

*Crinke's
DRC Notes*



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

To: *sbackman@dmbblaw.com*

From: *Anne-Christine Carrie @ City of Dania Beach*

Date: *03/24/2016*

Re: *Comfort Suites Downtown Dania*

PZ#: *SP-006-16, 2nd Review*

Dear Applicant:

Please find attached the comments regarding your site plan application along with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Thursday, March 31, 2016 is 10:30 AM.

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

Thank you.



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, MARCH 31, 2016

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

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

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

In consideration of others, we ask that you:

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

- 1) 10:00 A.M. SP-127-15 - DANIA SQUARE - 1301 S FEDERAL HWY – SITE PLAN, 2ND REVIEW
- 2) 10:30 A.M. SP-006-16 - COMFORT SUITES DOWNTOWN DANIA - 302 N FEDERAL HWY – SITE PLAN, 2ND REVIEW
- 3) 11:00 A.M. SP-018-16 - RUNWAY LAKES WAREHOUSE - 3001 SW 26 TERRACE, SITE PLAN, 2ND REVIEW
- 4) 11:30 A.M. SP-025-16; SE-24-16 T-MOBILE TOWER - 4750 SW 42 ND AVE, SITE PLAN, 1ST REVIEW

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

Carrie, Anne-Christine

From: Navarro, Ronnie
Sent: Thursday, March 24, 2016 4:17 PM
To: Lajoie, Corinne; Carrie, Anne-Christine; LaFerrier, Marc
Cc: Kaine, Brad; Dunleavy, Sherie
Subject: Site Plan Review - March 2016
Attachments: SP-127-15 Strip Mall - 1301 S Federal Hwy - rev2.pdf; SP-18-9 Runway Lakes Warehouse.pdf

SP-127-15 Dania Square- The Palms – comments attached. Please note that before any detailed review can be done on this site, proposed offsite parallel parking needs to be reviewed first otherwise this project as proposed will not be feasible. There seems to be inadequate right of way width to allow on-street parking on SE 13th Street and SE 13th Terrace.

SP 18-16 Runway Lakes – comments attached.

SP-006-16 Comfort Inn Suites – no engineering comment.

*60' ROW width - on Street
Parking OK.*

Ronnie S. Navarro, PE
Deputy Director | City Engineer



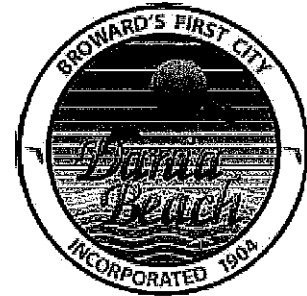
Public Services Department | City of Dania Beach
1201 Stirling Road | Dania Beach FL 33004
Office 954-924-6808 ext 3615 | Fax 954-923-1109
rnavarro@ci.dania-beach.fl.us

Please note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure

Landscape Plan Review: Comfort Inn & Suites

PZ Log Number: SP-006-16 Review Number: 2

Reviewer: Claudia Alzate Date: March 14, 2016



The following comments are based on a review of the response letter and the plans signed and sealed on March 8, 2016 and submitted to the City on March 9, 2016, for the property located at 302 N Federal Hwy, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. The applicant will request a ~~Variance~~ of Sec. 275-100 (B). — *Design Variation*
2. The width of the intermediate landscape peninsulas has been revised according to Sec. 275-100 (C), to accommodate two category 2 or 3 trees, however, two category 1 trees are proposed in each. Please select smaller tree categories or increase the width of the islands, as per Sec. 275-100 (C).
3. The width of the majority of the terminal peninsulas has been revised according to Sec. 275-100 (D), and the required number and category of trees provided, however, there are two terminal peninsulas that do not satisfy this section of the Code: one west of the handicap parking spaces and one north of the dumpster enclosure. If unable to satisfy this requirement, a ~~variance~~ has to be requested. *Design Variation*
4. According to the response letter, a wall, and the trees and shrubs required by Sec. 275-110 (D), have been added. Sheet C-2 of the submitted set of plans shows a chain link fence between this property and the abutting residential areas; please identify on the plans, specifically Sheet L-1, if a masonry wall will be provided. In addition, the north side of the property abutting a residential area does not satisfy the minimum requirement of 1 tree every 40 linear feet (coconut palms do not count). A hedge is proposed along the perimeter of the property, however, the shrub requirement has not been fulfilled (shrubs shall be installed one per every 3 feet of residential property between the wall and the residential property).
5. Please show the new location of the trees and palms proposed to be relocated.
6. Mitigation requirements are based on the square footage of canopy removed, and for new development shall be 150%, as per Sec. 825-100 (A, 5) of the Code. Trees used to satisfy site plan requirements cannot be counted to satisfy mitigation for tree removal. Please add an item to the table on Sheet L-2, providing square footage of canopy removed, plus 50%, and give the total number and category of trees proposed to satisfy mitigation.
7. The applicant will be submitting an irrigation plan at the next site plan submittal.

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



BROWARD SHERIFF'S OFFICE
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District

103 West Dania Beach Blvd. • Dania Beach, Florida 33004
 Office: (954)342-4262 • Fax: (954)342-4265



SITE PLAN REVIEW COMMENTS

Date: 3/16/16 **Site Plan No.:** SP-006-16 **Time Required For Review:** 2

Project: Comfort Inn & Suites **Sq. Feet:** 47,920

Plan Reviewer: Sean Brown, Battalion Chief / Plans Examiner

- Approved As Submitted Denied Approved With Conditions
- Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

Below are two tiers of comments. Tier one comments must be satisfied prior to site plan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit.

Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.

Tier 1 COMMENTS — *must Be Addressed Prior to P.H.*
 Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Water Supply Information as follows:
 - a. Dimensions of the three nearest adjacent hydrants to the project site - **Complied**
 - b. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems) — **Provide an additional fire hydrant and Siamese FDC at the NE corner of the property.**

2. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test – Please provide
- b. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer - **Complied**
- c. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document) – There is a conflict between this application and the Fire Flow Demand Calcs provided by the E.O.R. with regards to the total fire flow required. Please revise and provide a better, more clear copy of this application.
- d. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer). - **Complied**

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

- 3. Additional Fire Department Access Information as follows:
 - a. Fire Lane locations and striping detail (demonstrated) - **Complied**
 - b. "NO PARKING" sign locations and sign details demonstrated - **Complied**
 - c. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department Access Roads (where applicable) - **N/A**
 - d. Building Accessibility - **Complied**
 - e. Load Limits for Bridges and Grading for significant changes in elevation (if applicable)
 - f. Fire Department Access Routes During Construction – **Still Needed. Will provide at Permit**
- 4. Additional Water Supply Information as follows:
 - a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc. - **Complied**
- 5. A detail sheet accompanying the Civil Plans with the following details:
 - a. Fire Hydrant Detail – **Still Needed. Will provide at Permit**
 - b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's – **Still Needed. Will provide at Permit**
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers) – **Still Needed. Will provide at Permit**
 - d. Post Indicating Valve Detail (where applicable) – **Still Needed. Will provide at Permit**
 - e. Underground Gate Valve Detail (where applicable) – **Still Needed. Will provide at Permit**
 - f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use – **Still Needed. Will provide at Permit**
 - g. Signage Detail for the Fire Department Connections (where applicable) – **Still Needed. Will provide at Permit**
- 6. Address Detail – **Still Needed. Will provide at Permit**

Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

**Attn. Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004**

THE FOLLOWING INFORMATION IS PROVIDED FOR EXPLANATORY PURPOSES ONLY. THE NOTES BELOW CONTAIN MORE SPECIFIC INFORMATION AS IT RELATES TO THE COMMENTS YOU MAY HAVE RECEIVED IN YOUR SITE PLAN REVIEW FROM THE FIRE MARSHAL'S OFFICE.

FIRE DEPARTMENT ACCESS REQUIREMENTS

ADDRESS IDENTIFICATION

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or roadway fronting the property. [NFPA 1:10.12.1.1]
The address shall be posted at the construction site upon the start of construction.

Address numbers shall contrast with their background. Numerals shall be not less than three inches in height for residential buildings, structures, or portions thereof, and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2]

Where address identification is required by the fire official on other elevations of buildings, structures, or portions thereof, such numbers shall be not less than three inches in height for residential and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2.1]

Address numbers shall be Arabic numerals or alphabet letters. [NFPA 1:10.12.1.3]

GENERAL DRIVE AISLES WIDTH AND HEIGHT

Drive aisles must be a minimum of 12 feet in width. [AHJ]

VERTICAL CLEARANCES FOR APPARATUS

Vertical clearances of 14 ft. minimum are required by AHJ.

FIRE APPARATUS ACCESS ROADS IDENTIFIED AND MARKED

Fire Apparatus Access Roads are required to be identified and delineated. [AHJ; 1:18.2]

WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]

WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES

- Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.
- Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road
- Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

"NO PARKING" SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

- Provide a curb detail note to indicate that all curbs are to be painted yellow.
- All pavement markings shall be of thermoplastic paint.
- Demonstrate that these areas are to be marked with freestanding signs with the wording, **"NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT"** or similar wording.
- Such signs shall be 12 inches by 18 inches with a white background and red letters.
- These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
- These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart.** [1:18.2.3.5]

SURFACE COMPACTION

Demonstrate that the required Fire Department access road shall have a surface designed to:

- Accommodate fire apparatus with a minimum weight of 32 tons. [1:18.2.2.1.3]
- Have a surface suitable for all-weather driving capabilities. [1:18.2.2.5.2] – Examples: Turf Block, Concrete, Stone, etc.

OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS

The required width of a fire department access road shall not be obstructed in any manner. [1:18.2.4.1.1]

GATES REQUIREMENT

Where gates are utilized, provide a Knox entry system to allow Fire Department Access [1:18.2.2.1] (Obtain application from the Fire Prevention Bureau (954)893-5060)

TURNING RADIUS

Turning radii must be a minimum of 38 ft. inside radius and 50 ft. outside radius with a clear sweep of 12 ft. of drive aisle for all Fire Department access roads / lanes [1:18.2.3.4.3]

When demonstrating Turning Radii, all parking spaces must be a minimum of 18' in length.

CUL-DE-SACS

Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

DEAD ENDS

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus (Hammerhead "T" Turn-around, Cul-de-sacs, Alternative (Modified) "T" Turn-around, etc.). [1:18.2.3.4.4]

BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS

Any portion (furthest point) of any 1st Floor exterior wall must be:

- Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings. [1:18.2.3.2.2]

- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS

A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

BRIDGES

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.4.5.2]

LOAD LIMITS TO BE POSTED

Vehicle load limits shall be posted at both entrances to bridges, ramps and elevated roadways where required by the AHJ. [1:18.2.3.4.5.3]

GRADE

The angle of approach and departure for any means of fire department access shall not exceed 1 foot drop in 20 feet (5%), and the design limitation of the fire apparatus of the fire department shall be subject to approval by the AHJ. [1:18.2.3.4.6.2*]

FIRE HYDRANTS & FIRE PROTECTION APPLIANCES REQUIREMENTS

HYDRANT DETAIL REQUIREMENTS

Please provide fire hydrant detail in accordance with the following:

- The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
- The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
- All fire hydrants shall be "traffic type" to break-away upon impact.
- The fire hydrant main body valve shall open against the flow and shall close with the flow.

BLUE REFLECTIVE HYDRANT MARKERS

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of each newly installed fire hydrants. [AHJ]

IMPACT PROTECTION

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart, These bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS

Provide clearances of 36" in circumference around all fire hydrants. [1:18.5.3]

HYDRANT SPACING FOR COMMERCIAL PROPERTY

Hydrant spacing shall not exceed 350 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1] [AHJ]

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY

Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ]

HYDRANTS TO BE 40' OR MORE FROM BLDGS.

Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

STANDPIPE SYSTEMS REQUIRED

Provide a Class I standpipe system in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:

- More than three stories above grade where the building is protected by an approved automatic sprinkler system.
- More than two stories above grade where the building is not protected by an approved automatic sprinkler system.
- More than 50 ft. above grade and containing intermediate stories or balconies
- More than one story below grade
- More than 20 ft. below grade

LOCATIONS OF FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

- On the street side of buildings.
- Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
- And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
- Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
- On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
- Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
- In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

- The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
- A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]
- Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]

BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook)

Provide a Backflow Prevention Assembly for the Fire Sprinkler System that meets the following requirements:

- All backflow preventors must be Accessible for service and maintenance [13:8.16.4.6]
- All backflow preventors must be Listed for fire protection service [24:5.4.2]
- All backflow preventors must be installed above ground [AHJ]

WATER SUPPLY REQUIREMENTS

PRIVATE FIRE SERVICE MAINS CONNECTION FROM WATERWORKS SYSTEMS

By P.I.V. [24:5.5] or Underground Gate Valve [24:6.1.5]

POST INDICATING VALVES TO BE LOCATED MIN. 40 FT. FROM BLDGS.

Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

DISTRIBUTION SYSTEMS TO BE LOOPED

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

FIRE SERVICE MAIN SIZE – 8”

Hydrant mains must be sized in accordance with the requirements of the Public Services Department (typically requiring a minimum 8” diameter), and must be able to accommodate the fire flow demand for the project but in no case can be less than 6” in diameter [24:7.1.1]

SPRINKLER SYSTEM REQUIRED

Buildings 3 or more stories in height and 3 or more units attached shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal. Please Note. [FBC 903.6.]

FIRE HYDRANT FLOW TEST REQUIREMENTS

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective January 12, 2012) to the Florida Fire Prevention Code (2010 Ed.), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

IDENTIFYING THE FIRE FLOW DEMAND FOR BUILDINGS AND STRUCTURES

The Needed Fire Flow Requirements for all buildings / structures must be in accordance with N.F.P.A. 1 (2012 Ed.), Chapter 18, Section 18.4 for manual suppression efforts. Fire flow calculations must be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building or structure. Two original sets of signed and sealed calculations must be submitted to the Fire Marshal's Office on the Engineer's official letterhead for review and approval. Failure to follow the above requirements may result in delays for your project.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective January 12, 2012) to the Florida Fire Prevention Code (5th Ed.), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

Broward County Amendments to the Florida Fire Prevention Code

Amendments Effective January 12, 2012

F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe systems (ASS) using water as an extinguishing agent for new buildings and structures and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five percent (75%) of their value shall be as follows:

- a. Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.005(2).
- b. Design for AFPS and/or ASS shall be calculated using a maximum of fifty (50) pounds per square inch (psi) as the static pressure to allow for drought conditions.
Example: If the results of a Fire Flow Test have a static pressure of eighty (80) psi, a residual pressure of seventy-two (72) psi and a flow of 1,300 gallons per minute (gpm), the design water supply for an AFPS and/or ASS would be a static pressure of fifty (50) psi, a residual pressure of forty-two (42) psi and a flow of 1,300 gpm. [pipo]
- c. Design for AFPS and/or ASS at or below a static pressure of 55.56 PSI shall be calculated using a ten (10) percent reduction in the static pressure from the fire flow test to allow for drought conditions.
Example: If the results of a Fire Flow Test has a static pressure of fifty-three (53) psi, a residual pressure of forty-five (45) psi and a flow of 925 gpm, the design water supply for an AFPS and/or ASS would be a static pressure of 47.70 psi, a residual pressure of 39.70 psi and a flow of 925 gpm.
- d. Design for AFPS and/or ASS for the residual pressure shall be equal to the difference between the static and residual pressures as obtained from the fire flow test to allow for drought conditions.
Example: If the result of a Fire Flow Test has a static pressure of eighty-five (85) psi, a residual pressure of seventy-seven (77) psi, the difference in the static and residual pressures would be eight

(8) psi which would be utilized for the drought condition water supply design criteria. If the result of a Fire Flow Test has a static pressure of forty (40) psi, and a residual pressure of (30) psi, the difference in the static and residual pressures would be ten (10) psi which would be utilized for the drought condition water supply design criteria.

- e. Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- f. The residual pressure at the required water flow at the connection to the water main for an AFPS and/or Ass shall not be less than 20 psi.
- g. The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- h. Fire Flow Test Data shall not be more than one (1) year prior to the plans, hydraulic calculation and submittals for the AFPS and/or ASS being submitted to the Authority(ies) Having Jurisdiction(AHJ's) for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.



