Limited Partnership, a Delaware limited partnership TO the Public, dated April 30, 1997, filed October 23, 1999 in O.R. Book 29960, Page 1832 (rerecording of ORB 26400, Page 304)
82. **ROAD IMPACT AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Robert R. Krilich, Trustee and Oakwood Plaza Limited Partnership, a Delaware limited partnership, dated January 11, 2000, filed January 12, 2000 in O.R. Book 30176, Page 46.
83. **AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND Robert R. Krilich, Trustee and Oakwood Plaza Limited Partnership, a Delaware limited partnership, dated January 11, 2000, filed January 12, 2000 in O.R. Book 30176, Page 59.
84. **TRANSIT IMPACT AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Robert R. Krilich, Trustee and Oakwood Plaza Limited Partnership, a Delaware limited partnership, dated January 11, 2000, filed January 12, 2000 in O.R. Book 30176, Page 78.
85. **AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND Robert R. Krilich, Trustee and Oakwood Plaza Limited Partnership, a Delaware limited partnership, dated January 11, 2000, filed January 12, 2000 in O.R. Book 30176, Page 89.
86. **ORDINANCE:** City Commission of the City of Dania Beach, Florida TO the Public, dated February 22, 2000, filed April 10, 2000 in O.R. Book 30406, Page 1631.
87. **EASEMENT:** Ameristeel Corporation TO Florida Power & Light Company, a Florida corporation, dated June 7, 2000, filed June 9, 2000 in O.R. Book 30572, Page 1982.
88. **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.
89. **TRANSIT IMPACT AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Bryan Road, L.L.C., dated October 18, 2001, filed October 18, 2001 in O.R. Book 32252, Page 1074.
90. **AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Bryan Road, L.L.C., dated October 18, 2001, filed October 18, 2001 in O.R. Book 32252, Page 1086.
91. **AMENDMENT TO FOURTH TRAFFIC CONCURRENCY AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Oakwood plaza Limited Partnership, dated November 6, 2001, filed November 19, 2001 in O.R. Book 32379, Page 1557.
92. **TRANSIT IMPACT AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Coed-Stirling Road, L.L.C., a Florida limited liability company, dated February 19, 2002, filed February 20, 2002 in O.R. Book 32790, Page 197.
93. **AGREEMENT FOR AMENDMENT OF NOTATION 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, file February 4, 2003 in O.R. Book 34512, Page 1666.
94. **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.
95. **DECLARATION OF CONDOMINIUM:** Dania Beach Boat Club Condominium Association TO the Public, dated August 15, 2005, filed August 18, 2005 in O.R. Book 40327, Page 905.

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96. **CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM:** Dania Beach Boat Club Condominium Association TO the Public, dated February 22, 2006, filed April 4, 2006 in O.R. Book 41747, Page 388.
97. **SECURITY/LIEN AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS:** Broward County, a political subdivision of the State of Florida AND BRI, LLC, dated September 5, 2007, filed September 6, 2007 in O.R. Book 44578, Page 652.
98. **DECLARATION OF RESTRICTIVE COVENANTS:** Broward International Commerce Park, Limited Partnership, a Michigan limited partnership TO the City of Dania Beach, a political subdivision of the State of Florida, dated August 28, 2007, filed August 31, 2007 in O.R. Book 44559, Page 820.
99. **DECLARATION:** Palmetto Hospitality of Dania Beach Condominium TO the Public, dated March 26, 2008, filed April 8, 2008 in O.R. Book 45257, Page 1266.
100. **RESOLUTION:** Development Review Board of the City of Hollywood, Florida TO the Public, dated June 12, 2008, filed June 17, 2008 in O.R. Book 45456, Page 812.
101. **AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND Palmetto Hospitality of Dania Beach OP, LLC, a Florida limited liability company, Palmetto Hospitality of Dania Beach SS, LLC, a Florida limited liability company, Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company and Palmetto Hospitality of Dania Beach Condominium Association, Inc., a Florida corporation, dated September 5, 2008, filed September 26, 2008 in O.R. Book 45710, Page 498.
102. **AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY:** Palmetto Hospitality of Dania Beach OP, LLC, a Florida limited liability company, Palmetto Hospitality of Dania Beach SS, LLC, a Florida limited liability company, Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company and Palmetto Hospitality of Dania Beach Condominium Association, Inc., a Florida corporation TO Elizabeth Brady, Esq., dated July 10, 2008, filed September 26, 2008 in O.R. Book 45710, Page 511.
103. **SECURITY/LIEN AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS:** Broward County, a political subdivision of the State of Florida AND Florida Silica Sand Company, dated February 9, 2010, filed February 10, 2010 in O.R. Book 46868, Page 610.
104. **SEWER EASEMENT:** Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company and Palmetto Hospitality of Dania Beach SS, LLC, a Florida limited liability company TO City of Dania Beach, a Florida municipal corporation, dated July 29, 2010, filed September 22, 2010 in O.R. Book 47392, Page 782.
105. **WATER EASEMENT:** Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company and Palmetto Hospitality of Dania Beach SS, LLC, a Florida limited liability company TO City of Dania Beach, a Florida municipal corporation, dated July 29, 2010, filed October 18, 2010 in O.R. Book 47454, Page 1372.
106. **AMENDED SEWER EASEMENT:** Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company and Palmetto Hospitality of Dania Beach SS, LLC, a Florida limited liability company TO City of Dania Beach, a Florida municipal corporation, dated August 31, 2011, filed October 12, 2011 in O.R. Book 48236, Page 662.
107. **TRANSPORTATION CONCURRENCY AGREEMENT RELATION TO PLATS AND UNPLATTED LAND:** Broward County, a political subdivision of the State of Florida AND Oakwood Plaza Limited Partnership and Oakwood business Center Limited Partnership, dated December 4, 2012, filed December 6, 2012 in O.R. Book 49303, Page 1500.
108. **FIRST AMENDMENT TO DECLARATION:** Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company, Palmetto Hospitality of Dania Beach SS, LLC, a Florida limited liability company and Palmetto Hospitality of Dania Beach Condominium Association, Inc. TO the Public, dated January 8, 2015, filed January 8, 2015, under Instrument Number 112735212.
109. **CORRECTIVE FIRST AMENDMENT TO DECLARATION:** Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company, Palmetto Hospitality of Dania Beach SS, LLC, a Florida limited liability company and Palmetto Hospitality of Dania Beach Condominium Association, Inc. TO the Public, dated January 15, 2015, filed January 16, 2015, under Instrument Number 112751748.
110. **DECLARATION OF RESTRICTIONS:** TGC Dania, LLC, a Delaware limited liability company TO the Public, dated January 12, 2015, filed January 20, 2015, under Instrument Number 112754990.



