



## LETTER TO THE COMMISSION

**LTC No: 26-008**

**TO:** Honorable Mayor and Members of the Fort Lauderdale City Commission  
**FROM:** Rickelle Williams, City Manager *RW*  
**DATE:** January 9, 2026  
**SUBJECT: Marine Industry Association of South Florida Lease – City  
Response to Site Plan Change Request for the Dania Beach  
Property**

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The purpose of this Letter to the Commission (LTC) is to inform the City Commission that on December 19, 2025, the Marine Industries Association of South Florida, Inc. (MIASF) submitted a notice requesting the City's review and approval of initial site plan modifications and supporting materials pursuant to Section 3.02 of its Lease Agreement (Lease) with the City. This submission initiated the required thirty (30)-day period for the City to issue its formal response.

On August 19, 2025, the City Commission approved a long-term Lease agreement with MIASF for the City-owned property located at NE 10 Street and Taylor Road, Dania Beach, Florida 33004. The Lease provides an initial term of twenty-five (25) years with up to five (5) additional five (5)-year renewal options. It authorizes MIASF to construct improvements and to utilize the site for marine-related operations supporting the Fort Lauderdale International Boat Show and the regional marine industry.

A material condition of the Lease is the City's reserved right to use approximately fifteen percent (15%) of the premises, identified as the Transient Area, for temporary City storage and debris management. This requirement is set forth in Section 1.01(vi) of the Lease.

City staff reviewed MIASF's December 19, 2025, submittal and determined that the proposed site plan eliminated the Transient Area. This omission conflicts with the City's reserved rights and the express terms of the Lease.

On Thursday, January 8, during the regularly scheduled monthly meeting with MIASF, City staff verbally raised concerns regarding the proposed site plan change. In addition, staff provided written comments to MIASF representatives via email outlining the City's concerns with the removal of the Transient Area.

On January 9, 2026, the City issued a formal written notice advising MIA SF that the City does not consent to any site plan modification that removes or alters the required Transient Area. The City also requested a revised site plan that restores and clearly identifies a compliant Transient Area consistent with the Lease.

The Transient Area is a material lease obligation and a condition of the City's conveyance of a possessory interest under Section 8.13 of the City Charter, which requires preservation of the public benefit associated with the Lease.

City staff are awaiting MIA SF's revised site plan. Upon receipt, staff will review the submission for compliance with the Lease, confirm preservation of City operational needs, and provide further updates to the City Commission as necessary.

#### Attachments

1. MIA SF Submittal Letter dated December 19, 2025
2. City Letter to MIA SF dated January 9, 2026
3. Original Site Plan, Modified Site Plan & Map

c: Shari McCartney, City Attorney  
David R. Soloman, City Clerk  
Patrick Reilly, City Auditor  
City Manager's Office  
Department Directors

DEC 22 10 25 AM '19  
REC'D CIVIL RIGHTS DIV  
FBI



Our File Number: 49957.00005  
Writer's Direct Dial Number: 954-468-1328  
Writer's E-Mail Address: ddevito@gunster.com

December 19, 2025

**VIA FEDERAL EXPRESS**

City of Fort Lauderdale Attorney's Office  
Attention: Real Estate  
1 East Broward Blvd, Suite 1605  
Fort Lauderdale, Florida 33301

Re: Lease ("Lease") by and between City of Fort Lauderdale, a Municipality of the State of Florida, by and through its City Commission ("City") and Marine Industries Association of South Florida, Inc., a Florida not for profit corporation ("MIASF") for certain real property located on Taylor Road/NE 10th Street in Dania Beach, FL (Folio #s 504234-00-0030 and 504234-00-0031) (all capitalized terms used but not defined herein shall have the meanings assigned to the same in the Lease)

To Whom It May Concern:

Pursuant to Section 3.02 of the Lease, enclosed are MIASF's plans and specifications for its initial Alterations for the City's review and approval:

1. Dania Civil Plans; and
2. Rita Shaw Parcel – Docks & Anchoring – Semi-Trailer Turning Radius.

If you have any questions, please do not hesitate to contact us me.

Sincerely,

*/s/ Danielle DeVito-Hurley*

Danielle DeVito-Hurley  
FOR THE FIRM

DDH/kb  
Enclosure

cc: Angela Salmon (via email - ASalmon@fortlauderdale.gov)  
✓ Shaun Amarani (via email - SAmarnani@fortlauderdale.gov)

Las Olas Centre, Suite 1400, 450 East Las Olas Boulevard • Fort Lauderdale, FL 33301-4206  
954-462-2000 | Fax: 954-523-1722 | www.gunster.com

BOCA RATON • FORT LAUDERDALE • JACKSONVILLE • MIAMI • NAPLES • ORLANDO • PALM BEACH • STUART •  
TALLAHASSEE • TAMPA • VERO BEACH • WEST PALM BEACH

ACTIVE:38956249.1



Revisions


Phase:  
SITE PLAN DOCUMENTS

SEAL

Scale:	1"=40'	Date:	11/21/25
Job No.:	25-1876.00	Plot Date:	11/21/25
Drawn by:	BMK	Sheet No.:	C0.0
Proj. Mgr.:	BMK		
Appr. by:	BMK		

