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CLARK J. COCHRAN, JR. (OF COUNSEL)

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

PLEASE REPLY TO: FORT LAUDERDALE

FILE COPY

January 7, 2016

VIA HAND DELIVERY

Marc LaFerrier, AICP, Director
Community Development Department
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, Florida 33004



Re: Application for Site Plan Extension
4430 SW 32nd Avenue, Dania Beach, Florida

Dear Mr. LaFerrier:

Attached to this letter is an application for extension of the Site Plan approved by the City Commission on September 23, 2014 by Resolution No. 2014-050 for the project known as Aqua Bella. This request is made pursuant to Section 635-100 (B) of the Code of Ordinances of the City of Dania Beach for a twelve (12) month extension from the current expiration date of March 23, 2016. Enclosed along with the executed Standard Development Application is Resolution No. 2014-050, with the Site Plan appended as an exhibit thereto, and one (1) 11 X 17 copy of the approved Site Plan. A filing fee in the amount of \$1,250.00 is also submitted herewith.

In accordance with the requirements of Section 635-100 (B), the Applicant states that there is good cause for granting of the extension. The Aqua Bella Project was approved for fifty-five (55) residential units with associated parking and amenities. However, since the time of the original approval by the City Commission, residential real estate market conditions have been variable resulting in delays in undertaking the construction of the Project. The property owner has worked diligently to secure the necessary financing and to obtain market support for the Project. The property owner believes that within the additional time requested there will be an opportunity to obtain the necessary financing and to comply with the requirements of the City Code for construction of the Project.

Marc LaFerrier, AICP, Director

January 7, 2016

Page 2

Please let me know if you have any questions or require any additional documents or information relating to this Application. Thank you.

Sincerely,



Susan F. Delegal

For the firm

SFD/rm

Enclosures

cc: Corrine LaJoie, AICP, Principal City Planner (w/o enclosures)

RESOLUTION NO. 2014-050

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-011-14) SUBMITTED BY EVAL LEVY ON BEHALF OF THE PROPERTY OWNER OFER BEN SHOSHAN FOR PROPERTY LOCATED AT 4430 SW 32ND AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 28, Part 6, of the Dania Beach Land Development Code ("LDC"), Article 635, entitled "Development Review Procedures and Requirements", states that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, Eval Levy on behalf of the property owner Ofer Ben Shoshan is requesting site plan approval to allow the construction of fifty five (55) residential units with associated parking and amenities at 4430 SW 32nd Avenue in the City of Dania Beach;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That certain application (SP-011-14) for site plan approval, a copy of which is attached as composite Exhibit "A", and made part of and incorporated into this Resolution by this reference, is found to be in compliance with Article 635 of the LDC, and is approved with the following conditions (references to Sections are those in the LDC, unless otherwise specified):

As requested by the Development Review Committee (DRC) on April 24th, 2014:

Planning:

- 1) The project is limited to no more than 29 boat slips to be located parallel to the seawall.
- 2) Dolphin piles shall not extend more than 6 feet.
- 3) Docks are limited to use by owners and tenants.
- 4) Dedication of Park Land: Section 805-110 establishes the park land demand calculation based on the following formula: (3 acres/1,000 population x number of units (55) x number of estimated persons per dwelling unit (2.5) = 17,968.50 sq. ft. of required park land for this development. A minimum of 6% of total property must be provided as park land (net size of the property (217,500 sq. ft.) x 6% = 13,050 sq. ft.). Private open space may be credited towards the requirement and the development will provide both a pool (2,800 sq.



ft.) and a playground (1,936.62 sq. ft.) for a total of 4,736.32 sq. ft. in park land credits. The applicant is required to provide 17,968.50 sq. ft. in park land minus the credits (4,736.32 sq. ft.), therefore, the total required would be 13,232.18 sq. ft. of land. Based on the appraisal date of May 26, 2014, the appraised value of the property is \$2,000,000.00; therefore, the required payment in lieu of dedication is \$121,675.22 (appraised value of land (\$2,000,000.00 as per attached appraisal-Exhibit B) / net size of the property (217,500 sq. ft.) x required park land for the development (13,232.18 sq. ft.) = \$121,675.22), provided that the applicant has made a satisfactory demonstration of eligibility for credits for private open space or private recreation spaces. Prior to issuance of a building permit, Sec. 805-110 of the LDC must be satisfied by payment of a fee in lieu of land dedication in the amount of \$121,675.22. (Planning Division). [NOTE—Sec. 805-110 (F)(5) requires that “the facilities proposed for the park, open space and recreational use are in substantial accordance with the recreational needs of the future residents of the plat as determined by the city commission, the recommendation of the planning and zoning board and the appropriate city departments].

5) The Applicant is to provide a written agreement to the City Attorney establishing that the use of such private open space is restricted to park, open space and recreational purposes by recorded covenants which shall run with the land in favor of the current and future owners of property within the tract, which Covenants cannot be released or amended without the consent of the City Commission after public hearing. Private ownership and maintenance of the open space shall be established and such dedication or payment shall be completed before the issuance of building permits will be authorized by the City.

6) The applicant shall obtain approvals from Broward County Aviation Department (BCAD) and Federal Aviation Administration (FAA) prior to Building Permits.

Section 2. Based upon the criteria set forth in Section 635 of the LDC, all site plan approvals shall automatically expire and become null and void unless the applicant files a complete building permit application with construction drawings for all improvements shown on the site plan, within eighteen (18) months from the date of adoption of this Resolution.

Section 3. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to

obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. All resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. This Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on September 23, 2014.

ATTEST:

Louise Stilson

LOUISE STILSON, CMC
CITY CLERK



Walter B. Duke, III

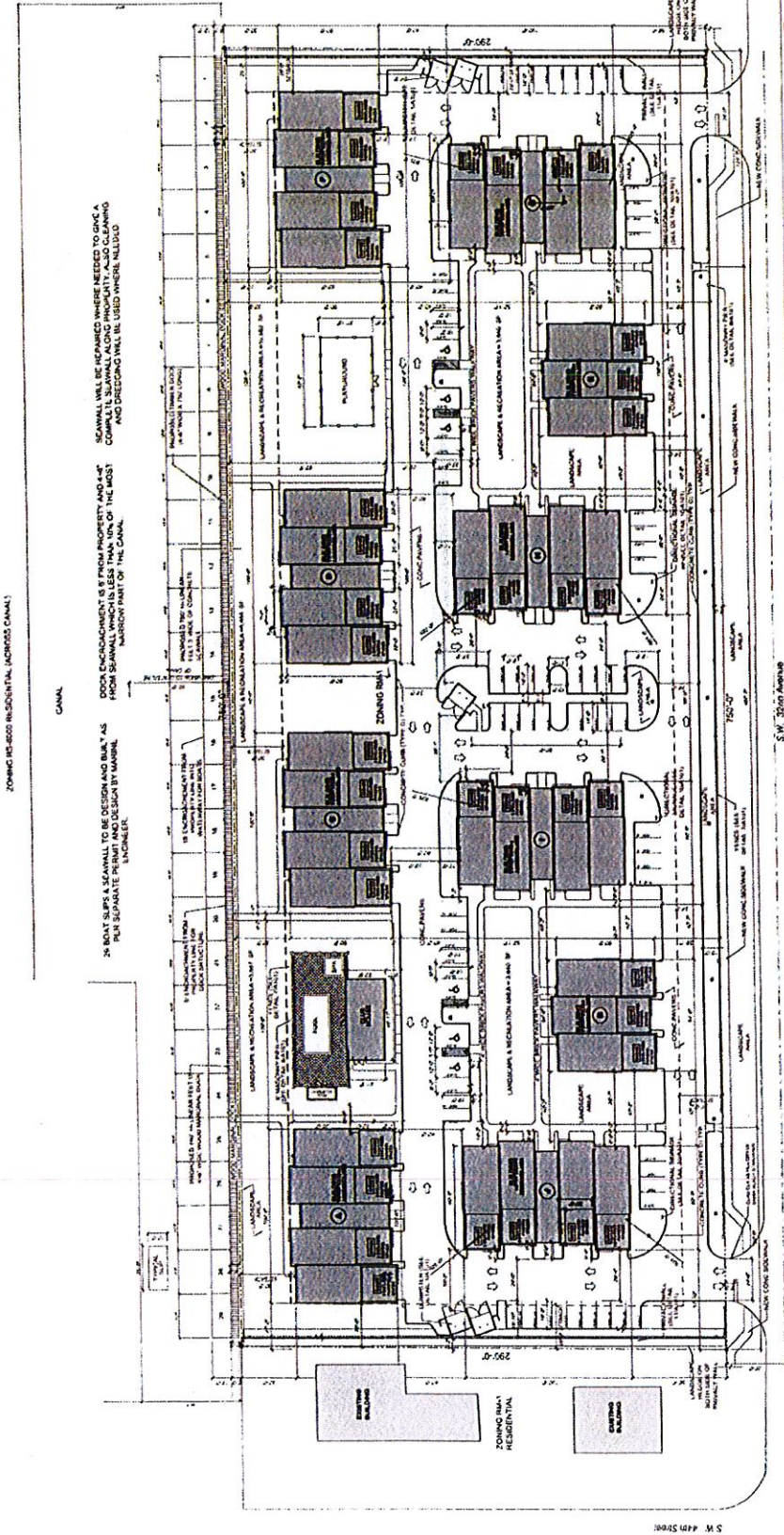
WALTER B. DUKE, III
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

Thomas J. Ansbro

THOMAS J. ANSBRO
CITY ATTORNEY

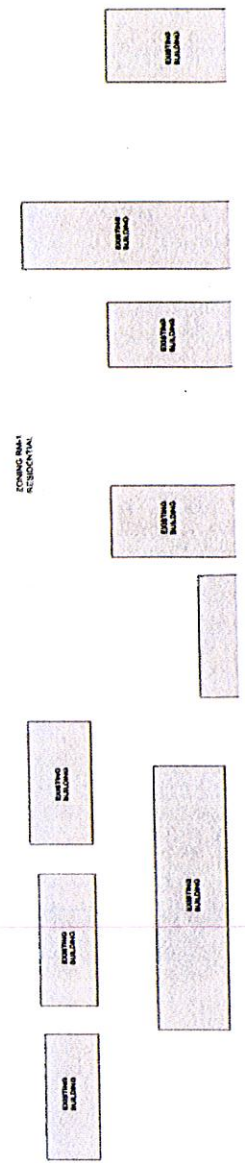
EXHIBIT A



RECEIVED

JAN 7 2016

Planning Department



Date: 05.15.2014
Scale: 1"=30'-0"

Sheet No.: A100

Address: 4550 SW 32nd Avenue
Danla Beach, FL 33112 - Lots 2-11, Block 1

Title: Site Plan

Project: Aqua Bella Townhouses

Architect: PASTAN GROUP, INC. - OLIVER DANLA, AIA
ARCHITECTURE + PLANNING
1400 Avenue of the Americas, Suite 1304
New York, NY 10105
Tel: 754-277-2482 Email: danla@pastan.com