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**111. CORRECTIVE SECOND AMENDMENT TO DECLARATION:** Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company, Palmetto Hospitality of Dania Beach SS, LLC, a Florida limited liability company and Palmetto Hospitality of Dania Beach Condominium Association, Inc. TO the Public, dated January 20, 2015, filed January 20, 2015, under Instrument Number 112755291.

**112. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT AND RESERVATION OF EASEMENT:** Dania live 1748, LLC, a Delaware limited liability company, Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company, Palmetto Hospitality of Dania Beach SS, LLC, a Florida limited liability company and Palmetto Hospitality of Dania Beach Condominium Association, Inc., a Florida non-profit corporation, TO the Public, dated January 21, 2015, filed January 22, 2015, under Instrument Number 112759788.

**113. DECLARATION OF UNITY OF TITLE:** Dania Live 1748, LLC, a Delaware limited liability company AND Broward County, dated April 8, 2015, filed April 8, 2015, under Instrument Number 112917436.

**114. RE-RECORDED DECLARATION OF UNITY OF TITLE:** Dania Live 1748, LLC, a Delaware limited liability company AND Broward County, dated April 8, 2015, filed April 21, 2015, under Instrument Number 112938554.

**TITLE RESERVATIONS:**

**1. DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO F.G. Morhous, dated September 20, 1930, filed October 15, 1936 in Deed Book 218, Page 517.

**RELEASES/QUIT-CLAIMS or other CONVEYANCES OR RESERVATIONS:**

**1. DEED:** Board of Commissioners of Everglades Drainage District, a Florida public quasi corporation TO Central and Southern Florida Flood Control District, a Florida body corporate, dated February 13, 1953, filed in Deed Book 811, Page 417.

**2. RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO Cernick, Inc., a Florida corp., dated December 12, 1980, filed December 21, 1980 in O.R. Book 9330, Page 773.

**3. RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO H. James Stadelman, as Trustee, dated March 11, 1983, filed March 24, 1983 in O.R. Book 10747, Page 309.

**4. PARTIAL TRANSFER OF ROAD RESERVATION:** Trustees of the Internal Improvement Fund of the State of Florida TO Florida Department of Transportation, dated April 11, 1994, filed April 26, 1994 in O.R. Book 22053, Page 393.

**5. RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO Broward International Commerce Center, Inc., dated April 11, 1996, filed October 9, 1996 in O.R. Book 25504, Page 939.

**6. RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO Broward International Commerce Center, Inc., dated September 14, 1996, filed December 5, 1996 in O.R. Book 25733, Page 511.

**7. RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO Village Development, Inc., dated November 14, 1996, filed December 5, 1996 in O.R. Book 25733, Page 514.

**8. RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO Coed-Stirling Road, L.L.C., a Florida limited liability company, successor by merger to Coed-Economias Properties, Inc., a Florida corporation, dated September 14, 2000, filed September 28, 2000 in O.R. Book 30888, Page 519.

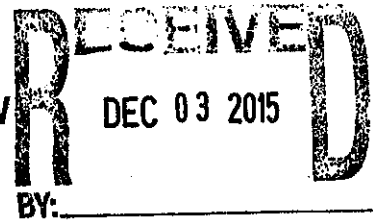
**SHOWN FOR REFERENCE:**

**1. ORDINANCE:** City Commission of the City of Hollywood, Florida TO the Public, dated June 16, 1926, filed April 5, 1979 in O.R. Book 8136, Page 244.

**2. DEVELOPER'S AGREEMENT:** M.I.N.E., Inc. AND City of Dania, a political subdivision of the State of Florida, dated March 13, 1990, filed March 27, 1990 in O.R. Book 17277, Page 672.

**3. 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.

CITY OF DANIA BEACH  
DRC COMMENTS SECOND REVIEW  
DANIA POINTE PLAT #PL-55-15



Planning : Corinne Lajoie  
May 14, 2015

FILE COPY

**COMMENT:**

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

**RESPONSE:**

*An updated plat submittal package is being provided with these written responses. It should be noted that the plat is under review by the Broward County School Board and Broward County staff with the DRR expected December 14. The plat drawing and plat restriction note may need to be modified to comply with conditions of the DRR.*

**COMMENT:**

2. **APPLICATION: Application was not properly completed and signed.**
  - 15 folio numbers included in application;
  - 5 separate property owners. Must provide signed affidavit for each property owner prior to further processing of this application. The property owners are:
    - Realty Income, Corp.
    - Dania Live, 1748, LLC
    - Discount Auto Parts, Inc.
    - Frank C. Adler LIV TR II
    - Karl W. Adler TR

**RESPONSE:**

*Since the time of submission, Dania Live 1748, LLC has closed on all of the property shown within the plat boundaries with the exception of the parcel owned by Discount Auto Parts, Inc. (folio number 504233330010). The signed affidavit from Discount Auto Parts is included with this resubmittal.*

**COMMENT:**

3. Per Section 640-20(1) provide tax receipts. 2<sup>nd</sup> time requested.

**RESPONSE:**

*The 2014 tax receipts from the County Property Appraiser were provided with the initial submittal. Copies are included with this resubmittal. It is anticipated that the 2015 taxes will be paid in December. Copies of the receipts will be provided as soon as they are available.*

**COMMENT:**

4. Per Section 640-30(C)(15) computation of the square footage of each parcel of land and the acreage of the land proposed to be platted accurate to the nearest square foot. All survey and survey information shall be certified by a professional surveyor and mapper licensed by the State of Florida.

**RESPONSE:**

*The resubmitted plat provides the computation of the square footage and acreage of the property included in the plat accurate to the nearest hundredth of a square foot. The County requires that acreage be provided to the nearest hundredth. There is only one parcel proposed for the plat. Proposed right-of-way dedication is not included in the square footage for Parcel "A." Should the County require any additional right-of-way dedication, this will be deducted from the square footage of Parcel "A". The resubmitted survey is signed and sealed by a licensed professional surveyor and mapper.*

**COMMENT:**

5. Show location of all NVAL on the plan. 2<sup>nd</sup> time requested. The NVAL must show necessary width for adequate traffic circulation/moving, as well as dedications for sidewalk, bicycle lanes and streetscaping.

**RESPONSE:**

*The proposed NVAL has been added to the resubmitted plat. It should be noted that the County will dictate the location of the NVAL as well as the width and location of the openings and any required turn lanes. The plat will be updated and provided to the City after receipt of the DRR. Should the City require additional sidewalk width, this may be provided by easements dedicated to the City by separate instrument in association with site plan approval.*

**COMMENT:**

6. Provide 12' sidewalks on Stirling Road and Bryan Road via ROW and/or public easement.

**RESPONSE:**

*The width of sidewalks along Stirling Road are subject to site constraints and FDOT approval. It is preferred that any additional right-of-way that may be necessary to accommodate sidewalk widths in excess of the FDOT and County requirements for these two rights-of-way be dedicated as easements to the City by separate instrument in association with site plan approvals. We will endeavor to widen these sidewalks although this will be subject to Broward County approval.*

**COMMENT:**

7. Per Section 815-30 minimum street width acceptable to the City is 50', 2 proposed driveways on Bryan Road do not meet this minimum standard. Revise accordingly.

