



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: jdenis@kimcorealty.com

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

Date: 02/04/2016

Subject: Development Design Guidelines

Dear Applicant:

Please find attached the comments from our Planner regarding your Development Design Guidelines for the Dania Pointe project.

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.

FILE COPY

February 2, 2016 3rd Site Plan Review

REVIEW OF: Dania Pointe – Development Design Guidelines and Development Standards submitted on 1/21/16

REVIEWED BY: Community Development Planning/Zoning

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

DANIA BEACH LAND DEVELOPMENT CODE REQUIREMENTS (LDC):

1. ~~The Rezoning Application submitted is incomplete. The application does not identify the property owner of the 2 existing Hyatt hotel properties. Dania Pointe – Development Design Guidelines and Development Standards, Figure 1–Location Map identifies the 2 Hyatt hotel properties as part of the rezoning to PMUD. NO FURTHER ACTION CAN OCCUR ON THIS APPLICATION UNTIL CLARIFIED.~~
Initial Application fee pays for 2 review cycles, as this is the 3rd DDG submittal. Please provide an additional application fee for \$1,000 for the additional review.
2. ~~Per the City's LDC, Section 635-50(F) Provide legal description of Figure 1–Location Map.~~
3. Per the City's LDC, Section 635-50(AA) provide the following information regulation project phasing:
 - Beginning and end date of construction of the entire site; and
 - Beginning and end dates for all phases of the project.
 - Timing of infrastructure/parking installation.

PLANNED MIXED-USE DEVELOPMENT (PMUD) REGULATIONS ADOPTED BY ORD. NO. 2015-022.

4. Per the City's LDC, Section 100-20 (B) (3) and 340-20: DDG shall identify all Permitted, Missing- Conditional, Special Exception, Restricted and Prohibited Uses. Conditional, Special Exception, and Restricted Uses information was not provided. Clarify intent. Identify the uses that will be subject to Conditional, Special Exception, and Restricted Uses, and what additional review is required for such uses.
This is the 2nd time this information has been requested.
5. Per the City's LDC, Section ~~200-40-B~~ the City's LDC Section 220-20 & Article 260 "shall apply to the PMUD district". Revise page 1 of the Dania Pointe – Development Design Guidelines and Development Standards accordingly.
This is the 2nd time this information has been requested.
6. Per the City's LDC, Section 340-10(B) "A PMUD may be developed in one or more phases, as set forth in the adopted PMUD DDG." Identify the following information regulation project phasing:
 - Beginning and end date of construction of the entire site; and- 2030
 - Beginning and end dates for all phases of the project. – missingThis is the 2nd time this information has been requested.

- ~~7. Per the City's LDC, Section 340-30 (G) DDG must specify minimum distance between structures. Identify where in the Dania Pointe – Development Design Guidelines and Development Standards this information is provided.~~
- ~~8. Per the City's LDC, Section 340-40 (B), the Master Development Plan must graphically depict several items, the following are required and not provided:
 - a. The general location of density/intensity of land uses in building area
 - b. Landscaped areas
 - c. Vehicular use areas
 - d. multimodal systemRevise Dania Pointe – Development Design Guidelines and Development Standards accordingly or amend the LDC, Section 340-40(B).~~
- ~~9. Dania Pointe – Development Design Guidelines and Development Standards, Page 3, # 2 DDG indicates that "intensities" are graphically identified in the Master Development Plan. Page 5, Figure 2: Master Development Plan does not identify intensities. This is a requirement of the City's LDC, Section 340-40(B)(1). Revise accordingly.~~
10. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RAC mitigation for traffic impact due based on Resolution No. 2014-049 which establishes a rate of \$21.26 per p.m. peak hour trip. This is the 2nd time this information has been requested.

REVIEW OF DANIA POINTE – DEVELOPMENT DESIGN GUIDELINES & DEVELOPMENT STANDARDS PROVIDED.

- ~~11. Provide a definition section for terms unique to this document.~~
- ~~12. Provide a development review and approval process section for procedures that are unique to this project.~~
- ~~13. Dania Pointe – Development Design Guidelines and Development Standards – Page 1, the Development Design Guidelines and the Dania Pointe Standards shall be referred to as "DDG" not Standards. Please revise entire document accordingly.~~
- ~~14. Dania Pointe – Development Design Guidelines and Development Standards – Page 1 identified to title for each section referenced in (1) Revised and or Modified Standards, (2) Exempted, and (3) No Changes. Revise accordingly.~~
- ~~15. Dania Pointe – Development Design Guidelines and Development Standards – Page 1, provide each section referenced in (1) Revised and or Modified Standards, (2) Exempted, and (3) No Changes in an appendix of the DDG document. Revise accordingly.~~
- ~~16. Dania Pointe – Development Design Guidelines and Development Standards – Page 1, (1) Revised and or Modified Standards, Article 260, entitled "Airport Proximity and Navigational Hazzard" cannot be modified without an amendment to the interlocal agreement between the City of Dania Beach and Broward County. Revise accordingly or request amendment to Interlocal Agreement. Additional sections of the City's LDC that should not be modified include 220, 655, & 810. Revise tables on Page 1 & 2 accordingly.~~

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17. Dania Pointe – Development Design Guidelines and Development Standards – Page 1, (1) Revised and or Modified Standards, Article 635, entitled “Site Plans” should not be modified, rather identified as No Changes. Revise accordingly.
This is the 2nd time this information has been requested.
- ~~18. Dania Pointe – Development Design Guidelines and Development Standards – Page 1, (1) Revised and or Modified Standards, Article 825, entitled “Tree Preservation” cannot be modified as it would result in a regulation less stringent than Broward County. Revise accordingly.~~
- ~~19. Dania Pointe – Development Design Guidelines and Development Standards – Page 2, Figure 1: Location Map includes the two existing hotels, the Hyatt Place and the Hyatt House. The property owner of these properties is not a party to the rezoning application and therefore the rezoning application is incomplete and inaccurate information. Revise accordingly.~~
20. Dania Pointe – Development Design Guidelines and Development Standards – Page 4, line 2, provide phasing detail, as required in the City’s LDC, Section 635-50(AA) to justify the proposed entitlement expiration date of December 31, ~~2035~~ 2030.
21. Dania Pointe – Development Design Guidelines and Development Standards – Page 4, line 3-4, the entitlement expiration date may be extended “upon approve of the City Commission upon mutual agreement between the City and the Master Developer Dania Pointe and approved by the City Commission.” Revise accordingly.
22. Dania Pointe – Development Design Guidelines and Development Standards – Page 4, lines 4-7, delete last sentence.
This is the 2nd time this information has been requested.
- ~~23. Dania Pointe – Development Design Guidelines and Development Standards – Page 4, line 16, “and generalized in building types” add “as identified in Section 5 of the DDG.~~
- ~~24. Dania Pointe – Development Design Guidelines and Development Standards – Page 4, line 19-20, regarding street names, revise the MDP and DDG to refer to the streets and Avenue A, B, C, Boulevard A, B, C, and Drive A, B, C as identified in Table 2: Vehicular Circulation Types.~~
- ~~25. Dania Pointe – Development Design Guidelines and Development Standards – Page 4, line 14, 20, 22, & 24 changes “subdistrict” reference to “Block” as identified in the MDP.~~
26. Dania Pointe – Development Design Guidelines and Development Standards – Page 4, 10 (1) Master Development Plan, located in the middle of the paragraph ~~line 20-21~~, the blocks can incorporate only the permitted uses identified on the MDP. Revise accordingly.
This is the 2nd time this information has been requested.
27. Dania Pointe – Development Design Guidelines and Development Standards – Page 4, line 22-26, amend as indicated: “Dania Pointe development, including its respective ~~sub-districts~~ Blocks, are created within an the overall (total) levels of development permitted

available by the RAC and approved by the DDG; uses and development patterns may be interchanged between the sub-districts ~~Blocks~~. Edit the following sentence as follows, "Existing development, constructed and/or approved through the City's previous process(es) shall not be included as part of (total) the Dania Pointe development density and intensity and considered either legal conforming or legal non-conforming use/building." Revise accordingly.

28. ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 4, line 25-26, amend as indicated "Based on the compact, mixed use scale, timing and nature of the development,..."~~
29. ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 5, Figure 2: Master Development Plan, identify that additional information is provided in the appendix.~~
30. ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 5, Figure 2: Master Development Plan, identify streets as identified in Table 2, on page 20 (exp. Avenue A, B, C).~~
31. ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 6, line 2-4, delete sentence beginning with "Based on..."~~
32. ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 6, line 4, identify streets as identified in Table 2, on page 20 (exp. Avenue A, B, C).~~
33. Dania Pointe – Development Design Guidelines and Development Standards – Page 6, line 7, should be amended as follows: "Blocks ~~uses, building types, density and intensity, land uses, building areas, access, street networks, street types, and transit facilities~~ are defined as follows:" Provide additional information.
This is the 2nd time this information has been requested.
34. ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 6, line 22, change "may" to "will".~~
35. ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 6, line 23-24, should be amended as follows: "The primary access points are from Stirling Road, and Bryan Road, and including access to SW 18th Avenue,..."~~
36. ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 7, lines 2-4, should be amended as follows: "These blocks include enhanced design and development features consistent with the street type and the adopted plat including but not limited to on-street parking, buildings in close proximity to the street(s) pedestrian amenities, plazas and public spaces, landscaping, multimodal improvements, art and architecture, and a mixture of building styles and heights."~~
37. ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 7, (2) Permitted Uses, line 10 should be amended as follows: "Permitted Uses for Dania Pointe shall be as permitted by consistent with the Dania Beach Regional Activity Center (RAC)."~~
38. ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 7, lines 20, should be amended as follows: "Specific uses may include but not be limited to the following:"~~

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~~39. Dania Pointe – Development Design Guidelines and Development Standards – Page 7, specific use number 1, delete “arenas”.~~

40. Dania Pointe – Development Design Guidelines and Development Standards – Page 7, specific use number 2, delete “liquor stores”.
This is the 2nd time this information has been requested.

~~41. Dania Pointe – Development Design Guidelines and Development Standards – Page 7, specific uses listed seems limiting, may want to expand to include “breweries”, “distilleries” and “museums”.~~

~~42. Dania Pointe – Development Design Guidelines and Development Standards – Page 8, specific use number 5, most of these items are design related not use related, Relocate design language.~~

43. Dania Pointe – Development Design Guidelines and Development Standards – Page 8, delete specific use numbers “11”, “14”, “16”.
This is the 2nd time this information has been requested.

44. Dania Pointe – Development Design Guidelines and Development Standards – Page 8, specific use number 15, should be amended as follows: “Auto Sales, display/showroom and Related Services including service facilities within a multi-tenant building.”
This is the 2nd time this information has been requested.

~~45. Dania Pointe – Development Design Guidelines and Development Standards – Page 9, Delete the entire Non-Conforming Uses section. Amend page 1 to indicate that Article 710 will be followed with no change.~~
This is the 2nd time this information has been requested.

~~46. Dania Pointe – Development Design Guidelines and Development Standards – Page 9, delete prohibited use number “8”.~~

47. Dania Pointe – Development Design Guidelines and Development Standards – Page 9, add “Automobile repair” and “Auto body repair” as prohibited uses. Delete use #16 Cell phone/cellular telecommunications towers.
This is the 2nd time this information has been requested.

48. Dania Pointe – Development Design Guidelines and Development Standards – Page 9, prohibited use number 10 should be amended as follows: “Vehicle Storage ~~where not included as part of an auto sales use identified in (15) above~~ and overnight parking except in association with residential and hotel uses.”
This is the 2nd time this information has been requested.

~~49. Dania Pointe – Development Design Guidelines and Development Standards – Page 9, (3) Density/Intensity, at end of first sentence add “in accordance with the MDP”.~~

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50. Dania Pointe – Development Design Guidelines and Development Standards – Page 9, (3) Density/Intensity, delete entire second sentence.

This is the 2nd time that this information has been requested.

~~51. Dania Pointe – Development Design Guidelines and Development Standards – Page 9, (3) Density/Intensity, delete entire fourth sentence.~~

~~52. Dania Pointe – Development Design Guidelines and Development Standards – Page 9, (3) Density/Intensity, clarify number 1 & 2 as 40 dwelling units X 109.81 acres (as indicated on page 1) = 4,392.4 dwelling units, in paragraph above 1,250 residential dwelling units are identified. Revise accordingly.~~

53. Dania Pointe – Development Design Guidelines and Development Standards – Page 9, (4) Building/Lot Coverage/Lot Size Standards, delete entire paragraph, pervious and impervious area should be calculated the same as the LDC, Section 215-130. Revise accordingly.

This is the 2nd time this information has been requested.

54. Dania Pointe – Development Design Guidelines and Development Standards – Page 9 & 10, (3) Density/Intensity, 1-5 should be deleted, delineate pervious/impervious area by block(s). Revise accordingly. Additional discussion will the City's Landscape Consultant is needed.

This is the 2nd time this information has been requested.

55. Dania Pointe – Development Design Guidelines and Development Standards – Page 10, (5) Buildings, expand the description of buildings, should include uses, shopfronts, garages, etc., to match with street type.

This is the 2nd time that this information has been requested.

56. Dania Pointe – Development Design Guidelines and Development Standards – Page 10, (5) Buildings ~~(5) identifies "The maximum permitted height....", only for (1) below to state "No maximum;"~~ revise accordingly, Combine #1 & #5.

57. Dania Pointe – Development Design Guidelines and Development Standards – Page 10, (A) Building Type, define "overall" building height. See comment above.

58. Dania Pointe – Development Design Guidelines and Development Standards – Page 10, (5) Buildings, at end of second sentence add "per block, in accordance with the MDP".

This is the 2nd time that this information has been requested.

~~59. Dania Pointe – Development Design Guidelines and Development Standards – Page 10, (5) Buildings, Table 1: Building Types, add a column identifying which block each of the building types will be located in.~~

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60. Dania Pointe – Development Design Guidelines and Development Standards – Page 11, (5) Buildings, Table 1: Building Types, Type 5. Parking Structure, Building Type column is blank. Delete empty row between Type 5 & Type 6

61. Dania Pointe – Development Design Guidelines and Development Standards – Page 11, (5) Buildings, Table 1: Building Types, Type 5. Parking Structure a 10-story, 120 foot garage is identified, however the site plan only shows the tallest garage as 6-stories. Revise accordingly.

This is the 2nd time that this information has been requested.

~~62. Dania Pointe – Development Design Guidelines and Development Standards – Page 11, (5) Buildings, Table 1: Building Types, notes (1) delete.~~

63. Dania Pointe – Development Design Guidelines and Development Standards – Page 13, (B) Setbacks should be amended as follows:

~~“Dania Pointe shall provide a minimum 25’ property perimeter building setback, specific to principal structures, where adjacent to the following:~~

~~(1) Bryan Road; a 20’ perimeter landscape buffer also required as described on page 29.~~

~~(2) Stirling Road; a 12’ perimeter landscape buffer also required as described on page 29; 10’ proposed as shown on page 41.~~

This is the 2nd time that this information has been requested.

~~(3) SW 18th Avenue; a 12’ perimeter landscape buffer also required as described on page 29; 10’ proposed as shown on page 41.~~

This is the 2nd time that this information has been requested.

~~Delete the sentence as indicated: A property perimeter setback shall not be required where adjacent to existing buildings not included within Master Development Plan, SW 18th Avenue and/or private extension of SW 18th Avenue.~~

~~64. Dania Pointe – Development Design Guidelines and Development Standards – Page 13, (B) Setbacks, (2) should be amended as follows: “Buildings and structures with rear facades adjacent to Bryan Road or Stirling Road shall increase the property perimeter setback along the width of the building adjacent to the road to 40’ by 30 percent unless”~~

~~65. Dania Pointe – Development Design Guidelines and Development Standards – Page 13, (C) Orientation, first line should read as follows: “Buildings shall be generally oriented internal to the development including, toward public rights of way, and the major roadways...”~~

~~66. Dania Pointe – Development Design Guidelines and Development Standards – Page 14, (D) Building Attachments, add the following to line 4, “pedestrian, landscaping, and/or..”~~

~~67. Dania Pointe – Development Design Guidelines and Development Standards – Page 15, (E) Building Architecture, (2), iii is blank. Revise accordingly.~~

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68. Dania Pointe – Development Design Guidelines and Development Standards – Page 15, (E) Building Architecture, (2), iv, eliminate “and/or facing the FP&L easement will not require articulation.”

This is the 2nd time that this information has been requested.

~~69. Dania Pointe – Development Design Guidelines and Development Standards – Page 15, (E) Building Architecture, (3), i. delete Exterior Insulation Finish Systems (EIFS).~~

~~70. Dania Pointe – Development Design Guidelines and Development Standards – Page 15, (E) Building Architecture, (3), i. subsection 7 is identified but not provided on subsequent pages. Revise accordingly.~~

71. Dania Pointe – Development Design Guidelines and Development Standards – Page 17, (G) Service Structures and Uses, (1) last sentence should be amended as follows: “Screening shall be as required ~~under building service and loading areas~~ in the City’s LDC, Section 275-170”.

This is the 2nd time that this information has been requested.

72. Dania Pointe – Development Design Guidelines and Development Standards – Page 17, (G) Service Structures and Uses, (2) last line should be amended as follows: “~~building; landscaping may~~ shall be provided to screen these areas as well consistent with the City’s LDC, Section 275-170.”

This is the 2nd time that this information has been requested.

~~73. Dania Pointe – Development Design Guidelines and Development Standards – Page 18, (6) Connectivity, add “D. Multimodal Connectivity Plan (Appendix D).” to the list of Connectivity Plans provided. Per City’s LDC, Section 340-40(B)(5) must provide “: illustrative graphic identifying circulation elements, which will include transit, ...” revise accordingly.~~

~~74. Dania Pointe – Development Design Guidelines and Development Standards – Page 18, (6) Connectivity, (A) Routes/Roads/Driveways, Roadway Types 1-6 are identified, what about 7-10 as also identified in Table 2? Clarify.~~

~~75. Dania Pointe – Development Design Guidelines and Development Standards – Page 18, (6) Connectivity, (A) Routes/Roads/Driveways, sentence is line 4-5 of the paragraph should be amended as follows: “Such vehicular routes include sidewalks, , on-street parking, landscape areas/verge, lighting, and street furniture, bus/shuttle stops and route information.”~~

~~76. Dania Pointe – Development Design Guidelines and Development Standards – Page 18, (6) Connectivity, (A) Routes/Roads/Driveways, second bullet point should be amended as follows: “Traffic calming measures including but not limited to roundabouts, traffic circles, raised pedestrian crossings, etc. ...”~~

~~77. Dania Pointe – Development Design Guidelines and Development Standards – Page 18, (6) Connectivity, (A) Routes/Roads/Driveways, third bullet point, third sub-bullet point include curb type.~~

78. Dania Pointe – Development Design Guidelines and Development Standards – Page 18, (6) Connectivity, (A) Routes/Roads/Driveways section should include detail regarding pavement and subsurface materials pedestrian crossing details. Revise accordingly.

79. Dania Pointe – Development Design Guidelines and Development Standards – Page 19, (6) Connectivity, (A) Routes/Roads/Driveways, third bullet point, ninth sub-bullet point should be amended as follows: “...where the height provided does not conflict with vehicular traffic and landscape materials.”

This is the 2nd time that this information has been requested.

~~80. Dania Pointe – Development Design Guidelines and Development Standards – Page 19, (6) Connectivity, (A) Routes/Roads/Driveways, third bullet point, add an eleventh sub-bullet point addressing Bus/Shuttle stops with benches and shelters.~~

~~81. Dania Pointe – Development Design Guidelines and Development Standards – Page 19, (6) Connectivity, (A) Routes/Roads/Driveways, fifth bullet point, correct typo, (Par 4).~~

~~82. Dania Pointe – Development Design Guidelines and Development Standards – Page 19, (6) Connectivity, (A) Routes/Roads/Driveways, fifth bullet point, change last 2 lines to read as follows: “...within Dania Pointe: however, a ten (10) to fifteen (15) foot standard is recommended may be considered.”~~

~~83. Dania Pointe – Development Design Guidelines and Development Standards – Page 19, (6) Connectivity, (A) Routes/Roads/Driveways, last paragraph, roadway types 1-6 are identified but not roadways 7-10. Revise accordingly.~~

~~84. Dania Pointe – Development Design Guidelines and Development Standards – Page 20, note (4), second sentence should be amended as follows: “The clear widths of the sidewalks are intended to provide providing unobstructed pedestrian movement, will depend on the anticipated pedestrian volumes, but will meet the minimum requirements of the Florida Accessibility Code.”~~

~~85. Dania Pointe – Development Design Guidelines and Development Standards – Page 20, BOULEVARD, is the first sentence meant to define what a “Boulevard” is? If so, clarify.~~

~~86. Dania Pointe – Development Design Guidelines and Development Standards – Page 20, BOULEVARD, add ‘County’ to list of sidewalk networks.~~

87. Dania Pointe – Development Design Guidelines and Development Standards – Page 21, Type 1 – Boulevard A, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed ~~according to ANSI standards.~~
- Each landscape area should be identified as 8’ wide.
- ~~The median should be identified as 5’ wide.~~
- Provide total width of section.
- Shade trees to be 16’ tall and planted 40’ on center.
- Revise table on page 20 accordingly.
- Identify spacing of trees.

This is the 2nd time that this information has been requested.

88. Dania Pointe – Development Design Guidelines and Development Standards – Page 21, Type 2 – Boulevard B, identify the following changes:

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- Trees in each landscape area should be identified as a shade tree with hedge installed ~~according to ANSI standards.~~
- Each landscape area should be identified as 8' wide; 7' provided
- ~~• The median should be identified as 5' wide.~~
- Provide total width of section.
- Change both sidewalk widths to 7'; 6' provided
- Shade trees to be 16' tall and planted 40' on center.
- Revise table on page 20 accordingly.
- Identify spacing of trees.

This is the 2nd time that this information has been requested.

89. Dania Pointe – Development Design Guidelines and Development Standards – Page 21, Type 3 – Boulevard C, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed ~~according to ANSI standards.~~
- Each landscape area should be identified as 8' wide; 7' provided
- ~~• The median should be identified as 5' wide.~~
- Provide total width of section.
- Change both sidewalk widths to 7'; 6' provided
- Shade trees to be 16' tall and planted 40' on center.
- Change vehicular lane width to 10'.
- Revise table on page 20 accordingly.
- Identify spacing of trees.

This is the 2nd time that this information has been requested.

90. Dania Pointe – Development Design Guidelines and Development Standards – Page 22, Type 4 – Avenue A, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed ~~according to ANSI standards;~~ identify in detail.
- Trees in sidewalk to provide a 15' clearance from building; identify in detail.
- ~~• Identify median width.~~
- Provide total width of section.
- Change both sidewalk widths to 15' – 20'; 10' provided
- Shade trees to be 16' tall and planted 40' on center; identify in detail
- ~~• Identify vehicular lanes as sharrows.~~
- Parking to be parallel only.
- Revise table on page 20 accordingly.
- Identify spacing of trees.
- Delete note that says "Sharrows may be provided".

This is the 2nd time that this information has been requested.

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91. Dania Pointe – Development Design Guidelines and Development Standards – Page 22, Type 5 – Avenue B, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed ~~according to ANSI standards~~; identify in detail.
- Trees in sidewalk to provide a 15' clearance from building; identify in detail.
- ~~Identify plaza width.~~
- Provide total width of section.
- Change both sidewalk widths to 15' – 20'; 10' provided.
- Shade trees to be 16' tall and planted 40' on center; identify in detail.
- ~~Identify vehicular lanes as sharrows.~~
- Parking to be parallel only.
- Revise table on page 20 accordingly.
- Identify spacing of trees.
- Delete note that says "Sharrows may be provided".

This is the 2nd time that this information has been requested.

92. Dania Pointe – Development Design Guidelines and Development Standards – Page 22, Type 6 – Avenue C, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed ~~according to ANSI standards~~; identify in detail.
- Trees in sidewalk to provide a 15' clearance from building; identify in detail.
- Provide total width of section.
- Change both sidewalk widths to 15'; 10' provided
- Shade trees to be 16' tall and planted 40' on center, identify in detail
- ~~Identify vehicular lanes as sharrows.~~
- Parking to be parallel only.
- Revise table on page 20 accordingly.
- Identify spacing of trees.
- Delete note that says "Sharrows may be provided".

This is the 2nd time that this information has been requested.

93. ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 23, add County to list of sidewalk networks.~~

94. Dania Pointe – Development Design Guidelines and Development Standards – Page 23, Type 7 – Drive A, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed ~~according to ANSI standards~~; identify in detail.
- Trees in sidewalk to provide a 15' clearance from building; identify in detail.
- Provide total width of section.
- Change both sidewalk widths to 9'; 6' provided.
- Shade trees to be 16' tall and planted 40' on center; identify in detail.

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- Identify vehicular lane width as 12'; 11' provided.
- Identify vehicular lanes as sharrows.
- Delete bike lanes.
- Revise table on page 20 accordingly.
- Identify spacing of trees.

This is the 2nd time that this information has been requested.

- ~~95. Dania Pointe – Development Design Guidelines and Development Standards – Page 24, Type 10 not shown on Master Vehicular Circulation Plan. Revise accordingly.~~
- ~~96. Dania Pointe – Development Design Guidelines and Development Standards – Page 25, (B) Sidewalks, (4) the first sentence should be amended as follows: "Pedestrian crossing may will be highlighted by changes in material, and finish treatment, and/or elevation including, but not limited to"~~
97. Dania Pointe – Development Design Guidelines and Development Standards – Page 25, (C) Public Spaces, identify the minimum number of public spaces to be provided. Define "public plaza".
- ~~98. Dania Pointe – Development Design Guidelines and Development Standards – Page 26, (C) Public Spaces, (1) delete "pod" as the term is not identified anywhere else in the document.~~
- ~~99. Dania Pointe – Development Design Guidelines and Development Standards – Page 26, (7) Parking, (1) identify 'structures' as 'parking structures'.~~
- ~~100. Dania Pointe – Development Design Guidelines and Development Standards – Page 27, (7) Parking, (5) delete 'yards' and replace with 'setbacks'.~~
- ~~101. Dania Pointe – Development Design Guidelines and Development Standards – Page 27, (7) Parking, in section (7) & (8) a 23-foot-long parallel parking space is identified, however, also in (8) a 20' long parallel parking space is identified. Clarify.~~
- ~~102. Dania Pointe – Development Design Guidelines and Development Standards – Page 28, (7) Parking, (11) change 'landscaped area' to 'pervious area'.~~
- ~~103. Dania Pointe – Development Design Guidelines and Development Standards – Page 28, (7) Parking, (12) incomplete sentence. Clarify.~~
- ~~104. Dania Pointe – Development Design Guidelines and Development Standards – Page 28, (7) Parking, (13) second sentence and last sentence conflict. Revise accordingly.~~
- ~~105. Dania Pointe – Development Design Guidelines and Development Standards – Page 28, (7) Parking, (13) "The Florida Building Code minimum of eight feet, two inches (8'2") must be maintained at all other times." Does this refer to width? Clarify.~~
- ~~106. Dania Pointe – Development Design Guidelines and Development Standards – Page 29, (8) Landscaping- Buffering, (1) sub points should be amended as follows:~~
- ~~1. Stirling Road and Bryan Road: 10' 12' minimum, 15' average.~~
 - ~~2. Bryan Road 20' minimum with specified 40' dimension next to Costco and gas station.~~

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~~2.3.1-95: 10' minimum with trees adjacent to parking areas, trees are required with the portion of the FDOT drainage easement along the I-95 right-of-way.~~

~~3.4. Buffers between the PMUD and all other boundaries, including along public Roads such as SW 18th Street Avenue: 5' 10' – 20'.~~

107. Dania Pointe – Development Design Guidelines and Development Standards – Page 29, (8) Landscaping-Buffering, (2) ~~amend both Stirling Road and Bryan Road design details to include Street trees planted at 40' on center with shrubs and flowering trees, 12' landscape buffer along vehicular use areas. Provide cross sections.~~

This is the 2nd time that this information has been requested.

~~108. Dania Pointe – Development Design Guidelines and Development Standards – Page 30, (8) Landscaping-Buffering, Bryan Road graphic is missing the following information: location of property line, dimensions, location of tree quantities and type.~~

~~109. Dania Pointe – Development Design Guidelines and Development Standards – Page 30, (8) Landscaping-Buffering, (3)(2) in the first line make the following change "...existing buffer yards may not count..."~~

~~110. Dania Pointe – Development Design Guidelines and Development Standards – Page 30, (8) Landscaping-Buffering, (3)(3) all the following to the end of the first sentence, "...experience, beautification, delineation of access, features, architecture and environmental enhancement."~~

~~111. Dania Pointe – Development Design Guidelines and Development Standards – Page 30, (8) Landscaping-Buffering, (3)(4) delete.~~

112. Dania Pointe – Development Design Guidelines and Development Standards – Page 30, (8) Landscaping-Buffering, (3)(5) ~~delete~~ and replace with the following, "Tree preservation and replacement standards shall comply with the City's LDC, Article 825 and any adopted tree replacement mitigation agreement."

This is the 2nd time that this information has been requested.

~~113. Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, missing number 4 & 5. Revise accordingly.~~

~~114. Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, (3)(7) should be amended as follows: "Tree grates within sidewalks and other pedestrian accessible areas may be provided; however, shall not be required."~~

~~115. Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, (3)(8)(a) add to the end of the sentence, "...of a tree for each block or phase."~~

~~116. Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, (4)(3) the second sentence should be amended as follows: "Islands must be 10' in width, 36' in length for double loaded parking rows of sufficient width to accommodate a minimum of 2 shade trees, plantings being proposed within them. Terminal island of 18' in width and 18' in length is required with 2 trees for single loaded parking rows."~~

February 2, 2016 3rd Site Plan Review

117. Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, (4)(4) the first sentence should be amended as follows: “An area, or combination of areas equal to 10% for each phase, of the total vehicular use area, exclusive of perimeter buffers and FP&L easement areas, is required to be devoted to interior VUA landscaping.”

This is the 2nd time that this information has been requested.

~~118. Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, (4)(5) delete.~~

~~119. Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, (4)(7)(a) should amend first line as follows: “One tree or plan and six ten shrubs are required for every 5,000 2,000 square feet”~~

~~120. Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, (4)(7)(a) delete “equestrian facilities” as use is not identified in permitted uses or shown on site plan, rendering, plat, or any other document presented to the city.~~

~~121. Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, (5) Plants, provide a plant material palette as an appendix to this document.~~

122. Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, (5)(1) amend second sentence as follows: “Trees, shrubs and similar shall at a minimum meet Florida No. 1 standards.”

This is the 2nd time that this information has been requested.

~~123. Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering identify that all landscaped areas shall be protected with type “D” or “F” curbing.~~

~~124. Dania Pointe – Development Design Guidelines and Development Standards – Page 32, (8) Landscaping-Buffering, (6)(1) second sentence should be amended as following: “Fences, walls and hedges are allowed within along the interior edge of the buffers as well as throughout the development. Fences, and walls and hedges for ornamentation purposes are allowed to a maximum height of ten (10) five (5) feet on average and 10 feet in height for screening and security purposes.”~~

~~125. Dania Pointe – Development Design Guidelines and Development Standards – Page 32, (8) Landscaping-Buffering, (6) identify that barbed wire is prohibited.~~

~~126. Dania Pointe – Development Design Guidelines and Development Standards – Page 34, (10) Lighting, first paragraph, line 4 should be amended as follows: “...ten (10) stories, which will require coordination and approval from FAA/FDOT, accent...”~~

~~127. Dania Pointe – Development Design Guidelines and Development Standards – Page 34, (10) Lighting, (2) provide an example of what a 35’ light fixture will look like. Photos provided are illustrating pedestrian lighting.~~

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128. Dania Pointe – Development Design Guidelines and Development Standards – Page 34, (10) Lighting, provide a Master Site Lighting Plan in document appendix showing areas of all proposed lighting types.
This is the 2nd time that this information has been requested.
129. All regulations proposed for alcohol sales and consumption are preliminary, further review and discussion will occur.
130. Dania Pointe – Development Design Guidelines and Development Standards – Page 35, (13) Site Plan Submittals, ~~delete. Should follow the City's LDC, Article 635. Rename 2: 'Bicycle Plan' to 'Bicycle Connectivity Plan' Consistent with document provided.~~
• ~~Provide Transit Plan (circulation) in Appendix.~~
- ~~131. Dania Pointe – Development Design Guidelines and Development Standards – Page 36, (14) Other Provisions (a)(1)(b & c) eliminate "district" as this is the first time this term has been used. Can be replaced with project.~~
- ~~132. Dania Pointe – Development Design Guidelines and Development Standards – Page 36, (14) Other Provisions (a)(1)(e) Is the intent to following the City's LDC regarding outdoor sales of alcoholic beverages? Clarify by added section references.~~
- ~~133. Dania Pointe – Development Design Guidelines and Development Standards – Page 36, (14) Other Provisions (a)(1)(f) should amend as follows: "Vendors may permit minors access on the licensed premises..."~~
- ~~134. Dania Pointe – Development Design Guidelines and Development Standards – Page 36, (14) Other Provisions (b)(1) provide additional language as follows: "...no other setback requirements shall be required, however, cannot be located within perimeter landscape buffer."~~
- ~~135. Dania Pointe – Development Design Guidelines and Development Standards – Page 36, (14) Other Provisions (c)(1) delete, as there are no existing towers or antennas. Exempt from what "standards"; clarity.~~
136. Dania Pointe – Development Design Guidelines and Development Standards – Page 36, (14) Other Provisions (d)(2) should be amended as follows: "Temporary and Special Events may be provided within Dania Pointe without City and or staff approval following the administrative review described in the City's LDC in Article 675." Section removed from DDG.
137. Dania Pointe – Development Design Guidelines and Development Standards – Page 36, (14) Other Provisions (e) delete, as gasoline service stations are not a permitted use. "however, this standard is not intended to require consistent use of materials and or mirror the primary building."
138. Dania Pointe – Development Design Guidelines and Development Standards – Page 36, (14) Other Provisions (f) permitted by whom and where? Clarify.
This is the 2nd time that this information has been requested.