Owner: B & H Danla Beach, LLC
2889 NE 231 Street, PH-2
Aventura, FL 33180



AQUA BELLA TOWNHOUSES & PENTHOUSES
- 4430 SW 32nd AVENUE
PROPOSED MULTIPLE BUILDING RESIDENTIAL
DEVELOPMENT
DANIA BEACH, FLORIDA



B & H DANIA BEACH, LLC
 T 305 933-4646 | 2999 NE 191 STREET
 PH SUITE# 2 | AVENTURA,
 FLORIDA 33160



DANAN GROUP, INC. ARCHITECTURE & DESIGN
 T 754 227-5482 | 550 FAIRWAY DRIVE
 DANANGROUP@GMAIL.COM | SUITE# 103B | DEERFIELD BEACH
 FLORIDA 33441

ISSUED FOR SITE PLAN APPROVAL - City Commission
 May 15, 2014

PROJECT CONTACT LIST

ARCHITECTURAL
 DANAN GROUP, INC.
 550 FAIRWAY DRIVE
 SUITE# 103B
 DEERFIELD BEACH, FL 33441
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 FAX: 754 227-5482
 WWW.DANANGROUP.COM

LANDSCAPE
 DOUGLAS M. RUTH ASSOC.
 1001 N. OCEAN BLVD.
 SUITE 100
 DEERFIELD BEACH, FL 33441
 TEL: 561 241-1111
 FAX: 561 241-1111
 WWW.DMRUTH.COM

CIVIL ENGINEER
 SCHWIBKE SHISKIN & ASSOC.
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 SUITE 100
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 FAX: 561 241-1111
 WWW.SS&A.COM

SURVEYOR
 NOVA SURVEYORS INC.
 1001 N. OCEAN BLVD.
 SUITE 100
 DEERFIELD BEACH, FL 33441
 TEL: 561 241-1111
 FAX: 561 241-1111
 WWW.NOVASURVEYORS.COM

LIGHTING ENGINEERING
 HINGS ENGINEERS
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 FAX: 561 241-1111
 WWW.HINGSENGINEERS.COM



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H. Overall Building Statistics

Total Residential Net Floor Area (including garages)	135,141 sq.ft.	Total Common Space Gross Floor Area	150,883 sq.ft.
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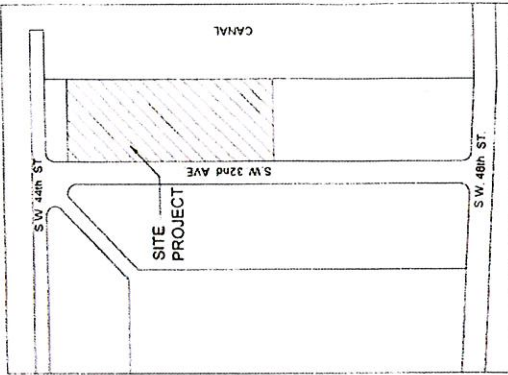
I. Parking Statistics

Total Residential Parking (55 units x 1.75)	97	Required	97	Provided	97
Total Residential Guest Parking (55 units / 5)	11	Required	11	Provided	13
Total Parking	108	Required	108	Provided	110

Note: 38 legal Parking Spaces are enclosed inside 38 private 2-Car Garages

NOTES:

1. LIVE-ABOARDS ARE PROHIBITED ON THIS SITE; DOCKS ARE FOR UPLAND OWNERS ONLY.
2. BUILDING TO BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM
3. CONSTRUCTION METHOD TO INCLUDE A NOISE PROOF SYSTEM IN ORDER TO REDUCE INTERIOR NOISE LEVEL AND PROTECT AGAINST NOISE CREATED AIRPORT TAKE-OFF AND LANDING WHICH IS NEARBY. SOUND INSULATION REQUIREMENTS WILL MEET STANDARD OF ARTICLE 221 AND THE PUBLIC FACILITIES REQUIREMENTS AS PER ARTICLE 805 IN THE DANIA BEACH LAND DEVELOPMENT CODE.
4. Calculation for compliance with requirements of Section 805.110 Recreation and Open Space Level of Service as follows: 3/1000 standard from the code x 55 units x 2.5 estimated persons per dwelling unit = 0.4125 acres or 0.003 x 55 x 2.5 = 0.4125



LOCATION MAP
 NORTH
 DATE: 05.15.2014
 SCALE: A001

PROJECT DEVELOPMENT DATA
 4430 SW 32nd Avenue, Dania Beach, Florida 33312

- A. Project:** Multiple building project comprising of 55 Residential units, (38 Townhouses and 17 Penthouses)
- B. Legal Description:** LOT 2 THRU 11, IN BLOCK 1, OF CANAL GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- C. Zoning:** Existing Zoning: RM-1
- D. Proposed Setbacks:**
 Front: 25'-0" (Provided)
 Side (Right): 25'-0" (Provided)
 Side (Left): 25'-0" (Provided)
 Rear: 30'-0" (Provided)
- E. Parking Requirements:** per City of Dania Beach, Off-street Parking article 265
 Disabled parking as required by the Florida Building Code.
- F. Site Coverage Calculations:**
 Total Net Site Area: 217,500 sq. ft. or 4.9 AC
 Gross Site Area: 243,750 sq. ft. or 5.5 AC
 Number of units permitted by Zoning = 55 (10 units x Gross site area 5.5)
 Building Footprint Area (Lot Coverage by Roofed Structures: 56,395 sq. ft. 28%)
 Building Height: 38'-8"
 Site Coverage Percentage: 28%
 Previous Site Area (Landscape Area): 85,785 sq. ft. 39%
 Calculations for building separations (worse case: 60'+60'+38.6'+36.6' = 197.2 / 5 = 32.8') 40'-0" Min. separation required.
 Recreation Space Requirement (55 units x 400 SF = 22,000 SF) 28,013 sq. ft. Provided
 Vehicular Use Area: 63,897 sq. ft. 29%
 Sidewalk Area: 11,422 sq. ft. 5%

G. Residential Statistics - Floor Areas
 NOTE: All floor areas are "Gross Floor Area" as defined by the Dania Beach Zoning Bylaw

Building Type	Number of Buildings	Number of Units per type	Area of Residential	Area of Private Garage	Area of Common Space	Total Area Per Building	Total Gross Area
Type 1	7	6	13,147 sq. ft.	1,839 sq. ft.	1,854 sq. ft.	16,860 sq. ft.	118,020 sq. ft.
Type 2	2	3	6,118 sq. ft.	1,402 sq. ft.	7,520 sq. ft.	15,040 sq. ft.	15,040 sq. ft.
Type 3	1	8	11,200 sq. ft.	1,839 sq. ft.	1,801 sq. ft.	14,860 sq. ft.	16,960 sq. ft.
Club House	1	0	0 sq. ft.	0 sq. ft.	1,063 sq. ft.	1,063 sq. ft.	1,063 sq. ft.
Total	11	17	30,465 sq. ft.	5,080 sq. ft.	12,978 sq. ft.	48,523 sq. ft.	150,983 sq. ft.

Unit Type	Number of Units	Unit Area Interior	Unit Area Garage	Unit Area Terraces	Total Unit Area (Interior + Garage)	Total Net Unit Area
Type A	10	2,045 sq. ft.	477 sq. ft.	76 sq. ft.	2,522 sq. ft.	25,220 sq. ft.
Type B	8	2,129 sq. ft.	224 sq. ft.	88 sq. ft.	2,353 sq. ft.	18,824 sq. ft.
Type C1	2	2,028 sq. ft.	224 sq. ft.	88 sq. ft.	2,353 sq. ft.	18,016 sq. ft.
Type C2	8	2,028 sq. ft.	448 sq. ft.	88 sq. ft.	2,476 sq. ft.	4,952 sq. ft.
Type D	10	2,045 sq. ft.	477 sq. ft.	76 sq. ft.	2,522 sq. ft.	25,220 sq. ft.
Type E	8	2,426 sq. ft.	227 sq. ft.	300 sq. ft.	2,653 sq. ft.	21,224 sq. ft.
Type F	7	2,473 sq. ft.	231 sq. ft.	300 sq. ft.	2,704 sq. ft.	18,928 sq. ft.
Type G	1	1,416 sq. ft.	231 sq. ft.	233 sq. ft.	1,647 sq. ft.	1,647 sq. ft.
Type H	1	1,110 sq. ft.	0 sq. ft.	67 sq. ft.	1,110 sq. ft.	1,110 sq. ft.
TOTAL	55	17,110 sq. ft.	3,333 sq. ft.	1,110 sq. ft.	21,553 sq. ft.	135,141 sq. ft.

Owner
 B & H Dania Beach, LLC
 2880 N.E. 181 Street, Ph-2
 Dania Beach, FL 33318

Architect
 PASCAL GOSPIN, INC. OLIVER DANAN, AIA
 ARCHITECTURE & PLANNING
 200 Lawrence Drive, Suite 1030
 Dania Beach, FL 33318
 Tel: 754.277.6463, Email: oliver@pascalgospin.com