**RESPONSE:**

*At the recent meeting with staff it was discussed that this comment pertains to two interior driveways and hence should be a site plan comment. The width of the platted openings will be established by Broward in the DRR based on the location and function of each driveway connection, in conformance with the County Land Development Code.*

**Engineer/Survey: Carnahan Proctor and Cross, Inc.**  
**November 19, 2015**

**COMMENT:**

1. Article 640 -Plats. Section 640-20, Supplemental application requirements (Note: A detailed review of all elements was not made at this time regarding all requirements] (D) Survey submitted was signed October 9, 2015, meets [no older than 6 months], however survey is labeled Specific Purpose (Tree) Survey and does not meet all of this sections requirements (D) (1) and (2); location of existing structures, easements, existing roadway details, etc.

**RESPONSE:**

*It appears that the survey reviewed was one submitted for permitting purposes rather than the one submitted with the plat. The resubmitted plat and survey dated September 24, 2015 meet the requirements of Article 640.*

**COMMENT:**

2. The Acreage in Legal Description of survey does not match the Plat (101.94 vs. 101.23)

**RESPONSE:**

*The acreage in the legal description of the survey does not match that of the plat because the plat includes right-of-way dedicated for turn lanes by underlying plats which is proposed to be vacated by the replat. The acreage of the survey is correct at 101.94. The plat gross acreage has been revised to 102.09.*

**COMMENT:**

3. Acreage in the title of survey heading does not match Legal Description acreage in survey (101.8 x 101.23). Please see front page of specific purpose (Tree) Survey .

**RESPONSE:**

*The resubmittal includes a boundary survey for the plat. The acreage in the heading has been corrected to match that in the legal description: 101.94.*

**COMMENT:**

4. Under Section 640-30, Plat drawing and data requirements (C) (13) No Mortgagee approval and acknowledgement language is shown. (Note: A detailed review of all elements was not made at this time regarding all requirements)

**RESPONSE:**

*As indicated in the title opinion provided with this resubmittal, there are no mortgages on the property included in the plat.*

**COMMENT:**

5. Acreages shown on several documents submitted do not match:
  - a. Plat description = 101.23
  - b. Survey legal description = 101.94
  - c. Survey heading = 101.8
  - d. Legal description PMUD = 107.81

**RESPONSE:**

*As noted above, the acreage shown in the resubmitted survey heading matches that in the survey legal description (101.94). The acreage in the plat legal description is the gross acreage and the acreage shown for Parcel "A" is the current net acreage excluding the proposed right-of-way dedication indicated on the plat. This will change after the DRR to reflect any additional required right-of-way dedications. The PMUD includes land not included in the plat so that acreage will never match the plat boundary survey or plat acreage. .*

**COMMENT:**

6. Sec. 640-20 Supplemental application requirements. (A) Applicant shall submit proof of plat submittal to the Broward County Development Management Division for concurrent processing.

**RESPONSE:**

*A copy of the Broward County School Board receipt and the Broward County EPGMD receipt are included with this resubmittal. The County will provide the City with a copy of the Development Review Report when it is issued, approximately December 14.*

## DRC COMMENTS FIRST REVIEW

Planning : Corinne Lajoie

May 14, 2015

### COMMENT:

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

### RESPONSE:

*Addressed in response to Second Review.*

### COMMENT:

2. APPLICATION: Application was not properly completed and signed.
  - 15 folio numbers included in application;
  - 5 separate property owners. Must provide signed affidavit for each property owner prior to further processing of this application. The property owners are:
    - Realty Income, Corp.
    - Dania Live, 1748, LLC
    - Discount Auto Parts, Inc.
    - Frank C. Adler LIV TR II
    - Karl W. Adler TR

### RESPONSE:

*Addressed in response to Second Review.*

### COMMENT:

3. Per Section 640-20(C) provide conceptual plan drawn at a standard engineering scale no smaller than 1" to 100'. Plan to including:
  1. The location of the centerline, with dimensions from known land ties, such as section lines or centerlines of ROW, of all proposed access locations on all public row abutting the plat.
  2. The number and direction of lanes proposed for each driveway or roadway access location.
  3. The proposed minimum distance from the ultimate row line from the adjacent roadway to the outer edge of any interior service drive or parking space with direct access to the driveway in the access location
  4. The proposed minimum distance from the ultimate row line from the adjacent roadway to any proposed gate location.

### RESPONSE:

*Since the adjacent rights-of-way are under the jurisdiction of the County and FDOT, access comments are included in the FDOT pre-application letter and will be included in the County's DRR. The Conceptual Access Plan submitted to the County is included in this resubmittal. Note that the proposed access is under County review. The plat will have to conform to the County's DRR with respect to access to Bryan and Stirling Roads.*

**COMMENT:**

4. Per Section 640-20(D) must provide survey identifying existing roadway details adjacent to the property including:
- Easements
  - Pavement widths,
  - Sidewalks;
  - Curb & gutter
  - Turn lanes
  - Bus bay
  - Medians
  - Median openings
  - Traffic signals and signage equipment
  - Street lights
  - Pull boxes
  - Utility poles & utility equipment
  - Drainage structures
  - Fire hydrants

**RESPONSE:**

*The survey included with this resubmittal satisfies these requirements.*

**COMMENT:**

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

**RESPONSE:**

*Addressed in response to Second Review.*

**COMMENT:**

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

**RESPONSE:**

*As noted in the DRC meeting, there are no deed restrictions affecting this plat.*

**COMMENT:**

7. Per Section 640-20(E) proposed direct access to the state road shall be accompanied by a valid pre-application approval letter from FOOT. Refer to City Engineer for further comment and discussion.

**RESPONSE:**

*A copy of the FDOT pre-application letter is included with this resubmittal.*

**COMMENT:**

8. Per Section 640-20(F) master sheet required - where a plat proposes development in phases, or where the graphical portion of plat covers multiple sheets, a master plat sheet shall be submitted coverall all proposed phases/land area.

**RESPONSE:**

*A master plat sheet is provided as part of this resubmittal to depict the plat on one sheet as Sheet 2.*

**COMMENT:**

9. Per Section 640-20(G) location of off-site water & sewer lines, proposed connection location and route the lines will take must be shown. Refer to City Engineer for further comment and discussion.
10. Per Section 640-20(H) improvement plan - any proposed improvement to be constructed in connection with the plat shall be described in an improvement plan as set forth in Section 640-90 of the LDC.

