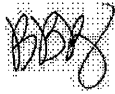


## BROWARD COUNTY PLANNING COUNCIL

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

TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Calm Plat (017-MP-16)  
City of Dania Beach

DATE: May 24, 2016

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Regional Activity Center" land use category. This plat is generally located on the northwest corner of Dania Beach Boulevard and Gulfstream Road.

Regarding the proposed high-rise and commercial uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48123, Pages 852-857.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 09-5/PCT 09-5, which amended various future land use designations to the "Dania Beach Regional Activity Center." Said amendments were adopted by the Broward County Commission on December 8, 2009, subject to the following voluntary restrictions:

- Update of the existing agreement between the School Board and the City to address the transition of the existing "Local Activity Center" designated area to a "Regional Activity Center" designation; and
- No new residential areas within the 60+ DNL contour.

Further, it is noted that the "Dania Beach Regional Activity Center" permits 7,818 dwelling units. Said dwelling units were not subject to Broward County Land Use Plan Policy 1.07.07 as the associated amendment did not propose any additional residential units to the BCLUP.

**Calm Plat**  
**May 24, 2016**  
**Page Two**

The effective land use plan shows the following land uses surrounding the plat:

North: Medium (16) Residential  
South: Regional Activity Center  
East: Regional Activity Center  
West: Medium (16) Residential

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

**BBB:RECM**

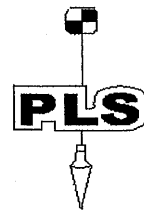
cc: Robert Baldwin, City Manager  
City of Dania Beach

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



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL RD.  
SUNRISE, FL 33351  
(954) 572-1777 (954) 572-1778 fax  
surveys@pulicelandsurveyors.com



May 2, 2016

Ms. Corinne LaJoie, AICP  
Principal City Planner  
Community Development Department  
100 W. Dania Beach Boulevard  
Dania Beach, FL 33004

RECEIVED

MAY 05 2016

Planning  
Report

FILE COPY

**RE: "CALM" PLAT (APPLICATION #PL-39-16), 601 EAST DANIA BEACH BOULEVARD**

Dear Ms. LaJoie:

Enclosed is the plat submittal for Planning and Zoning Board approval of the above-referenced project. For your convenience, we are providing Staff Comments on the April 28<sup>th</sup> DRC meeting along with our responses **in bold**, as follows:

Fire:

1. Complies with Code as submitted.  
**RESPONSE: Informational, thank you.**

Landscape:

1. Feel free to contact Claudia Alzate for an interim review prior to your next official submittal, to expedite your landscape plan approval process.  
**RESPONSE: This application pertains exclusively to the plat and it does not contain any landscape details.**

2. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.  
**RESPONSE: We will pass on this information to the developer's site plan team.**

Engineering:

1. Verify the latest Broward County Trafficways Plan for required right-of-way dedication, if applicable.  
**RESPONSE: This plat dedicates a 5-foot right-of-way to Dania Beach Blvd. in order to comply with the required total of 110 feet of right-of-way for said trafficway.**
2. Needs signoff from Broward County for right-of-way dedication.  
**RESPONSE: We are awaiting the County's Development Review Report, which is due on the first week in June, 2016.**

PAGE 2

Ms. Corinne Lajoie, AICP  
Principal City Planner, Dania Beach  
May 2, 2016

3. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD83). This should be addressed as part of the final submittal.

**RESPONSE: Acknowledged.**

Planning & Zoning:

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

2. Per Section 640-20(C) provide conceptual access plan drawn at a standard engineering scale no smaller than 1" to 100". Plan to include:

1. The location of the centerline, with dimensions from known land ties, such as section lines or centerlines of ROW, of all proposed access locations on all public ROW abutting the plat.
2. The number and direction of lanes proposed for each driveway or roadway access location.
3. The proposed minimum distance from the ultimate ROW line from the adjacent roadway to the outer edge of any interior service drive or parking space with direct access to the driveway in the access location.
4. The proposed minimum distance from the ultimate ROW line from the adjacent roadway to any proposed gate location.

**RESPONSE: A conceptual access plan is attached (see Exhibit A).**

3. Per Section 640-20(I) provide tax receipts.

**RESPONSE: Proof of paid 2015 tax is attached (see Exhibit B).**

4. Per Section 640-20(J) Deed Restriction – "Any existing or proposed deed restrictions for properties included in the plat must accompany the plat application".

**RESPONSE: There are no deed restrictions associated with this property.**

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

**RESPONSE: A copy of the required letter from the Florida Department of Transportation is attached as Exhibit C.**

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

**RESPONSE: At this time there is no proposed phased development of this project.**

7. Per Section 640-20(G) location of off-site water & sewer lines, proposed connection location and route the lines will take must be shown. Refer to City Engineer for further comment and discussion.

**RESPONSE: To our knowledge, the developer plans to utilize existing lines (see plans as Exhibit D, attached)**

PAGE 3

Ms. Corinne Lajoie, AICP  
Principal City Planner, Dania Beach  
May 2, 2016

8. Per Section 640-20(H) improvement plan – any proposed improvement to be constructed in connection with the plat shall be described in an improvement plan as set forth on Section 640-90 of the LDC.

**RESPONSE: Acknowledged. We will pass on this information to the developer's site plan team**

9. Per Section 640-30(C)(9) provide signature block for Community Development Department.

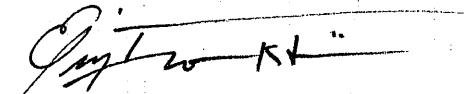
**RESPONSE: Sheet 1 of the plat has been revised to include said signature block.**

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

**RESPONSE: Mortgagee approval and acknowledgement language is provided on Sheet 1 of the plat.**

Thank you for letting us move forward to the next available Planning & Zoning Board meeting; we are enclosing six (6) copies of plat & survey. If you have any questions or we can be of further assistance please do not hesitate to contact us.

Thank you,  
**PULICE LAND SURVEYORS, INC.**



Elizabeth Tsouroukdissian  
Platting Assistant

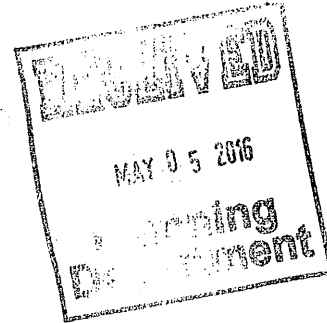
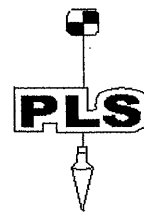
encl.

FILE COPY



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL RD.  
SUNRISE, FL 33351  
(954) 572-1777 (954) 572-1778 fax  
surveys@pulicelandsurveyors.com



May 5, 2016

Ms. Anne-Christine Carrie  
Planning Associate  
Community Development Department  
100 W. Dania Beach Boulevard  
Dania Beach, FL 33004

**RE: "CALM" PLAT (APPLICATION #PL-39-16), 601 EAST DANIA BEACH BOULEVARD**

Dear Ms. Carrie:

Enclosed please find the above-referenced plat submittal for the upcoming Planning and Zoning Board meeting. We have prepared one original set plus six (6) copies as you required. Each package contains:

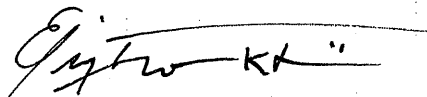
- 1. Point-by-point response\* to the Staff Comments set forth on the April 28<sup>th</sup> DRC meeting.
- 2. Plat.
- 3. Signed and sealed survey (attached to the plat).

\*attached to the response letter please find:

- a. Exhibit A: Access Plan.
- b. Exhibit B: Broward County 2015 Taxed Paid.
- c. Exhibit C: FDOT Letter of Authorization.
- d. Exhibit D: Utility Plan.

Thank you for accepting this submittal and we look forward to be placed in the next available Planning & Zoning Board meeting.

Always a pleasure to work with your City,  
**PULICE LAND SURVEYORS, INC.**

  
Elizabeth Tsouroukdissian  
Platting Assistant

encl.

EXHIBIT "A"

# "CALM"

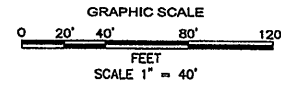
A SUBDIVISION OF A PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
MARCH, 2016

**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**SURVEYORS NOTES:**

1) THIS PLAT IS RESTRICTED TO 352 HIGH RISE UNITS AND 4,000 SQUARE FEET OF COMMERCIAL USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV, D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 20, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 20, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

3) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A", "DANIA PLACE", PLAT BOOK 175, PAGE 174, B.C.R. BEING N01°21'33"W.