Project
 Aqua Bella Townhouses

Title
 Project Data / Location Map

Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

Date
 05.15.2014

Scale
 A001

Sheet No.
 A001



Owner
 B & H Dania Beach, LLC
 2888 NE 191 Street, #47
 Aventura, FL 33180

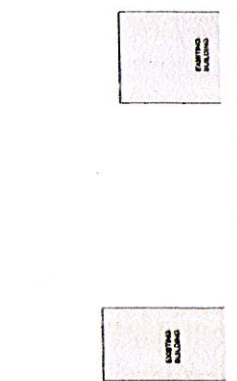
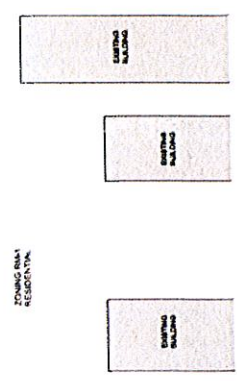
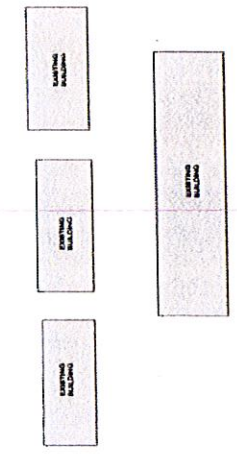
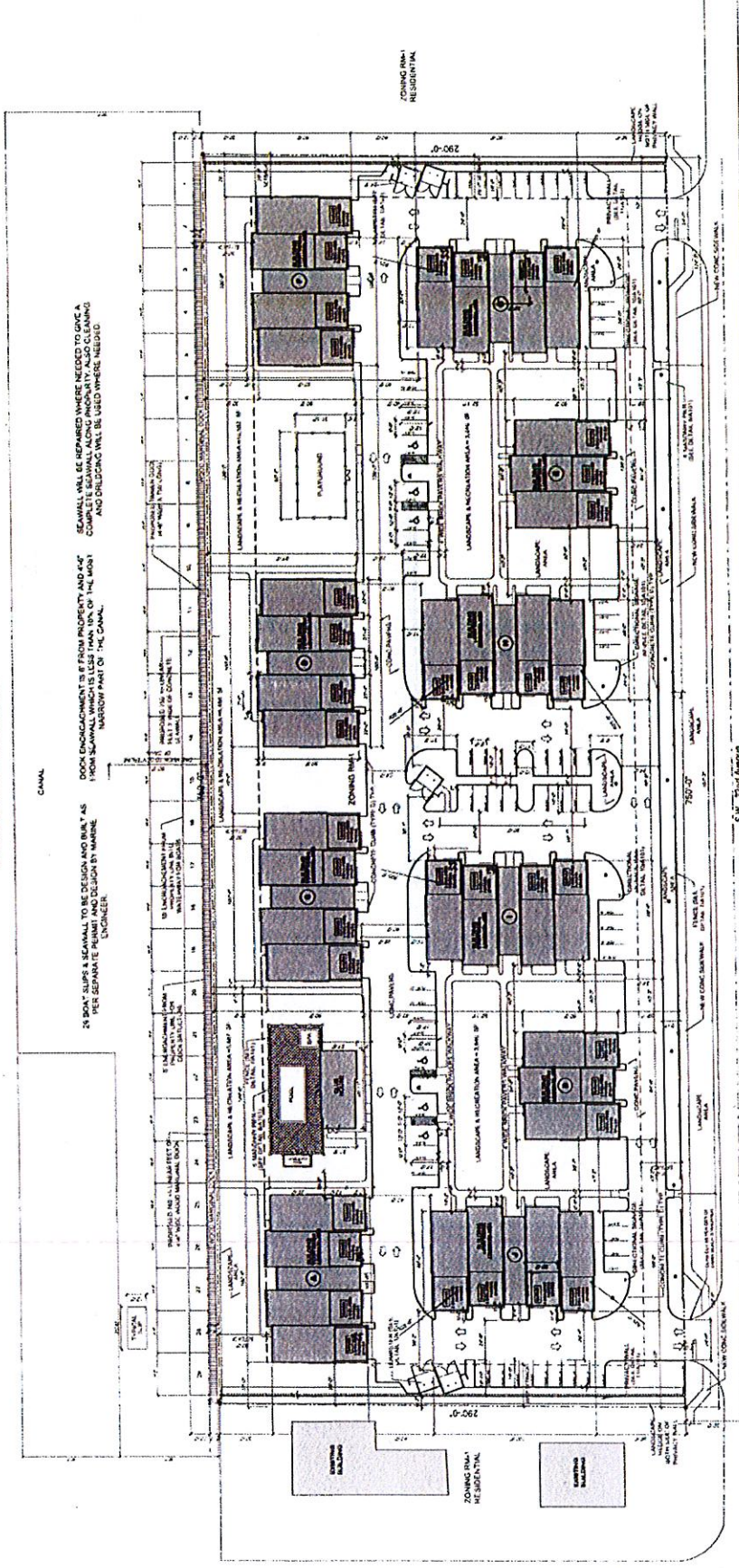
Architect
 DAMAN GROUP, INC. - OLIVER DAMAN, AIA
 ARCHITECTURE + PLANNING
 14750 NE 15th Avenue, Suite 304
 Doral, FL 33126
 Tel: 781.227.2442 Email: odaman@damangroup.com

Project
 Aqua Bella Townhouses

Title
 Site Plan

Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

Date 05.15.2014
Scale 1"=30'-0"
Sheet No. A100



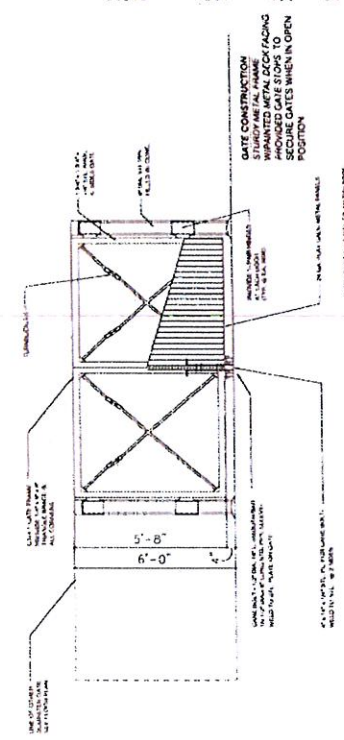
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S W 32nd Avenue

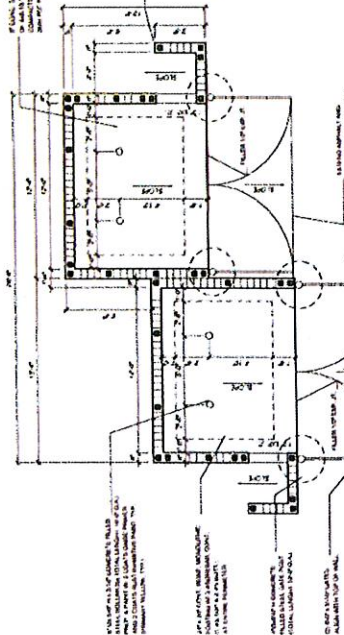
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 RESIDENTIAL

ZONING BMA
 RESIDENTIAL

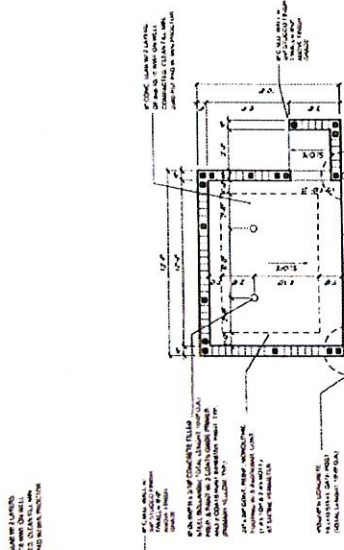
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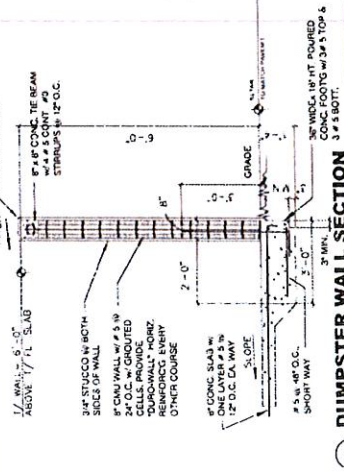
2 DUMPSTER GATE ELEVATION
SCALE: 1/4" = 1'-0"



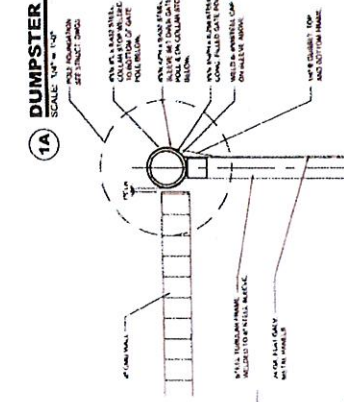
1A DUMPSTER DETAIL
SCALE: 1/4" = 1'-0"



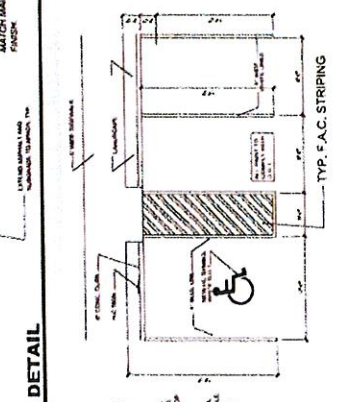
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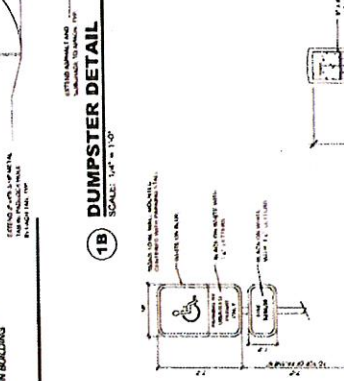
3 DUMPSTER WALL SECTION
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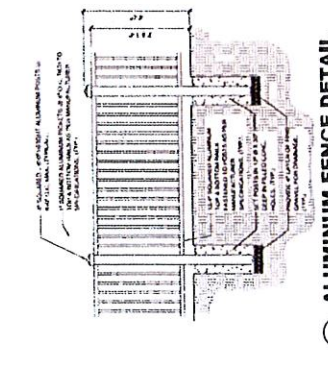
4 SWING GATE - JAMB
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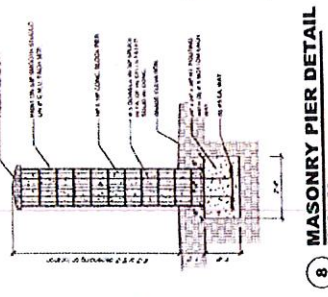
5 TYPICAL PARKING STALL
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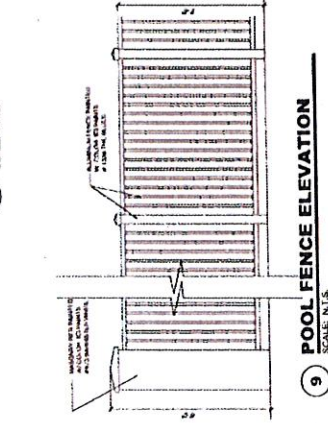
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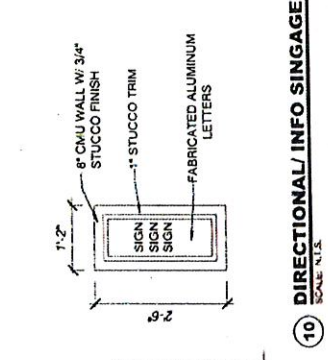
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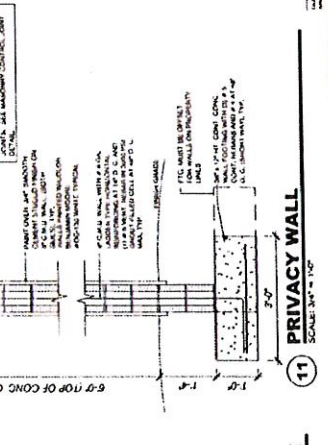
8 MASONRY PIER DETAIL
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9 POOL FENCE ELEVATION
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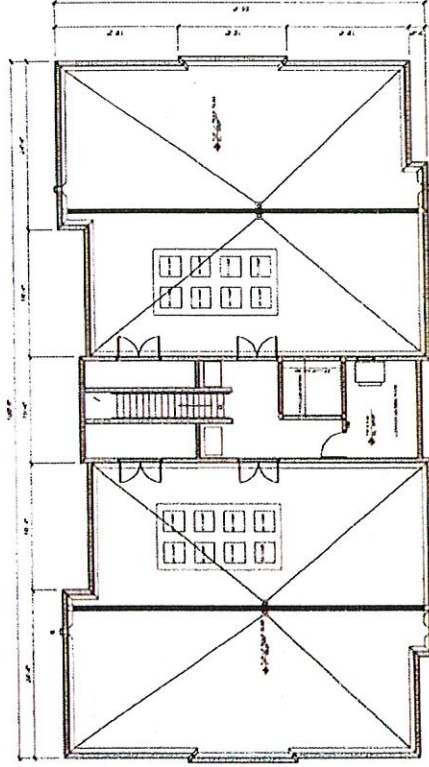