~~139. Dania Pointe – Development Design Guidelines and Development Standards – Page 37, (14) Other Provisions (h) shall require City Commission approval. Revise accordingly.~~

~~140. Dania Pointe – Development Design Guidelines and Development Standards – Page 39, Dania Pointe Master Vehicular Circulation Plan, type 10, as identified in Table 2 on page 20, is missing. Revise accordingly.~~

141. Dania Pointe – Development Design Guidelines and Development Standards – Page 41, Dania Pointe Master Bicycle Connection Plan, bicycle lane on west side of Pointe Drive has no connection on the north and south. Provide connections accordingly.

This is the 2nd time that this information has been requested.

142. Dania Pointe- DDG, Page 16, Permitted use #16 “cell phone/cellular telecommunication tower” is identified. Page 48 (c) entitled Telecommunications Towers and Antenna should include discussion on the following:

- Co-location is encouraged to reduce the # of Towers/ Antennas
- Color of tower shall reduce visual obtrusiveness
- Accessory buildings shall be screened from view surrounded by landscaping
- Antennas and supporting equipment must be the color of the supporting structure
- No signals, lights or illumination
- No signs permitted on tower
- Perimeter fence requirements (height/material)
- Stealth requirements
- maximum tower height
- Location requirements (setbacks, street frontage etc.)

Entire section not needed, when “cell phone/cellular telecommunication tower” use is deleted.

143. Kimley- Horn written response refers to “Section 2 of the DDG”, however the document Table of Contents and Entire Document do not reference sections, Clarify.

144. Dania Pointe- DDG (A) Blocks, page 13-14, the following uses proposed:

- Commercial- 1,391,000 s.f.
 - Office- 3,200,000 s.f.
 - Residential- 2,730 units
 - Hotel 400 Rooms
- Page 17 identifies the following uses:
 - Commercial- 1,125,00 s.f.
 - Office- 1,000,000 s.f.
 - Residential- 1,250 units

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- Hotel- 400 Rooms

Revise Accordingly so that numbers correspond.

145. Dania Pointe – DDG Page 9- “Sec 340-41 Dania Pointe Purpose and Intent” remove Sec 340-41 from title.
146. Dania Pointe- DDG Page 9, Line 4, change reference from “the Code” to “the City’s Land development Code. “
147. Dania Pointe- DDG, Page 9, second paragraph should read “The DDG, when combined with PMUD standards and the City’s Land Development Code, are a planning tool...”
148. Dania Pointe- DDG Page 9, second paragraph, what ‘Redevelopment Plan’ is being referred to? If referring the CRA Redevelopment Plan, than please identify as such.
149. Dania Pointe- DDG Page 9, 2nd paragraph, 5th sentence should read, “This property is located within an area designated...”
150. Dania Pointe- DDG, Page 9. Dania Pointe Purpose and intent, #2 graphic depiction of land use types and intensities is not provided in Figure 2. Master development Plan. Revise Accordingly.
151. Dania Pointe- DDG Page 10, 1st paragraph, 3rd sentence should read, “Uses in existence and properly licensed within the City prior to adoption.
152. Dania Pointe- DDG Page 10, 1st paragraph, 2nd sentence, change ‘Approval’ to ‘Approved’.
153. Dania Pointe – DDG Page 10, 2nd paragraph, 2nd sentence appears to be incomplete. Revise accordingly.
154. Dania Pointe DDG, Page 13, (A) Nine (9) blocks are identified, however Page 12 identifies 10 Blocks. Revise accordingly.
155. Dania PointeDDG, Page 14, 1st paragraph, change “Parking facilities in the front setback” to “in front of the buildings.”
156. Dania Pointe DDG, Page 14 repeatedly refers to “Type 1”, “Type 2” and “Type 7” Roadways, MDP does not reflect “Type 1”, “Type 2” or “Type 7” Roadway. Revise accordingly.

157. Dania Pointe, DDG, Page15, #2 change 'grocery stories' to ' grocery stores'
158. Dania Pointe- DDG, Page 15, #2, Retail, grocery stores and wine and liquor stores are listed twice, eliminate repetition.
159. Dania Pointe- DDG, Page 15, #2, define what 'off-premise consumption of alcoholic beverages' means. Additional comment may be made by BSO- Police Chief.
160. Dania Pointe- DDG, Page 15, #10 identify residential as multi-family. Revise accordingly.
161. Dania Pointe-DDG- Page 16, #2 Change 'Adult Orientated Business' to "Adult Entertainment Business" consistent with the City's Land Development Code.
162. Dania Pointe- DDG Page 17, (14) #6 change language to establish a minimum open space required, not a maximum as is currently identified.
163. Dania Pointe- DDG, Page 17, (5), #1 identify that building height must be consistent with Table 1: Building Types.
164. Dania Pointe- DDG, Page 17 (5), #5, 1, include Broward County Aviation Department or Reference the City's: and Development Code, Sec 220-20. Revise accordingly.
165. Dania Pointe –DDG, Page 18 (A) sentence 2 & 3 conflict with each other. Clarify which provision restricts maximum building height.
166. Dania Pointe- DDG, page 18, table 1: Building Type, Type 5 Parking Structure identifies that a 10- story parking garage and a 20-story high rise office as permitted in Block I and II. Revise Accordingly.
167. Dania Pointe- DDG, Page 18, Table 1: Building Type, Type 2- High Rise identifies use as "office: may include residential and ancillary commercial". The MDP does not identify residential in Block I, II or III therefore remove these blocks from the Office, High Rise row in table.
168. Dania Pointe- DDG, Page 19, Table1: Building Type, Type 6, identify building height allowed.

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169. Dania Beach- DDG, Page 19 Building Type 2- office identifies residential and commercial uses are permitted. Identify that each building must be primarily office, which = 51% or greater of office floor area.
170. Dania Pointe- DDG, Page 20, Building Type 5- eliminate reference to Roadway Type 1 & 2, as the MDP does not identify roads in this manner. Revise Accordingly.
171. Dania Pointe- DDG, Page 21, #2 remove “and/or side” and add “fenestration” to the end of the sentence.
172. Dania Pointe- DDG, Page 21 (C) eliminate reference to Roadway Type 1 & 2, as the MDP does not identify roads in this manor. Revise Accordingly.
173. Dania Pointe- DDG, Page 23 (3) delete the second “below” in second sentence.
174. Dania Pointe- DDG Page 25, #2 (i) add the following language; “landscaping shall be provided on three (3) sides to screen these areas as well.”
175. Dania Pointe- DDG, Page 25, #3 (i) Cart Storage, delete sentence regarding dumpsters.
176. Dania Pointe- DDG, Page 25, (6) eliminate reference to Roadway Type 1, as the MDP does not identify roads in this manner, Revise Accordingly.
177. Dania Pointe- DDG, Page 27 add the following to fourth sentence in paragraph, “with pedestrian comfort, accessibility, and safety in mind.”
178. Dania Pointe- DDG, Page 31, Type 6, Avenue C does not provide a “landscape median, public space or a water feature” as described on Page 30. Revise accordingly.
179. Dania Pointe- DDG, page 32, Type 7, Drive A - identify what U.N.O means.
180. Dania Pointe – DDG, page 32, Type 8, Drive B - delete bike lane, make sharrows and widen sidewalk to 10’.
181. Dania Pointe – DDG, page 33, Type 9, Drive C – delete bike lane, make sharrow and widen sidewalk to 10’.
182. Dania Pointe – DDG, page 34, Type 11, Drive E – eliminate bike lane, make sharrow and widen sidewalk to 10’.

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183. Dania Pointe Beach- DDG, Page 38, #5 add “but not within required landscape areas.”
184. Dania Pointe - DDG, Page 39, #8 Delete last sentence as it is repetitive.
185. Dania Pointe - DDG, Page 40 please edit the following sentence as indicated, “For the purposes of those calculations, a hotel unit is calculated based on the residential standard; 1 hotel room = 1 residential dwelling unit.”
186. Dania Pointe - DDG, Page 40, Exempt Parking Uses - how are “Parking Standard Exemptions” processed? Provide detail in DDG.
187. Dania Pointe - DDG, Page 41 (2) 1. What is a “pedestrian”? (“... if a pedestrian/ plaza is provided...”) Clarify.
188. Dania Pointe - DDG, Page 42 (5) indicates street trees are shown in Appendix A; Appendix A is the “Dania Pointe Master Vehicular Circulation Plan and does not show tree location. Revise Accordingly.
189. Dania Pointe - DDG, Page 43 (A) 1- instead of listing permitted signs “include, but are not limited to...” provide list of prohibited signs, such as internally lite cabinet/ box signs.
190. Dania Pointe - DDG, Page 44 (3) Explain the intent of this provision.
191. Dania Pointe - DDG, Page 44 (5) 1- All bill boards previously on the site have been removed, therefore delete this comment.
192. Dania Pointe - DDG, Page 44 (5)(2). Remove reference to Roadway Type 1, as not identified in MDP.
193. Dania Pointe - DDG, Page 44 (5)(2) delete reference to “off- site advertising” as this is not permitted in the code and changes the classification of the sign to “Billboard” which are prohibited in the City and requires outside agencies approvals.
194. Signs- identify how free standing signs will be illuminated.
195. Make page 12, Figure 2: Master Development Plan a 11'x 17' (same as logo concept pages in DDG), so all information is clear.
196. Dania Pointe- DDG, page 46 (10) include language to identify that CPTED guideline will be utilized

197. Dania Pointe- DDG, page 46 (10) #4- remove reference to Roadway Type 2, as not identified in MDP.
198. Dania Pointe- DDG, page 47 (10) A, 1- define what is meant by “off- premise consumption.” BSO Police Chief may provide further comment.
199. Dania Pointe- DDG, page 48 (10) A1a- delete last sentence, as it is repetitive.
200. Dania Pointe- DDG, page 48 (10) A1b- identify what “Regularly scheduled hours of operation” are. BSO Police Chief may provide additional comments.
201. Dania Pointe- DDG, Page 48 (10) A1d- will amplified music be allowed outdoors? Clarify.
202. Dania Pointe- DDG, page 48, (10) A1e- Add at end of last sentence, “which requires issuance of a Certificate of Use and Business Tax receipt from the City”.
203. Dania Pointe - DDG, Page 48 (10) A1f- BSO Police Chief may provide additional comments.
204. Dania Pointe - DDG, age 48 (10) b1, add, “and must be screened from public view.
205. Dania Pointe- DDG, Page 48 (10) d, delete; ~~“however, this standard is not intended to require consistent use of material and or mirror the primary building”~~.
206. Dania Pointe- DDG, Appendixes- Provide Appendix A-E on 11”x17” sheets so that all information provided in the legend is clear.
207. Identify in DDG under procedures that written project management approval will be required to be submitted with to the City with the building permit application for all work.
208. Amend the DDG to include requirements that all uses will not be conducted or buildings occupied until all necessary permits, approvals and infrastructure for such uses and buildings are obtained and completed.

DDG's and Development Standards Review
2nd Review
Dania Pointe

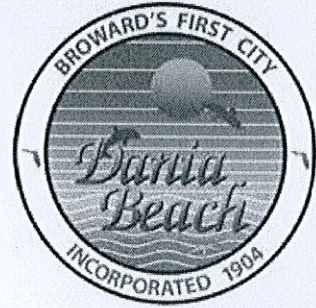


1. Page 29, for all type of Boulevards, please specify the width of the landscaped areas.
2. Page 30 to 35, for types 4 to 13, provide details of planters' dimensions (depth) and tree grates.
3. Page 41 (2)1, please define pedestrian/plaza.
4. Page 41 (2)4, what type of landscape material will be provided in areas where width is reduced?
5. Provide appendix depicting location of different types of buffers.
6. Page 41 last paragraph: gaps without large landscape material shall not exceed the 40 feet.
7. Page 42 (5), canopy trees and palms at 40 feet on center.
8. Page 42 (6)2: elaborate on proposed variations of Sec. 275-100.
9. Page 42 (6)3: provide proposed minimum width of terminal islands and type of tree(s) required.
10. Page 43, 4: shall be exclusive of perimeter buffers and FPL easements.
11. Page 43, 5: elaborate second sentence, how much wider?
12. Page 43, 9: elaborate third sentence, how much narrower?
13. Page 43 (7): category II invasive species shall not count toward landscape requirements.
14. Page 48, last paragraph: Invasive canopy shall be mitigated for. Tree preservation and replacement standards shall comply with Article 825 of the City Code and any adopted Tree Removal and Mitigation Agreement.

Informational notes:

- i. Feel free to contact Claudia Alzate at (305) 235-5098 claudia.alzate@metriceng.com for an interim review prior to your next official submittal. **A PDF copy of the landscape plan must be submitted via CD or email.**

END OF COMMENTS



Landscape Plan Review: Dania Pointe Phase I

PZ Log Number: N/A

Review Number: 1

Reviewer: Claudia Alzate Date: October 9th, 2015

The following comments are based on a review of the plans signed and sealed on October 22nd, 2015, for the Dania Pointe Phase I Project, in Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Per Section 825-80, and applicant has to demonstrate to the city that the proposed development cannot be located on site without the removal of the tree. Please provide a tree survey superimposed on the site plan in order to demonstrate tree conflict with the proposed development.
2. Per Section 275-80, please provide a table of data indicating required quantities and provided quantities of proposed, including tree removal mitigation.
3. On the landscape plan, please depict the seven trees proposed to be preserved on site.
4. Per Section 275-100 (D) all terminal islands shall have two trees category 1 and shall be ten feet wide, exclusive of curb dimensions.
5. Per Section 275-100 (C), there shall be no more than twelve parking stalls along the same parking aisle without an eight-foot-long intermediate landscape peninsulas, exclusive of curb dimensions.
6. Section 275-120 requires a ten-foot landscape buffer around the perimeter of the property, inclusive areas abutting private streets.

Informational notes:

- i. **Please provide a point-by-point response to each of the above comments.**
- ii. Feel free to contact Claudia Alzate at (305) 235-5098 claudia.alzate@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

END OF COMMENTS

Kimley»Horn

Date: April 8, 2016 Job Number: 147507000

Project Name: Dania Pointe Development Design Guidelines (DDG)

To: Ms. Anne-Christine Carrie
City of Dania Beach
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

We are sending these by

- U.S. Mail FedEx/UPS Hand Deliver by Courier
 Other: _____

We are sending you

- Attached Under separate cover _____ the following items:
 Shop Drawings Prints/Plans Samples Specifications Change Orders
 Other: _____

Copies	Date	No.	Description
1	04/06/16		Review Letter #5
16			Development Design Guidelines
1			CD of Submittal
	04/08/16		

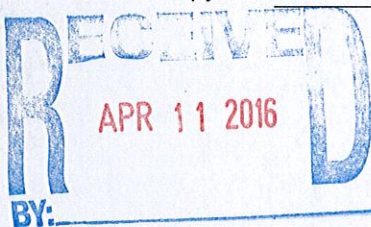
These are transmitted as checked below:

- For your use Approved as submitted Resubmit Copies for approval
 As requested Approved as noted Submit Copies for distribution
 For review and comment Returned for corrections Return Corrected prints

Remarks:

Copy to: _____

Signed B. Kelley Klepper
 B. Kelley Klepper, AICP



April 8, 2016

Anne-Christine Carrie
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004

**RE: Dania Pointe Development Design Guidelines (DDG)
5th Review**

Dear Ms. Carrie,

Please accept the following responses to your comments dated April 7, 2016 concerning the above referenced project; page numbers within the DDG are provided in the parenthesis, where applicable.

DDG's & Development Review Standards (4th)
March 29, 2016

- Comment 1) Section 6 (A): Provide the following to the different Boulevards, Avenues, Drives and Access ways, unless buildings or property lines restrict these dimensions.
- a. Boulevards: landscape area should be 8 feet wide with a hedge, canopy trees to be 16 feet height and planted 40 feet OC, palms to be 6 feet CT and planted 20 feet OC.
 - b. Avenues: tree grates to be provided for trees within sidewalks, these trees should be intermediate to small to avoid conflicts with buildings and planted 40 feet OC.
 - c. Drives: tree grates to be provided for trees within sidewalks, these trees should be intermediate to small to avoid conflicts with buildings and planted 40 feet OC.
 - d. Accessways: tree grates to be provided for trees within sidewalks, these trees should be intermediate to small to avoid conflicts with buildings and planted 40 feet OC.

Response 1) *These items have been deleted per meeting with the City on 4/7/16.*

Comment 2) Section 8 (2) 4: use only small trees if the buffer width is reduced to 5'.

Response 2) This item has been deleted per meeting with the City on 4/7/16.

Comment 3) Section 8 (2) 7: if the Burger King property is redeveloped, a Type 1 Buffer should be provided.

Response 3) This item has been deleted per meeting with the City on 4/7/16.

Comment 4) Section 8 (4) 3: tree grates should be provided for trees planted within sidewalks 10 feet or less in width.

Response 4) This item has been deleted per meeting with the City on 4/7/16.

Comment 5) Section 8 (6) 2: At least 10% of the total VUA in each parking field, exclusive of perimeter buffer, is required to be devoted to interior VUA landscaping.

Response 5) This item has been deleted per meeting with the City on 4/7/16.

Comment 6) Section 8 (6) 5: Terminal and intermediate islands must be a minimum of 10 feet wide for a canopy tree, unless special ground treatment is provided.

Response 6) This item has been deleted per meeting with the City on 4/7/16.

Comment 7) An appendix depicting the location of the different type of buffers was not provided. Response document indicates that it is not appropriate to show the buffers on an exhibit.

Response 7) This item has been deleted per meeting with the City on 4/7/16.

Comment 8) Provide details to demonstrate that street trees (within sidewalks), planted 40 feet OC, will be installed along Stirling Ave. and Bryan Rd.

Response 8) This item has been deleted per meeting with the City on 4/7/16.

Broward County Sheriff's Office
Captain Daniel J. Marks
March 30, 2016

Comment) I did not see many changes. I would change the "original container". The original container could be glass, which can cause damage or be used as a weapon.

Response) *Comment acknowledged. Please see revised language on Page 46, Section (15)(b)(1).*

Comment) Additionally, are there any requirements as to having a special detail deputy on site for bars/clubs?

Response) *This item will be coordinated with the Sheriff's Office as part of the annual safety plan preparation.*

Broward County Fire Marshal's Office
Sean Brown, Battalion Chief/Plans Examiner
04/05/2016

Comment 1) Provide verbiage in the DDG to demonstrate that all development will comply with Florida State Statutes 633, Florida Administrative Code 69A, all currently adopted NFPA codes, the currently adopted edition of The Florida Fire Prevention Code and the currently adopted edition of the Broward County Amendments to The Florida Fire Prevention Code. (I believe this was in an earlier version of the DDG documents but I was unable to locate in the latest submittal).

Response 1) *Comment acknowledged. Please see revised language on Page 44, Section (11).*

Comment 2) Provide verbiage in the DDG that allows the City of Dania Beach access and repair rights to water mains and fire hydrants in the event of an emergency, or the neglect of the property owner to make necessary repairs in a timely manner. Please speak with the City of Dania Beach representatives to determine if a formal, signed agreement is required.

Response 2) *Comment acknowledged. Please see revised language on Page 47, Section (15).*

Community Development Planning/Zoning

Dania Beach Land Development Code Requirements (LDC):

Comment 1) Establishes Regulation
Per the City's LDC, Section 635-50(AA) provide the following information regulation project phasing:

- Timing of infrastructure on and off site improvements/parking installation. Identify what improvements are associated with each phase of development.

THIS IS THE 4TH TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 1) Per discussion with the City, the language is acceptable as written. Please see language on Page 6.

Planned Mixed Use Development (PMUD) Regulations adopted by order no. 2015-022.

Comment 2) Establishes Regulations
Dania Pointe – Development Design Guidelines and Development Standards – Page 4 6 10 (1) Master Development Plan, located in the middle of the paragraph line 20-24, the blocks can incorporate only the permitted uses identified on the MDP. Revise accordingly.

THIS IS THE 4TH TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 2) This item has been deleted per meeting with the City on 4/7/16.

Comment 3) Street Section
Dania Pointe – Development Design Guidelines and Development Standards – Page 24 26, Type 1 – Boulevard A, identify the following changes:

- Trees in each landscape area should be identified as 8' wide.
- Provide total width of section.
- Shade trees to be 16' tall and planted 40' on center; Palm to be 20' grey wood and planted 30' on center. Provide details.
- Revise table on page 20 accordingly.
- Identify spacing of trees.
- Buffers and sidewalk can be less in areas where property line and ownership or storefront restricts applicable dimensions.

THIS IS THE 4TH TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 3) ***This item has been deleted per meeting with the City on 4/7/16.***

Comment 4) Street Section

Dania Pointe – Development Design Guidelines and Development Standards – Page 21, Type 2 – Boulevard B, identify the following changes:

- Trees in each landscape area should be identified as 8' wide.
- Provide total width of section.
- Change both sidewalk widths to 7'; 6' provided.
- Shad trees to be 16' tall and planted 40' on center. Palm to be 20' grey wood and planted 30' on center. Provide details.
- Revise table on page 20 accordingly.
- Identify spacing of trees

THIS IS THE 4TH TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 4) This item has been deleted per meeting with the City on 4/7/16.

Comment 5) Street Section

Dania Pointe – Development Design Guidelines and Development Standards – Page 21, Type 3 – Boulevard C, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed.
- Each landscape area should be identified as 8' wide; 7' provided.
- Provide total width of section.
- Change both sidewalk widths to 7'; 6' provided.
- Shade trees to be 16' tall and planted 40' on center.
- Revise table on page 20 accordingly.
- Identify spacing of trees

THIS IS THE 4TH TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 5) This item has been deleted per meeting with the City on 4/7/16.

Comment 6) Street Section

Dania Pointe – Development Design Guidelines and Development Standards – Page 22, Type 4 – Avenue A, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed; identify in detail
- Tree in sidewalk to provide a 15' clearance from building; identify in

- detail.
- Provide total width of section.
- Change both sidewalk widths 15' – 20'; 10' provided.
- Shade trees to be 16' tall and planted 40' on center; identify in detail.
- Revise table on page 20 accordingly.
- Identify spacing of trees
- Delete note that says "Sharrows may be provided".

THIS IS THE 4TH TIME THAT THIS INFORMATION HAS BEEN REQUESTED.

Response 6) *This item has been deleted per meeting with the City on 4/7/16.*

- Comment 7) Street Section
 Dania Pointe – Development Design Guidelines and Development Standards – Page 23, Type 7 – Drive A, identify the following changes:
- Trees in each landscape area should be identified as a shade tree with hedge installed according to ANSI standards; identify in detail
 - Tree in sidewalk to provide a 15' clearance from building; identify in detail.
 - Provide total width of section.
 - Change both sidewalk widths 9'; 6' provided.
 - Shade trees to be 16' tall and planted 40' on center; identify in detail.
 - Identify vehicular lane width as 12'; 11' provided.
 - Identify vehicular lanes as sharrows.
 - Delete bike lanes.
 - Revise table on page 20 accordingly.
 - Identify spacing of trees

THIS IS THE 3rd TIME THAT THIS INFORMATION HAS BEEN REQUESTED.

Response 7) *This item has been deleted per meeting with the City on 4/7/16.*

- Comment 8) Dania Pointe – Development Design Guidelines and Development Standards – Page 31 40, (8) Landscaping-Buffering, ~~(4)(4)~~ (6)(2) the first sentence should be amended as follows: "An area, or combination of areas equal to 10% for each parking field, of the total vehicular use area, exclusive of perimeter buffers is required to be devoted to interior VUA landscaping."

THIS IS THE 4TH TIME THAT THIS INFORMATION HAS BEEN REQUESTED.

Response 8) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 9) Design
Dania Pointe – Development Design Guidelines and Development Standards – Page 34 (10) Lighting, provide a Master Site Lighting Plan in document appendix showing areas of all proposed lighting types.
This is the 4th time that this information has been requested.

Response 9) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 10) Design
Dania Pointe – Development Design Guidelines and Development Standards – Page 41, Dania Pointe Master Bicycle Connection Plan, bicycle lane on west side of Pointe Drive has no connection on the north and south. Provide connections accordingly.
THIS IS THE 4TH TIME THAT THIS INFORMATION HAS BEEN REQUESTED.

Response 10) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 11) Typo/Correction
Dania Pointe – DDG, Page 9 5. Dania Pointe Purpose and Intent, #2 graphically depicts of land use types and intensities is not provided in Figure 2. Master development Plan. Revise Accordingly. If graphics will not be provided then delete term “graphically depicts” from document.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 11) *Comment acknowledged. Please see revised language on Page 5.*

Comment 12) Establishes Regulation
Dania Pointe – DDG, page 48 15, table 1: Building Type, Type 5 Parking Structure identifies that a 10-story parking garage and Building Type 2 a 20-story high rise office as permitted in Block I and II from building Type 5. Revise to eliminate conflicting description of Phase 1 & 2.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 12) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 13) Establishes Regulation
Dania Pointe – DDG, Page 19 15, Table 1: Building Type, type 6, identify building height allowed as 250'. Remove reference to Blocks I and II.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 13) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 14) Street Section
Dania Pointe – DDG, page 32 39, Type-8, Drive B – delete bike lane, make sharrows and widen sidewalk to 10'.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 14) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 15) Street Section
Dania Pointe – DDG, page 33 30, Type-9, Drive C – delete bike lane, make sharrow (changed “may” to “shall” in note) and widen sidewalk to 10'.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 15) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 16) Street Section
Dania Pointe – DDG, page 34 31, Type-11, Drive E – eliminate bike lane, make sharrow and widen sidewalk to 10'.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 16) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 17) Landscaping
Dania Pointe Beach – DDG, Page 38 35, #5 add “but not within required landscape areas”.
THIS IS THE 4th TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 17) *Acknowledged, the word “landscape material” has been changed to “landscape buffer.”*

Comment 18) Establishes Regulation

Dania Pointe – DDG, Page 40 38, Exempt Parking Uses – how are “Parking Standard Exemptions” processed? Identify parking requirements for uses identified as permitted such as Commercial Oriented Recreation, Auditoriums, Business Center, Conference Center, & Private Clubs. Provide detail in DDG.
THIS IS THE 2nd TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 18) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 19) Establishes Regulation
Dania Pointe – DDG, page 46 43-44 Lighting (10) include language to identify that CPTED guideline will be utilized.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 19) *Comment acknowledged. Please see revised language on Page 43, Section (10).*

Comment 20) Dania Pointe – DDG, page 47 45, Other provisions (14) (6) A, 1 – define what is meant by “off-premise consumption.” BSO Police chief may provide further comment. Remove “original container” as the original container could be glass which can cause damage to be used as a weapon. Per BSO Police Chief’s email dated 3-30-16.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 20) *Comment acknowledged. Please see revised language which removed “original container” on Page 46, Section (15).*

Comment 21) Typo/Correction
Dania Pointe – DDG, page 48 45, Section (15) (b)(1)(a) – delete last sentence, as it is repetitive.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 21) *As discussed with the City, it was agreed the item is not repetitive so it remains within the DDG.*

Comment 22) Establishes Regulation
Dania Pointe – DDG, Page 48 46, Section (15)(b)(1)(d) (10)A1d will amplified music be allowed outdoors? Define extension process. Clarify.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 22) Acknowledged, please see revised clarifying language.

Comment 23) Establishes Regulation
Identify in DDG under procedures that written project management approval will be required to be submitted with to the City with the building permit application for all work. Pg. 41, Sec (9)(2) only references signs, per progress meeting on 2-18-16.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 23) Comment acknowledged. Please see revised language on Page 47, Section (15)(j).

Comment 24) Establishes Regulation
Reduce building heights (per Marc) per discussion between City & Developer on 2/9/16.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 24) As discussed with the City, this item was previously addressed. No further change necessary.

Comment 25) Establishes Regulation
Based on the size and scope of the project BSO Police presence is necessary to ensure public safety. Provide analysis of services and facilities impact and how it will be mitigated in the Master Development Plan, per Community Development meeting with BSO Police Chief.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Comment 25) This item will be addressed as part of the annual safety plan requirement stated within the DDG.

Comment 26) Establishes Regulation
Dania Pointe – DDG, Page 48 (14)(a)(1)(c) delete entire section, per Community Development meeting with BSO Police Chief.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 26) This item was revised per discussion with the City. Please see updated Section 15.

Comment 27) Dania Pointe – DDG, Page 48, (14)(1)(1)(d) strike “...and in addition music and live entertainment shall be permitted outdoors”, per Community Development meeting with BSO Police Chief. The City Code of Ordinance allows until 10:00pm.
THIS IS THE 2nd TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 27) *This item was revised per discussion with the City. Please see updated Section 15.*

Comment 28) Establishes Regulation
DDG, Pg 46 Identify method of security. Provide plan documenting adequate and appropriate public safety services (security and emergency response) will be provided and how. Per Community Development meeting with BSO Police Chief. Provide requirements for having a special detail deputy on site for bars/clubs, per BSO Police Chief's email dated 3-30-16.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 28) *Please see revised language on Page 46, Section (15)(c).*

Comment 29) Street Section
Stirling Road & Bryan Road side walks should be 10 feet wide with encroachments. Provide street sections showing street scape, including but not limited to trees planted in grates at 1:40, street furniture, lighting and utilities) per project progress meeting on 2-18-16. If side walk occurs on private land, pedestrian Easement would be needed, per discussion on 3-17-16.
THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 29) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 30) Establishes Regulation
Provide letter from Broward County Planning Council stating proposed RAC conversion request is acceptable. Letter is needed prior to rezoning of the property and prior to site plan approval, per project progress meeting on 2-18-16 and 3-17-16.
THIS IS THE 2nd TIME THIS INFORMATION HAS BEEN REQUESTED.

Response 30) *Acknowledged, Linda Strutt will be coordinating this item directly with the City.*

Comment 31) Establishes Regulation
Submit Neighborhood Traffic study for area east of Bryan Road to US1 and east of SW 12 Avenue to US 1 in order to continue to City Commission public hearings, per ML, 3-7-16.

Response 31) Neighborhood traffic study will be submitted under separate cover.

Comment 32) Establishes Regulation
Add statement to DDG stating the developer will be responsible for all off-site improvements as required by the city, per ML at 3-14-16 staff meeting. DDG, Pg. 45, section (13) delete the word "Beneficial". Last sentence, delete "in the event that a development agreement is executed between the City and the Master Developer....."

Response 32) Comment acknowledged. Please see revised language on Page 45, Section (13).

Comment 33) Establishes Regulation
Must identify scope and location of Phase 1 and Phase 2 and any additional phases as applicable in the DDG, per ML 3-14-16 staff meeting. Title phasing discussion in the DDG document as "Phasing". Add language stating, "all off-site improvements will be coordinated and constructed according to the development agreement and delineated as "Phase 1" for all development south of West Dania Beach Boulevard and "Phase II" for the remainder of the site.

Response 33) Please see revised language as discussed with the City on page 6.

Comment 34) Establishes Regulation
DDG, Purpose and intent, Pg. 5-6 & Sec (3), Pg. 13 change sentence to read "...December 31, 2030, shall be made available returned to the CRA and reapplied for."
This is the 2nd time this information has been requested.

Response 34) Comment acknowledged. Please see revised language on Pages 6 and 13.

Comment 35) Establishes Regulation

DDG, Sec (4) add "...however, sufficient pervious area will be provided to support each stage of development and adequate to sustain all landscaping."

This is the 2nd time this information has been requested.

Response 35) This item has been deleted per meeting with the City on 4/7/16.

Comment 36) Typo/Correction

DDG, Sec (5)(B)(1) Amend second sentence to read, "Except where necessary to provide intersection site distance(s), minimum 5' setback for building frontages shall be provided along internal roadways."

Response 36) This item has been deleted per meeting with the City on 4/7/16.

Comment 37) Typo/Correction

DDG, Pg. 18 Sec (5)(B)(5) add landscape buffers to list.
This is the 2nd time this information has been requested.

Response 37) Comment acknowledged. Please see revised language on Page 18, Section (5)(b)(5).

Comment 38) Typo/Correction

DDG, Pg. 18 Sec (5)(b)(6) add "...after building is constructed."
This is the 2nd time this information has been requested.

Response 38) Acknowledged, please see updated Page 18.

Comment 39) Establishes Regulation

DDG, Sec (14)(b)(1)(b) Hours to follow city code except for establishment located within entertainment district to be allowed to remain open until 3am per conversation on 3-17-16.

This is the 2nd time this information has been requested.

Response 39) Please see revised language as discussed with the City on Page 46, Section (15)(b)(1)(b).

Comment 40) Establishes Regulation

Add note in DDG stating no easement overlap onto required landscaping permitted, per staff meeting with Broward County engineers on 3-26-16.

Response 40) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 41) Establishes Regulation
Identify in DDG, when redevelopment the Burger King site, dedicate additional ROW to accommodate additional turn lane on Stirling Road, per staff meeting with Broward County engineers on 3-23-16.

