**RESOLUTION NO. 2016-075**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-113-15) SUBMITTED BY JOSEPH DENIS ON BEHALF OF DANIA LIVE 1748, LLC FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN BRYAN ROAD AND INTERSTATE 95 WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

 **WHEREAS,** Chapter 28, Part 6 of the Dania Beach Land Development Code (the “LDC”), Article 635 “Development Review Procedures and Requirements,” and Article 340 “Planned Mixed-Use Development District (PMUD),” Section 340-40 “Development Design Guidelines (DDG),” provides that site plan approval is required as a condition to the issuance of a building permit; and

 **WHEREAS,** LDC Article 340 “Planned Mixed-Use Development District (PMUD),” Section 340-30(S) “Site plan approval,” provides that site development shall comply with the established PMUD regulations and the approved DDG; and

 **WHEREAS,** Joseph Denis, on behalf of Dania Live 1748, LLC (the “Applicant”) is requesting site plan approval to permit the development of Dania Pointe Phase I, consisting of approximately 310,594 square feet of commercial buildings to be located at the northwest corner of Stirling Road and Bryan Road in the City of Dania Beach, Florida; and

 **WHEREAS,** thesite plan application (SP-113-15) has been reviewed for compliance with the approved Dania Pointe DDG in accordance with Article 635 and Article 340; and

**WHEREAS,** the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

**WHEREAS,** the City Commission finds that the approval of the Site Plan (SP-113-15) will protect the health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan.

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

 **Section 1.** The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and they are made a specific part of this Resolution.

 **Section 2.** Pursuant to Chapter 28, Part 6 of the Dania Beach Land Development Code (the “LDC”), Article 635 “Development Review Procedures and Requirements,” and Article 340 “Planned Mixed-Use Development District (PMUD),” Section 340-40 “Development Design Guidelines (DDG), the Site Plan (SP-113-15), attached as Exhibit “B” which is made a part of and incorporated into this Resolution by reference, is approved.

 **Section 3.** The approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

**MUST BE ADDRESSED PRIOR TO PUBLIC HEARING.**

1. Must provide a letter of intent regarding the Developers Agreement identified in the DDG. Letter must identify the scope of work projects and timing of all off-site improvements that will be included in the Developers Agreement.
2. Show proposed transit improvements on all adjacent rights-of-way. Provide covered, lighted bus shelter with trash receptacles consistent with Broward County standards for all bus stops on Bryan and Stirling Roads. Provide details on plans.

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

1. This site plan review is for Phase 1, which includes 14 separate building, however, detail for only 7 buildings were provided. Therefore, separate and additional site plan review and approval for each of the missing buildings will be required. Provide revised statement addressing issues stating, “The remainder of our buildings and related site improvements will be the subject of an application for subsequent site plan approval for public hearing” as required by the DDG.

**CONDITION OF APPROVAL, TO BE ADDRESSED PRIOR TO ISSUANCE OF A BUILDING PERMIT**.

1. Per Sec. 635-50, provide the following missing documents and information:

(S) “Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination.” Provide detail for ALL buildings – only Costco was provided.

THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

* Costco signage – Per DDG (9)(3) internally illuminated cabinet signs are prohibited. Provide additional detail regarding construction and illumination.
* Costco – a monument sign is shown on Sheet C-404, no monument sign detail was provided.
* Costco – DDG is unclear as to how many “Primary wall mounted signs” are permitted per tenant and per tenant frontage. DDG currently states 300s.f. maximum is allows. Costco proposed 2 signs @ 280 s.f. on south elevation and 1 sign @ 280 s.f. on west elevation. Further clarification is needed.
* Costco – DDG is unclear as to the number of secondary signs permitted; 2 proposed. Further clarification is needed.
* The sign package provided was not specific to the site plan for Phase 1. Provide all signage associated to only Phase 1.

(V) “Proposed building floor plans

THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

 (CC) “Color site plan elevations and renderings for meeting presentation proposed”. South elevation of Building D is missing.

THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

1. Approval letters from FAA and BCAD are required. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.

THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

1. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view. No detail was provided for Costco.

THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

1. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of $21.26 per p.m. peak hour trip. Based on letter from Kimly Horn dated 2/1/16 805 PM peak hour trips will be generated, therefore $17,114.30 (21.26 X 805) is due prior to issuance of a building permit.
2. Provide copy of recorded plat prior to issuance of a building permit.
3. Sheet C-403, if parcel A, Duke & Duke subdivision is “NOT INCLUDED” & outside the project property line then do not provide detail for that parcel. Delete all additional detail located outside of project limits.

THIS IS THE 3RD TIME THIS INFORMATION HAS BEEN REQUESTED.