**SETBACK TABLE:**

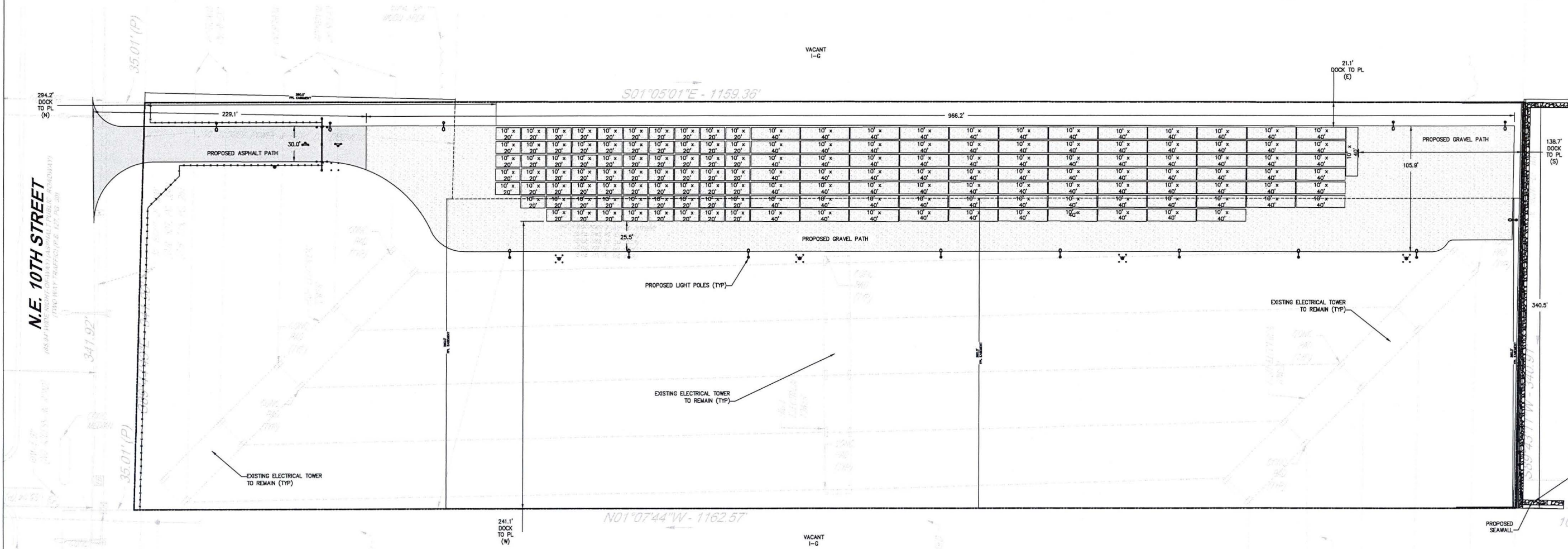
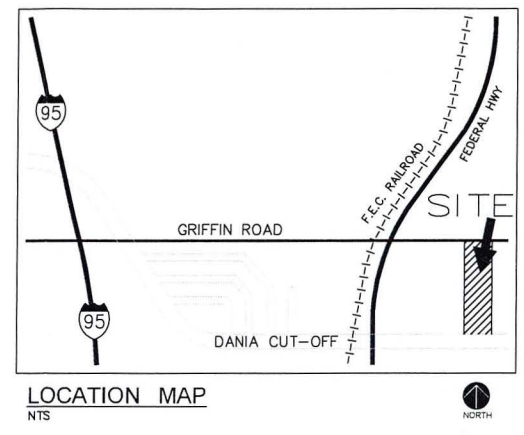
	REQUIRED	PROVIDED
FRONT YARD (NORTH) - NE 10TH ST	35' FROM PROP. LINE	N/A
SIDE YARD (WEST) - ADJ. PROP.	25' FROM PROP. LINE	N/A
SIDE YARD (EAST) - ADJ. PROP.	25' FROM PROP. LINE	N/A
REAR YARD (SOUTH) - ADJ. PROP.	25' FROM PROP. LINE	N/A

NOTE: THERE ARE NO BUILDING STRUCTURES BEING PROPOSED

**LEGAL DESCRIPTION**

THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET THEREOF (AS MEASURED AT RIGHT ANGLES); AND LESS THE SOUTH 100.00 FEET (AS MEASURED AT RIGHT ANGLES).

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 396,281 SQUARE FEET OR 9.0974 ACRES MORE OR LESS.



**ZONING REQUIREMENTS (I-G)**

	REQUIRED	PROPOSED
LOT AREA SF (MINIMUM)	20,000 SF	396,281 SF
LOT WIDTH & DEPTH (MINIMUM)	75 X 100	340.91 X 1,162.57
DENSITY	N/A	N/A
HEIGHT (STORIES / FT)	N/A / 35'	N/A
COVERAGE (MAX. PERCENT)	70%	0%
IMPERVIOUS AREA (MAX. PERCENT)	80%	2%

**FLOOD DATA:**

FLOOD ZONE: "AE" ELEV. (7.0 & 8.0) NAVD  
ON FIRM MAP #12011C0559 J & 12011C0567 J, DATED JULY 31, 2024

BROWARD COUNTY 100 YEAR  
3 DAY CONTOUR= ELEV. (6.5) NAVD

DESIGN FLOOD ELEVATION 100 YEAR 3 DAY STORM= ELEV. (5.89) NAVD

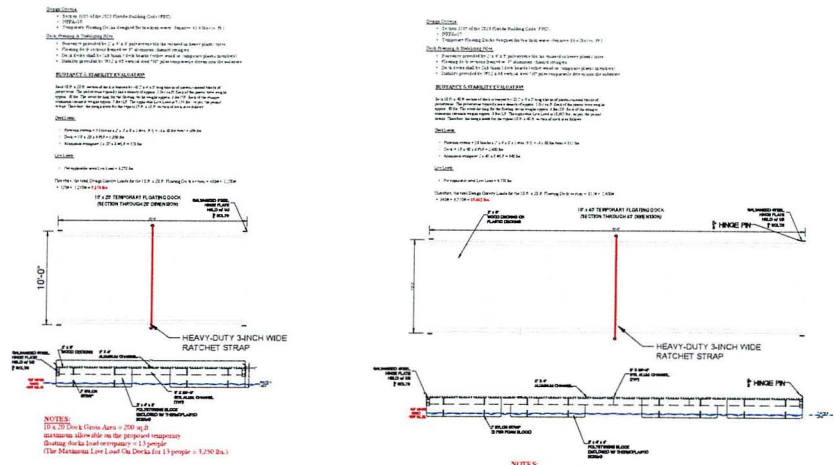
AVERAGE WET SEASON WATER LEVEL= ELEV. (3.0) NAVD

**OVERHEAD UTILITIES AND LIGHTING:**

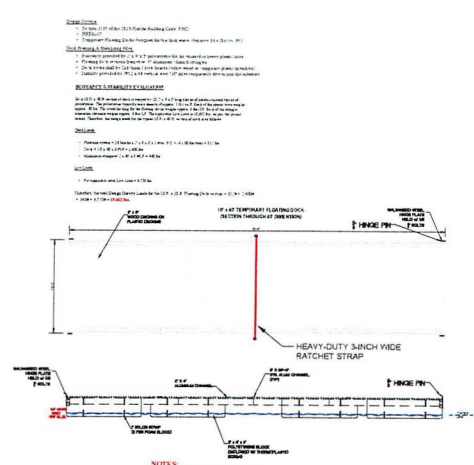
EXISTING UTILITY POLES AND WIRES TO REMAIN.