**LEGEND:**

- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
- P.C.P. ⊙ DENOTES: PERMANENT CONTROL POINT
- LB DENOTES: LICENSED BUSINESS
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- DENOTES: NON-VEHICULAR ACCESS LINE
- F.D.O.T. DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
- ⊕ DENOTES: SECTION CORNER
- ⊙ DENOTES: QUARTER SECTION CORNER
- ⊙ DENOTES: CENTERLINE
- C.C.B. DENOTES: COUNTY CLERK'S BOOK
- D.B. DENOTES: DEED BOOK
- R/W DENOTES: RIGHT-OF-WAY

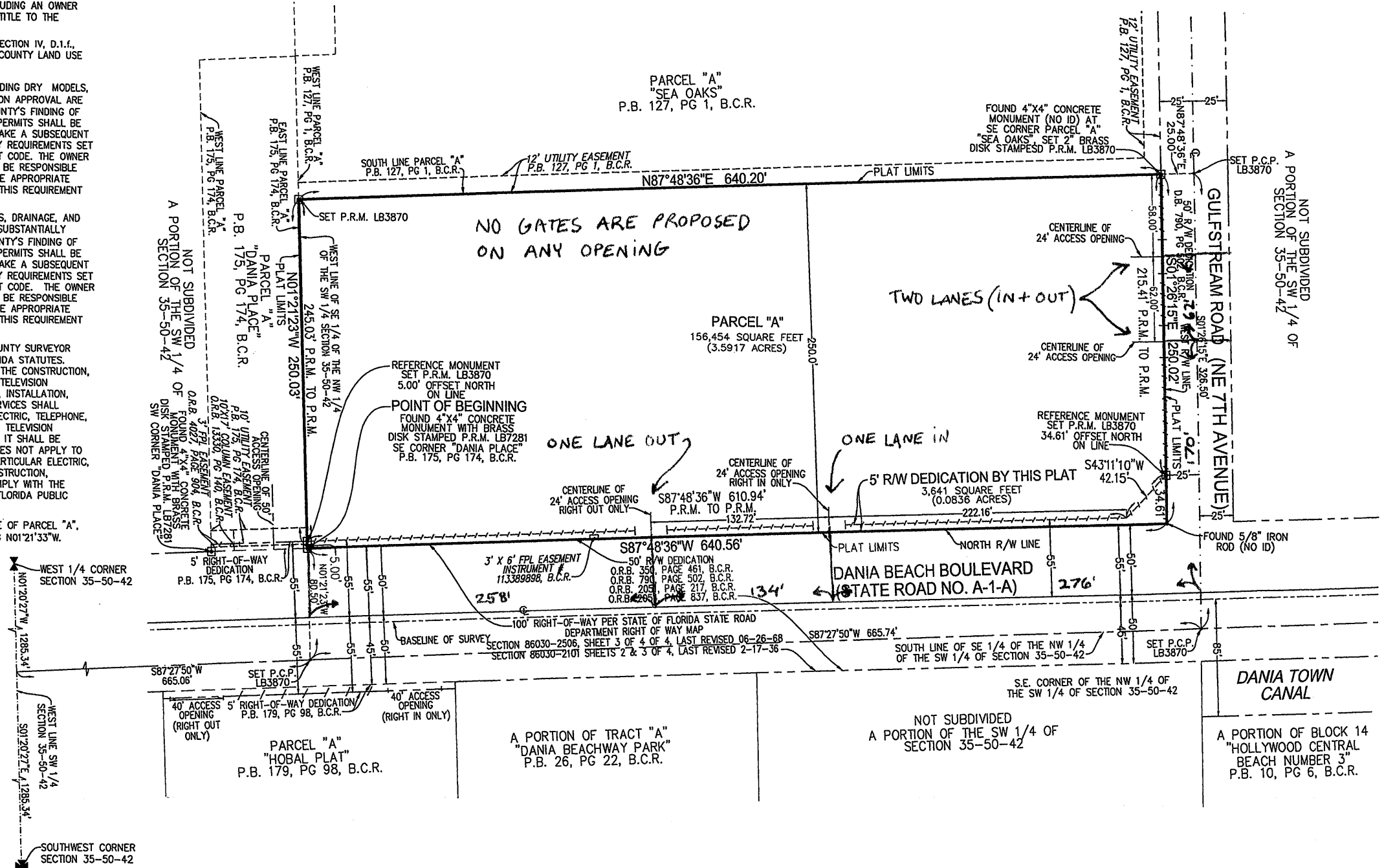




EXHIBIT "B"

|                                      |             |                             |                         |                            |                      |
|--------------------------------------|-------------|-----------------------------|-------------------------|----------------------------|----------------------|
| Property ID Number<br>504235-00-0252 | Escrow Code | Assessed Value<br>See Below | Exemptions<br>See Below | Taxable Value<br>See Below | Millage Code<br>0413 |
|--------------------------------------|-------------|-----------------------------|-------------------------|----------------------------|----------------------|

CALM PROPERTIES LLC  
300 SOUTH POINTE DR #2103  
MIAMI BEACH, FL 33139

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

601 E DANIA BEACH BLVD  
35-50-42  
POR OF SE1/4 OF NW1/4 OF SW1/4  
DESC AS FOL, COMM AT SE COR OF  
SE1/4 OF NW1/4 OF SW1/4, RUN WLY  
25. NLY 76.34 TO N R/W/L OF DANIA

01A-15-00003459 \$71,369.04  
Paid By BOULEVARD TITLE OF SOU

| <b>AD VALOREM TAXES</b>       |         |              |            |                          |              |
|-------------------------------|---------|--------------|------------|--------------------------|--------------|
| Taxing Authority              | Millage | Assessed Val | Exemptions | Taxable Val              | Taxes Levied |
| BROWARD COUNTY COMMISSION     |         |              |            |                          |              |
| COUNTYWIDE SERVICES           | 5.47410 | 2,482,790    | 0          | 2,482,790                | 13,591.04    |
| VOTED DEBT                    | 0.24890 | 2,482,790    | 0          | 2,482,790                | 617.97       |
| BROWARD CO SCHOOL BOARD       |         |              |            |                          |              |
| GENERAL FUND                  | 5.70300 | 2,482,790    | 0          | 2,482,790                | 14,159.35    |
| CAPITAL OUTLAY                | 1.50000 | 2,482,790    | 0          | 2,482,790                | 3,724.18     |
| VOTER APPROVED DEBT LEVY      | 0.07100 | 2,482,790    | 0          | 2,482,790                | 176.28       |
| SO FLORIDA WATER MANAGEMENT   |         |              |            |                          |              |
| EVERGLADES C.P.               | 0.05060 | 2,482,790    | 0          | 2,482,790                | 125.63       |
| OKEECHOBEE BASIN              | 0.15860 | 2,482,790    | 0          | 2,482,790                | 393.77       |
| SFWM DISTRICT                 | 0.14590 | 2,482,790    | 0          | 2,482,790                | 362.24       |
| SOUTH BROWARD HOSPITAL        | 0.17370 | 2,482,790    | 0          | 2,482,790                | 431.26       |
| CHILDREN'S SVCS COUNCIL OF BC | 0.48820 | 2,482,790    | 0          | 2,482,790                | 1,212.10     |
| CITY OF DANIA BEACH           |         |              |            |                          |              |
| DANIA BEACH OPER              | 5.99980 | 2,482,790    | 0          | 2,482,790                | 14,896.24    |
| DEBT SERVICE                  | 0.24340 | 2,482,790    | 0          | 2,482,790                | 604.31       |
| FL INLAND NAVIGATION          | 0.03200 | 2,482,790    | 0          | 2,482,790                | 79.45        |
| <b>Total Millage:</b>         |         | 20.28920     |            | <b>Ad Valorem Taxes:</b> | \$50,373.82  |

| <b>NON - AD VALOREM TAXES</b>          |                        |             |
|--|------------------------|-------------|
| Levying Authority                      | Rate                   | Amount      |
| 04 DANIA FIRE                          |                        | 14,491.73   |
| DS DANIA STORM WATER                   | @ 40.0000              | 7,960.00    |
| <b>Non - Ad Valorem Assessments:</b>   |                        | \$22,451.73 |
| <b>Combined Taxes and Assessments:</b> |                        | \$72,825.55 |
| If Postmarked By<br>Please Pay         | Jan 31, 2016<br>\$0.00 |             |

Paid 01/15/2016 Receipt #

Paid 01/15/2016 Receipt # 01A-15-00003459 \$71,369.04  
Paid By BOULEVARD TITLE OF SOUTH FLC

*Make checks payable to:*

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

|                                      |
|--------------------------------------|
| Property ID Number<br>504235-00-0252 |
|--------------------------------------|

| If Postmarked By | Please Pay |
|------------------|------------|
| Jan 31, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

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

CALM PROPERTIES LLC  
300 SOUTH POINTE DR #2103  
MIAMI BEACH, FL 33139

**Please Pay Only One Amount**

EXHIBIT "C"



# Florida Department of Transportation

RICK SCOTT  
GOVERNOR

3400 West Commercial Blvd.  
Fort Lauderdale, FL 33309

JIM BOXOLD  
SECRETARY

March 17, 2016

THIS PRE-APPLICATION LETTER IS VALID UNTIL – MARCH 17, 2017  
THIS LETTER IS NOT A PERMIT APPROVAL

\*\*\* Revised to update commercial use square footage.

