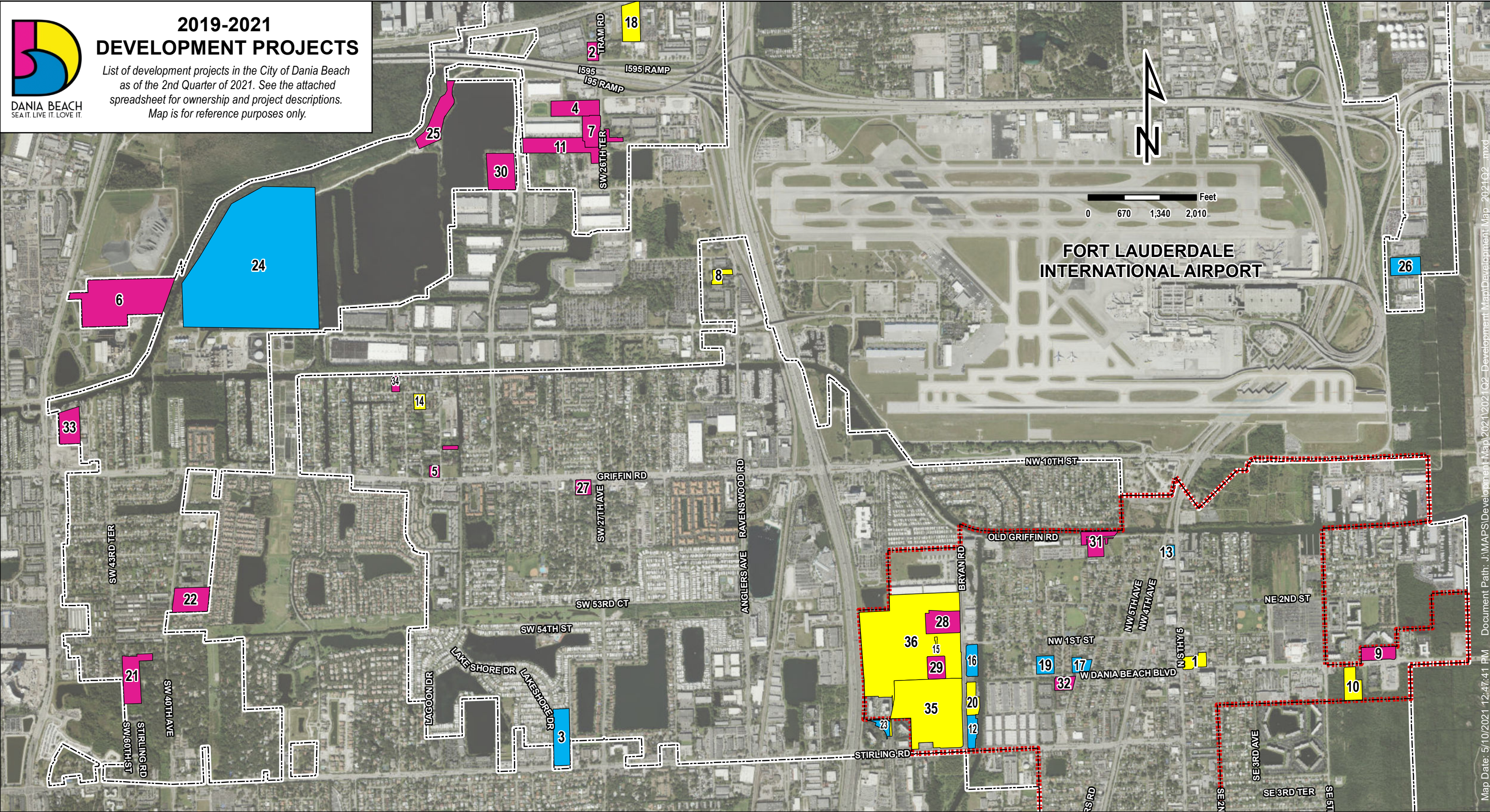


DANIA BEACH  
SEA IT. LIVE IT. LOVE IT.

# 2019-2021 DEVELOPMENT PROJECTS

List of development projects in the City of Dania Beach as of the 2nd Quarter of 2021. See the attached spreadsheet for ownership and project descriptions. Map is for reference purposes only.