**SITE PLAN DATA TABLE:**

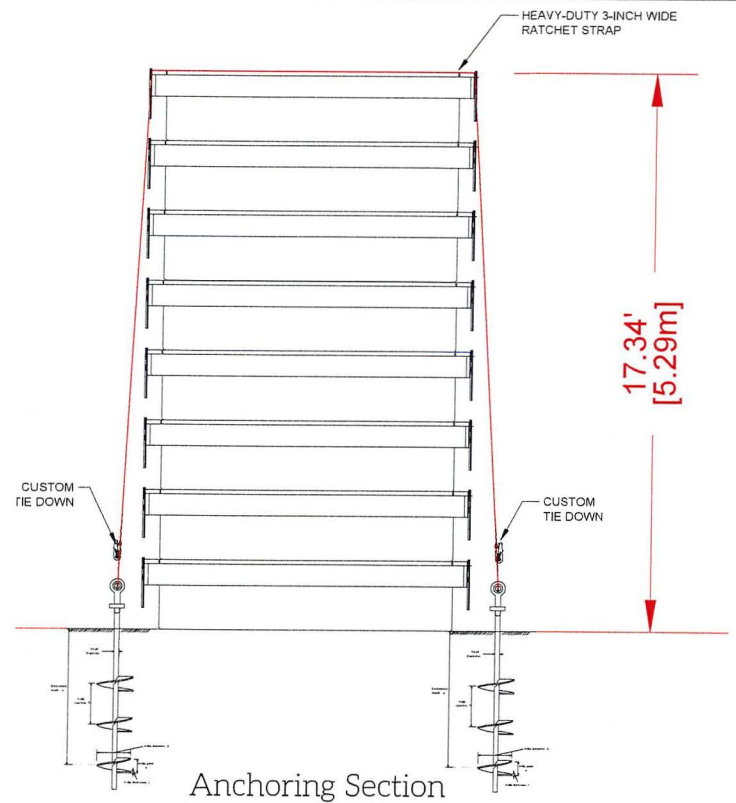
CURRENT USE OF PROPERTY	VACANT
CURRENT LAND USE DESIGNATION	RAC
PROPOSED LAND USE DESIGNATION	I-G
CURRENT ZONING DESIGNATION	I-G
PROPOSED ZONING DESIGNATION	I-G
ADJACENT ZONING DESIGNATION - E, N, S, & W	I-G
WATER & WASTEWATER SERVICE PROVIDER	
TOTAL SITE AREA (GROSS)	442,337 SF / 10.15 ACRES
TOTAL SITE AREA (NET)	396,281 SF / 9.09 ACRES
TOTAL PERVIOUS PROPOSED	
TOTAL PERVIOUS EXISTING	
TOTAL IMPERVIOUS PROPOSED	
TOTAL IMPERVIOUS EXISTING	
TOTAL BUILDING FOOTPRINT PROPOSED	
TOTAL BUILDING FOOTPRINT EXISTING	
TOTAL BUILDING SQUARE FOOTAGE PROPOSED	0 GROSS SF
LOT COVERAGE	0 SF / 0%
VUA AREA	85,104 SF / 22%
OPEN SPACE*	311,177 SF / 78%



10'x20' Docks Details  
Scale: N.T.S.



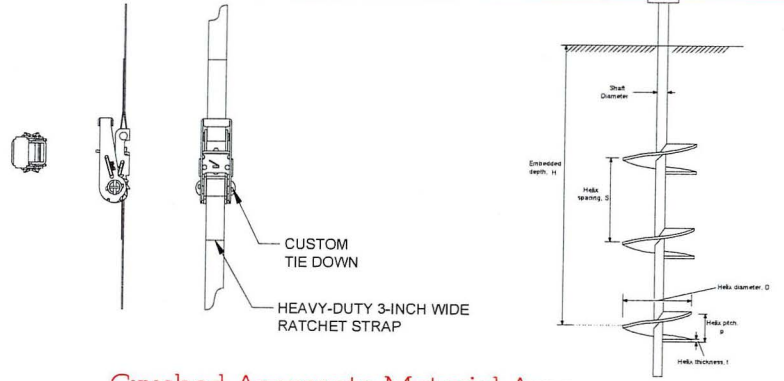
10'x40' Docks Details  
Scale: N.T.S.



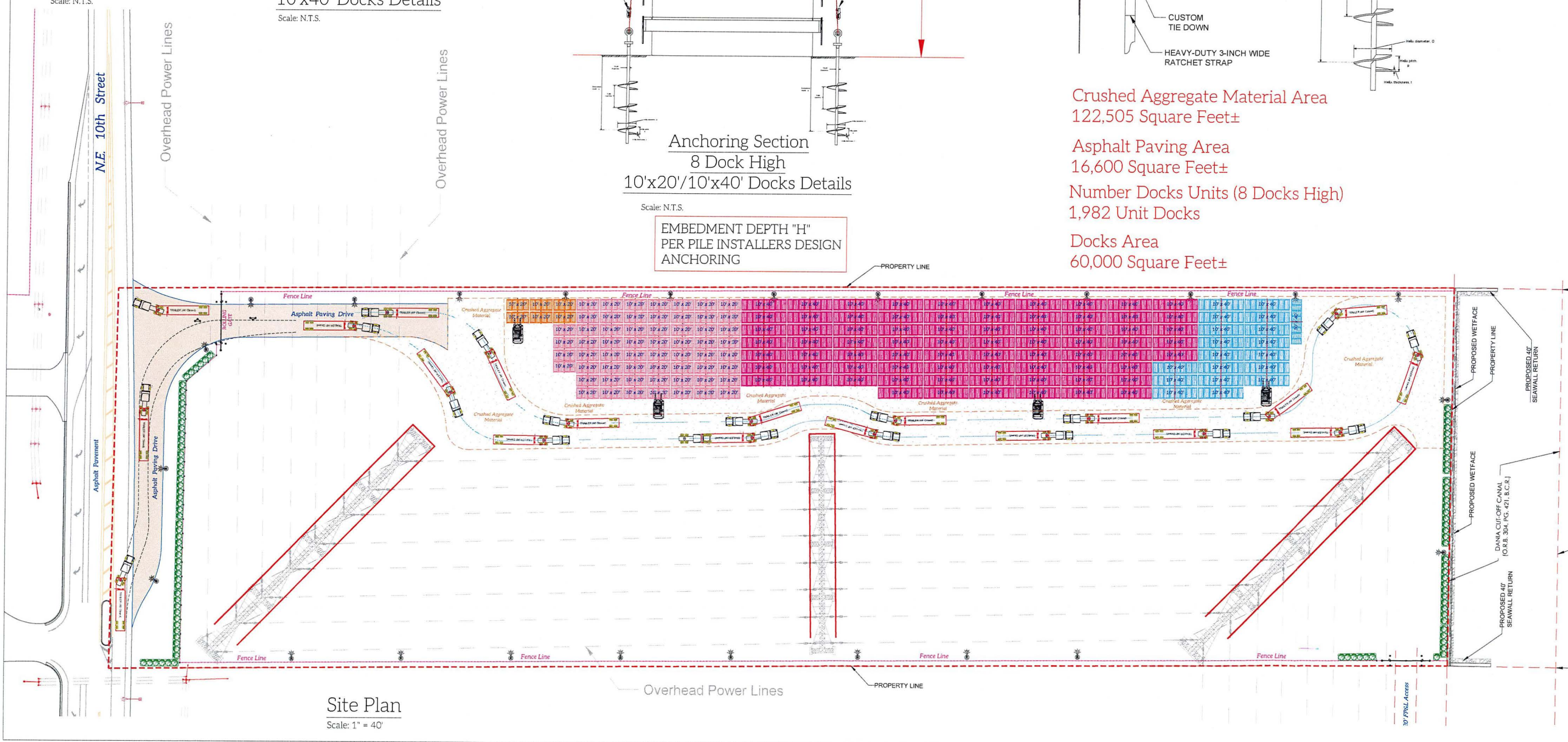
Anchoring Section  
8 Dock High  
10'x20'/10'x40' Docks Details  
Scale: N.T.S.