Michael Carr  
Langan Engineering & Environmental Services  
15150 NW 79<sup>th</sup> Court, Suite 200  
Miami Lakes, Florida 33016

Dear Mr. Carr:

RE: **March 17, 2016**- Pre-application Meeting for **Category D Driveway**  
Broward County - City of Dania Beach, (Urban) SR A1A Sec. #86030; MP - 6.760  
Access Class - 05 Posted Speed – 40 mph SIS – Y Ref project: 437847-1

- Request: Driveway 1 and Driveway 2 on SR A1A/E Dania Beach Boulevard.**
- **Driveway 1: Right-in only driveway located approximately 260 feet west of Gulfstream Road.**
  - **Driveway 2: Right-out only driveway located approximately 110 feet west of Driveway 1.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Dania Beach Residences – 601 East Dania Beach Blvd, Dania Beach, FL 33004**  
Applicant: Michael Carr - Consultant Property Owner: CALM Properties LLC  
Parcel Size: **3.67 Acres** Max. Sq.ft: 352 D.U. & 8,200 S.F. Proposed LU: High Rise Residential & Commercial

### 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 30 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 right turn lane is required and must meet FDOT design standards and include space for bicycle lane.
- Driveway 1 and Driveway 2 shall have a maximum width of 16 feet and be radial return.
- All other existing driveways along the frontage of the property shall be closed.

#### Comments:

- 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](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,

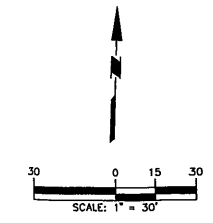
Dalila Fernandez, P.E.  
District Traffic Access Manager

GS/nyh

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-03-17\3. 86030 MP 6.760 SR A1A\_Dania Beach Residences\86030 MP 6.760 SR A1A\_Dania Beach Residences.doc [www.dot.state.fl.us](http://www.dot.state.fl.us)

EXHIBIT "D"



A PORTION NOT SUBDIVIDED  
OF THE SW 1/4 OF  
SECTION 35-50-42

PARCEL "A"  
"DANIA BEACH"  
P.B. 174, PAGE 174, B.C.R.

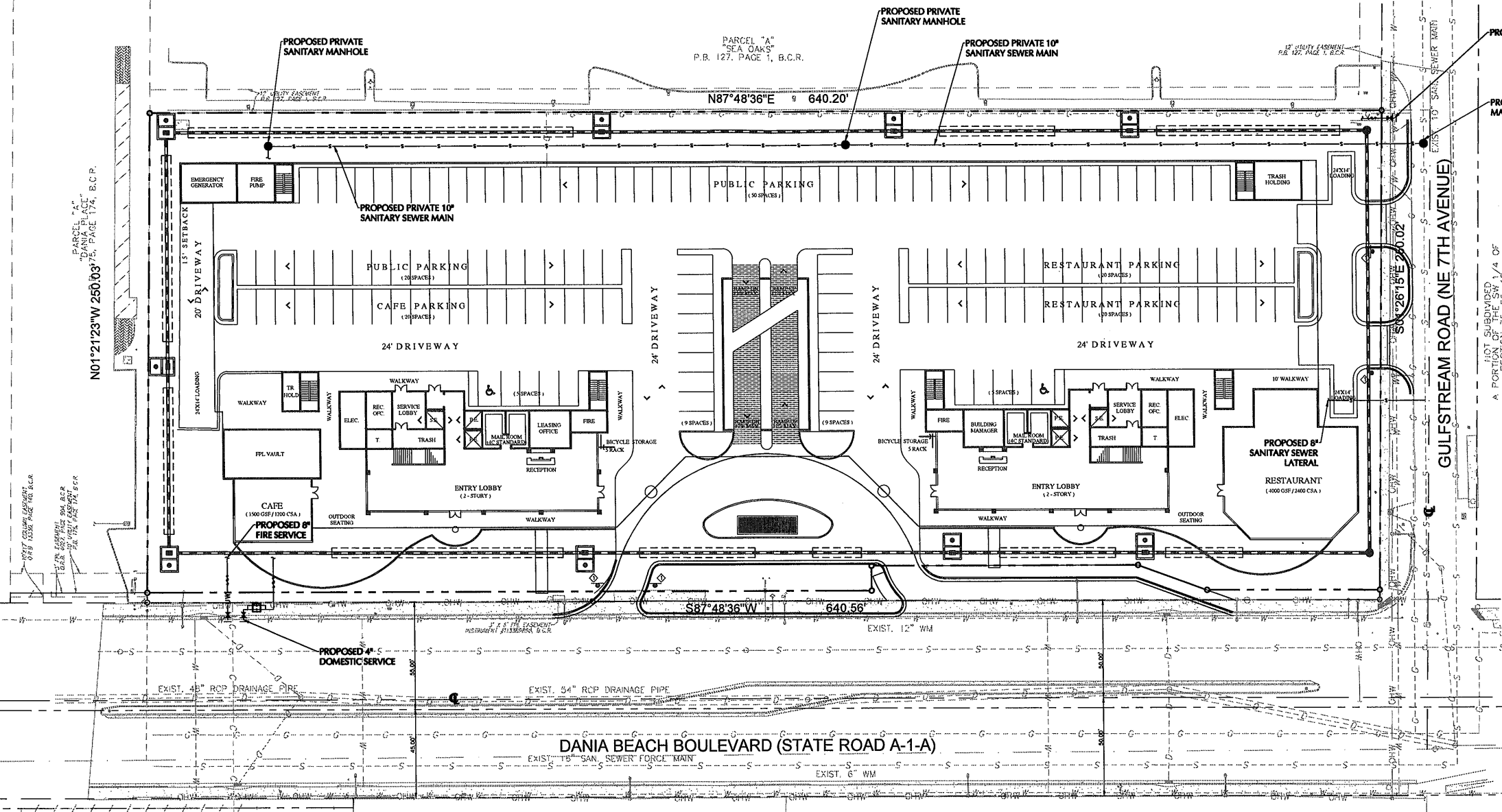
PARCEL "A"  
"SEA OAKS"  
P.B. 127, PAGE 1, B.C.R.

PARCEL "A"  
"HOBAL PLACE"  
P.B. 175, PAGE 98, B.C.R.

PORTION OF TRACT "A"  
"DANIA BEACHWAY PARK"  
P.B. 26, PAGE 22, B.C.R.

NOT SUBDIVIDED  
PORTION OF SW 1/4 OF SECTION 35-50-42

A PORTION OF BLOCK 14  
"HOLLYWOOD CENTRAL"



NOT SUBDIVIDED  
PORTION OF THE SW 1/4  
SECTION 35-50-42

| Date      | Description | No. |
|-----------|-------------|-----|
| REVISIONS |             |     |

SIGNATURE \_\_\_\_\_ DATE SIGNED \_\_\_\_\_  
LEONARDO RODRIGUEZ  
PROFESSIONAL ENGINEER FL Lic. No. 54858

**LANGAN**  
110 East Broward Boulevard, Suite 1500, Fort Lauderdale, FL 33301  
T: 854.300.2100 F: 854.300.2101 www.langan.com  
NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA  
OHIO WASHINGTON, DC FLORIDA TEXAS CALIFORNIA  
ALABAMA ARIZONA IOWA MISSISSIPPI MISSOURI NEBRASKA NORTH CAROLINA  
Louisiana Oklahoma South Carolina Tennessee Virginia West Virginia  
Langan Engineers, Environmental, Surveying and Landscape Architecture, P.C. S.A.  
Langan Engineering and Construction Services, Inc.  
Langan Inc.  
Langan International LLC  
Langan (Canada) Inc.  
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project  
**DANIA BEACH RESIDENCES**  
601 DANIA BEACH BOULEVARD  
DANIA BEACH  
FLORIDA

Drawing Title  
**UTILITY PLAN**

|                                      |                             |
|--------------------------------------|-----------------------------|
| Project No.<br><b>330016001</b>      | Drawing No.<br><b>C-5.0</b> |
| Date<br><b>04/07/2016</b>            |                             |
| Scale<br><b>1"=30'</b>               |                             |
| Drawn By<br><b>ATS</b>               | Checked By<br><b>MPC/R</b>  |
| Submission Date<br><b>04/07/2016</b> | Sheet of                    |

SUBMISSION DATE: 04/07/2016 PROJECT NO.: 330016001 LANGAN

The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

PLAT

SBBC-2021-2016

County Number: 017-MP-16 Municipality Number: PL-39-16  
Calm Plat

April 28, 2016



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

## CHARTER SCHOOL INFORMATION

| Charter Schools within 2-mile radius | 2015-16 Contract Permanent Capacity | 2015-16 Benchmark Enrollment | Over/(Under) |       |       | Projected Enrollment |       |       |
|--------------------------------------|-------------------------------------|------------------------------|--------------|-------|-------|----------------------|-------|-------|
|                                      |                                     |                              | 16/17        | 17/18 | 18/19 | 16/17                | 17/18 | 18/19 |
| Avant Garde K-6 Broward              | 1,374                               | 912                          | -462         | 912   | 912   | 912                  | 912   | 912   |
| New Life Charter Academy             | 550                                 | 97                           | -453         | 97    | 97    | 97                   | 97    | 97    |

## PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

| School(s)     | Description of Improvements   |
|---------------|---|
| Collins       | There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school. |
| Olsen         | There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school. |
| South Broward | There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school. |

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.