10 DIRECTIONAL/INFO SINGAGE
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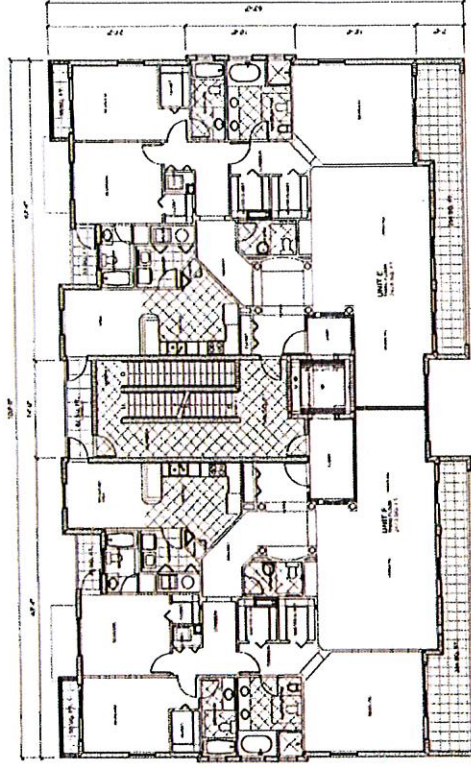


11 PRIVACY WALL
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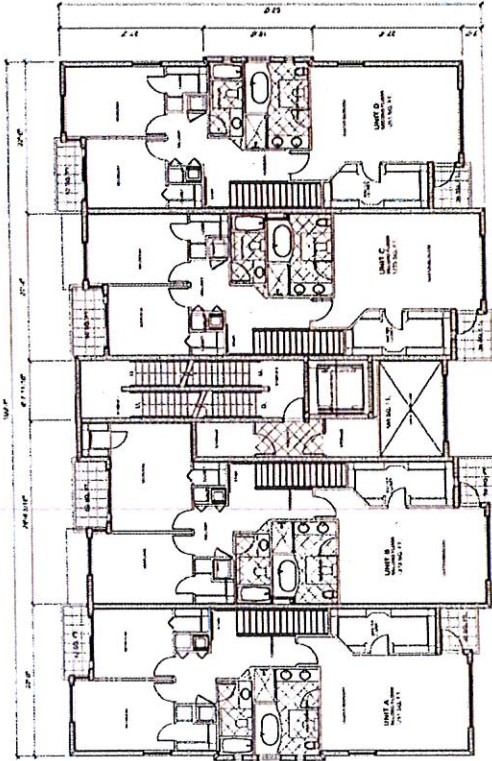
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	<p>NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>2. ALL WALLS SHALL BE CONCRETE WITH STUCCO FINISH UNLESS OTHERWISE NOTED.</p> <p>3. ALL FLOORING SHALL BE POLISHED CONCRETE UNLESS OTHERWISE NOTED.</p> <p>4. ALL DOORS SHALL BE 1-1/2" MIN. THICK UNLESS OTHERWISE NOTED.</p> <p>5. ALL WINDOWS SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.</p> <p>6. ALL STAIRS SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.</p> <p>7. ALL RAMPING SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.</p> <p>8. ALL SIGNAGE SHALL BE FABRICATED ALUMINUM UNLESS OTHERWISE NOTED.</p> <p>9. ALL SIGNAGE SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.</p> <p>10. ALL SIGNAGE SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.</p> <p>11. ALL SIGNAGE SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.</p> <p>12. ALL SIGNAGE SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.</p> <p>13. ALL SIGNAGE SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.</p> <p>14. ALL SIGNAGE SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.</p> <p>15. ALL SIGNAGE SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.</p>							



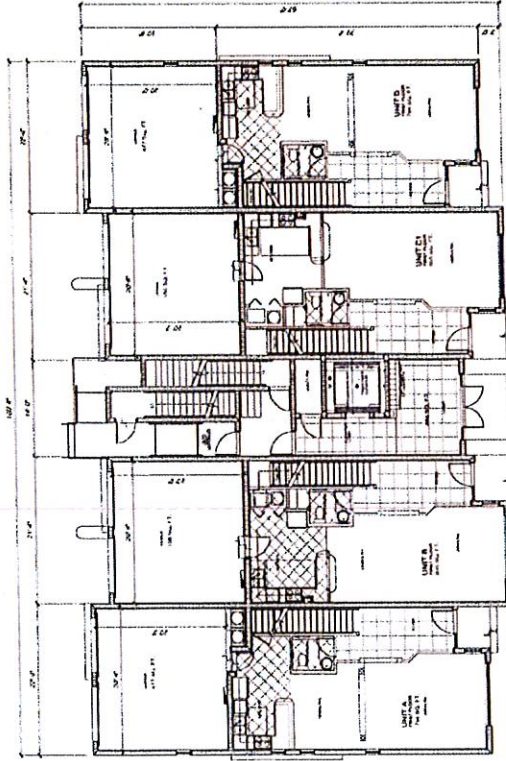
Roof Plan



3rd Floor Plan



2nd Floor Plan



1st Floor Plan



Owner

B & H Dania Beach, LLC
2659 NE 1st Street, PH 2
Dania Beach, FL 33019
Phone: 754.321.1111

Architect

DANIA GROUP, INC. - OLIVER DAMIAN, AIA
10000 W. 11th Avenue, Suite 100
Miami, FL 33157
Tel: 305.422.8888, Fax: 305.422.8888

Project

Aqua Bella Townhouses

Title

Floor Plans Building Type 1

Address

4550 SW 32nd Avenue
Dania Beach, FL 33312 - Lots 2-11, Block 1

Date

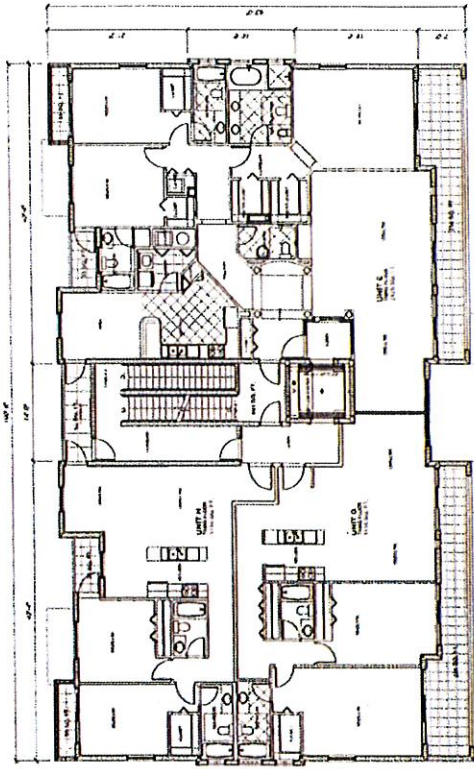
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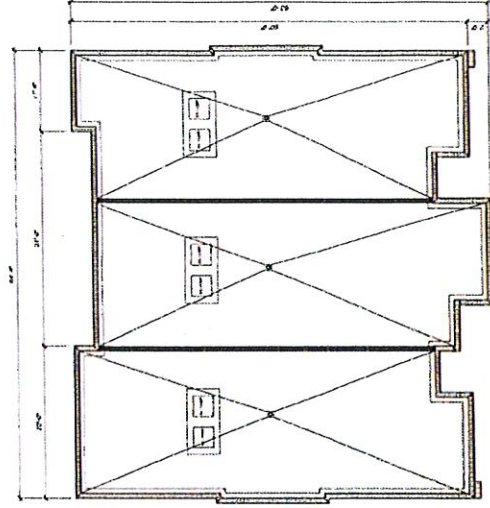
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Sheet No.

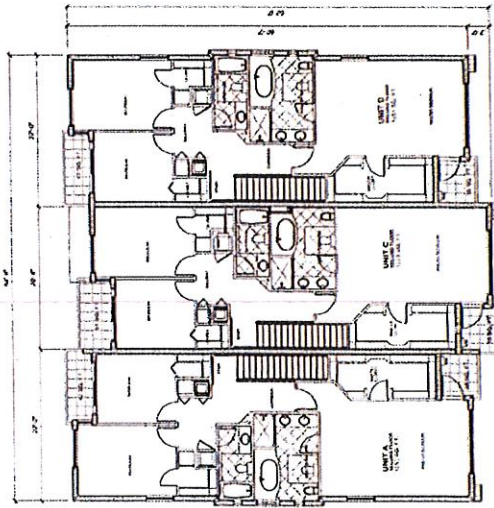
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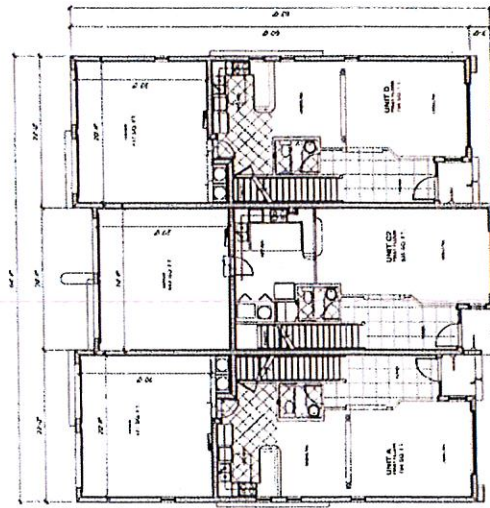
3rd Floor Plan (BLDG Type 3) - one building only



Roof Plan (BLDG Type 2)

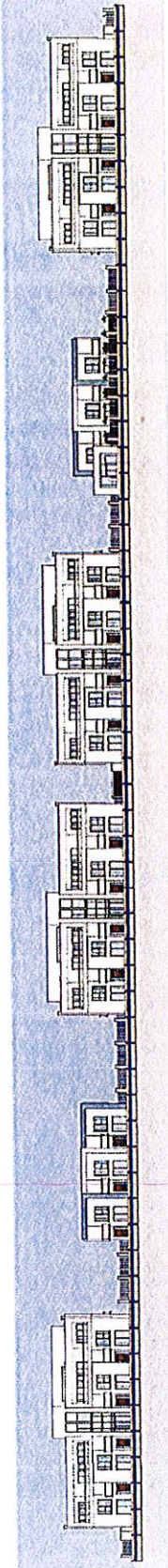


2nd Floor Plan (BLDG Type 2)



1st Floor Plan (BLDG Type 2)