EMBEDMENT DEPTH "H"  
PER PILE INSTALLERS DESIGN  
ANCHORING

- TIE-DOWN NOTES:**
1. TEMPORARY ANCHORING OF STORED FLOATING DOCK SECTIONS IS BASED ON A WIND VELOCITY OF 170 MPH T EXPOSURE "D"
  2. 2" SHAFT (MIN.) HELICAL PIERS SHALL DEVELOP A PULLOUT CAPACITY OF 5 TONS (WITH A 1.5 SAFETY FACTOR).
  3. PROVIDE HEAVY DUTY 3 INCH CARGO STRAPS IS DURABLE, WEATHER-RESISTANT POLYESTER. ABSORBS MINIMAL WATER, AND RESISTS THE SUN'S DAMAGING UV RAYS. IT ALSO HAS A BREAK STRENGTH OF 20,000 LBS.

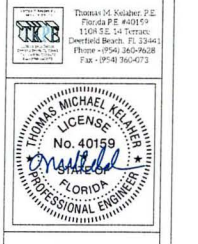


- Crushed Aggregate Material Area  
122,505 Square Feet±
- Asphalt Paving Area  
16,600 Square Feet±
- Number Docks Units (8 Docks High)  
1,982 Unit Docks
- Docks Area  
60,000 Square Feet±



Site Plan  
Scale: 1" = 40'

NO.	DATE	REVISION

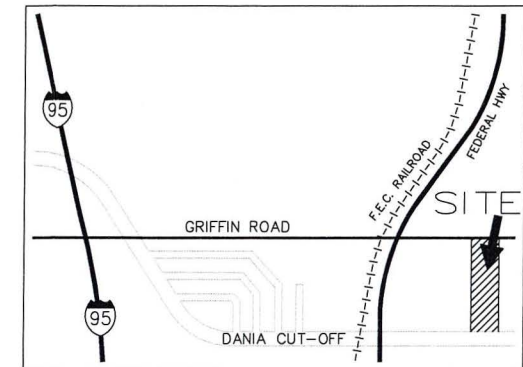
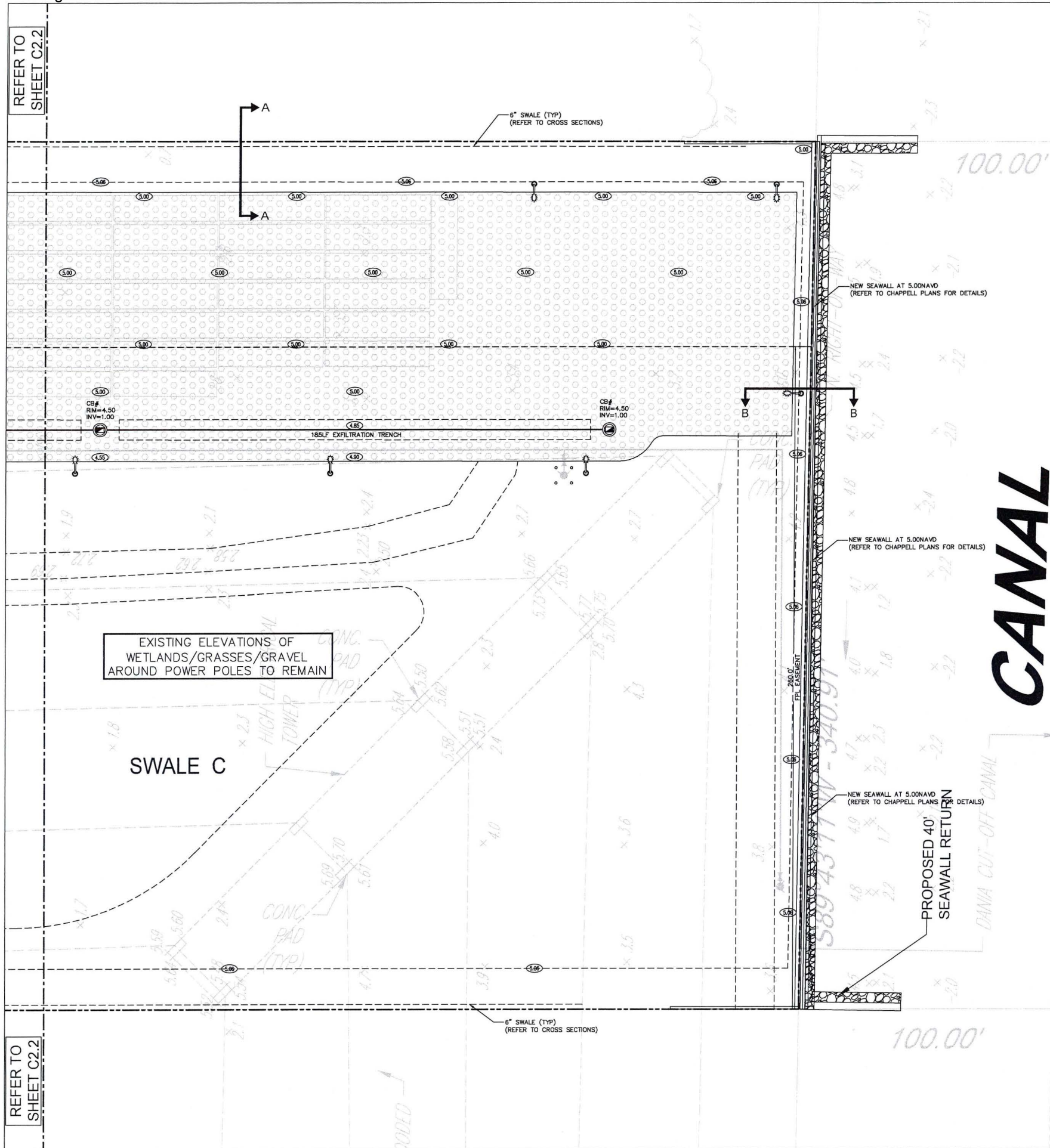


**INFORMA**  
1650 SE 17th Street  
(Suite 412) Ft. Lauderdale, FL 33316  
www.informacorporation.com/USBoatshow

**RITA SHAW PARCEL**  
Dania Lot - NE 10 St Property  
Anchoring - Semi-Trailer Turning Radius Details

**Informa**  
SCALE: As Shown  
DATE: 10-19-2025  
DRAWN BY: drp  
JOB NUMBER: Dania Lot  
SHEET: 1 OF 1





LOCATION MAP

- NTS
- LEGEND:
- PROPOSED ELEVATION (NAVD)
  - EXISTING ELEVATION (NAVD)
  - ▣ PROPOSED CATCH BASIN
  - PROPOSED PLUG
  - ⊕ TEE
  - ⊕ WATER METER
  - ⊕ DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
  - ⊕ REDUCED PRESSURE BACKFLOW PREVENTOR
  - ⊕ DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
  - PROPOSED MANHOLE
  - W - WATER MAIN
  - FM - SANITARY FORCE MAIN
  - ⊕ VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ SIAMESE CONNECTION
  - CLEANOUT
  - ⊕ EDGE OF PROPOSED PAVEMENT (ASPHALT)
  - ⊕ DIRECTION OF SURFACE DRAINAGE
  - ⊕ SAMPLE POINT
  - W - EXIST. WATER MAIN
  - xxx EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

**NOTE**  
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION. A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.