**SBBC-2021-2016 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

4-28-16

Date



Signature

Lisa Wight

Name

Planner

Title

**PAYMENT DATE**  
04/08/2016

**COLLECTION STATION**  
City Hall Window 2

**RECEIVED FROM**  
CALM PROPERTIES

**DESCRIPTION**  
601-605 E DANIA BEACH BLVD DB, FL 33004

**City of Dania Beach**  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

**BATCH NO.**  
2016-07000601  
**RECEIPT NO.**  
2016-00028057  
**CASHIER**  
fincashier2

| PAYMENT CODE | RECEIPT DESCRIPTION   | TRANSACTION AMOUNT |        |        |       |      |            |  |
|--------------|---|--------------------|--------|--------|-------|------|------------|--|
| PSP          | Appl Review - Standard<br>PSP - STANDARD DEVELOP/VARIANCE ETC APPLICATION FEE<br>LOCATION: 601 E DANIA BEACH BLVD APPLICANT: PULICE<br>LAND SURVEYORS   | \$2,750.00         |        |        |       |      |            |  |
|              | <table border="1"><thead><tr><th data-bbox="423 646 505 674">Type</th><th data-bbox="505 646 1024 674">Detail</th><th data-bbox="1024 646 1149 674">Amount</th></tr></thead><tbody><tr><td data-bbox="423 674 505 709">Check</td><td data-bbox="505 674 1024 709">2000</td><td data-bbox="1024 674 1149 709">\$2,750.00</td></tr></tbody></table> | Type               | Detail | Amount | Check | 2000 | \$2,750.00 |  |
| Type         | Detail  | Amount             |        |        |       |      |            |  |
| Check        | 2000  | \$2,750.00         |        |        |       |      |            |  |
|              | <b>Total Amount:</b>  | \$2,750.00         |        |        |       |      |            |  |

Customer Copy



**CITY OF DANIA BEACH**  
**COMMUNITY DEVELOPMENT**  
**Payment Receipt**

No: 000730

Date: 4/7/16

**RECEIVED FROM:**

Name: Calm Properties

Address: 601-605 E Dania Beach Blvd

Address 2: \_\_\_\_\_

City/St/ZIP: Dania Beach, FL 33004

| Service or Item  | Amount           |
|--|------------------|
| <u>PSP - Standard Develop/Variance etc Application Fee</u> | <u>\$2750.00</u> |
| _____  | _____            |
| _____  | _____            |
| _____  | _____            |

P/Z ITEM # PL-39-16

LOCATION: 601 East Dania Beach Blvd

APPLICANT: Pulice Land Surveyors

**PREPARED BY:** Macee Wray

**TOTAL DUE:** \$2750.00

FILE COPY

## Lajoie, Corinne

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**From:** Rob Todd <roto31565@yahoo.com>  
**Sent:** Friday, June 10, 2016 4:27 PM  
**To:** Lajoie, Corinne  
**Subject:** Fw: 601 East Dania Beach Blvd/ Calm Properties

On Friday, June 10, 2016 2:33 PM, Rob Todd <[roto31565@yahoo.com](mailto:roto31565@yahoo.com)> wrote:

To: Dania Beach City Commissioners

Hello. As a resident of Dania Beach, I am contacting you about my concerns for the proposed project at 601 East Dania Beach Blvd by Calm Properties LLC. I live in the Sea Oaks Condo directly behind/adjacent to this property. This is a very small, nice, quiet, and peaceful condominium. I understand the owner's of 601 property are requesting to build a 14 story mixed use building. If this is allowed, this will have a dramatic negative affect on my lifestyle and my neighbors lifestyle and it will also dramatically decrease the value of my condo.

I strongly disagree with something so large being built adjacent to our property and I strongly urge the commissioners to only approve a project that is considerably down scaled and that is more cohesive to the surrounding properties. Thank you.

Rob Todd  
85 Gulfstream Road  
Unit 304  
Dania Beach, FL  
PH: 954-658-6174

FILE COPY

## Lajoie, Corinne

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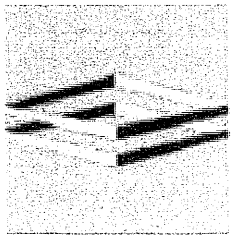
**From:** Christina Bilenki <cbilenki@dmbblaw.com>  
**Sent:** Monday, June 13, 2016 1:56 PM  
**To:** LaFerrier, Marc; Bonnie Miskel  
**Cc:** Scott Backman; Ansbro, Tom; Lajoie, Corinne; Carrie, Anne-Christine; Wray, Macee; Ruth McGlynn; Elizabeth Tsouroukdissian  
**Subject:** RE: Calm Plat CC meeting June 14th continuance

Good afternoon Marc,

We understand several property owners were not properly noticed for the Calm Plat (PL-39-16) item on tomorrow's City Commission agenda. Please accept this email as a request for a continuance of application PL-39-16 to the June 28<sup>th</sup> City Commission meeting so that the defective notice can be cured. Please do not hesitate to contact me should you require anything further at this time.

Thank you,

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](mailto:cbilenki@dmbblaw.com)



**DUNAY  
MISKEL  
BACKMAN** LLP

The information contained in this email is confidential and privileged, and is intended only for the use of the individual(s) to whom it was addressed. The contents of this email may be protected from disclosure and dissemination by local, state and federal law, including Chapters 18 and 47 of the United States Code, and Chapter 934 of the Florida Statutes. If you are not the intended recipient or if you have received this email in error, do not read the contents, immediately notify the sender by return email, and permanently delete this email from your records. Thank you.

**From:** LaFerrier, Marc [<mailto:mLaFerrier@ci.dania-beach.fl.us>]  
**Sent:** Monday, June 13, 2016 1:42 PM  
**To:** Christina Bilenki <[cbilenki@dmbblaw.com](mailto:cbilenki@dmbblaw.com)>; Bonnie Miskel <[bmiskel@dmbblaw.com](mailto:bmiskel@dmbblaw.com)>  
**Cc:** Scott Backman <[sbackman@dmbblaw.com](mailto:sbackman@dmbblaw.com)>; Ansbro, Tom <[tansbro@ci.dania-beach.fl.us](mailto:tansbro@ci.dania-beach.fl.us)>; Lajoie, Corinne <[cchurch@ci.dania-beach.fl.us](mailto:cchurch@ci.dania-beach.fl.us)>; Carrie, Anne-Christine <[ACarrie@ci.dania-beach.fl.us](mailto:ACarrie@ci.dania-beach.fl.us)>; Wray, Macee <[mwray@ci.dania-beach.fl.us](mailto:mwray@ci.dania-beach.fl.us)>  
**Subject:** Calm Plat CC meeting June 14th continuance

Bonnie and Christina

**FILE COPY**

Order ID: 4259002

\* Agency Commission not included

**GROSS PRICE \* :** \$152.40**PACKAGE NAME: SSC Notice of Public Meeting****Product(s):** Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com\_Legal**AdSize(s):** 1 Column,**Run Date(s):** Friday, June 17, 2016**Color Spec.** B/W**Preview**

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**NOTICE OF PUBLIC HEARING  
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

**DATE:** Tuesday, June 28, 2016**TIME:** 7:00 p.m. or as soon thereafter as the same may be heard**PLACE:** City Commission Chambers

Dania Beach City Hall

100 West Dania Beach Blvd.

Dania Beach, FL 33004

**SUBJECT:** PL-39-16: The applicant Pulice Land Surveyors, Inc., on behalf of the property owner Calm Properties, LLC, is requesting plat approval for a property located at 601 East Dania Beach Boulevard.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "CALM PLAT" (PL-39-16) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 x3643.

