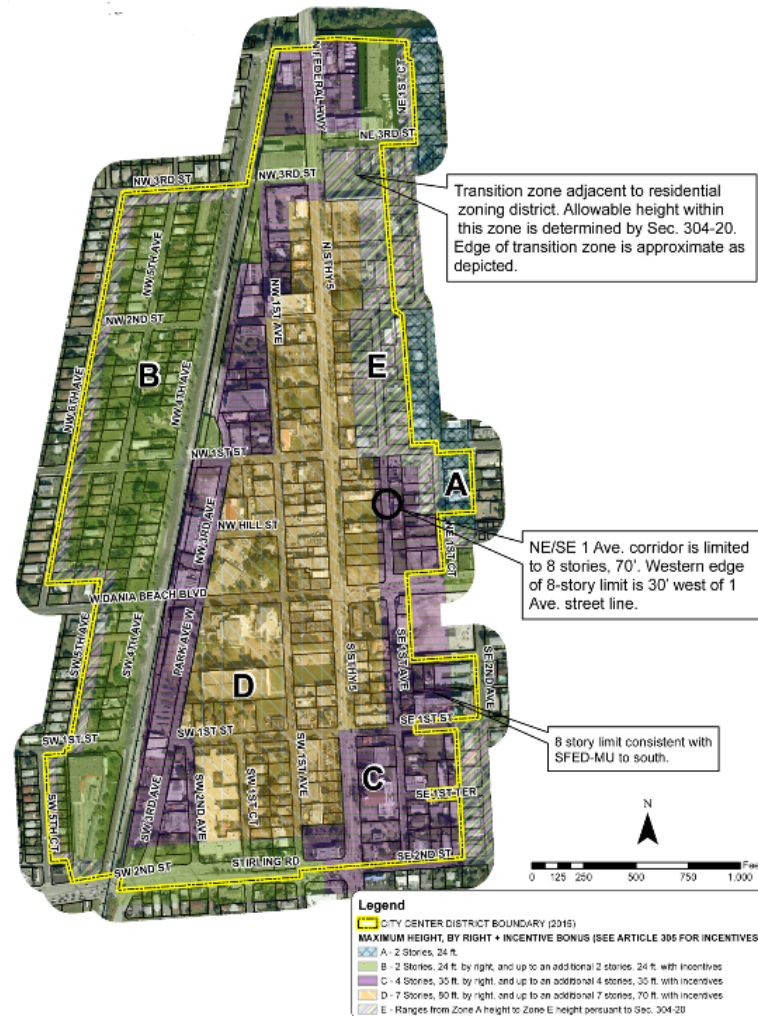


CITY CENTER (CC) DISTRICT

LAND DEVELOPMENT CODE DANIA BEACH

Figure 303-10 Maximum Permitted Height Map.



CITY CENTER (CC) DISTRICT

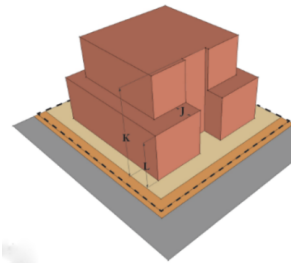
LAND DEVELOPMENT CODE DANIA BEACH

Figure 303-7 City Center District map.



Primary streets:

- S. Federal Hwy
- EDBB/WDBB
- NE/SE 1 Ave.
- NW/SW 1 Ave.
- SW 1 Terr.
- NW 3 Ave. (N. of SW 1 St.)
- SW 2 Ave.



Generalized permitted uses (see [article 302](#) for specific uses and conditions of use) .

	Core Street S*	Other Streets
Residential Multifamily	U	✓
Commercial (Mixed use compatible)	✓	✓
General Commercial	✓	✓
Restricted Commercial	**	**
Entertainment	✓	✓
Lodging	✓	✓
Civic and institutional	✓	✓
Transportation	✓	✓

City center core. Located between NE and NW 1st Avenues and between SE/SW 1st and NE/NW 1st Streets (see cross-hatching on map). The core is the planned retail, government and downtown of Dania Beach. Mixed-use buildings with ground-floor retail, entertainment, and/or office uses are required in the core.