**RESPONSE:**

*As discussed in the DRC meeting, these requirements are being addressed as part of the site plan review.*

**COMMENT:**

11. Per Section 640-30(C)(9) provide signature block for Community Development Department.
12. Plat signature page - change P&Z Chairperson from Pribisco to Harris.

**RESPONSE:**

*These changes are reflected on the resubmitted plat.*

**COMMENT:**

13. Per Section 64030(C)(5) & (7) show Dania Beach Boulevard and NW 1 Street on plat. If vacation is desired, submit right-of-way vacation application with \$3,500 application fee and follow regulations in Article 655. Confirm right-of-ways were established by plat in order to vacate via plat.

**RESPONSE:**

*These rights-of-way were dedicated by plat and are being vacated by replat, as agreed by County and City staff, hence they are not being shown on the proposed plat nor is a separate vacation application being submitted. The adjacent right-of-way report (copy included with this resubmittal) establishes the method of dedication.*

**COMMENT:**

14. Per Section 640-30(8) identify location and width of all proposed ultimate right-of-ways, alleys, easements; proposed lot lines with dimensions, public areas, and parcels of land proposed or reserved for public use.



**RESPONSE:**

*At this time no easements, lots or public areas are being proposed by this plat. Preliminary proposed right-of-way dedications are shown. Should the County DRR require dedication of additional right-of-way or easements, these will be added after the DRR and prior to Planning and Zoning Board review.*

**COMMENT:**

15. Per Section 640-30(C)(13) mortgagee approval and acknowledgement language needed.

**RESPONSE:**

*Addressed in response to Second Review.*

**COMMENT:**

16. Per Section 640-30(C)(15) computation of the square footage of each parcel of land and the acreage of the land proposed to be platted accurate to the nearest square foot. All survey and survey information shall be certified by a professional surveyor and mapper licensed by the State of Florida.

**RESPONSE:**

*Addressed in response to Second Review.*

**COMMENT:**

17. Show location of all NVAL on the plan. Refer to City Engineer for further comment and discussion.

**RESPONSE:**

*Addressed in response to Second Review.*

**COMMENT:**

18. Show right-of-way dedications and improvements proposed. Refer to City Engineer for further comment and discussion.

**RESPONSE:**

*As indicated above, proposed right-of-way dedications are shown on the resubmitted plat. Should any additional dedications be required by the DRR, they will be shown on the plat submitted for City Commission approval. Off-site improvements required by the DRR will be the subject of an off-site improvement agreement with Broward County. A copy of this agreement will be furnished to the City once available (prior to plat recordation).*

**COMMENT:**

19. Identify uses and square footage on plat.

**RESPONSE:**

*A preliminary plat restriction note has been added to the plat included with this resubmittal with the understanding that the language may be modified in response to the County's DRR.*

**COMMENT:**

20. Provide a comprehensive traffic study. Further review and analysis will be needed.

**RESPONSE:**

*As the County and FDOT are reviewing the traffic study, it was agreed that no additional study and review by the City would be required.*

**Engineering**  
**May 20, 2015**

**COMMENT:**

1. Consolidation of parcels under this plat application includes right-of-way properties under Folio #50423330120 (Public Land c/o City of Dania Beach) including other rights of way will be impacted. For vacation of right of way, please see article 655 of the City's Code of Ordinances, for guidelines.

**RESPONSE:**

*These rights-of-way were dedicated by plat and are being vacated by replat, as agreed by County and City staff, hence they are not being shown on the proposed plat nor is a separate vacation application being submitted.*

**COMMENT:**

2. W Dania Beach Blvd and NW 1st Street are both major utility corridors. The following public utilities will be impacted:
  - Existing gravity sewer main
  - Existing Sanitary manholes
  - Existing Sanitary sewer forcemain
  - Existing Drainage pipes and structures
  - One lift station - Lift Station No. 8 located at 1500 NW 1st Street
  - Others (FPL, ATI, etc.)

Please discuss how the above will be addressed.

**RESPONSE:**

*Existing utilities are being addressed in association with site plan and permit review. Disposition of these will be addressed prior to vacation/release of the associated easements.*

**COMMENT:**

3. For a lift station site, a minimum of 65 ft long x 45 feet wide will be required for each lift station. This site should be sufficient to accommodate a submersible pump station (based on an 8' to 12' wet well inside diameter) with stand by generator set. Setbacks per City requirements are not included in these dimensions.

**RESPONSE:**

*Duly noted.*

**COMMENT:**

4. Provide drawing file (dwg or dgn) disk of the approved plat in Florida State Plane Coordinate (NAO 83). This should be addressed as part of the final submittal.

**RESPONSE:**

*Duly noted. A disk will be provided as part of the final plat submittal.*



City of Dania Beach, Florida  
Department of Community Development  
Planning and Zoning Division  
(954) 924-6805 X3643  
(954) 922-2687 Fax

### Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_ (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: 12-11-15

Petition No.: PL-55-15

**THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS.** Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: multiple: north side of Stirling Rd., west side of Bryan Rd., east of I-95

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: see attached for list of plats being replatted \_\_\_\_\_

Folio Number(s): see attached Legal Description: see attached

Applicant/Consultant/Legal Representative (**circle one**) Linda C. Strutt, AICP

Address of Applicant: 227 Goolsby Boulevard, Deerfield Beach, FL 33442

Business Telephone: 954-426-4305 Home: 754-264-2184 (cell) Fax: 954-725-3342

E-mail address: linda@struttconsulting.com

Name of Property Owner: danialive1748, LLC (SEE ATTACHED for Discount Auto, additional owner)

Address of Property Owner: 3333 New Hyde Park Road, Suite 100 New Hyde Park, NY 11042

Business Telephone: 516-869-9000 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** Dania Pointe boundary plat, a replat of multiple plats & ROW  
*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: 101.88 Gross Acreage: 102.09 Prop. Square Footage: 4,437,958.31 net

Existing Use: office, industrial, commercial Proposed Use: mixed use see attached for details)  
Existing Future Land Use: RAC Proposed Zoning: PMUD

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

**AUTHORIZED REPRESENTATIVE**

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Greenspoon Marder/Linda Strutt AICP (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], Associate Counsel  
(Owner / Agent signature\*)

BEFORE ME THIS Jan DAY OF DECEMBER, 2015

By: DISCOUNT AUTO PARTS, INC. LLC

WEDDAN NANCE  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary Michelle Lickliter Clark  
(Signature of Notary Public – State of Virginia)

Michelle Lickliter Clark  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. # 7301160  
My Commission Expires 2/28/2017

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.**

**ADDITIONAL APPLICATION INFORMATION  
DANIA POINTE**

**REVISED DECEMBER 2, 2015**

**Recorded plats being replatted:**

- Re-amended Plat of Hollywood Palms
- Commerce Center of Dania
- Dania Office Park
- Tigertail Grove Resubdivision
- Dania Beach Air & Port Commerce Center
- Duke & Duke Subdivision
- San-Mar Plat
- The Gaddis Plat