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 Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by

Order ID: 4259002

\* Agency Commission not included

**GROSS PRICE \* :** **\$152.40**

**PACKAGE NAME: SSC Notice of Public Meeting**

in order to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person 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 based. The city does not provide or prepare such record pursuant to f.s. 286.0105.  
Community Development  
06/17/2016



NOTICE OF PUBLIC HEARING  
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

DATE: Tuesday, June 28, 2016  
TIME: 7:00 p.m. or as soon thereafter as the same may be heard  
PLACE: City Commission Chambers  
Dania Beach City Hall  
100 West Dania Beach Blvd.  
Dania Beach, FL 33004

SUBJECT: **PL-39-16:** The applicant Pulice Land Surveyors, Inc., on behalf of the property owner Calm Properties, LLC, is requesting plat approval for a property located at 601 East Dania Beach Boulevard.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "CALM PLAT" (PL-39-16) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person 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 based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development

Published: Friday, June 17, 2016








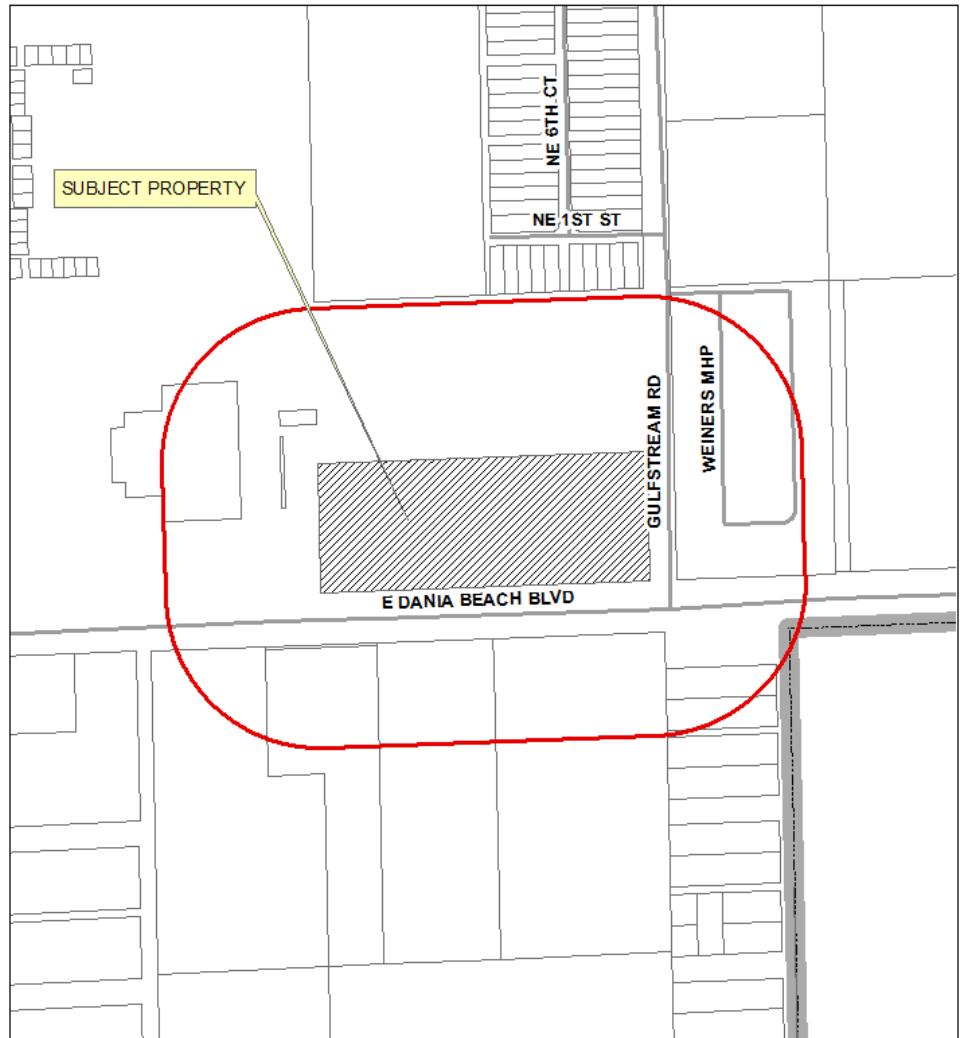
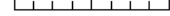
LOCATION MAP