Response 41) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 42) Establishes Regulation
DDG, add statement that a Chapter 163 Development Agreement will be approved to require the timely and coordinated completion of the off-site improvements. This Development Agreement will be adopted and executed prior to the issuance of a building permit, per ML 3-24-16.

Response 42) *Reference to development agreement and offsite improvements was already added into the DDG, Section 13.*

Comment 43) Provide street section for SW 18 Avenue eliminating bike lane and providing sidewalks, per ML 3-25-16.

Response 43) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 44) DDG, Section (9) (6) a-b, identify the number of "Primary" and "Secondary" walls signs permitted per tenant. Added 4-1-16.

Response 44) *Comment acknowledged. Please see revised language on Page 43, Section (9).*

Comment 45) DDG, Drive D,

- Identify the type of proposed trees and size at planting;
- Provide sharrows in each direction;
- Provide 6' sidewalk on one side, with no obstructions.

Per ML 4-4-16.

Response 45) *This item has been deleted per meeting with the City on 4/7/16.*

Comment 46) DDG, Pg. 14 Section (5) references Table 1 which is not provided in the

document. Revise accordingly, per P&Z comments made 3-31-16.

Response 46) *Comment acknowledged. Please see revised language on Page 14.*

Comment 47) DDG, Pg. 23 Section (6) references Table 2 regarding roadway types. Provided Table 2 does not discuss roadways. Revise accordingly, per P&Z comments made 3-31-16.

Response 47) *Comment acknowledged. Please see revised language on Page 23.*

Comment 48) Outdoor seating/cafes square footage to be calculations as floor area which requires additional parking. Revise DDG to state same.

Response 48) *This item has been deleted per meeting with the City on 4/7/16.*

Should you have any additional questions please do not hesitate to contact me at 772-794-4100.

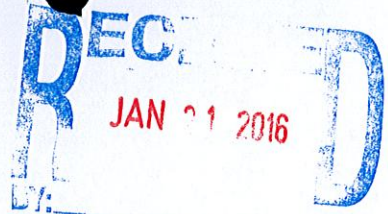
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Melibe S. Thomas, P.E.
Vice President

DANIA POINTE REZONING APPLICATION DESCRIPTION AND JUSTIFICATION



The owner applicants are requesting rezoning of approximately 108 acres from the Community Business (C-2), General Business (C-3) and General Commercial (C-4) Districts to the Planned Mixed Use Development (PMUD) District, to be known as Dania Pointe. The majority of the rezoning area is an assemblage of properties previously under multiple ownerships and plats and developed in disparate office, commercial recreation and commercial uses. These properties are owned by Dania Live 1748, LLC, with the exception of a small parcel owned by Discount Auto Parts, LLC, and are being replatted to create a cohesive development site, eliminating existing rights-of-way and easements which traverse the site.

The site enjoys a unique location adjacent to I-95 and Stirling Road which serve regional traffic and within close proximity to the airport and seaport. The City and County recognized the regional nature of the area by creating the Dania Beach Regional Activity Center (RAC) of which this site is a major component. The site is also located within the City's Community Redevelopment Area.

Recognizing the need for a new zoning district to facilitate redevelopment at the density and intensity commensurate with the RAC land use designation and location that would support redevelopment contributing to the local economy consistent with the City's articulated vision and mission statement, the City recently adopted the new mixed-use zoning district PMUD (Article 340).

The site has been underdeveloped for years, due in no small part to the array of standard zoning districts and multiplicity of ownership. The extent of interest in locating at this site due to its unique location recently expressed by a wide array of potential major tenants is testimony to the need for this proposed rezoning.

Article 340 requires Design Development Guidelines (DDG) for any property zoned PMUD. The DDG is a document adopted as part of the zoning approval ordinance to shape and coordinate development within the PMUD boundaries through development criteria and standards and a master development plan. Together with the more general standards established within Article 340 of the City's Land Development Code, the Dania Pointe DDG will afford the necessary flexibility to facilitate quality redevelopment in this unique area not afforded by the current traditional zoning districts while providing a framework to effectively coordinate development to provide a compact, attractive, sustainable, and economically vital destination in this strategic location.

The uses proposed for the Dania Pointe PMUD include a range of commercial uses as well as office, hotel and multi-family residential uses intended to create a compact live, work, shop and leisure environment at a scale consistent with the size and location of the site. The standards established within the DDG are intended to create an integrated mixed use center which complements the surrounding areas and an identity for the

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property, integrate uses vertically and horizontally, and improve on-site pedestrian and vehicular mobility and connections to off-site transportation facilities.

The standards have been developed based on existing site features, available infrastructure, and the development vision for Dania Pointe. This provides a sustainable mix of land uses compatible both internally and with adjacent properties and the flexibility needed to best respond to current and future land uses, changes in building and development patterns and in community demographics.

The properties have been assembled, the platting is underway, the mixed-use zoning district has been created, and the next critical action to implement the intent of the RAC and forward the City's redevelopment and economic development vision, realizing the potential of this unique location is rezoning to the PMUD district.

REZONING REVIEW CRITERIA

Section 645-40 of the City's Code requires that an application for a rezoning be reviewed in accordance with the following criteria: This narrative is intended to describe how this request addresses those criteria.

(1) *The request is consistent with the city's comprehensive plan*

The subject area is located within the Dania Beach Regional Activity Center which was created to provide for development of a mix of land uses of regional significance. The Planned Mixed Use Development District (PMUD) was created to facilitate development of large tracts of land within this RAC. The proposed use categories and density and intensity established in the Design Development Guidelines (DDG) are consistent with those established for the RAC.

The proposed rezoning to PMUD forwards goals, objectives and policies of the City's comprehensive plan intended to encourage revitalization and economic development, compatible and compact development, as well as efficient and coordinated transportation and pedestrian mobility.

(2) *The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission*

The subject area is within the City's Community Redevelopment Area. CRA staff have been involved in review of the plat and discussions regarding preliminary development plans. The proposed DDG is intended to not only be consistent with but to forward the intent of the City's redevelopment plans and contribute to the overall improvement and revitalization of this targeted area. The revitalization envisioned and supported by the Dania Pointe PMUD will increase the City's tax base and provide for a compact urban form consistent with the City's master plans.

- (3) ***The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and***

The PMUD district sets forth criteria for rezoning to ensure that the size and location of the site is appropriate for the nature, intensity and flexibility of the development it is intended to support. The subject site is located within the Dania Beach RAC, exceeds the minimum acreage requirement, has direct access to major roads and is located within close proximity to airports and cruise ship facilities. The proposed DDG is also consistent with the provisions of Article 340 regarding permitted uses and general development standards. Approval of the proposed rezoning would in no way impair the ability of other sites meeting the criteria from being rezoned to PMUD and being extended the same "privileges" associated with the zoning district.

- a. The request furthers the city's adopted community redevelopment plan, if applicable; or***

Refer to (2) above.

- b. An error or ambiguity must be corrected; or***

- c. There exists changed or changing conditions which make approval of the request appropriate; or***

- d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or***

In creating the PMUD district the City acknowledged that "traditional development standards do not afford sufficient flexibility to accommodate development of a large-scale mix of uses within the RAC in a complementary and integrated manner" and "the City's land development code does not include a planned mixed-use development district designed to facilitate development of large parcels of land with direct access to major roads and within close proximity to airports and cruise ship facilities." The proposed rezoning would enable redevelopment of this large assembled parcel in a cohesive fashion as demonstrated by the proposed DDG.

- e. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.***

The urban form of the subject site and the surrounding area currently contains no consistent design characteristics or theme presenting a visual disconnect between services and businesses located adjacent to one another. The Dania Pointe DDG standards are intended provide an optional development pattern and approach by providing a planning and regulatory framework to support and enhance growth and development as it occurs. The intent is to provide for balanced future growth and targeted

economic development. The Dania Pointe DDG provides a tool to properly guide future development and identify solutions to challenges.

The subject site is bounded on the west by I-95, on the south by Stirling Road and on the east by Bryan Road. On the north it abuts developed land zoned C-4. The proposed mix and density/intensity are consistent with these adjacent land uses. Due to its proximity and easy access to I-95 and major arterials, coupled with internal capture of trips afforded by the proposed mix of uses, traffic impacts to neighboring areas are minimized and the proposed DDG provides for appropriate buffers, setbacks and development standards to mitigate any potential impacts to existing adjacent uses.



AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

March 14, 2016

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

**RE: Dania Pointe Phase 1, Dania Beach FL
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Dania Pointe Phase 1 development located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oecaaa.faa.gov/oecaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.

Broward County Board of County Commissioners
Mark D. Bogen • Beam Furr • Dale V.C. Holness • Marty Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler
www.broward.org/www.fl.net

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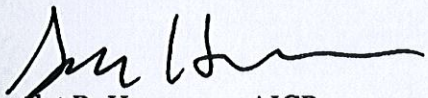
- No building, structure or vegetation on the site may exceed 50 feet AGL as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed Dania Beach Phase 1 development, and is based on the Site Plan, C-400 thru C-408, dated October 22, 2015, Prepared by Kimley-Horn and Associates and Architectural Plans, Sheets S1 thru S10 dated October 19, 2015, prepared by MCG Architecture. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

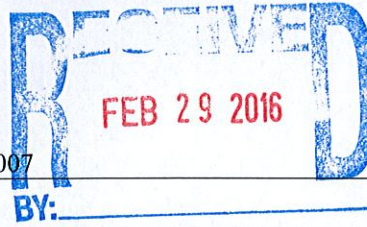
Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental

Kimley»Horn



Date: February 29, 2016 Job Number: 147337007

Project Name: Dania Pointe – Zoning Application

To: City of Dania Beach

Corinne Lajoie

100 W Dania Beach Blvd

Dania Beach, FL 33004

We are sending these by

- UPS FedEx (Stan/Prior) Hand Deliver
 Other: _____

We are sending you

- Attached Under separate cover via _____ the following items:
 Shop Drawings Prints/Plans Samples Specifications Change Orders
 Other: _____

<i>Copies</i>	<i>Date</i>	<i>No.</i>	<i>Description</i>
10		1	Zoning Narrative
10		2	Development Design Guidelines (DDG)
10		3	Sketch and Legal Description
10		4	Comment Response Letter

These are transmitted as checked below:

- For your use Approved as submitted Resubmit Copies for approval
 As requested Approved as noted Submit Copies for distribution
 For review and comment Returned for corrections Return Corrected prints

Remarks:

Please contact me at 772-794-4058 if you have any questions.

Copy to: File Signed Tem Fontaine, P.E.

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DANIA POINTE REZONING APPLICATION DESCRIPTION AND JUSTIFICATION

The owner applicants are requesting rezoning of approximately 108 acres from the Community Business (C-2), General Business (C-3) and General Commercial (C-4) Districts to the Planned Mixed Use Development (PMUD) District, to be known as Dania Pointe. The majority of the rezoning area is an assemblage of properties previously under multiple ownerships and plats and developed in disparate office, commercial recreation and commercial uses. These properties are owned by Dania Live 1748, LLC, with the exception of a small parcel owned by Discount Auto Parts, LLC, and are being replatted to create a cohesive development site, eliminating existing rights-of-way and easements which traverse the site.

The site enjoys a unique location adjacent to I-95 and Stirling Road which serve regional traffic and within close proximity to the airport and seaport. The City and County recognized the regional nature of the area by creating the Dania Beach Regional Activity Center (RAC) of which this site is a major component. The site is also located within the City's Community Redevelopment Area.

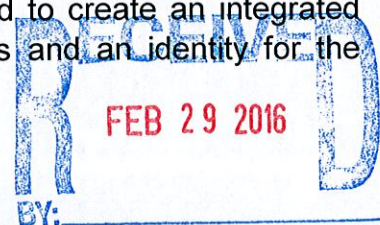
Recognizing the need for a new zoning district to facilitate redevelopment at the density and intensity commensurate with the RAC land use designation and location that would support redevelopment contributing to the local economy consistent with the City's articulated vision and mission statement, the City recently adopted the new mixed-use zoning district PMUD (Article 340).

The site has been underdeveloped for years, due in no small part to the array of standard zoning districts and multiplicity of ownership. The extent of interest in locating at this site due to its unique location recently expressed by a wide array of potential major tenants is testimony to the need for this proposed rezoning.

Article 340 requires Design Development Guidelines (DDG) for any property zoned PMUD. The DDG is a document adopted as part of the zoning approval ordinance to shape and coordinate development within the PMUD boundaries through development criteria and standards and a master development plan. Together with the more general standards established within Article 340 of the City's Land Development Code, the Dania Pointe DDG will afford the necessary flexibility to facilitate quality redevelopment in this unique area not afforded by the current traditional zoning districts while providing a framework to effectively coordinate development to provide a compact, attractive, sustainable, and economically vital destination in this strategic location.

The uses proposed for the Dania Pointe PMUD include a range of commercial uses as well as office, hotel and multi-family residential uses intended to create a compact live, work, shop and leisure environment at a scale consistent with the size and location of the site. The standards established within the DDG are intended to create an integrated mixed use center which complements the surrounding areas and an identity for the

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property, integrate uses vertically and horizontally, and improve on-site pedestrian and vehicular mobility and connections to off-site transportation facilities.

The standards have been developed based on existing site features, available infrastructure, and the development vision for Dania Pointe. This provides a sustainable mix of land uses compatible both internally and with adjacent properties and the flexibility needed to best respond to current and future land uses, changes in building and development patterns and in community demographics.

The properties have been assembled, the platting is underway, the mixed-use zoning district has been created, and the next critical action to implement the intent of the RAC and forward the City's redevelopment and economic development vision, realizing the potential of this unique location is rezoning to the PMUD district.

REZONING REVIEW CRITERIA

Section 645-40 of the City's Code requires that an application for a rezoning be reviewed in accordance with the following criteria: This narrative is intended to describe how this request addresses those criteria.

(1) *The request is consistent with the city's comprehensive plan*

The subject area is located within the Dania Beach Regional Activity Center which was created to provide for development of a mix of land uses of regional significance. The Planned Mixed Use Development District (PMUD) was created to facilitate development of large tracts of land within this RAC. The proposed use categories and density and intensity established in the Design Development Guidelines (DDG) are consistent with those established for the RAC.

The proposed rezoning to PMUD forwards goals, objectives and policies of the City's comprehensive plan intended to encourage revitalization and economic development, compatible and compact development, as well as efficient and coordinated transportation and pedestrian mobility.

(2) *The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission*

The subject area is within the City's Community Redevelopment Area. CRA staff have been involved in review of the plat and discussions regarding preliminary development plans. The proposed DDG is intended to not only be consistent with but to forward the intent of the City's redevelopment plans and contribute to the overall improvement and revitalization of this targeted area. The revitalization envisioned and supported by the Dania Pointe PMUD will increase the City's tax base and provide for a compact urban form consistent with the City's master plans.

- (3) ***The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and***

The PMUD district sets forth criteria for rezoning to ensure that the size and location of the site is appropriate for the nature, intensity and flexibility of the development it is intended to support. The subject site is located within the Dania Beach RAC, exceeds the minimum acreage requirement, has direct access to major roads and is located within close proximity to airports and cruise ship facilities. The proposed DDG is also consistent with the provisions of Article 340 regarding permitted uses and general development standards. Approval of the proposed rezoning would in no way impair the ability of other sites meeting the criteria from being rezoned to PMUD and being extended the same "privileges" associated with the zoning district.

- a. ***The request furthers the city's adopted community redevelopment plan, if applicable; or***

Refer to (2) above.

- b. ***An error or ambiguity must be corrected; or***

- c. ***There exists changed or changing conditions which make approval of the request appropriate; or***

- d. ***Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or***

In creating the PMUD district the City acknowledged that "traditional development standards do not afford sufficient flexibility to accommodate development of a large-scale mix of uses within the RAC in a complementary and integrated manner" and "the City's land development code does not include a planned mixed-use development district designed to facilitate development of large parcels of land with direct access to major roads and within close proximity to airports and cruise ship facilities." The proposed rezoning would enable redevelopment of this large assembled parcel in a cohesive fashion as demonstrated by the proposed DDG.

- e. ***The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.***

The urban form of the subject site and the surrounding area currently contains no consistent design characteristics or theme presenting a visual disconnect between services and businesses located adjacent to one another. The Dania Pointe DDG standards are intended provide an optional development pattern and approach by providing a planning and regulatory framework to support and enhance growth and development as it occurs. The intent is to provide for balanced future growth and targeted

economic development. The Dania Pointe DDG provides a tool to properly guide future development and identify solutions to challenges.

The subject site is bounded on the west by I-95, on the south by Stirling Road and on the east by Bryan Road. On the north it abuts developed land zoned C-4. The proposed mix and density/intensity are consistent with these adjacent land uses. Due to its proximity and easy access to I-95 and major arterials, coupled with internal capture of trips afforded by the proposed mix of uses, traffic impacts to neighboring areas are minimized and the proposed DDG provides for appropriate buffers, setbacks and development standards to mitigate any potential impacts to existing adjacent uses.



STONER & ASSOCIATES, INC.

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LEGAL DESCRIPTION OF PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

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; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, DOUGLAS HILL, RECORDED IN PLAT BOOK 12, PAGE 45; A PORTION OF PARCEL "A" AND PARCEL "B", KRILICH PLAT, RECORDED IN PLAT BOOK 142, PAGE 19; A PORTION 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; A PORTION OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; A PORTION 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 LEGAL

DESCRIPTION: (CONTINUED)

DISTANCE OF 49.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET;

THENCE N.01°41'47"W., 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°26'01"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 295.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,303.07 FEET, TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 33;

THENCE S.01°44'05"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 295.03 FEET, TO A POINT ON A LINE 46.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W.1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

FILE: F:\Draw\KIMLEY-HORN\14-8058 - Dania Place\17-Platting\PMUDSketch & Legal (REVISED 1-20-16).dwg

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RECORDED
FEB 29 2016

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

DATE: Jan 20, 2016

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

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DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK
1/20/16	DRL	RGC	N/A

SEAL

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SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 15

SKETCH NO.
14-8058-PMUD3



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**LEGAL DESCRIPTION OF
PMUD BOUNDARY**

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION: (CONTINUED)

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 245.03 FEET;

THENCE S.88°30'24"W., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 48.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 675.31 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 6.00 FEET TO A POINT ON A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 1,335.27 FEET;

THENCE S.05°20'43"W., A DISTANCE OF 100.78 FEET, TO A POINT ON A LINE 52.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET;

THENCE S.43°02'17"W. A DISTANCE OF 16.74 FEET, TO A POINT ON A LINE 70.76 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, A DISTANCE OF 77.86 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 72.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 70.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 296.00 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 8.00 FEET TO A

DESCRIPTION: (CONTINUED)

POINT ON A LINE 78.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 148.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 11.76 FEET, TO A POINT ON A LINE 67.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 79.50 FEET,

THENCE N.02°25'49"W., A DISTANCE OF 4.00 FEET, TO A POINT ON A LINE 71.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 269.72 FEET;

THENCE S.01°32'39"E., A DISTANCE OF 12.00 FEET, TO A POINT ON A LINE 59.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 30.15 FEET, TO THE SOUTHEAST CORNER OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG THE EAST LINE OF SAID PARCEL "A" 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 609.92 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;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

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;



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**LEGAL DESCRIPTION OF
PMUD BOUNDARY**

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION: (CONTINUED)

THENCE S.87°32'08"W., ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 57.51 FEET, TO THE POINT OF BEGINNING;

THENCE S.08°21'27"W., A DISTANCE OF 15.66 FEET;

THENCE S.11°24'33"E., A DISTANCE OF 13.76 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH POINT HAVE A BEARING OF N.80°42'17" W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°44'38" AND A RADIUS OF 515.00 FEET, FOR AN ARC DISTANCE OF 96.57 FEET, TO A POINT OF TANGENCY;

THENCE S.01°44'06"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 200.12 FEET, TO A POINT ON THE SOUTH LINE OF LOT 6, BLOCK 1 OF SAID DOUGLAS HILL;

THENCE S.87°26'49"W., ALONG SAID SOUTH LINE, A DISTANCE OF 42.78 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF PARCEL 'B', OF SAID KRILICH PLAT;

THENCE S.01°42'12"E., ALONG THE WEST LINE OF LOT 7, OF SAID BLOCK 1 AND SAID EAST LINE, A DISTANCE OF 50.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 'B';

THENCE S.87°25'54"W., ALONG THE SOUTH LINE OF SAID PARCEL 'B', A DISTANCE OF 15.02 FEET;

THENCE N.01°50'27"W., A DISTANCE OF 31.71 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

DESCRIPTION: (CONTINUED)

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 54°27'25" AND A RADIUS OF 193.00 FEET, FOR AN ARC DISTANCE OF 183.44 FEET, TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°53'53" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 146.40 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.21°48'15"E. ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, A DISTANCE OF 52.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°59'12" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 198.01 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.01°43'03"W. A DISTANCE OF 7.45 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A", OF DUKE & DUKE SUBDIVISION;

THENCE N.87°32'08"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 445.14 FEET, TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.93. ACRES (4,483,634 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE BASELINE OF SURVEY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEETS 4 THRU 15 OF 15 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.



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SKETCH OF DESCRIPTION

PMUD BOUNDARY

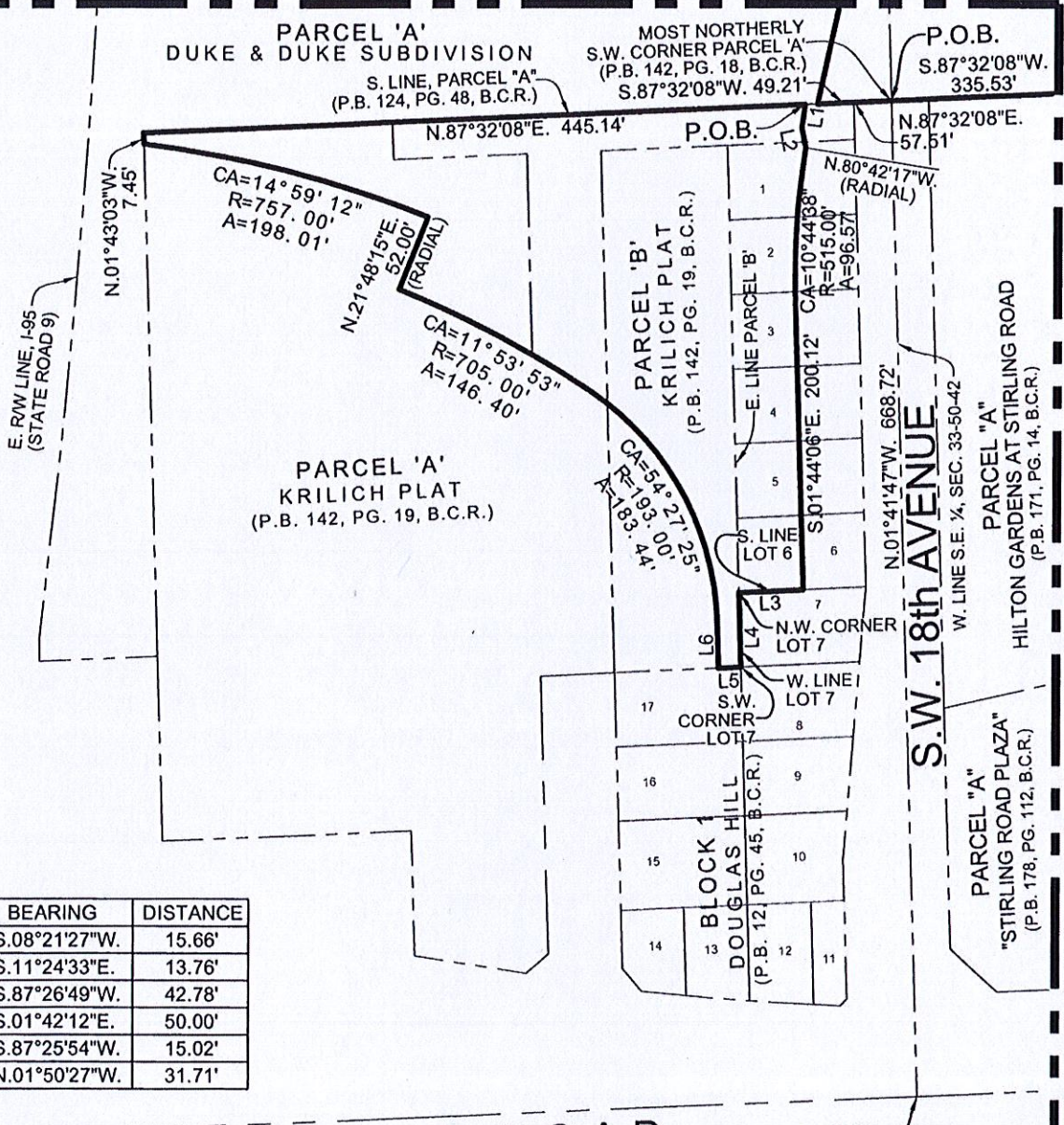
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 5 OF 15)



INTERSTATE I-95 (S.R. 9)

F.D.O.T. R/W MAP SECTION 86070-2403



LINE	BEARING	DISTANCE
L1	S.08°21'27\"W.	15.66'
L2	S.11°24'33\"E.	13.76'
L3	S.87°26'49\"W.	42.78'
L4	S.01°42'12\"E.	50.00'
L5	S.87°25'54\"W.	15.02'
L6	N.01°50'27\"W.	31.71'

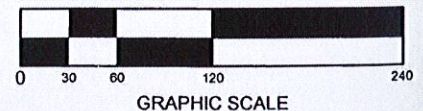
LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CA= CENTRAL ANGLE
- R= RADIUS
- A= ARC DISTANCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W RIGHT-OF-WAY
- ☉ CENTERLINE
- +++ NON-VEHICULAR ACCESS LINE

STIRLING ROAD (STATE ROAD 848)

P.O.C.
S.W. CORNER, S.E. 1/4
SEC. 33-50-42

SCALE: 1" = 120'



NOTE:
SEE SHEETS 1 THRU 3 OF 15 FOR THE
LEGAL DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.



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SKETCH OF DESCRIPTION

PMUD BOUNDARY

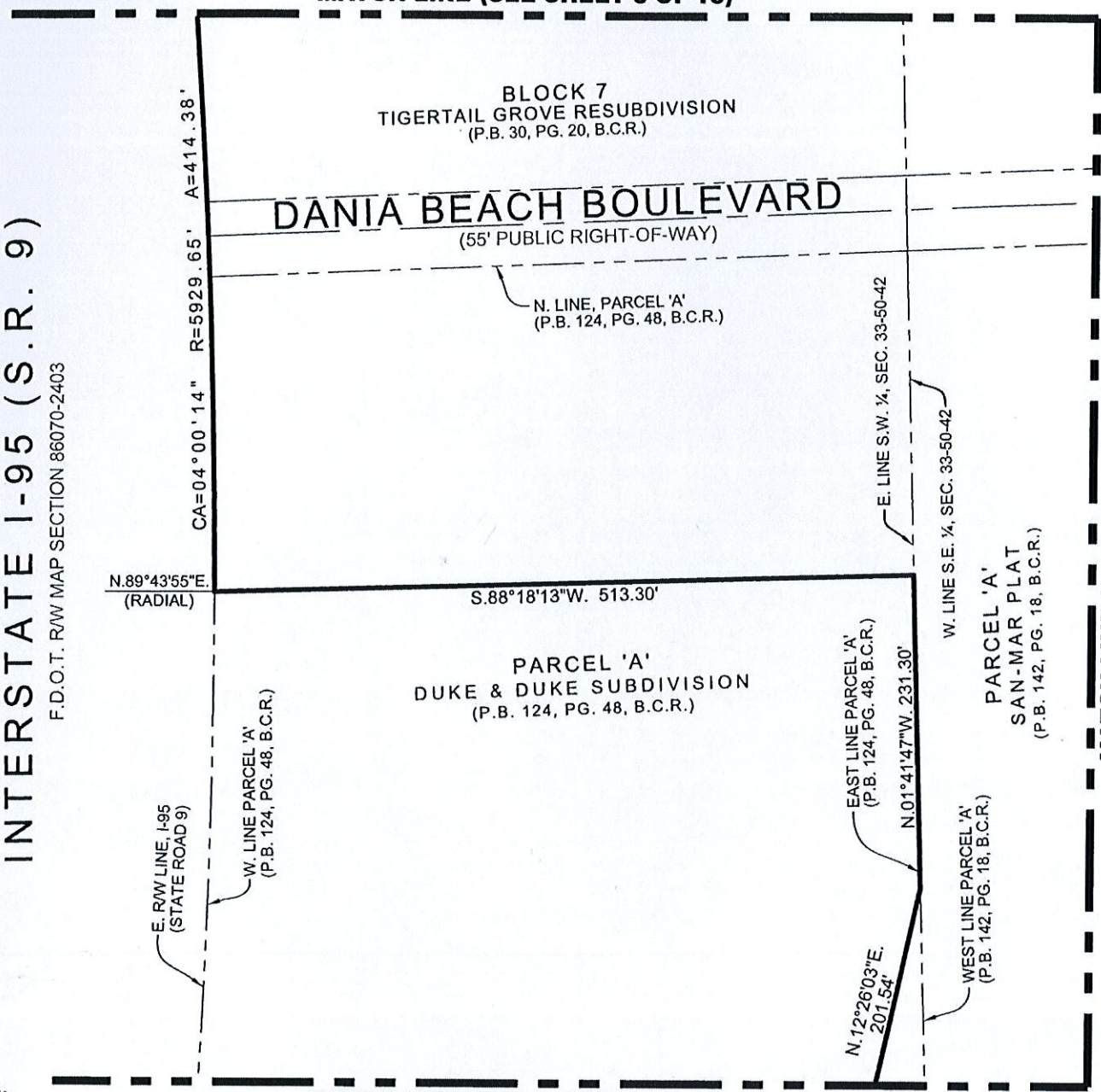
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 6 OF 15)



INTERSTATE I-95 (S.R. 9)

F.D.O.T. R/W MAP SECTION 86070-2403



MATCH LINE (SEE SHEET 4 OF 15)

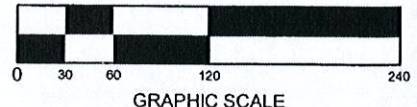
MATCH LINE (SEE SHEET 11 OF 15)

LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CA= CENTRAL ANGLE
- R= RADIUS
- A= ARC DISTANCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- ++ NON-VEHICULAR ACCESS LINE

NOTE:
SEE SHEETS 1 THRU 3 OF 15 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

SCALE: 1" = 120'





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SKETCH OF DESCRIPTION

PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 7 OF 15)



INTERSTATE I-95 (S.R. 9)
F.D.O.T. RW MAP SECTION 86070-2403

N.04°16'19"W. 1158.32'

E. RW LINE, I-95
(STATE ROAD 9)

W. LINE BLOCK 7
(P.B. 30, PG. 20, B.C.R.)

PARCEL "A"
COMMERCE CENTER OF DANIA
(P.B. 135, PG. 44, B.C.R.)

SOUTH LINE PARCEL "A"
(P.B. 135, PG. 44, B.C.R.)

TIGERTAIL BOULEVARD VACATED
(P.B. 135, PG. 44, B.C.R.)

PARCEL "A"
DANIA OFFICE PARK
(P.B. 130, PG. 29, B.C.R.)

BLOCK 7
TIGERTAIL GROVE RESUBDIVISION
(P.B. 30, PG. 20, B.C.R.)

E. LINE S.W. 1/4, SEC. 33-50-42

W. LINE S.E. 1/4, SEC. 33-50-42

A PORTION OF BLOCK 8
TIGERTAIL GROVE RESUBDIVISION
(P.B. 30, PG. 20, B.C.R.)

326.5'

MATCH LINE (SEE SHEET 15 OF 15)

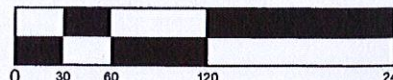
LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
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- ☉ CENTERLINE
- +++ NON-VEHICULAR ACCESS LINE

MATCH LINE (SEE SHEET 5 OF 15)

NOTE:
SEE SHEETS 1 THRU 3 OF 15 FOR THE
LEGAL DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

SCALE: 1" = 120'



GRAPHIC SCALE



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Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



REMAINDER OF TRACT "A"
(P.B. 36, PG. 46, B.C.R.)
N. LINE, OF THE SOUTH 295.00'
OF TRACT "A"
N.87°26'02"E. 1,303.07'

PARCEL "A"
"DESIGN CENTER OF AMERICAS"
(P.B. 119, PG. 32, B.C.R.)

N.E. CORNER, S.W. 1/4
SEC. 33-50-42
S.W. TRACT "A"
(P.B. 36, PG. 46, B.C.R.)

N. LINE S.W. 1/4, SEC. 33-50-42
N.87°26'01"E. 569.57'

N.W. CORNER PARCEL "A"
(P.B. 135, PG. 44, B.C.R.)

N. LINE PARCEL "A"
(P.B. 135, PG. 44, B.C.R.)

INTERSTATE
I-95 (S.R. 9)

F.D.O.T. RW MAP SECTION 86070-2403
E. RW LINE, I-95
(STATE ROAD 9)

N.04°16'19"W. 1158.32'
W. LINE PARCEL "A"
(P.B. 135, PG. 44, B.C.R.)

PARCEL "A"
COMMERCE CENTER OF DANIA
(P.B. 135, PG. 44, B.C.R.)