**Folio Numbers:**

504233440010	COMMERCE CENTER OF DANIA 135-44 B
504233430010	DANIA OFFICE PARK
504233430020	
504233550010	DANIA BEACH AIR & PORT COMMERCE CENTRE 177-81 B
504233390011	DUKE & DUKE SUBDIVISION
504233390012	
504233390013	
504233470010	SAN-MAR PLAT 142-18 B PARCEL "A"
504233470011	
504233330010	THE GADDIS PLAT 112-7 B
504233330011	
504233050020	HOLLYWOOD PALMS REAMEN PLAT 36-46 B TRACT A S 295
504233030050	TIGERTAIL GROVE RESUB 30-20 B
504233030090	
504233030101	
504233000652	Unplatted

## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W. ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 49.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION;

THENCE N.01°41'47"W., ALONG SAID EAST LINE AND THE WEST LINE OF PARCEL "A", OF SAID SAN-MAR PLAT, A DISTANCE OF 231.30 FEET;

THENCE S.88°18'13"W., A DISTANCE OF 513.30 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°43'55"E. (THE FOLLOWING TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95 (S.R. 9);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°00'14" AND A RADIUS OF 5,929.65 FEET, FOR AN ARC DISTANCE OF 414.38 FEET, TO A POINT OF TANGENCY;

THENCE N.04°16'19"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A", COMMERCE CENTER OF DANIA;

THENCE N.87°26'02"E., ALONG NORTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 569.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS" ;

THENCE N.01°41'47"W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 295.03 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID TRACT "A";

THENCE N.87°26'02"E., ALONG A LINE PARALLEL WITH AND 295 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,324.07 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "A";

THENCE S.01°44'05"E., ALONG SAID EAST LINE, A DISTANCE OF 295.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°26'02"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 15.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A", DANIA OFFICE PARK;

THENCE S.01°29'36"E., ALONG A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE EAST ONE-HALF (E. 1/2) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) AND THE EAST LINE OF THE EAST ONE-HALF (E. 1/2) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33, A DISTANCE OF 2,295.74 FEET;

THENCE S.05°20'43"W. A DISTANCE OF 100.78 FEET;

THENCE S.01°29'36"E. A DISTANCE OF 200.00 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A", SAN-MAR PLAT;

THENCE S.43°02'17"W. A DISTANCE OF 42.08 FEET (THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A", SAN-MAR PLAT);

THENCE S.87°34'11"W., A DISTANCE OF 327.55 FEET;

THENCE N.78°52'12"W., A DISTANCE OF 26.57 FEET TO A POINT ON THE EAST LINE OF TRACT "A" OF SAID "GADDIS PLAT";

THENCE S.01°32'39"E., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 4.23 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°34'11"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 2.85 FEET (THE FOLLOWING THREE COURSE BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD (S.R. 848) AS DEDICATED BY OFFICIAL RECORD BOOK 22110, PAGE 521 OF SAID PUBIC RECORDS);



THENCE N.78°56'04"W., A DISTANCE OF 51.42 FEET, TO A POINT ON A LINE 67.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 217.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 12.00 FEET TO A POINT ON A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 269.97 FEET;

THENCE S.01°32'39"E., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 30.14 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG SAID SOUTHERLY EXTENSION, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF PARCEL "A", HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 615.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.87°32'08"W., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 335.53 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.09 ACRES, (4,447,156.13 SQUARE FEET), MORE OR LESS.

**Additional Owner:**

Name: Discount Auto Parts, Inc. c/o Advance Stores Co., Inc. #9183

Address: PO Box 2710  
Roanoke, VA 24001

Business Telephone:

Fax:

**Proposed Uses:**

506,000 s.f. office use

893,000 s.f. commercial use

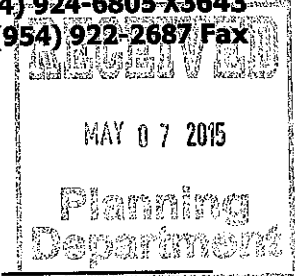
7,000 s.f, bank with drive-through window  
service station with 12 fueling positions

300 hotel rooms

1,000 high-rise apartment units



**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-055-15

(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: multiple: north side of Stirling Rd., west side of Bryan Rd., east of I-95

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: see attached for list of plats being replatted \_\_\_\_\_

Folio Number(s): see attached Legal Description: see attached

Applicant/Consultant/Legal Representative (circle one) Linda C. Strutt, AICP

Address of Applicant: 227 Goolsby Boulevard, Deerfield Beach, FL 33442

Business Telephone: 954-426-4305 Home: 754-264-2184 (cell) Fax: 954-725-3342

E-mail address: linda@struttconsulting.com

Name of Property Owner: danialive 1748, LLC (SEE ATTACHED for 2 additional owners)

Address of Property Owner: 3333 New Hyde Park Road, Suite 100 New Hyde Park, NY 11042

Business Telephone: 516-869-9000 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** Dania Pointe boundary plat, a replat of multiple plats & ROW  
 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: 101.80 Gross Acreage: 101.99 Prop. Square Footage: 4,442,547 (gross)

Existing Use: office, industrial, commercial Proposed Use: mixed use see attached for details)  
 Existing Future Land Use: RAC Proposed Zoning: PMUD

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

DANIA LIVE 1748, LLC

**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 Linda C. Struff, AICP (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

By:   
(Owner / Agent signature\*)  
JOSEPH DENIS

BEFORE ME THIS 28<sup>th</sup> DAY OF APRIL, 2015

By:

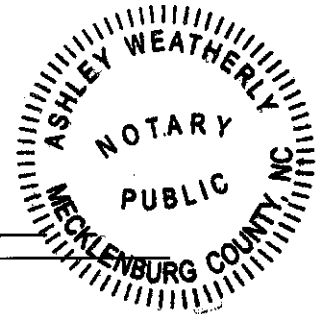
Joseph Denis  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary   
(Signature of Notary Public – State of North Carolina)

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.**

## **DANIA POINTE PLAT DESCRIPTION AND JUSTIFICATION**

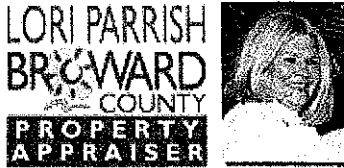
The Dania Pointe plat is a 102-acre boundary plat comprised primarily of individual plats as well as platted rights-of-way and easements. These properties have been assembled for redevelopment as a Planned Mixed Use Development (PMUD). Replatting is necessary to create a unified development area and accommodate a modified vehicular circulation pattern. A separate rezoning application will be submitted after the PMUD zoning district has been established. The majority of the proposed Dania Pointe PMUD will be located within this plat.