PL-39-16  
PLAT  
601 E DANIA BEACH BLVD.  
CALM PROPERTIES, LLC

**Legend**

-  SUBJECT PROPERTY
-  300' RADIUS
-  DANIA BEACH CITY BOUNDARY

0 75 150 300 Feet



|    | A            | B                                | C                   | D                               | E                  | F     | G     | H                  | I                     | J                                | K |
|----|--------------|----------------------------------|---------------------|---------------------------------|--------------------|-------|-------|--------------------|-----------------------|----------------------------------|---|
| 1  | FOLIO_NUMB   | NAME_LINE                        | NAME_LINE1          | ADDRESS_LI                      | CITY               | STATE | ZIP   | ADDRESS_1          | LEGAL_LINE            | LEGAL_LI_1                       |   |
| 2  | 504235000252 | CALM PROPERTIES LLC              |                     | 300 SOUTH POINTE DR #2103       | MIAMI BEACH        | FL    | 33139 | MIAMI BEACH        | 35-50-42              | POR OF SE1/4 OF NW1/4 OF SW1/4   |   |
| 3  | 504235000360 | IMD INVESTMENTS INC              |                     | 768 E DANIA BEACH BLVD          | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | 35-50-42              | DESC AS COMM AT THE NW COR OF    |   |
| 4  | 504235000311 | DANIANS SOUTH CONDOMINIUM        | ASSOC INC % DANIA   | 501 E DANIA BEACH BLVD          | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | 35-50-42              | PT OF SW1/4 OF NW1/4 OF SW1/4    |   |
| 5  | 504235020010 | TIITF/DNR DIV REC & PARKS        |                     | 3900 COMMONWEALTH BLVD          | TALLAHASSEE        | FL    | 32399 | TALLAHASSEE        | HOLLYWOOD CENTR       | 10-6 B                           |   |
| 6  | 504235020011 | TIITF/DNR DIV REC & PARKS        |                     | 3900 COMMONWEALTH BLVD          | TALLAHASSEE        | FL    | 32399 | TALLAHASSEE        | HOLLYWOOD CENTR       | 10-6 B                           |   |
| 7  | 504235000210 | MILE MARKER 55 LLC               |                     | 2915 BISCAYNE BLVD STE 303      | MIAMI              | FL    | 33137 | MIAMI              | FL 35-50-42           | W1/2 OF SW1/4 OF NE1/4 OF        |   |
| 8  | 504235230010 | DANIA BEACH DEVELOPERS LLC       |                     | 1450 BRICKELL AVE STE 1420      | MIAMI              | FL    | 33131 | MIAMI              | FL HOBAL PLAT 179-98  | PARCEL A                         |   |
| 9  | 504235230020 | PUBLIC LAND                      | % CITY OF DANIA BE  | 100 W DANIA BEACH BLVD          | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | HOBAL PLAT 179-98 R/W | (DEDICATED BY THIS PLAT)         |   |
| 10 | 504235050010 | RYAN VENTURES LTD                |                     | 700 E DANIA BCH BLVD FLR 3      | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | DANIA BEACHWAY F TR A | LESS W 107.5                     |   |
| 11 | 504235000340 | LAWRENCE O TURNER JR REV TR      | ROACH,MARY ANN      | 2349 NE 30 CT                   | LIGHTHOUSE POINT   | FL    | 33064 | LIGHTHOUSE POINT   | 35-50-42              | E1/2 OF NW1/4 OF SW1/4 OF SW1/4  |   |
| 12 | 504235210011 | DANIANS TWO CONDOMINIUM ASSN INC |                     | 608 NE 2 ST                     | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | DANIA PLACE 175-1     | POR OF PARCEL A DESC AS: BEG NW  |   |
| 13 | 504235210010 | 555 DANIA BEACH LLC              |                     | 135 E DANIA BEACH BLVD STE 2    | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | DANIA PLACE 175-1     | PARCEL A LESS PT DESC AS: BEG NW |   |
| 14 | 504235AC0050 | CUEBAS,LUIS & MARCOLINA          |                     | 10978 BITTERNUT HICKORY LN      | BOYNTON BEACH      | FL    | 33437 | BOYNTON BEACH      | SEA OAKS CONDO        | UNIT 105 BLDG A                  |   |
| 15 | 504235AC0060 | FATHA,IADADAINE                  | PALOMBINO,JEAN-F    | 85 GULFSTREAM RD #104A          | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 106 BLDG A                  |   |
| 16 | 504235AC0070 | LOTTIO,JOANNE P                  |                     | 85 GULFSTREAM RD APT 107A       | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 107 BLDG A                  |   |
| 17 | 504235AC0080 | FLORIDA PROPERTY TR              | SMITH,MICHAEL TR    | 2138 HOLLYWOOD BLVD             | HOLLYWOOD          | FL    | 33020 | HOLLYWOOD          | SEA OAKS CONDO        | UNIT 108 BLDG A                  |   |
| 18 | 504235AC0090 | CARRIER,THERESE                  |                     | 1535 ROUTE 139                  | *ROXTON POND QC    | CA    | JOE 1 | *ROXTON POND QC    | SEA OAKS CONDO        | UNIT 109 BLDG A                  |   |
| 19 | 504235AC0100 | NOVITCH,PAUL R                   | MURPHY,PILAR        | 1855 GRIFFIN RD #A328           | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 110 BLDG A                  |   |
| 20 | 504235AC0160 | FESTA,KAREN M &                  |                     | 512 LOWELL ST                   | METHUEN            | MA    | 1844  | METHUEN            | SEA OAKS CONDO        | UNIT 204 BLDG A                  |   |
| 21 | 504235AC0110 | REYES,DAMARIS M                  |                     | 85 GULFSTREAM RD #111A          | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 111 BLDG A                  |   |
| 22 | 504235AC0120 | VILLANI,JOHN S                   | VILLANI,WESLEE      | 30 SPRINGVIEW LN                | HOPEWELL JCT       | NY    | 12533 | HOPEWELL JCT       | SEA OAKS CONDO        | UNIT 112 BLDG A                  |   |
| 23 | 504235AC0130 | SEA OAKS CONDO LLC               |                     | 1157 SE 6 CT                    | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 201 BLDG A                  |   |
| 24 | 504235AC0140 | LAROSA,LINDA                     |                     | 85 GULFSTREAM RD #202-A         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 202 BLDG A                  |   |
| 25 | 504235AC0150 | LAURENCELLE,FRANCINE M & MICHE   |                     | 12155 87E AV                    | *MONTREAL QC       | CA    | H1C 1 | *MONTREAL QC       | SEA OAKS CONDO        | UNIT 203 BLDG A                  |   |
| 26 | 504235AC0170 | RACETTE,F & FRANCINE &           | ROYER,GILLES & PIEI | 4901 CHEMIN DAoust RR2          | *STE-AGATHE-NORCE  | CA    | J8C 2 | *STE-AGATHE-NORCE  | SEA OAKS CONDO        | UNIT 205 BLDG A                  |   |
| 27 | 504235AC0190 | TALON,STEPHEN LOUIS &            |                     | 85 GULFSTREAM ROAD #207         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 207 BLDG A                  |   |
| 28 | 504235AC0200 | FERLAND,PIERRE L                 | FERLAND,ROCK        | 908 ROUTE 222                   | *RACINE QC         | CA    | JOE 1 | *RACINE QC         | SEA OAKS CONDO        | UNIT 208 BLDG A                  |   |
| 29 | 504235AC0210 | FILIAULT,CHANTAL                 |                     | 85 GULFSTREAM RD # 209A         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 209 BLDG A                  |   |
| 30 | 504235AC0220 | MOUSSEAU,BERNARD LE              | MOUSSEAU,MARIE-E    | 1336 D'OSAKA                    | *LAVAL QC          | CA    | H7P 3 | *LAVAL QC          | SEA OAKS CONDO        | UNIT 210 BLDG A                  |   |
| 31 | 504235AC0230 | ODMAN,LAUREN H/E                 |                     | 85 GULFSTREAM RD #211           | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 211 BLDG A                  |   |
| 32 | 504235AC0180 | ST PIERRE,JOSEF &                | BRAZEAU,SERGE       | 440 PRINCIPALE                  | *TRES-SAINT-REDEEN | CA    | JOP 1 | *TRES-SAINT-REDEEN | SEA OAKS CONDO        | UNIT 206 BLDG A                  |   |
| 33 | 504235AC0240 | SMITHA,THOMAS L                  |                     | 85 GULFSTREAM RD #212           | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 212 BLDG A                  |   |
| 34 | 504235AC0250 | DICK,JAY                         |                     | PO BOX 506                      | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 214 BLDG A                  |   |
| 35 | 504235AC0260 | YOUSSEF,SEMAAN                   |                     | 85 GULFSTREAM RD #301-A         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 301 BLDG A                  |   |
| 36 | 504235AC0270 | LEVELL,MICHAEL A & MICHELLE      |                     | 22137 TROMBLY                   | ST CLAIRE SHORES   | MI    | 48080 | ST CLAIRE SHORES   | SEA OAKS CONDO        | UNIT 302 BLDG A                  |   |
| 37 | 504235AC0280 | BEHOFITS,SERENA A                |                     | 85 GULFSTREAM RD #303-A         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 303 BLDG A                  |   |
| 38 | 504235AC0290 | TODD,ROBERT J                    |                     | 85 GULFSTREAM ROAD #304         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 304 BLDG A                  |   |
| 39 | 504235AC0300 | SWEIZER,KEVIN                    |                     | 85 GULFSTREAM RD APT 305        | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 305 BLDG A                  |   |
| 40 | 504235AC0310 | VASSALO,MARY                     | VASSALO,WILLIAM F   | 15 SUNSET HILL RD W             | FISHKILL           | NY    | 12524 | FISHKILL           | N SEA OAKS CONDO      | UNIT 306 BLDG A                  |   |
| 41 | 504235AC0320 | PEREZ,MERCEDES M                 |                     | 14 CLARON ST                    | ROSINDALE          | MA    | 2131  | ROSINDALE          | SEA OAKS CONDO        | UNIT 307 BLDG A                  |   |
| 42 | 504235AC0330 | PANTU,STEFAN                     |                     | 85 GULFSTREAM ROAD #308-A       | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 308 BLDG A                  |   |
| 43 | 504235AC0340 | DEETZ,DEBORAH LYNN               |                     | 85 GULFSTREAM RD #309           | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 309 BLDG A                  |   |
| 44 | 504235AC0350 | LAHOUD,CLAUDE                    |                     | 85 GULFSTREAM RD UNIT 310-A     | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 310 BLDG A                  |   |
| 45 | 504235AC0360 | D ANGELO,ANTHONY                 |                     | 85 GULFSTREAM RD APT 311A       | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 311 BLDG A                  |   |
| 46 | 504235AC0370 | VAZQUEZ,JOHN                     |                     | 85 GULFSTREAM ROAD #312         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 312 BLDG A                  |   |
| 47 | 504235AC0380 | BELGROD,MICHAEL                  |                     | 7524 BELL BLVD APT 5A           | OAKLAND GDNS       | NY    | 11364 | OAKLAND GDNS       | SEA OAKS CONDO        | UNIT 101 BLDG A                  |   |
| 48 | 504235AC0390 | MARTIN,JEAN CHARLES              | GIRARD,HENRIETTE    | 971 AUGER BLVD E RR 1           | *ALMA QC           | CA    | G8B 5 | *ALMA QC           | SEA OAKS CONDO        | UNIT 102 BLDG B                  |   |
| 49 | 504235AC0400 | ACE KING LLC                     |                     | 3300 PGA BLVD SUITE 500         | PALM BEACH GARDI   | FL    | 33410 | PALM BEACH GARDI   | SEA OAKS CONDO        | UNIT 103 BLDG B                  |   |
| 50 | 504235AC0410 | DAVIS,ROBERT K & SYLVIA L        |                     | 75 GULFSTREAM ROAD UNIT 104-B   | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 104 BLDG B                  |   |
| 51 | 504235AC0420 | JABOB,ISRAEL                     | RACICOT,STEPHANIE   | 241 RUE MARCOUX ST              | *VAL D'OR QC       | CA    | J9P 6 | *VAL D'OR QC       | SEA OAKS CONDO        | UNIT 105 BLDG B                  |   |
| 52 | 504235AC0430 | ROMERO,OSVALDO E                 | TINOCO,MARTHA E     | 75 GULFSTREAM ROAD UNIT 106-B   | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 106 BLDG B                  |   |
| 53 | 504235AC0440 | LAVIGNE,PIERRE LE                | GAREAU,SOLANGE L    | 129 AVE FREDERIC HEBERT         | *ROUYN-NARANDA     | CA    | J9X 1 | *ROUYN-NARANDA     | SEA OAKS CONDO        | UNIT 107 BLDG B                  |   |
| 54 | 504235AC0450 | MADGIN,CLAIRE                    |                     | 212 DORION ST #1                | *VAL D'OR QC       | CA    | J9P 5 | *VAL D'OR QC       | SEA OAKS CONDO        | UNIT 108 BLDG B                  |   |
| 55 | 504235AC0460 | RICE,EDWARD C IV                 |                     | 75 GULFSTREAM RD #109           | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 109 BLDG B                  |   |
| 56 | 504235AC0470 | MARTINEZ PEREZ,AL                | MARTINEZ PEREZ,AL   | 75 GULFSTREAM ROAD #110-B       | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 110 BLDG B                  |   |
| 57 | 504235AC0480 | MACDONALD,DONALD & SUSANNA       |                     | 5200 NW 53 AVE                  | COCONUT CREEK      | FL    | 33073 | COCONUT CREEK      | SEA OAKS CONDO        | UNIT 111 BLDG B                  |   |
| 58 | 504235AC0490 | PIERCE,DEBRA                     |                     | 75 GULFSTREAM ROAD #112         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 112 BLDG B                  |   |
| 59 | 504235AC0500 | SURPRENANT,YVES LE               | YVES SURPRENANT     | 613 NE 2 ST                     | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 201 BLDG B                  |   |
| 60 | 504235AC0510 | RICHARD,JEAN                     |                     | 640 RUE PAUL DOYON 21           | *BOUCHERVILLE QC   | CA    | J4B 0 | *BOUCHERVILLE QC   | SEA OAKS CONDO        | UNIT 202 BLDG B                  |   |
| 61 | 504235AC0520 | MCKAY,DEBORAH E                  |                     | 75 GULFSTREAM ROAD #203B        | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 203 BLDG B                  |   |
| 62 | 504235AC0530 | DESSUREAULT,MICHEL &             | DESSUREAULT,CARC    | 220 BLVD BRIEN                  | *REPENTIGNY QC     | CA    | J6A 7 | *REPENTIGNY QC     | SEA OAKS CONDO        | UNIT 204 BLDG B                  |   |
| 63 | 504235AC0540 | BROWN,GEORGE J                   |                     | 75 GULFSTREAM RD 205B           | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 205 BLDG B                  |   |
| 64 | 504235AC0550 | SKINNER,THOMAS W                 |                     | 75 GULFSTREAM ROAD #206         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 206 BLDG B                  |   |
| 65 | 504235AC0590 | MADON,ZORAN LE                   | GAREAU,EUGENIE LI   | 209 JASPAR CRES                 | *ROCKLAND ON       | CA    | K4K 0 | *ROCKLAND ON       | SEA OAKS CONDO        | UNIT 210 BLDG B                  |   |
| 66 | 504235AC0650 | CORBEIL,NATHALIE LE              | DUBOIS,CLAUDE LE    | 1734 CHEMIN ST-HENRI            | *MASCOUCHE QC      | CA    | J7K 3 | *MASCOUCHE QC      | SEA OAKS CONDO        | UNIT 303 BLDG B                  |   |
| 67 | 504235AC0560 | ALLEN,JOHN F                     |                     | 75 GULFSTREAM ROAD UNIT 207-B   | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 207 BLDG B                  |   |
| 68 | 504235AC0570 | BUGDADI,CLAUDIA                  |                     | 32 RENWICK CT                   | RALEIGH            | NC    | 27615 | RALEIGH            | N SEA OAKS CONDO      | UNIT 208 BLDG B                  |   |
| 69 | 504235AC0580 | RUY,ROBERT                       |                     | 75 GULFSTREAM ROAD #209-B       | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 209 BLDG B                  |   |
| 70 | 504235AC0600 | NINNEMAN,GRANT A                 |                     | 75 GULFSTREAM RD #211B          | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 211 BLDG B                  |   |
| 71 | 504235AC0610 | MANTOVANI, DENISE J              | MANTOVANI,JEAN-C    | 7680 BOUL MARIE-VITORIN APT 415 | *BROSSARD QC       | CA    | J4W 3 | *BROSSARD QC       | SEA OAKS CONDO        | UNIT 212 BLDG B                  |   |
| 72 | 504235AC0620 | PRODANOU,MICHAEL &               | MANOS,CONSTANTI     | 17 TREMONT ST                   | PROVINCETOWN       | MA    | 2657  | PROVINCETOWN       | SEA OAKS CONDO        | UNIT 214 BLDG B                  |   |
| 73 | 504235AC0630 | EDWARDS,DOUGLAS                  |                     | 75 GULFSTREAM ROAD #301B        | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 301 BLDG B                  |   |
| 74 | 504235AC0640 | SLUTSKY,MARCYE                   |                     | 75 GULFSTREAM RD #302           | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 302 BLDG B                  |   |
| 75 | 504235AC0660 | 2967-9339 QC INC                 |                     | 420 SAINT LUC BLVD              | *ST JEAN SUR RICHE | CA    | J2W 2 | *ST JEAN SUR RICHE | SEA OAKS CONDO        | UNIT 304 BLDG B                  |   |
| 76 | 504235AC0670 | BARBER,LINDA ANN                 |                     | 75 GULFSTREAM ROAD 305-B        | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 305 BLDG B                  |   |
| 77 | 504235AC0710 | WILSON,JASON R H/E               | ARTHURS,ANGELA      | 75 GULFSTREAM ROAD #309         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 309 BLDG B                  |   |
| 78 | 504235AC0720 | GRANADO,ELIZABETH RODRIGUEZ      |                     | 75 GULFSTREAM RD APT 310B       | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 310 BLDG B                  |   |
| 79 | 504235AC0730 | NIELI,DUNIA                      | NIELI,SALVATORE     | 75 GULFSTREAM ROAD 311B         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 311 BLDG B                  |   |
| 80 | 504235AC0740 | PIGLER,WALTER & MONIKA           |                     | 1965 S OCEAN DR #4-J            | HALLANDALE BEACH   | FL    | 33009 | HALLANDALE BEACH   | SEA OAKS CONDO        | UNIT 312 BLDG B                  |   |
| 81 | 504235AC0680 | 28473320 QUEBEC INC              |                     | 420 BOUL ST LUC ST JEAN         | *SUR RICHELIEU QC  | CA    | J2W 2 | *SUR RICHELIEU QC  | SEA OAKS CONDO        | UNIT 306 BLDG B                  |   |
| 82 | 504235AC0690 | KEEGAN,STEVE                     | ROBERGE,YANNICK     | 1345 DES GOUVERNEURS AVE        | *QUEBEC QC         | CA    | G1T 2 | *QUEBEC QC         | SEA OAKS CONDO        | UNIT 307 BLDG B                  |   |
| 83 | 504235AC0700 | SCHIERING,JERRY & DIANE          |                     | 3300 PANEL WAY                  | SAINT CHARLES      | MO    | 63301 | SAINT CHARLES      | SEA OAKS CONDO        | UNIT 308 BLDG B                  |   |
| 84 | 504235AC0010 | CRAS,MERCEDES                    | CRAS,RENE           | 5 WOODLAND DR                   | ROSELLE            | NJ    | 7203  | ROSELLE            | N SEA OAKS CONDO      | UNIT 101 BLDG A                  |   |
| 85 | 504235AC0020 | LACOURSIERE,WILLIAM              |                     | 3906 MARIE-VICTORIN             | *VARENNES QC       | CA    | J3X 1 | *VARENNES QC       | SEA OAKS CONDO        | UNIT 102 BLDG A                  |   |
| 86 | 504235AC0030 | DOIRON,LINDA                     | COUTURE,AIMEE       | 85 GULFSTREAM RD # 103A         | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 103 BLDG A                  |   |
| 87 | 504235AC0040 | FRANCOIS,JEAN                    | PALOMBINO,SOPHI     | 85 GULFSTREAM RD #106           | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | SEA OAKS CONDO        | UNIT 104 BLDG A                  |   |
| 88 | 504235AF0010 | 555 DANIA BEACH LLC              |                     | 135 E DANIA BEACH BLVD STE 2    | DANIA BEACH        | FL    | 33004 | DANIA BEACH        | DANIA PLACE (THE)     | UNIT 1                           |   |
| 89 | 504235AF0020 | 555 DANIA BEACH LLC              |                     | 135 E                           |                    |       |       |                    |                       |                                  |   |