**BROWARD SHERIFF'S OFFICE
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
DANIA BEACH DISTRICT**
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: _____

Application #: _____

Name of Project/Development: _____

Address of Project/Development: _____

Owner/Agent: _____

Design Professional of Record: _____

Water Purveyor: _____

Water Purveyor Address: _____

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is _____ in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is _____ gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. **Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).**

This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

Signature - Owner/Agent/Occupant:

Date

Signature – Design Professional of Record

Date

Comfort Suites Downtown Dania

3-22-16

XXX N. Federal Highway

Zoning designation = CC

FLU designation = RAC

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

2nd review

1. **Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant.** Per LDC, Section 635-50, the following items must be provided:
 - (E) "~~Adjacent land uses and buildings within two hundred (200) feet of the property, including use and number of floors, dimensioned to property line of subject site~~"
 - (F) "~~Legal description and net acreage~~"
 - (M) "~~The location, dimensions and character of construction of proposed curb cuts, entrances and exits, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas.~~"
 - (S) "~~Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination.~~"
 - (T) "~~All existing and proposed pedestrian walkways and bicycle paths.~~"
 - (U) "~~Existing and proposed public transit routes, bus shelter locations and easement for such shelters, and proposed layout of rights-of-way, if necessary.~~"
 - (W) "~~Type and location of mail receptacles~~"
 - (Y) "~~The following computations.~~"
 - (1) "~~Total gross and net acreage~~"
 - (7) "~~Pervious and impervious surface area, also expressed as a percentage of the site area~~"
 - (8) "~~Number of required and provided parking spaces including handicap accessible, compact and any spaces devoted to attendant parking if permitted~~"
 - (10) "~~Minimum yard setback or specific build-to-lines required and provided~~" 2nd time requested.
 - (Z) "~~Traffic circulation and pavement parking plan (may be shown on site plan sheets)~~" 2nd time requested.
 - (CC) "~~Color site plan elevations and renderings for meeting presentation purposes~~"
2. ~~PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted.~~
3. **RIGHT-OF-WAY:** Identify if R-O-W dedication is required. Broward County Trafficway Plan identifies this section of Federal Highway as having a 92' wide r o w. Provide the missing ROW in this form of a recorded dedication. Revise plans accordingly to show dedication and new property line. All setbacks must be shown from new property line on site plan. Revise accordingly. 2nd time requested.
4. ~~WATER: Identify projected water demand for the project. The City Engineer will provide further review and comment.~~
5. **IMPACT FEES:** Impact fees that will be required for the project were provided to the applicant with last comments dated 1-20-16.
6. **SIGNS: Provide copy of all signs for compliance review.**
 - Per Section 505-40 Cabinets signs not permitted, "except where constructed of an opaque sign face with translucent cut-out for sign copy, such that only the sign copy itself is illuminated and the background is not illuminated.
 - Per Section 505-90 (C) identify total cumulative sign area permitted then deduct sign area proposed.
 - Per Section 505-90(H) & Section 505-40(D) maximum directional sign area permitted is 3 s.f.; 4 s.f. proposed. Revise accordingly.
7. **The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33316, ((54) 359-6400.**

Not needed per Marc

- 8. **PARKING:** Per Section 265-50(#) 84 + 5:1,000 s.f. for ballrooms, restaurants, lounges & shops and .25 parking space per seat for banquet/meeting room. Provide square footage of all uses so required parking can be calculated. Identify calculations on Sheet A1. Revise plans accordingly. 2nd time requested.
- 9. **LOADING:** Per Section 270-20(B) 1 loading space is required. Identify location and dimension on plans and calculations on sheet A1.
- 10. **USE:** Subject to the City Commission allocation of RAC rooms.
- 11. **Provide minimum bicycle parking requirements identified in Section 265-51.** Provide calculations on Sheet A-1. Revise accordingly. 2nd time requested.
- 12. **ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view.** Applicants response states, "Equipment will be centered on roof which will have parapet along edge." Provide detail on plans illustrating same. 2nd time requested.
- 13. **Principal Arterial Design Standards/Industrial Design Standards. Revise note on Sheet A4 to identify 35% Primary required. Only 39% window area provided on west elevation. Revise accordingly or request an exception.** An exception request required submittal of an application, an application fee of \$500 for each request, and a written justification statement addressing the criteria identified in Section 510-20(C). Must be addressed with next submittal. 2nd time requested. ?
- 14. **RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.** Per Hotel Traffic Analysis letter from McMahon dates 12-21-15, 31 PM peak hour trips will be generated, resulting in a RAC Traffic Impact Mitigation fee of \$659.06 which must be paid prior to issuance of a permit.
- 15. **Must provide latest revised set of plans on disk prior to going to public hearing.**
- 16. ~~Rename project, as the city has 2 previously approved site plans identified as "Comfort Suites". Revise plans accordingly.~~
- 17. Per Section 270-20 provide loading space. Additional information needed to calculate the number of loading spaces required. Revise plans accordingly. See #9.
- 18. Sheet A1, Guest Room Information table, change Building Maximum Area from "Unlimited" to FAR 8.0", per Section 303-40(C). Identify "Allowed" and "Provided" FAR on Sheet A1. 2nd time requested. 2nd time requested.
- 19. ~~Per Section 302-10 & 305-20 (9)(d) "Parking, service or loading areas shall not be located within 25 feet of a residential zoning district unless separated by a street, canal or rail line, or located entirely within an enclosed building. Revise south east corner of property according."~~
- 20. Per Section 303-40(G) and 306-10(A)(2) "In the absence of an alley or its equivalent rear yard access, access shall be provided from a corner (secondary) side street." Eliminate the Federal Highway access point. Revise plans accordingly or request a variance or design variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each request, and a written justification statement addressing the criteria identified in Section 301-50(D). Must be addressed with next submittal. 2nd time requested.

21. Per Section 303-40(L) Identify the building frontage type proposed on Sheet A1 in order to determine the building placement. Per Section 303-40(N) only "Shopfront" or "Arcade" building frontage type permitted at this location. 2nd time requested.

See Table

22. Per Section 303-40(M) 70% of the lot width (220 X 70% = 154') for which a building facade must be on the BTL. Only 147' provide. Revise plans accordingly or request a design variance. A design variance request required submittal of an application, an application fee of \$500 for each request, and a written justification statement addressing the criteria identified in Section 301-50(D). Must be addressed with next submittal. 2nd time requested.

~~23. Per Section 303-40(M) minimum depth of building in first layer is 30'. Parking is not permitted in the first layer, remove first 2 parking spaces shown in the south west corner of the property. Revise plans accordingly.~~

~~24. Per Section 303-40(O) and 304-20, must identify on plan height allowable and measurement from residential zoning. Revise plans accordingly.~~

25. Per Section 306-10(C) "All surface parking lots in rear yards shall be designed for connection to existing or future parking lots on abutting properties on the same side of block and on both sides of the block if there is no alley." Identify dimensions of proposed Future Cross Access Easement on site plan. Revise plans accordingly. 2nd time requested.

~~26. Per Section 306-20, must provide on-street parking on NW 3 Street. The on-street parking provided can be counted toward the site's providing parking. Revise plans accordingly.~~

~~27. Per Section 307-20 "...owner of lot is required to install street trees." See CRA Redevelopment Plan for detail (excerpts attached).~~

28. Identify location of mechanical equipment on site plan to ensure Section 307-30 is complied with. See #12.

~~29. Per Section 307-30(B) "Dumpsters, dumpster enclosure and loading zones shall not be located within 20 feet of any street"; 12' provided. Revise plans accordingly.~~

~~30. Per Section 307-30(C) Dumpster enclosure "Shall be screened from view at the street frontage by a building or screen wall 6' in height with a planter at the street facing base of the screen wall..." Revise plans accordingly.~~

31. Per Section 307-30(G) street walls shall be used to shield vehicular use areas and unbuilt lot frontages from sidewalks within mixed-use districts. See Code for additional detail. Provide street wall along NW 3 Street. Revise plans accordingly. 2nd time requested.

32. Per Section 309-10(C) must construct on-street parking, sidewalks and street furniture per CRA Redevelopment Plan. See excerpts attached. Must provide detail of street furniture such as benches and trash receptacles. Revise plans accordingly. 2nd time requested.

~~33. Per Section 505-90(O)(2) this property does not qualify for a monument sign. Revise plans accordingly.~~

34. Per Section 510-30(H) "Glass windows and doors must make up at least 35% of the primary elevation and 15% of the secondary elevation, except where additional fenestration is required in the CRA Form-based zoning district. On ground stories, the minimum required glass facade area shall be measured between a height of 2.5 feet and 8 feet above the abutting grade. Windows shall not be covered or opaque". Identify calculations on plans. Revise plans accordingly. See #13.

35. Per Section 510-30(L) mechanical equipment shall be screened. Identify on plans. See # 12, & 28.

36. Per Section 520-50(E)(1) "There shall be at least 1 district retail shop front with outside entrance for each 75' of building length fronting designated primary street" (Federal Highway); 0 provided. Revise plans accordingly or request a design variation. A design variance request required submittal of an application, an application fee of \$500 for each request, and a written justification statement addressing the criteria identified in Section 301-50(D). Must be addressed with next submittal. 2nd time requested.

37. Per Section 520-50(E)(2) "the building frontage shall be designated as a shopfront, pursuant to Section 311-20. See #21

~~38. Per Section 525-20(B) "To emphasize the pedestrian scale of the building at the ground level, buildings shall incorporate transparent windows and doors to attract activity and interest along the corridors pursuant to the minimum fenestration requirements of the applicable building frontage type in article 311. Accordingly, reflective or opaque surfaces are prohibited on windows and doors. The purpose of requiring transparent surfaces is to limit expanses of solid walls, which are pedestrian unfriendly and unaesthetic". Revise plans accordingly.~~

39. Per Section 525-20(G) "All rooftop mechanical equipment, stair and elevator towers shall be designed to be an integral part of the building or shall be adequately screened, and shall not exceed twelve (12) feet in vertical height, from the rooftop floor elevation to the uppermost element of the equipment, stair or elevator tower and shall not exceed twenty (20) percent of the rooftop area. See also section 220-60 for rooftop mechanical equipment regulations in residential districts." Revise plans accordingly. Provide detail and calculations. 2nd time requested.

~~40. Per Section 525-20(H) "Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, gardens, outdoor cafes, etc. Roof surfaces not allocated to human activity should be finished with a surface material that does not affect the quality of views from surrounding building or site lines from taller buildings should be directed away from unsightly rooftops. Rooftops designed and used to hold topsoil and landscape planting (green roofs) are encouraged. See also Section 305-50 (Green building incentives for CRA form-based zoning districts)." Revise plans accordingly.~~

~~41. Per Section 525-30(B) provide cornice between 25' and 35" above finished grade. Revise plans accordingly.~~

~~42. Per Section 525-30(B) "buildings exceeding 35" in height should maintain no more than 3 stories without horizontal moderation in vertical surface plan. See code for additional detail. Revise plans accordingly.~~

43. Per Sec. 525-30. - Massing and articulation, revise plans to provide the following:

~~(C) "The first thirty five (35) feet of the exterior façade vertical plane should enhance the pedestrian environment by incorporating appropriate architectural features. Such features include cornice, ornamentations, changes in material or color, and other sculpting of the architectural surface, which add special interest and are compatible with public sector site elements."~~

(D) "Building design should encourage multitenant occupancy at the lower two (2) floors." 2nd time requested.

~~(E) "Building mass should vary by incorporating façade projections and recesses, window groupings, changes in color, materials, building height, roofline height, slope and form, and by incorporating balconies, awnings, colonnades, or compatible combinations of these examples."~~

~~(F) "Changes in mass should relate to structural system(s) and the organization of interior space. Accordingly, façades should be divided into individual storefronts or entries coinciding with architectural elements."~~

~~(G) "Solid walls should not exceed twenty (20) feet in length without vertical articulation."~~

~~(H) "Large expanses of glass should be subdivided into smaller units."~~

(I) Upper-story windows should be bordered and accented by architectural trim. 2nd time requested.

~~44. Where 2' vehicle overhand is being provided, identify the resulting landscape areas (less the 2' for parking space). Revise plans accordingly.~~

45. Per Section 280-50 & 635-50 provide photometric plan showing foot candle levels at property line.

NOTES: -

* Bicycle Station ?

Design Variation

Design Variation
Waiver
see criteria

show Marc

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.



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

March 15, 2016

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

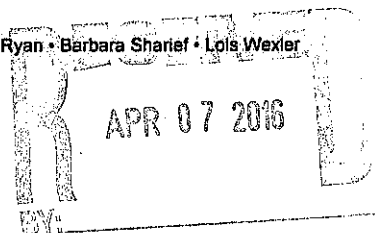
**RE: Comfort Suites Downtown Dania, Dania Beach FL
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Comfort Suites hotel 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://oeaaa.faa.gov/oeaaa/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 Klar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler
www.broward.org/www.fl.net



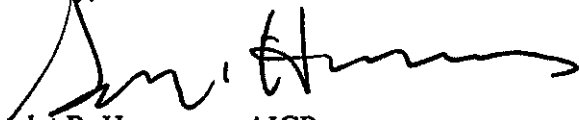
- No building, structure or vegetation on the site may exceed 74 feet AGL as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating 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 Comfort Suites Downtown Dania, and is based on the Site Plan, A1, dated March 8, 2016, prepared by James Gilgenbach Architecture & Planning and Architectural Plans, Sheet A4 dated March 8, 2016, prepared by James Gilgenbach Architecture & Planning. 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

Christina Bilenki

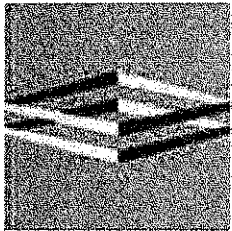
From: Christina Bilenki
Sent: Tuesday, April 12, 2016 12:52 PM
To: Carrie, Anne-Christine
Subject: Comfort Suites - Updated CD & Landscape Plan

Good afternoon Anne-Christine,

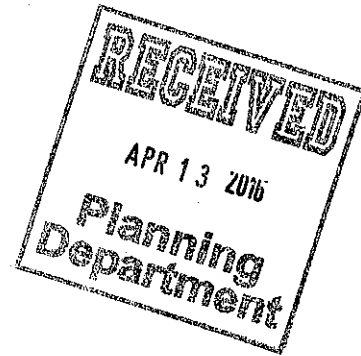
I was informed by our landscape architect that the revised plan sheet was switched out today for the Comfort Suites project. I have updated our CD to reflect the revised plan as well. I will be sending it out via Fedex shortly for delivery to your attention tomorrow morning. If there is anything else you need, please do not hesitate to contact me.

Thank you again for all your help,

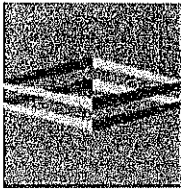
Christina Bilenki, Esq.
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel: 561-405-3323
Fax: 561-409-2341
Email: cbilenki@dmbblaw.com



**DUNAY
MISKEL
BACKMAN** LLP



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MISKEL
BACKMAN_{LLP}**

Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Cathoun
Christina Bilenki
Heather Jo Allen

To: Corinne Lajoie, Planner -Community Development Department

From: Scott Backman, Esq. – Dunay, Miskel & Backman, LLP
Christina Bilenki, Esq. – Dunay, Miskel & Backman, LLP
Jim Gilgenbach – Project Architect
Susan Holland – Project Engineer
Tom White – Project Landscape Architect

Date: April 7, 2016

Re: Comfort Suite – 302 N Federal Highway (SP-006-16)

Landscape Review Comments provided by Claudia Alzate:

1. The applicant will request a Variance from Section 275-100 (B).

Response: Petitioner has reviewed calculations for the vehicular use are per Section 275-100(B). The vehicular use are landscaping meeting the 20% requirement (excluding perimeter buffers)

2. The width of the intermediate landscape peninsulas has been revised according to Sec. 275-100 (C), to accommodate two category 2 or 3 trees, however two category 1 trees are proposed in each. Please select smaller tree categories or increase the width of the islands, as per Sec. 275-100(C).

Response: Plans have been revised accordingly.

3. The width of the terminal landscape peninsulas has been revised according to Sec. 275-100 (D), and the required number and category of trees provided, however, there are two terminal peninsulas that do not satisfy this section of the Code: one west of the handicap parking spaces and one north of the dumpster enclosure. If unable to satisfy this requirement, a variance has to be requested.

Response: The terminal island adjacent to the handicap parking does not meet the requirement of Section 275-100(D). Petitioner is requesting a design variation from this provision.

4. According to the response letter, a wall, and the trees and shrubs required by Sec. 275-100 (D) have been added. Sheet C-2 of the submitted set of plans shows a chain link fence between this property and the abutting residential area; please identify on the plans, specifically Sheet L-1, if a

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APR 07 2016
BY: _____

masonry wall will be provided. In addition, the north side of the property abutting a residential area does not satisfy the requirement of 1 tree every 40 linear feet (coconut palms do not count). A hedge is proposed along the perimeter of the property, however, the shrub has not been fulfilled (shrubs shall be installed one per every 3 feet of residential property between the wall and the residential property).

Response: Plans have been revised accordingly.

5. Please show the new location of the trees and palms proposed to be relocated.

Response: Location of proposed and relocated trees have been identified.

6. Mitigation requirements are based on the square footage of canopy removed, and for new development shall be 150%, as per Sec. 825-100(A)(5) of the Code. Trees used to satisfy the site plan requirements cannot be counted to satisfy mitigation for tree removal. Please add an item to the table on Sheet L-2, providing square footage of canopy removed, plus 50%, and give the total number and category of trees proposed to satisfy mitigation.

Response: Acknowledged. Table on Sheet L-2 has been revised accordingly.

7. The applicant will be submitting an irrigation plan at the next site plan submittal.

Response: Petitioner has provided an irrigation plan.

Fire Plans Examiner comments provided by Sean Brown:

Tier 1 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Water Supply Information as follows:

- a. Dimensions of the three nearest adjacent hydrants to the project site. - COMPLIED
- b. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems) – PROVIDE AN ADDITIONAL FIRE HYDRANT AND SIAMESE FDC AT THE NE CORNER OF THE PROPERTY.

Response: An additional fire hydrant has been added near the northeast corner of the property. A FDC has also been added. Please refer to updated

plan sheet C-2.

2. Proof of Water Supply & Fire Flow Demand as follows:

1. Fire Hydrant Flow Test -- PLEASE PROVIDE
Response: Fire flow test is scheduled for completion by April 8.
2. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer - COMPLIED
3. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document) – THERE IS A CONFLICT BETWEEN THIS APPLICATION AND THE FIRE FLOW DEMAND CALCS PROVIDED BY THE E.O.R. WITH REGARDS TO THE TOTAL FIRE FLOW REQUIRED. PLEASE REVISE AND PROVIDE A BETTER, MORE CLEAR COPY OF THE APPLICATION.
Response: the application has been revised to match the fire flow demand calculations.
4. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer). - COMPLIED

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

3. Additional Fire Department Access Information as follows:

- a. Fire Lane locations and striping detail (demonstrated) - COMPLIED
- b. "NO PARKING" sign locations and sign details demonstrated - COMPLIED
- c. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department Access Roads (where applicable) – N/A
- d. Building Accessibility - COMPLIED
- e. Load Limits for Bridges and Grading for significant changes in elevation (if applicable) – N/A
- f. Fire Department Access Routes During Construction – WILL PROVIDE AT PERMIT

4. Additional Water Supply Information as follows:

- a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc. - COMPLIED

5. A detail sheet accompanying the Civil Plans with the following details:

- a. Fire Hydrant Detail – WILL PROVIDE AT PERMIT
- b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's – WILL PROVIDE AT PERMIT
- c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers) – WILL PROVIDE AT PERMIT
- d. Post Indicating Valve Detail (where applicable) – WILL PROVIDE AT PERMIT
- e. Underground Gate Valve Detail (where applicable) – WILL PROVIDE AT PERMIT
- f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use– WILL PROVIDE AT PERMIT
- g. Signage Detail for the Fire Department Connections (where applicable) – WILL PROVIDE AT PERMIT

6. Address Detail– WILL PROVIDE AT PERMIT

Comments from Engineering Department, Ronnie Navarro:

No further engineering comments. Previous comments substantially addressed.