N.01°41'47"W. 295.03'
W. LINE, TRACT "A"
(P.B. 36, PG. 46, B.C.R.)
W. LINE N.E. 1/4,
SEC. 33-50-42
E. LINE S.W. 1/4, SEC. 33-50-42
W. LINE S.E. 1/4, SEC. 33-50-42

PARCEL "A"
DANIA OFFICE PARK
(P.B. 130, PG. 29, B.C.R.)

MATCH LINE (SEE SHEET 8 OF 15)

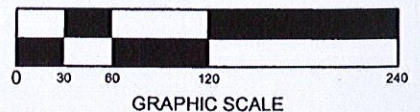
MATCH LINE (SEE SHEET 6 OF 15)

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NOTE:
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SKETCH OF DESCRIPTION

PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



MATCH LINE (SEE SHEET 7 OF 15)

MATCH LINE (SEE SHEET 9 OF 15)

REMAINDER OF TRACT "A"
(P.B. 36, PG. 46, B.C.R.)

N. LINE, OF THE SOUTH 295.00'
OF TRACT "A"

N.87°26'02"E. 1,303.07'

90°
295'

A PORTION OF
TRACT "A"
"RE-AMENDED PLAT
OF HOLLYWOOD PALMS"
(P.B. 36, PG. 46, B.C.R.)

S. LINE, TRACT "A"
(P.B. 36, PG. 46, B.C.R.)

N. LINE S.E. ¼, SEC. 33-50-42

N. LINE, PARCEL "A"
(P.B. 130, PG. 29, B.C.R.)

PARCEL "A"
DANIA OFFICE PARK
(P.B. 130, PG. 29, B.C.R.)

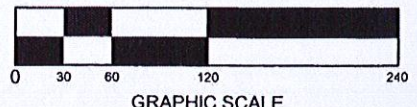
MATCH LINE (SEE SHEET 15 OF 15)

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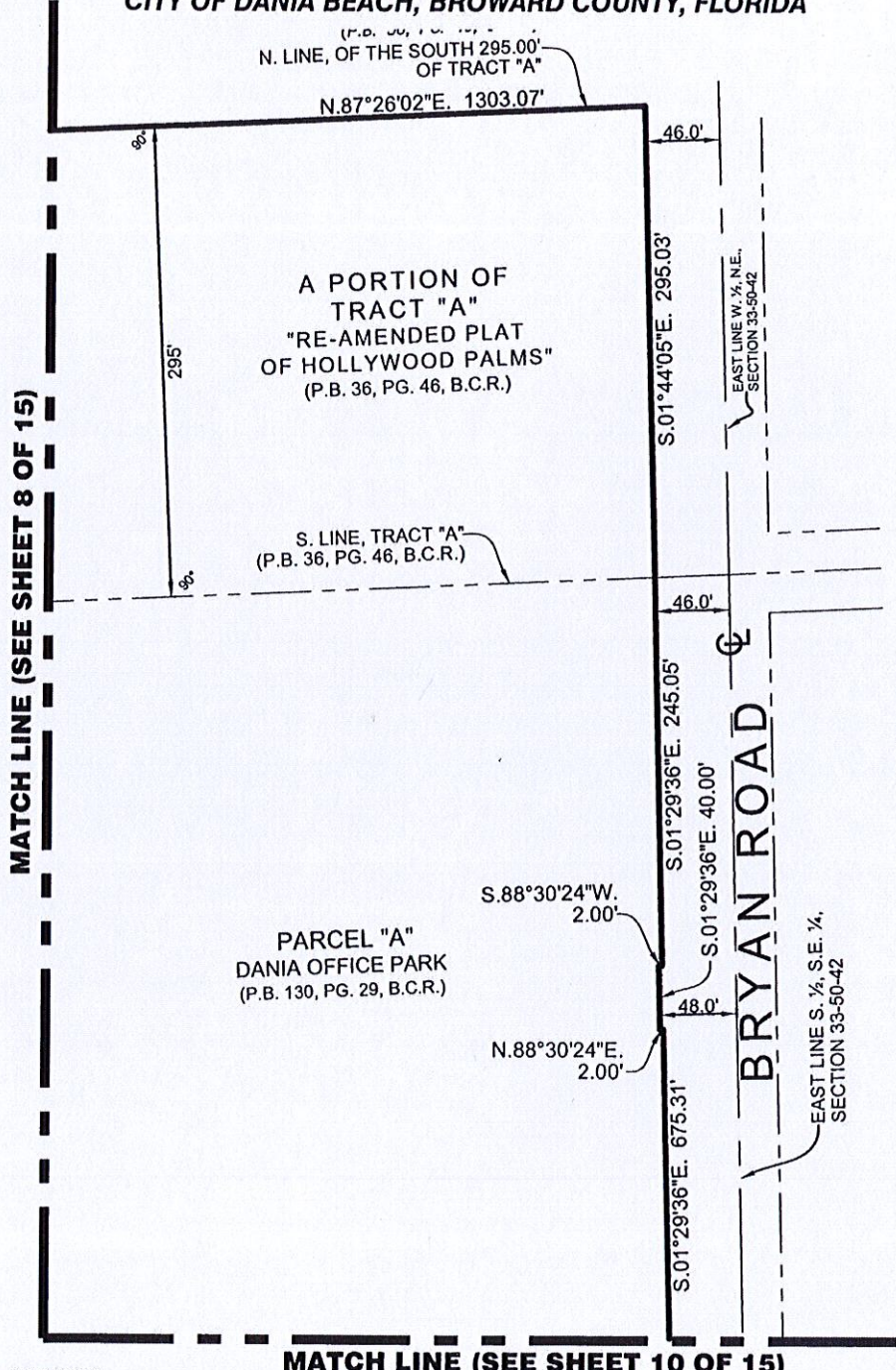
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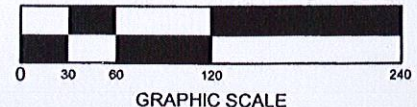


LEGEND:

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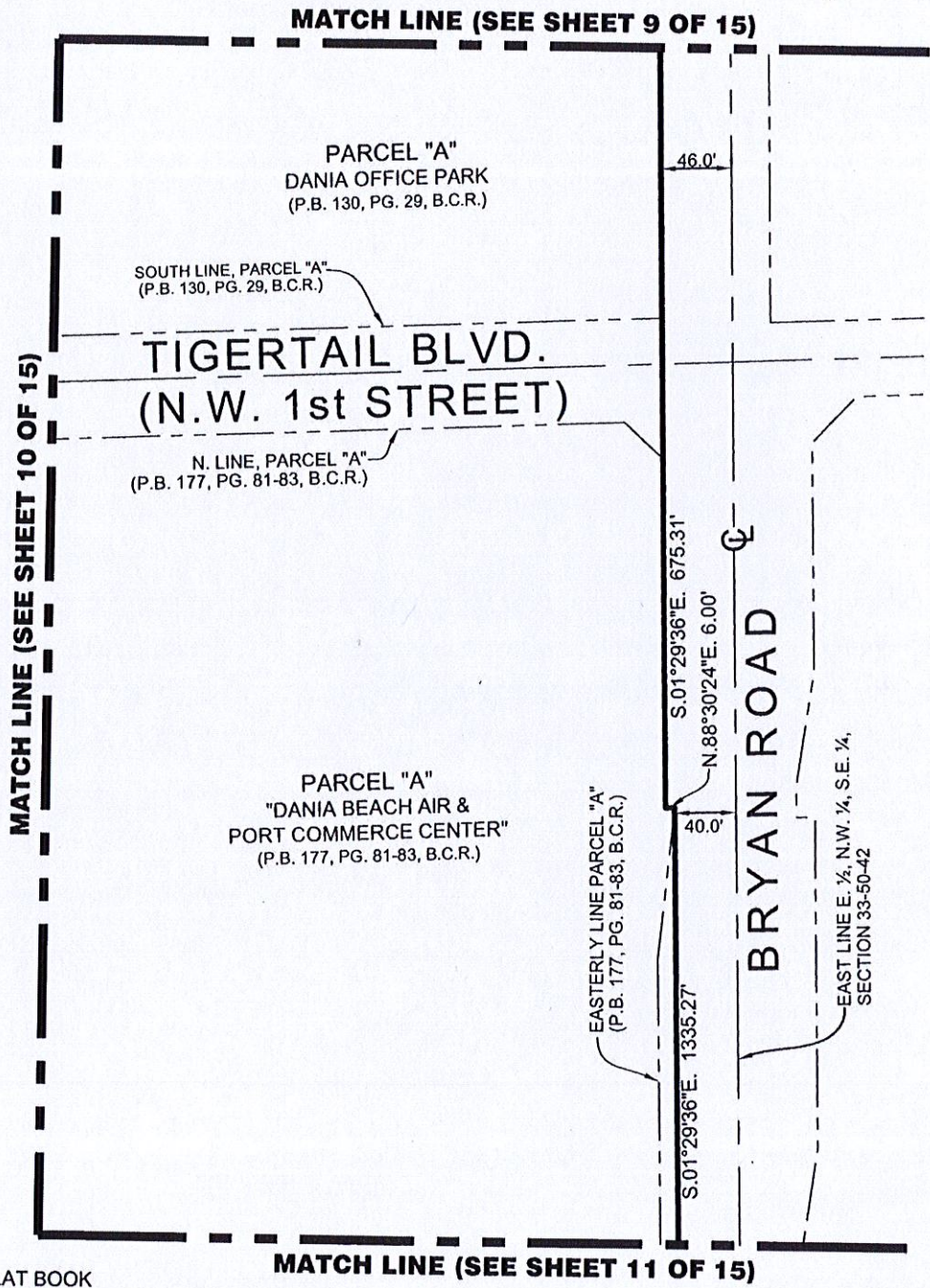
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SKETCH OF DESCRIPTION PMUD BOUNDARY CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

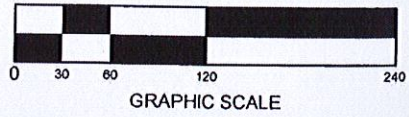


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SKETCH OF DESCRIPTION

PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



MATCH LINE (SEE SHEET 10 OF 15)

MATCH LINE (SEE SHEET 14 OF 15)

S. LINE, PARCEL "A"
(P.B. 177, PG. 81-83, B.C.R.)

DANIA BEACH BLVD.

(55' PUBLIC RIGHT-OF-WAY)

N. LINE, PARCEL "A"
(P.B. 142, PG. 18, B.C.R.)

40'

E. LINE PARCEL "A"
(P.B. 142, PG. 18, B.C.R.)

PARCEL "A"
SAN-MAR PLAT
(P.B. 142, PG. 18, B.C.R.)

S.01°29'36"E. 1335.27'

BRYAN ROAD

EAST LINE E. 1/4, N.W. 1/4, S.E. 1/4,
SECTION 33-50-42

40'

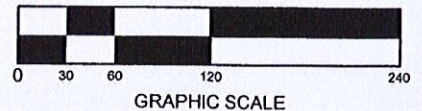
MATCH LINE (SEE SHEET 12 OF 15)

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SHEET 11 OF 15

SKETCH NO.
14-8058 PMUD3



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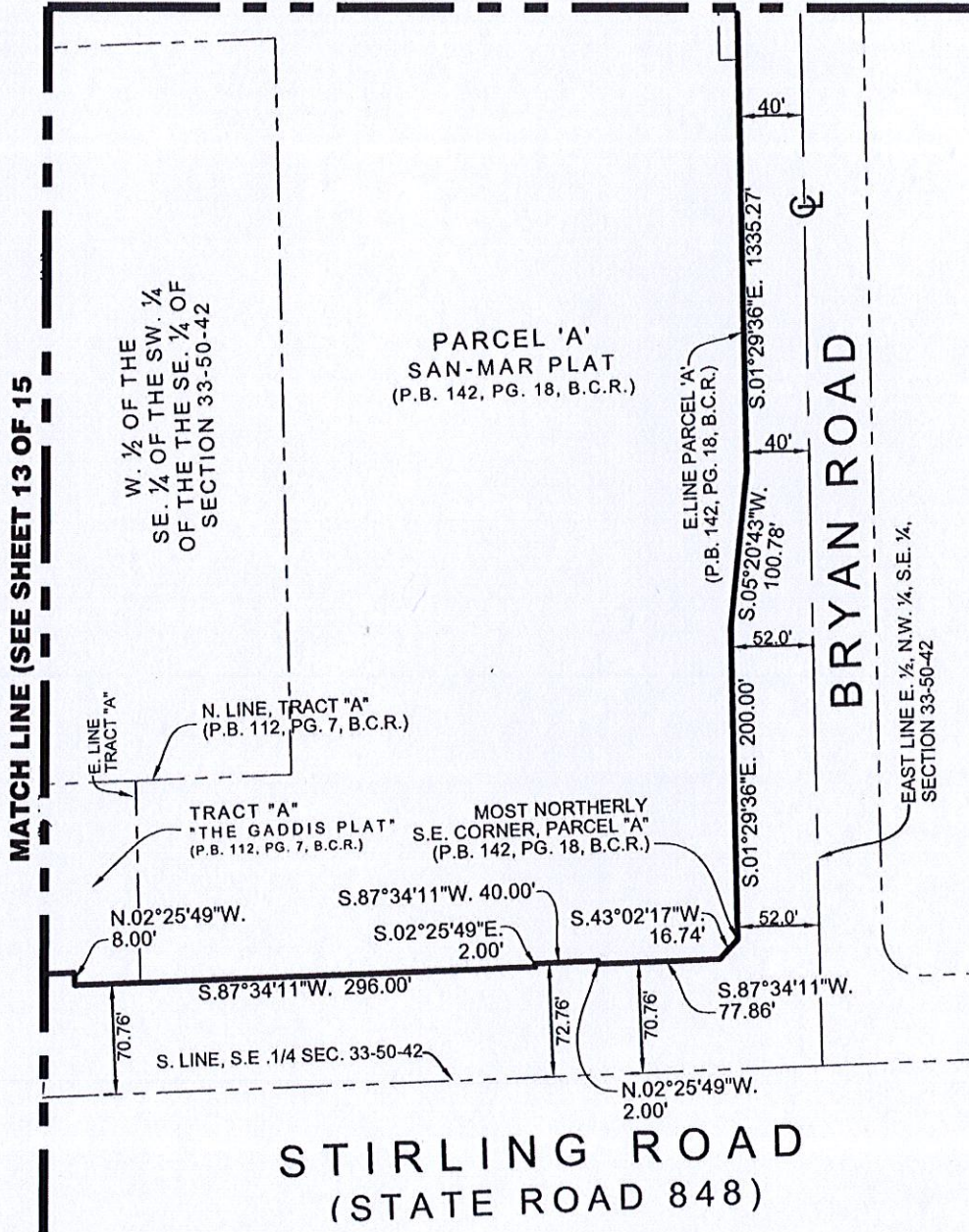
Fax (954) 585-3927

SKETCH OF DESCRIPTION

PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 11 OF 15)



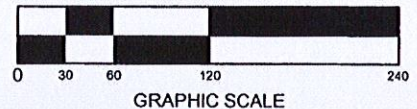
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- Ⓢ CENTERLINE
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SCALE: 1" = 120'





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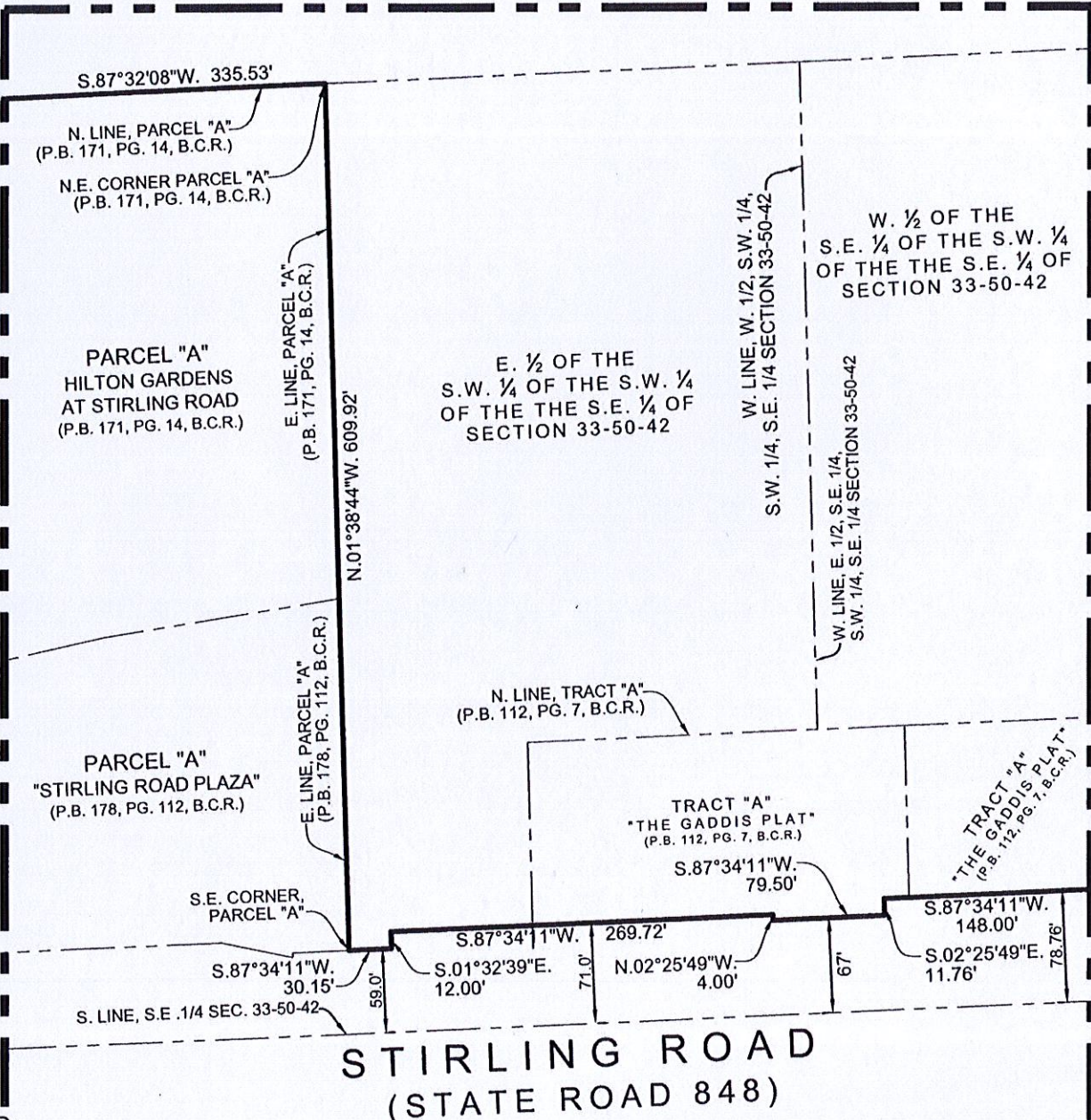
SKETCH OF DESCRIPTION PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 14 OF 15)



MATCH LINE (SEE SHEET 4 OF 15)



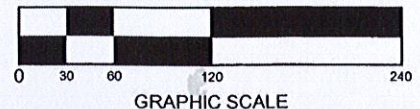
MATCH LINE (SEE SHEET 12 OF 15)

LEGEND:

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SHEET 13 OF 15 SKETCH NO. 14-8058 PMUD3



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SKETCH OF DESCRIPTION

PMUD BOUNDARY

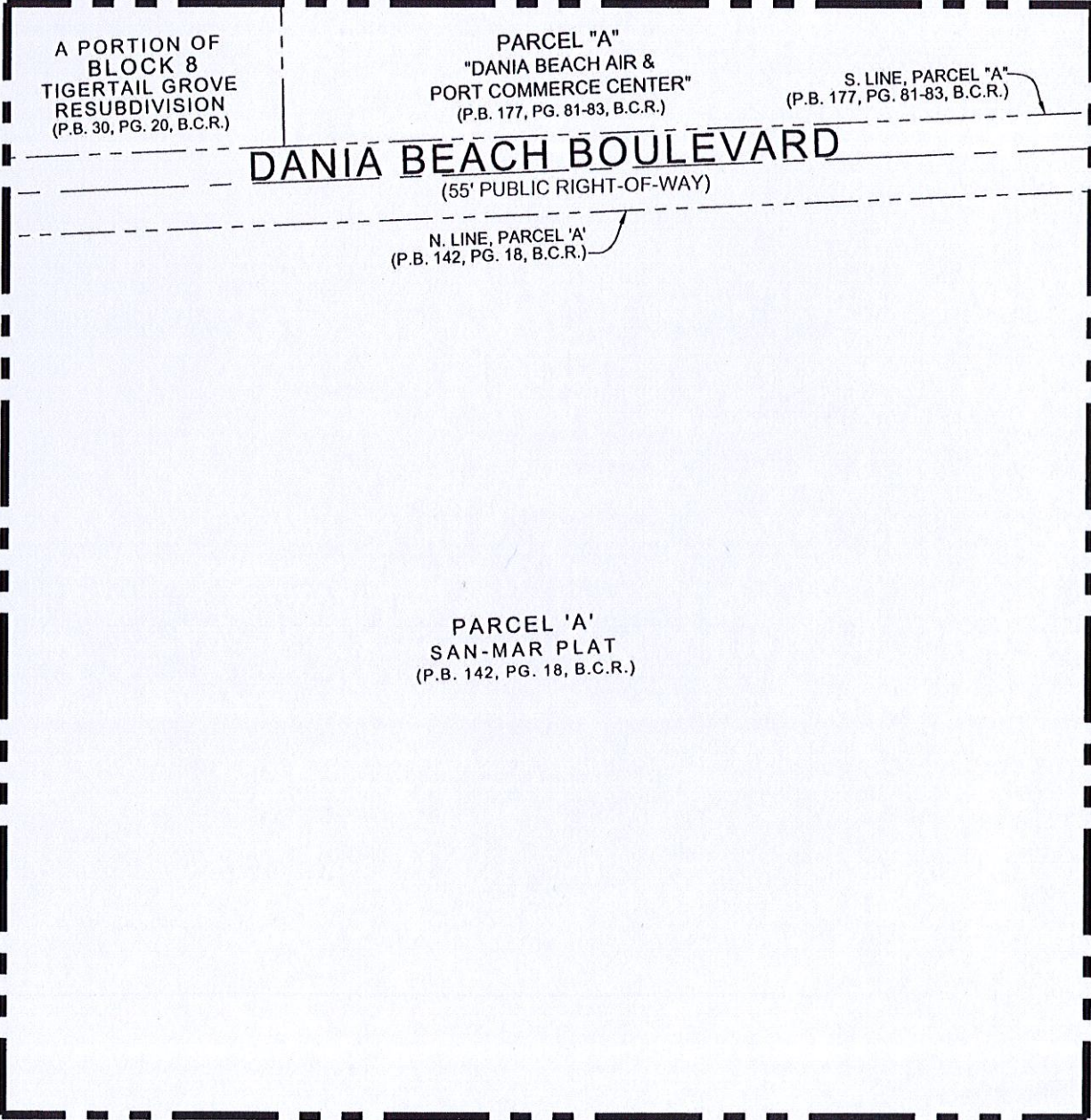
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 15 OF 15)



MATCH LINE (SEE SHEET 5 OF 15)

MATCH LINE (SEE SHEET 11 OF 15)



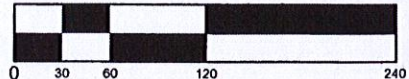
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MATCH LINE (SEE SHEET 13 OF 15)

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GRAPHIC SCALE



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SKETCH OF DESCRIPTION

PMUD BOUNDARY

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MATCH LINE (SEE SHEET 8 OF 15)

PARCEL "A"
DANIA OFFICE PARK
(P.B. 130, PG. 29, B.C.R.)

SOUTH LINE, PARCEL "A"
(P.B. 130, PG. 29, B.C.R.)

TIGERTAIL BOULEVARD (N.W. 1st STREET)

(PUBLIC RIGHT-OF-WAY VARIES)

N. LINE, PARCEL "A"
(P.B. 177, PG. 81-83, B.C.R.)

MATCH LINE (SEE SHEET 6 OF 15)

326.5'

90°

A PORTION OF BLOCK 8
TIGERTAIL GROVE RESUBDIVISION
(P.B. 30, PG. 20, B.C.R.)

W. LINE PARCEL "A"
(P.B. 177, PG. 81-83, B.C.R.)

PARCEL "A"
"DANIA BEACH AIR & PORT COMMERCE CENTER"
(P.B. 177, PG. 81-83, B.C.R.)

MATCH LINE (SEE SHEET 10 OF 15)

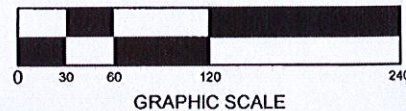
MATCH LINE (SEE SHEET 14 OF 15)

LEGEND:

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SHEET 15 OF 15 SKETCH NO. 14-8058 PMUD3

Kimley»»Horn

February 22, 2016

Anne-Christine Carrie
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004

**RE: Dania Pointe Development Design Guidelines (DDG)
2b Review (including 2nd review & meeting on 2/2/16)**

Dear Ms. Carrie,

Please accept the following responses to your comments dated February 4, 2016 and February 17, 2016 concerning the above referenced project; page numbers within the DDG are provided in the parenthesis, where applicable.

Landscape – Claudia Alzate

Comment 1) Page 29, for all type of Boulevards, please specify the width of the landscaped areas.

Response 1) *Dimensions have been added to the roadway cross sections as applicable given the level of detail desired by the Applicant to be provided within the Connectivity Section 6. Other information as to minimum widths of planting areas is shown within the Landscape-Buffering Section 8 on page 40. Additional information is provided with Site Plan submittals.*

Comment 2) Page 30 to 35, for types 4 to 13, provide details of planters' dimensions (depth) and tree grates.

Response 2) *Dimensions have been added to the roadway cross sections as applicable given the level of detail desired by the Applicant to be provided within the Connectivity Section 6. Other information as to minimum widths of planting areas is shown within the Landscape-Buffering Section 8 on page 40. Additional information is provided with Site Plan submittals.*

Comment 3) Page 41 (2)1: according to this item, zero buffer may be utilized if a

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FEB 29 2016
BY: _____

pedestrian/plaza is provided with no intervening VUA, please describe any type of landscape material proposed for this road next to the pedestrian/plaza.

Response 3) *As discussed and agreed upon with the City, the idea is that if a tenant wishes to push their building to the minimum setback on Stirling and no vehicular driveway with parking would be provided between the building and Stirling, the tenant could propose an outdoor seating area with plaza/sidewalk for pedestrians which could connect to the Stirling sidewalk and which may have planters, pots, tree grates, etc. The concept would be that no landscape strip buffering the building or vehicular use area would be required in this scenario. This section of the DDG simply allows them the ability to do so.*

Comment 4) Page 41 (2)4, what type of landscape material will be provided in areas where width is reduced?

Response 4) *The details of landscape planting materials will be provided at the time of Site Plan submittals. Where width is reduced, the applicant could propose root barriers or other protective measures as designed by a registered landscape architect.*

Comment 5) Provide appendix depicting location of different types of buffers.

Response 5) *The amount of detailed information desired by the Applicant is shown already on the exhibits. As buffers could vary depending on the treatment and placement of the building, it would not be appropriate to show the locations of buffers on an exhibit. See Section 8 page 38-39 for buffers.*

Comment 6) Page 41 last paragraph: gaps without large landscape material shall not exceed the 40 feet.

Response 6) *Spacing standards are provided for the buffers, and were not revised for the view corridors. See page 38 subsection (1) Buffer Dimensions and page 40 subsection (6).*

Comment 7) Page 42 (5): for all planting requirements, three palms with a typical DBH at maturity of less than 12" shall be equivalent to one tree.

Response 7) *Please see updated DDGs Section 8 page 39 subsection (4)5.*

Comment 8) Page 42 (5), canopy trees at 40 feet on center.

Response 8) *Dania Pointe proposes an alternative standard to allow for flexibility in the placement of trees based on site/development conditions. See pages 38 -39.*

Comment 9) Page 42 (6)2: elaborate on proposed variations of Sec. 275-100.

Response 9) *This item within the DDG has been removed, as sufficient information is provided later within Section 8 which describes the variations from Article 275-100.*

Comment 10) Page 42 (6)3: provide proposed minimum width of terminal islands and type of tree(s) required.

Response 10) *The minimum width is provided within Section 8 page 40. The types of trees will be provided at the time of Site Plan submittals.*

Comment 11) Page 43, 4: shall be exclusive of perimeter buffers and FPL easements.

Response 11) *Dania Pointe proposes language specific to only the perimeter buffers. Planting densities are provided for non-buffer areas as well.*

Comment 12) Page 43, 5: elaborate second sentence, how much wider?

Response 12) *Minimum standards are provided as part of the DDGs; additional language is provided allowing for wider islands where intermediate islands are not provided, however this standard will be evaluated by the landscape architect at the time of Site Plan submittal based on the proposed plantings within the specific island to provide practical planting areas.*

Comment 13) Page 43, 9: elaborate third sentence, how much narrower?

Response 13) *Standard has been deleted.*

Comment 14) Page 43 (7): category II invasive species may not count toward landscape requirements.

Response 14) Comment acknowledged; Category II has been added to the standard (page 40) as being prohibited.

Comment 15) Page 48, last paragraph: Invasive canopy shall be mitigated for. Tree preservation and replacement standards shall comply with Article 825 of the City Code and any adopted Tree Removal and Mitigation Agreement.

Response 15) Tree mitigation standards are provided on page 40.

Comment 16) Provide Tree sizes for VUAs and all type of Buffers.

Response 16) Tree sizes have not be provided in the DDG. Additional information will be provided on the Site Plan submittals.

Comment 17) Page 43, 6 a: Please confirm that this requirement is for VUAs (refer to Sec. 275-140).

Response 17) Comment acknowledged, language has been revised on page 40.

Comment 18) Page 43, 6 a: Tree mitigation shall be in addition to site plan requirements.

Response 18) Per discussion and agreement with the City, the plantings required by the Site Plan submittals within the PMUD are allowed to count towards tree mitigation.

Comment 19) Define ornamental tree.

Response 19) Ornamental trees are as defined by a registered landscape architect and could include flowering trees, trees which provide a visual interest, etc.

Weiss Serota Helfman Coe & Bierman – James White 2/17/16

Comment) Page 1. Introduction First Paragraph
Should reference that the Planned Mixed Use (PMUD) zoning district is established pursuant to Article 340 of the City Code.

Response) Comment acknowledged; language has been revised on page 1.

Comment) Page 1. Introduction Second Paragraph
Will need to be revised as existing properties (i.e. Hyatt) are not within the boundaries of the PMUD zoning and will not be subject to the DDG and Master Plan in the future.

Response) Comment acknowledged.

Comment) Pages 1, 2 and 3
Chart should provide greater specificity as to standards specific to PMUD which differ from the LDC. (See City Code Section 340-(B)(7) & (8))

Response) This item was not addressed as it is felt that the DDGs provide an integrated set of standards that when combined together with the City's Land Development Code provide sufficient information to design a successful mixed use project. Specifying exactly which sections and subsections of the City's Code have been modified may not be possible and may reduce the effectiveness of the DDGs. Representative samples of other development guidelines can be provided to the City as evidence that providing this information is not a standard practice.

Comment) Page 10. First paragraph
Should be removed and incorporated into Section (3) "Density and Intensity" on page 16.

Response) Comment acknowledged; language has been revised and provided in Section 3 page 13.

Comment) Page 10. Second paragraph
Should provide cross reference with the RAC and should also provide specificity as to Phasing of the proposed PMUD. Phasing and development of the Mater Development Plan (MDP) Blocks and commercial/office/residential uses identified in Figure 2 and Block Chart on pages 13 and 14 should be utilized in determining the appropriate development phasing and vesting time frame. Further analysis and consideration should be given to the December 31, 2030 time completion

and vesting time frame.

Response) *Comment acknowledged; language has been revised on page 1. Vesting information has been provided on page 6 and page 45 specific to Site Plans.*

Comment) Page 15. Specific Uses
This permitted use list should be all inclusive and not open ended.

Comment) *Comment acknowledged; clarifying language has been added and/or open ended language removed (pages 11 and 12).*

Comment) Page 15. Specific Uses (1)
Remove "external" to buildings. If not removed then further specification will be needed as to such outdoor activity.

Response) *Comment acknowledged; language has been removed.*

Comment) Page 15. Specific Uses (2)
Based upon previous discussions with applicant, further clarification or specificity may be needed or required as it relates to liquor stores, package stores and wine stores.

Response) *Comment acknowledged; language has been provided specific to liquor stores (Specific Uses (2) page 11) per discussion with the City.*

Comment) Page 15. Specific Uses (3)
Consideration should be given regarding the number of ancillary or accessory gas stations permitted.

Response) *Comment acknowledged; language has been provided specific to ancillary gas stations limiting one within Dania Pointe (Specific Uses (2) page 11) per discussion with the City.*

Comment) Page 15. Specific Uses (7)
Specification should be given with exactly what standards are being exempt from Section 110.200.

Response) *Open air cafes, etc... were previously identified as (7) but are now*

identified as (6). The standards within Article 110-200 typically govern development of these items and do not apply to Dania Pointe. These uses are intended to be permitted uses and not require separate approvals and/or restrictions of outdoor music or similar.

Comment) Page 15. Specific Uses (8)
Further specification will be needed with regard to these outdoor uses. Further analysis and consideration should be given to types of uses, lighting, screening, noise and hours of operation.