**LEGAL DESCRIPTION:**

THAT PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "DANIA PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°21'23" WEST ON THE EAST LINE OF SAID PLAT FOR 250.03 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", "SEA OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87°48'36" EAST ON THE SOUTH LINE OF SAID PARCEL "A", "SEA OAKS" FOR 640.20 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "SEA OAKS", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD (NE 7TH AVENUE) AS RECORDED IN DEED BOOK 790, PAGE 502, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26'15" EAST ON SAID WEST RIGHT-OF-WAY LINE FOR 250.02 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS RECORDED IN DEED BOOK 350, PAGE 461, OFFICIAL RECORDS BOOK 790, PAGE 502, OFFICIAL RECORDS BOOK 2051, PAGE 217 AND OFFICIAL RECORDS BOOK 2054, PAGE 837, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86030-2101, SHEETS 2 AND 3 OF 4, LAST REVISED 2-17-36 AND SECTION 86030-2506, SHEETS 3 AND 4, LAST REVISED 6-26-68; THENCE SOUTH 87°48'36" WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 640.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 180081 SQUARE FEET (4.1341 ACRES).

**LETTER OF AUTHORIZATION**

**THIS IS TO CERTIFY** that I am an authorized representative of the lands described in the petition for plat approval named "CALM" within the city of Dania Beach, and that as such, have authorized **Pulice Land Surveyors, Inc.** to act as our agent in all matters concerning the platting of the subject property.

*[Handwritten Signature]*

Signature:

CARLOS HORCASITAS

Printed name, on behalf of **CALM PROPERTIES, LLC**, owner of parcel Folio # 5042-35-00-0252

300 South Pointe Drive, APT 2103, Miami Beach  
Street Address, City, State, Zip

33139

(786) 631-1973  
Telephone

State of: Florida

County of: Broward

Sworn to and subscribed before me CARLOS HORCASITAS

this 9<sup>th</sup> day of March, 2016

*[Handwritten Signature]*

Notary Public:

Elizabeth Tsouroukdissian

Print name

My Commission expires: 8-25-2018

SEAL:



Elizabeth Beatriz Tsouroukdissian  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF154432  
Expires 8/25/2018

## Carrie, Anne-Christine

---

**From:** Christina Bilenki <cbilenki@dmbblaw.com>  
**Sent:** Friday, July 15, 2016 3:57 PM  
**To:** Carrie, Anne-Christine; Elizabeth Tsouroukdissian  
**Cc:** Bonnie Miskel; Lajoie, Corinne; LaFerrier, Marc  
**Subject:** RE: Calm Plat Hearing

Good afternoon Corinne,

As discussed, we suggest adding a note to the plat stating that the openings off East Dania Beach Boulevard will not be for vehicular access to any parking or loading facilities, unless a variance from City Code Section 306-10 is obtained.

