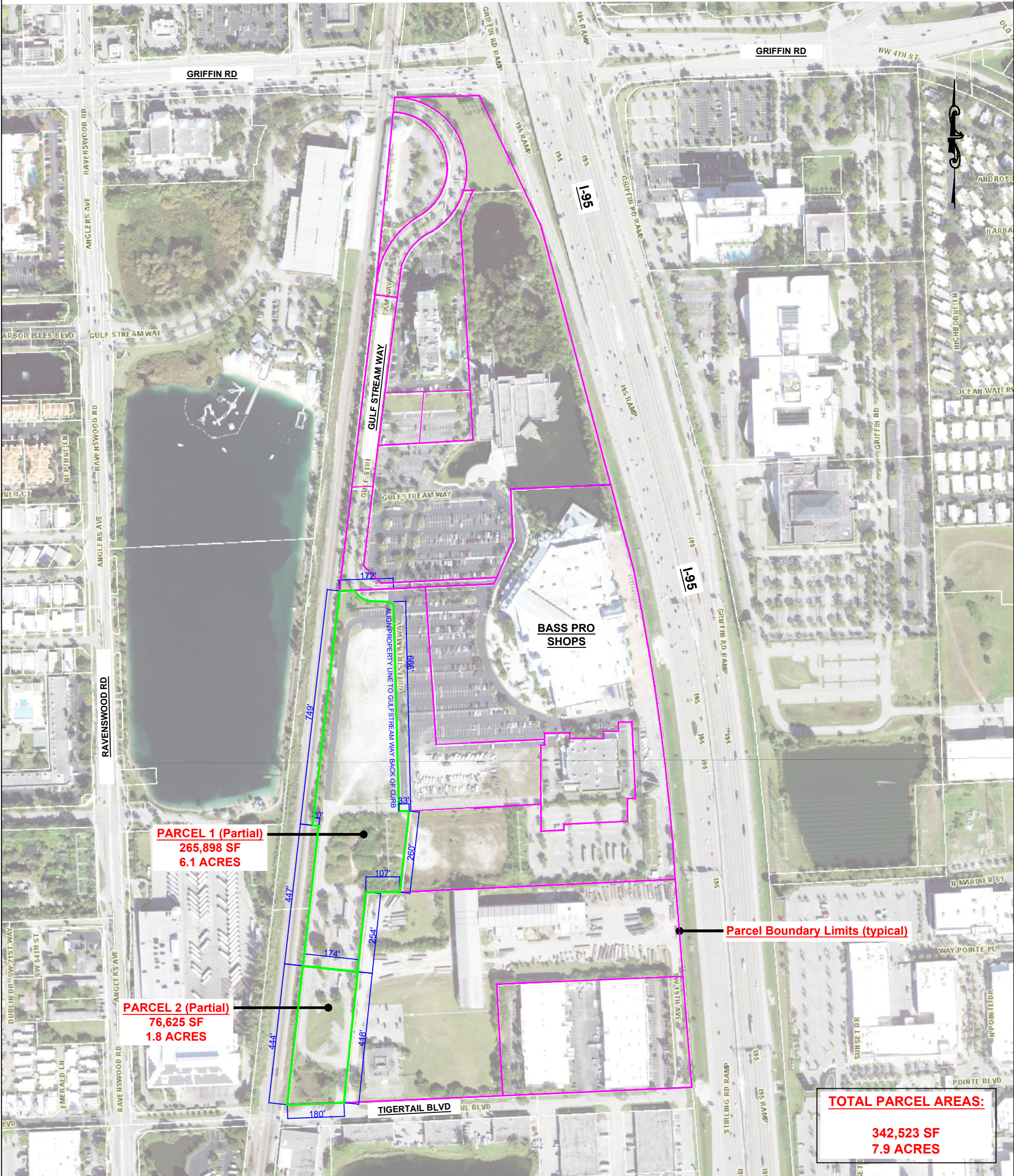


BROWARD COUNTY PROPERTY ACQUISITION PROPOSAL

DANIA BEACH
SITE AERIAL / BOUNDARY LIMITS



		EXISTING	PROPOSED (ADJACENT ZONING)
Parcel I.D. # :	PARCEL 1 (Partial)	IROC	C-4 or Industrial
	504233490013	N/A	-Industrial use which may include a bus maintenance facility and bus parking and/or a convention center marshalling yard.
Owner :	Sportsman Park Dev Co.		N/A
	White Oak Ventures Co.		
Site Address :	Gulf Stream Way, Dania Beach FL 33004		
	Gulf Stream Way, Dania Beach FL 33004		
Legal Description :	THE NCL PLAT 150-50 B PART OF PARCEL A DESC'D AS, COMM AT NW COR OF SAID PLAT, SW ALG W LINE FOR 1623.52 TO POB, ELY 278.22, SLY 56.50, SELY 27.76, SLY 18.00, SE 24.05, S 42.00, SW 24.05		
	THE NCL PLAT 150-50 B PARCEL A LESS PAR #107 & LESS PT DESC, COMM NW COR PAR A, SWLY ALG W/L 1623.52 TO POB, E 498.38, NELY 154.67, N 165, E 319.5, SE 57.69, SLY 1042.22, S 188.39, W 991.66, SE		
ZONING PERMITTED		N/A	
PROHIBITED		-Overnight fleet parking for vehicles owned or leased by the business legally operating at same location. Storage in rear or internal side yard, must not be visible from any street & cannot be parked in required parking spaces. -Governmental facilities -Automobile repair, minor or major -Outdoor storage/parking of fully assembled & operational automobiles, aircraft, bus, truck, recreation vehicles, motor home, motorcycle, tractor trailer, boat or construction equipment. -Parking for vehicles and equipment -Security gatehouses	
MIN. LOT SIZE		N/A	8 ACRES
MAX. HT.		5 ST. 62'	2 ST. 35' / 3 ST. 40'
MAX. COV.		70%	70%
MAX. IMP.		80%	75%
SETBACKS			
FRONT		> OF 30' OR 1xBLDG HT	10'
INT.		> OF 20' OR 1/2xBLDG HT	0'; BUT 10' IF PROVIDED
REAR		> OF 20' OR 1/2xBLDG HT	10'
PARKING		1 PER 700 SF (DISTRIBUTION TERMINAL)	1 PER 700SF (DISTRIBUTION TERMINAL)