**NOTICE INSPECTION REQUIRED**  
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.

**PERMIT SET**  
MUST BE ON SITE AT ALL TIMES DURING CONSTRUCTION

**MATERIAL**  
ALL MATERIAL USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

- PLAN CONSISTANT WITH PLAT REQUIREMENTS
- PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS



Sheet Title  
**PAVING, GRADING, & DRAINAGE PLAN AREA 3**

Job Title  
**RITA SHAW PARCEL**  
TAYLOR ROAD  
DANIA BEACH, FLORIDA 33004

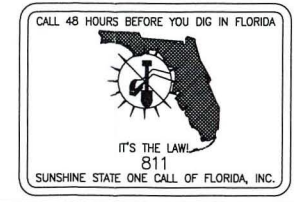


Revisions	

Phase:  
SITE PLAN  
DOCUMENTS

SEAL

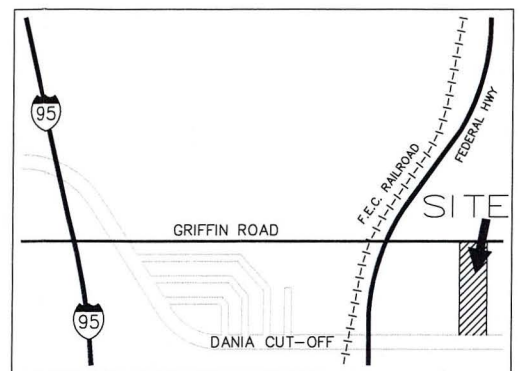
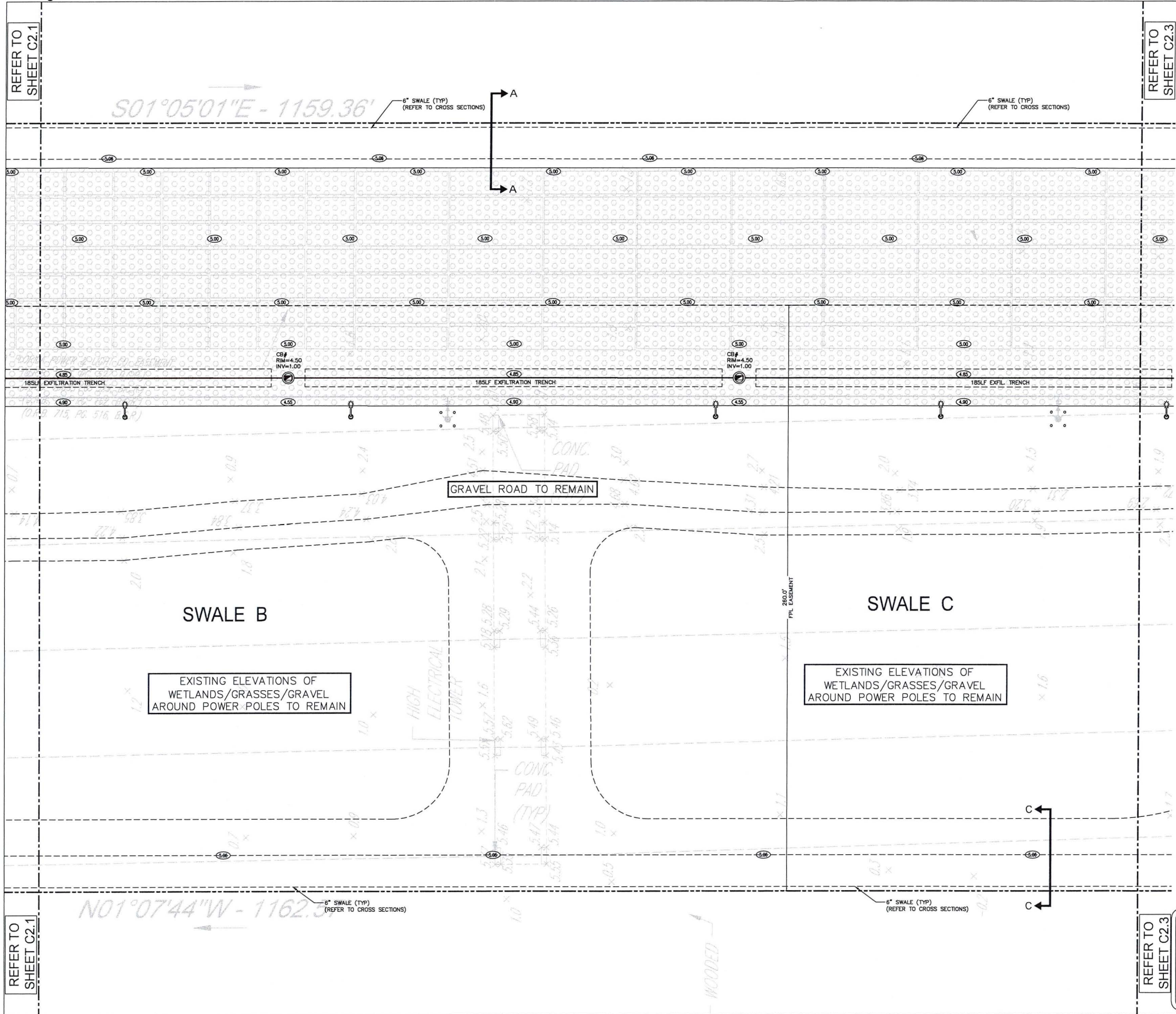
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Job No.	Plot Date
25-1876.00	11/21/25
Drawn by	Sheet No.
BMK	C2.3
Proj. Mgr.	
BMK	
Appr. by	
BMK	- of -



**VERTICAL DATUM CONVERSION**  
GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29  
↓  
5'  
↓  
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.51'  
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'



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- PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS



PAVING, GRADING, & DRAINAGE PLAN AREA 2

RITA SHAW PARCEL  
TAYLOR ROAD  
DANIA BEACH, FLORIDA 33004



Revisions


Phase:  
SITE PLAN DOCUMENTS

SEAL

Scale: 1"=20'	Date: 11/21/25
Job No. 25-1876.00	Plat Date: 11/21/25
Drawn by: BMK	Sheet No. C2.2
Proj. Mgr. BMK	
Appr. by: BMK	- of -



CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

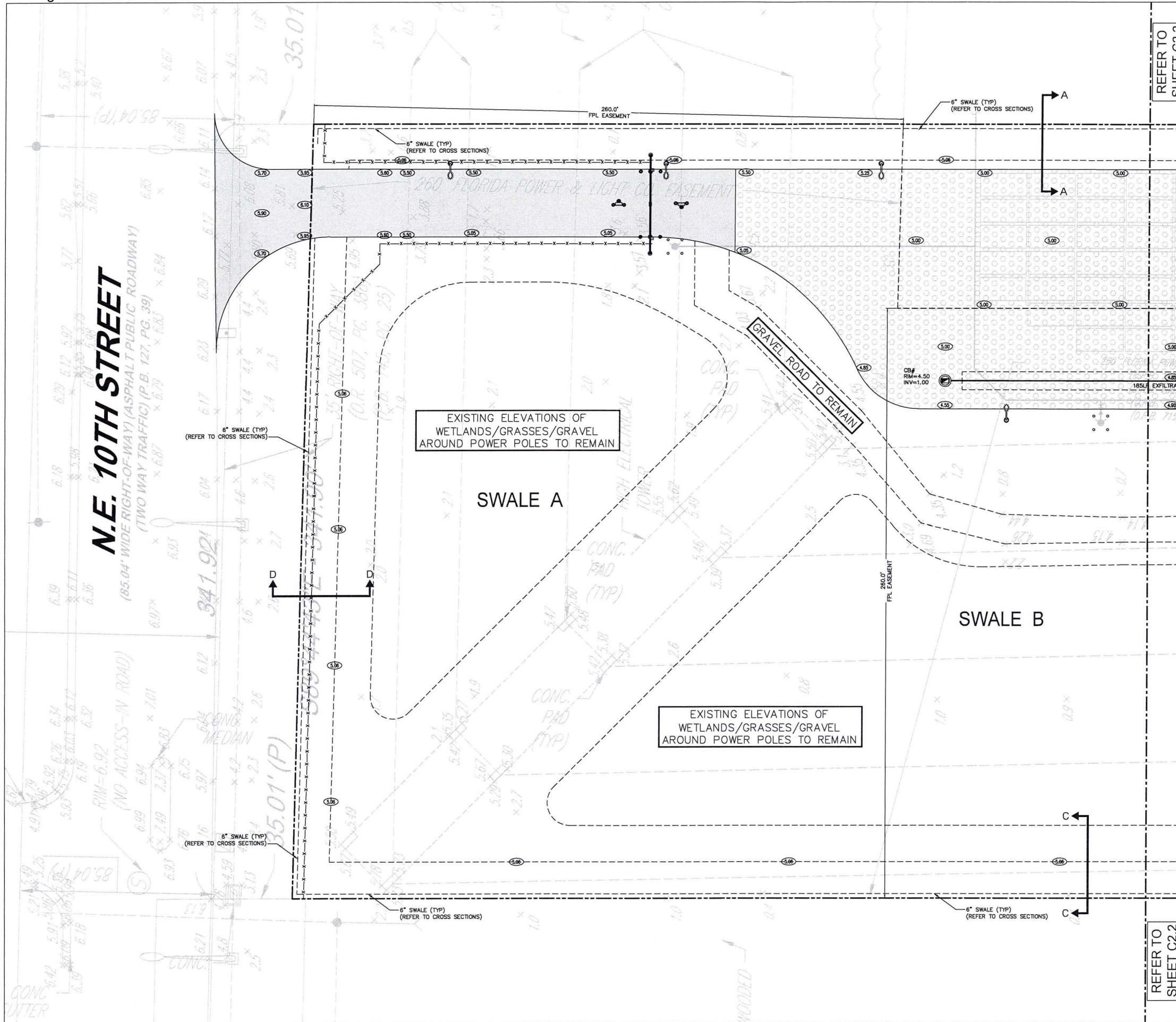
**VERTICAL DATUM CONVERSION**  
GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29

1  
51  
T

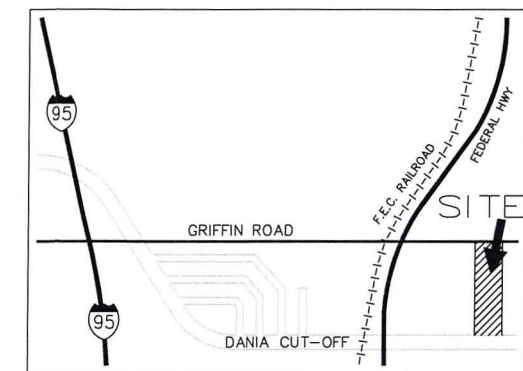
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.51'  
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'



REFER TO SHEET C2.2

REFER TO SHEET C2.2



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BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS



Sheet Title  
**PAVING, GRADING, & DRAINAGE PLAN AREA 1**

Job Title  
**RITA SHAW PARCEL**  
 TAYLOR ROAD  
 DANIA BEACH, FLORIDA 33004

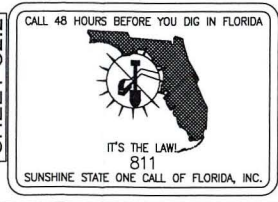


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Drawn by	Sheet No.
BMK	C2.1
Proj. Mgr.	
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Appr. by	- of -
BMK	



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 GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29

N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.51'  
 N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

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FLOOD ZONE "AE" ELEV (7.0 & 8.0) NAVD ON FIRM MAP #12011C0559 J & 12011C0567 J, DATED JULY 31, 2024  
BROWARD COUNTY 100 YEAR 3 DAY CONTOUR = ELEV. (6.5) NAVD  
DESIGN FLOOD ELEVATION 100 YEAR 3 DAY STORM = ELEV. (5.91) NAVD  
AVERAGE WET SEASON WATER LEVEL = ELEV. (3.0) NAVD

**DRAINAGE LAMPING TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR AND ENGINEER OF RECORD.**

- GRADING AND DRAINAGE NOTES:**
1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF DANIA BEACH.
  2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
  3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
  4. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
  5. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
  6. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
  7. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
  8. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
  9. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.
  10. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
  11. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
  12. SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
  13. SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
  14. SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
  15. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY CONTROL POINT ASSOCIATES, INC. DATED JULY 10, 2025.
  16. ELEVATIONS SHOWN ARE NAVD88.
  17. FINAL RIM ELEVATIONS SHALL BE FIELD ADJUSTED TO MATCH SLOPE OF PROPOSED PAVEMENT.
  18. FINAL RIM ELEVATIONS FOR THE DRAINAGE STRUCTURES WITHIN THE GARAGE TO BE BASED ON ARCHITECT'S GRADING PLAN.
  19. ASPHALT PAVEMENT RESTORATION ON CITY RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR PAVING CONTRACTOR IN BROWARD COUNTY.
  20. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION FOR INSTALLED EXFILTRATION TRENCH (DEPTH, WIDTH, AND LENGTH) ON PAVING, GRADING & DRAINAGE AS-BUILT.

**NOTE:**  
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION. A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.