Comments from Community Development Department, Corinne Lajoie:

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. Per LDC, Section 635-50, the following items must be provided:

~~(E) "Adjacent land uses and buildings within two hundred (200) feet of the property, including use and number of floors, dimensioned to property line of subject site"~~

~~(F) "Legal description and net acreage"~~

~~(M) "The location, dimensions and character of construction of proposed curb cuts, entrances and exits, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas."~~

~~(S) "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination."~~

~~(T) "All existing and proposed pedestrian walkways and bicycle paths."~~

~~(U) "Existing and proposed public transit routes, bus shelter locations and easement for such shelters, and proposed layout of rights of way, if necessary."~~

~~(W) "Type and location of mail receptacles"~~

(Y) "The following computations:"

~~(1) "Total gross and net acreage"~~

~~(7) "Pervious and impervious surface area, also expressed as a percentage of the site area"~~

~~(8) "Number of required and provided parking spaces including handicap accessible, compact and any spaces devoted to attendant parking if permitted"~~

(10) "Minimum yard setback or specific build-to-lines required and provided"

Response: Please see revised data table on Sheet A1.

(Z) "Traffic circulation and pavement parking plan (may be shown on site plan sheets)"

Response: traffic circulation has been added to site plan Sheet A1.

~~(CC) "Color site plan elevations and renderings for meeting presentation purposes"~~

2. PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted.

3. RIGHT-OF-WAY: Identify if R-O-W dedication is required. Broward County Trafficway Plan identifies this section of Federal Highway as having a 92' wide r-o-w. Provide the missing ROW in this form of a recorded dedication. Revise plans to show dedication and new property line. All setbacks must be shown from new property line on site plan.

Response: Setbacks have been revised to reflect new property line.

4. WATER: Identify projected water demand for the project. The City Engineer will provide further review and comment.

5. IMPACT FEES: Impact fees that will be required for the project were provided to the applicant with last comments dated 1-20-16.

Response: Acknowledged.

6. SIGNS: Provide copy of all signs for compliance review.

- Per Section 505-40 Cabinets signs are not permitted except where constructed of an opaque sign face with translucent cut-out for sign copy, such that only the sign copy itself is illuminated and the background is not illuminated.

Response: Cabinet signs have been removed. Please see revised sheet A4 using logo and lettering only.

- Per Section 505-90 (C) identify total cumulative sign area permitted then deduct sign area proposed.
- Per Section 505-90(H) & Section 505-40(D) maximum directional sign are permitted is 3 s.f.; 4 s.f. proposed. Revise accordingly.

Response: Sheet A4 has been revised accordingly.

7. The proximity to the airport will require FAA/BCAD review and approval. ~~Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, ((54) 359-6100.~~

Response: Petitioner will provide the FAA determination prior to building permit.

8. **PARKING:** Per Section 265-50(#) 84 + 5:1,000 s.f. for ballrooms, restaurants, lounges & shops and .25 parking space per seat for banquet/meeting room. Provide square footage of all uses so required parking can be calculations. Identify calculations on Sheet A1. Revise plans accordingly.

Response: As discussed in a meeting with C. Lajoie and M. LaFerrier, the accessory meeting rooms and lounge areas are for use by hotel guests only and will not be for rent. As such, additional parking is not required for these areas. Petitioner has revised the plans to include the additional unit on the top floor. Petitioner has also requested a variance from parking requirements.

9. **LOADING:** Per Section 270-20 (B) 1 loading space is required. Identify location and dimension on plans and calculations on Sheet A1.

Response: Petitioner has requested a variance from loading requirements.

10. **USE:** Subject to the City Commission allocation of RAC rooms.
Response: Acknowledged.

11. **Provide minimum bicycle parking requirements identified in Section 265-51.** Provide calculations on Sheet A-1.

Response: Minimum parking requirements have been provided.

12. **ROOFTOP MECHANICAL EQUIPMENT:** Must meet regulations in Section 220-60. Identify how equipment will be screened from view. Applicants response states "Equipment will be centered on roof which will have parapet along edge". Provide detail on plans illustrating same.

Response: Please refer to Sheet A5 for screening details.

13. **Principal Arterial Design Standards/Industrial Design Standards.** Revise note on Sheet A4 to identify 35% primary required. Only 29% window are provided on west elevation.

Response: Petitioner has revised the elevations to meet this requirement. Please refer to revised Sheet A4.

- 14. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. Per Hotel Traffic Analysis letter from McMahon dates 12-21-15, 31 PM peak hour trips will be generated, resulting in a RAC Traffic Impact Mitigation fee of \$659.06 which must be paid prior to issuance of a permit.**

Response: Acknowledged.

- 15. Must provide latest revised set of plans on disk prior to going to public hearing.**

Response: Acknowledged.

- ~~16. Rename project, as the city has 2 previously approved site plans identified as "Comfort Suites".
Revise plans accordingly.~~

17. Per Section 270-20 provide loading space. Additional information needed to calculate the number of loading spaces required. Revise plans accordingly.

Response: Petitioner is requesting a variance from this requirement.

18. Sheet A1, Guest Room Information table, change Building Maximum Area from "Unlimited" to FAR 8.0", per Section 303-40(C). Identify Allowed and Provided FAR on Sheet A1.

Response: Please see revised Sheet A1.

- ~~19. Per Section 302-10 & 305-20 (9)(d) "Parking, service or loading areas shall not be located within 25 feet of a residential zoning district unless separated by a street, canal or rail line, or located entirely within an enclosed building. Revise south east corner of property according.~~

20. Per Section 303-40(G) and 306-10(A)(2) "In the absence of an alley or its equivalent rear yard access, access shall be provided from a corner (secondary) side street." Eliminate the Federal Highway access point. Revise plans accordingly.

Response: Petitioner is requesting a design variation from this requirement.

21. Per Section 303-40(L) Identify the building frontage type proposed in order to determine the building placement. Per Section 303-40(N) only "Shopfront" or "Arcade" building frontage type permitted at this location.

Response: Arcade building frontage type has been noted on the data table on Sheet A1.

22. Per Section 303-40(M) 70% of the lot width (220 X 70% =154') for which a building façade must be on the BTL. Only 147' provide. Revise plans accordingly.

Response: Petitioner is requesting a design variation from this requirement.

- ~~23. Per Section 303-40(M) minimum depth of building in first layer is 30'; Parking is not permitted in the first layer, remove first 2 parking spaces shown in the south west corner of the property. Revise~~

plans accordingly.

~~24. Per Section 303-40(O) and 304-20, must identify on plan height allowable and measurement from residential zoning. Revise plans accordingly.~~

25. Per Section 306-10(C) "All surface parking lots in rear yards shall be designed for connection to existing or future parking lots on abutting properties on the same side of block and on both sides of the block if there is no alley." Identify dimensions of proposed Future Cross Access Easement on site plan.

Response: The cross-access easement has been dimensioned accordingly.

~~26. Per Section 306-20, must provide on-street parking on NW 3 Street. The on-street parking provided can be counted toward the site's providing parking. Revise plans accordingly. Per Section 307-20 "...owner of lot is required to install street trees." See CRA Redevelopment Plan for detail (excerpts attached).~~

~~27. Per Section 307-20 "...owner of lot is required to install street trees." See CRA Redevelopment Plan for detail (excerpts attached).~~

28. Identify location of mechanical equipment on site plan to ensure Section 307-30 is complied with.

Response: Please see revised sheet A5 for location of mechanical equipment and screening.

~~29. Per Section 307-30(B) "Dumpsters, dumpster enclosure and loading zones shall not be located within 20 feet of any street"; 12' provided. Revise plans accordingly.~~

~~30. Per Section 307-30(C) Dumpster enclosure "Shall be screened from view at the street frontage by a building or screen wall 6' in height with a planter at the street facing base of the screen wall..." Revise plans accordingly.~~

31. Per Section 307-30(G) street walls shall be used to shield vehicular use areas and unbuilt lot frontages from sidewalks within mixed-use districts. See Code for additional detail. Provide Street wall along NW 3 Street. Revise plans accordingly.

Response: Petitioner has provided a partial street wall which will shield the vehicular use areas from Federal Highway. A design variation has also been requested from this requirement along NW 3 Street.

32. Per Section 309-10(C) must construct on-street parking, sidewalks and street furniture per CRA Redevelopment Plan. See excerpts attached. Revise plans accordingly.

Response: Please see sheet A-5 identifying street furniture and pavers from CRA Redevelopment Plan to be used.

~~33. Per Section 505-90(O)(2) this property does not qualify for a monument sign. Revise plans accordingly.~~

34. Per Section 510-30(H) "Glass windows and doors must make up at least 35% of the primary elevation and 15% of the secondary elevation, except where additional fenestration is required in the CRA Form-based zoning district. On ground stories, the minimum required glass façade area shall be

measured between a height of 2.5 feet and 8 feet above the abutting grade. Windows shall not be covered or opaque". Identify calculations on plans. Revise plans accordingly.

Response: Calculations and plans have been revised accordingly.

35. Per Section 510-30(L) mechanical equipment shall be screened. Identify on plans.

Response: Please see revised sheet A5 for screening detail of mechanical equipment.

36. Per Section 520-50(E)(1) "There shall be at least 1 district retail shop front with outside entrance for each 75' of building length fronting designated primary street" (Federal Highway); 0 provided. Revise plans accordingly.

Response: Petitioner is requesting a design variation from this requirement.

37. Per Section 520-50(E)(2) "the building frontage shall be designated as a shopfront, pursuant to Section 311-20.

Response: Petitioner is requesting a design variation from this requirement.

~~38. Per Section 525-20(B) "To emphasize the pedestrian scale of the building at the ground level, buildings shall incorporate transparent windows and doors to attract activity and interest along the corridors pursuant to the minimum fenestration requirements of the applicable building frontage type in article 311. Accordingly, reflective or opaque surfaces are prohibited on windows and doors. The purpose of requiring transparent surfaces is to limit expanses of solid walls, which are pedestrian unfriendly and unaesthetic". Revise plans accordingly.~~

39. Per Section 525-20(G) "All rooftop mechanical equipment, stair and elevator towers shall be designed to be an integral part of the building or shall be adequately screened, and shall not exceed twelve (12) feet in vertical height, from the rooftop floor elevation to the uppermost element of the equipment, stair or elevator tower and shall not exceed twenty (20) percent of the rooftop area. See also section 220-60 for rooftop mechanical equipment regulations in residential districts." Revise plans accordingly.

Response: Please see revised sheet A5 for screening detail of mechanical equipment.

~~40. Per Section 525-20(H) "Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, gardens, outdoor cafes, etc. Roof surfaces not allocated to human activity should be finished with a surface material that does not affect the quality of views from surrounding building or site lines from taller buildings should be directed away from unsightly rooftops. Rooftops designed and used to hold topsoil and landscape planting (green roofs) are encouraged. See also Section 305-50 (Green building incentives for CRA form-based zoning districts)." Revise plans accordingly.~~

~~41. Per Section 525-30(B) provide cornice between 25' and 35" above finished grade. Revise plans accordingly.~~

~~42. Per Section 525-30(B) "buildings exceeding 35" in height should maintain no more than 3 stories without horizontal moderation in vertical surface plan. See code for additional detail. Revise plans accordingly.~~

43. Per Sec. 525-30. - Massing and articulation, revise plans to provide the following:

~~(C)"The first thirty five (35) feet of the exterior façade vertical plane should enhance the pedestrian environment by incorporating appropriate architectural features. Such features include cornice, ornamentations, changes in material or color, and other sculpting of the architectural surface, which add special interest and are compatible with public sector site elements."~~

~~(D)"Building design should encourage multitenant occupancy at the lower two (2) floors."~~

Response: Petitioner is requesting a waiver from this requirement.

~~(E)"Building mass should vary by incorporating façade projections and recesses, window groupings, changes in color, materials, building height, roofline height, slope and form, and by incorporating balconies, awnings, colonnades, or compatible combinations of these examples."~~

~~(F)"Changes in mass should relate to structural system(s) and the organization of interior space. Accordingly, façades should be divided into individual storefronts or entries coinciding with architectural elements."~~

~~(G)"Solid walls should not exceed twenty (20) feet in length without vertical articulation." (H)"Large expanses of glass should be subdivided into smaller units."~~

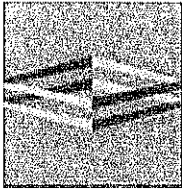
~~(I)"Upper-story windows should be bordered and accented by architectural trim.~~

Response: Upper-story windows have been bordered by textured color panels and accented with Bahama shutters.

44. ~~Where 2' vehicle overhand is being provided, identify the resulting landscape areas (less the 2' for parking space). Revise plans accordingly.~~

45. Per Section 280-50 & 635-50 provide photometric plan showing foot candle levels at property line.

Response: Please see revised photometric plan showing foot candles at the property line.



**DUNAY
MISKEL
BACKMAN** LLP

Gary S. Dunay
Donno Miskol
Scott Backman
Dwayne L. Dickerson
Hope W. Cathoun
Christina Blenki
Heather Jo Allen

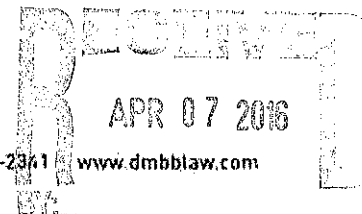
**Comfort Suites Downtown Dania
301 N. Federal Highway, Dania Beach, Florida
Variance Justification**

D.P. Hotels, Inc. ("Applicant") is the contract purchaser for a 1.1 acre (47,920 square feet) property generally located at the southeast corner of N. Federal Highway and NE 3rd Street (302 N. Federal Highway) within the City of Dania Beach ("Property"). There is a location map attached to this narrative. The Property is located within the Poinsettia Park and Coconut Hill subdivisions, and has a future land use designation of Regional Activity Center (RAC), and is zoned City Center ("CC"). A site plan and conceptual elevations are included in this application. The property is currently vacant. Petitioner seeks to develop the Property with a seven (7) story hotel consisting of one hundred five (105) hotel rooms ("Project"). The Project will be highly amenitized to ensure an upscale environment for visitors. Such amenities include a fitness center, business center, breakfast and lounge area, pool and observation deck for the enjoyment of guests.

The Project has been designed to differentiate itself from other hotels serving the Dania Beach community. Specifically, the Project will offer visitors with an upscale hotel in the heart of Dania Beach which will offer the convenience of a shuttle service to the airport and Port Everglades. The Project also offers an observation deck and outdoor roof space which allows visitors to catch the sunrise from the east or enjoy the beautiful weather offered in Southeast Florida. Due to the proximity to the airport and Port Everglades, it is anticipated that this hotel will provide lodging to users of these two transportation facilities. As part of the Project, Petitioner is providing shuttles to both facilities that will depart continuously and be operated 24 hours per day. The resulting parking requirements for this airport hotel are significantly less than parking required for hotels situated close to a major highway. As such, Petitioner is requesting a variance from the parking requirements of Section 265-50 of the City's Land Development Code ("Code"). Similarly, the operations of this hotel do not require loading and unloading of large trucks as a larger conference or resort-type hotel may require. Petitioner operates many similar hotels in the area and while certain vans may quickly drop-off laundered material or refreshment items in the main drop-off area, a loading zone is not required for these smaller-scale hotel operations. As such, Petitioner is requesting a variance from the loading requirements of Section 270-20(B). More specifically, Petitioner is requesting the following variances:

Variance from Section 265-50 to allow 66 parking spaces in lieu of 85 spaces required;

Variance from Section 270-20(B) to allow zero (0) loading spaces in lieu of one (1) space required.



In support of the variance requests, Petitioner will demonstrate that: (1) the variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; (2) the variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; (3) the variance is consistent with, and in furtherance of, the goals, objectives and policies of the Comprehensive Plan and all other similar plans adopted by the City; (4) the plight of Petitioner is due to unique circumstances of the Property or Petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and (5) the variance requested is the minimum variance that is necessary to afford relief to Petitioner while preserving the character, health, safety and welfare of the community.

Variance from Section 265-50 to allow 66 parking spaces in lieu of 85 spaces required.

(1) The variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

The variance maintains the basic intent of Section 265-50. The purpose of the off-street parking requirements are to ensure that a sufficient number of off-street parking spaces are provided to allow the necessary functions for parking maneuvers to be carried out on private property and completely off the street right-of-way. As noted above, due to the proximity to the airport and Port Everglades, it is anticipated that this hotel will provide lodging to users of these two transportation facilities. As part of the Project, Petitioner will be providing shuttles to both facilities that will depart continuously and be operated 24 hours per day. The resulting parking requirements for this airport hotel are significantly less than parking required for hotels situated close to a major highway which are contemplated in the general parking requirements for all hotel uses. In support of this variance request, Petitioner has provided a parking study which indicates that only approximately forty five percent (45%) of guests drive vehicles to the hotel as outlined in the *Shared Parking* publication by the Urban Land Institute ("ULI"). Please refer to the parking analysis attached hereto as Exhibit "A". Given the anticipated guest parking requirements and employee parking requirements, it is anticipated that the hotel will require a total of forty nine (49) parking spaces. The Project proposes sixty six (66) parking spaces, an excess of seventeen (17) parking spaces of the anticipated parking demand and all hotel related parking will be available on site, meeting the intent of the Code. The parking area is further located in the rear with the building frontage and street walls located along the street frontage to screen these parking areas. In addition, Petitioner is creating 5 on street parking spaces along NE 3rd Street as part of the Project. As such, it will not negatively impact the stability of the City or the appearance of the City.

(2) The variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The variance is compatible with the surrounding land uses and is not detrimental to the community. As noted above, Petitioner has provided a parking analysis which demonstrates the parking provided exceeds the anticipated requirements by seventeen (17) parking spaces. The Project will also provide a shuttle that will operate continuously to transfer guests between the hotel and the airport and Port Everglades. As a significant number of guests will use this shuttle service for transportation, the standard hotel parking

requirements outlined in Section 265-50 far exceed the actual requirements of this airport hotel. The off-street parking provided exceeds the parking demand for this hotel. As such, the variance is not detrimental to the community.

(3) The variance is consistent with, and in furtherance of, the goals, objectives and policies of the Comprehensive Plan and all other similar plans adopted by the City.

The variance is consistent with the goals, objectives and policies of the City's Comprehensive Plan. Specifically, the variance is consistent with the following:

- Policy 1.8 – Areas surrounding existing and proposed airports shall be planned to promote compatible land uses: The hotel is a compatible land use in close proximity to the airport.
- Policy 3.1 – New development shall provide for utility and community facilities in accordance with the level of service standards of the Comprehensive Plan: The hotel provides outdoor seating areas consistent with the RAC design guidelines and other pedestrian features along the Federal Highway frontage. The Project also meets utility requirements and appropriate level of service standards.
- Policy 5.1 – Encourage development to enhance the tax base of the community: The proposed hotel will increase the City's tax base.
- Policy 5.11 – To ensure the adequate provision of public services and facilities, Dania Beach shall take into consideration the City's tourist population: the hotel accommodations will provide additional facilities in close proximity to major transportation hubs to meet the needs of this population.
- Policy 8.4 – Adequate vehicular parking shall be provided for new development: Petitioner has provided a parking analysis to demonstrate adequate vehicular parking has been provided.
- Policy 8.6 – Promote infill development: The Property is an infill site along Federal Highway.