Response) These uses were previously identified as (8) but are now identified as (7). These uses are provided as specific uses as well as with the Entertainment District (see pages 45-46) per discussion with the City.

Comment) Page 15. Specific Uses (9)
See same comments as (8) above. Further analysis and consideration should be given to lighting, amplified noise and hours of operation. See also consistency with City's noise regulations.

Response) See previous response.

Comment) Page 16. Specific Uses (12)
Further clarification and specificity is needed with regard to "similar lodging". Does this include motels?

Response) Comment acknowledged, clarification has been provided requiring internal access for rooms only; no external access is permitted (see page 12 Specific Use (11)).

Comment) Page 16. Specific Uses (14)
Further analysis and consideration should be given to convenience stores with related fueling facilities/stations. In previous discussions with the applicant only ancillary gas/fueling facilities associated with commercial retail big box was contemplated.

Response) Comment acknowledged; convenience stores have been removed from the list of specific uses. Additional language regarding ancillary gas/fueling facilities specific to the permitted number within the

project is provided on page 11 (Specific Uses (2)).

Comment) Page 16. Specific Uses (16)
Further analysis and consideration should be given with regard to permitting wireless telecommunication towers.
See Section (14)(C) Telecommunications Tower and antennas – Page 48. As the PMUD zoning regulation established pursuant to Article 340 does not provide jurisdiction or authority to regulate this subject matter. If permitted, any such use must comply with existing code regulations and procedures.

Response) *Comment acknowledged; clarifying language has been provided recognizing the existing tower and also locational requirements (page 11 Specific Use (15) if the tower is relocated.*

Comment) Page 16. Conditional/Special Exception/Restricted Use
Further analysis and clarification is needed. It is unclear if there are any such uses? If so, are City code procedures applicable? All conditional/special exception or restricted uses should be listed.

Response) *Comment acknowledged; clarifying language has been provided on page 11.*

Comment) Page 16. Prohibited Uses (6)
Further analysis and consideration should be given with regard as to benchmark in determining principle vs. incidental/ancillary/accessory use.

Response) *Per discussion with the City, this item should be addressed with the changes made within the DDG.*

Comment) Page 16. Prohibited Uses
The list of prohibited uses should be expanded to include agricultural uses and medical marijuana facility/uses.

Response) *Comment acknowledged; prohibited uses (8) and (9) have been added (see pages 12-13).*

Comment) Page 16/17. Density and Intensity (3)
The DDG requires reference and consistency with the RAC NOT the plat.

See previous comments under introduction, second paragraph, page 10 as to phasing and development of the master development plan (MDP). Blocks and commercial/office/residential uses identified in Figure 2 and block chart on Pages 13 and 14. Further analysis and consideration should be given to the December 31, 2030 time completion and vesting time frame. The maximum standards for density and intensity (FAR) should be reference and provided.

Response) *Comment acknowledged; language has been provide in Section (3) (page 13) and page 45.*

Comment) Page 26. (a) Routes/Roads/Driveways
The DDG should reference and provide a section regarding maintenance of rights-of-way, as well as common areas, sidewalks, open space and landscape, either by individual owner/developer or pursuant to property owners association (PDA).

Response) *Comment acknowledged; previously provided language has been revised to include reference to maintenance and Master Developer (page 46 (h)).*

Comment) Page 37. (7) Parking
Specific reference should be provided with regard to valet parking regulations.

Response) *The regulations that the applicant wishes to convey regarding valet parking are discussed within the DDGs. The Applicant is available if the City wishes to discuss further.*

Comment) Page 43. (9) Signature
Sign regulations need to be discussed with staff and applicant in person during the February 18th meeting.

Response) *Signage Section (9) pages 41-43 has been revised and updated per discussions with the City Attorney.*

Comment) Page 47. (14) Other Provisions
(a) Alcohol Sales and Consumption.
In general, further analysis and consideration should be given with

regards to the structure, regulations, procedures, and permitting pursuant to City Code Chapter 4.

(b) Hours of Operation

Further analysis and consideration should be given with regard to the sale of alcohol for consumption on or off premises during regularly scheduled hours of operation.

Regulations should provide the time frames/parameters available for the sale of alcoholic beverages. (See City Code Section 4.18 "Hours of Sale" and "Extended Hours License")

(c) Consumption and Possession of Alcoholic Beverages Within Dania Pointe

Further analysis and consideration should be given with regard to the broad application and enforcement issues associated with this provision.

Applicant should identify a specific boundary within the MDP which would permit alcohol to be consumed, held, carried or transported either indoors or outdoors.

(d) Hours of Music and Entertainment

Further analysis and consideration should be given with regard to requiring sound-proofing for amplified live entertainment / music indoors during regular business hours.

Specific time frames for all forms of live entertainment / music whether amplified or not should be reference and provided. (See City Code Section 4.20 "Hours of Entertainment")

Any music and live entertainment permitted outdoors operating beyond 10:00 P.M. would be a violation of the City's noise ordinance / regulations.

Response) *Comment acknowledged; additional information has been provided in Section (14) (a).*

Comment) Page 48. (c) Telecommunication Towers and Antennas
Delete reference from DDG.
Not set forth or contemplated within city Code Article 340.
No jurisdiction or authority to regulate this subject matter within the DDG.
(See similar comment under specific uses (16) on page 16)

Response) *Comment acknowledged; see previous response regarding cellular telecommunications towers Specific Uses (15) page 12. The mention*

of cell towers within Section 14 has been removed.

Comment) Page 48. (d) Gasoline Service Stations
Reference should be made that this specific use is only incidental / accessory to the primary or principle use. (See comment under specific uses (3) page 15 and specific uses (14) page 16)

Response) *Comment acknowledged; see previous response regarding gasoline service stations Specific Uses (2) page 11.*

Comment) Page 48. (f) Tree Preservation, Licensing and Removal
Remove as not correct or consistent with current City Code standards and procedures.

Response) *Revised language has been provided in Section (8) (4) page 40.*

Carnahan Proctor & Cross Staff 2/9/16
Comments under Dania Pointe – Introduction

Comment 1) Page 1, under “(1) Revised and or Modified Standards:.....(2) Exempted:.....”several City of Dania Beach Codes have been listed. It is unclear as to what exactly was revised, modified and exempted. A copy of each one of the referenced articles (100 thru 835) is necessary along with edits on the necessary changes. For example Article 100 has Sections 10 thru 60. Which section changed? Article 105, has sections 10 thru 240. Which section changed? The nature of the changes for each one of the articles and the sections needs to be documented. Update Articles/Sections and provide City of Dania Beach Code revision adopted or to be adopted by Ordinance. Provide Ordinance/s as Appendices in DDG or provide reference. Clarification is needed, since Reviewer was provided with Ordinance No. 2015-022 only, which does not contain all of the sections referenced for revision, modification, or exemption. Having all relevant documentation in the subject DDG/DS will make it easier on anyone wishing to refer to this document.

Response: As discussed with the City, the title of the Article for the code sections which have been modified have been listed within the Pages 1-2 of the DDGs. The adopted PMUD Ordinance has also been attached as an Appendix. It was discussed to remove the three categories (revised, no

changes, exempted) and instead include only two sections (revised, no changes).

Status – Closed

Follow up Comment: Response is accepted. Chart in the DDG requires minor modifications and comments are listed below:

- The chart title (page 1) needs to read “Revised and or Modified Articles”.
- The chart title (page 2) needs to read “Articles Not Amended or Modified”.

Response 1) Comment acknowledged; language has been revised as requested. See DDG pages 1 and 2.

Comment 2) Closed

Comment 3) Closed

Comment 4) Closed

Comment 5) Closed

Comment 6) Closed

Comment 7) Closed

Comment 8) Minimum distance between the structures not specified in the DDG per Sec.340-30 (G).

Response: Commentary on minimum separation has been added to Section 5 of the DDGs (p. 18).

Status – Open

Follow up Comment: Suggest revising the commentary on page 18 to “Building Separation: Buildings shall meet the applicable Florida Building Code (FBC) requirements for separation and applicable portions of Dania Code Sec.215-120.” Please note that where FBC falls short, Dania Code

supplements it, such as the equation below to determine separation.

Response 8) *Buildings proposed within Dania Pointe will comply with the FBC not the equation provided. Language remains as proposed by the Applicant.*

Comment 9) Comments under (A) Blocks:
Page 6, For Blocks I thru IX, define the construction phasing timelines and how they will be integrated in terms of site, parking and roadways construction. Include other pertinent roadway design standards, criteria and specifications that would apply for construction, should other standards be used (Ordinance #2015-022 Sec.400-30-Geometric Street design standards, specifies AASHTO – A Policy on Geometric Design of Highways and Streets).

Response: A discussion of project phasing has been added to the DDGs as discussed with the City (p. 10). Internal street, parking lot, and drive aisle design and specifications will be based upon typical engineering practices for lower speed private roadways throughout Broward County and South Florida.

Status – Open

Follow up Comment: Response is incomplete. 1st sentence of response is accepted. The 2nd sentence of the response is generic and unclear. The DDG needs to be specific in terms of what standards that govern, so as to provide specific direction to the designer. There are many different standards that local municipalities in Broward County and South Florida in general have followed. The purpose of the DDG is to create a consistent development by specifying standards that would apply throughout the PMUD.

Revisit and revise the sentence on page 25 DDG (under “(6) Connectivity”), “Dania Pointe internal roadway, street, parking lot, and drive aisle design and specifications will be based upon typical engineering practices for lower speed private roadways throughout Broward County and South Florida.”

Response 9) *Revised language has been provided on page 22 in the introduction*

to Section 6.

Comment 10) Closed

Comment 11) Closed

Comment 12) Closed

Comment 13) Closed

Comment 14) Page 6, paragraph 3, "primary access points for these Blocks are from Bryan Road..."

Include a narrative on the approved site access points (after obtaining approvals from FDOT and Broward County) from Bryan Road and from Stirling Road. Update Figure 2.

Response: It is already a requirement to obtain approval from FDOT and Broward County. As such, specific commentary on access points from Bryan and Stirling being provided pending approval from those agencies was not added to the DDGs.

Status – Open

Follow up Comment: Response is acceptable. Update DDG after obtaining approval.

Response 14) Acknowledged.

Comment 15) Closed

Comment 16) Closed

Comment 17) Closed

Comment 18) Closed

Comment 19) Closed

Comment 20) Closed

Comment 21) Page 9 – under (4) Building / Lot Coverage / Lot Size Standards, it is listed that “(2) The maximum impervious coverage shall be 90 percent.” Please provide justification for such a high maximum impervious coverage as the proposed mixed use exceeds the maximum allowable impervious area for any other zoning.

Response: To the same point above, it is not intended that the impervious be the limiting factor for this project, however a certain limit to impervious is required in order to maintain stormwater controls and obtain permit approval with Broward County. The project will meet Broward County stormwater requirements for permit approval and will be limited as such. In actuality, the project will be less than 90% impervious, but is not intended that the DDGs be limiting.

Status – Closed

Follow up Comment: Broward County’s Surface Water Management Licensing division does not have a restriction for the maximum % of impervious area for a proposed development.

Response 21) Acknowledged, however the drainage permit as approved by BC does limit impervious. No changes proposed within the DDG.

Comment 22) Closed

Comment 23) Page 18, under (A) Routes/roads/driveways, the first sentence “Major Roadways are identified as Type 1, 2, 3, 4, 5 and 6 noted in Table 2 below.” Please note that South Street (identified as Street Type 7) needs to be a major roadway, since it is the main (east-west) entry of Bryan Road. Please clarify. Also, Street types 4 and 6 (Pointe Blvd) is identified as major roadway. However, it is an internal Road not having direct access to Bryan Road. Please clarify if this should be a minor street. Please identify the major and minor roadways on the Vehicle Circulation Plan shown in Appendix A.

Response: The Street Types have been updated within the DDGs both in the Appendices and Section 6 (p. 27-28 (chart), 29-34 cross-sections).

Status – Open.

Follow up Comment: Response not incorporated in the DDG. Review of Table 2 (page 27) and Master Vehicular Circulation Plan (page 51) shows the main east-west entry off Bryan Road as Street Type 7 (Drive A). Consider converting this entry into a Boulevard A or B type, since it connects other major internal roads

Response 23) *The roadway names have been provided on the exhibits. As discussed with the City, South Street is not a major street. Information is provided, now identified as Table 3 (page 25) and subsequent cross sections pages 26-32.*

Comment 24) Page 18, under (A) Routes/roads/driveways section, revise the third sentence to read “Such vehicular routes include Roadway, drainage, bike lanes, sidewalks, on-street parking, landscape areas, irrigation, signing-pavement marking, underground utilities (water, sewer, power, etc) lighting, and street furniture.

Response: Acknowledged, please see updated DDGs (p. 26).

Status – Closed.

Follow up Comment: In the revised sentence on page 26. Correct the typo after “.....bus/shuttle stopes.....” to “stops”.

Response 24) *Language corrected as noted (page 23).*

Comment 25) Page 18, regarding the bullet points listed under “Vehicular Circulation Types within Dania Pointe are all private and shall generally conform to the following standards:” Please note that what is listed is roadway/roadside elements and not design standards. Please list what standards and specifications will govern for design and construction activities. Per City of Dania Beach Standards, Broward County Public Works Manual (Sec.400-40, construction, repairs, restoration) and AASHTO (Sec.400-30, geometric street design standards) will govern. However, if these standards do not cover all elements, specify other applicable standards (per Sec.340-40 (n) – per DDG – Ordinance No.2015-022) that will be used in conjunction, such as FDOT, MUTCD, NEC, Roadway lighting standards,

IESNA, etc. Please include the governing information for each of the roadway/roadside elements (for e.g. Street Drainage shall meet Sec.400-60 - AASHTO). Specify that all hardware specifications shall be UL listed.

Response: Internal street, parking lot, and drive aisle design and specifications will be based upon typical engineering practices for lower speed private roadways throughout Broward County and South Florida.

Status – Open

Follow up Comment: Clarify what are typical engineering practices for lower speed private roadways. The DDG needs to be specific in terms of what standards govern, so as to provide specific direction to the designer, so that it can be followed and enforced. There are so many different standards that local municipalities in Broward County and South Florida in general have followed. To avoid any confusion and create a consistent development define all standards that would apply to Dania Pointe. Revisit and revise the same sentence on pages 25 and 37.

Response 25) Please see Response 9 above

Comment 26) Page 18, regarding the bullet points listed under “Vehicular Circulation Types within Dania Pointe are all private and shall generally conform to the following standards:” Are traffic signals anticipated on any of the internal roadways, especially where two major internal site roadways intersect?

Response: No onsite private traffic signals are proposed.

Status – Closed.

Follow up Comment: Ensure during the design process that traffic is calmed (with appropriate traffic controls and design) so that it gives sufficient time for pedestrians to cross the street safely.

Response 26) Acknowledged. Information will be provided at the time of Site Plan submittals.

Comment 27) Closed

Comment 28) Closed

Comment 29) Closed

Comment 30) Closed

Comment 31) Closed

Comment 32) Page 19, solid bullet #2, "Access management and geometric design standards with the City Land Development Code Par 4, Article 400 do not apply internal to the Dania Pointe development except where a boulevard or access point intersects with a City, County or State roadway", is inconsistent with Sec.400-50 – Access Standards for development (Ordinance No.2015-022) Please confirm if the spacing will be in compliance with AASHTO standards- A Policy on Geometric Design of Highways and Streets, most recent edition." However if it is to be redefined in the DDG, please clarify.

Response: The intent is that the private onsite driveways will meet the County standards where they intersect with Bryan Road, and will meet FDOT standards where they intersect with Stirling Road, however internally, the geometric design will meet standard practices and principals throughout the County and South Florida for private onsite design.

Status – Closed.

Recommendation – Ensure during the design stage that internal driveways, roadways and pedestrian conflict areas are spaced appropriately with priority given to pedestrian safety, especially since there are no speed limits and no signal controls.

Response 32) Acknowledged. Information will be provided at the time of Site Plan submittals.

Comment 33) Page 19, solid bullet #2, "Internal sight distance requirements do not apply within Dania Pointe; however, a ten (10) to fifteen (15) foot standard is recommended."

Include Intersection sight distance triangles "Figures" similar to Dania Beach Article 225, Sec.225-10 (Intersection Vision), one for internal major

roadway intersections and one for external roadway intersections. For Dania pointe minor intersections (T intersections, driveways), include a Figure with the dimensions. Would the 10 feet x 15 feet apply to all internal Dania Pointe intersections? It is not clear if the 10 feet is on the intersection approach of the main or the side street? Would it apply when a building is in the corner? Include any exceptions in the narrative such as buildings, fire hydrant, traffic control devices, trees, foliage/shrubbery, utility/light poles, etc.

Response: Yes, the 10'-15' suggestion is for all internal intersections and is a suggested minimum, but is not a requirement. Yes, it is intended for when the buildings are on the internal intersection corners. Hydrants, signs are allowed within the sight triangle.

Status – Open

Follow-up Comment – With all internal intersections being un-signalized, it is critical to ensure that sight distance triangle is adequately defined. How was the 10'-15' sight distance triangle determined? Include a calculation. Provide a figure similar to what is shown below (Source: Dania Municode), with the buildings in place, include dimensions on both the side street and the major street.

Response 33) *Please see Response 9 above. Dimensions will be provided on the Site Plan submittals.*

Comment 34) Page 20, Table 2, pointing to "Travel Lanes" column:

Recommend that the "Dania Pointe Master Vehicular Circulation Plan" (Figure in Appendix A) be revised to include the specific internal roadway type (specified under Table 2, Column 1) that is being proposed along each one of the internal roadways to match Table 2 potential geometrical configurations. Clarify what is the right of way (dedicated for roadway) that is being proposed for each and which of the potential configurations fit within that right of way (add a column and dimension in Figure). The ultimate configuration of the roadway/intersections should be based on the traffic study capacity analysis.

Response: There is no right-of-way proposed internally; all internal streets

are private (p. 25-27). An internal traffic study capacity analysis was prepared. It can be provided upon request.

Status – Closed

Recommendation – Please provide internal traffic study capacity analysis. Recommend that a roadway foot-print (not right of way) be dedicated and provide dimension width on roadway sections, so that the DDG will provide language so developer cannot encroach into this space.

Response 34) *The internal traffic study will be provided as associated with the Site Plan submittal for Phase I. No footprint will be dedicated to the City nor dedicated as pavement. The DDGs govern the development of the site along with the City code once adopted.*

Comment 35) Page 20, Table 2, under "Travel Lanes", pointing to "Width" column: Page 19, refers to the possibility of using "Sharrows" as an alternative. The travel lanes are typically wider when shared lanes are used. Please add separate rows, when "Sharrows" are used.

Response: Bike lanes and/or sharrows are shown, as applicable, on the roadway sections within the DDGs. Where a sharrow is used, the travel lane would be 14' minimum, or 15' minimum in some cases. (A minimum of 14' or 15' is also needed within this project for emergency and delivery vehicles.) Where bike lanes are used, a 4' bike lane would be provided along with a minimum 10', 11', or 15' lane as applicable (p. 27-28 (chart), 29-34 cross-sections).

Status – Open. Response accepted. See follow up comment below.

Follow-up Comment – On the chart footnotes provided on page 28, revise the first sentence of footnote (8) to read, "Where bike lanes are not proposed, minimum lane width shall be 15 feet with lane marked for Shared bike lanes."

On page 53, include line work and legend (Dania Pointe Master Bicycle Connectivity Plan) for shared bike lanes along Avenues A, B and C. Include sharrows on page 32 (for Drive B). Clarify why Drives D and F are not proposed with sharrows (shared bike lane), despite being proposed with 15' travel lanes. Include sharrows on page 33 for Drives C and D. (See

provide redlines for additional information)

Response 35) *Language has been revised (page 25) as applicable; cross-sections have been updated including sharrows where appropriate/applicable. Sharrows are not "required," they are allowed as options if the Applicant chooses to provide them. As such, they are not shown on the exhibits/appendices.*

Comment 36) Page 21 includes the cross sections for "Boulevard A", "Boulevard B", and "Boulevard C". Please include how much right of way is dedicated for these sections (provide dimensions). Please include the street name for each that applies and cross reference it to the "Dania Pointe Master Vehicular Circulation Plan" under Appendix A. Include the median width dimension and if there is sufficient median width to convert the median to a turn lane at intersections.

Response: There is no right-of-way proposed internally; all internal streets are private. The street names have been changed to Types. Minimum median widths have been shown on the roadway cross-sections within Section 6 of the updated DDGs. No turn lanes are proposed or are necessary (p. 25-27).

Status – Closed. See recommendation below.

Recommendation – Recommend that a roadway foot-print (not right of way) be dedicated and dimension width on roadway sections, so that developer would not encroach into this space.

Response 36) *Please see Response 34 above.*

Comment 37) Page 22 includes the cross sections for "Avenue A", "Avenue B", and "Avenue C". Please include how much right of way is dedicated for these sections (provide dimensions). Please include the street name for each that applies and cross reference it to the "Dania Pointe Master Vehicular Circulation Plan" under Appendix A. Include the median width dimension and if there is sufficient median width to convert the median to a turn lane at intersections.

Response: There is no right-of-way proposed internally; all internal streets

are private. The street names have been changed to Types. Minimum median widths have been shown on the roadway cross-sections within Section 6 of the updated DDGs. No turn lanes are proposed or are necessary (p. 27-28 (chart), 29-34 cross-sections); roadway type cross-reference (p. 12, 13, 14, 20, 21, 25, 44).

Status – Open

Follow-up Comment – On pages 12 (Figure 2: MDP) and 13 (roadway narrative), Drive A (two-lane roadway) which is the main entrance from Bryan Road could be better served as a Boulevard (four lane roadway). Traffic study for the internal roadways was not provided for review. What were the traffic volume thresholds used to determine the internal roadway type? Please confirm if a two lane roadway for this entrance is sufficient to handle build out traffic volumes for the development. Response states that no turn lanes are proposed, please confirm if this was the result of a peak hour analysis.

Response 37) Please see Response 34 above.

Comment 38) Page 23 includes the cross sections for "Drive A" and "Drive B". Please include how much right of way is dedicated for these sections (provide dimensions). Please include the street name for each that applies and cross reference it to the "Dania Pointe Master Vehicular Circulation Plan" under Appendix A. Under "Appendix C" - Dania Pointe Master Bicycle Connectivity Plan.", there are no bike lanes shown on Pointe Blvd and Pointe Drive Extension and along North Street. Please clarify if the intent is to include bike lanes or sharrows along these internal roadways.

Response: There is no right-of-way proposed internally; all internal streets are private. The street names have been changed to Types. Minimum median widths, bike lanes, and/or sharrows have been shown on the roadway cross-sections within Section 6 of the updated DDGs (p. 27-28 (chart), 29-34 cross-sections).

Status – Closed. See recommendation below.

Recommendation – Recommend that a roadway foot-print (not right of way) be dedicated and dimension width on roadway sections, so that developer

would not encroach into this dedicated space.

Response 38) Please see Response 34 above.

Comment 39) Page 24 includes the cross sections for "Accessway" (both one lane and two lane). Please include how much right of way is dedicated for these sections (provide dimensions). Please include the alleyway/accessway it applies and cross reference it to "Dania Pointe Master Vehicular Circulation Plan" under Appendix A. Under "Appendix B" - Dania Pointe Master Pedestrian Connectivity Plan", please clarify if the "pedestrian connection" (dotted line) depicts the accessways shown below. If not include it in the legend.

Response: There is no right-of-way proposed internally; all internal streets are private. The cross-sections have been updated within Section 6 of the DDGs. Not all accessways are shown in the DDGs due to the flexibility of design and layout within and around some of the blocks (see previous reference).

Status – Closed. See recommendation below.

Recommendation – Recommend that a roadway foot-print (not right of way) be dedicated and dimension width on roadway sections, so that developer would not encroach into this dedicated space.

Response 39) Please see Response 34 above.

Comment 40) Closed

Comment 41) Page 25, under (B) Sidewalks, "Sidewalks... accommodate a range of active and passive pedestrian activities."
In order to accommodate the comfortable outdoor public space for a range of active and passive pedestrian activities, please designate such areas. Please note that sidewalk widths range from 5'- 10' (Table 2), and would not accommodate such as lifestyle with the street furniture. If the intent is to design something similar to Lincoln Road in Miami, it has approx. 24' sidewalks to accommodate such a lifestyle. Please clarify if the cross sections (Avenue's) could be refined to have wider sidewalks. For stand-alone wider spaces identified under Section (C) of this page, please identify

such areas in Appendix B - Dania Pointe Master Pedestrian Connectivity Plan as to where they will be accommodated.

Response: Sidewalks and minimum dimensions have been updated in the DDGs (p. 27-28 (chart), 29-34 cross-sections).

Status – Open

Follow up Comment – The response and updates do not address the comment that was made. To elaborate on this comment, Avenues A, B and C, proposed as the heart of the main street/complete street needs to have a better defined typical to accommodate Broward Complete Streets Guidelines (see excerpt below from page 7-19). The typicals shown on DDG pages 30 and 31, shown 10' sidewalk (which includes curb zone, furniture zone, pedestrian zone and frontage zone). If outdoor café or seating (approx. varies from 2.5' to 8') is proposed in the frontage zone, this leaves little room for the pedestrian zone. Please elaborate on it and revise typicals for Avenues A, B and C.

Response 41) *The Applicant has provided as much information as they feel appropriate for the DDGs. Information regarding the specifics will be provided at time of Site Plan submittals. Additional information including revised cross-sections have been provided (page 26 Boulevard description). Minimum clear widths are described on page 33.*

Comment 42) Closed

Comment 43) Closed

Comment 44) Dania Pointe- DDG Page 9, second paragraph, what 'Redevelopment Plan' is being referred to? If referring the CRA Redevelopment Plan, than please identify as such.

Response: Minimum parking size standards within the PMUD have been updated within the DDGs (p. 38-39). Parking requirements are set based upon tenant demands and market conditions. A parking study is not being prepared.

Status – Open.

Follow-up Comment - Per the approved PMUD Ordinance #2015-022, DDG Sec.340-40 (B)(8) (d) Minimum offstreet parking space ratios by use and provisions for shared or reduced parking; please provide.

Response 44) *Revised parking ratios have been provided (see page 37); additional language regarding the mixed use nature of Dania Pointe has been provided.*

Comment 45) Page 27, item (7), One way drive aisles, including those with angled parking may be a minimum of fourteen (14) feet in width”, Please provide more detail regarding proposed angle of parking. The current minimum standard is sixteen (16) ft for 45 and 50 degrees Angles, and larger for angles 60 to 80 degrees, Per Section 265-60 Alternate Parking standards, please supply justification and backup for alternate parking standards.

Response: Angled parking standards have been updated within the DDGs (p. 38-39). The city code for angled parking is for parking lots. There is no angled parking standard for streets. Parking requirements are set based upon tenant demands and market conditions. A parking study is not being prepared.

Status – Closed

Regarding response on not preparing a parking study – Per the approved PMUD Ordinance #2015-022, DDG Sec.340-40 (B)(8) (d) Minimum offstreet parking space ratios by use and provisions for shared or reduced parking; please provide.

Response 45) *Please see Response 44 above.*

Comment 46) Page 27, item (8), “On-street parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) feet long for angled parking” Please provide more detail regarding proposed angle of parking, and proposed parking stall dimensions for each proposed angle.

Response 46) Parking space standards have been updated within the DDGs (p. 38-39).

Status – Open

Follow-up Comment- Response not implemented. Parking space size for angled parking was not updated, nor was detail provided. Please provide the following dimensions along with a detail similar to what is shown below:

- For 45 degree angle space, on street parking spaces shall be a minimum of nine (9) feet wide by 19'-1" long.
- For 60 degree angle space, on street parking spaces shall be a minimum of nine (9) feet wide by 20'-1" long.
- Accessible spaces shall be 12' wide with a 5' access aisle. Length for angled parking will match lengths shown above for 45 degree and 60 degree angle spaces.

Response 46) *Parking standards/dimensions have been provided (see page 35).*

Comment 47) Page 27, item (8), "...or eight (8) feet wide by twenty (20) feet long for parallel"
Current standard is twenty-three (23) feet long". Per Section 265-60 Alternate Parking standards please supply justification and backup for alternate parking standards. Also this sentence is contradictory of the last sentence in item (8) which states "Parallel parking spaces shall be a minimum of eight (8) feet wide by twenty-three (23) feet long."

Response: The two contradictory sentences have been clarified. Parallel parking space size has been updated. Parking requirements are set based upon tenant demands and market conditions. A parking study is not being prepared (p. 38-39).

Status – Open.

Follow-up Comment- Parallel parking space requirements specified in DDG accepted.

Regarding response on not preparing a parking study – Per the approved PMUD Ordinance #2015-022, DDG Sec.340-40 (B)(8) (d) Minimum offstreet parking space ratios by use and provisions for shared or reduced parking; please provide.

Response 47) Please see Response 44 above.

Comment 48) Page 27, item (8), "this length may be reduced to eighteen (18) feet where a two (2) foot overhang is provided." Please add additional detail as to overhang surface, (i.e. over hang of paved area or overhang of curbed landscape island. Per Section 265-60 Alternate Parking standards please supply justification and backup for alternate parking standards.

Response: Clarification on overhangs has been provided within Section 7 of the DDGs (p. 38-39). Parking requirements are set based upon tenant demands and market conditions. A parking study is not being prepared.

Status – Closed

Recommendation - DDG specifies on page 38 that, "Where the two foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained." Please be aware that this reduces the sidewalk width for pedestrians and wheel chair users and not a great design if one is trying to promote walkability.

Response 48) Acknowledged.

Comment 49) Smart Parking Technology

- Consider Implement Smart Parking Technology for parking garage. This is a wireless sensor technology embedded in the pavement, the system captures information regarding the occupancy of parking spaces as well as track parking patterns and trends to not only help motorists more quickly find parking but help parking garage officials better manage the parking real estate.
- Consider Installing hardware and software for Smart parking garages. Install cameras, digital signage (on garage and adjacent street system on cantilever structures), sensors and software to gather data on vehicles and parking spaces. Then the information is processed to more efficiently manage parking spaces, guide drivers to open parking slots, identify the owners of the cars parked in the facility and interact with other building technology and business systems.

Response: Technology on implementation of parking garages will be considered at the time of design.

Status – Closed

Recommendation: Consider including a brief narrative in the DDG documentation to implement this technology to optimize the efficient use of parking garage spaces for future phases that will include parking garages.

Response 49) *The Applicant considered the recommendation but is not supplying a narrative on Smart Technology at this time, as technology changes so often/frequently it would not be appropriate to specify a technology.*

Comment 50) Consider applying parking reduction based on shared parking principles per the Urban Land Institute (ULI) shared parking document. Determine maximum number of parking spaces required based on land uses, and the percent parking distribution (shared parking principles), by time of day (published in ULI, Shared Parking document). Alternatively parking reductions for mixed use development can be computed per Sec 265-90 of Dania code. Utilize the appropriate percentages listed in the table (for "Residential", "office", "Restaurant") for "Mixed use development shared parking schedule" [Sec 265-90 (D)], for both weekday and weekend use. Utilize the conservative number obtained between the two uses.

Response: Parking requirements are set based upon tenant demands and market conditions. A parking study is not being prepared.

Status – Open

Follow-up Comment – Per the approved PMUD Ordinance #2015-022, DDG Sec.340-40 (B)(8) (d) Minimum offstreet parking space ratios by use and provisions for shared or reduced parking; please provide.

Response 50) *Please see Response 44 above.*

Comment 51) Page 28, under "Minimum Parking Standard:" item (1):
No parking accommodations are made for restaurant land use. Please note

that the Dania code (Sec.265-50) uses the following parking parameters for the restaurant parking criteria. Please confirm which of the following categories will be used.

- (a) Restaurant, fast food, drive-in or drive-through – One (1) per fifty (50) sf of Customer service area (CSA)
- (b) Restaurant, take-out – One (1) per seventy-five (75) sf of CSA
- (c) Restaurants, full-service - One (1) per forty (40) sf of CSA including open-air seating area

For Retail, use the Dania code (Sec.265-50). Please confirm which of the following categories will be used.

- (a) Retail and shopping centers under forty thousand (40,000) sf of GFA – 1 per 300 sf
- (b) Shopping center forty thousand (40,000) sf of GFA or larger – 1 per 250 sf

For residential, clarify the parking space criteria. Please note that the Dania code (Sec.265-50) uses the following parking parameters for residential. Please confirm which of the following categories will be used.

- (a) Efficiency/Studio - One (1) per d.u.
- (b) One (1) bedroom - One and one-half (1.5) per d.u.
- (c) Two (2) or more bedroom - One and three-quarters (1.75) per d.u.
- (d) Guest Parking - Development with more than ten (10) units, then one (1) per five (5) units (marked guest parking)
- (e) Single-Family Dwelling - Two (2) per d.u. with 2,000 sf or less. One (1) space per five hundred (500) sf above first two thousand (2,000) sf.

Response: Parking requirements within the DDGs are provided for residential and non-residential only (p. 40). Restaurant falls within the nonresidential category. Parking requirements are set based upon tenant demands and market conditions. A parking study is not being prepared.

Status – Open.

Follow-up Comment – Per the approved PMUD Ordinance #2015-022, DDG Sec.340-40 (B)(8) (d) Minimum offstreet parking space ratios by use and provisions for shared or reduced parking; please provide.

Response 51) Please see Response 44 above.

Comment 52) Page 28, under "Minimum Parking Standard", item (3), "No more than 3 percent..."