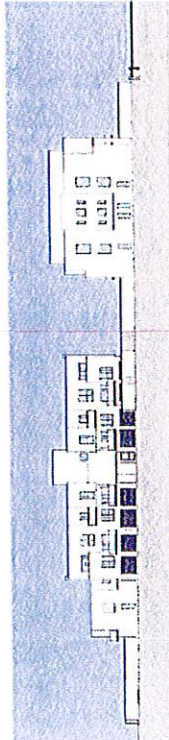
	Owner B & H Dania Beach, LLC 2909 NE 1st Street, #12 Pompano Beach, FL 33069	Architect DANMAN GROUP, INC. - OLIVER DANMAN, AIA Architectural Services, 101 Dania Beach, Florida 33041 Tel: 754.321.2444, Fax: 754.321.2445	Project Aqua Bella Townhouses	Title Floor Plans Building Type 2 & 3	Address 4550 SW 32nd Avenue Dania Beach, FL 33312 - Lots 2-11, Block 1	Date 05-15-2014	Scale 1/8"=1'-0"	Sheet No. A201
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EAST ELEVATION (WATERWAY)



WEST ELEVATION (ORANGE DRIVE)



SOUTH ELEVATION



NORTH ELEVATION



Owner
 B & H Dania Beach, LLC
 7995 NE 151 Street, PH-2
 Aventura, FL 33110

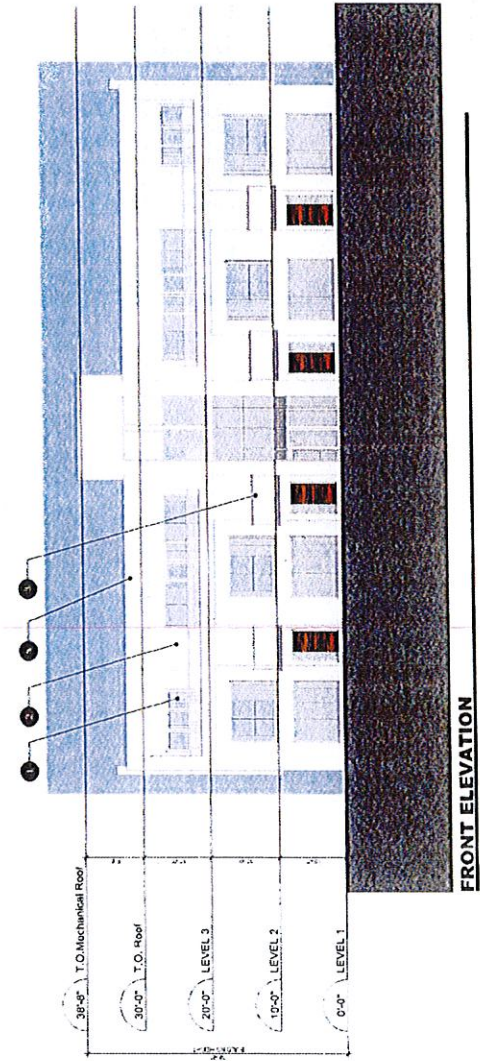
Architect
 DANAH GROUP INC. - DESIGN DANAH, AIA
 B & H Dania Beach, LLC
 1001 James D. White, Suite 1000
 Ft. Lauderdale, FL 33304
 Tel: 754.227.5462 Email: danah@danahgroup.com

Project
 Aqua Bella Townhouses

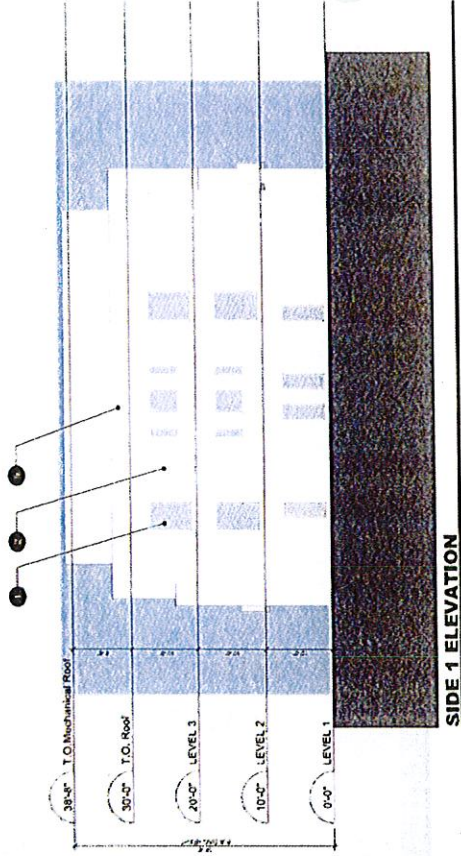
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 Elevations - Entire Site

Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

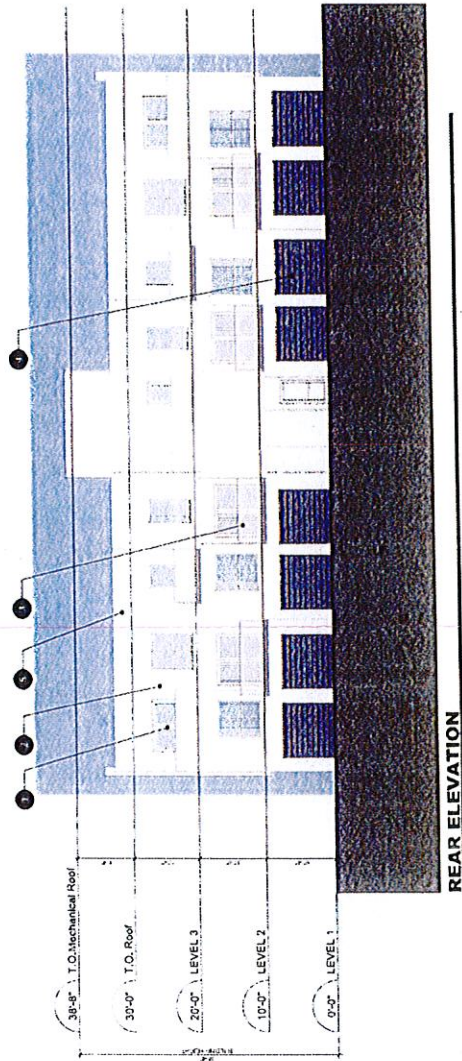
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Sheet No. A300



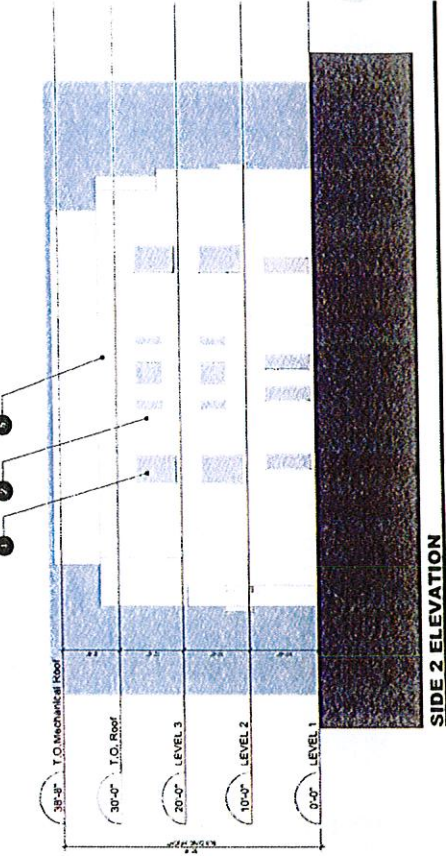
FRONT ELEVATION



SIDE 1 ELEVATION



REAR ELEVATION



SIDE 2 ELEVATION

Owner
 B & H Dania Beach, LLC
 1250 S.W. 91 Street, Apt 2
 Dania Beach, FL 33150

Architect
 DANIEL J. BROWN ARCHITECTURE & PLANNING
 500 James Drive, Suite 1000
 Dania Beach, FL 33154
 Tel: (954) 227-3462 Email: Dan@DanArch.com

Project
 Aqua Bella Townhouses

Title
 Elevations - Building Type 1 & 3

Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

Date
 05.15.2014

Scale
 1/8" = 1'-0"

Sheet No.
 A301

Owner
 B & H Dania Beach, LLC
 1250 S.W. 91 Street, Apt 2
 Dania Beach, FL 33150

Architect
 DANIEL J. BROWN ARCHITECTURE & PLANNING
 500 James Drive, Suite 1000
 Dania Beach, FL 33154
 Tel: (954) 227-3462 Email: Dan@DanArch.com

Project
 Aqua Bella Townhouses

Title
 Elevations - Building Type 1 & 3

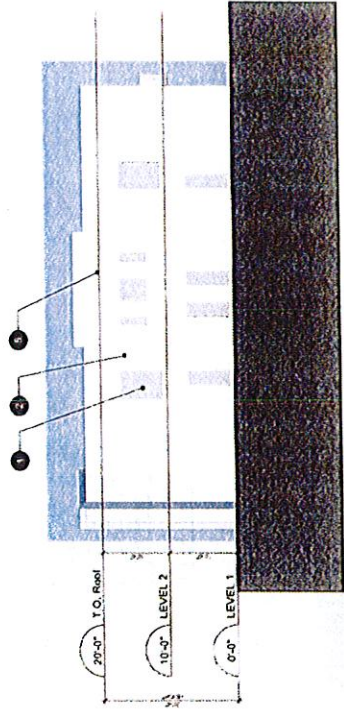
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 Dania Beach, FL 33312 - Lots 2-11, Block 1

Date
 05.15.2014

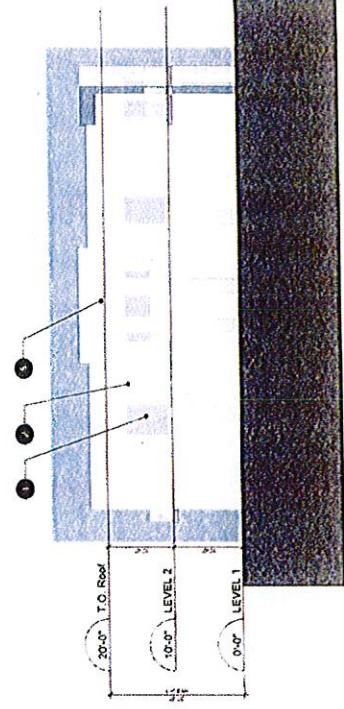
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Sheet No.
 A301

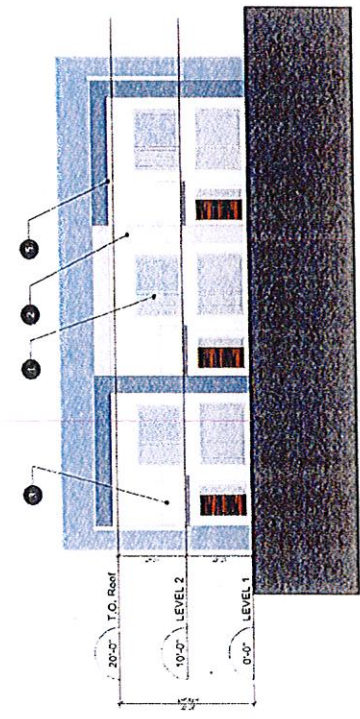
- 1. Architectural Site Plan
- 2. Floor Plan
- 3. Section Elevation
- 4. Foundation Plan
- 5. Mechanical Plan