Please let me know if you have any additional questions or concerns.

Thank you,

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](mailto:cbilenki@dmbblaw.com)



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**From:** Carrie, Anne-Christine [mailto:ACarrie@ci.dania-beach.fl.us]  
**Sent:** Friday, July 15, 2016 3:27 PM  
**To:** Christina Bilenki <cbilenki@dmbblaw.com>; Elizabeth Tsouroukdissian <elizabeth@pulicelandsurveyors.com>  
**Cc:** Bonnie Miskel <bmiskel@dmbblaw.com>; Lajoie, Corinne <cchurch@ci.dania-beach.fl.us>; LaFerrier, Marc <mLaFerrier@ci.dania-beach.fl.us>  
**Subject:** RE: Calm Plat Hearing

Good afternoon:

At this time, we have left several voicemails for Bonnie Miskel and Christina Bilenki regarding the public hearing of the Calm Plat. Please notify myself or Corinne how you, as the applicants, wish to proceed.

Cordially,

**Anne-Christine Carrie**

*Planning Associate*

*City of Dania Beach*

*100 W. Dania Beach Blvd.*

*Dania Beach, Florida 33004*

*(954)924-6800 Ext. 3654*

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

*"Established in History, Preparing for Tomorrow"*



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**From:** Christina Bilenki [<mailto:cbilenki@dmbblaw.com>]

**Sent:** Tuesday, July 12, 2016 2:58 PM

**To:** Lajoie, Corinne

**Cc:** Bonnie Miskel; Elizabeth Tsouroukdissian; Carrie, Anne-Christine

**Subject:** RE: Calm Plat Hearing

Good afternoon Corinne,

As discussed, I do not believe this is a plat issue, but a site planning issue. We are working to revise the site plan so that access to the parking and loading facilities are from Gulfstream Road as the code requires. The plat does have openings on East Dania Beach Boulevard which would allow for a drop-off area in front of the building. We are still revising the site plan at this time.

I do not believe this is a plat issue because parking and loading facilities are not shown on the plat. As such, you cannot say this is in violation of the code provision noted below because those items are not identified and the plat openings can be used for other purposes (such as a drop-off area that does not lead to the parking areas). As such, it would not be in violation of the code.

Thank you,

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](mailto:cbilenki@dmbblaw.com)



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**From:** Lajoie, Corinne [<mailto:cchurch@ci.dania-beach.fl.us>]  
**Sent:** Tuesday, July 12, 2016 2:38 PM  
**To:** Christina Bilenki <[cbilenki@dmbblaw.com](mailto:cbilenki@dmbblaw.com)>; Carrie, Anne-Christine <[ACarrie@ci.dania-beach.fl.us](mailto:ACarrie@ci.dania-beach.fl.us)>; Elizabeth Tsouroukdissian <[elizabeth@pulicelandsurveyors.com](mailto:elizabeth@pulicelandsurveyors.com)>  
**Subject:** RE: Calm Plat Hearing

Understood, however you cannot request a plat that is in violation of the City's LDC. Therefore we must receive an application for a variance/design variation to waive this particular requirement prior public hearing. Thank you for your cooperation in this matter.

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

---

**From:** Christina Bilenki [<mailto:cbilenki@dmbblaw.com>]  
**Sent:** Tuesday, July 12, 2016 1:39 PM  
**To:** Carrie, Anne-Christine; Elizabeth Tsouroukdissian  
**Cc:** Lajoie, Corinne  
**Subject:** RE: Calm Plat Hearing

Good afternoon Anne-Christine,

Our intent is to address this comment through the site planning process. We are currently working on a revision to the site plan that would have the vehicular access to parking and loading areas off the secondary street (Gulfstream). We are leaving openings on the plat for a potential drop-off area at the front of the building. This would not provide vehicular access to the parking and loading facilities, so I believe we should comply with this provision of the Code.

Thank you,

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](mailto:cbilenki@dmbblaw.com)



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**From:** Carrie, Anne-Christine [<mailto:ACarrie@ci.dania-beach.fl.us>]  
**Sent:** Tuesday, July 12, 2016 1:07 PM  
**To:** Elizabeth Tsouroukdissian <[elizabeth@pulicelandsurveyors.com](mailto:elizabeth@pulicelandsurveyors.com)>; Christina Bilenki <[cbilenki@dmblaw.com](mailto:cbilenki@dmblaw.com)>  
**Cc:** Lajoie, Corinne <[cchurch@ci.dania-beach.fl.us](mailto:cchurch@ci.dania-beach.fl.us)>  
**Subject:** RE: Calm Plat Hearing

Good afternoon:

Per Sec. 306-10 (A) Access hierarchy for the CRA form-based districts for rear yard parking.

(1) Vehicular access to off-street parking and loading facilities shall be from a rear alley or its equivalent via cross-access parking aisles or driveways between properties.

(2) In the absence of an alley or its equivalent rear yard access, access shall be provided from a corner (secondary) side street.

This code provision must be addressed through redesign or submittal of an application for a variance or design variation. This must be addressed prior to the issuance of a building permit.

This condition was originally submitted per the 1<sup>st</sup> DRC review.

Please provide application and payment to address this issue prior to public hearing.

**Anne-Christine Carrie**

*Planning Associate*

*City of Dania Beach*

*100 W. Dania Beach Blvd.*

*Dania Beach, Florida 33004*

*(954)924-6800 Ext. 3654*

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

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**From:** Carrie, Anne-Christine  
**Sent:** Tuesday, July 12, 2016 8:35 AM  
**To:** Elizabeth Tsouroukdissian  
**Cc:** 'Christina Bilenki'; Lajoie, Corinne  
**Subject:** Calm Plat Hearing

Good morning:

As a reminder, the staff report for the Calm Plat is due tomorrow and I have not yet received any revised drawings or letters. As such, I can only proceed with the information that was previously submitted. Please let me know how you would like to proceed with this application.

Cordially,

**Anne-Christine Carrie**

*Planning Associate*

*City of Dania Beach*

*100 W. Dania Beach Blvd.*

*Dania Beach, Florida 33004*

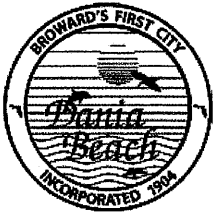
*(954)924-6800 Ext. 3654*

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

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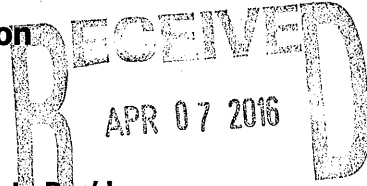


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City of Dania Beach, Florida  
 Department of Community Development  
 Planning and Zoning Division  
 (954) 924-6805 X3643  
 (954) 922-2687 Fax

**Standard Development Application**



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

Date Rec'd: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 Petition No.: PL-39-16

(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: 601 East Dania Beach Boulevard

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

Recorded Plat Name: \_\_\_\_\_

Folio Number(s): 5042 3500 0252 Legal Description: SEE ATTACHED

Applicant (Consultant)/Legal Representative (circle one) Police Land Surveyors, Inc.

Address of Applicant: 5381 Nob Hill Road, Sunrise, FL 33351

Business Telephone: (954) 572-1777 Home: \_\_\_\_\_ Fax: (954) 572-1778

E-mail address: elizabeth@policeandsurveyors.com

Name of Property Owner: Calm Properties, LLC

Address of Property Owner: 300 South Pointe Drive, # 2103, Miami Beach, FL 33139

Business Telephone: (786) 631-1973 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** \_\_\_\_\_  
 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: 3.59 Gross Acreage: 4.13 Prop. Square Footage: \_\_\_\_\_

Existing Use: Commercial Proposed Use: 352 high-rise units + 4,000 sq. ft. commercial

Is property owned individually, by a corporation, association, or a joint venture? The property is owned by CALM PROPERTIES, LLC.

**AUTHORIZED REPRESENTATIVE**

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize PULICE LAND SURVEYORS, INC (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

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

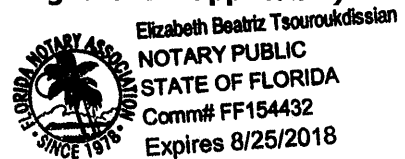
BEFORE ME THIS 9<sup>th</sup> DAY OF March, 2016

By:

CARLOS HORCASITAS  
(Print name of person acknowledging)

—  
(Joint owner signature if applicable)

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



Personally known — or Produced Identification FL DL H622-100-59-215-0

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.**