1. Must identify who is responsible for maintenance of public places. The City Attorney’s Office approved the original document dated 1/29/16 in concept. Provide an updated document with complete exhibits for review and final approval prior to recordation. Executed and recorded documentation required prior to issuance of building permit.
2. COSTCO – materials and colors should be consistent those identified in the DDG. Revise accordingly.
3. COSTCO – Per DDG, Section (5)(E)(2)(ii) “Building facades shall include articulation of the building façade to reduce the overall mass of the walls.” Revise accordingly.
4. COSTCO – Per DDG, Section (15)(e) “Accessory Gasoline Service Stations … shall incorporate design elements of the primary building including building accents, colors, design features, however, this standard is not intended to require consistent use of materials and or mirror the primary building.” Must provide colored elevations of gasoline service to indicate how this provision is being met.
5. COSTCO - Signage appears to exceed allowable area and number as defined by the DDG. Primary wall sign only permitted on elevation with “primary entry/exit” revise accordingly.
6. Per DDG (A) Blocks, identify the square footage of commercial and office use in each Block of Phase 1 to ensure consistency with DDG.
7. SW 18th Avenue must meet City’s regulations, variances may be needed for missing sidewalk. Construct matching sidewalk on east side on SW 18th Avenue for full length of public right-of-way.
8. Per DDG, provide public safety plan for review and approval by BSO Police Chief. Public safety plan must be approved prior to issuance of a building permit.
9. Sheet C-400 identified 36 bicycle parking spaces are required but does not indicate the number provided, revise accordingly.
* Sheets C-402, C-403, & C-404 also does not include the number of bicycle parking spaces provided. Clarify.
* Provide a bicycle rack detail showing the design and number of bicycles that can be stored on each.
1. Additional Fire Department Access Information as follows:

a. Fire Lane locations and striping detail (demonstrated)

b. “NO PARKING” sign locations and sign details demonstrated

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)

d. Building Accessibility

e. Load Limits for Bridges and Grading for significant changes in elevation (if applicable)

f. Fire Department Access Routes During Construction

1. Additional Water Supply Information as follows:
2. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
3. A detail sheet accompanying the Civil Plans with the following details:

a. Fire Hydrant Detail

b. Bollard / Impact Protection Detail for Hydrants, FDC’s & DDCV’s

c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)

d. Post Indicating Valve Detail (where applicable)

e. Underground Gate Valve Detail (where applicable)

f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use

g. Signage Detail for the Fire Department Connections (where applicable)