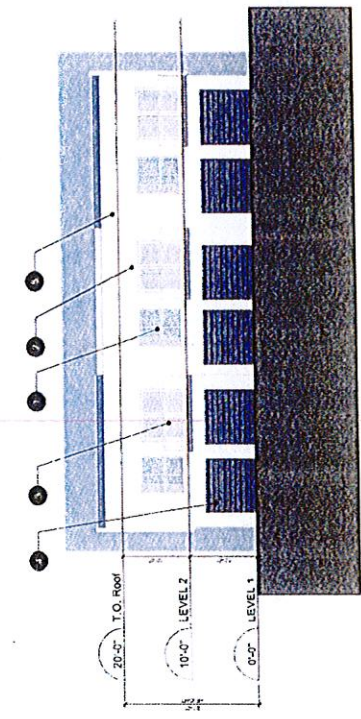
SIDE 1 ELEVATION



SIDE 2 ELEVATION



FRONT ELEVATION



REAR ELEVATION



Owner
 B & H Danis Beach, LLC
 7800 NE 1st Street PH 7
 Andrews, FL 33135

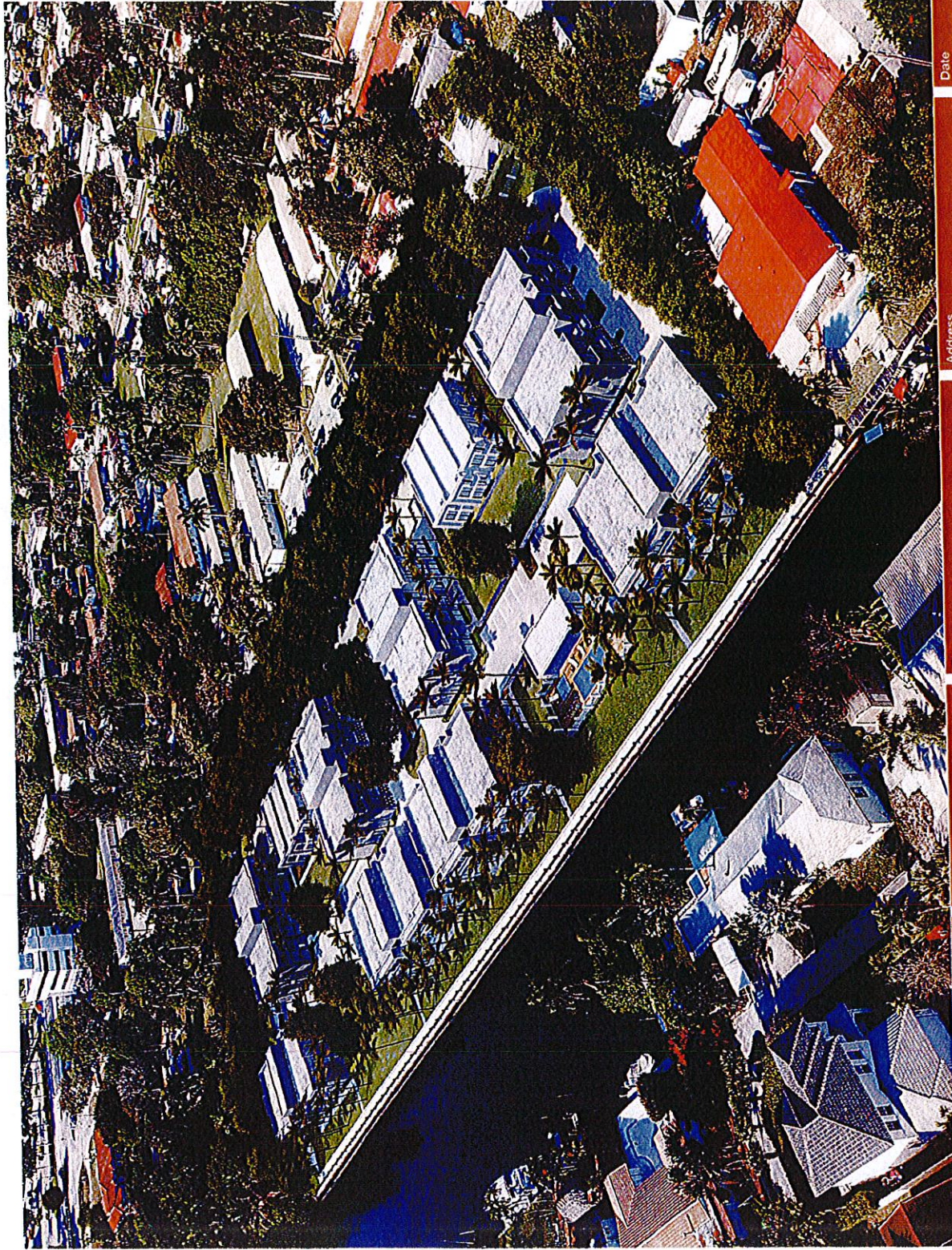
Architect
 GUNAWA GROUP, INC. - OLIVER DANAN, AIA
 ARCHITECTURE & PLANNING
 100 Holmes Drive, Suite 300
 Ft. Lauderdale, FL 33304
 Tel: 754.272.3462 Email: danan@gunawagroup.com

Project
 Aqua Bella Townhouses

Title
 Elevations - Building Type 2

Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

Date 05.15.2014
Scale 1/8" = 1'-0"
Sheet No. A302



DATE PLOTTED: 05/15/2014 10:58 AM



Owner
B & H Dania Beach, LLC
2999 NE 191 Street, PH-2
Aventura, FL 33130

Architect
DANAN GROUP, INC. - OLIVER DANAN, AIA
ARCHITECTURE • PLANNING
10000 South Florida Street
Doral, FL 33126 • Tel: 305.277.0400 • Fax: 305.277.0401 • Email: danan@danangroup.com

Project
Aqua Bella Townhouses

Title
3D View

Address
4550 SW 32nd Avenue
Dania Beach, FL 33312 - Lots 2-11, Block 1

Date
05.15.2014

Scale
NTS

Sheet No.
A600



DATE PLOTTED: 05/15/2014
 ARCHITECT: DANAN

Scale NTS

Date 05.15.2014

Sheet No. A601

Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

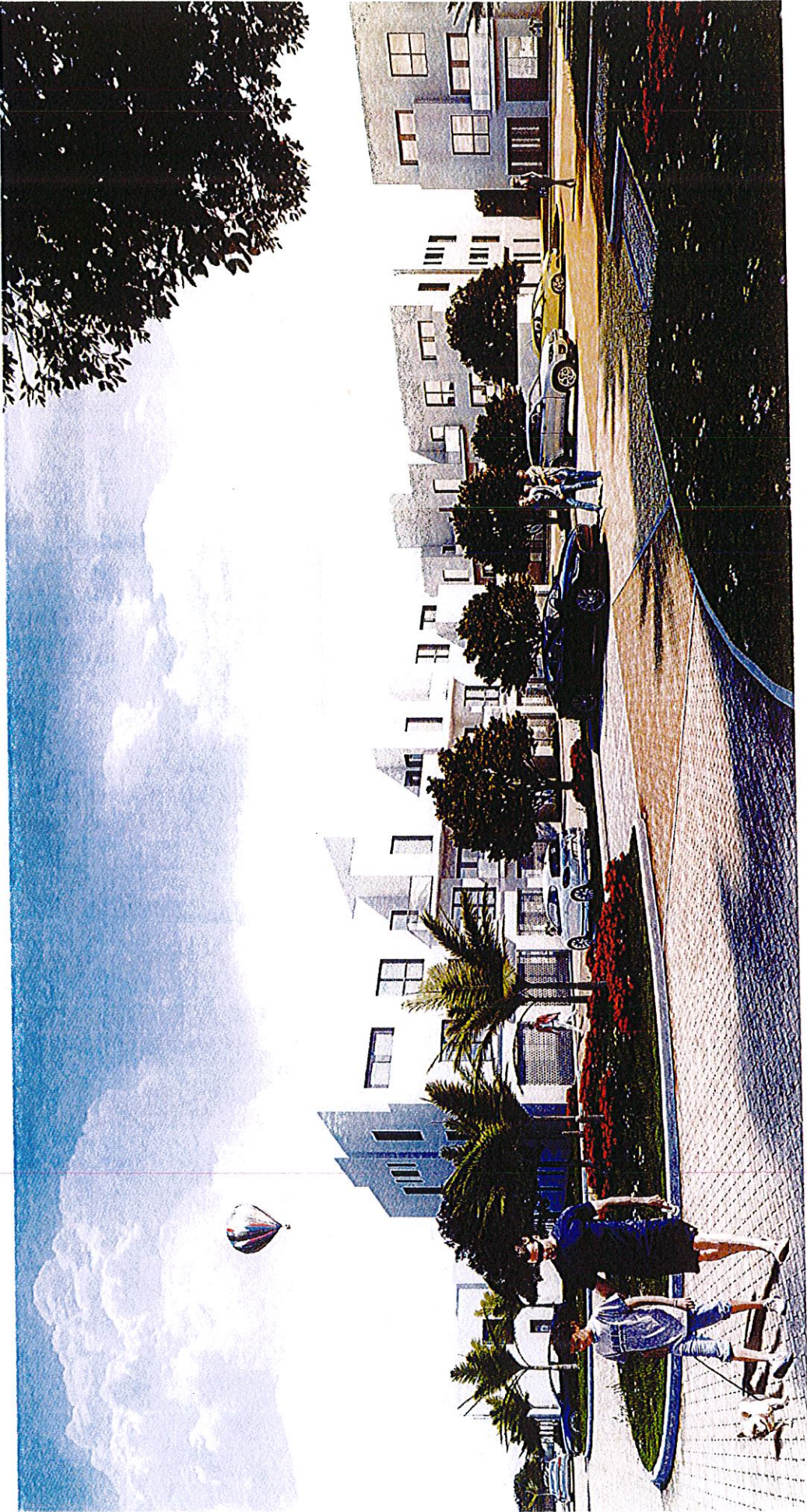
Title
 3D View

Project
 Aqua Bella Townhouses

Architect
 DANAN GROUP, INC - OLIVER DANAN, AIA
 ARCHITECTURE + PLANNING
 1001 Wilton Drive, Suite 100
 Fort Lauderdale, FL 33304
 Tel: 754.277.4442 Email: danan@danangroup.com

Owner
 B & H Dania Beach, LLC
 2000 NE 1st Street, Ph 2
 Aventura, FL 33180





QUANTIA GROUP, INC.
ARCHITECT © 2014

Date Scale Sheet No.