CITY CENTER (CC) DISTRICT

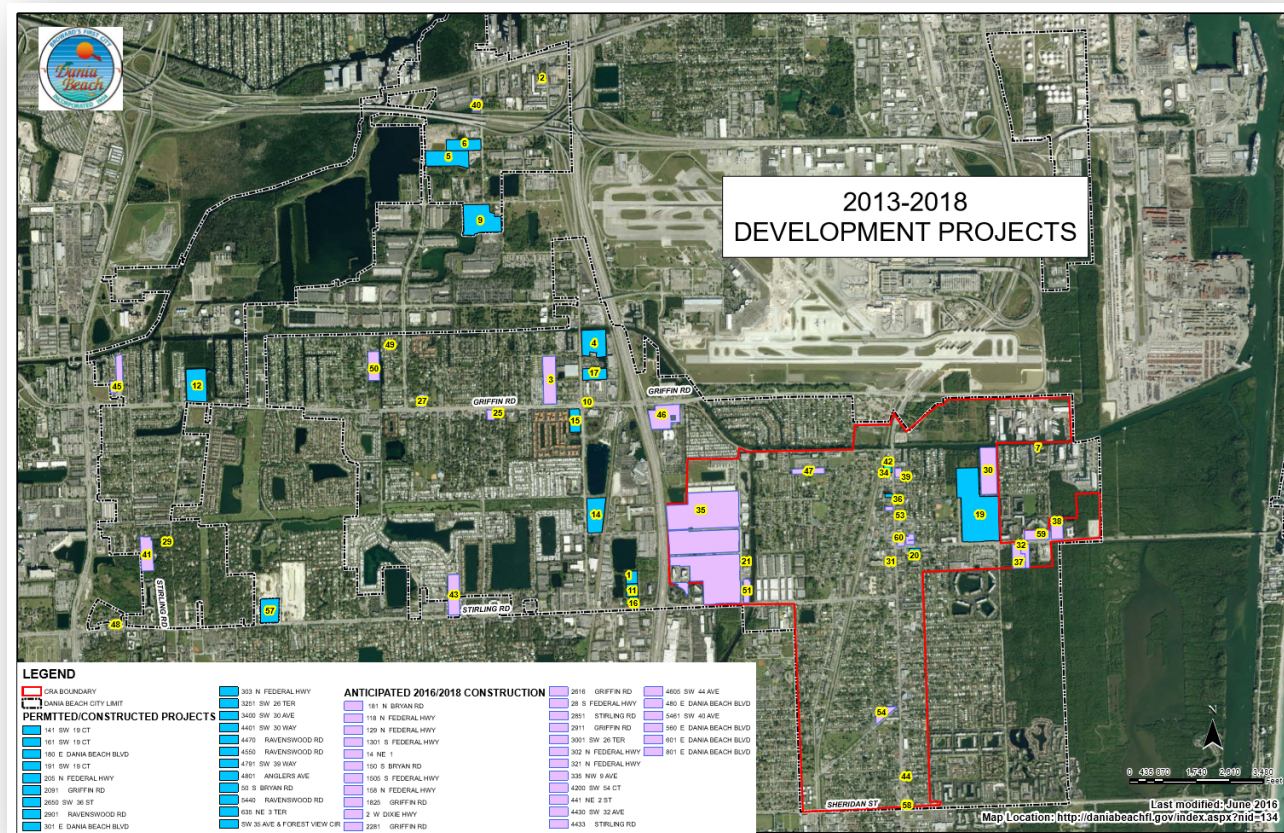
LAND DEVELOPMENT CODE DANIA BEACH

- *Building placement standards.*

Diagram Key	NP = not permitted		Core	Outside core
"F"	Front street setback	Shopfront	0'—5'	0'—5'
		with arcade	0'—10'	0'—10'
		Stoop	NP	4'—8'
		Dooryard	NP	8'—12'
		Balcony over porch	NP	8'—12'
"C"	Corner street setback		0'—5'	0'—5'
"G"	Interior side setback, 1st layer		0' min	0' min
"H"	Interior side setback, 2nd layer		0' min.	0' min.
"I"	Rear setback		0' min.	0' min.