(4) The plight of Petitioner is due to unique circumstances of the Property or Petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.

The plight of Petitioner is due to unique circumstances of the Property. As noted above, unlike many hotels located adjacent to major highways that attract visitors traveling by car, the proposed hotel is located within one (1) mile driving distance to the Fort Lauderdale-Hollywood International Airport and is within three (3) miles from Port Everglades. This is unique because it is one of the closest hotels to these two transportation hubs and will provide guest transportation between these facilities by a shuttle which will operate 24 hours per day. As such, the parking demand is significantly less than required for other hotels in the City. Petitioner has provided a parking study which demonstrates the required parking for the Project is only forty nine (49) spaces where eighty five (85) spaces are required by Code. The Project proposes sixty six (66) parking spaces which is seventeen (17) spaces in excess of the demand identified in the parking study. As the Project proposes excess off-street parking than the demonstrated demand for the Project, strictly adhering to this Code requirement is unnecessarily burdensome.

Handwritten signature or stamp, possibly "M. J. ..."

(5) The variance requested is the minimum variance that is necessary to afford relief to Petitioner while preserving the character, health, safety and welfare of the community.

The variance is the minimum variance necessary to afford relief. Petitioner has provided off-street parking to the greatest extent possible given the City's development standards and design requirements for elements such as building frontage, circulation and landscape buffers. As noted above, Petitioner is providing an excess of seventeen (17) spaces above the demand demonstrated through the parking analysis. As such, the variance is the minimum necessary while preserving the character, health, safety and welfare of the community by ensuring sufficient off-street parking to accommodate the Project.

Variance from Section 270-20(B) to allow zero (0) loading spaces in lieu of one (1) space required.

(1) The variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

The variance maintains the basic intent of Section 265-50. The purpose of the off-street parking requirements are to ensure that a sufficient number of off-street parking and loading spaces are provided to allow the necessary functions for loading, unloading and parking maneuvers to be carried out on private property and completely off the street right-of-way. Petitioner operates numerous hotels within the City of similar size. The operations for the Project will be very similar to these existing hotels, including loading and unloading requirements. Unlike larger, resort style hotels or hotels that provide catering for conferences or have a restaurant components, the Project will offer a limited breakfast service. Food items are typically brought in by employees and kept in the pantry area for breakfast service in the mornings. There are no large trucks unloading food or pantry items. Similarly, many laundry services are provided on site. On occasion, a small van may pick-up or drop-off laundry items. This limited service occurs during off-peak hours and by the covered drive-through area for convenient drop-off. Sufficient space is provided in this drop-off for other vehicles and guests to leave cars while they check in or by pass cars as needed. As such, no major loading activities occur as part of the operations of this hotel and no loading zone is required. Rather than provide a specific loading area that will not be needed for hotel operations, Petitioner is providing off-street parking well in excess of anticipated demand and additional green areas and a pool for enjoyment by guests of the hotel. As no loading zone is required for hotel operations, the variance maintains the intent of the Code. The City has also granted similar requests to waive loading requirements for other hotels with comparable operations.

(2) The variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The variance is compatible with the surrounding uses and is not detrimental to the community. As noted above, Petitioner does not anticipate any trucks will be loading or unloading items based upon the operations of Petitioner's existing hotels in the area. Limited laundry service or employees unloading food from a car may be conducted out of a parking space or briefly in the covered drive-thru area. The limited

loading or unloading activities out of cars or small vans will be entirely within the Property and will not affect circulation on the Property or off-site on adjacent right-of-ways. As such, the variance is not detrimental to the community.

(3) The variance is consistent with, and in furtherance of, the goals, objectives and policies of the Comprehensive Plan and all other similar plans adopted by the City.

The variance is consistent with the goals, objectives and policies of the City's Comprehensive Plan. Specifically, the variance is consistent with the following:

- Policy 1.8 – Areas surrounding existing and proposed airports shall be planned to promote compatible land uses: The hotel is a compatible land use in close proximity to the airport.
- Policy 3.1 – New development shall provide for utility and community facilities in accordance with the level of service standards of the Comprehensive Plan: The hotel provides outdoor seating areas consistent with the RAC design guidelines and other pedestrian features along the Federal Highway frontage. The Project also meets utility requirements and appropriate level of service standards.
- Policy 5.1 – Encourage development to enhance the tax base of the community: The proposed hotel will increase the City's tax base.
- Policy 5.11 – To ensure the adequate provision of public services and facilities, Dania Beach shall take into consideration the City's tourist population: the hotel accommodations will provide additional facilities in close proximity to major transportation hubs to meet the needs of this population.
- Policy 8.4 – Adequate vehicular parking shall be provided for new development: Petitioner has provided a parking analysis to demonstrate adequate vehicular parking has been provided.
- Policy 8.6 – Promote infill development: The Property is an infill site along Federal Highway.

(4) The plight of Petitioner is due to unique circumstances of the Property or Petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.

The unique circumstances of the Petitioner's hotel operations. As noted above, unlike larger, resort style hotels or hotels that provide catering for conferences or have a restaurant components, the Project will offer a limited breakfast service. Food items are typically brought in by employees and kept in the pantry area for breakfast service in the mornings. There are no large trucks unloading food or pantry items. Similarly, many laundry services are provided on site. On occasion, a small van may pick-up or drop-off laundry items. This limited service occurs during off-peak hours and by the covered drive-through area for convenient drop-off. Sufficient space is provided in this drop-off for other vehicles and guests to leave cars while they check in or by pass cars as needed. As such, no major loading activities occur as part of the operations of this hotel and no loading zone is required. Additional loading area for the proposed hotel would serve no purpose and be unnecessarily burdensome.

(5) The variance requested is the minimum variance that is necessary to afford relief to Petitioner while preserving the character, health, safety and welfare of the community.

The variance is the minimum necessary to afford relief and preserve the character, safety and welfare of the community. Additional loading spaces would serve no purpose for the proposed hotel and would simply sit unutilized on a daily basis. Petitioner has provided an area for loading and unloading immediately adjacent to the front entrance of the hotel which will be utilized by hotel guests, employees and occasional small vans or trucks delivering goods and supplies for the hotel lobby. The character, health and safety of the community are further preserved as this request will have no impact to circulation on-site or on the streets adjacent to the Property.



McMAHON ASSOCIATES, INC.
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March 8, 2016

Mr. Dilip Patel
Tanjali Investments, LLC
1500 SE 5th Avenue
Dania Beach, FL 33004

RE: **Comfort Suites Hotel Parking Analysis**
McMahon Project No. L15757.01

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
John F. Yacapsin, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.

Dear Mr. Patel:

McMahon Associates, Inc. (McMahon) has reviewed the parking needs for the proposed Comfort Suites Hotel development against the City of Dania Beach parking requirements. The hotel site is located at 302 North Federal Highway, in Dania Beach, Florida. The hotel will include 105 guest rooms, as well as ancillary facilities. The site will have 66 available parking spaces. The proposed parking supply is less than the parking supply required by code. Therefore, the Applicant is committed to providing adequate shuttle service to/from the Fort Lauderdale-Hollywood International Airport and Port Everglades. A parking analysis has been prepared to determine the appropriate parking demand for this type of hotel based on best professional practices as published by the appropriate planning institutes.

City Parking Code

The City of Dania Beach schedule of minimum off-street parking requirement for hotels within the CC / City Center CRA form based district is 0.8 parking spaces per hotel room. Therefore, the parking requirement by the schedule would be 84 spaces.

Alternate Parking Standards

Section 265-60 of the City of Dania Beach Code of Ordinances recognizes that the City's minimum parking standards may result in excess provision of parking and allows for an alternate parking standard to be proposed based on best professional practices, availability of transit services, and proximity to multi-modal transportation facilities.

The proposed hotel site is located within one (1) mile driving distance to the Fort Lauderdale-Hollywood International Airport. In addition, it is located approximately three (3) miles from Port Everglades. The hotel business model will be to provide lodging to users of those two (2) transportation facilities. The hotel will provide shuttles from/to the airport and Port Everglades that will depart from the hotel continuously and be operated 24-hours per day. Regarding best professional practices, the proposed hotel could be categorized as an "airport hotel" as described in *Shared Parking*, published by the Urban Land Institute (ULI). The ULI is accepted as the industry standard for best professional practices to determine parking needs of sites with atypical characteristics. ULI indicates that on average, approximately 45 percent of guests at airport hotels drive vehicles to the hotel. The

Corporate Headquarters: Fort Washington, Pennsylvania

Serving the East Coast from 11 offices throughout New England, the Mid-Atlantic, and Florida

Mr. Dilip Patel
March 8, 2016
Page 2

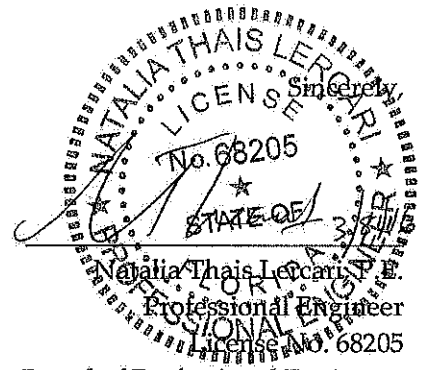
remaining guests use airport shuttles, taxis, limousines, or other public transit. In addition, approximately 75 percent of employees drive to the hotel with the remaining 25 percent using other modes of transportation. Alternate parking demand calculations are based on two (2) components: guest and employee parking. The number of guests requiring parking would typically be based on room occupancy of 60 to 70 percent. To be conservative, 70 percent was assumed for this analysis. Based on data provided by the Applicant/hotel owner, the number of staff during the busiest work shift will be 20 employees. Accordingly, the number of spaces needed to meet peak demand will be:

Guests: (105 rooms * 70% occupancy) 74 guests * 45% drivers = 34 parking spaces for guests.
Employees: 20 Employees * 75% drivers = 15 parking spaces for employees.
Total: 34 guest spaces plus 15 employee spaces = 49 parking spaces.

Findings/Conclusion

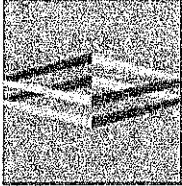
The proposed hotel is near the Fort Lauderdale-Hollywood International Airport and Port Everglades and is intended to cater to the users of those facilities. Based on multiple sources, the parking needs for this type of hotel are significantly less than a typical hotel due to the transportation modes of the guests and employees, and thus alternate parking standards are justified. The 66 parking spaces for the proposed Comfort Suites Hotel will be sufficient to accommodate the 49 parking spaces required by ULI Standards.

Should you have any questions or comments regarding these findings, please do not hesitate to call me.



State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

NTL/hsv
Enclosure



**DUNAY
MISKEL
BACKMAN LLP**

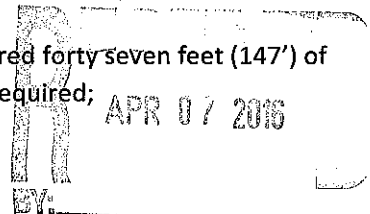
Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Calhoun
Christina Blenkle
Heather Jo Allen

**Comfort Suites Downtown Dania
301 N. Federal Highway, Dania Beach, Florida
Design Variations Justification**

D.P. Hotels, Inc. ("Applicant") is the contract purchaser for a 1.1 acre (47,920 square feet) property generally located at the southeast corner of N. Federal Highway and NE 3rd Street (302 N. Federal Highway) within the City of Dania Beach ("Property"). There is a location map attached to this narrative. The Property is located within the Poinsettia Park and Coconut Hill subdivisions, and has a future land use designation of Regional Activity Center (RAC), and is zoned City Center ("CC"). A site plan and conceptual elevations are included in this application. The property is currently vacant. Petitioner seeks to develop the Property with a seven (7) story hotel consisting of one hundred five (105) hotel rooms ("Project"). The Project will be highly amenitized to ensure an upscale environment for visitors. Such amenities include a fitness center, business center, breakfast and lounge area, pool and observation deck for the enjoyment of guests.

The Project has been designed to differentiate itself from other hotels serving the Dania Beach community. Specifically, the Project will offer visitors with an upscale hotel in the heart of Dania Beach which will offer the convenience of a shuttle service to the airport and Port Everglades. The Project also offers an observation deck and outdoor roof space which allows visitors to catch the sunrise from the east or enjoy the beautiful weather offered in Southeast Florida. In order to develop the Project, Petitioner is requesting variations in design permitted within the CRA districts to provide added flexibility to the Project. Section 301-50 of the City's Land Development Code ("Code") allows variations in design for the CRA form based districts providing for a mechanism for granting requests for variation from the strict standards and requirements of the Code. Such variations can be expected when conditions exist that make it difficult to account for design-specific regulation or to facilitate design interpretations and alternatives that work as well as the prescribed standards. In order to develop the Project, Petitioner is requesting the following design variations:

- Design Variation from Section 275-100(D) to allow a terminal landscape peninsula with a minimum of nine feet (9') in lieu of ten feet (10') required;
- Design Variation from Section 303-40(G) and 306(10)(A)(2) to allow access from Federal Highway in lieu of access from Secondary Street only;
- Design Variation from Section 303-40(M) to allow one hundred forty seven feet (147') of building façade in lieu of one hundred fifty four feet (154') required;



- Design variation from Section 307-30(G) to allow a street wall along a portion of the vehicular use area along NE 3rd Street in lieu of the entire vehicular use area required;
- Design Variation from Section 520-50(E)(1) to allow zero (0) district retail shops in lieu of one (1) shop required.

Design Variation from Section 275-100(D) to allow a terminal landscape peninsula with a minimum of four feet (4') at the most narrow point in lieu of ten feet (10') required;

This request for variation is appropriate to reconcile conflicting requirements not anticipated by these regulations. Specifically, the hotel use requires a main drop-off area adjacent to the entrance for guests to unload and load their personal items for their stay at the hotel. The terminal landscape peninsulas adjacent to these areas must facilitate vehicular movements and adequately guide vehicles through this covered entryway. As such, the landscape island is smaller than the required ten feet (10') at its base, and extends as it approaches the building. The result is a terminal island that exceeds the average landscape area required, but does not meet the ten foot (10') requirement for a small portion at its base. As such, this variation is needed to reconcile these requirements that are not anticipated by the regulations.

This design variation provides a reasonable accommodation of design flexibility that results in an overall superior design. The particular terminal landscape island that does not meet the ten foot (10') requirement is adjacent to the handicap stalls and covered drive-through area. The southern portion of this particular terminal island adjacent to the drive aisle does not meet the required dimension. However, the terminal island becomes larger as it moves towards the building and ultimately provides a larger green space on average than a standard ten foot (10') landscape island would provide. The smaller distance adjacent to the drive aisles also helps facilitate vehicular movements and allows for easier turns into this drop-off and pick-up area. Petitioner has also provided a unique landscape design within this landscape island which frames the main entrance to the hotel. Specifically, Montgomery Palms, Queen Emma shrubs Bromeliads are utilized to create multiple levels of landscaping which adds to the focal point of the main entrance. As such, this design variation results in an overall superior design.

Design Variation from Section 303-40(G) and 306-10(A)(2) in order to allow an access along Federal Highway in lieu of access only from a secondary side street.

This request for variation is appropriate to accommodate site conditions not anticipated by these regulations. The Property is uniquely shaped as there is a long narrow strip of land extending east adjacent to existing single family homes. As such, this area is not suitable for part of the buildable area. Instead, in order to create a pedestrian friendly storefront-like frontage along Federal Highway, as desired by the City and the CRA in this zoning district, the main building façade is located adjacent to Federal Highway and an active street front has been provided. The area to the east is designed to accommodate the parking

for the hotel use. The Project must also provide adequate on site circulation. The access off Federal Highway accommodates for this unusual site condition.

Given the shape of the Property, it would be difficult to navigate through the parking area and drop-off areas without backing into a parking space or making difficult vehicular maneuvers to circulate through the site. The requested design variation provides better access and flexibility that results in a superior development. The additional access allows for safer circulation as guests can enter through one access location and exit through the other if necessary. This is also ideal for shuttles dropping off and picking up guests from the airport. Petitioner has designed the entrance off Federal Highway to continue the arcade type frontage and a decorative street wall screens the vehicular use area from Federal Highway. Petitioner has also provided landscape and pedestrian features throughout the site for enjoyment by visitors, which includes a pool deck and outdoor seating areas to ensure active uses are provided and serve as a dominant feature along Federal Highway. As such, this is a reasonable request to accommodate design flexibility that results in an overall superior development and design consistent with the intent and principles of this provision.

Design Variation from Section 303-40(M) to allow one hundred forty seven feet (147') of building façade in lieu of one hundred fifty four feet (154') required.

This request for variation is appropriate to accommodate site conditions not anticipated by these regulations. As noted above, the unique shape of the Property restricts the design of building placement and parking areas. The Project adheres to the intent of the design standards of this section by placing the building frontage along Federal Highway and creating active uses at the street level. However, because of the unique shape of the Property, in order to provide adequate vehicular circulation and facilitate safe vehicular movements and pedestrian connections, Petitioner is proposing an access drive off Federal Highway. The Project also includes a guest pick-up and drop-off area at the southern building entrance, allowing for safe guest transfers outside main vehicular use and parking areas. In order to accommodate the drive-aisles and parking areas that must fit into this uniquely shaped Property, Petitioner is requesting a design variation to allow a building frontage of one hundred forty seven feet (147') in lieu of one hundred fifty four feet (154') required. Although the building does not extend the additional seven feet (7') required by Code, the Project proposes a decorative wall along the Federal Highway frontage to continue the design of the building and create an appearance of an extended façade.

This design variation is a reasonable request to accommodate design flexibility that results in an overall superior development and design consistent with the intent and principles of the CC zoning and RAC. As noted above, the Project proposes a decorative wall which provides the impression of an extended building façade along the remaining Federal Highway frontage and meets the intent of this code requirement. In addition, this allows for improved vehicular circulation within the Property. As such, the requested design variation results in a superior design.

Design Variation from Section 307-30(G) to allow a street wall along a portion of the vehicular use area along NE 3rd Street in lieu of the entire vehicular use area required.