Bicycle parking of 3% percent of the required automobile spaces is low. Dania Code Sec.265-50 (A) requires 5% for residential, 10% for commercial, 10% for office, 25% for recreational/community. The average of these is 12.5%. Suggest using this average or supply justification for proposed percentage.

Response: Bicycle parking at 3% is reasonable for over 7,900 parking spaces eventually to be provided. Alternatively, we could provide 5% of surface parking only.

Status – Open

Follow-up Comment- DDG does not contain documentation on how 7,900 parking spaces were obtained. Please include in DDG on how 7,900 was derived. Also provide justification on the source of the 3% and 5% bicycle parking of required automobile parking spaces.

Response 52) Please see Response 44 above. Additionally, please note that individual outparcels are also required to provide bike racks. Based on the estimated parking required for the ultimate build-out, 3% as a minimum is reasonable.

Comment 53) In general, please include the following in the next submittal:

- a. Parking report (include criteria used along shared parking considerations and parking reduction computations). If a parking variance is requested to reduce the required number of parking spaces, provide a study that justifies the reduction in parking spaces which will not adversely affect the community's roadways and swale areas.
- b. Parking Master Plan – delineate parking needs for "Phase I/IA" and "Phase II". Include both off street and on-street parking spaces. Include circulation to and from adjacent streets, appropriate ingress-egress points with lane geometry and stacking requirements (based on queuing analysis such as Synchro software).

Response: Parking requirements are set based upon tenant demands and market conditions. A parking study is not being prepared. A parking master

plan would not be appropriate for the DDGs and has not been provided.

Status – Open.

Follow-up Comment – Per the approved PMUD Ordinance #2015-022, DDG Sec.340-40 (B)(8) (d) Minimum offstreet parking space ratios by use and provisions for shared or reduced parking; please provide.

Response 53) Please see Response 44 above.

Comment 54) Closed

Comment 55) Closed

Comment 56) Closed

Comment 57) Closed

Comment 58) Page 34, item 3:
Light source shall be LED only.

Response: Lighting will not be limited to LED only. A new technology could arise in the future and it is not intended to limit the PMUD to LED lighting.

Status: Open.

Follow-up comment: The reason for the comment to use LED only is due to the fact that older energy consuming lights (when compared to a high performing LED) are being proposed. For e.g., on page 46, under note #3, Light Source: Incandescent, fluorescent, metal halide, high-pressure sodium are included as choices. DDG will specify efficient current available technology which is LED. Another reason to use white LED is to provide a consistent look through the site. The other light sources have different color and photometric properties.

Response 58) Lighting information is provided on pages 43-44; lighting is not limited to LED and it would not be appropriate to restrict or limit the development to LED usage if better technology is created in the future.

Comment 59) Closed

Comment 60) Page 34 of DDG refers to the proposed Utilities. This section specifies that the utilities are intended to be designed and developed as public infrastructure. Please include that for the proposed Water distribution system, design criteria and requirements to meet Broward County Health Department, Florida Department of Health and City of Dania Beach Public Services division. Also, include that the design of proposed Wastewater collection/transmission system consisting of Gravity Sewer mains, Force mains and Lift Station to meet the design criteria and requirements of Broward County Environmental Licensing and Building Permitting Division, Florida Department of Environmental Protection and City of Dania Beach Public Services division.

Response 60) Acknowledged, please see updated Section 11 within the DDGs (p.47).

Status - Open

Follow up Comment: Response is accepted. However, please include that the proposed Water distribution system and Wastewater collection/transmission system to meet the design criteria and requirements of the City of Dania Beach also in addition to Broward County, Florida Department of Health and Environmental Protection Standards.

Response 60) Acknowledged.

Comment 61) Closed

Comment 62) Closed

Comment 63) Maximum height. No building or structure shall exceed a height prescribed by the Federal Aviation Administration. The proposed Dania Pointe development is approximately a mile south of Fort Lauderdale-Hollywood International Airport. Per the DDG page 18, the 300' (exceeds 200' height) maximum height of building would require FAA evaluation per Dania Code Sec.220-20 Due to its proximity to the airport, the development application would require the submission of an airspace study (FAA form 7460) to the

Federal Aviation Administration (FAA).

Response 63) *Building height information is provided including applicable references to FAA, Broward County Aviation Department and FDOT Aviation (page 24).*

Planning – Corrine Lajoie

DANIA BEACH LAND DEVELOPMENT CODE REQUIREMENTS (LDC):

Comment 1) Initial Application fee pays for 2 review cycles, as this is the 3rd DDG submittal. Please provide an additional application fee for \$1,000 for the additional review.

Response 1) *Comment acknowledged; additional fees have been provided.*

Comment 2) Closed

Comment 3) Per the City's LDC, Section 635-50(AA) provide the following information regulation project phasing:

- Beginning and end date of construction of the entire site; and
- Beginning and end dates for all phases of the project.
- Timing of infrastructure/parking installation.

Response 3) *Phasing summary has been provided and updated (see page 6).*

PLANNED MIXED-USE DEVELOPMENT (PMUD) REGULATIONS ADOPTED BY ORD. NO. 2015-022.

Comment 4) Per the City's LDC, Section 100-20 (B) (3) and 340-20: DDG shall identify all Permitted, Missing- Conditional, Special Exception, Restricted and Prohibited Uses. Conditional, Special Exception, and Restricted Uses information was not provided. ~~Clarify intent.~~ Identify the uses that will be subject to Conditional, Special Exception, and Restricted Uses, and what additional review is required for such uses.
This is the 2nd time this information has been requested.

Response 4) *Uses are identified in Section 2 including revised and updated information as requested by the City Attorney (see pages 10-13).*

Comment 5) Per the City's LDC, Section 200-40-B the City's LDC Section 220-20 & Article 260 "shall apply to the PMUD district". Revise page 1 of the Dania Pointe – Development Design Guidelines and Development Standards accordingly.
This is the 2nd time this information has been requested.

Response 5) Information has been revised as requested (see page 14).

Comment 6) Page 29, (1): Perimeter landscape buffers are expected to be wider. Minimum for Stirling Rd: 12'; minimum for Bryan Rd: 20' with specific 40' dimension next to the Costco store and the gas station; I-95: minimum 10' with trees every 40' where adjacent to parking areas; between PMUD and other boundaries: 10'-10'.

Response 6) Please see updated Section 8 of the DDGs (page 41).

Comment 6) Per the City's LDC, Section 340-10(B) "A PMUD may be developed in one or more phases, as set forth in the adopted PMUD DDG." Identify the following information regulation project phasing:

- Beginning and end date of construction of the entire site; and- 2030
- Beginning and end dates for all phases of the project. – missing

This is the 2nd time this information has been requested.

Response 6) Please see Response 3 above.

Comment 7) Closed

Comment 8) Closed

Comment 9) Closed

Comment 10) Closed

REVIEW OF DANIA POINTE – DEVELOPMENT DESIGN GUIDELINES & DEVELOPMENT STANDARDS PROVIDED

Comment 11) Closed

Comment 12) Closed

Comment 13) Closed

Comment 14) Closed

Comment 15) Closed

Comment 16) Additional sections of the City's LDC that should not be modified include 220, 655, & 810. Revise tables on Page 1 & 2 accordingly.

Response 16) *Comment acknowledged; the tables have been revised accordingly (see page 1-3).*

Comment 17) Dania Pointe – Development Design Guidelines and Development Standards – Page 1, (1) Revised and or Modified Standards, Article 635, entitled "Site Plans" should not be modified, rather identified as No Changes. Revise accordingly.

This is the 2nd time this information has been requested.

Response 17) *Site Plan language is proposed to be modified specific to vesting and required information to be provided (see pages 6 and 45).*

Comment 18) Closed

Comment 19) Closed

Comment 20) Dania Pointe – Development Design Guidelines and Development Standards – Page 4, line 2, provide phasing detail, as required in the City's LDC, Section 635-50(AA) to justify the proposed entitlement expiration date of December 31, ~~2035~~-2030.

Response 20) *See Response 3 above; Phasing summary has been is provided on page 6.*

Comment 21) Dania Pointe – Development Design Guidelines and Development Standards – Page 4, line 3-4, the entitlement expiration date may be extended "upon approve of the City Commission upon mutual agreement between the City and the Master Developer Dania Pointe and approved by the City Commission." Revise accordingly.

Response 21) Comment acknowledged; language has been revised (see page 6).

Comment 22) Dania Pointe – Development Design Guidelines and Development Standards – Page 4, lines 4-7, delete last sentence.
This is the 2nd time this information has been requested.

Response 22) Please see revised language on page 6.

Comment 23) Closed

Comment 24) Closed

Comment 25) Closed

Comment 26) Dania Pointe – Development Design Guidelines and Development Standards – Page 4, 10 (1) Master Development Plan, located in the middle of the paragraph ~~line 20-21~~, the blocks can incorporate only the permitted uses identified on the MDP. Revise accordingly.
This is the 2nd time this information has been requested.

Response 26) Language regarding uses has been updated. The Applicant is available to discuss this item.

Comment 27) Dania Pointe – Development Design Guidelines and Development Standards – Page 4, line 22-26, amend as indicated: “Dania Pointe development, including its respective ~~sub-districts~~ Blocks, are created within an the overall (total) levels of development permitted available by the RAC and approved by the DDG; uses and development patterns may be interchanged between the sub-districts Blocks”. Edit the following sentence as follows, “Existing development, constructed and/or approved through the City’s previous process(es) shall not be included as part of (total) the Dania Pointe development density and intensity and considered either legal conforming or legal non-conforming use/building.” Revise accordingly.

Response 27) Language regarding Blocks has been updated. The Applicant is available to discuss this item.

Comment 28) Closed

Comment 29) Closed

Comment 30) Closed

Comment 31) Closed

Comment 32) Closed

Comment 33) Dania Pointe – Development Design Guidelines and Development Standards – Page 6, line 7, should be amended as follows: “Blocks uses, building types, density and intensity, land uses, building areas, access, street networks, street types, and transit facilities are defined as follows:”
Provide additional information.
This is the 2nd time this information has been requested.

Response 33) Language regarding Blocks has been updated.

Comment 34) Closed

Comment 35) Closed

Comment 36) Closed

Comment 37) Closed

Comment 38) Closed

Comment 39) Closed

Comment 40) Dania Pointe – Development Design Guidelines and Development Standards – Page 7, specific use number 2, delete “liquor stores”.
This is the 2nd time this information has been requested.

Response 40) Specific use information has been provided as requested by the City Attorney (see page 11).

Comment 41) Closed

Comment 42) Closed

Comment 43) Dania Pointe – Development Design Guidelines and Development Standards – Page 8, delete specific use numbers “11”, “14”, “16”. This is the 2nd time this information has been requested.

Response 43) *Specific use information has been revised including providing additional (clarifying) language for uses as requested by the City Attorney (see pages 11-12).*

Comment 44) Dania Pointe – Development Design Guidelines and Development Standards – Page 8, specific use number 15, should be amended as follows: “Auto Sales, display/showroom and ~~Related Services including service facilities~~ within a multi-tenant building.” This is the 2nd time this information has been requested.

Response 44) *Alternative language has been provided which permits these types of uses within a building. The Applicant is unclear as to the intent of the “multi-tenant” building request or the benefit.*

Comment 45) Amend page 1 to indicate that Article 710 will be followed with no change. This is the 2nd time this information has been requested.

Response 45) *Comment acknowledged, reference has been updated.*

Comment 46) Closed

Comment 47) Dania Pointe – Development Design Guidelines and Development Standards – Page 9, add “Automobile repair” and “Auto body repair” as prohibited uses. Delete use #16 Cell phone/cellular telecommunications towers. This is the 2nd time this information has been requested.

Response 47) *Cellular telecommunications towers information has been revised to reflect the existing on-site tower including location limitations; automobile repair has not been added as a prohibited use per*

discussion with the City, but the use language has been updated.

Comment 48) Dania Pointe – Development Design Guidelines and Development Standards – Page 9, prohibited use number 10 should be amended as follows: “Vehicle Storage ~~where not included as part of an auto sales use identified in (15) above and overnight parking except in association with residential and hotel uses.~~

This is the 2nd time this information has been requested.

Response 48) Comment acknowledged; language has been added as requested (see page 13).

Comment 49) Closed

Comment 50) Dania Pointe – Development Design Guidelines and Development Standards – Page 9, (3) Density/Intensity, delete entire second sentence. This is the 2nd time that this information has been requested.

Response 50) The mixed use intent and nature, and inherent flexibility necessary for Dania Pointe, preclude this approach, so the language has not been revised within Section 3 (see page 13).

Comment 51) Closed

Comment 52) Closed

Comment 53) Dania Pointe – Development Design Guidelines and Development Standards – Page 9, (4) Building/Lot Coverage/Lot Size Standards, delete entire paragraph, pervious and impervious area should be calculated the same as the LDC, Section 215-130. Revise accordingly. This is the 2nd time this information has been requested.

Response 53) Pervious and impervious maximums remain as listed in the DDG. Please see page 13.

Comment 54) Dania Pointe – Development Design Guidelines and Development Standards – Page 9 & 10, (3) Density/Intensity, 1-5 should be deleted, delineate pervious/impervious area by block(s). Revise accordingly. Additional discussion will the City's Landscape Consultant is needed.

This is the 2nd time this information has been requested.

Comment 54) *It would not be feasible to calculate pervious and impervious by Blocks, as some blocks could be completely impervious. No modification to the language is proposed. Please see also Response 50 above.*

Comment 55) Dania Pointe – Development Design Guidelines and Development Standards – Page 10, (5) Buildings, expand the description of buildings, should include uses, shopfronts, garages, etc., to match with street type. This is the 2nd time that this information has been requested.

Response 55) *The Applicant feels that sufficient information is written in the DDG to provide guideline to develop the property along with the City's code. Additionally, each tenant requires approval by the Master Developer prior to submitting for building permit. No modification to the language is proposed.*

Comment 56) Dania Pointe – Development Design Guidelines and Development Standards – Page 10, (5) Buildings (5) identifies “The maximum permitted height...”, only for (1) below to state “No maximum;” revise accordingly, Combine #1 & #5.

Response 56) *Comment acknowledged; language has been revised as requested (see page 14).*

Comment 57) Dania Pointe – Development Design Guidelines and Development Standards – Page 10, (A) Building Type, define “overall” building height. See comment above.

Response 57) *Building heights are provided within Table 2 (see page 15). Terminology and clarification has been provided within the DDG.*

Comment 58) Dania Pointe – Development Design Guidelines and Development Standards – Page 10, (5) Buildings, at end of second sentence add “per block, in accordance with the MDP”. This is the 2nd time that this information has been requested.

Response 58) *Revised language is reflected (see page 14).*

Comment 59) Closed

Comment 60) Dania Pointe – Development Design Guidelines and Development Standards – Page 11, (5) Buildings, Table 1: Building Types, ~~Type 5. Parking Structure, Building Type~~ column is blank. Delete empty row between Type 5 & Type 6

Response 60) *Table is revised as requested (see page 15).*

Comment 61) Dania Pointe – Development Design Guidelines and Development Standards – Page 11, (5) Buildings, Table 1: Building Types, Type 5. Parking Structure a 10-story, 120 foot garage is identified, however the site plan only shows the tallest garage as 6-stories. Revise accordingly. This is the 2nd time that this information has been requested.

Response 61) *The DDG reflect the maximum potential permitted within the Dania Pointe development. Site Plan submittals may propose alternatives, including shorter buildings.*

Comment 62) Closed

Comment 63) Dania Pointe – Development Design Guidelines and Development Standards – Page 13, (B) Setbacks should be amended as follows:
(2) Stirling Road; a 12' perimeter landscape buffer also required as described on page 29; 10' proposed as shown on page 41.
This is the 2nd time that this information has been requested.
(3) SW 18th Avenue; a 12' perimeter landscape buffer also required as described on page 29; 10' proposed as shown on page 41
This is the 2nd time that this information has been requested.

Response 63) *Building setbacks are provided in Section 5 (B) page 17; landscape buffers are provided within Section 8 on page 38. The Applicant feels the buffering widths provided are sufficient for a successful look and feel of the project.*

Comment 64) Closed

Comment 65) Closed

Comment 66) Closed

Comment 67) Closed

Comment 68) Dania Pointe – Development Design Guidelines and Development Standards – Page 15, (E) Building Architecture, (2), iv, eliminate “and/or facing the FP&L easement will not require articulation.”
This is the 2nd time that this information has been requested.

Response 68) Comment acknowledged; language has been revised (see page 19).

Comment 69) Closed

Comment 70) Closed

Comment 71) Dania Pointe – Development Design Guidelines and Development Standards – Page 17, (G) Service Structures and Uses, (1) last sentence should be amended as follows: “Screening shall be as required ~~under building service and loading areas~~ in the City’s LDC, Section 275-170”.
This is the 2nd time that this information has been requested.

Response 71) The Applicant feels the language covering screening of service structures is sufficient. It may not be possible to add landscaping around service areas in some cases.

Comment 72) Dania Pointe – Development Design Guidelines and Development Standards – Page 17, (G) Service Structures and Uses, (2) last line should be amended as follows: “~~building; landscaping may shall be provided to screen these areas as well~~ consistent with the City’s LDC, Section 275-170.”
This is the 2nd time that this information has been requested.

Response 72) Please see Response 71 above.

Comment 73) Closed

Comment 74) Closed

Comment 75) Closed

Comment 76) Closed

Comment 77) Closed

Comment 78) Dania Pointe – Development Design Guidelines and Development Standards – Page 18, (6) Connectivity, (A) Routes/Roads/Driveways section should include detail regarding pavement and subsurface materials pedestrian crossing details. Revise accordingly.

Response 78) Details for pedestrian crossings will be provided at the time of Site Plan submittals.

Comment 79) Dania Pointe – Development Design Guidelines and Development Standards – Page 19, (6) Connectivity, (A) Routes/Roads/Driveways, third bullet point, ninth sub-bullet point should be amended as follows: “...where the height provided does not conflict with vehicular traffic and landscape materials.”
This is the 2nd time that this information has been requested.

Response 79) Comment acknowledged; language has been revised as requested (see page 24).

Comment 80) Closed

Comment 81) Closed

Comment 82) Closed

Comment 83) Closed

Comment 84) Closed

Comment 85) Closed

Comment 86) Closed

Comment 87) Dania Pointe – Development Design Guidelines and Development

Standards – Page 21, Type 1 – Boulevard A, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed according to ANSI standards.
- Each landscape area should be identified as 8' wide.
- ~~The median should be identified as 5' wide.~~
- Provide total width of section.
- Shade trees to be 16' tall and planted 40' on center.
- Revise table on page 20 accordingly.
- Identify spacing of trees.

This is the 2nd time that this information has been requested.

Response 87) *Roadway cross-sections have been revised and landscape information has been modified; however, not all information requested above is provided (see cross-sections pages 26-32 and 38-41). The Applicant feels sufficient information is provided within the DDGs.*

Comment 88) Dania Pointe – Development Design Guidelines and Development Standards – Page 21, Type 2 – Boulevard B, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed according to ANSI standards.
- Each landscape area should be identified as 8' wide; 7' provided
- ~~The median should be identified as 5' wide.~~
- Provide total width of section.
- Change both sidewalk widths to 7'; 6' provided
- Shade trees to be 16' tall and planted 40' on center.
- Revise table on page 20 accordingly.
- Identify spacing of trees.

This is the 2nd time that this information has been requested.

Response 88) *See Response 87 above.*

Comment 89) Dania Pointe – Development Design Guidelines and Development Standards – Page 21, Type 3 – Boulevard C, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed according to ANSI standards.
- Each landscape area should be identified as 8' wide; 7' provided
- ~~The median should be identified as 5' wide.~~

- Provide total width of section.
- Change both sidewalk widths to 7'; 6' provided
- Shade trees to be 16' tall and planted 40' on center.
- Change vehicular lane width to 10'.
- Revise table on page 20 accordingly.
- Identify spacing of trees.

This is the 2nd time that this information has been requested.

Response 89) See Response 87 above. Also note that 10' lane widths are allowed on the inside lane of four lane section roadways.

Comment 90) Dania Pointe – Development Design Guidelines and Development Standards – Page 22, Type 4 – Avenue A, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed according to ANSI standards; identify in detail.
- Trees in sidewalk to provide a 15' clearance from building; identify in detail.
- ~~Identify median width.~~
- Provide total width of section.
- Change both sidewalk widths to 15' – 20'; 10' provided
- Shade trees to be 16' tall and planted 40' on center; identify in detail
- ~~Identify vehicular lanes as sharrows.~~
- Parking to be parallel only.
- Revise table on page 20 accordingly.
- Identify spacing of trees.
- Delete note that says "Sharrows may be provided".

This is the 2nd time that this information has been requested.

Response 90) See Response 87 above. Also note that sharrows are allowed as an option for 15' wide travel lanes. The Applicant feels that sufficient minimum sidewalk widths are provided within the DDGs. Both parallel and angled parking is allowed.

Comment 91) Dania Pointe – Development Design Guidelines and Development Standards – Page 22, Type 5 – Avenue B, identify the following changes:

- Trees in each landscape area should be identified as a shade tree with hedge installed according to ANSI standards; identify in detail.
- Trees in sidewalk to provide a 15' clearance from building; identify in detail.

- ~~Identify plaza width.~~
 - Provide total width of section.
 - Change both sidewalk widths to 15' – 20'; 10' provided.
 - Shade trees to be 16' tall and planted 40' on center; identify in detail.
 - ~~Identify vehicular lanes as sharrows.~~
 - Parking to be parallel only.
 - Revise table on page 20 accordingly.
 - Identify spacing of trees.
 - Delete note that says "Sharrows may be provided".
- This is the 2nd time that this information has been requested.

Response 91) Please see Response 90 above.

- Comment 92) Dania Pointe – Development Design Guidelines and Development Standards – Page 22, Type 6 – Avenue C, identify the following changes:
- Trees in each landscape area should be identified as a shade tree with hedge installed ~~according to ANSI standards~~; identify in detail.
 - Trees in sidewalk to provide a 15' clearance from building; identify in detail.
 - Provide total width of section.
 - Change both sidewalk widths to 15'; 10' provided
 - Shade trees to be 16' tall and planted 40' on center, identify in detail
 - ~~Identify vehicular lanes as sharrows.~~
 - Parking to be parallel only.
 - Revise table on page 20 accordingly.
 - Identify spacing of trees.
 - Delete note that says "Sharrows may be provided".
- This is the 2nd time that this information has been requested.

Response 92) Please see Response 90 above.

Comment 93) Closed

- Comment 94) Dania Pointe – Development Design Guidelines and Development Standards – Page 23, Type 7 – Drive A, identify the following changes:
- Trees in each landscape area should be identified as a shade tree with hedge installed ~~according to ANSI standards~~; identify in detail.
 - Trees in sidewalk to provide a 15' clearance from building; identify in

detail.

- Provide total width of section.
- Change both sidewalk widths to 9'; 6' provided.
- Shade trees to be 16' tall and planted 40' on center; identify in detail.
- Identify vehicular lane width as 12'; 11' provided.
- Identify vehicular lanes as sharrows.
- Delete bike lanes.
- Revise table on page 20 accordingly.
- Identify spacing of trees.

This is the 2nd time that this information has been requested.

Response 94) *Please see Response 90 above.*

Comment 95) Closed

Comment 96) Closed

Comment 97) Dania Pointe – Development Design Guidelines and Development Standards – Page 25, (C) Public Spaces, identify the minimum number of public spaces to be provided. Define “public plaza”.

Response 97) *Public space information has been revised (see page 33). The number of plazas and locations are identified.*

Comment 98) Closed

Comment 99) Closed

Comment 100) Closed

Comment 101) Closed

Comment 102) Closed

Comment 103) Closed

Comment 104) Closed

Comment 105) Closed

Comment 106) Closed

Comment 107) Dania Pointe – Development Design Guidelines and Development Standards – Page 29, (8) Landscaping-Buffering, (2) ~~amend both Stirling Road and Bryan Road design details to include Street trees planted at 40' on center with shrubs and flowering trees~~, 12' landscape buffer along vehicular use areas. Provide cross sections.
This is the 2nd time that this information has been requested.

Response 107) *Landscaping and buffering is described within the DDGs within Section 8. Minimum planting widths are specified unless certain treatments are applied to the area. Cross sections can be provided at the time of Site Plan submittals.*

Comment 108) Closed

Comment 109) Closed

Comment 110) Closed

Comment 111) Closed

Comment 112) Dania Pointe – Development Design Guidelines and Development Standards – Page 30, (8) Landscaping-Buffering, (3)(5) ~~delete and replace~~ with the following, “Tree preservation and replacement standards shall comply with the City’s LDC, Article 825 and any adopted tree replacement mitigation agreement.”
This is the 2nd time that this information has been requested.

Response 112) *Landscaping-Buffering information has been revised specific to mitigation (see pages 38 and 40).*

Comment 113) Closed

Comment 114) Closed

Comment 115) Closed

Comment 116) Closed

Comment 117) Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, (4)(4) the first sentence should be amended as follows: “An area, or combination of areas equal to 10% for each phase, of the total vehicular use area, exclusive of perimeter buffers and FP&L easement areas, is required to be devoted to interior VUA landscaping.”

This is the 2nd time that this information has been requested.

Response 117) *The Applicant proposes to retain the language provided on page 40 which has been modified from previous versions.*

Comment 118) Closed

Comment 119) Closed

Comment 120) Closed

Comment 121) Closed

Comment 122) Dania Pointe – Development Design Guidelines and Development Standards – Page 31, (8) Landscaping-Buffering, (5)(1) amend second sentence as follows: “Trees, shrubs and similar shall at a minimum meet Florida No. 1 standards.”

This is the 2nd time that this information has been requested.

Response 122) *Comment acknowledged; please see updated DDGs.*

Comment 123) Closed

Comment 124) Closed

Comment 125) Closed

Comment 126) Closed

Comment 127) Closed

Comment 128) Dania Pointe – Development Design Guidelines and Development Standards – Page 34, (10) Lighting, provide a Master Site Lighting Plan in document appendix showing areas of all proposed lighting types. This is the 2nd time that this information has been requested.

Response 128) No modification or Master Plan is proposed; language is proposed in sub-section 2 regarding fixtures and off-site lighting impacts.

Comment 129) All regulations proposed for alcohol sales and consumption are preliminary, further review and discussion will occur.

Response 129) Information specific to alcohol sales and consumption are included within the proposed Entertainment District per discussions with City staff.

Comment 130) Dania Pointe – Development Design Guidelines and Development Standards – Page 35, (13) Site Plan Submittals, ~~delete. Should follow the City's LDC, Article 635.~~ Rename 2: 'Bicycle Plan' to 'Bicycle Connectivity Plan' Consistent with document provided.

Response 130) Comment acknowledged; the reference to Bicycle Connectivity Plan updated as requested (see page 45).

Comment 131) Closed

Comment 132) Closed

Comment 133) Closed

Comment 134) Closed

Comment 135) Dania Pointe – Development Design Guidelines and Development Standards – Page 36, (14) Other Provisions (c)(1) ~~delete, as there are no existing towers or antennas.~~ Exempt from what "standards"; clarity.

Response 135) Information related to the existing cellular telecommunications tower has been removed from this section and included within the specific uses information (see page 12).

Comment 136) ~~Dania Pointe — Development Design Guidelines and Development Standards — Page 36, (14) Other Provisions (d)(2) should be amended as follows: “Temporary and Special Events may be provided within Dania Pointe without City and or staff approval following the administrative review described in the City’s LDC in Article 675.” Section removed from DDG.~~

Response 136) Language previously removed.

Comment 137) ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 36, (14) Other Provisions (e) delete, as gasoline service stations are not a permitted use. “however, this standard is not intended to require consistent use of materials and or mirror the primary building.”~~

Response 137) Language regarding gas stations has been updated within Section 2: Uses; no further modification is proposed within Section 14.

Comment 138) ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 36, (14) Other Provisions (f) permitted by whom and where? Clarify.~~
This is the 2nd time that this information has been requested.

Response 138) Updated language has been provided (see page 46).

Comment 139) Closed

Comment 140) Closed

Comment 141) ~~Dania Pointe – Development Design Guidelines and Development Standards – Page 41, Dania Pointe Master Bicycle Connection Plan, bicycle lane on west side of Pointe Drive has no connection on the north and south. Provide connections accordingly.~~
This is the 2nd time that this information has been requested.

Response 141) It is not intended that bikes lane be required on Boulevard A north of Drive A. Once into this portion of the project, sharrows may be provided on the travel lanes. Bicycle lanes are proposed to be provided along only the routes shown, which gives access into and out of the intended residential areas.

Comment 142) Dania Pointe- DDG, Page 16, Permitted use #16 "cell phone/cellular telecommunication tower" is identified. Page 48 (c) entitled Telecommunications Towers and Antenna should include discussion on the following:

- Co-location is encouraged to reduce the # of Towers/ Antennas
- Color of tower shall reduce visual obtrusiveness
- Accessory buildings shall be screened from view surrounded by landscaping
- Antennas and supporting equipment must be the color of the supporting structure
- No signals, lights or illumination
- No signs permitted on tower
- Perimeter fence requirements (height/material)
- Stealth requirements
- maximum tower height
- Location requirements (setbacks, street frontage etc.)

Entire section not needed, when "cell phone/cellular telecommunication tower" use is deleted.

Response 142) Please see Response 135 above.

Comment 143) Kimley- Horn written response refers to "Section 2 of the DDG", however the document Table of Contents and Entire Document do not reference sections, Clarify.

Response 143) Section headings "Sec" have been added to the DDG.

Comment 144) Dania Pointe- DDG (A) Blocks, page 13-14, the following uses proposed:

- Commercial- 1,391,000 s.f.
 - Office- 3,200,000 s.f.
 - Residential- 2,730 units
 - Hotel 400 Rooms
-
- Page 17 identifies the following uses:
 - Commercial- 1,125,00 s.f.
 - Office- 1,000,000 s.f.
 - Residential- 1,250 units
 - Hotel- 400 Rooms

Response 144) *Per language included in Section 3, Blocks identified on the MDP shall permit up to the maximum density and or intensity noted, providing the overall (total) number of units and square feet of non-residential uses are not exceeded. Any use existing within the boundaries identified shall not be included in the density and/or intensity calculations including maximum levels of development as identified within this section.*

Comment 145) Dania Pointe – DDG Page 9- “Sec 340-41 Dania Pointe Purpose and Intent” remove Sec 340-41 from title.

Response 145) *Reference has been removed as requested.*

Comment 146) Dania Pointe- DDG Page 9, Line 4, change reference from “the Code” to “the City’s Land development Code. “

Response 146) *Reference has been updated (see page 5).*

Comment 147) Dania Pointe- DDG, Page 9, second paragraph should read “The DDG, when combined with PMUD standards and the City’s Land Development Code, are a planning tool...”

Response 147) *Language has been updated (see page 5).*

Comment 148) Dania Pointe- DDG Page 9, second paragraph, what ‘Redevelopment Plan’ is being referred to? If referring the CRA Redevelopment Plan, than please identify as such.

Response 148) *Language has been removed.*

Comment 149) Dania Pointe- DDG Page 9, 2nd paragraph, 5th sentence should read, “This property is located within an area designated...”

Response 149) *Language has been revised consistent (similar) with this request (see page 5).*

Comment 150) Dania Pointe- DDG, Page 9. Dania Pointe Purpose and intent, #2 graphic depiction of land use types and intensities is not provided in Figure 2. Master development Plan. Revise Accordingly.

Response 150) *Due to the size of the MDP and amount of information requested, block information is provided separately as part of Table 1: Blocks.*

Comment 151) Dania Pointe- DDG Page 10, 1st paragraph, 3rd sentence should read, "Uses in existence and properly licensed within the City prior to adoption.

Response 151) *Language is provided on page 6; however, the requested language is not provided.*

Comment 152) Dania Pointe- DDG Page 10, 1st paragraph, 2nd sentence, change 'Approval' to 'Approved'.

Response 152) *Comment acknowledged; language has been revised.*

Comment 153) Dania Pointe – DDG Page 10, 2nd paragraph, 2nd sentence appears to be incomplete. Revise accordingly.

Response 153) *Comment acknowledged; language has been revised.*

Comment 154) Dania Pointe DDG, Page 13, (A) Nine (9) blocks are identified, however Page 12 identifies 10 Blocks. Revise accordingly.

Response 154) *Comment acknowledged; language has been revised to reflect ten blocks (see page 9).*

Comment 155) Dania Pointe DDG, Page 14, 1st paragraph, change "Parking facilities in the front setback" to "in front of the buildings."

Response 155) *Comment acknowledged; language has been revised (see page 10).*

Comment 156) Dania Pointe DDG, Page 14 repeatedly refers to "Type 1", "Type 2" and "Type 7" Roadways, MDP does not reflect "Type 1", "Type 2" or "Type 7" Roadway. Revise accordingly.

Response 156) *Roadway Types have been removed from the DDG and are consistent with the MDP Roadway references/nomenclature.*

Comment 157) Dania Pointe, DDG, Page15, #2 change 'grocery stories' to 'grocery stores'

Response 157) Comment acknowledged; language has been revised (see page 11).

Comment 158) Dania Pointe- DDG, Page 15, #2, Retail, grocery stores and wine and liquor stores are listed twice, eliminate repetition.

Response 158) Comment acknowledged; language has been revised (see page 11).

Comment 159) Dania Pointe- DDG, Page 15, #2, define what 'off-premise consumption of alcoholic beverages' means. Additional comment may be made by BSO-Police Chief.