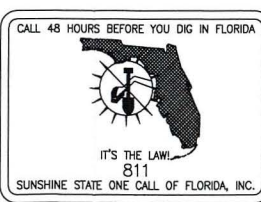
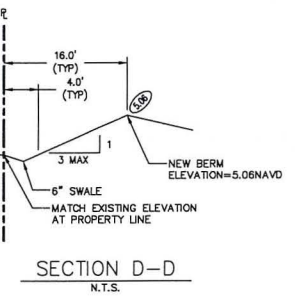
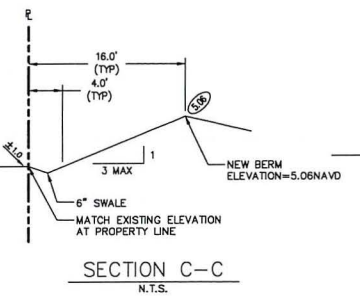
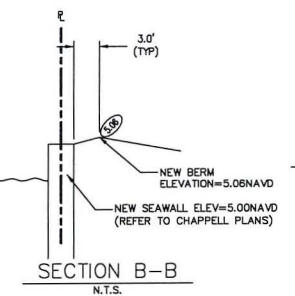
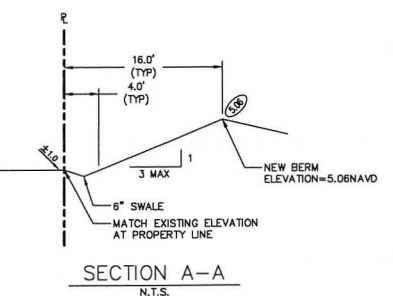
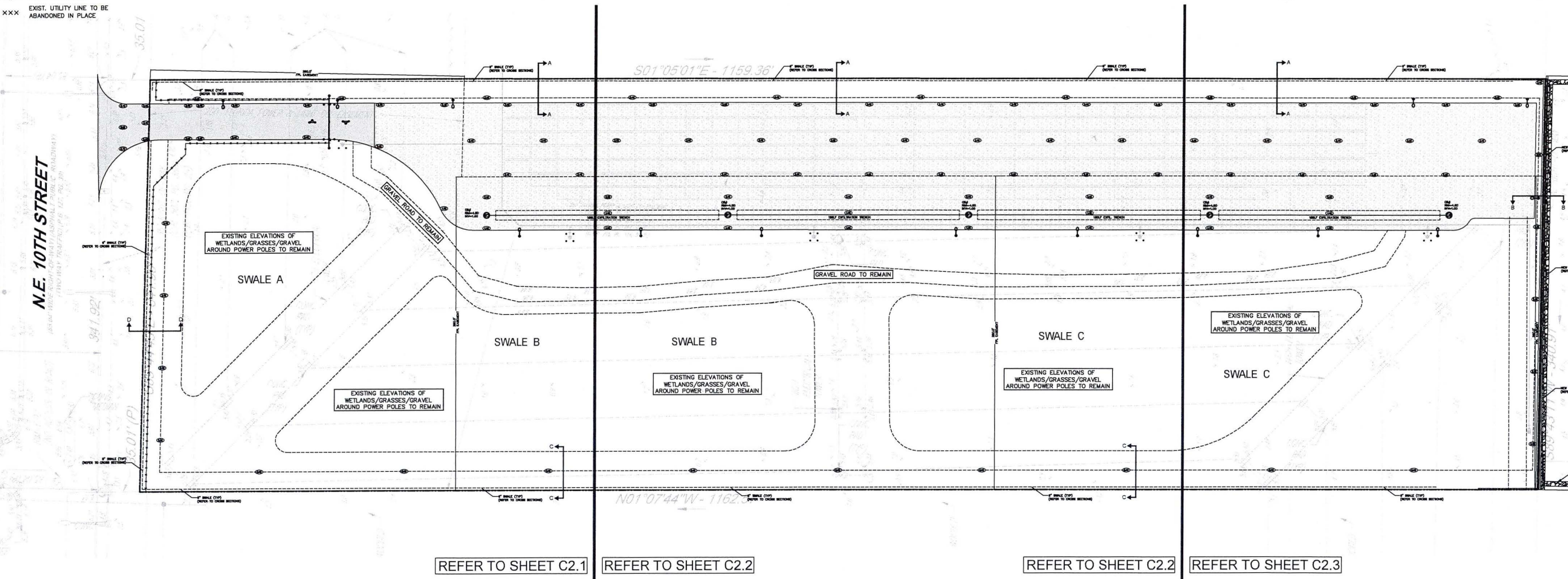
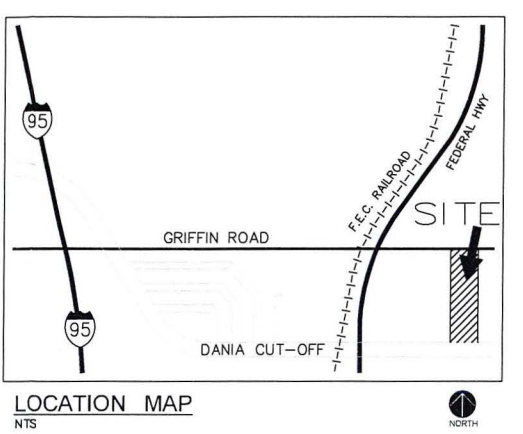
**NOTICE INSPECTION REQUIRED:**  
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.

**PERMIT SET:**  
MUST BE ON SITE AT ALL TIMES DURING CONSTRUCTION

**MATERIAL:**  
ALL MATERIAL USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION  
 PLAN CONSISTANT WITH PLAT REQUIREMENTS  
 PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS



**VERTICAL DATUM CONVERSION**  
GRADING SHOWN UTILIZES NAVD. 88

N.G.V.D. 29	J
	1.51'
	T
NAV.D. 88	
NAV.D. 88 = N.G.V.D. 29 + 1.51'	
N.G.V.D. 29 = NAV.D. 88 + 1.51'	

**FLYNN ENGINEERING**  
24 COMMERCIAL BLDG., LAUDERDALE-BY-SEA, FL 33308  
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM  
E: 6578

**OVERALL PAVING, GRADING, & DRAINAGE PLAN**

**RITA SHAW PARCEL**  
TAYLOR ROAD  
DANIA BEACH, FLORIDA 33004



**Revisions**


Phase:  
SITE PLAN DOCUMENTS

**SEAL**

Scale: 1"=40'	Date: 11/21/25
Job No. 25-1876.00	Plot Date: 11/21/25
Drawn by: BMK	Sheet No. C2.0
Proj. Mgr.: BMK	
Appr. by: BMK	



January 9, 2026

**SENT VIA CERTIFIED MAIL**

Marine Industries Association of South Florida, Inc.  
221 SW 3rd Avenue  
Fort Lauderdale, FL 33312  
Attn: CEO/President

**RE: Site Plan Revision – Transient Area Required Under Section 1.01(vi) of Lease**

Dear Tenant:

The City has reviewed the recently submitted site plan revision for the Leased Premises and notes that the designated Transient Area previously identified on the approved site plan has been removed. The City does not consent to the revised site plan.

As you are aware, Section 1.01(vi) of the Lease expressly reserves to the City the right to use a designated Transient Area, approximately fifteen percent (15%) of the total usable area of the premises, for temporary storage purposes, as depicted on Exhibit "C" of the Lease.

The provision of this Transient Area is a material lease requirement and was a condition of the City's grant of possessory interest.

Given the removal of the Transient Area from the revised site plan, please confirm where the Transient Area will be located and provide an updated site plan clearly identifying a replacement area that complies with the Lease requirements, including size, location, and functionality consistent with Exhibit "C."

Please note that any site plan modification that eliminates or materially alters the Transient Area without City approval is not consistent with the Lease. The City must ensure that its reserved rights under Section 1.01(vi) are fully preserved.