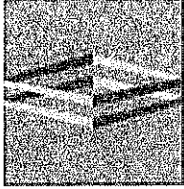
This request for variation is appropriate to reconcile conflicting requirements not anticipated by these regulations. Petitioner has provided the required street wall to screen vehicular use areas along the Federal Highway frontage and a portion of NW 3rd Street adjacent to the proposed building. However, the Code has specific landscape and engineering requirements that must be included along NE 3rd Street. Specifically, Petitioner is proposing Cabbage Palms in the terminal landscape island at the northeast corner of the Property in addition to Magnolia trees and an Orange Geiger adjacent to the on-street parking. In addition to these landscape materials, the Project needs to provide accessible water and irrigation meters and fire department connections. These landscape materials and required utility connections would conflict with a street wall expanding the entire NE 3rd Street frontage.

This design variation is a reasonable request to accommodate design flexibility that results in an overall superior development and design consistent with the intent and principles of this provision. The Project adheres to the intent of the Code by providing adequate screening for the vehicular use areas. The proposed wall along NE 3rd Street will adequately screen the vehicular use areas from vehicles and pedestrians travelling along Federal Highway. The landscape materials proposed would provide further screening from the proposed parking area. As such, the design variation is consistent with the intent of the Code, while allowing for design flexibility to reconcile these conflicting requirements.

Design Variation from Section 520-50(E)(1) to allow zero (0) district retail shops in lieu of one (1) shop required.

This request for variation is appropriate to reconcile conflicting requirements not anticipated by these regulations. The Property is a perfect location for this hotel use as it is within the heart of Dania Beach and within close proximity to the Dania Beach Pier, Fort Lauderdale Airport and Port Everglades. This makes it an ideal location for both tourists visiting local attractions and those embarking on cruises. The Project has been designed to differentiate itself from other hotels serving the Dania Beach community. Specifically, the Project will offer visitors with an upscale hotel in the heart of Dania Beach which will offer the convenience of a shuttle service to the airport and Port Everglades. The Project also offers an observation deck and outdoor roof space which allows visitors to catch the sunrise from the east or enjoy the beautiful weather offered in Southeast Florida. The first floor contains a lobby, lounge area, fitness center and meeting area for guests of the hotel. The ground floor of the hotel was specifically designed to ensure that these uses would be located along the Federal Highway frontage to allow for active uses and pedestrian activity along the street front. Additional outdoor seating areas are proposed along the outdoor arcade area which will provide a dynamic street frontage for the Project. Although the Project proposes such active uses along Federal Highway, no individual retail shops are proposed, as this is not a use typically associated with similar hotel projects. In order to accommodate and reconcile conflicting requirements allowing for the uses proposed, but requiring retail shops not typically associated with this use, Petitioner is requesting a design variation from this provision.

This design variation is a reasonable request to accommodate design flexibility that results in an overall superior development and design consistent with the intent and principles of this provision. The design variation allows for this high-quality hotel use that is highly amenitized with lounge areas, seating for meals, a fitness center and meeting area for use by the hotel guests. These active uses necessary for a quality hotel have been designed to provide an active street front along Federal Highway. Additional outdoor seating areas have been added to create a dynamic street frontage as intended by the Code. As such, the design variation will allow this hotel use that results in an overall superior development consistent with the intent of the City's code.



**DUNAY
MISKEL
BACKMAN LLP**

Gary S. Dunay
Donnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Cathoun
Christina Blanski
Heather Jo Allen

**Comfort Suites Downtown Dania
301 N. Federal Highway, Dania Beach, Florida
Waiver of Design Standards Justification**

D.P. Hotels, Inc. ("Applicant") is the contract purchaser for a 1.1 acre (47,920 square feet) property generally located at the southeast corner of N. Federal Highway and NE 3rd Street (302 N. Federal Highway) within the City of Dania Beach ("Property"). There is a location map attached to this narrative. The Property is located within the Poinsettia Park and Coconut Hill subdivisions, and has a future land use designation of Regional Activity Center (RAC), and is zoned City Center ("CC"). A site plan and conceptual elevations are included in this application. The property is currently vacant. Petitioner seeks to develop the Property with a seven (7) story hotel consisting of one hundred five (105) hotel rooms ("Project"). The Project will be highly amenitized to ensure an upscale environment for visitors. Such amenities include a fitness center, business center, breakfast and lounge area, pool and observation deck for the enjoyment of guests.

The Project has been designed to differentiate itself from other hotels serving the Dania Beach community. Specifically, the Project will offer visitors with an upscale hotel in the heart of Dania Beach which will offer the convenience of a shuttle service to the airport a Port Everglades. The Project also offers an observation deck and outdoor roof space which allows visitors to catch the sunrise from the east or enjoy the beautiful weather offered in Southeast Florida. In order to develop the Project, Petitioner is requesting variations in design permitted within the CRA districts to provide added flexibility to the Project. Section 525-10 of the City's Land Development Code ("Code") allows waivers of the Principal Arterial Commercial Design Standards upon a finding that there are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of impracticable and the applicant has offered significant enhancements to other pertinent aspects of the site that the City Commission determines will offset the negative impacts that an exception to these standards might otherwise create. In accordance with Section 525-10, Petitioner is requesting the following waivers for the Project:

Waiver from Section 525-30(D): Building Design should encourage multitenant occupancy at the lower two floors.

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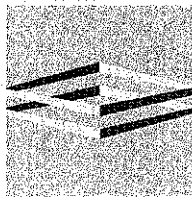
Waiver from Section 525-30(D): Building Design should encourage multitenant occupancy at the lower two floors.

1) There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement impracticable.

There are circumstances peculiar to the intended use that makes compliance with a particular requirement impracticable. Petitioner is proposing a hotel on the Property. The Property is a perfect location for this hotel use as it is within the heart of Dania Beach and within close proximity to the Fort Lauderdale airport and Port Everglades. This makes it an ideal location for both tourists visiting local attractions and those embarking on cruises. The Project has been designed to differentiate itself from other hotels serving the Dania Beach community. Specifically, the Project will offer visitors with an upscale hotel in the heart of Dania Beach which will offer the convenience of a shuttle service to the airport a Port Everglades. Multi-tenant occupancy is not typical associated with the proposed hotel use. This is not a large scale resort, but a smaller, high-quality hotel that offers various amenities for guests. Such amenities include a lobby, lounge and breakfast area, fitness center and meeting rooms for guests. While these active uses have been designed to front Federal Highway and provide a dynamic street front, multi-tenant occupancy is not practical for the Project or similar hotels. Rather, the first floor has many of these active amenities, in addition to offices, housekeeping facilities, and some guest suites. The entire second floor is for guest suites as is typical with any hotel. As such, Petitioner is requesting a waiver from this requirement of multitenant occupancy on the first two floors.

2) The applicant has offered significant enhancements to other pertinent aspects of the site that the City Commission determines will offset the negative impacts that an exception to these standards might otherwise create.

Petitioner has included numerous features throughout the Project that enhance the design and offset any negative impacts associated with a single occupancy hotel. Specifically, the hotel will offer various amenities for guests including an observation deck and outdoor roof space which allows visitors to catch the sunrise from the east or enjoy the beautiful weather offered in Southeast Florida. The first floor contains a lobby, lounge area, fitness center and meeting area for guests of the hotel. Further, these uses have all been placed along the Federal Highway frontage to allow for active uses along the street front. Additional outdoor seating areas are proposed along the outdoor arcade area which will provide a dynamic street frontage. The arcade façade spans two stories to create the appearance of two story multi-tenant occupancy despite the single hotel use proposed for the Project. As such, these significant enhancement all help offset negative impacts and still create the dynamic street front intended by this provision.



**DUNAY
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Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Calhoun
Christina Bilenki
Heather Jo Allen

DP Hotels

301 N. Federal Highway, Dania Beach, Florida

Site Plan Narrative

Mr. Dilip Patel ("Applicant") is the contract purchaser for a 1.1 acre (47,920 square feet) property ("Property") generally located at the southeast corner of N. Federal Highway and NE 3rd Street (302 N. Federal Highway) within the City of Dania Beach ("Property"). There is a location map attached to this narrative. The Property is located within the Poinsettia Park and Coconut Hill subdivisions, and has a future land use designation of Regional Activity Center (RAC), and is zoned City Center ("CC"). A site plan and conceptual elevations are included in this application.

Existing Conditions

The existing condition of the Property is predominantly vacant. There is a one-story commercial/retail structure at the corner of N. Federal Highway and NE 3rd Street. The adjacent vacant lot contributes to a blighted appearance along Federal Highway and the adjacent vicinity. Vacant lots can also lead to nuisance activities such as dumping, loitering, and criminal activity. The development of the Property into a hotel meeting the form-based design criteria specified in the zoning district will not only improve the appearance and safety along Federal Highway, but to adjacent residential areas as well. In addition, the Project will further contribute to the economic redevelopment effort currently occurring along Federal Highway and Dania Beach Boulevard within the City.

Compliance with Zoning

The Property is located entirely within the CC Zoning District, which is one of five Community Redevelopment Area (CRA) Form-Based Zoning Districts. Hotels are permitted by-right within the City Center Zoning District, providing that they meet the requirements of Section 305-20 (9). The proposed hotel structure that will replace an existing nondescript structure and vacant lot will meet the rigorous design criteria spelled out in the City Center form-based zoning district. While not located in the immediate downtown/Local Activity Center (as identified in the Comprehensive Plan) this is a critical location, and the development of the Property as a hotel will provide a vital link between the downtown and the northern gateway of the City at the intersection of Griffin Road and N. Federal Highway. Furthermore, developing the Property utilizing specific design criteria such as a build-to-line, parking in the rear, "streetscaping" and street trees, pedestrian areas, as well as a paseo along the front façade to shelter passing pedestrians, will greatly enhance the urban feel and vitality of the area. The Project thereby meets the city's objective of developing a revitalized and walkable downtown and immediate

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environs. Visually, this Property will expand the historic downtown to the north, utilizing the strong urban design criteria specified in the City Center form-based code zoning district.

Location to Transit

The Property is located within 300 feet of both a north and southbound local Broward County Transit (BCT) "Bus Route 1" stop and ½ mile from a BCT Breeze Express stop (at Dania Beach Boulevard). Given the Property's proximity to downtown Fort Lauderdale, the airport and Port Everglades, hotel guests and employees may utilize the BCT system, thus reducing parking demand on the Property as well as the overall "carbon footprint" of the Project. An Existing Transit Routes Map is attached to this narrative.

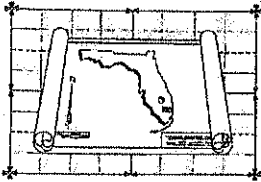
Compliance with the Comprehensive Plan

The Hotel is located within the Regional Activity Center (RAC) as designated by the Future Land Use Map. The Future Land Use Element in the City's Comprehensive Plan identifies much of the eastern half of the community as having "significant opportunities for re-development... ..these re-development activities are consistent with the Urban Infill amendments and Eastward Ho movements currently ongoing in Southern Florida, and particularly Broward County." The Applicant's proposal squarely meets the objectives set forth by the County's re-development initiatives, by bringing new development to an infill location, and providing a much needed use for the tourism demand in the area (the location is between the Fort Lauderdale Hollywood Airport and the Dania Jai-Alai, Hollywood Beach and the resurgent downtowns of Dania Beach and Hollywood).

The Regional Activity Center as designated by the City of Dania Beach is consistent with the RAC definitions and objectives found within the Broward County Comprehensive Plan. As such, it is important to note that the proposed development meets many of the objectives in this plan, including the following:

- By locating near existing bus stops: "**Policy 10.02.03** – to facilitate public transit access, integrated transportation systems are encouraged to serve RACs."
- By incorporating paseos and other pedestrian features: "**Policy 10.02.04** - to enhance pedestrian movement and safety, the separation of pedestrian and vehicular traffic is encouraged within RACs."
- By developing on a mostly vacant infill lot adjacent to the historic downtown: "**Policy 10.02.05** - Redevelopment activities are encouraged within the RACs."

The Broward County Comprehensive Plan also states that RAC land use designation is intended to: encourage the re-development of areas that are of regional significance (of which historic downtown Dania Beach is one); encourage mass transit; reduce the need for automobile travel and give definition to the urban form, all of which the Project does.



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

January 7, 2016

Edward A. Tombari, AICP, Land Planner
Dunay, Miskel and Backman, LLP
14 Southeast 4 Street, Suite 36
Boca Raton, Florida 33432

Dear Mr. Tombari:

Re: Platting requirements for a parcel legally described as Lots 1-4, Block 2, and a portion of the land marked "Reserved" in Block 2, "Poinciana Park," according to the Plat thereof, as recorded in Plat Book 5, Page 17, of the Public Records of Broward County, Florida, less the west 24 feet of Lots 1-3 and the land marked "Reserved" for right-of-way purposes, together with Lots 5 and 6, "Cocoanut Hills," according to the Plat thereof, as recorded in Plat Book B, Page 115, of the Public Records of Miami-Dade County, said lands situate, lying and being in Broward County, Florida, less the North 20 feet of Lot 6, and less the west 24 feet of Lots 5 and 6 for right-of-way purposes. This parcel is generally located on the southeast corner of Northeast 3 Street and Federal Highway /U.S. 1, in the City of Dania Beach.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting is not required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Section D.2, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

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Edward A. Tombari

January 7, 2016

Page Two

The subject parcel is less than 5 acres (approximately 1.4 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

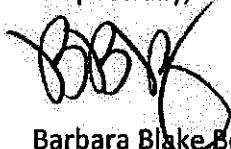
Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 1-4, Block 2 and Lot 5) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated, or with vacated rights-of-way (i.e. portion of Lot 6 and the land marked "Reserved"), Section D.2, Chapter IV, of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Dawn Teetsel, Associate Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DBT

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



Florida Department of Transportation

RICK SCOTT GOVERNOR

3400 West Commercial Blvd. Fort Lauderdale, FL 33309

JIM BOXOLD SECRETARY

JANUARY 14, 2016

THIS PRE-APPLICATION LETTER IS VALID UNTIL - JANUARY 14, 2017
THIS LETTER IS NOT A PERMIT APPROVAL

Susan Holland
Holland Engineering Inc
3900 Hollywood Boulevard, Suite 303
Hollywood, Florida 33021

Dear Ms. Holland:

RE: January 14, 2016 - Pre-application Meeting for Category C Driveway
Broward County - In the City of Dania Beach Urban SR 5 Sec. # 86010; MP - 5.820
Access Class - 06 Posted Speed - 35 mph SIS - N Ref project: 429575.1
Request: A right-in/right-out driveway located approximately 200 feet south of NE 3rd Street.

SITE SPECIFIC INFORMATION
Project Name & Address: Comfort Suites Hotel - 302 N. Federal Highway, Dania Beach, Florida 33004
Applicant & Property Owner: Dania Development Group LLC
Parcel Size: 1.10 Acres Max. Sq.ft: 110 Rooms Proposed LU: Hotel

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a guard gate is installed a minimum driveway length of 100 feet is required.
- A radial return driveway is required.
- Sight distance shall be verified (adjacent building to the south).

Comments:

- Submit Traffic Study to the Planning Department.
• Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
• The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
• All driveways not approved in this letter must be fully removed and the area restored.
• Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://gis.dot.state.fl.us/OneStopPermitting; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits - Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

[Handwritten signature]

Dalila Fernandez, P.E.
District Traffic Access Manager

GS/myh

cc: Roger Lemieux
File: s:\Permits\Pre-app Letters\Broward County\Dania Development Group LLC - SR 5



McMAHON ASSOCIATES, INC.
2090 Palm Beach Lakes Blvd | Suite 400 | West Palm Beach, FL 33409
p 561-840-8650 | f 561-840-8590
www.mcmtrans.com

March 8, 2016

Mr. Dilip Patel
Tanjali Investments, LLC
1500 SE 5th Avenue
Dania Beach, FL 33004

**RE: Comfort Suites Hotel Parking Analysis
McMahon Project No. L15757.01**

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
John F. Yacapsin, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.

Dear Mr. Patel:

McMahon Associates, Inc. (McMahon) has reviewed the parking needs for the proposed Comfort Suites Hotel development against the City of Dania Beach parking requirements. The hotel site is located at 302 North Federal Highway, in Dania Beach, Florida. The hotel will include 105 guest rooms, as well as ancillary facilities. The site will have 66 available parking spaces. The proposed parking supply is less than the parking supply required by code. Therefore, the Applicant is committed to providing adequate shuttle service to/from the Fort Lauderdale-Hollywood International Airport and Port Everglades. A parking analysis has been prepared to determine the appropriate parking demand for this type of hotel based on best professional practices as published by the appropriate planning institutes.

City Parking Code

The City of Dania Beach schedule of minimum off-street parking requirement for hotels within the CC / City Center CRA form based district is 0.8 parking spaces per hotel room. Therefore, the parking requirement by the schedule would be 84 spaces.

Alternate Parking Standards

Section 265-60 of the City of Dania Beach Code of Ordinances recognizes that the City's minimum parking standards may result in excess provision of parking and allows for an alternate parking standard to be proposed based on best professional practices, availability of transit services, and proximity to multi-modal transportation facilities.

The proposed hotel site is located within one (1) mile driving distance to the Fort Lauderdale-Hollywood International Airport. In addition, it is located approximately three (3) miles from Port Everglades. The hotel business model will be to provide lodging to users of those two (2) transportation facilities. The hotel will provide shuttles from/to the airport and Port Everglades that will depart from the hotel continuously and be operated 24-hours per day. Regarding best professional practices, the proposed hotel could be categorized as an "airport hotel" as described in *Shared Parking*, published by the Urban Land Institute (ULI). The ULI is accepted as the industry standard for best professional practices to determine parking needs of sites with atypical characteristics. ULI indicates that on average, approximately 45 percent of guests at airport hotels drive vehicles to the hotel. The

Corporate Headquarters: Fort Washington, Pennsylvania

Serving the East Coast from 11 offices throughout New England, the Mid-Atlantic, and Florida

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Mr. Dilip Patel
March 8, 2016
Page 2

remaining guests use airport shuttles, taxis, limousines, or other public transit. In addition, approximately 75 percent of employees drive to the hotel with the remaining 25 percent using other modes of transportation. Alternate parking demand calculations are based on two (2) components: guest and employee parking. The number of guests requiring parking would typically be based on room occupancy of 60 to 70 percent. To be conservative, 70 percent was assumed for this analysis. Based on data provided by the Applicant/hotel owner, the number of staff during the busiest work shift will be 20 employees. Accordingly, the number of spaces needed to meet peak demand will be:

Guests: (105 rooms * 70% occupancy) 74 guests * 45% drivers = 34 parking spaces for guests.
Employees: 20 Employees * 75% drivers = 15 parking spaces for employees.
Total: 34 guest spaces plus 15 employee spaces = **49 parking spaces.**

Findings/Conclusion

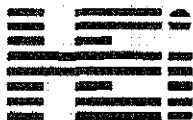
The proposed hotel is near the Fort Lauderdale-Hollywood International Airport and Port Everglades and is intended to cater to the users of those facilities. Based on multiple sources, the parking needs for this type of hotel are significantly less than a typical hotel due to the transportation modes of the guests and employees, and thus alternate parking standards are justified. The 66 parking spaces for the proposed Comfort Suites Hotel will be sufficient to accommodate the 49 parking spaces required by ULI Standards.