It is the applicant's intention to vacate through the replatting process all platted easements and rights-of-way not shown on the plat as well as right-of-way granted by underlying plats for turn lanes and corner chords adjacent to the former plat boundaries (now shown within the proposed plat boundaries). Platted non-vehicular access lines along public rights-of-way are also being eliminated by this plat. Replacement non-vehicular access lines shown on the plat are preliminary and will be modified as needed in compliance with Broward County Development Review Report requirements. New turn lane right-of-way dedications will be granted by the plat as required by Broward County and FDOT during the platting process.

SW 18<sup>th</sup> Avenue will remain public City right-of-way from Stirling Rd to the boundary of the plat. The applicant proposes to construct a private spine road for the development directly connecting to and acting as an extension of the depicted right-of-way of SW 18<sup>th</sup> Avenue. The Design Development Guidelines (DDG) and site plan(s) for the project will delineate the primary private road system within the project which will connect to SW 18<sup>th</sup> as well as Bryan Road and Stirling Road.

The plat restriction notes approved with the underlying plats are being replaced by the proposed plat note which represents a maximum level of development consistent with the permitted uses set forth in the DDG approved with the rezoning of this property to PMUD as well as the Regional Activity Center (RAC) allocations granted by the DDG approval.

The project development plan currently proposes a maximum of 1,000,000 s.f. of office use, 1,200,000 s.f. of commercial use, 300 hotel rooms and 1,250 apartment units. The more specific uses proposed will be described during the zoning and site plan approval process.



Site Address	STIRLING ROAD, DANIA BEACH	ID #	5042 33 00 0652
Property Owner	KARL W ADLER TR ADLER, KARL W TRSTEE	Millage	0413
Mailing Address	1700 NE 26 ST SUITE 4 WILTON MANORS FL 33305-1430	Use	10

Abbreviated Legal Description	33-50-42 BEG AT INTER N R/W/L OF RD & A LINE 100 W OF THE E LINE OF W1/2 OF SE1/4 OF SW1/4 OF SE1/4, WLY 439.85 TO POB, CONT WLY 100, NLY 175, ELY 100, SLY 175 TO POB, LESS PT LYING WITHIN 55 OF S/L OF SE1/4
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$170,360		\$170,360	\$77,140	
2014	\$170,360		\$170,360	\$70,130	\$2,290.16
2013	\$144,990		\$144,990	\$63,760	\$2,040.17

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$170,360	\$170,360	\$170,360	\$170,360
Portability	0	0	0	0
Assessed/SOH	\$77,140	\$170,360	\$77,140	\$77,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$77,140	\$170,360	\$77,140	\$77,140

Sales History			
Date	Type	Price	Book/Page or CIN
12/30/1996	WD	\$100	33874 / 209
2/1/1976	QCD	\$100	6507 / 130

Land Calculations		
Price	Factor	Type
\$11.75	14,499	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

**LORI PARRISH**  
**BRUCE WARD**  
 BROWARD COUNTY  
**PROPERTY APPRAISER**



Site Address	NW 1 STREET, DANIA BEACH	ID #	5042 33 03 0050
Property Owner	DANIA LIVE 1748 LLC % KIMCO REALTY CORP	Millage	0413
Mailing Address	1 OAKWOOD BLVD STE 70 HOLLYWOOD FL 33020	Use	94

Abbreviated Legal Description	TIGERTAIL GROVE RESUB 30-20 B N1/2 OF VACATED TIGERTAIL BLVD LYING BET BLK 4 & 7 LESS N 7.5
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Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$8,060		\$8,060	\$8,060	
2014	\$8,060		\$8,060	\$8,060	\$313.54
2013	\$8,060		\$8,060	\$8,060	\$315.91

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2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$8,060	\$8,060	\$8,060	\$8,060
Portability	0	0	0	0
Assessed/SOH	\$8,060	\$8,060	\$8,060	\$8,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$8,060	\$8,060	\$8,060	\$8,060

Sales History			
Date	Type	Price	Book/Page or CIN
12/17/2014	SW*-D	\$8,500,000	112706678
9/9/2009	SW*-T	\$100	46575 / 1690
2/7/2008	SW*-T	\$100	45975 / 1282
11/29/2008	TD*-T	\$100	45975 / 1278
4/6/1999	WD*	\$100	29425 / 1587

Land Calculations		
Price	Factor	Type
\$21,780	0.37	AC
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

**LORI PARRISH  
BRYCWARD  
DADE COUNTY  
PROPERTY  
APPRAISER**



Site Address	1801 NW 1 STREET, DANIA BEACH	ID #	5042 33 03 0090
Property Owner	DANIA LIVE 1748 LLC % KIMCO REALTY CORP	Millage	0413
Mailing Address	1 OAKWOOD BLVD STE 70 HOLLYWOOD FL 33020	Use	35

Abbreviated Legal Description	TIGERTAIL GROVE RESUB 30-20 B BLK 7 & S1/2 OF VAC TIGERTAIL BLVD LYING BET BLK 7 & BLK 4
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Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$2,273,100	\$226,240	\$2,499,340	\$2,499,340	
2014	\$2,273,100	\$222,980	\$2,496,080	\$2,496,080	\$63,320.69
2013	\$2,273,100	\$222,980	\$2,496,080	\$2,496,080	\$64,049.55

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2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,499,340	\$2,499,340	\$2,499,340	\$2,499,340
Portability	0	0	0	0
Assessed/SOH	\$2,499,340	\$2,499,340	\$2,499,340	\$2,499,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,499,340	\$2,499,340	\$2,499,340	\$2,499,340

Sales History			
Date	Type	Price	Book/Page or CIN
12/17/2014	SW*-D	\$8,500,000	112706678
9/9/2009	SW*-T	\$100	46575 / 1690
2/7/2008	SW*-T	\$100	45975 / 1282
11/29/2008	TD*-T	\$100	45975 / 1278
4/6/1999	WD*	\$100	29425 / 1587

Land Calculations		
Price	Factor	Type
\$7.00	324,729	SF
Adj. Bldg. S.F. (Card, Sketch)		260

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



**LORI PARRISH**  
**BROWARD COUNTY**  
**PROPERTY APPRAISER**



Site Address	1801 NW 1 STREET, DANIA BEACH	ID #	5042 33 03 0101
Property Owner	DANIA LIVE 1748 LLC	Millage	0413
Mailing Address	1 OAKWOOD BLVD STE 70 HOLLYWOOD FL 33020	Use	35
Abbreviated Legal Description	TIGERTAIL GROVE RESUB 30-20 B BLK 8 W 326.50		

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Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$1,328,400	\$173,210	\$1,501,610	\$1,501,610	
2014	\$1,328,400	\$173,210	\$1,501,610	\$1,501,610	\$31,992.71
2013	\$1,328,400	\$173,340	\$1,501,740	\$1,501,740	\$32,433.86