1. Address Detail.
2. Applicant shall provide a revised Dania Beach Blvd. Bridge Traffic Study with justification of traffic distribution percentages utilized in the study for review and approval.
3. Internal Traffic Study shall be resubmitted for review and approval along with external traffic study, after the finalization of the external traffic study. Resubmittal is necessary as Applicant is planning on increasing the percentage distribution of site traffic (ingress/egress) on the main access (Compass Way) from Stirling Road, and reducing the traffic on SW 18th Ave.
4. At the intersection of Griffin Road and Old Griffin Road, Applicant shall ensure that the operations during the year 2020 shall implement the phasing and signal timings as used to model this intersection (via Broward County Traffic Engineering). In the year 2020, should westbound to southbound traffic backup underneath the Griffin Road overpass as experienced currently, improvements shall be evaluated and paid for by the applicant.
5. At the intersection of Stirling Rd. and SW 18th Avenue roadway improvement plans shall be finalized and submitted for approval after obtaining FDOT approval.
6. At its intersection with Compass Way and Stirling Road, roadway improvements plans shall be finalized and submitted for approval after obtaining FDOT approval.
7. At its intersection with Bryan Road and Stirling Road, roadway improvements plans shall be finalized and submitted for approval after obtaining FDOT approval.
8. At the intersection of Old Griffin Road and Bryan Road, provide appropriate design at this intersection. Provide a letter/memo from Broward County on the final approval and mitigation measures that need to be included.
9. For all access points to the site along Bryan Road, roadway improvement plans shall be finalized and submitted for approval after obtaining Broward County approval.
10. Street lighting along Stirling Road. As a part of the Construction Plans, provide photometrics and design plans to FDOT for review and approval for modifications to their existing lighting system along Stirling Road (between east of I-95 and Bryan Road) using FDOT lighting design criteria. Applicant shall be responsible for lighting design plans and costs related to the modified lighting system
11. Street lighting along Bryan Road. As a part of the Construction Plans, provide photometric plan to the City for review and approval after coordination with FPL for new street lighting system along Bryan Road (between Stirling Road and Old Griffin Road) using FDOT lighting design criteria. Applicant shall be responsible for lighting design plans and costs related to the new lighting system. Lighting system shall be installed and maintained by FPL.
12. The following trees proposed to be relocated or preserved on site are not depicted on the landscape plan: 30356, 30092, 30091, 20253.1, 30484, and 30355
13. Sheet L-110: Fire hydrant clear zone details should depict the required 36 inches around, currently 15’ and 11’
14. Please provide details for planters and tree grates if proposed.
15. Must provide a Developers Agreement as identified in the DDG identifying all off-site improvements as required by FDOT, Broward County and the City of Dania Beach. This include, but are not limited to, the following:
16. Construct a second northbound right-turn lane on the I-95 northbound off-ramp at Stirling Road. Prior to permit approval, submit and get approval of an Interchange Access Request (IAR) for the second northbound right-turn lane at I-95 and Stirling Road, if necessary. An IAR must include sufficient transportation analysis and documentation to address operational and engineering issues consistent with FDOT policy, procedures, and Interchange Access request guidelines, per FDOT Access Management Review Letter dated May 9, 2016.
17. Reconstruct the intersection of SW 18 Avenue/Oakwood Plaza at Stirling Road to align the southbound and northbound approaches of the intersection to eliminate the north/south split phased signal timing, construct a second eastbound left-turn lane, and lengthen the westbound right-turn lane, per FDOT Access Management Review Letter dated May 9, 2016.
18. At the proposed new signalized intersection on Stirling Road construct two eastbound left-turn lanes, one westbound left-turn lane, and one westbound left-turn lane, per FDOT Access Management Review Letter dated May 9, 2016.
19. At the intersection of Stirling Road and Bryan Road construct a second eastbound left-turn lane OR commit to contributing the cost of constructing a second eastbound left-turn lane and associated roadway/bridge widening, per FDOT Access Management Review Letter dated May 9, 2016.
20. Right turn lanes shall be provided at all driveways.
	1. Drainage mitigation is required for any impacts within FDOT right-of-ways (i.e. increased runoff or reduction of existing storage), per FDOT Access Management Review Letter dated May 9, 2016.
	2. A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of “disturbed area” (as defined by the Florida Department of Environmental Protection – FDEP) per FDOT Access Management Review Letter dated May 9, 2016.
	3. If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department, per FDOT Access Management Review Letter dated May 9, 2016.
	4. All existing driveways not approved in this letter must be fully removed and the area restored, per FDOT Access Management Review Letter dated May 9, 2016.
21. All off-site improvements as identified in the more recently revised Development Review Report and Notification of Readiness issues by Broward County Planning and Development Management Division.

 **Section 4.** That pursuant to Section 14 “Site Plan Submittals” of the Dania Pointe PMUD Design Development Guidelines, the Site Plan (SP-113-15) approval shall automatically expire and become null and void five (5) years from the effective date of this Resolution unless the Applicant files a complete building permit application and secures approval of building permits for the improvements shown on the Site Plan within the five (5) year time frame, unless an extension is granted by the City Commission.

 **Section 5.** That such application must be reviewed by the Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45th Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

**Section 6.** That issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Section 7.** That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

**Section 8.** That this Resolution shall be in force and take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** on June 14, 2016.

ATTEST:

LOUISE STILSON, CMC MARCO A. SALVINO, SR.

CITY CLERK MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO

CITY ATTORNEY

**Exhibit “A”**

**Legal Description**

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

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

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

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

THENCE S.87°32'08”W. ALONG THE SOUTH LINE OF PARCEL “A”, DUKE & DUKE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, A DISTANCE OF 49.21 FEET;

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE S.43°02'17"W., A DISTANCE OF 42.08 FEET, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL “A”, (THE FOLLOWING THREE COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL “A”);

THENCE S.87°34'11"W., A DISTANCE OF 53.26 FEET;

THENCE N.85°35'15"W., A DISTANCE OF 100.72 FEET;

THENCE S.87°34'11"W., A DISTANCE OF 200.03 FEET, TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL “A”, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID TRACT “A”, “THE GADDIS PLAT”;

THENCE S.01°32'39"E., ALONG THE EAST LINE OF SAID TRACT “A”, A DISTANCE OF 10.00 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT “A”;

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

THENCE N.78°56'04"W., A DISTANCE OF 51.42 FEET;

THENCE S.87°34'11"W., A DISTANCE OF 217.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 12.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT “A”;

THENCE S.87°34'11"W., ALONG THE SOUTH LINE OF SAID TRACT “A”, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 269.97 FEET;

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

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

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

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

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.03 ACRES, (4,444,235 SQUARE FEET), MORE OR LESS.

**Exhibit “B”**

**Site Plan**