DEVELOPMENT PIPELINE

PENDING MAJOR PROJECTS LIST



Click Here to view City's Pending Projects and Development Pipeline

PENDING MAJOR PROJECTS LIST

2013 - 2018 DEVELOPMENT PROJECTS Updated June 2016

PERMITTED/CONSTRUCTED PROJECTS

Map	PROPERTY OWNER	ADDRESS	USE	PROJECT NAME	DEVELOPMENT
1	D2HM INVESTMENTS LLC	141 SW 19 CT	HOTEL	CAMBRIA SUITES	120 Rooms
2	KRIPS FAMILY HOLDINGS INC	2801 RAVENSWOOD RD	WAREHOUSE	RAVENSWOOD WAREHOUSE	7,000 sf
4	CLMIA LLC	4470 RAVENSWOOD RD	MARINA	ANGLERS AVE MARINA	7200 sf
5	MSG MARINA MILE LLC	3400 SW 30 AVE	INDUSTRIAL	MARINA MILE	189,620 sf
6	26 TERRACE LLC	3251 SW 26 TER	WAREHOUSE	SOUTHERN WASTE SYSTEM	4058 sf
7	AMERICAN MARITIME OFFICERS	635 NE 3 TER	MARINA	AMO	2789 sf
8	CITY MARINA	110 N BEACH RD	MARINA	CITY PARK	
9	MSG PORT 95 LLC	2850 SW 38 ST	WAREHOUSE	BRIDGE PORT 95	240,590 sf
10	SDS DEVELOPMENT & TRUST LLC	2091 GRIFFIN RD	COMMERCIAL	DUNKIN DONUTS	1,400 sf
11	DANIA BEACH MANAGEMENT INC	181 SW 19 CT	HOTEL	HOME 2 SUITES	130 rooms
12	AQUA ISLES	4791 SW 39 WAY	MULTI-FAMILY	AQUA ISLE	127 du
13	GREEN OAKS LLC	2980 SW 23 TER	WAREHOUSE	JODY - WAREHOUSE	15,000 sf
14	BROWARD COUNTY	5440 RAVENSWOOD RD	BUS MAINTENANCE	BUS MAINTENANCE	215,000
15	SUNBELT-ROF LLC	4801 RAVENSWOOD RD	HOTEL	RESIDENCE INN	156 rooms
16	TANJALI INVESTMENTS LLC	191 SW 19 CT	HOTEL	COMFORT INN	100 rooms
17	INTERMARINE INC	4550 RAVENSWOOD RD	MARINA	INTERMARINE	13,200 sf
18	DDRM SHERIDAN SQUARE LLC	401 E SHERIDAN ST	COMMERCIAL	WALMART	41,510 sf retail
19	DANIA ENTERTAINMENT CENTER LLC	301 E DANIA BEACH BLVD	CASINO	DANIA JAI-ALIA	47 acres
20	VILLAGE AT DANIA BEACH LLC	180 E DANIA BEACH BLVD	MULTI-FAMILY	DANIA PLACE	144 du
21	WV MARINA HOLDINGS LLC	50 S BRYAN RD	MARINA	NAUTICAL VENTURES	13,000 sf
22	LUCKEY'S MOTEL INC	205 N FEDERAL HWY	HOTEL	HOLIDAY INN	75 rooms
34	HOLOCAUST DOCUMENTATION CENTER	303 N FEDERAL HWY	MUSEUM	HOLOCAUST	26,231 sf
49	CAROL POTVIN	4401 SW 30 WAY	SINGLE-FAMILY HOMES	POTVIN RESIDENTIAL PROJECT	6 du , 6 docks
57	FOREST VIEW ESTATES, LLC	SW 35 AVE & FOREST VIEW CIRCLE	SINGLE-FAMILY HOMES	FOREST VIEW ESTATES	31 du/single family homes