## LEGEND

--- CITY LIMIT

- - - CRA BOUNDARY

### PERMITTED/CONSTRUCTED PROJECTS 2019-2021

- 3, 2851 STIRLING RD, (STELLAR HOMES)
- 12, 150 S BRYAN RD, (BRYAN MULTIFAMILY)

- 13, 321 N FEDERAL HWY, (AVID HOTEL)
- 16, 90 N BRYAN ROAD, (WAVE 90)
- 17, 705-815 W DANIA BEACH BLVD, (SARATOGA CROSSING EAST)
- 19, 1105-1165 W DANIA BEACH BLVD, (SARATOGA CROSSING WEST)
- 23, 121 S POINTE DRIVE, (PANDA EXPRESS)
- 24, 3801 SW 43 CT, (FP&L)
- 26, 1900 SW 7 AVE, (PANATTONI DANIA BEACH)

### ANTICIPATED CONSTRUCTION

- 1, 14 NE 1 ST, (THE TRION)
- 8, 3998 SW 22 AVE, (OUTBOARD DYNAMICS LLC)

- 10, 560 E DANIA BEACH BLVD, (FLORIDA PARK RESIDENCES)
- 14, 3242-3292 SW 44 ST, (44TH STREET APT.)
- 15, 158 N COMPASS WAY, (MARRIOTT)
- 18, 2460 W STATE ROAD 84, (WYNDHAM HOTEL)
- 20, 50 & 70 S BRYAN RD, (WAVE 50)

### APPROVED SITE PLAN/FUTURE CONSTRUCTION

- 2, 3001 SW 26 TERRACE, (RUNWAY LAKES WAREHOUSE)





- 4, 3251 SW 26 TER, (HERC RENTAL)
- 5, 3201 GRIFFIN RD, (HOLLYWOOD PLAYGROUND)
- 6, 4030 S STATE ROAD 7, (LIBERTY 595 SLUDGE)
- 7, SW 26 TER, (HERC RENTAL)
- 9, 601 E DANIA BEACH BLVD, (DANIA BEACH RESIDENCES)

- 11, 3500-3536 SW 30 AVE, (AVENGERS BUSINESS CENTER)
- 21, 4200 SW 54 COURT, (DB 54 RESIDENCES)
- 22, 5300 SW 40 AVE, (MAIMONIDES SHALOM ACADEMY)
- 25, 2980 W STATE RD 84, (US CRANE AND RIGGING NORTH)
- 27, 2730-2750 GRIFFIN RD, (GRIFFIN LIVING)




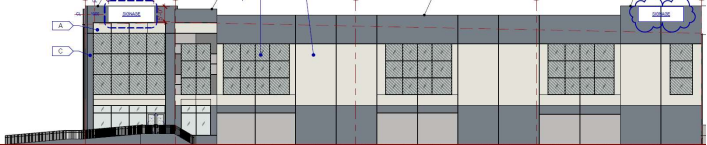
- 28, 181 S BRYAN RD, (SPIRIT AIRLINES)
- 29, N COMPASS WAY, (AVERY DANIA POINTE)
- 30, 3035 SW 36 ST, (US CRANE AND RIGGING SOUTH)
- 31, 800 OLD GRIFFIN RD, (MARINE TECHNICAL CENTER)
- 32, 840 & 850 W DANIA BEACH BLVD, (SARATOGA CROSSING 3)

- 33, 4695 SW 45 TER, (HARBOR LANDINGS)
- 34, 3321 SW 44 ST, (PALMS BY THE WATER)

## 2019 - 2021 DEVELOPMENT PROJECTS

PROJECT STATUS	MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/ ORDINANCE #	PROJECT NAME	DEVELOPMENT	PROJECT RENDERING
PERMITTED/CONSTRUCTED PROJECTS 2019-2021	3	STIRLING ALYA LLC	2851 STIRLING RD	RESIDENTIAL	3/13/2018	EXT 7/20/25	R-2018-026	STELLAR HOMES	196 DU	
	12	PROJECT USA, LLC & CYMBAL DEVELOPMENT	150 S BRYAN RD	MULTIFAMILY	12/10/2019	6/30/2021	R-2019-158	BRYAN MULTIFAMILY	302 DU	
	13	AVS PROPERTY, LLC	321 N FEDERAL HWY	HOTEL	1/14/2020	EXT 3/3/23	R-2020-008	AVID HOTEL	105 Rooms	
	16	DANIA BEACH MARINA CORP	90 N BRYAN ROAD	MULTIFAMILY	1/12/2021	7/31/2022	R-2020-125	WAVE 90	380 DU	