Response 159) Information has been provided per the BSO-Police Chief (see pages 45-46 including (c)).

Comment 160) Dania Pointe- DDG, Page 15, #10 identify residential as multi-family. Revise accordingly.

Response 160) Reference to single family detached has been removed; however, the Applicant proposes to retain single family attached, multi-family/condominium to allow for greater flexibility in design and development as a mixed use project.

Comment 161) Dania Pointe-DDG- Page 16, #2 Change 'Adult Orientated Business' to "Adult Entertainment Business" consistent with the City's Land Development Code.

Response 161) Comment acknowledged; language has been revised (see page 12).

Comment 162) Dania Pointe- DDG Page 17, (14) #6 change language to establish a minimum open space required, not a maximum as is currently identified.

Response 162) Minimum open space percentage is provided in Section 4 (6).

Comment 163) Dania Pointe- DDG, Page 17, (5), #1 identify that building height must be consistent with Table 1: Building Types.

Response 163) Language has been provided as requested, "Building Heights shall be per Table 2 below" (see page 14).

Comment 164) Dania Pointe- DDG, Page 17 (5), #5, 1, include Broward County Aviation Department or Reference the City's: and Development Code, Sec 220-20. Revise accordingly.

Response 164) Broward County Aviation Department reference has been provided as requested (see page 14).

Comment 165) Dania Pointe –DDG, Page 18 (A) sentence 2 & 3 conflict with each other. Clarify which provision restricts maximum building height.

Response 165) Language has been revised for clarity (see page 14).

Comment 166) Dania Pointe- DDG, page 18, table 1: Building Type, Type 5 Parking Structure identifies that a 10- story parking garage and a 20-story high rise office as permitted in Block I and II. Revise Accordingly.

Response 166) Table is now referenced as Table 2; Language has been revised within the Blocks.

Comment 167) Dania Pointe- DDG, Page 18, Table 1: Building Type, Type 2- High Rise identifies use as "office: may include residential and ancillary commercial". The MDP does not identify residential in Block I, II or III therefore remove these blocks from the Office, High Rise row in table.

Response 167) Table is now referenced as Table 2; Language has been revised within the Blocks.

Comment 168) Dania Pointe- DDG, Page 19, Table1: Building Type, Type 6, identify building height allowed.

Response 168) Table is now referenced as Table 2; Language has been revised within the Blocks.

Comment 169) Dania Beach- DDG, Page 19 Building Type 2- office identifies residential and commercial uses are permitted. Identify that each building must be primarily office, which = 51% or greater of office floor area.

Response 169) Language regarding ancillary uses is provided for clarification (see

page 14).

Comment 170) Dania Pointe- DDG, Page 20, Building Type 5- eliminate reference to Roadway Type 1 & 2, as the MDP does not identify roads in this manner. Revise Accordingly.

Response 170) Roadway Type information has been revised; Type "X" has been removed for consistency with the MDP.

Comment 171) Dania Pointe- DDG, Page 21, #2 remove "and/or side" and add "fenestration" to the end of the sentence.

Response 171) The language regarding "and/or side" has been removed as requested; the Applicant does not propose to add fenestration to the rear of the buildings as requested. Additional design and development features are provided which should suffice for the City's development intent and appearance (see page 18).

Comment 172) Dania Pointe- DDG, Page 21 (C) eliminate reference to Roadway Type 1 & 2, as the MDP does not identify roads in this manner. Revise Accordingly.

Response 172) Roadway Type and number have been removed as requested; Roadways are referenced by their nomenclature (i.e., Boulevard A, etc.) consistent with the MDP.

Comment 173) Dania Pointe- DDG, Page 23 (3) delete the second "below" in second sentence.

Response 173) Language has been removed as requested.

Comment 174) Dania Pointe- DDG Page 25, #2 (i) add the following language; "landscaping shall be provided on three (3) sides to screen these areas as well."

Response 174) It is proposed that screening these areas with a wall is sufficient; no modification is proposed based on proposed screening/materials for these structures.

Comment 175) Dania Pointe- DDG, Page 25, #3 (i) Cart Storage, delete sentence

regarding dumpsters.

Response 175) Comment acknowledged; see revised language page 22.

Comment 176) Dania Pointe- DDG, Page 25, (6) eliminate reference to Roadway Type 1, as the MDP does not identify roads in this manner, Revise Accordingly.

Response 176) Please see Response 172 above.

Comment 177) Dania Pointe- DDG, Page 27 add the following to fourth sentence in paragraph, "with pedestrian comfort, accessibility, and safety in mind."

Response 177) Comment acknowledged; see revised language page 24.

Comment 178) Dania Pointe- DDG, Page 31, Type 6, Avenue C does not provide a "landscape median, public space or a water feature" as described on Page 30. Revise accordingly.

Response 178) Comment acknowledged; see revised language pages 28-29.

Comment 179) Dania Pointe- DDG, page 32, Type 7, Drive A - identify what U.N.O means.

Response 179) UNO has been spelled out for clarification: "Unless Noted Otherwise."

Comment 180) Dania Pointe – DDG, page 32, Type 8, Drive B - delete bike lane, make sharrows and widen sidewalk to 10'.

Response 180) As previously discussed, sharrows are allowed as an option, but are not required. Bike lanes are only planned to be required in the areas shown. No modification proposed.

Comment 181) Dania Pointe – DDG, page 33, Type 9, Drive C – delete bike lane, make sharrow and widen sidewalk to 10'.

Response 181) Please see Response 180 above.

Comment 182) Dania Pointe – DDG, page 34, Type 11, Drive E – eliminate bike lane, make sharrow and widen sidewalk to 10'.

Response 182) Please see Response 180 above.

Comment 183) Dania Pointe Beach- DDG, Page 38, #5 add "but not within required landscape areas."

Response 183) No modification is proposed.

Comment 184) Dania Pointe - DDG, Page 39, #8 Delete last sentence as it is repetitive.

Response 184) Comment acknowledged; sentence has been removed as requested.

Comment 185) Dania Pointe - DDG, Page 40 please edit the following sentence as indicated, "For the purposes of those calculations, a hotel unit is calculated based on the residential standard; 1 hotel room = 1 residential dwelling unit.

Response 185) Parking standards have been revised including a breakout of additional uses, see page 37.

Comment 186) Dania Pointe - DDG, Page 40, Exempt Parking Uses - how are "Parking Standard Exemptions" processed? Provide detail in DDG.

Response 186) Uses listed are intended to be minimal and not necessarily generate additional parking needs beyond the parking provided as a whole for Dania Pointe. Due to the mixed use, walkable nature of Dania Pointe, shared infrastructure including parking is understood and prescribed.

Comment 187) Dania Pointe - DDG, Page 41 (2) 1. What is a "pedestrian"? ("...if a pedestrian/ plaza is provided...") Clarify.

Response 187) The terminology pedestrian plazas have been removed from the listing for clarity (see page 33).

Comment 188) Dania Pointe - DDG, Page 42 (5) indicates street trees are shown in Appendix A; Appendix A is the "Dania Pointe Master Vehicular Circulation Plan and does not show tree location. Revise Accordingly.

Response 188) The reference has been removed for consistency.

Comment 189) Dania Pointe - DDG, Page 43 (A) 1- instead of listing permitted signs "include, but are not limited to..." provide list of prohibited signs, such as internally lite cabinet/ box signs.

Response 189) Prohibited signs are provided as requested (see page 41).

Comment 190) Dania Pointe - DDG, Page 44 (3) Explain the intent of this provision.

Response 190) Section (9) Signage has been revised and amended consistent with comments from the City Attorney and City staff (see pages 41-43).

Comment 191) Dania Pointe - DDG, Page 44 (5) 1- All billboards previously on the site have been removed, therefore delete this comment.

Response 191) Please see Response 190 above.

Comment 192) Dania Pointe - DDG, Page 44 (5)(2). Remove reference to Roadway Type 1, as not identified in MDP.

Response 192) Please see Response 172 above.

Comment 193) Dania Pointe - DDG, Page 44 (5)(2) delete reference to "off- site advertising" as this is not permitted in the code and changes the classification of the sign to "Billboard" which are prohibited in the City and requires outside agencies approvals.

Response 193) Please see Response 190 above.

Comment 194) Signs- identify how free standing signs will be illuminated.

Response 194) Please see Response 190 above, specifically page 42.

Comment 195) Make page 12, Figure 2: Master Development Plan a 11'x 17' (same as logo concept pages in DDG), so all information is clear.

Response 195) The MDP and Appendices are provided in 11x17 format as requested.

Comment 196) Dania Pointe- DDG, page 46 (10) include language to identify that CPTED

guideline will be utilized.

Response 196) *It is understood CPTED practices are incorporated with thin the Dania Pointe design; the language was not provided.*

Comment 197) Dania Pointe- DDG, page 46 (10) #4- remove reference to Roadway Type 2, as not identified in MDP.

Response 197) *Please see Response 172 above.*

Comment 198) Dania Pointe- DDG, page 47 (10) A, 1- define what is meant by "off-premise consumption." BSO Police Chief may provide further comment.

Response 198) *Information relative to alcohol consumption, hours of operation, etc. has been revised based on information provided by the BSO, see Section (14) pages 45-46.*

Comment 199) Dania Pointe- DDG, page 48 (10) A1a- delete last sentence, as it is repetitive.

Response 199) *Please see Response 198 above.*

Comment 200) Dania Pointe- DDG, page 48 (10) A1b- identify what "Regularly scheduled hours of operation" are. BSO Police Chief may provide additional comments.

Response 200) *Please see Response 198 above.*

Comment 201) Dania Pointe- DDG, Page 48 (10) A1d- will amplified music be allowed outdoors? Clarify.

Response 201) *Amplified music is proposed to be permitted within Dania Pointe (see page 46).*

Comment 202) Dania Pointe- DDG, page 48, (10) A1e- Add at end of last sentence, "which requires issuance of a Certificate of Use and Business Tax receipt from the City".

Response 202) *Additional language has been provided similar to that requested by*

the City (see page 46).

Comment 203) Dania Pointe - DDG, Page 48 (10) A1f- BSO Police Chief may provide additional comments.

Response 203) *Comment acknowledged; information from the BSO Police Chief has been provided.*

Comment 204) Dania Pointe - DDG, age 48 (10) b1, add, "and must be screened from public view."

Response 204) *Comment acknowledged; language has been added (see page 46 subsection (46)).*

Comment 205) Dania Pointe- DDG, Page 48 (10) d, delete; ~~"however, this standard is not intended to require consistent use of material and or mirror the primary building"~~.

Response 205) *It is the intent for this facility to utilize similar materials; however, not intended to replicate the primary building with which it is associated.*

Comment 206) Dania Pointe- DDG, Appendixes- Provide Appendix A-E on 11"x17" sheets so that all information provided in the legend is clear.

Response 206) *Please see Response 195 above.*

Comment 207) Identify in DDG under procedures that written project management approval will be required to be submitted with to the City with the building permit application for all work.

Response 207) *Information specific to this request is provided on page 41 (any permit, building or similar, submitted by a third-party applicant requires approval in writing by the Dania Pointe Master Development prior to submittal to the City of Dania Beach).*

Comment 208) Amend the DDG to include requirements that all uses will not be conducted or buildings occupied until all necessary permits, approvals and infrastructure for such uses and buildings are obtained and completed.

- Response 208)** *Similar language is currently included within City Code; the Applicant does not propose to amend this language.*
- Comment 209) Reduce building heights (per Marc) per discussion between City and Developer on 2/9/16.
- Response 209)** *Building heights have been reduced per this discussion and are reflected on Table 2 (see page 15).*
- Comment 210) Dania Pointe – DDG, Page 40, increase residential parking ratio, per discussion between City and Developer on 2/9/16.
- Response 210)** *Parking ratios have been revised and include standards for retail/office, hotel/lodging/ studio/1bdr residential unit, 2 or more bdr residential unit (see page 37).*
- Comment 211) Dania Pointe – DDG, Page 13(A), Blocks identify use square footage as maximums, per discussion between City and Developer on 2/9/16.
- Response 211)** *Per language included in Section (3), Blocks identified on the MDP shall permit up to the maximum density and or intensity noted, providing the overall (total) number of units and square feet of non-residential uses are not exceeded. Any use existing within the boundaries identified shall not be included in the density and/or intensity calculations including maximum levels of development as identified within this section.*
- Comment 212) Dania Pointe – DDG, Page 40, increase residential parking ratio, per City Commission discussion on 2/9/16.
- Response 212)** *Please see Response 210 above.*
- Comment 213) Based on the size and scope of the project BSO Police presence is necessary to ensure public safety. Identify where this will be accommodated in the Master Development Plan, per Community Development meeting with BSO Police Chief.
- Response 213)** *Consistent with the discussions with the BSO Police Chief, Dania Pointe will provide the City on an annual basis a Security and*

Emergency Services Response Plan (see page 46).

Comment 214) Dania Pointe – DDG, Page 48 (14)(a)(1)(c) delete entire section, per Community Development meeting with PBSO Police Chief.

Response 214) Comment acknowledged; information from the BSO Police Chief has been provided.

Comment 215) Dania Pointe – DDG, Page 48 (14)(a)(1)(d) strike “.....and in addition music and live entertainment shall be permitted outdoors.”, per Community Development meeting with BSO Police Chief. The City Code of Ordinance allows until 10:00 pm.

Response 215) Comment acknowledged; information from the BSO Police Chief has been provided; however, extended hours are requested within Dania Pointe and the Entertainment District.

Comment 216) Identify location where alcohol consumption will be permitted outdoors. When alcohol is consumed outside, must be in plastic containers. Revise DDG accordingly. Per Community Development meeting with BSO Police Chief.

Response 216) An Entertainment District within Dania Pointe has been identified as follows, “Entertainment District would occur at Blocks VI and IX and would be where band stands / stages / amphitheater would be limited to.”

Comment 217) Dania Pointe – DDG, Page 48, (14)(a)(1)(d) music and live entertainment permitted interior to sound proofed building. Revise DDG accordingly.

Response 217) Please see Response 216 above. Also, entertainment such as concerts, live music, etc will be provided outdoors.

Comment 218) Identify method of security. Provide plan documenting adequate and appropriate public safety services (security and emergency response) will be provided and how. Per Community Development meeting with BSO Police Chief.

Response 218) Consistent with the discussions with the BSO Police Chief, Dania

Pointe will provide the City on an annual basis a Security and Emergency Services Response Plan (see page 46).

Comment 219) Stirling Road side walks.....

Response 219) This item has been deferred to the offsite mitigation discussion. The rights-of-way/property line along both Stirling and Bryan are currently at the back of the sidewalk. Sidewalk has been provided in accordance with FDOT and BC requirements.

Should you have any additional questions please do not hesitate to contact me at 772-794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Melibe S. Thomas, P.E.
Vice President



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

Standard Development Application

RECEIVED
 JAN 21 2016

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

Date Rec'd: _____

Petition No.: R2-114-15

(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: Please see attached

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

Applicant/Consultant/Legal Representative (circle one) Greenspoon Marder (Dennis D. Mele, Esq.)

Address of Applicant: 200 E. Broward Blvd., Suite 1800 Fort Lauderdale, FL 33301

Business Telephone: 954-527-2409 Home: _____ Fax: _____

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: Dania Live 1748, LLC. + Discount Auto Parts (see attached information)

Address of Property Owner: 6060 Piedmont Row Drive South, Suite 200, Charlotte, NC 28287

Business Telephone: 704-362-6112 Home: _____ Fax: _____

Explanation of Request: Rezoning from C-2, C-3 and C-4 to newly-created Planned Mixed-Use Development District (PMUD)
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: 102.93 Gross Acreage: 102.93 Prop. Square Footage: 4,483,634

Existing Use: office commercial, inactive Proposed Use: mix of commercial, office, residential, hotel
 Existing Future Land Use designation: Regional Activity Center (RAC)

Is property owned individually, by a corporation, association, or a joint venture? corporation / 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 Greenspoon Marder (Dennis Mele) (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 20th DAY OF JANUARY, 2016

By: Discourt Auto Parts, LLC

JORDAN NANCE
(Print name of person acknowledging)

(Joint owner signature if applicable)

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

Michelle Licklitter 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.**

RECEIVED
JAN 21 2016
BY: _____

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

AUTHORIZED REPRESENTATIVE

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

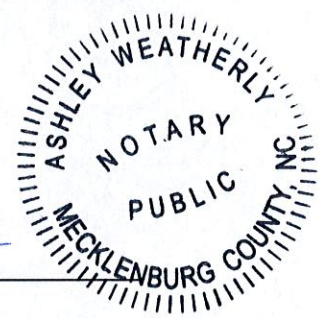
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Joseph Denis
(Owner / ~~Agent signature*~~)
Joseph Denis, Vice President

BEFORE ME THIS 15th DAY OF October, 20 15

By: Joseph Denis
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary Ashley Weatherly
(Signature of Notary Public – State of NC)



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 REZONING**

Recorded plat name:

The primary owner, Dania Live 1748 LLC has submitted applications for re-platting which are under review by the City of Dania Beach and Broward County for the majority of the property to be rezoned. The following are recorded plats being replatted (in full or in part) by the proposed Dania Pointe plat:

- 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

Included in this rezoning application but being separately platted are portions of:

- Krilich Plat
- Douglas Hill

Folio Numbers:

The current folio numbers and owners are listed below. Once the Dania Pointe plat has been recorded, a new folio number will be assigned. Rights-of-way within the plat boundary are being vacated by the plat. Only one has been assigned a folio number, as noted below.

<u>Folio Number</u>	<u>Owner</u>
Included in the proposed replat:	
504233000652	Dania Live 1748 LLC
504233030050	Dania Live 1748 LLC
504233030090	Dania Live 1748 LLC
504233030101	Dania Live 1748 LLC
504233050020	Dania Live 1748 LLC
504233390011	Dania Live 1748 LLC
504233390012	Dania Live 1748 LLC
504233390013	Dania Live 1748 LLC
504233430010	Dania Live 1748 LLC
504233430020	Dania Live 1748 LLC
504233440010	Dania Live 1748 LLC
504233470010	Dania Live 1748 LLC
<u>Folio Number</u>	<u>Owner</u>
504233550010	Dania Live 1748 LLC

FILE COPY

504233330010
504233330011
504233030120

Discount Auto Parts, LLC
Discount Auto Parts, LLC
Public right-of-way (portion of Tigertail Blvd. east of 95)

To be platted separately:

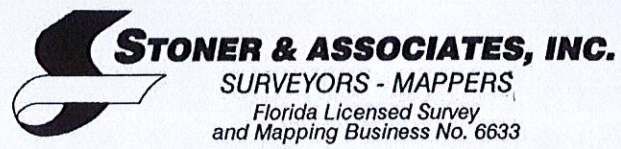
504233390014 Dania Live 1748 LLC

Additional Owners:

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

Address: PO Box 2710
 Roanoke, VA 24001

341 S.W. 62nd Avenue
Davie, Florida 33314



Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF
PMUD BOUNDARY
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

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; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, DOUGLAS HILL, RECORDED IN PLAT BOOK 12, PAGE 45; A PORTION OF PARCEL "A" AND PARCEL "B", KRILICH PLAT, RECORDED IN PLAT BOOK 142, PAGE 19; A PORTION 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; A PORTION OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; A PORTION 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 LEGAL

DESCRIPTION: (CONTINUED)

DISTANCE OF 49.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET;

THENCE N.01°41'47"W., 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°26'01"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 295.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,303.07 FEET, TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33;

THENCE S.01°44'05"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 295.03 FEET, TO A POINT ON A LINE 46.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W. 1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

FILE: F:\Draw\KIMLEY-HORN\14-8058 - Dania Place\17-Platting\PMUDSketch & Legal (REVISED 1-20-16).dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

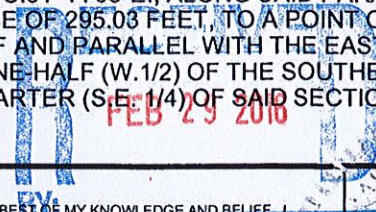
REVISIONS	DATE	BY

DATE: Jan 20, 2016
RICHARD G. CRAWFORD Jr.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK
1/20/16	DRL	RGC	N/A

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL
SHEET 1 OF 15
SKETCH NO. 14-8058-PMUD3





STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

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4341 S.W. 62nd Avenue
Davie, Florida 33314

LEGAL DESCRIPTION OF PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION: (CONTINUED)

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 245.03 FEET;

THENCE S.88°30'24"W., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 48.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 675.31 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 6.00 FEET TO A POINT ON A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 1,335.27 FEET;

THENCE S.05°20'43"W., A DISTANCE OF 100.78 FEET, TO A POINT ON A LINE 52.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET;

THENCE S.43°02'17"W. A DISTANCE OF 16.74 FEET, TO A POINT ON A LINE 70.76 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, A DISTANCE OF 77.86 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 72.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 70.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 296.00 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 8.00 FEET TO A

DESCRIPTION: (CONTINUED)

POINT ON A LINE 78.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 148.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 11.76 FEET, TO A POINT ON A LINE 67.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 79.50 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 4.00 FEET, TO A POINT ON A LINE 71.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 269.72 FEET;

THENCE S.01°32'39"E., A DISTANCE OF 12.00 FEET, TO A POINT ON A LINE 59.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 30.15 FEET, TO THE SOUTHEAST CORNER OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG THE EAST LINE OF SAID PARCEL "A" 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 609.92 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;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

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;



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

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Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF
PMUD BOUNDARY**

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION: (CONTINUED)

THENCE S.87°32'08"W., ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 57.51 FEET, TO THE POINT OF BEGINNING;

THENCE S.08°21'27"W., A DISTANCE OF 15.66 FEET;

THENCE S.11°24'33"E., A DISTANCE OF 13.76 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH POINT HAVE A BEARING OF N.80°42'17" W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°44'38" AND A RADIUS OF 515.00 FEET, FOR AN ARC DISTANCE OF 96.57 FEET, TO A POINT OF TANGENCY;

THENCE S.01°44'06"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 200.12 FEET, TO A POINT ON THE SOUTH LINE OF LOT 6, BLOCK 1 OF SAID DOUGLAS HILL;

THENCE S.87°26'49"W., ALONG SAID SOUTH LINE, A DISTANCE OF 42.78 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF PARCEL 'B', OF SAID KRILICH PLAT;

THENCE S.01°42'12"E., ALONG THE WEST LINE OF LOT 7, OF SAID BLOCK 1 AND SAID EAST LINE, A DISTANCE OF 50.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 'B';

THENCE S.87°25'54"W., ALONG THE SOUTH LINE OF SAID PARCEL 'B', A DISTANCE OF 15.02 FEET;

THENCE N.01°50'27"W., A DISTANCE OF 31.71 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE BASELINE OF SURVEY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEETS 4 THRU 15 OF 15 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

DESCRIPTION: (CONTINUED)

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 54°27'25" AND A RADIUS OF 193.00 FEET, FOR AN ARC DISTANCE OF 183.44 FEET, TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°53'53" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 146.40 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.21°48'15"E. ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, A DISTANCE OF 52.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°59'12" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 198.01 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.01°43'03"W. A DISTANCE OF 7.45 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A", OF DUKE & DUKE SUBDIVISION;

THENCE N.87°32'08"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 445.14 FEET, TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.93. ACRES (4,483,634 SQUARE FEET), MORE OR LESS.

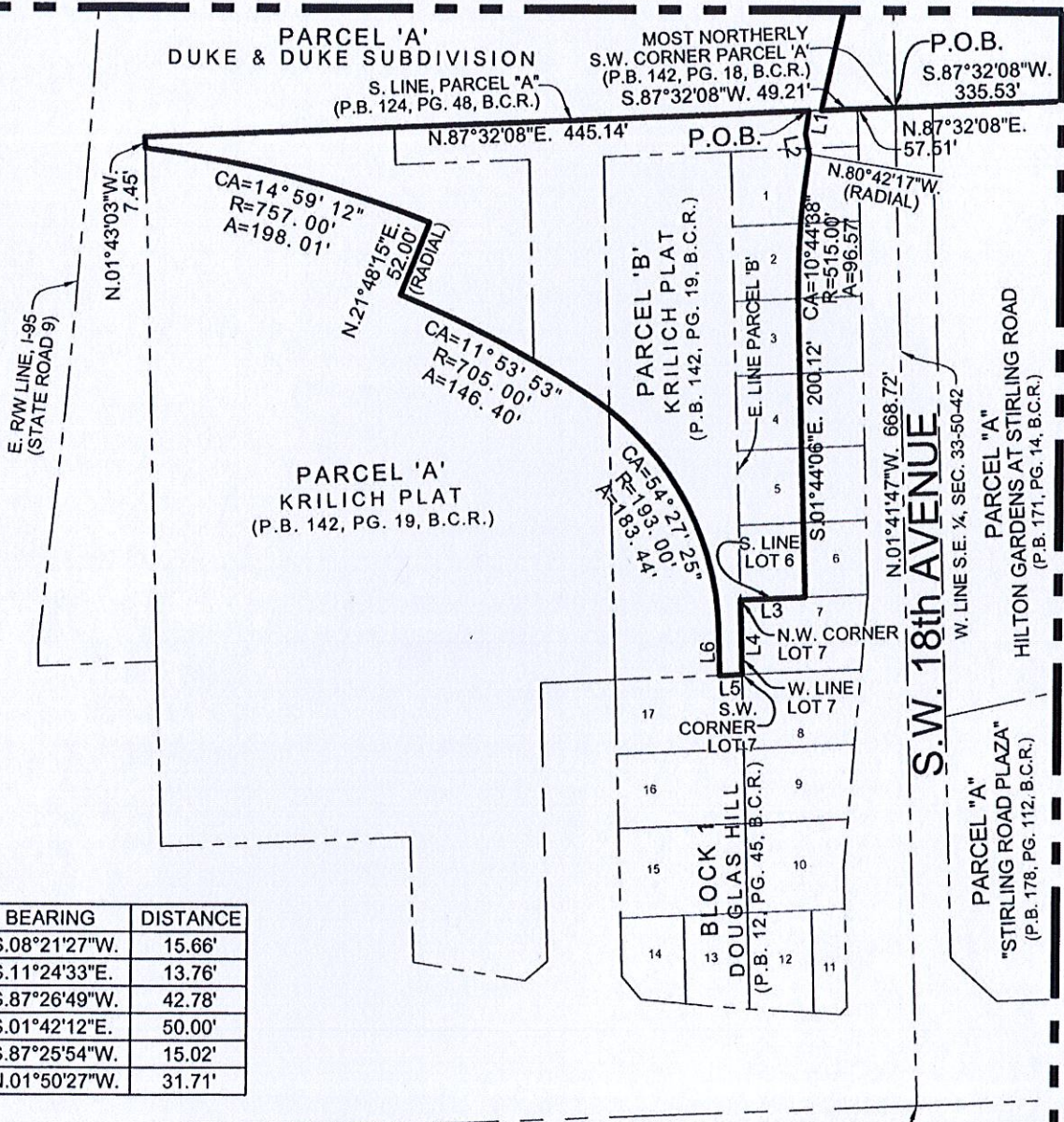
**SKETCH OF DESCRIPTION
 PMUD BOUNDARY
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

MATCH LINE (SEE SHEET 5 OF 15)



INTERSTATE I-95 (S.R. 9)

F.D.O.T. RW MAP SECTION 86070-2403



LINE	BEARING	DISTANCE
L1	S.08°21'27\"W.	15.66'
L2	S.11°24'33\"E.	13.76'
L3	S.87°26'49\"W.	42.78'
L4	S.01°42'12\"E.	50.00'
L5	S.87°25'54\"W.	15.02'
L6	N.01°50'27\"W.	31.71'

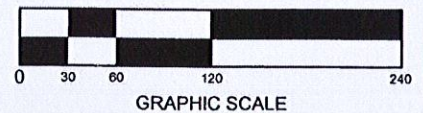
**STIRLING ROAD
 (STATE ROAD 848)**

P.O.C.
 S.W. CORNER, S.E. 1/4
 SEC. 33-50-42

- LEGEND:**
- P.B. PLAT BOOK
 - PG. PAGE
 - B.C.R. BROWARD COUNTY RECORDS
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CA= CENTRAL ANGLE
 - R= RADIUS
 - A= ARC DISTANCE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - RW RIGHT-OF-WAY
 - ☉ CENTERLINE
 - NON-VEHICULAR ACCESS LINE

NOTE:
 SEE SHEETS 1 THRU 3 OF 15 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

SCALE: 1" = 120'



MATCH LINE (SEE SHEET 13 OF 15)



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

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SKETCH OF DESCRIPTION

PMUD BOUNDARY

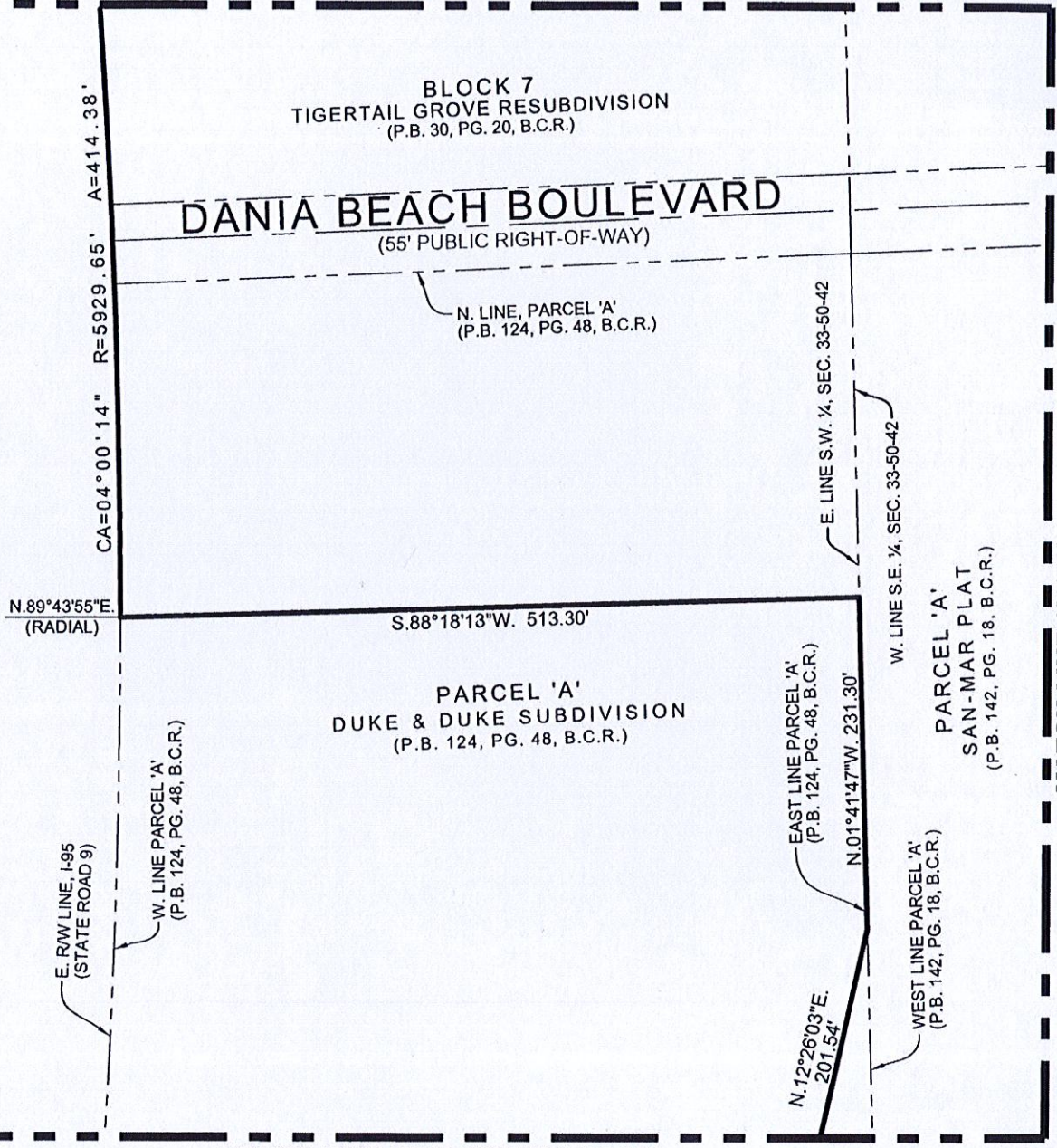
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 6 OF 15)



INTERSTATE I-95 (S.R. 9)

F.D.O.T. R/W MAP SECTION 86070-2403



MATCH LINE (SEE SHEET 11 OF 15)

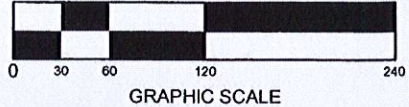
MATCH LINE (SEE SHEET 4 OF 15)

LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CA= CENTRAL ANGLE
- R= RADIUS
- A= ARC DISTANCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W RIGHT-OF-WAY
- ☉ CENTERLINE
- +++ NON-VEHICULAR ACCESS LINE

NOTE:
SEE SHEETS 1 THRU 3 OF 15 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

SCALE: 1" = 120'





STONER & ASSOCIATES, INC.

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SKETCH OF DESCRIPTION

PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 7 OF 15)



INTERSTATE I-95 (S.R. 9)

F.D.O.T. R/W MAP SECTION 86070-2403

N.04°16'19"W. 1158.32'

E. R/W LINE, I-95
(STATE ROAD 9)

W. LINE BLOCK 7
(P.B. 30, PG. 20, B.C.R.)

PARCEL "A"
COMMERCE CENTER OF DANIA
(P.B. 135, PG. 44, B.C.R.)