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2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,501,610	\$1,501,610	\$1,501,610	\$1,501,610
Portability	0	0	0	0
Assessed/SOH	\$1,501,610	\$1,501,610	\$1,501,610	\$1,501,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,501,610	\$1,501,610	\$1,501,610	\$1,501,610

Sales History			
Date	Type	Price	Book/Page or CIN
12/11/2014	SW*-D	\$29,000,000	112702731
3/29/1999	DRR		29617 / 841
3/29/1999	SW*	\$6,597,100	29354 / 1609
7/27/1998	WD	\$735,800	28651 / 119
2/1/1990	QCD	\$100	17226 / 939

Land Calculations		
Price	Factor	Type
\$7.00	189,772	SF
Adj. Bldg. S.F. (Card, Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

**LORI PARRISH**  
**BRYCE WARD**  
 COUNTY  
**PROPERTY**  
**APPRAISER**



Site Address	NW 2 STREET, DANIA BEACH	ID #	5042 33 05 0020
Property Owner	DANIA LIVE 1748 LLC	Millage	0413
Mailing Address	1 OAKWOOD BLVD STE 70 HOLLYWOOD FL 33020	Use	94
Abbreviated Legal Description	HOLLYWOOD PALMS REAMEN PLAT 36-46 B TRACT A S 295		

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Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$89,650		\$89,650	\$89,650	
2014	\$89,650		\$89,650	\$89,650	\$4,382.04
2013	\$89,650		\$89,650	\$89,650	\$4,408.24

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2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$89,650	\$89,650	\$89,650	\$89,650
Portability	0	0	0	0
Assessed/SOH	\$89,650	\$89,650	\$89,650	\$89,650
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$89,650	\$89,650	\$89,650	\$89,650

Sales History			
Date	Type	Price	Book/Page or CIN
12/11/2014	SW*-D	\$29,000,000	112702731
10/6/1999	SWD	\$375,000	29963 / 1877

Land Calculations		
Price	Factor	Type
\$4,360	1.23	RP
\$0.25	337,282	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

**LORI PARRISH  
BROWARD  
COUNTY  
PROPERTY  
APPRAISER**



Site Address	1750 STIRLING ROAD, DANIA BEACH	ID #	5042 33 33 0010
Property Owner	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9183	Millage	0413
Mailing Address	PO BOX 2710 ROANOKE VA 24001	Use	11
Abbreviated Legal Description	THE GADDIS PLAT 112-7 B TRACT A LESS 12' TURNLANE AS DESC'D IN OR 22120/521 AND LESS E 172.85 AS DESC'D IN OR 31840/1416		

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Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$300,440	\$914,860	\$1,215,300	\$1,215,300	
2014	\$300,440	\$845,280	\$1,145,720	\$1,145,720	\$28,009.78
2013	\$300,440	\$845,280	\$1,145,720	\$1,145,720	\$28,344.32

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2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,215,300	\$1,215,300	\$1,215,300	\$1,215,300
Portability	0	0	0	0
Assessed/SOH	\$1,215,300	\$1,215,300	\$1,215,300	\$1,215,300
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,215,300	\$1,215,300	\$1,215,300	\$1,215,300

Sales History			
Date	Type	Price	Book/Page or CIN
12/1/1993	WD	\$575,000	21511 / 102

Land Calculations		
Price	Factor	Type
\$8.00	37,555	SF
Adj. Bldg. S.F. (Card, Sketch)		7970
Units		1

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

**LORI PARRISH  
BRYCWARD  
DADE COUNTY  
PROPERTY  
APPRAISER**



Site Address	STIRLING ROAD, DANIA BEACH	ID #	5042 33 33 0011
Property Owner	DANIA LIVE 1748 LLC	Millage	0413
Mailing Address	3333 NEW HYDE PARK RD #100 NEW HYDE PARK NY 11042	Use	10
Abbreviated Legal Description	THE GADDIS PLAT 112-7 B E 172.85 OF TRACT A LESS 12' TURNLANE AS DESC'D IN OR 22120/521		

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**Property Assessment Values**  
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$339,040		\$339,040	\$339,040	
2014	\$338,240		\$338,240	\$316,890	\$6,804.63
2013	\$288,090		\$288,090	\$288,090	\$6,139.17

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**2015 Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
Just Value	\$339,040	\$339,040	\$339,040	\$339,040
Portability	0	0	0	0
Assessed/SOH	\$339,040	\$339,040	\$339,040	\$339,040
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$339,040	\$339,040	\$339,040	\$339,040

**Sales History**

Date	Type	Price	Book/Page or CIN
10/10/2014	SW*-D	\$14,000,000	112596856
5/20/2004	WD	\$335,000	37567 / 56
9/6/2001	DRR		32075 / 853

**Land Calculations**

Price	Factor	Type
\$14.50	23,382	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

LORI PARRISH  
BROWARD COUNTY  
PROPERTY APPRAISER



Site Address	W DANIA BEACH BOULEVARD, DANIA BEACH
Property Owner	DANIA LIVE 1748 LLC
Mailing Address	3333 NEW HYDE PARK RD STE 100 NEW HYDE PARK NY 11042

ID #	5042 33 39 0011
Millage	0413
Use	10

Abbreviated Legal Description	DUKE & DUKE SUBDIVISION 124-48 B POR PAR A, DESC AS BEG NW COR PAR A,E 363.86,S 258.52,W 108.49,N 22.84,W 256.64,NLY 230.67 TO POB
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Property Assessment Values

Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$1,025,890		\$1,025,890	\$950,790	
2014	\$1,025,890		\$1,025,890	\$864,360	\$19,045.97
2013	\$785,790		\$785,790	\$785,790	\$16,462.23

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2015 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,025,890	\$1,025,890	\$1,025,890	\$1,025,890
Portability	0	0	0	0
Assessed/SOH	\$950,790	\$1,025,890	\$950,790	\$950,790
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$950,790	\$1,025,890	\$950,790	\$950,790

Sales History

Date	Type	Price	Book/Page or CIN
1/19/2015	SW*-D	\$2,850,000	112759787
3/27/2008	WD-Q	\$1,000,000	45257 / 1252

Land Calculations

Price	Factor	Type
\$11.75	87,310	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

W DANIA BEACH BOULEVARD

**LORI PARRISH**  
**BRYCE WARD**  
DADE COUNTY  
**PROPERTY APPRAISER**



Site Address	W DANIA BEACH BOULEVARD, DANIA BEACH	ID #	5042 33 39 0012
Property Owner	DANIA LIVE 1748 LLC	Millage	0413
Mailing Address	1 OAKWOOD BLVD STE 70 HOLLYWOOD FL 33020	Use	95
Abbreviated Legal Description	DUKE & DUKE SUBDIVISION 124-48 B POR OF PAR A DESC AS: COMM NW COR PAR A, E 363.86 TO POB, CONT E 148.01, S 260.58, W 148, N 258.52 TO POB AKA: RETENTION POND PROPERTY		