05.15.2014 NTS A602

Address

4550 SW 32nd Avenue
Danla Beach, FL 33312 - Lois 2-11, Block 1

Title

3D View

Project

Aqua Bella Townhouses

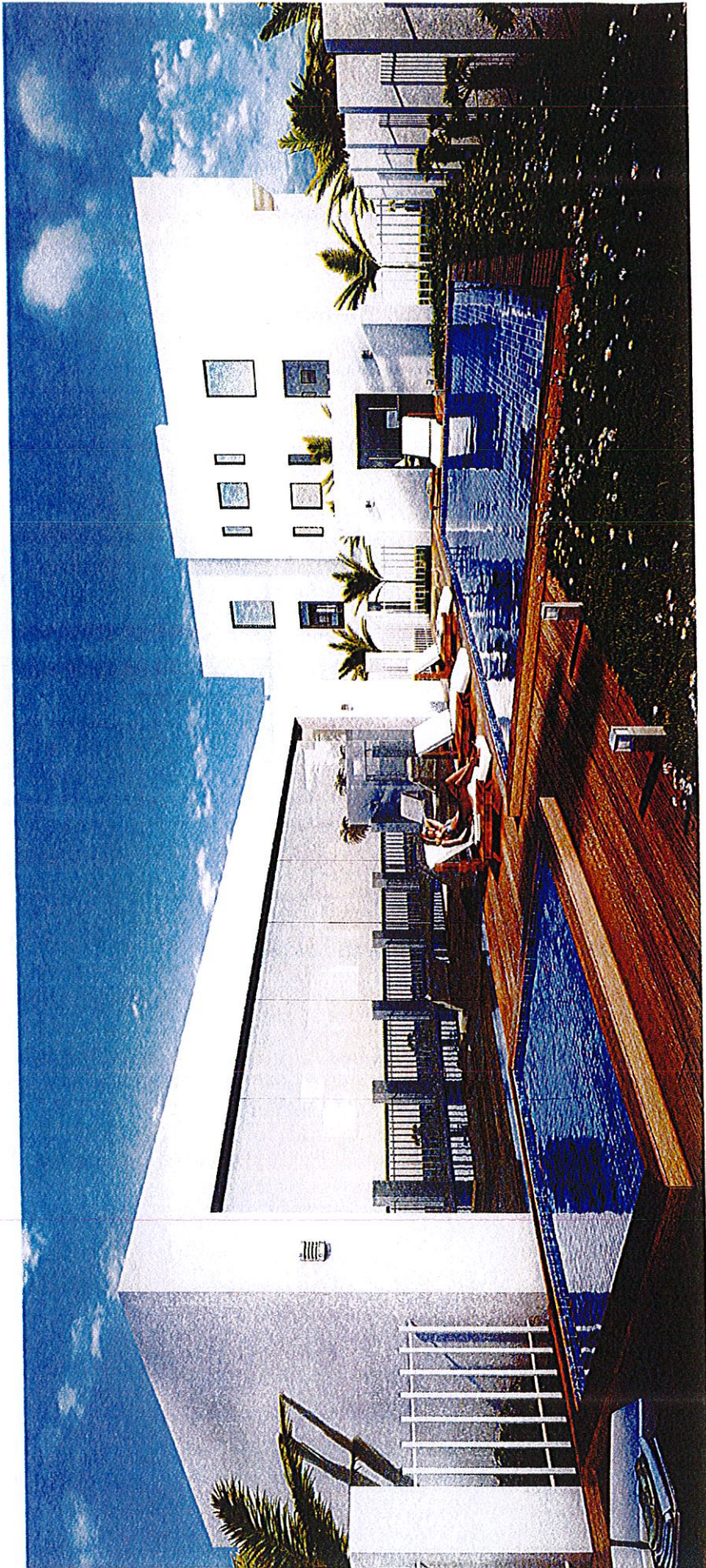
Architect

DAMAN GROUP, INC. - OLIVER DAMAN, AIA
1001 NE 13th Street, Suite 100
Danla Beach, FL 33312
Tel: 754.233.7323 - www.damangroup.com

Owner

B & H Danla Beach, LLC
2605 NE 131 Street, PH 2
Aventura, FL 33116





Owner
 B & H Dania Beach, LLC
 2000 NE 191 Street, PH-2
 Aventura, FL 33180

Architect
 DANAN GROUP, INC. - OLIVER DANAN, AIA
 ARCHITECTURE + PLANNING
 10000 South Bay Blvd, Suite 300
 Miami, FL 33157
 Tel: 781.377.4482 Email: danan@danangroup.com

Project
 Aqua Bella Townhouses

Title
 3D View

Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

Date 05.15.2014
Scale NTS
Sheet No. A603



DATE PLOTTED: 05/15/2014 10:42:12 AM



Owner
 B & H Dania Beach, LLC
 2648 NE 183 Street PH-2
 Aventura, FL 33180

Architect
 GALAXY GROUP, INC. - OLIVER OSMANI, AIA
 ARCHITECTURE + PLANNING
 1501 Federal Drive, Suite 1030
 Fort Lauderdale, FL 33304
 Tel: 754.277.2400 Email: oliver.osmani@galaxygroup.com

Project
 Aqua Bella Townhouses

Title
 3D View

Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-1, Block 1

Date 05.15.2014
Scale NTS
Sheet No. A604



Owner
 B & H Dania Beach, LLC
 2069 NE 91 Street, PH 2
 Aventura, FL 33156

Architect
 DANAN GROUP, INC. - OLIVIER DANAN, MA
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 10000 Collins Avenue, Suite 1000
 Dania Beach, Florida 33017
 Tel: 754.257.7247 | Email: danan@danangroup.com

Project
 Aqua Bella Townhouses

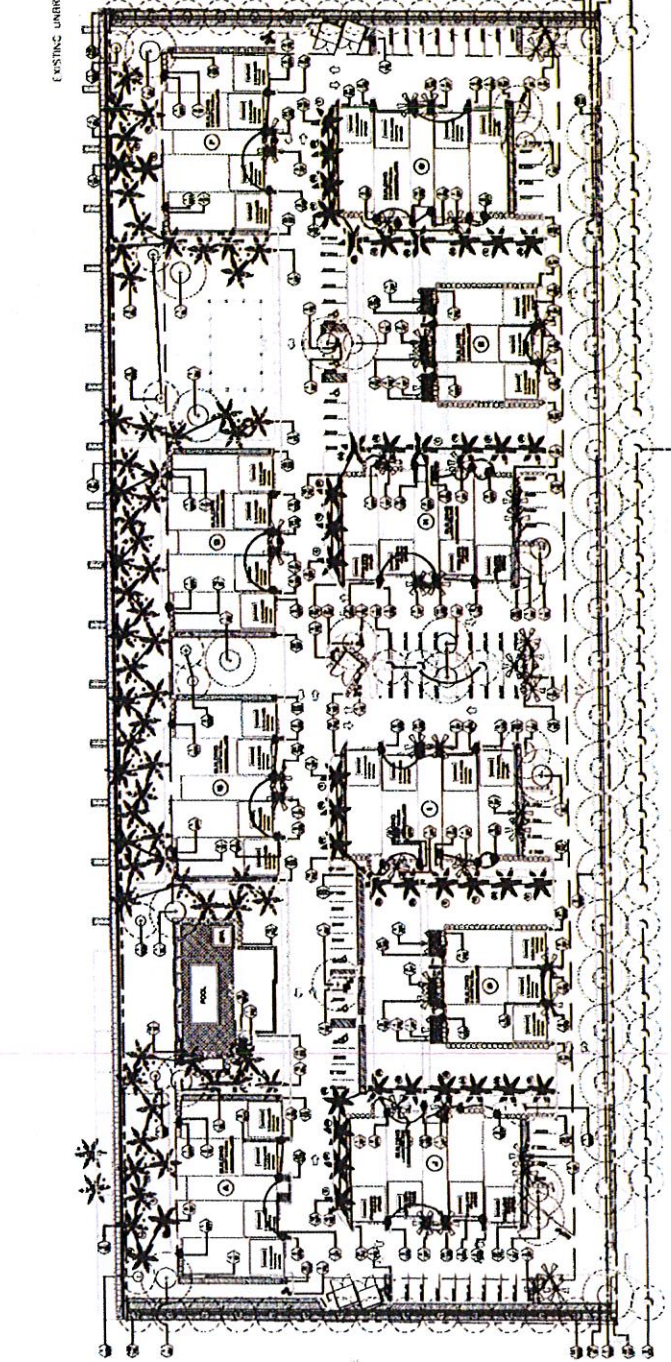
Title
 3D View

Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

Date 05.15.2014
Scale NTS
Sheet No. A605

DATE PLOTTED: 05/15/2014
 11:58:11 AM
 ARCHITECT: DANAN

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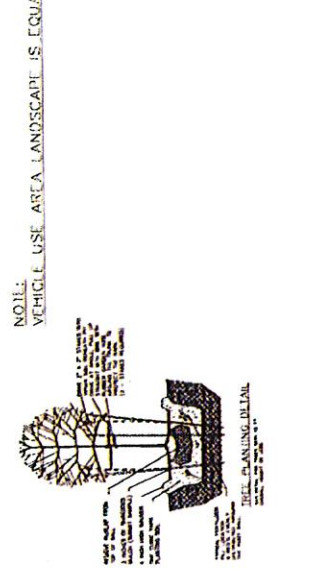


LEGEND

Symbol	Tree Name	Common Name	Tree
1	Unbrrella Tree	Unbrrella Tree	Tree
2	Royal Palm	Royal Palm	Tree
3	Coconut Palm	Coconut Palm	Tree
4	Small Tree	Small Tree	Tree
5	Large Tree	Large Tree	Tree
6	Shrub	Shrub	Shrub
7	Planting Detail	Planting Detail	Detail

NOIL: VEHICLE USE AREA LANDSCAPE IS EQUAL TO 20%

NOIL: VEHICLE USE AREA LANDSCAPE IS EQUAL TO 20%



Owner:
B & H Danie Beach, LLC
 2000 NE 151 Street, PH 2
 Atlantic Beach, FL 32108

Architect:
DANAM GROUP, INC. OLIVER DANAM, AIA
ARCHITECTURE + PLANNING
 1000 NE 151 Street, Suite 200
 Atlantic Beach, FL 32108
 Tel: 904.277.4444 Email: danam@danamgroup.com

Project:
Aqua Bella Townhouses

Title:
Landscape Plan

Address:
4550 SW 32nd Avenue
Dania Beach, FL 33312 - Lots 2-11, Block 1

DR
 Group of four associations
 7312 N. E. 4th Ave.
 Fort Lauderdale, FL 33304
 Phone (954) 422-1237