Should you have any questions or comments regarding these findings, please do not hesitate to call me.

Sincerely,
No. 68205
STATE OF FLORIDA
Natalia Thais Lercari, P.E.
Professional Engineer
License No. 68205

State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

NTL/hsv
Enclosure



Holland Engineering, Inc.
3900 Hollywood Blvd., Suite 303
Hollywood, FL 33021

March 7, 2016

FIRE FLOW CALCULATIONS
For a Sprinkled Building
Comfort Suites Downtown Dania
302 North Federal Highway, Dania Beach

These calculations are for a seven story hotel, with a total ground floor square footage of 10,796 SF. The entire building is non combustibile construction.

Fire Flow Area = 28,356 SF

Based on Type II (222) construction. Per NFPA 18.4 Fire Flow Requirements, the fire flow area is based on the three largest successive floors. Each floor is 9,452 sf. Three floors are equal to 28,356 sf.

Per Table 18.4.5.1.2, the fire flow requirement is 1,750 gpm for 2 hours.

NFPA 18.4 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

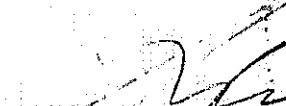
$$1,750 \text{ gpm} \times 75\% = 1,312.50 \text{ gpm (fire flow credit)}$$

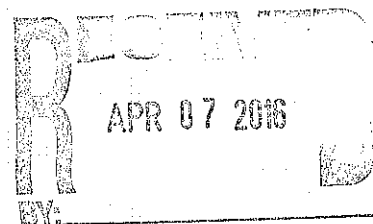
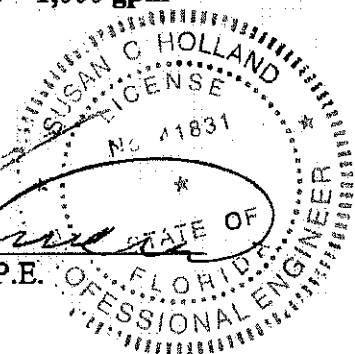
$$1,750 \text{ gpm} - 1,312.5 \text{ gpm} = 437.50 \text{ gpm}$$

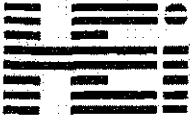
The minimum fire flow per NFPA 18.4.5.1.2.1 is 1,000 gpm

Fire flow required = 1,000 gpm

Prepared by:


Susan C. Holland, P.E.
Lic. No. 41831





Holland Engineering, Inc.
3900 Hollywood Blvd., Suite 303
Hollywood, FL 33021

March 7, 2016

FIRE FLOW CALCULATIONS
FOR MANUAL SUPPRESSION EFFORTS
Comfort Suites Downtown Dania
302 North Federal Highway, Dania Beach

These calculations are for a seven story hotel, with a total ground floor square footage of 10,796 SF. The entire building is non combustibile construction.

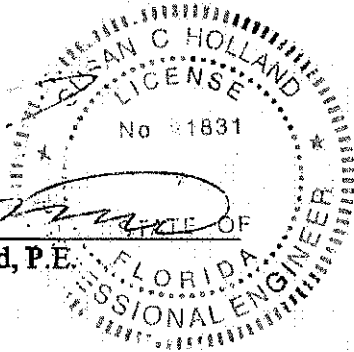
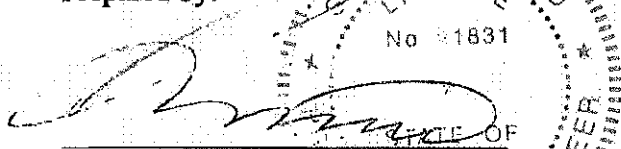
Fire Flow Area = 28,356 SF

Based on Type II (222) construction. Per NFPA 18.4 Fire Flow Requirements, the fire flow area is based on the three largest successive floors. Each floor is 9,452 sf. Three floors are equal to 28,356 sf.

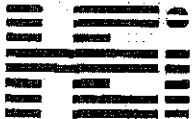
Per Table 18.4.5.1.2, the fire flow requirement is 1,750 gpm for 2 hours.

Fire flow required for manual suppression = 1,750 gpm

Prepared by:



Susan C. Holland, P.E.
Lic. No. 41831



Holland Engineering, Inc.
3900 Hollywood Blvd., Suite 303
Hollywood, FL 33021

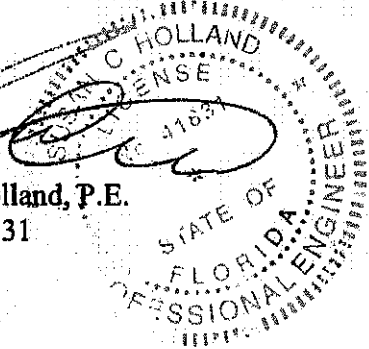
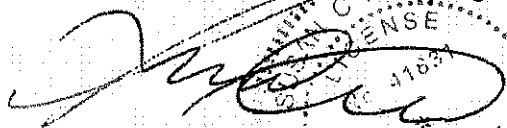
March 7, 2016

**RE: Comfort Suites Downtown Dania
302 North Federal Highway, Dania Beach**

The proposed water main sizing, fire hydrant spacing, and fire hydrant locations, for the Comfort Suites Downtown Dania, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

Please let me know if additional information is required.

Sincerely,



Susan C. Holland, P.E.
Lic. No. 41831

RECEIVED
APR 07 2016
BY: _____



McMAHON ASSOCIATES, INC.
5500 Village Blvd | Suite 103 | West Palm Beach, FL 33407
p 561-840-8650 | f 561-840-8590
mcmahonassociates.com

December 21, 2015

VIA E-MAIL

Mr. Dilip Patel
Tanjali Investments, LLC
1500 SE 5th Avenue
Dania Beach, FL 33004

RE: 302 North Federal Highway Hotel Traffic Analysis
McMahon Project No. L15757.01

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E.

Dear Mr. Patel:

McMahon Associates, Inc. (McMahon) has completed a traffic analysis for the proposed hotel to be located at 302 North Federal Highway, in Dania Beach, Florida. The site is currently vacant. The proposed hotel, with a buildout year of 2017, will consist of 100 rooms.

Trip Generation Analysis

The proposed hotel site is located within one (1) mile driving distance to the Fort Lauderdale-Hollywood International Airport and approximately three (3) miles from Port Everglades. The hotel business model will be to provide lodging to users of those two (2) transportation facilities. The hotel will provide shuttles from/to the airport and Port Everglades. Regarding best professional practices, the proposed hotel could be categorized as an "airport hotel" as described in *Shared Parking*, published by the Urban Land Institute (ULI). The ULI indicates that on average, approximately 45 percent of guests at airport hotels drive vehicles to the hotel. The remaining guests use airport shuttles, taxis, limousines, or other public transit.

Using trip generation information obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 9th Edition, trip generation estimates were developed for the proposed development. For this analysis, it was assumed that approximately 45 percent of guests arriving at the hotel would drive a vehicle. The remaining trips to and from the site are expected to be via shuttle service. The trip generation analysis, summarized in **Table 1**, indicates that the proposed development is expected to generate 401 daily vehicle trips, 30 AM peak hour vehicle trips and 31 PM peak hour vehicle trips. In addition, it was assumed that the hotel shuttle will run every half hour, with two (2) shuttles entering and exiting the site during the AM peak hour and two (2) shuttles entering and exiting the site during the PM peak hour. Excerpts from ITE are attached in **Appendix A**.

RECEIVED

RECEIVED
APR 07 2016

Corporate Headquarters: Fort Washington, Pennsylvania

Serving the East Coast from 13 offices throughout New England, the Mid-Atlantic, and Florida

TABLE 1
TRIP GENERATION ANALYSIS
302 NORTH FEDERAL HIGHWAY HOTEL TRAFFIC ANALYSIS

DAILY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
Hotel	310	100 Occ. Rooms	T = 8.92 (X)	50%	50%	446	446	892
			Shuttle Trips (55% of Total Trips)	50%	50%	246	245	491
			Vehicle Trips (45% of Total Trips)	50%	50%	200	201	401

AM PEAK HOUR

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
Hotel	310	100 Occ. Rooms	T = 0.67 (X)	58%	42%	39	28	67
			Shuttle Trips (55% of Total Trips)	58%	42%	21	16	37
			Vehicle Trips (45% of Total Trips)	58%	42%	18	12	30

PM PEAK HOUR

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
Hotel	310	100 Occ. Rooms	T = 0.70 (X)	49%	51%	34	36	70
			Shuttle Trips (55% of Total Trips)	49%	51%	19	20	39
			Vehicle Trips (45% of Total Trips)	49%	51%	15	16	31

(1) Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.



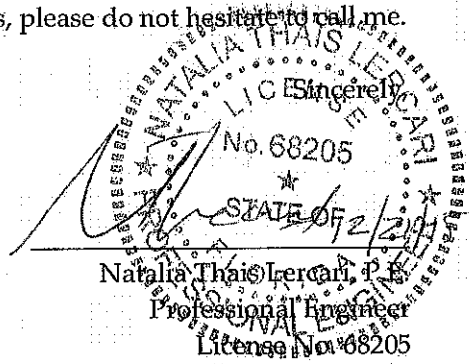
Mr. Dilip Patel
December 21, 2015
Page 3

RAC Transportation Impact Fee

Based on Resolution No. 2014-048, Ordinance No. 2014-005, an impact fee of \$21.26 per PM peak hour trip is required as traffic mitigation for projects within the RAC area. Based on the analysis contained herein, the hotel is anticipated to generate 31 PM peak hour vehicular trips. Therefore, the anticipated RAC Transportation Impact Fee is \$659.06.

Should you have any questions or comments regarding these findings, please do not hesitate to call me.

Sincerely,
No. 68205
STATE OF FLORIDA
Natalia Thais Lercari, P.E.
Professional Engineer
License No. 68205



State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

NTL/hsv
Enclosure

APPENDIX A

TRIP GENERATION INFORMATION

Hotel (310)

Average Vehicle Trip Ends vs: Occupied Rooms On a: Weekday

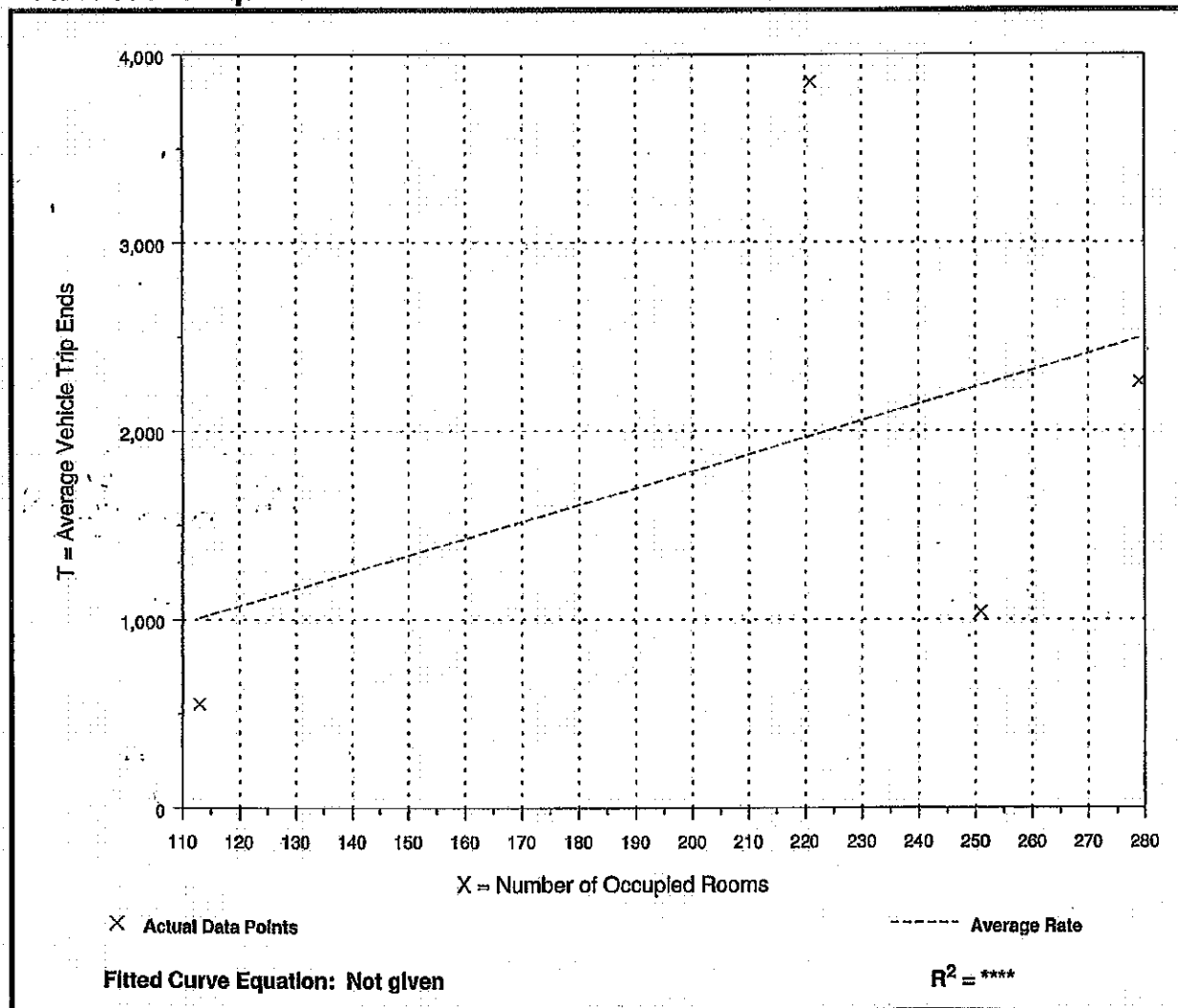
Number of Studies: 4
 Average Number of Occupied Rooms: 216
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
8.92	4.14 - 17.44	6.04

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hotel (310)

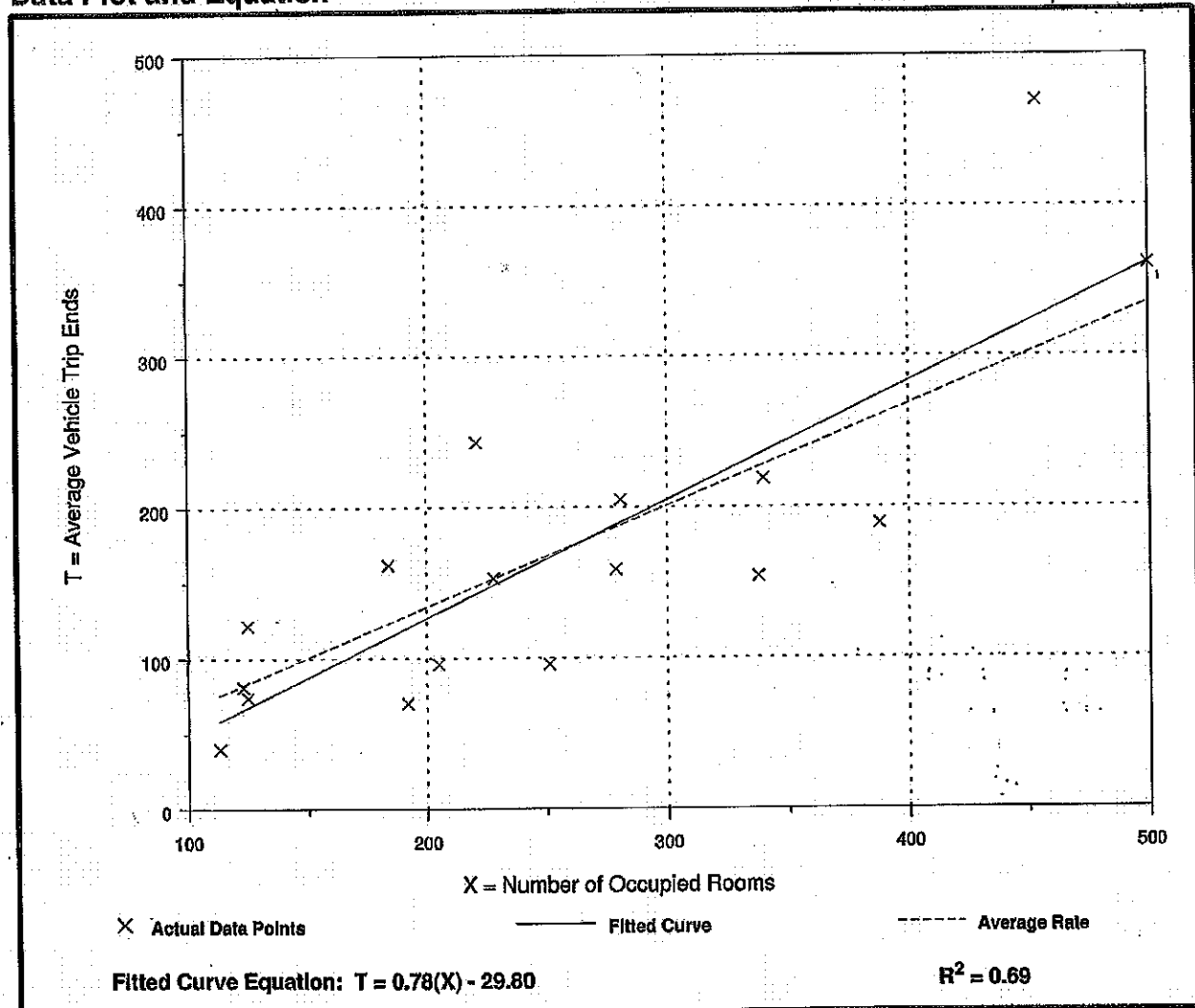
Average Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 17
 Average Number of Occupied Rooms: 256
 Directional Distribution: 58% entering, 42% exiting

Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.67	0.35 - 1.10	0.84

Data Plot and Equation



Hotel (310)

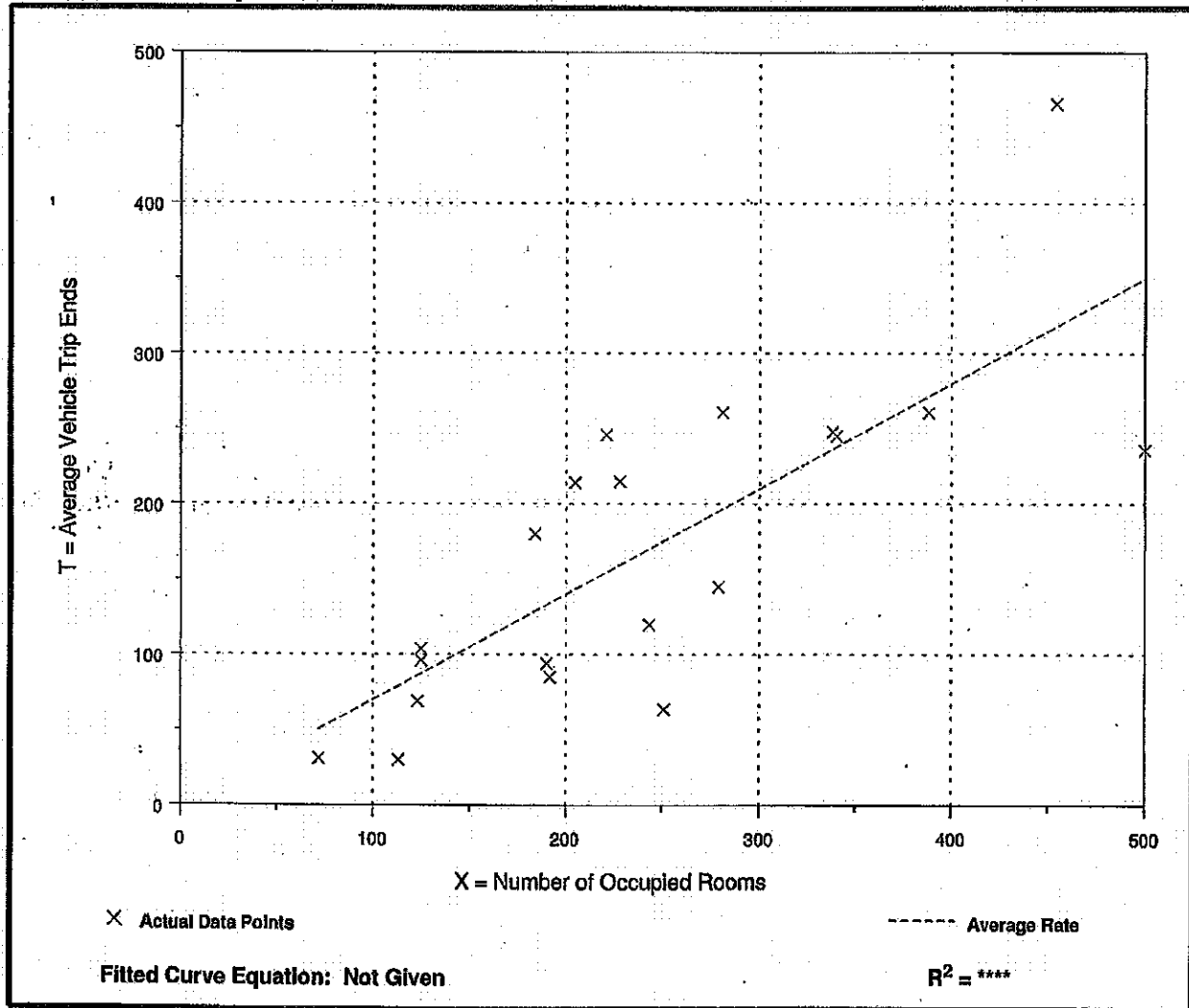
Average Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 20
 Average Number of Occupied Rooms: 243
 Directional Distribution: 49% entering, 51% exiting

Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.70	0.25 - 1.11	0.87

Data Plot and Equation



This instrument prepared by
and return to:
Christina Bilenki, Esq.
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT ("Easement") is made and entered into this ____ day of _____ 2016, by Dania Development Group, LLC, a Florida limited liability company ("Declarant").

RECITALS:

A. Declarant is the owner of that certain real property located in Palm Beach County, Florida, more particularly described on Exhibit A, attached hereto and made a part hereof ("Declarant's Property").

B. Declarant has requested Site Plan approval from the City of Dania Beach ("City") for the development of a one hundred five (105) unit hotel with access located along Federal Highway and Northeast Third Street (PZ-006-16) ("Project").

C. As a condition of the approval of the Project, the City has required that Declarant grant an ingress/egress and access easement over that portion of Declarant's Property more particularly described on Exhibit B, attached hereto and made a part hereof ("Easement Parcel") in favor of the adjacent property, more particularly described on Exhibit C, attached hereto and made a part hereof ("Adjacent Property").

D. Declarant has agreed to grant such easement in accordance with the terms and provisions with this Easement.

NOW, THEREFORE, to induce City to approve the above-referenced modification and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant hereby agrees as follows:

1. Grant of Easement. Declarant hereby grants to the owner of the Adjacent Property, its successors and assigns and its invitees and guests, an ingress and egress easement with access to and from the Adjacent Property over and across paved roadways located on the Easement Parcel. The Easement Parcel shall be used for no other purposes and users of the Easement Parcel shall have no rights to use any other portion of the Declarant's Property for any other purpose including, without limitation, parking or cross access to any other property or parcel. Notwithstanding anything contained herein to the contrary, the easement granted herein shall not be effective unless, and until the owner of the Adjacent Property grants a similar access easement over and across the Adjacent Property in favor of Declarant's Property.

APR 07 2016

2. Maintenance and Repair. Declarant, at Declarant's expense, shall keep the Easement Parcel in good condition and repair at all times.

3. Running With the Land. The Easement and rights granted herein shall be appurtenant to the Easement Property and shall run with the land.

4. Miscellaneous. This Easement shall be governed and constructed and enforced in accordance with the laws of Florida.

IN WITNESS WHEREOF, the said Declarant has signed and sealed these presents the day and year first above written.

Witnesses:

Dania Development Group, LLC, a Florida limited liability company

Printed Name: _____

By: _____

Printed Name: _____

Title: _____

Printed Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____, as _____ of Dania Development Group, a Florida limited liability company, and that he acknowledged to me, that he executed the foregoing instrument on behalf of the limited liability company, freely and voluntarily under authority duly vested in him by said limited liability company. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2016.

Notary Public

My Commission Expires:

EXHIBIT A

DECLARANT'S PROPERTY

Parcel 1: Lots 1, 2, 3 and 4, Block 2, POINCIANA PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 17, of the Public Records of Broward County, Florida, Less the West 24 feet of Lots 1, 2, and 3, for State Road right-of-way.

Together with that existing 20 foot strip of land marked "Reserved" in Block 2, of POINCIANA PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 17, of the Public Records of Broward County, Florida, Less the West 24 feet thereof for State Road right-of-way, the Southern boundary line of said property being coterminous with a line 30 feet North of the common boundary line of Lots 5 and 6, of the COCOANUT HILLS PLAT, recorded in Plat Book B, Page 115 of the Public Records of Miami-Dade County, Florida, now lying and being in Broward County, Florida, and contiguous with the boundary line of Lots 3 and 4, Block 2, of said POINCIANA PARK on the North of said strip.

Parcel 2: Lot 5, Less the West 24 feet thereof, and Lot 6, Less the West 24 feet thereof, of COCOANUT HILLS, according to the Plat thereof, recorded in Plat Book "B", Page 115 of the Public Records of Miami-Dade County, Florida; said land now lying and being in Broward County, Florida.

Also Less the North 20 feet of Lot 6 thereof, per Circuit Court of the 17th Judicial Circuit Case No. 99-807(02), Final Judgment entered on April 1, 2005 and recorded in O.R. Book 39370, Page 1991, of the Public Records of Broward County, Florida.

EXHIBIT B

ADJACENT PROPERTY

Parcel 1

Beginning 230 feet North of the Southwest Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 50 South, Range 42 East; thence running North 100 feet; thence East 315 feet; thence South 100 feet; thence West 315 feet to the Place of beginning; LESS the West 24 feet thereof, said lands situate, lying and being in Broward County, Florida.

Parcel 2

Lots 1, 2, 3, and 4, less the West 24 feet thereof, COCOANUT HILL, according to the Plat thereof, as recorded in Plat Book "B", Page 115, of the Public Records of Dade County, Florida; and beginning 230 feet North of the Southwest Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 50 South, Range 42 East, thence running North 100 feet, thence East 315 feet, thence South 100 feet, thence West 315 feet to the place of beginning, less the West 24 feet thereof; said lands situate, lying and being in Broward County, Florida.

EXHIBIT C

EASEMENT PARCEL



BROWARD SHERIFF'S OFFICE
 DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
 FIRE MARSHAL'S BUREAU
 DANIA BEACH DISTRICT
 103 West Dania Beach Boulevard
 Dania Beach, FL 33004
 Phone: (954) 342-4262
 Fax: (954) 342-4265



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 4-5-16
 Application #: _____
 Name of Project/Development: Comfort Suites Downtown Dania
 Address of Project/Development: 302 N. Federal Highway, Dania Beach
 Owner/Agent: _____
 Design Professional of Record: Susan C. Holland
 Water Purveyor: City of Dania Beach
 Water Purveyor Address: 100 W. Dania Beach Blvd., Dania Beach

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction* is II (222) in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1,000 gallons per minute, (in compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).

This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

[Signature]
 Signature - Owner/Agent/Occupant:

4/5/16
 Date

[Signature]
 Signature - Design Professional of Record

4-5-16
 Date





**BROWARD SHERIFF'S OFFICE
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
DANIA BEACH DISTRICT**
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 3-7-16

Application #: _____

Name of Project/Development: COMFORT SUITES DOWNTOWN DANIA

Address of Project/Development: 302 N. FEDERAL HWY., DANIA BEACH

Owner/Agent: [Signature]

Design Professional of Record: SUSAN C. HOLLAND

Water Purveyor: CITY OF DANIA BEACH

Water Purveyor Address: 100 W. DANIA BEACH BLVD DANIA BEACH

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is II (222) in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1,750 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. **Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).**

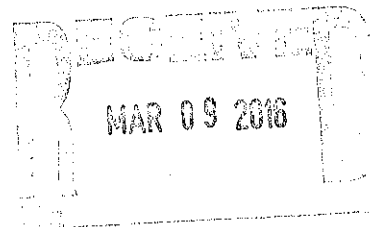
This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

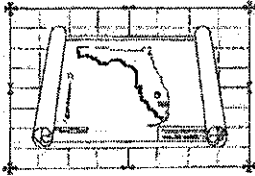
[Signature]
Signature - Owner/Agent/Occupant:

3/9/16
Date

[Signature]
Signature - Design Professional of Record

3-7-16
Date



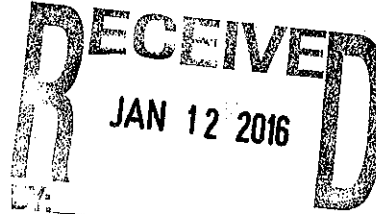


FILE COPY
BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

January 7, 2016

Edward A. Tombari, AICP, Land Planner
Dunay, Miskel and Backman, LLP
14 Southeast 4 Street, Suite 36
Boca Raton, Florida 33432



Dear Mr. Tombari:

Re: Platting requirements for a parcel legally described as Lots 1-4, Block 2, and a portion of the land marked "Reserved" in Block 2, "Poinciana Park," according to the Plat thereof, as recorded in Plat Book 5, Page 17, of the Public Records of Broward County, Florida, less the west 24 feet of Lots 1-3 and the land marked "Reserved" for right-of-way purposes, together with Lots 5 and 6, "Cocoanut Hills," according to the Plat thereof, as recorded in Plat Book B, Page 115, of the Public Records of Miami-Dade County, said lands situate, lying and being in Broward County, Florida, less the North 20 feet of Lot 6, and less the west 24 feet of Lots 5 and 6 for right-of-way purposes. This parcel is generally located on the southeast corner of Northeast 3 Street and Federal Highway /U.S. 1, in the City of Dania Beach.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting is not required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Section D.2, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

Edward A. Tombari

January 7, 2016

Page Two

The subject parcel is less than 5 acres (approximately 1.4 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

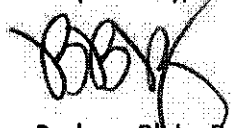
Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 1-4, Block 2 and Lot 5) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated, or with vacated rights-of-way (i.e. portion of Lot 6 and the land marked "Reserved"), Section D.2, Chapter IV, of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Dawn Teetsel, Associate Planner, at your convenience.

Respectfully,

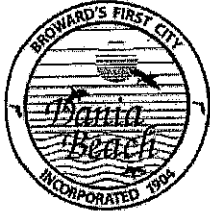


Barbara Blake Boy
Executive Director

BBB:DBT

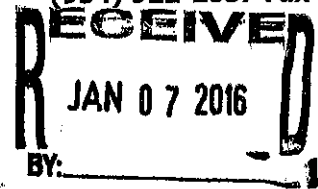
cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



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

Standard Development Application



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

Date Rec'd: _____

Petition No.: SP 006-10

(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: 302 N. Federal Highway

Lot(s): 1,2,3 / 5,6 Block: 2 Subdivision: Poinciana Park / Coconut Hills

Recorded Plat Name: Poinciana Park and Coconut Hills

Folio Number(s): 504234070070 Legal Description: See attached legal description

Applicant/Consultant/Legal Representative (circle one) Dunay, Miskel, and Backman, LLP

Address of Applicant: 14 SE 4th Street, Boca Raton, FL 33432

Business Telephone: (561) 405-3325 Home: _____ Fax: (561) 409-2341

E-mail address: sbackman@dmbblaw.com

Name of Property Owner: Dania Development Group, LLC

Address of Property Owner: 50 S. Pointe Drive Unit 2803, Miami Beach, FL 33139

Business Telephone: N/A Home: _____ Fax: _____

Explanation of Request: See attached Site Plan Narrative
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 47,920 s.f. Gross Acreage: 68,000 s.f. Prop. Square Footage: 67,508 s.f.

Existing Use: Commercial and Vacant Proposed Use: Hotel

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Dunay, Miskel, and Backman, LLP (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~~ NEBRASKA
COUNTY OF ~~BROWARD~~ KEITH
The foregoing instrument was acknowledged

DANIA Development Group, LLC
By: Lisa Thomas
(Owner / Agent signature*)

BEFORE ME THIS 18th DAY OF DECEMBER, 2015

By:

LISA THOMAS
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known X or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

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

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus retainer for staff/consultant review, administrative and notice cost \$5,000.00 Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus retainer for staff/consultant review, administrative and notice cost \$4,000.00 Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
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SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<i>SPECIAL EXCEPTION (Cellular Towers)</i>	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

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



ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

TEL. (954) 782-1441
FAX. (954) 782-1442

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

STREET ADDRESS:

302 North Federal Highway Dania Beach, Florida 33004

LEGAL DESCRIPTION:

Parcel 1: Lots 1, 2, 3 and 4, Block 2, POINCIANA PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 17, of the Public Records of Broward County, Florida, Less the West 24 feet of said Lots 1, 2, and 3, for State Road right-of-way.

Together with that existing 20 foot strip of land marked "Reserved" in Block 2, of POINCIANA PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 17, of the Public Records of Broward County, Florida, Less the West 24 feet thereof for State Road right-of-way, the Southern boundary line of said property being coterminous with a line 30 feet North of the common boundary line of Lots 5 and 6, of the COCOANUT HILLS PLAT, recorded in Plat Book B, Page 115, of the Public Records of Miami-Dade County, Florida, now lying and being in Broward County, Florida, and contiguous with the boundary line of Lots 3 and 4, Block 2, of said POINCIANA PARK on the North of said strip.

Parcel 2: Lot 5, Less the West 24 feet thereof, and Lot 6, Less the West 24 feet thereof, of COCOANUT HILLS, according to the Plat thereof, recorded in Plat Book "B", Page 115, of the Public Records of Miami-Dade County, Florida; said land now lying and being in Broward County, Florida.

Also Less the North 20 feet of Lot 6 thereof, per Circuit Court of the 17th Judicial Circuit Case No. 99-807 (02), Final Judgment entered on April 1, 2005 and recorded in O.R. Book 39370, Page 1991, of the Public Records of Broward County, Florida.

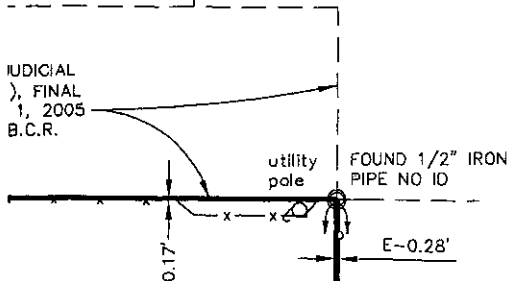
LEGEND OF ABBREVIATIONS:

Δ	=	CENTRAL ANGLE
A	=	ARC LENGTH
CB	=	CHORD BEARING
R	=	RADIUS
R/W	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
WM	=	WATER METER
OH	=	OVERHANG
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
CONC.	=	CONCRETE
D.B.	=	DEED BOOK
CLF	=	CHAIN LINK FENCE
BLVD.	=	BOULEVARD
ENCH.	=	ENCH.
I.P.	=	IRON PIPE
I.R.	=	IRON ROD
P.R.M.	=	PERMANENT REFERENCE MONUMENT
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
U.E.	=	UTILITY EASEMENT
D.F.	=	DRAINAGE EASEMENT

K 2
RK
B.C.R.

LOT 7 BLOCK 2

POINCIANA PARK
P.B. 5, PG. 17, B.C.R.



Statement of Interest in Property and Authorization to File Petitions

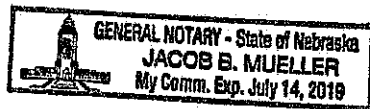
Dania Development Group LLC certifies that it is the Owner of the subject property located at the southeast corner of North Federal Highway and NE 3rd Street (Folio #504234070070) in the City of Dania Beach, and hereby authorizes Mr. Dilip Patel, and/or his assigns, as contract purchaser, and also authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, JAMES GILGENBACH, LLC, as agent, and HOLLAND ENGINEERING, INC., as agent, to submit and process any and all development applications to the City of Dania Beach, Broward County and the State of Florida and appear at any meetings or public hearings necessary for the approval, permitting and development of the proposed hotel development located within the City of Dania Beach and Broward County.