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Property Assessment Values  
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$3,840		\$3,840	\$3,840	
2014					
2013					

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2015 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,840	\$3,840	\$3,840	\$3,840
Portability	0	0	0	0
Assessed/SOH	\$3,840	\$3,840	\$3,840	\$3,840
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,840	\$3,840	\$3,840	\$3,840

Sales History

Date	Type	Price	Book/Page or CIN
1/19/2015	SW*-D	\$2,850,000	112759787

Land Calculations

Price	Factor	Type
\$0.10	38,411	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

**LORI PARRISH  
BRYCOWARD  
DADE COUNTY  
PROPERTY  
APPRAISER**



Site Address	SW 18 AVENUE, DANIA BEACH	ID #	5042 33 39 0013
Property Owner	DANIA LIVE 1748 LLC	Millage	0413
Mailing Address	1 OAKWOOD BLVD STE 70 HOLLYWOOD FL 33020	Use	10

Abbreviated Legal Description	DUKE & DUKE SUBDIVISION 124-48 B POR OF PAR A, POR LOTS 1-6, BLK 1 DOUGLASE HILL 12-45 B & POR SW 1 ST ABANDONED PER OR 29499/803 DESC AS: COMM NW COR SAID PAR A, E 511.87, S 469.34 TO POB, CONT S 194.78, W 25, S 325, W 39.22, N 125.03, NELY 202.26, W 10.01, NE 201.53 TO POB AKA: FUTURE RIGHT OF WAY
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Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$8,030		\$8,030	\$8,030	
2014					
2013					

**IMPORTANT: The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.**

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$8,030	\$8,030	\$8,030	\$8,030
Portability	0	0	0	0
Assessed/SOH	\$8,030	\$8,030	\$8,030	\$8,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$8,030	\$8,030	\$8,030	\$8,030

Sales History			
Date	Type	Price	Book/Page or CIN
1/19/2015	SW*-D	\$2,850,000	112759787

Land Calculations		
Price	Factor	Type
\$0.51	15,749	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

**LORI PARRISH**  
**BRYANWARD**  
COUNTY  
**PROPERTY**  
**APPRAISER**



Site Address	1500 NW 1 STREET, DANIA BEACH	ID #	5042 33 43 0010
Property Owner	DANIA LIVE 1748 LLC	Millage	0413
Mailing Address	1 OAKWOOD BLVD STE 70 HOLLYWOOD FL 33020	Use	48
Abbreviated Legal Description	DANIA OFFICE PARK 130-29 B POR OF PAR A DESC AS:COMM AT NE COR SAID PAR A;S 165.32 TO POB W 259.94,S 266.72,W 191.63, S 205.08,E 443.51,N 478.18 TO POB		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$1,110,090	\$2,855,030	\$3,965,120	\$3,965,120	
2014	\$1,110,090	\$2,637,240	\$3,747,330	\$3,747,330	\$95,355.70
2013	\$1,110,090	\$2,306,580	\$3,416,670	\$3,416,670	\$89,570.38

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2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,965,120	\$3,965,120	\$3,965,120	\$3,965,120
Portability	0	0	0	0
Assessed/SOH	\$3,965,120	\$3,965,120	\$3,965,120	\$3,965,120
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,965,120	\$3,965,120	\$3,965,120	\$3,965,120

Sales History			
Date	Type	Price	Book/Page or CIN
12/11/2014	SW*-D	\$29,000,000	112702731
12/15/1999	WD	\$800,000	30177 / 1789
7/27/1998	WD	\$2,942,900	28650 / 940
9/1/1993	SWD	\$1,270,000	21126 / 711

Land Calculations		
Price	Factor	Type
\$7.00	158,584	SF
Adj. Bldg. S.F. (Card, Sketch)		45614

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc





**LORI PARRISH  
BRYAN  
COUNTY  
PROPERTY  
APPRAISER**



Site Address	1800 NW 1 STREET, DANIA BEACH	ID #	5042 33 44 0010
Property Owner	REALTY INCOME CORP % PROPERTY TAX SERV CO	Millage	0413
Mailing Address	PO BOX 543185 DALLAS TX 75354	Use	35
Abbreviated Legal Description	COMMERCE CENTER OF DANIA 135-44 B PARCEL "A"		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$1,711,400	\$12,760	\$1,724,160	\$1,724,160	
2014	\$1,710,920	\$12,760	\$1,723,680	\$1,723,680	\$38,337.37
2013	\$1,710,920	\$12,760	\$1,723,680	\$1,723,680	\$38,840.68

**IMPORTANT: The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.**

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,724,160	\$1,724,160	\$1,724,160	\$1,724,160
Portability	0	0	0	0
Assessed/SOH	\$1,724,160	\$1,724,160	\$1,724,160	\$1,724,160
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,724,160	\$1,724,160	\$1,724,160	\$1,724,160

Sales History			
Date	Type	Price	Book/Page or CIN
3/29/1999	SW*	\$6,597,100	29354 / 1609
7/27/1998	WD*	\$8,583,400	28651 / 271
12/1/1992	SWD	\$2,000,000	20185 / 650

Land Calculations		
Price	Factor	Type
\$7.00	241,463	SF
\$7.00	800	OA
\$0.10	155,634	SF
Adj. Bldg. S.F. (Card, Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



N BRYAN ROAD

**LORI PARRISH  
BRYANWARD  
DADE COUNTY  
PROPERTY  
APPRAISER**



Site Address	N BRYAN ROAD, DANIA BEACH	ID #	5042 33 55 0010
Property Owner	DANIA LIVE 1748 LLC	Millage	0413
Mailing Address	1 OAKWOOD BLVD STE 70 HOLLYWOOD FL 33020	Use	40
Abbreviated Legal Description	DANIA BEACH AIR & PORT COMMERCE CENTRE 177-81 B PARCEL A		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$4,807,440		\$4,807,440	\$4,807,440	
2014	\$4,807,440		\$4,807,440	\$4,354,970	\$96,938.10
2013	\$3,959,070		\$3,959,070	\$3,959,070	\$86,607.38

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2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,807,440	\$4,807,440	\$4,807,440	\$4,807,440
Portability	0	0	0	0
Assessed/SOH	\$4,807,440	\$4,807,440	\$4,807,440	\$4,807,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,807,440	\$4,807,440	\$4,807,440	\$4,807,440

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/23/2014	SWD-D	\$6,300,000	112714242	\$8.50	565,581	SF
12/19/2014	DRR-T		112720404			
12/19/2014	QCD-T	\$100	112714238			
9/19/2014	D-D	\$4,000,000	112482408			
10/28/2010	QCD	\$100	47488 / 313			
				Adj. Bldg. S.F.		

Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
04						DS			