## 2019 - 2021 DEVELOPMENT PROJECTS

PROJECT STATUS	MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/ ORDINANCE #	PROJECT NAME	DEVELOPMENT	PROJECT RENDERING
<b>PERMITTED/CONSTRUCTED PROJECTS 2019-2021</b>	17	DANIA BEACH HOUSING AUTHORITY	705-815 W DANIA BEACH BLVD	RESIDENTIAL	1/23/2018	6/23/2019	R-2018-018	SARATOGA CROSSING EAST	74 DU	
	19	DANIA BEACH HOUSING AUTHORITY	1105-1165 W DANIA BEACH BLVD	RESIDENTIAL	1/23/2018	6/23/2019	R-2018-018	SARATOGA CROSSING WEST	98 DU	
	23	DANIA LIVE 1748, LLC	121 S POINTE DRIVE	COMMERCIAL	7/5/2019	1/31/2021	R-2019-149	PANDA EXPRESS	2,600 SF	
	24	FLORIDA POWER & LIGHT COMPANY	3801 SW 43 CT	UTILITY	4/6/2020	10/31/2021	Administrative Approval & R-2018-041	FP&L	25,000 SF	N/A
	26	GPT DANIA BEACH OWNER LLC	1900 SW 7 AVE	INDUSTRIAL	10/13/2020	4/30/2022	R-2020-129	PANATTONI DANIA BEACH	82,197 SF	

**TOTAL: 1,050 DU**




**105 Rooms**

**2,600 SF Retail**


**271,817 SF Industrial**

**71,700 SF Other**

## 2019 - 2021 DEVELOPMENT PROJECTS



PROJECT STATUS	MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/ ORDINANCE #	PROJECT NAME	DEVELOPMENT	PROJECT RENDERING
<b>ANTICIPATED CONSTRUCTION 2019-2021</b>	1	CTKO DANIA VENTURE LLC	14 NE 1 ST	MIXED USE	10/10/2016	12/18/2021	R-2016-137	<b>THE TRION</b>	286 DU	
	15	DANIA LIVE 1748, LLC	158 N COMPASS WAY	HOTEL	12/11/2017	6/30/2019	R-2017-155	<b>MARRIOTT</b>	350 Rooms/ 31,430 SF	
	26	DANIA LIVE 1748 LLC	181 BRYAN ROAD	MIXED USE	6/27/2017	6/27/2022	R-2017-064	<b>DANIA POINTE (Phase I)</b>		
	27	DANIA LIVE 1748 LLC	181 BRYAN ROAD	MIXED USE	11/21/2016	6/23/2019	R-2016-160 & R-2018-013	<b>DANIA POINTE (Phase II)</b>		

**2019 - 2021  
DEVELOPMENT PROJECTS**





PROJECT STATUS	MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/ ORDINANCE #	PROJECT NAME	DEVELOPMENT	PROJECT RENDERING
	18	FORT LAUDERDALE HOSPITALITY INC	2460 W STATE ROAD 84	HOTEL	6/12/2018	11/12/2019	R-2018-085	WYNDHAM HOTEL	100 Rooms/ 4,000 SF Retail	

**TOTAL:**


**286 DU**  
**450 Rooms**  
**31,430 SF Retail**

PROJECT STATUS	MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/ ORDINANCE #	PROJECT NAME	DEVELOPMENT	PROJECT RENDERING
<b>APPROVED SITE PLAN/FUTURE CONSTRUCTION</b>	2	ALEX NICHOLS	3001 SW 26 TERRACE	WAREHOUSE	1/24/2017	7/24/2018	R-2017-006	RUNWAY LAKES WAREHOUSE	28,500 SF	
	4	PRIME REALTY CAPITAL LLC	3251 SW 26 TER	INDUSTRIAL	9/11/2018	3/11/2020	R-2018-127	HERC RENTALS	48,150 SF	
	5	HOLLYWOOD PLAYGROUND, LLC	3201 GRIFFIN RD	INSTITUTIONAL	10/27/2020	4/30/2022	R-2020-140	HOLLYWOOD PLAYGROUND	140 Students	N/A

## 2019 - 2021 DEVELOPMENT PROJECTS

PROJECT STATUS	MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/ ORDINANCE #	PROJECT NAME	DEVELOPMENT	PROJECT RENDERING
APPROVED SITE PLAN/FUTURE CONSTRUCTION	6	LIBERTY PROPERTY TRUST	4030 S STATE ROAD 7	INDUSTRIAL	5/28/2019	11/30/2020	R-2019-050	LIBERTY 595 SLUDGE	350,000 SF	
	7	PRIME REALTY CAPITAL LLC	3401 SW 26 TER	INDUSTRIAL	1/12/2021	7/12/2022	R-2021-008	HERC RENTALS	6,000 SF	
	8	OUTBOARD DYNAMICS, LLC	3998 SW 22 AVE	MARINE INDUSTRIAL RETAIL	11/12/2019	5/31/2021	R-2019-150	OUTBOARD DYNAMICS, LLC	21,413 SF	
	9	CALM PROPERTIES, LLC	601 E DANIA BEACH BLVD	MULTIFAMILY	10/28/2019	4/30/2021	R-2019-139	DANIA BEACH RESIDENCES	384 DU/ 6,900 SF Retail	