LOLA THOMAS
Print Name
Lola Thomas
Signature
50 South Pointe Drive, Unit 2803
Address
Miami Beach, FL 33139
City/State/Zip
305-319-1660
Phone

State of NEBRASKA

County of KEITH

The foregoing instrument was acknowledged before me this 18th day of DECEMBER, 2015, by LOLA THOMAS, an individual, who is personally known to me or who has produced as identification and who did take an oath.



NOTARY PUBLIC:

Sign: [Signature]

Print: JACOB B MUELLER

My Commission Expires: 7/14/19

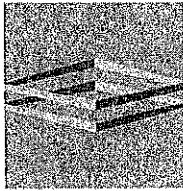
LEGAL DESCRIPTION

PARCEL 1: LOTS 1, 2, 3 AND 4, BLOCK 2, POINCIANA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 24 FEET OF SAID LOTS 1, 2, AND 3, FOR STATE ROAD RIGHT-OF-WAY.

TOGETHER WITH THAT EXISTING 20 FOOT STRIP OF LAND MARKED "RESERVED" IN BLOCK 2, OF POINCIANA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 24 FEET THEREOF FOR STATE ROAD RIGHT-OF-WAY, THE SOUTHERN BOUNDARY LINE OF SAID PROPERTY BEING COTERMINOUS WITH A LINE 30 FEET NORTH OF THE COMMON BOUNDARY LINE OF LOTS 5 AND 6, OF THE COCOANUT HILLS PLAT, RECORDED IN PLAT BOOK B, PAGE 115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTIGUOUS WITH THE BOUNDARY LINE OF LOT 3 AND 4, BLOCK 2, OF SIAD POINCIANA PARK ON THE NORTH OF SAID STRIP.

PARCEL 2: LOT 5, LESS THE WEST 24 FEET THEREOF, AND LOT 6, LESS THE WEST 24 FEET THEREOF, OF COCOANUT HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.

ALSO LESS THE NORTH 20 FEET OF LOT 6 THEREOF, PER CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT CASE NO. 99-807(02), FINAL JUDGMENT ENTERED ON APRIL 1, 2005 AND RECORDED IN O.R. BOOK 39370, PAGE 1991, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



**DUNAY
MISKEL
BACKMAN** LLP

Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Calhoun
Christina Bilenki
Heather Jo Allen

January 7, 2016

Ms. Corrine Lajole, AICP
Planning Manager
Community Development Department
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

FILE COPY

Re: Comfort Suites Hotel Site Plan Application

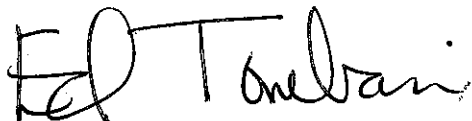
Dear Ms. Lajole:

Please accept this site plan application, payment for required fees, plans and authorizations, as required by the City's Land Development Code. We believe our client's proposal will be an exciting addition to the City in many ways and will further the objectives highlighted in the City's Comprehensive Plan. We look forward to being scheduled to the soonest possible DRC meeting. Enclosed, please find the following items enclosed in six collated packets:

- (1) Application, and authorization by Owner for Applicant and Dunay, Miskel, and Backman, LLP to act as agent/applicant.
- (2) Project Narrative, Existing Public Transit Routes Map and Location Map.
- (3) Check for \$7,150: \$1,000 for site plan review + \$1,050 for 105 units + \$5,000 for retainer.
- (4) Six (6) copies of Proposed Drainage Systems and Methods Statement by Engineer of Record Susan Holland.
- (5) Six (6) copies of the Traffic Impact Statement by Traffic Engineer of Record McMahon.
- (6) Six (6) copies of color site plan elevations and renderings.
- (7) Six (6) copies of boundary survey, topographic survey and legal description.
- (8) Six (6) copies of the site plan, by Architect of Record Jim Gilgenbach (A-1).
- (9) Six (6) copies of building floor plans (A2) and (A3) by Jim Gilgenbach.
- (10) Six (6) copies of architectural elevations (all sides) (A7) and (A8) by Jim Gilgenbach.
- (11) Six (6) copies of the photometric plan (PH), by Jim Gilgenbach.
- (12) Six (6) copies of the tree survey (L-1), by Landscape Architect of Record Thomas White.
- (13) Six (6) copies of the landscape plan (L-2), by Thomas White.
- (14) Six (6) copies of conceptual paving, grading and drainage plan (C-1) by Susan Holland.
- (15) Six (6) copies of conceptual utilities plan (C-2) by Susan Holland.

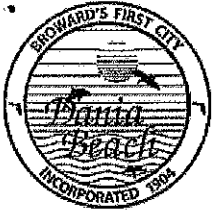
If you have any questions or require additional information, please feel free to contact me directly at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Tombari". The signature is written in a cursive style with a large initial "E" and a long horizontal stroke extending to the right.

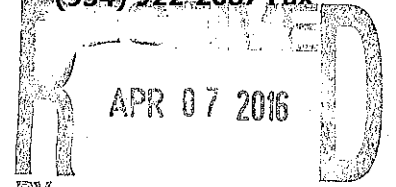
Edward A. Tombari, AICP

Enclosures.



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

Standard Development Application



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

BY: _____
 Date Rec'd: _____

Petition No.: YA-41-16
YA-42-16

OT-43-16
 6
 OT-48-16

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: 302 N. Federal Highway

Lot(s): 1,2,3 / 5,6 Block: 2 Subdivision: Poinciana Park / Coconut Hills

Recorded Plat Name: Poinciana Park and Coconut Hills

Folio Number(s): 504234070070 Legal Description: See attached legal description

Applicant/Consultant/Legal Representative (**circle one**) Dunay, Miskel, and Backman, LLP

Address of Applicant: 14 SE 4th Street, Boca Raton, FL 33432

Business Telephone: (561) 405-3325 Home: _____ Fax: (561) 409-2341

E-mail address: sbackman@dmbblaw.com

Name of Property Owner: Dania Development Group, LLC

Address of Property Owner: 50 S. Pointe Drive Unit 2803, Miami Beach, FL 33139

Business Telephone: N/A Home: _____ Fax: _____

Explanation of Request: See attached Site Plan Narrative

*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: 47,920 s.f. Gross Acreage: 68,000 s.f. Prop. Square Footage: 67,508 s.f.

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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 Danay Mistel + Bademan, LLP (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.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

BEFORE ME THIS 7th DAY OF April, 2016

By:
Christina Bilenki
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Kathleen J. Brignola
(Signature of Notary Public - State of _____)



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).**

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ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
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PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus retainer for staff/consultant review, administrative and notice cost \$5,000.00 Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f Plus retainer for staff/consultant review, administrative and notice cost \$4,000.00 Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
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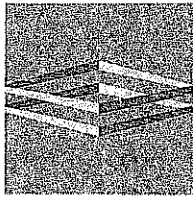
**City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE**

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

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

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



**DUNAY
MISKEL
BACKMAN** LLP

Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Calhoun
Christina Bilenki
Heather Jo Allen

April 7, 2016

Corinne Lajoie
Principal Planner
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

**Re: Comfort Suites Downtown Dania (SP-006-16)
Requests for Variance/Design Variations/Waiver**

Dear Ms. Lajoie:

As discussed, we are requesting relief from the requirements of the City's Land Development Code related to the Comfort Suites Downtown Dania Project (SP-006-16). Enclosed, please find the signed application, justifications and a check for the application fees totaling \$7,600. Specifically, we are requesting the following:

1
2
3
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9

JT-45-16
OT-46-16
OT-47-16
JT-48-16

- 1 • Variance from Section 265-50 to allow 66 parking spaces in lieu of 85 required (\$2,300 fee);
- 2 • Variance from Section 270-20(B) to allow 0 loading spaces in lieu of 1 required (\$2,300 fee);
- 3 • Design Variation from Section 275-100(D) to allow a reduction in the 10' terminal peninsula (\$500 fee);
- 4 • Design Variation from Section 303-40(G) and 306-10(A)(2) to allow access from Federal Highway in lieu of access from a secondary street only (\$500 fee);
- 5 • Design Variation from Section 303-40(M) to allow 147' of building façade along Federal Highway in lieu of 154' required (\$500 fee);
- 6 • Design Variation from Section 307-30(G) to allow a street wall along a portion of the vehicular use area along NE 3rd Street in lieu of the entire vehicular use area (\$500 fee);
- 7 • Design Variation from Section 520-50(E)(1) to allow 0 district retail shops in lieu of 1 required (\$500 fee);
- 8 • Waiver from Section 525-30 to allow a single occupancy in lieu of multi-tenant occupancy at the lower 2 floors (\$500 fee).

VA-41-16
VA-42-16
OT-43-16
OT-44-16

FILE COPY

RECEIVED
APR 07 2016
BY: _____

Statement of Interest in Property and Authorization to File Petitions

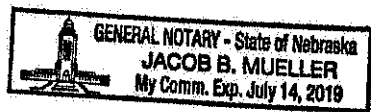
Dania Development Group LLC certifies that it is the Owner of the subject property located at the southeast corner of North Federal Highway and NE 3rd Street (Folio #504234070070) in the City of Dania Beach, and hereby authorizes Mr. Dilip Patel, and/or his assigns, as contract purchaser, and also authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, JAMES GILGENBACH, LLC, as agent, and HOLLAND ENGINEERING, INC., as agent, to submit and process any and all development applications to the City of Dania Beach, Broward County and the State of Florida and appear at any meetings or public hearings necessary for the approval, permitting and development of the proposed hotel development located within the City of Dania Beach and Broward County.

LOLA THOMAS
Print Name
Lola Thomas
Signature
50 South Pointe Drive, Unit 2803
Address
Miami Beach, FL 33139
City/State/Zip
305-319-1668
Phone

State of NEBRASKA

County of KEITH

The foregoing instrument was acknowledged before me this 18th day of DECEMBER, 2015, by LOLA THOMAS, an individual, who is personally known to me or who has produced as identification and who did take an oath.

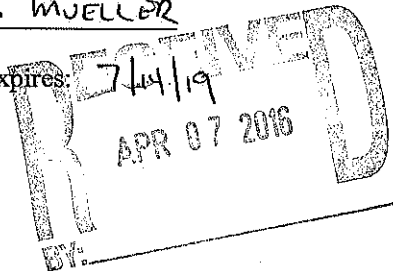


NOTARY PUBLIC:

Sign: *Jacob B. Mueller*

Print: JACOB B MUELLER

My Commission Expires: 7/14/19



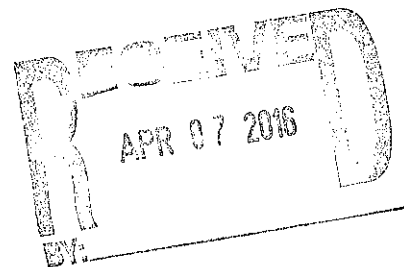
LEGAL DESCRIPTION

PARCEL 1: LOTS 1, 2, 3 AND 4, BLOCK 2, POINCIANA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 24 FEET OF SAID LOTS 1, 2, AND 3, FOR STATE ROAD RIGHT-OF-WAY.

TOGETHER WITH THAT EXISTING 20 FOOT STRIP OF LAND MARKED "RESERVED" IN BLOCK 2, OF POINCIANA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 24 FEET THEREOF FOR STATE ROAD RIGHT-OF-WAY, THE SOUTHERN BOUNDARY LINE OF SAID PROPERTY BEING COTERMINOUS WITH A LINE 30 FEET NORTH OF THE COMMON BOUNDARY LINE OF LOTS 5 AND 6, OF THE COCOANUT HILLS PLAT, RECORDED IN PLAT BOOK B, PAGE 115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTIGUOUS WITH THE BOUNDARY LINE OF LOT 3 AND 4, BLOCK 2, OF SIAD POINCIANA PARK ON THE NORTH OF SAID STRIP.

PARCEL 2: LOT 5, LESS THE WEST 24 FEET THEREOF, AND LOT 6, LESS THE WEST 24 FEET THEREOF, OF COCOANUT HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.

ALSO LESS THE NORTH 20 FEET OF LOT 6 THEREOF, PER CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT CASE NO. 99-807(02), FINAL JUDGMENT ENTERED ON APRIL 1, 2005 AND RECORDED IN O.R. BOOK 39370, PAGE 1991, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Prepared by and return to:

Gary H. Kornik, Esq.
Attorney at Law
Fromberg, Perlow & Kornik, P.A.
18901 N.E. 29 Ave. Suite 100
Aventura, FL 33180
File Number: 9720.010
Will Call No.: 305933200

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Warranty Deed

This Warranty Deed made this 13th day of June, 2006 between Dania Beach 246, LLC, a Florida limited liability company and Dania Beach 302, LLC, a Florida limited liability company whose post office address is 20533 Biscayne Boulevard, Suite 4, Aventura, FL 33180, grantor, and Dania Development Group, LLC, a Florida limited liability company whose post office address is 100 South Pointe Drive, Unit 906, Miami Beach, FL 33139, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Parcel 1: Lots 1, 2, 3 and 4, Block 2, POINCIANA PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 17, of the Public Records of Broward County, Florida, Less the West 24 feet of said Lots 1, 2, and 3, for State Road right-of-way.

Together with that existing 20 foot strip of land marked "Reserved" in Block 2, of POINCIANA PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 17, of the Public Records of Broward County, Florida, Less the West 24 feet thereof for State Road right-of-way, the Southern boundary line of said property being coterminous with a line 30 feet North of the common boundary line of Lots 5 and 6, of the COCOANUT HILLS PLAT, recorded in Plat Book B, Page 115, of the Public Records of Miami-Dade County, Florida, now lying and being in Broward County, Florida, and contiguous with the boundary line of Lots 3 and 4, Block 2, of said POINCIANA PARK on the North of said strip.

Parcel 2: Lot 5, Less the West 24 feet thereof, and Lot 6, Less the West 24 feet thereof, of COCOANUT HILLS, according to the Plat thereof, recorded in Plat Book "B", Page 115, of the Public Records of Miami-Dade County, Florida; said land now lying and being in Broward County, Florida.

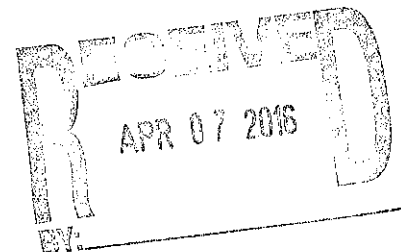
Also Less the North 20 feet of Lot 6 thereof, per Circuit Court of the 17th Judicial Circuit Case No. 99-807 (02), Final Judgment entered on April 1, 2005 and recorded in O.R. Book 39370, Page 1991, of the Public Records of Broward County, Florida.

Parcel Identification Number: 10234-07-00700; 10234-07-00800; 10234-07-00900; 10234-07-01000; 10234-07-00620 and 10234-02-00400

SUBJECT TO: Zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the Plat and/or common to the subdivision, none of which are hereby reimposed, and real property taxes for the year 2006 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

DoubleTimee



To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Gary H. Korwik
Witness Name: GARY H. KORWIK

Gary Nesbitt
Witness Name: GARY NESBITT

Gary H. Korwik
Witness Name: GARY H. KORWIK

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Dania Beach 246, LLC, a Florida limited liability company

By: Robert Fox
Robert Fox, Manager

By: Sandy T. Fox
Sandy T. Fox, Manager

Dania Beach 302, LLC, a Florida limited liability company

By: Robert Fox
Robert Fox, Manager

By: Sandy T. Fox
Sandy T. Fox, Manager

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 13th day of June, 2006 by Robert Fox, Manager and Sandy T. Fox, Manager of Dania Beach 246, LLC, a Florida limited liability company on behalf of said company. They are personally known or have produced a driver's license as identification.

[Notary Seal]



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

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 13th day of June, 2006 by Robert Fox, Manager and Sandy T. Fox, Manager of Dania Beach 302, LLC, a Florida limited liability company on behalf of said company. They are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
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Print Name

Lola Thomas
Signature

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Address

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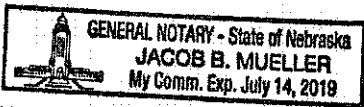
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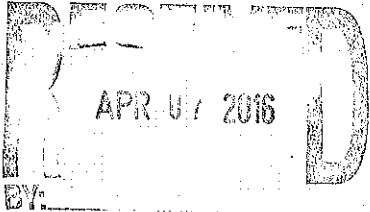
NOTARY PUBLIC:



Sign: [Signature]

Print: JACOB B. MUELLER

My Commission Expires: 7/14/19



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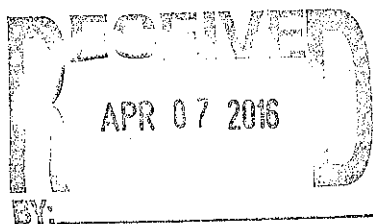
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Prepared by and return to:
Gary H. Kornik, Esq.
Attorney at Law
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18901 N.E. 29 Ave. Suite 100
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File Number: 9720.010
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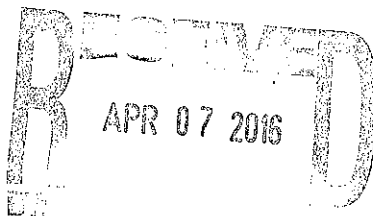
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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: GARY H. KORNIK

Dania Beach 246, LLC, a Florida limited liability company

By: [Signature]
Robert Fox, Manager

[Signature]
Witness Name: JERRY NESBITT

[Signature]
Witness Name: GARY H. KORNIK

By: [Signature]
Sandy T. Fox, Manager

[Signature]
Witness Name: JERRY NESBITT

Dania Beach 302, LLC, a Florida limited liability company

[Signature]
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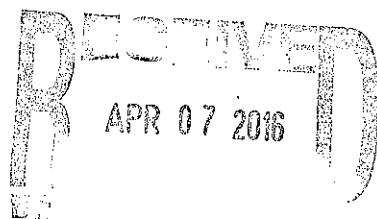
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[Signature]
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By: [Signature]
Sandy T. Fox, Manager

[Signature]
Witness Name: JERRY NESBITT



State of Florida
County of Miami-Dade

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[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Miami-Dade

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