TOTAL **

ANTICIPATED 2016/2018 CONSTRUCTION

Map	PROPERTY OWNER	ADDRESS	USE	PROJECT NAME	DEVELOPMENT
3	GRIFFIN POINTE PARTNERS LLLP	2281 GRIFFIN RD	COMMERCIAL	AIRPORT CORPORATE PARK	107,000 sf commercial
23	GERDAU AMERISTEEL US INC	2025 TIGERTAIL BLVD	INDUSTRIAL	AMERISTEEL EXPANSION	150,000 sf industrial
24	STEPHENS BROWARD PROPERTIES LLC	185 RAVENSWOOD RD	INDUSTRIAL	STEPHENS DISTRIBUTION	14,000 sf warehouse addition
25	SDS DEVELOPMENT & TRUST LLC	2616 GRIFFIN RD	COMMERCIAL	KOOSH RETAIL CENTER	13,424 sf commercial
26	DS REALTY INC	2800 S FEDERAL HWY	HOTEL	LEXINGTON	158 rooms
27	GRIFFIN ROAD FD LLC	2911 GRIFFIN RD	COMMERCIAL	FAMILY DOLLAR	11,000 retail
28	BROWARD COUNTY	4880 SW 40 AVE	WATER TREATMENT PLANT	BC WATER TREATMENT	34,800 sf utilities
29	DANIA COVES 18 LLC	5481 SW 40 AVE	RESIDENTIAL	DANIA OAKS	25 du
30	ARCHDIOCESE OF MIAMI	441 NE 2 ST	MARINA	MEGA YACHT*	3,900 sf office, 4 piers
31	N & S PROPERTIES LLC	28 S FEDERAL HWY	HOTEL	MORRISON*	148 Rooms
32	DANIA BEACH DEVELOPERS LLC	480 E DANIA BEACH BLVD	MULTI FAMILY	PARCO MAR / SAN SOUCI*	181 du
33	DANIA BEACH HOSPITALITY	129 N FEDERAL HWY	HOTEL	WYNDHAM GARDEN*	142 Rooms
35	KIMCO REALTY	181 BRYAN ROAD	MIXED USE	DANIA POINTE (Phase I)*	310,954 sf of commercial
36	158 DANIA HOTEL	158 N FEDERAL HWY	HOTEL	158 DANIA HOTEL	111 Rooms
37	LAWRENCE TURNER	560 E DANIA BEACH BLVD	MULTI FAMILY	FLORIDA PARK RESIDENCES	230 du
38	MILE MARKER 55, LLC	801 E DANIA BEACH BLVD	MULTI FAMILY	MILE MARKER 55	14,000 s.f. Commercial and
39	DANIA DEVELOPMENT GROUP, LLC	302 N FEDERAL HWY	HOTEL	COMFORT SUITES DOWNTOWN DANIA	352 du
40	ALEX NICHOLS	3001 SW 26 TERRACE	WAREHOUSE	RUNWAY LAKES WAREHOUSE	105 rooms
41	SHERIDAN HOUSE BAPTIST CHURCH	4200 SW 54 COURT	REHAB HOUSING.	SERENITY OAKS	71,850 sf
42	AVS PROPERTY, LLC	321 N FEDERAL HWY	HOTEL	WINGATE INN	46,700 sf
43	STIRLING ALYA, LLC	2851 STIRLING ROAD	MULTI FAMILY	STELLAR HOMES	108 rooms
44	DANIA SQUARE INVESTMENTS GROUP	1301 S FEDERAL HWY	COMMERCIAL RETAIL	THE PALMS	288 du, 13,000 commercial
45	GRIFFIN COMMERCIAL CENTER, LLC	4600-4607 SW 44th AVE	INDUSTRIAL WAREHOUSE	GRIFFIN COMMERCIAL CENTER	18,200 sf commercial
46	COHEN DANIA BEACH HOTEL	1825 GRIFFIN RD	HOTEL	LE MERIDIEN*	95,000 sf industrial
47	ST. RUTHS MISSIONARY BAPTIST CHURCH	355 NW 9TH AVE	CHURCH	ST. RUTH'S BAPTIST CHURCH	250 rooms
48	MY DARLING, LLC	4433 STIRLING ROAD	COMMERCIAL/RESTAURANT	MOZART CAFE	Church
50	B & H DANIA BEACH LLC	4430 SW 32 AVE	MULTI FAMILY	AQUA BELLA	2,472 sf commercial
51	PROJECT USA LLC	110 S BRYAN RD	MARINA	STIRLING MARINA AND BOAT SALES	55 du
53	SKYLAND PLAZA, LLC	119 N FEDERAL HWY	MIXED USE	SKYLAND PLAZA	25,000 sf
54	AMOP MEMBERS SERVICES BLDG	2 DIXIE HWY	MIXED USE	AMOP MEMBERS SERVICES BLDG	6,500 sf commercial, 2 du
55	GRIFFIN ROAD THREE, LLC	2071 GRIFFIN ROAD	RESTAURANT	WENDY'S RESTAURANT	31,000 mixed-use
56	MALAXA REAL ESTATE	1505 S FEDERAL HWY	RESTAURANT	MIAMI GRILL	3400 sf commercial
59	CALM PROPERTIES, LLC	601 E DANIA BEACH BLVD	COMMERCIAL	DANIANS SHOPPING CENTER	2500 sf commercial
60	CTKO DANIA VENTURE LLC	14 NE 1 ST		THE TRION	352 du and 8,200 sf commercial

* Project under permit review

** Estimated construction Value is derived from building permit fee/value of construction calculation for structures only and does not include land values