SOUTH LINE PARCEL "A"
(P.B. 135, PG. 44, B.C.R.)

TIGERTAIL BOULEVARD VACATED
(P.B. 135, PG. 44, B.C.R.)

PARCEL "A"
DANIA OFFICE PARK
(P.B. 130, PG. 29, B.C.R.)

BLOCK 7
TIGERTAIL GROVE RESUBDIVISION
(P.B. 30, PG. 20, B.C.R.)

E. LINE S.W. 1/4, SEC. 33-50-42

W. LINE S.E. 1/4, SEC. 33-50-42

A PORTION OF BLOCK 8
TIGERTAIL GROVE RESUBDIVISION
(P.B. 30, PG. 20, B.C.R.)

326.5'

MATCH LINE (SEE SHEET 15 OF 15)

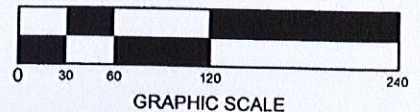
MATCH LINE (SEE SHEET 5 OF 15)

LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CA= CENTRAL ANGLE
- R= RADIUS
- A= ARC DISTANCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- +++ NON-VEHICULAR ACCESS LINE

NOTE:
SEE SHEETS 1 THRU 3 OF 15 FOR THE
LEGAL DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

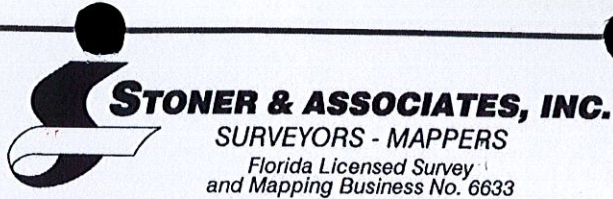
SCALE: 1" = 120'



SHEET 6 OF 15

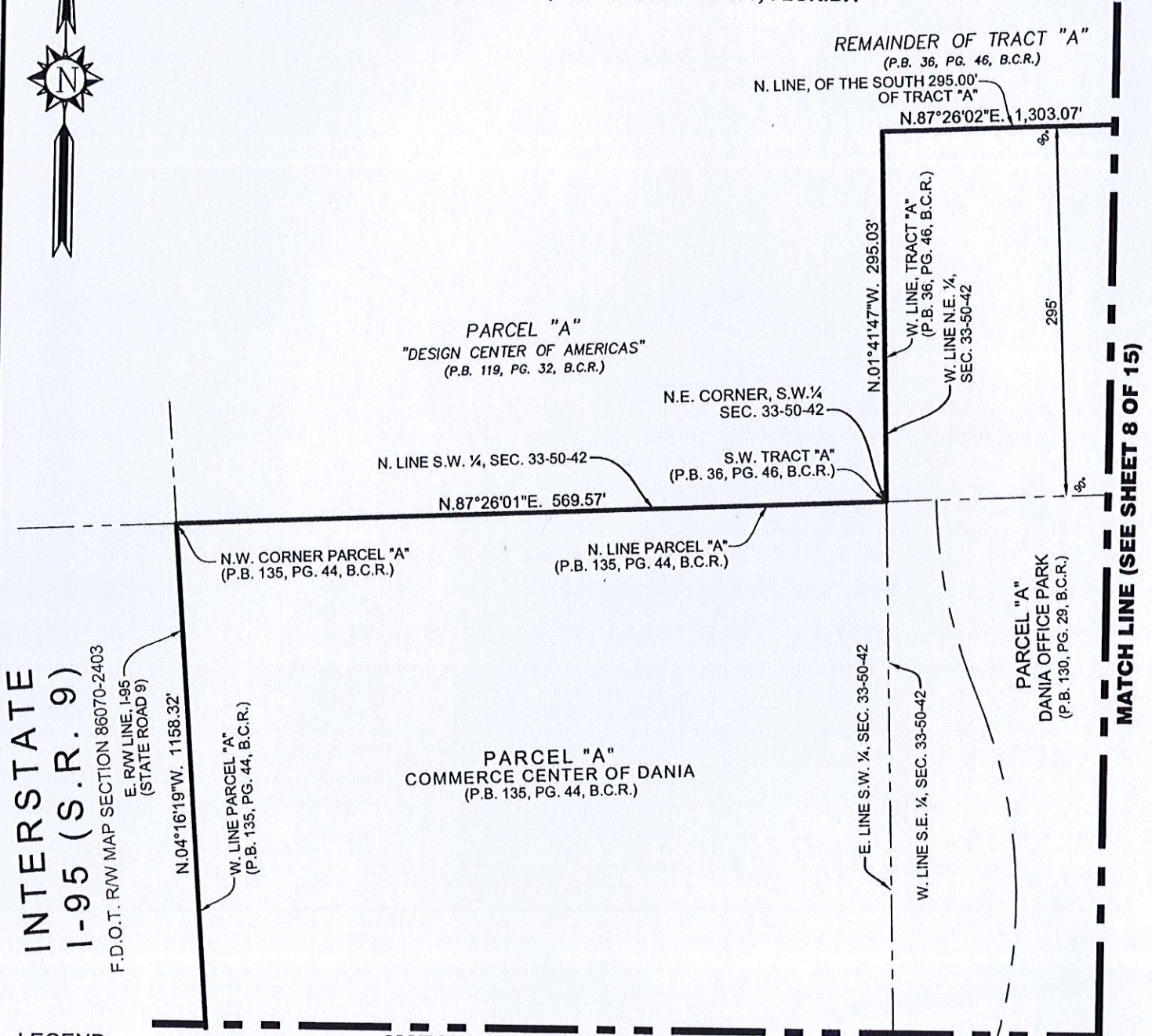
SKETCH NO.
14-8058 PMUD3

4341 S.W. 62nd AVE.
Davie, Florida 33314



Tel. (954) 585-0997
Fax (954) 585-3927

**SKETCH OF DESCRIPTION
PMUD BOUNDARY
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**



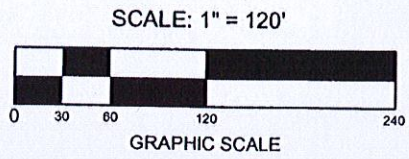
**INTERSTATE
I-95 (S.R. 9)**
F.D.O.T. R/W MAP SECTION 86070-2403
E. RW LINE, I-95
(STATE ROAD 9)

MATCH LINE (SEE SHEET 8 OF 15)

- LEGEND:**
- P.B. PLAT BOOK
 - PG. PAGE
 - B.C.R. BROWARD COUNTY RECORDS
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CA= CENTRAL ANGLE
 - R= RADIUS
 - A= ARC DISTANCE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - R/W RIGHT-OF-WAY
 - ☉ CENTERLINE
 - +++ NON-VEHICULAR ACCESS LINE

MATCH LINE (SEE SHEET 6 OF 15)

NOTE:
SEE SHEETS 1 THRU 3 OF 15 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.





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SKETCH OF DESCRIPTION PMUD BOUNDARY CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



MATCH LINE (SEE SHEET 7 OF 15)

MATCH LINE (SEE SHEET 9 OF 15)

REMAINDER OF TRACT "A"
(P.B. 36, PG. 46, B.C.R.)

N. LINE, OF THE SOUTH 295.00'
OF TRACT "A"

N.87°26'02"E. 1,303.07'

90°
295
90°

A PORTION OF
TRACT "A"
"RE-AMENDED PLAT
OF HOLLYWOOD PALMS"
(P.B. 36, PG. 46, B.C.R.)

S. LINE, TRACT "A"
(P.B. 36, PG. 46, B.C.R.)

N. LINE S.E. ¼, SEC. 33-50-42

N. LINE, PARCEL "A"
(P.B. 130, PG. 29, B.C.R.)

PARCEL "A"
DANIA OFFICE PARK
(P.B. 130, PG. 29, B.C.R.)

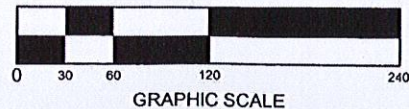
MATCH LINE (SEE SHEET 15 OF 15)

LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CA= CENTRAL ANGLE
- R= RADIUS
- A= ARC DISTANCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- +++ NON-VEHICULAR ACCESS LINE

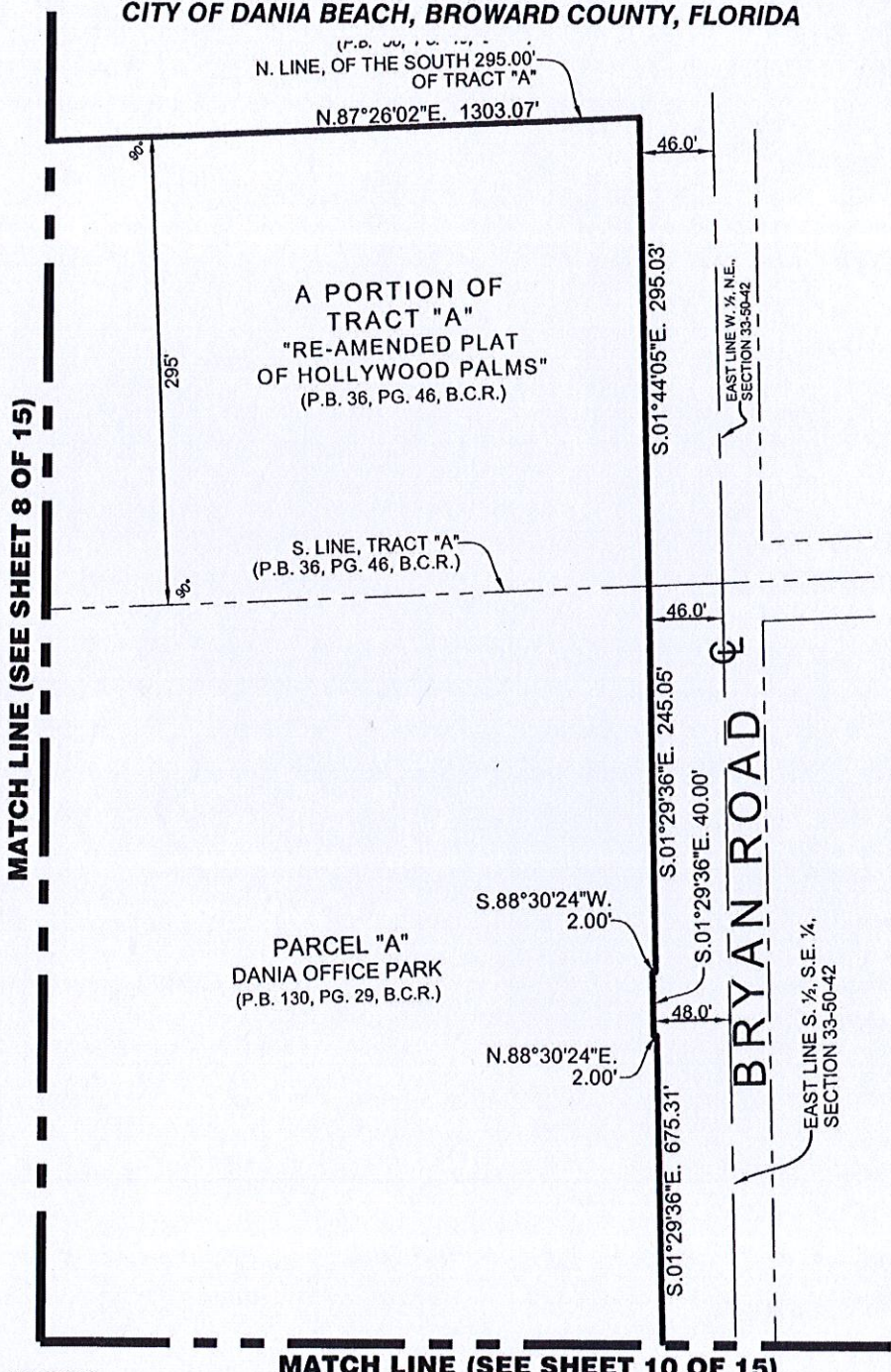
NOTE:
SEE SHEETS 1 THRU 3 OF 15 FOR THE
LEGAL DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

SCALE: 1" = 120'



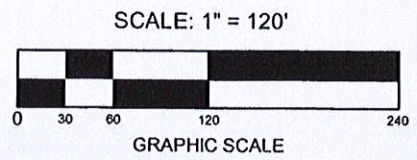
SHEET 8 OF 15 SKETCH NO. 14-8058 PMUD3

SKETCH OF DESCRIPTION
PMUD BOUNDARY
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

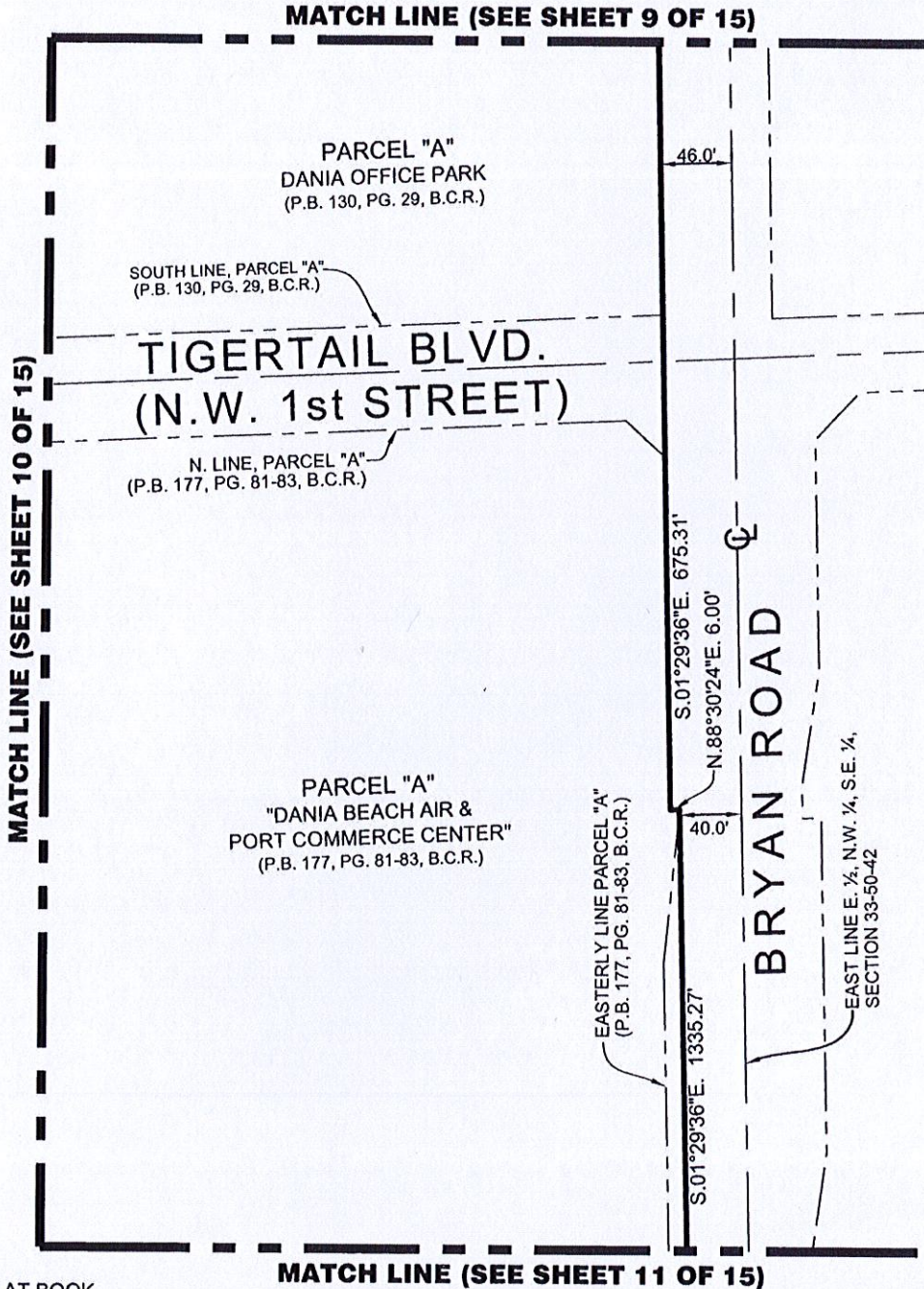


- LEGEND:**
- P.B. PLAT BOOK
 - PG. PAGE
 - B.C.R. BROWARD COUNTY RECORDS
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CA= CENTRAL ANGLE
 - R= RADIUS
 - A= ARC DISTANCE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - R/W RIGHT-OF-WAY
 - ⊕ CENTERLINE
 - +++ NON-VEHICULAR ACCESS LINE

NOTE:
 SEE SHEETS 1 THRU 3 OF 15 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.



SKETCH OF DESCRIPTION
PMUD BOUNDARY
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

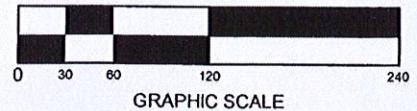


LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CA= CENTRAL ANGLE
- R= RADIUS
- A= ARC DISTANCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- RW RIGHT-OF-WAY
- Q CENTERLINE
- +++ NON-VEHICULAR ACCESS LINE

NOTE:
SEE SHEETS 1 THRU 3 OF 15 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

SCALE: 1" = 120'





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SKETCH OF DESCRIPTION

PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



MATCH LINE (SEE SHEET 10 OF 15)

MATCH LINE (SEE SHEET 14 OF 15)

S. LINE, PARCEL "A"
(P.B. 177, PG. 81-83, B.C.R.)

DANIA BEACH BLVD.

(55' PUBLIC RIGHT-OF-WAY)

N. LINE, PARCEL "A"
(P.B. 142, PG. 18, B.C.R.)

E. LINE PARCEL "A"
(P.B. 142, PG. 18, B.C.R.)

PARCEL "A"
SAN-MAR PLAT
(P.B. 142, PG. 18, B.C.R.)

S.01°29'36"E. 1335.27'

BRYAN ROAD

EAST LINE E. 1/4, N.W. 1/4, S.E. 1/4,
SECTION 33-50-42

40'

40'

MATCH LINE (SEE SHEET 12 OF 15)

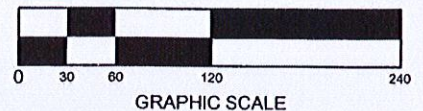
LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CA= CENTRAL ANGLE
- R= RADIUS
- A= ARC DISTANCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W RIGHT-OF-WAY
- ⊙ CENTERLINE
- +++ NON-VEHICULAR ACCESS LINE

NOTE:

SEE SHEETS 1 THRU 3 OF 15 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

SCALE: 1" = 120'



SHEET 11 OF 15 SKETCH NO. 14-8058 PMUD3



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SKETCH OF DESCRIPTION

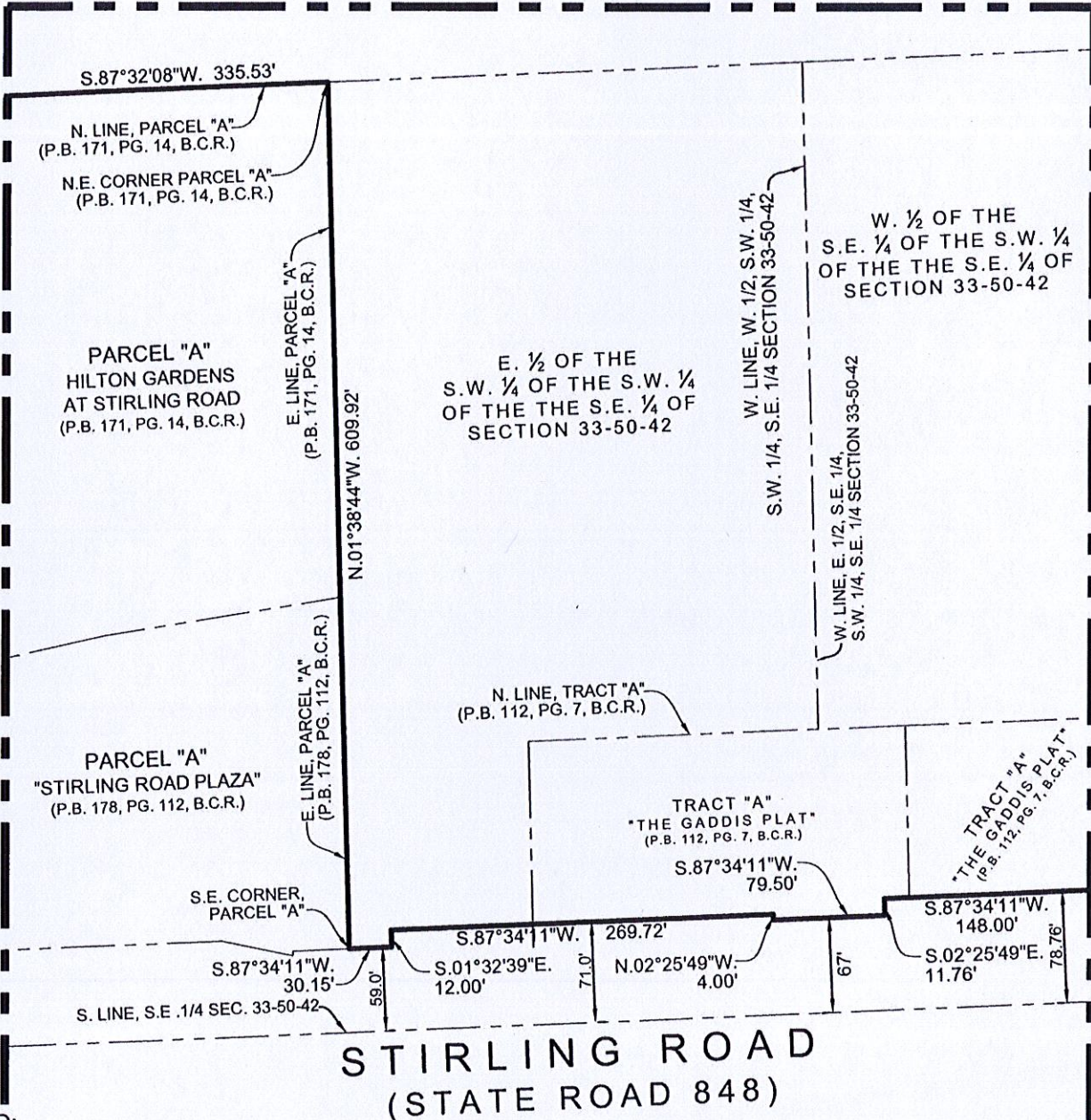
PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 14 OF 15)



MATCH LINE (SEE SHEET 4 OF 15)



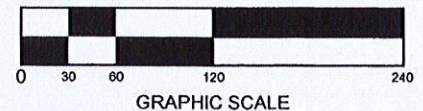
MATCH LINE (SEE SHEET 12 OF 15)

LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CA= CENTRAL ANGLE
- R= RADIUS
- A= ARC DISTANCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W RIGHT-OF-WAY
- ☉ CENTERLINE
- +++ NON-VEHICULAR ACCESS LINE

NOTE:
SEE SHEETS 1 THRU 3 OF 15 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

SCALE: 1" = 120'



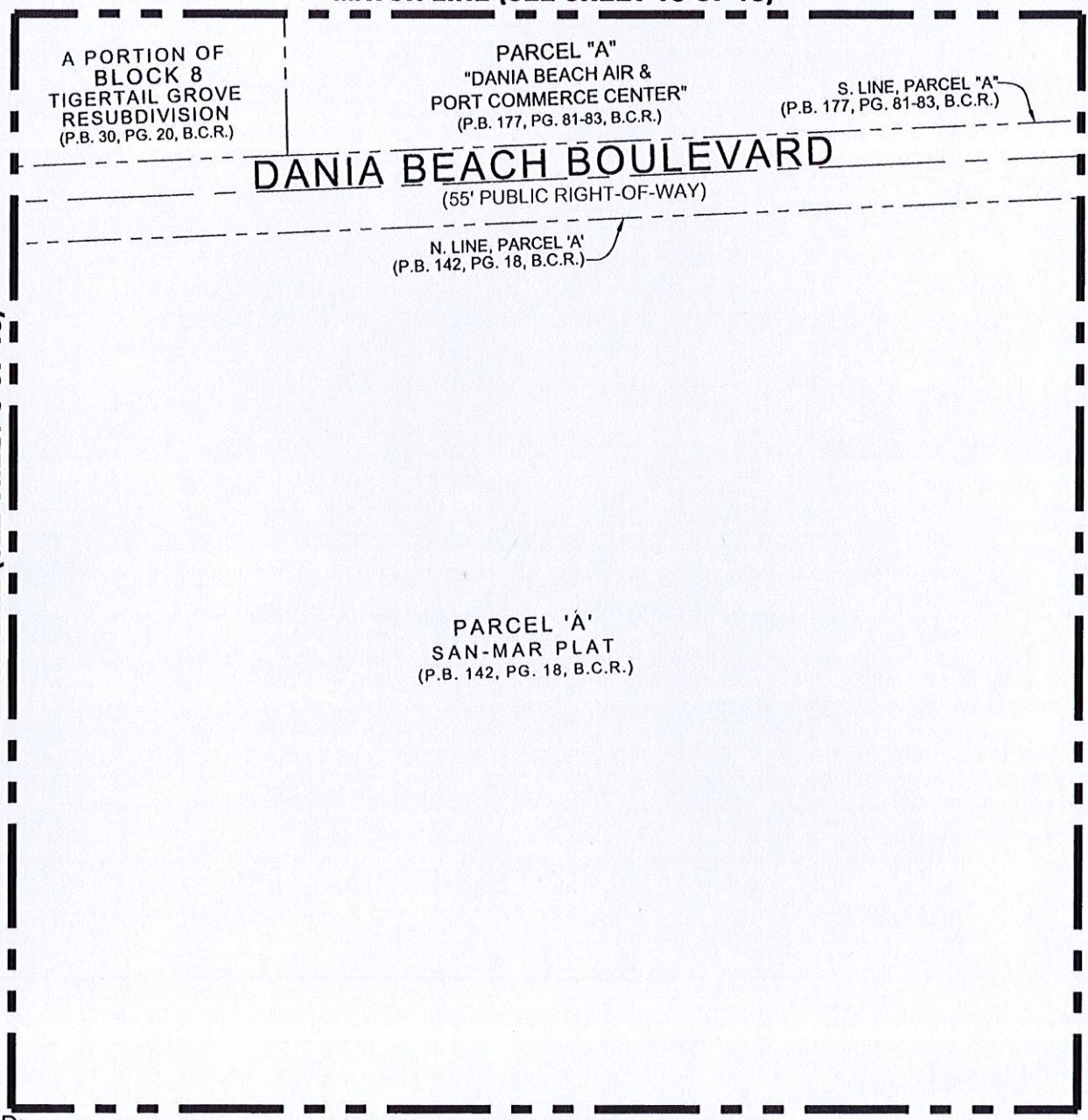
SKETCH OF DESCRIPTION
PMUD BOUNDARY
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 15 OF 15)



MATCH LINE (SEE SHEET 5 OF 15)

MATCH LINE (SEE SHEET 11 OF 15)



A PORTION OF
BLOCK 8
TIGERTAIL GROVE
RESUBDIVISION
(P.B. 30, PG. 20, B.C.R.)

PARCEL "A"
"DANIA BEACH AIR &
PORT COMMERCE CENTER"
(P.B. 177, PG. 81-83, B.C.R.)

S. LINE, PARCEL "A"
(P.B. 177, PG. 81-83, B.C.R.)

DANIA BEACH BOULEVARD
(55' PUBLIC RIGHT-OF-WAY)

N. LINE, PARCEL 'A'
(P.B. 142, PG. 18, B.C.R.)

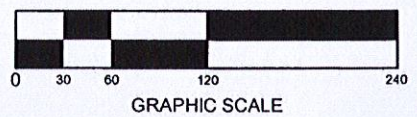
PARCEL 'A'
SAN-MAR PLAT
(P.B. 142, PG. 18, B.C.R.)

MATCH LINE (SEE SHEET 13 OF 15)

- LEGEND:**
- P.B. PLAT BOOK
 - PG. PAGE
 - B.C.R. BROWARD COUNTY RECORDS
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 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - R/W RIGHT-OF-WAY
 - ⊕ CENTERLINE
 - +++ NON-VEHICULAR ACCESS LINE

NOTE:
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SCALE: 1" = 120'





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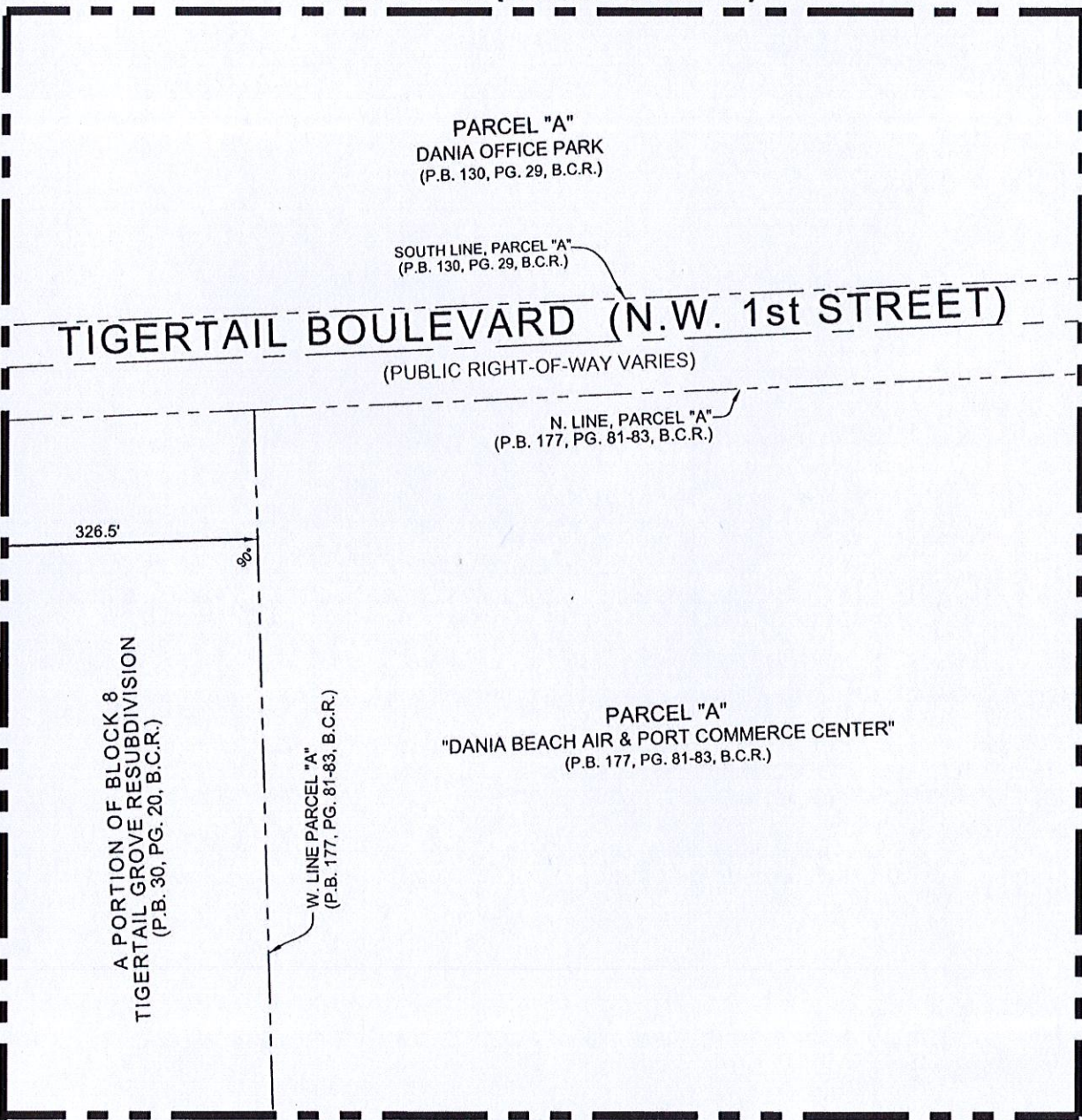
SKETCH OF DESCRIPTION PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 8 OF 15)



MATCH LINE (SEE SHEET 6 OF 15)



MATCH LINE (SEE SHEET 10 OF 15)

MATCH LINE (SEE SHEET 14 OF 15)

PARCEL "A"
DANIA OFFICE PARK
(P.B. 130, PG. 29, B.C.R.)

SOUTH LINE, PARCEL "A"
(P.B. 130, PG. 29, B.C.R.)

TIGERTAIL BOULEVARD (N.W. 1st STREET)

(PUBLIC RIGHT-OF-WAY VARIES)

N. LINE, PARCEL "A"
(P.B. 177, PG. 81-83, B.C.R.)

326.5'

80.0'

A PORTION OF BLOCK 8
TIGERTAIL GROVE RESUBDIVISION
(P.B. 30, PG. 20, B.C.R.)

W. LINE, PARCEL "A"
(P.B. 177, PG. 81-83, B.C.R.)

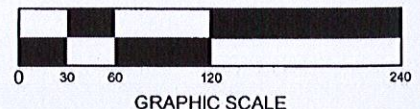
PARCEL "A"
"DANIA BEACH AIR & PORT COMMERCE CENTER"
(P.B. 177, PG. 81-83, B.C.R.)

LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
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NOTE:
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LEGAL DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

SCALE: 1" = 120'



SHEET 15 OF 15 SKETCH NO. 14-8058 PMUD3