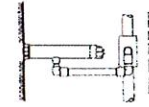
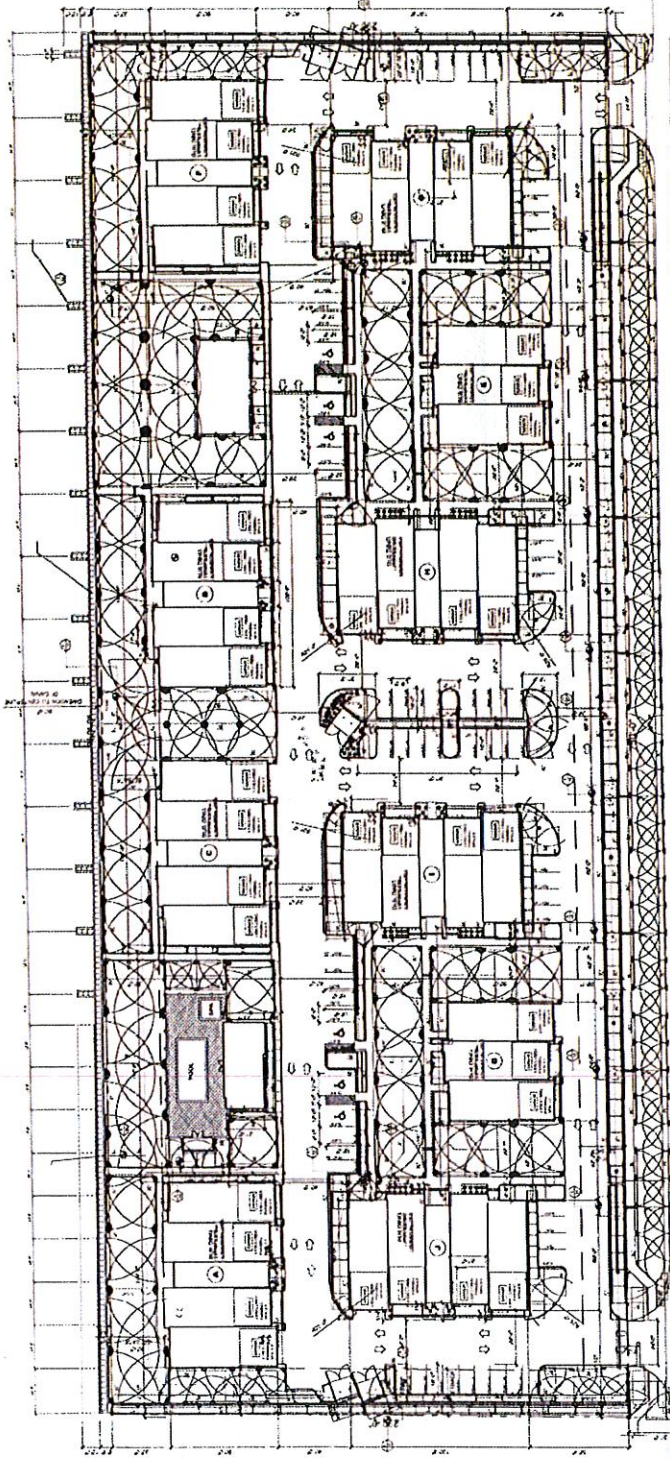
Scale: 1"=30'-0"

Date: 05.15.2014

Sheet No.: L1.0

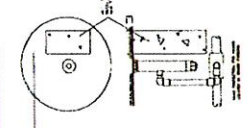
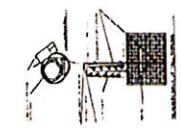
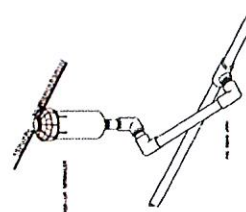
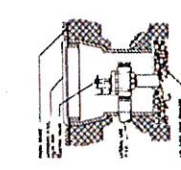
LEGEND

1. General Notes: See Notes 1 through 10.
2. General Notes: See Notes 1 through 10.
3. General Notes: See Notes 1 through 10.
4. General Notes: See Notes 1 through 10.
5. General Notes: See Notes 1 through 10.
6. General Notes: See Notes 1 through 10.
7. General Notes: See Notes 1 through 10.
8. General Notes: See Notes 1 through 10.
9. General Notes: See Notes 1 through 10.
10. General Notes: See Notes 1 through 10.
11. General Notes: See Notes 1 through 10.
12. General Notes: See Notes 1 through 10.
13. General Notes: See Notes 1 through 10.
14. General Notes: See Notes 1 through 10.
15. General Notes: See Notes 1 through 10.
16. General Notes: See Notes 1 through 10.
17. General Notes: See Notes 1 through 10.
18. General Notes: See Notes 1 through 10.
19. General Notes: See Notes 1 through 10.
20. General Notes: See Notes 1 through 10.



IR-1

IRRIGATION PLAN



Owner
B & H Dania Beach, LLC
 2999 NE 19th Street, Pt 2
 Aventura, FL 33116

Architect
 DANAN GROUP INC. - OLIVER DANAN, AIA
 5000 N. W. 5th Ave., Suite 104
 Dania Beach, FL 33017
 Tel: 305-945-2522 Fax: 305-945-2525

Project
 Aqua Bella Townhouses

Title
 Irrigation Plan

Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

Date
 05.15.2014

Sheet No.
 L2.0



Scale
 1"=30'-0"

AQUA BELLA TOWNHOUSES & PENTHOUSES

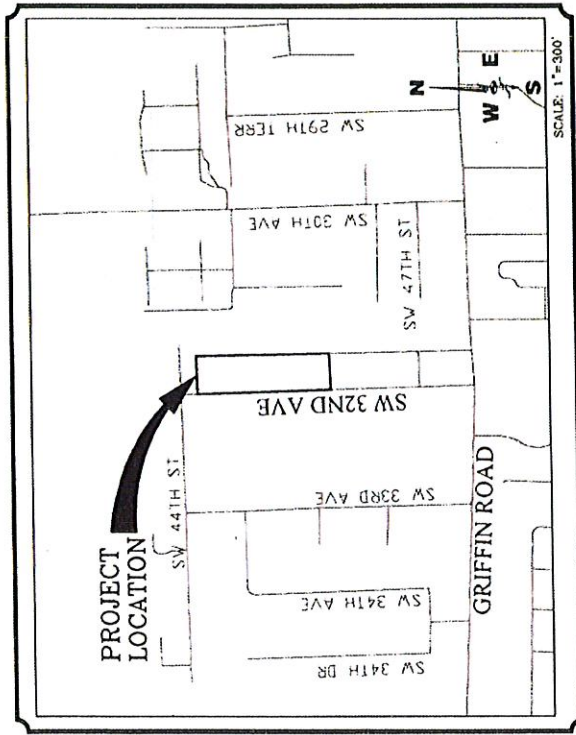
4430 S.W. 32ND AVENUE, DANIA BEACH, FL 33312

CIVIL SITE DEVELOPMENT PLANS

December 2013

EXISTING LEGEND

- SW 32ND AVE
- SW 33RD AVE
- SW 34TH AVE
- SW 35TH AVE
- SW 36TH AVE
- SW 37TH AVE
- SW 38TH AVE
- SW 39TH AVE
- SW 40TH AVE
- SW 41TH AVE
- SW 42TH AVE
- SW 43TH AVE
- SW 44TH AVE
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- SW 89TH AVE
- SW 90TH AVE
- SW 91TH AVE
- SW 92TH AVE
- SW 93TH AVE
- SW 94TH AVE
- SW 95TH AVE
- SW 96TH AVE
- SW 97TH AVE
- SW 98TH AVE
- SW 99TH AVE
- SW 100TH AVE



LOCATION SKETCH

SEC. 30, TWP. 50, RMC. 42

prepared by
 SCHWEBKE-SHISKIN & ASSOCIATES, INC.
 3240 CORPORATE WAY, MIRAMAR, FL. 33025
 LAND PLANNERS - ENGINEERS - LAND SURVEYORS (LB & CA#87)
 TEL: (305)652-7010 FAX: (305)652-8284



Drawing Title	Sheet Number
COVER	C-1
WATER & SEWER FACILITIES	C-2
WATER & SEWER FACILITIES	C-3
WATER & SEWER FACILITIES	C-4
WATER & SEWER FACILITIES	C-5
WATER & SEWER FACILITIES	C-6
WATER & SEWER FACILITIES	C-7
WATER & SEWER FACILITIES	C-8
WATER & SEWER FACILITIES	C-9
WATER & SEWER FACILITIES	C-10
WATER & SEWER FACILITIES	C-11
WATER & SEWER FACILITIES	C-12
WATER & SEWER FACILITIES	C-13
WATER & SEWER FACILITIES	C-14
WATER & SEWER FACILITIES	C-15
WATER & SEWER FACILITIES	C-16
WATER & SEWER FACILITIES	C-17
WATER & SEWER FACILITIES	C-18
WATER & SEWER FACILITIES	C-19

SITE PLAN SUBMITTAL
 FILE No. B-1951
C-1
 SHEET 1 OF 19

John C. Thibault, P.E.
 Project Engineer
 State of Florida



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: site plan extension (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

RECEIVED
 Date Rec'd: JAN 7 2016
 Petition No.: SP-11-14EXT
Department

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: 4430 SW 32nd Avenue, Dania Beach, Florida 33312

Lot(s): 2-111 Block: _____ Subdivision: _____

Recorded Plat Name: Canal Groves

Folio Number(s): 504230010020 Legal Description: Lots 2 thru 11 in Block 1 of Canal ROW according to the Plat thereof, as recorded in Plat Book 23, Pg 3

Applicant/Consultant/Legal Representative (circle one) Susan F. Delegal, Esq.

Address of Applicant: 515 East Las Olas Boulevard, 6th Floor, Fort Lauderdale, Florida 33301

Business Telephone: 954-764-7150 Home: _____ Fax: 954-764-7279

E-mail address: sdelegal@bclmr.com

Name of Property Owner: B&H Dania Beach, LLC

Address of Property Owner: 3748 SW 50th Court, Fort Lauderdale, Florida 33312

Business Telephone: 305-933-4646 Home: _____ Fax: 954-615-1112

Explanation of Request: Extension of Site Plan approved by City - Resolution No. 2014-050, pursuant to Sec. 6.35-100 (B)
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: N/A Gross Acreage: 217,500 Prop. Square Footage: 150,983 SQ FT.

Existing Use: RM-1 Proposed Use: SAME RM-1

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

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 Susan F. Delegal, Esq. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

BEFORE ME THIS 5th DAY OF January, 2016

By:

OFER BEN SHOSHAN
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



EDDIE NURIELI
MY COMMISSION # FF 073293
EXPIRES: November 26, 2017
Bonded Thru Budget Notary Services

Personally known _____ or Produced Identification

Type of identification produced: _____ or Drivers License Florida

*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.**

**City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE**

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus retainer for staff/consultant review, administrative and notice cost \$5,000.00 Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f Plus retainer for staff/consultant review, administrative and notice cost \$4,000.00 Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 - Single Extension (PLUS) an additional \$ 250.00 for each associated approval

**City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE**

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<i>SPECIAL EXCEPTION (Cellular Towers)</i>	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 (<i>up to this amount based on scope of work</i>)
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRESSING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

96

B and H Dania Beach LLC

2999 NE 191st Street PH2
Aventura, FL 33180
30593334646

Capital Bank
20295 NE 191st Street PH2
Aventura, FL 33180
305-931-7100

067011760 / 560018675506

DATE 12/16/2015

PAY TO THE ORDER OF

City of Dania Beach

\$ **1,250.00

ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 *****

DOLLARS

City of Dania Beach

MEMO Site Plan Extension



VeriChipPay.com

⑈09E⑈ ⑆067011760⑆ 560018675506⑈

B and H Dania Beach LLC

City of Dania Beach

12/16/2015

1,250.00

96



Capital Bank

Site Plan Extension

1,250.00