We respectfully request your written response and revised site plan within three (3) weeks from the date of this letter, so this matter can be promptly reviewed and resolved. Should you wish to discuss this further, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Angela Salmon".

Angela Salmon  
Program Manager I – Real Estate Division

C: Gunster, Yoakley & Stewart, P.A.  
450 East Las Olas Blvd., Suite 1400  
Fort Lauderdale, FL 33301  
Attn: Danielle DeVito-Hurley, Esq.



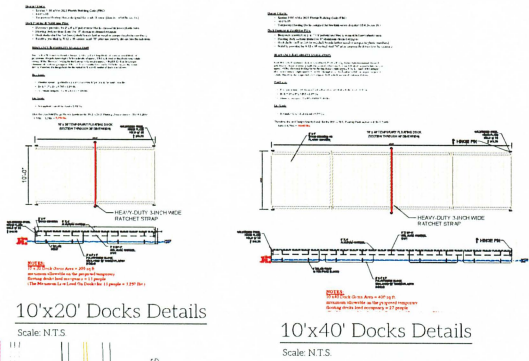
# ORIGINAL PROPOSED SITE PLAN

## EXHIBIT "C"

### CONCEPTUAL PLAN FOR THE PROJECT INCLUDING TRANSIENT AREA

Intorma  
Dania Dock Storage Property  
NE 10th Street Industrial Parcel

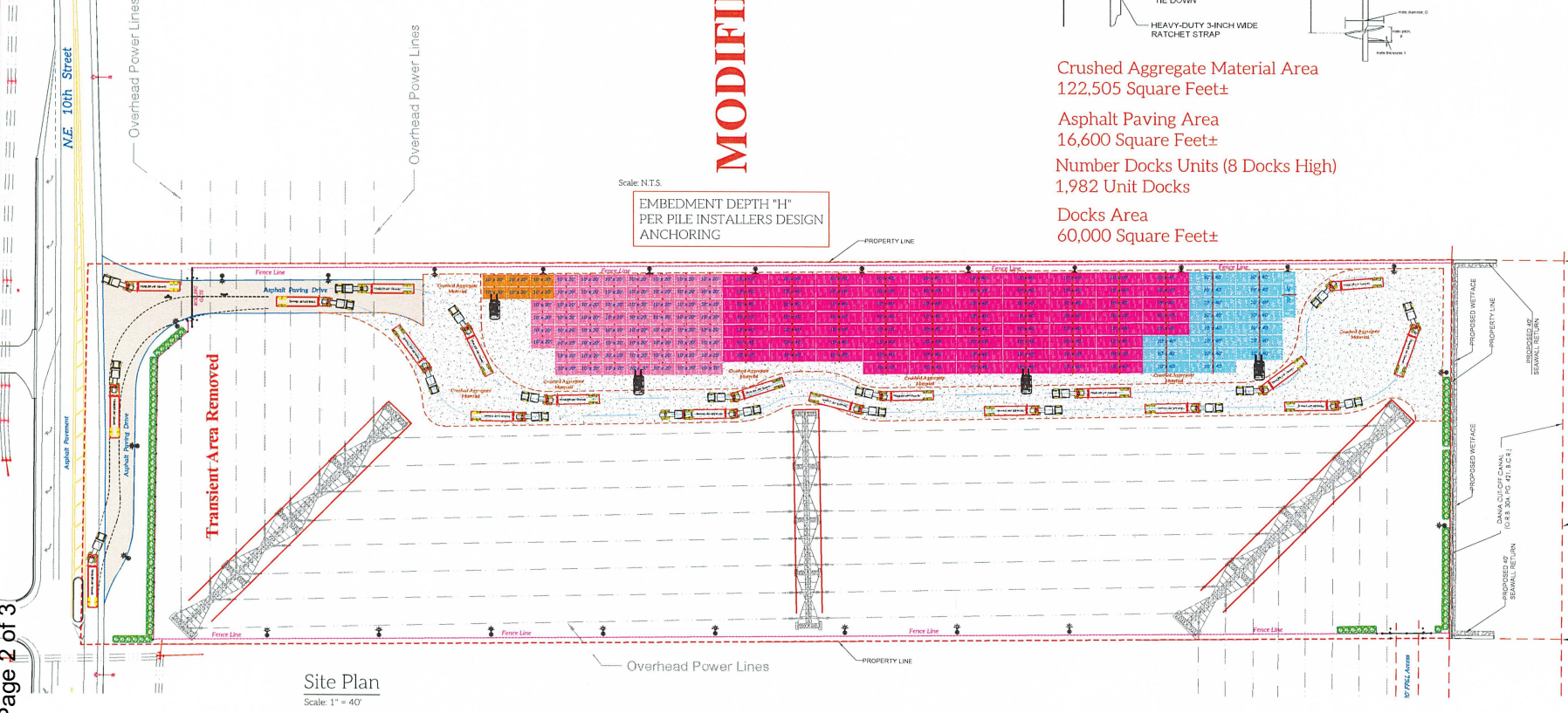




10'x20' Docks Details  
 Scale: N.T.S.

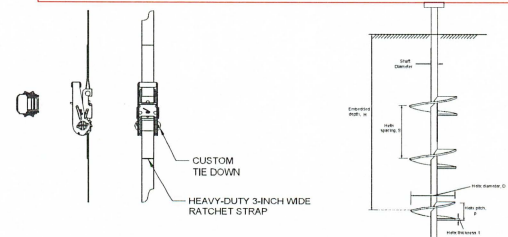
10'x40' Docks Details  
 Scale: N.T.S.

# MODIFIED SITE PLAN



Site Plan  
 Scale: 1" = 40'

- TIE-DOWN NOTES**
- TEMPORARY ANCHORING OF STORED FLOATING DOCK SECTIONS IS BASED ON A WIND VELOCITY OF 170 MPH T EXPOSURE 'D'
  - 2" SHAFT (MIN) HELICAL PIERS SHALL DEVELOP A PULLOUT CAPACITY OF 5 TONS (WITH A 1.5 SAFETY FACTOR)
  - PROVIDE HEAVY DUTY 3 INCH CARGO STRAPS IS DURABLE, WEATHER-RESISTANT POLYESTER, ABSORBS MINIMAL WATER, AND RESISTS THE SUN'S DAMAGING UV RAYS. IT ALSO HAS A BREAK STRENGTH OF 20,000 LBS.



- Crushed Aggregate Material Area  
122,505 Square Feet±
- Asphalt Paving Area  
16,600 Square Feet±
- Number Docks Units (8 Docks High)  
1,982 Unit Docks
- Docks Area  
60,000 Square Feet±

NO.	DATE	REVISION

<b>INFORMA</b> 1650 SE 17th Street (State 412) Ft. Lauderdale, FL 33316 ••• informashilton.com/US/Shop/aw	
<b>RUTA SHAW PARCEL</b> Dania Lot - NE 10 St Property Anchoring - Semi-Trailer Turning Radius Details	
<b>Informa</b> SCALE: As Shown DATE: 10-19-2025 DRAWING: dnp PROJECT: Dania Lot SHEET: 1 TOTAL SHEETS: 1	