## 2019 - 2021 DEVELOPMENT PROJECTS





PROJECT STATUS	MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/ ORDINANCE #	PROJECT NAME	DEVELOPMENT	PROJECT RENDERING
APPROVED SITE PLAN/FUTURE CONSTRUCTION	10	LAWRENCE TURNER	560 E DANIA BEACH BLVD	MULTIFAMILY	11/10/2015	10/27/2019	R-2015-136	FLORIDA PARK RESIDENCES	230 DU	
	11	MB-26 AVENUE, LLC & MSG MARINA MILE, LLC	3500-3536 SW 30 AVE	WAREHOUSE/OFFICE	9/23/2019	EXT 12/13/2022	R-2019-113	AVENGER BUSINESS CENTER	153,866 SF	
	14	DRORE SPEC HOMES LLC	3242-3292 SW 44 ST	RESIDENTIAL	4/24/2018	9/24/2019	R-2018-062	44TH STREET APT	15 DU/ 21,513 SF	
	20	RJ MARINA HOLDINGS LLC	50 & 70 S BRYAN RD	MIXED-USE	1/12/2021	7/31/2022	R-2020-127	WAVE 50 &70	380 DU	
	21	BEJL 4200 REAL ESTATE, LLC	4200 SW 54 COURT	MULTIFAMILY	2/25/2020	EXT 12/20/23	R-2020-017	DB 54 RESIDENCES	275 DU	

## 2019 - 2021 DEVELOPMENT PROJECTS



PROJECT STATUS	MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/ ORDINANCE #	PROJECT NAME	DEVELOPMENT	PROJECT RENDERING
APPROVED SITE PLAN/FUTURE CONSTRUCTION	22	MAINMONIDES	5300 SW 40 AVE	SCHOOL	4/27/2021	10/31/2022	R-2021-060	MAINMONIDES	950 Students	
	25	PAMELA KAY HAYES	2980 W STATE RD 84	INDUSTRIAL	9/14/2020	3/31/2022	R-2020-103	US CRANE AND RIGGING NORTH	144,541 SF	
	27	2750 GRIFFIN HOLDING, LLLP	2730-2750 GRIFFIN RD	MIXED USE	8/25/2020	2/28/2022	R-2020-092	GRIFFIN LIVING	79 D.U. / 15,000 SF	
	28	DANIA LIVE 1748, LLC	181 S BRYAN RD	OFFICE COMMERCIAL	12/10/2019	6/30/2021	R-2019-157	SPIRIT AIRLINES	138,906 SF	



**2019 - 2021  
DEVELOPMENT PROJECTS**

PROJECT STATUS	MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/ ORDINANCE #	PROJECT NAME	DEVELOPMENT	PROJECT RENDERING
APPROVED SITE PLAN/FUTURE CONSTRUCTION	29	DANIA LIVE 1748, LLC	N COMPASS WAY	MULTIFAMILY	10/7/2019	4/30/2021	R-2019-127	AVERY DANIA POINTE	336 DU	
	30	PAMELA KAY HAYES	3035 SW 36 ST	INDUSTRIAL	3/23/2021	9/30/2022	R-2021-033	US CRANE AND RIGGING SOUTH	112,931 SF	
	31	800 OLD GRIFFIN, LLC	800 OLD GRIFFIN RD	MARINE	4/27/2021	10/31/2022	R-2021-059	MARINE TECHNICAL CENTER	20,000 SF	
	32	DANIA BEACH HOUSING AUTHORITY	840 & 850 W DANIA BEACH BLVD	MULTIFAMILY	10/27/2020	4/30/2022	R-2020-138	SARATOGA CROSSINGS 3	75 DU	

**2019 - 2021  
DEVELOPMENT PROJECTS**

PROJECT STATUS	MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/ ORDINANCE #	PROJECT NAME	DEVELOPMENT	PROJECT RENDERING
<b>APPROVED SITE PLAN/FUTURE CONSTRUCTION</b>	33	CCI PROPERTIES 1, INC.	4695 SW 45 TER	MULTIFAMILY	3/23/2021	9/30/2022	R-2021-042	HARBOR LANDINGS	275 DU	
	34	PALMS BY THE WATER 2021 LLC	3321 SW 44 ST	MULTIFAMILY	4/27/2021	10/31/2022	R-2021-027	PALMS BY THE WATER	9 DU	

<b>TOTAL:</b>	<b>2,058 DU</b>
	<b>314,672 SF Retail</b>
	<b>1,463,268 SF Industrial</b>
	<b>1,900 SF Other</b>

<b>Overall Development:</b>	<b>3,394 DU</b>
	<b>555 Hotel Rooms</b>
	<b>348,702 SF Retail</b>
	<b>1,735,085 SF Industrial</b>
	<b>73,600 SF Other</b>