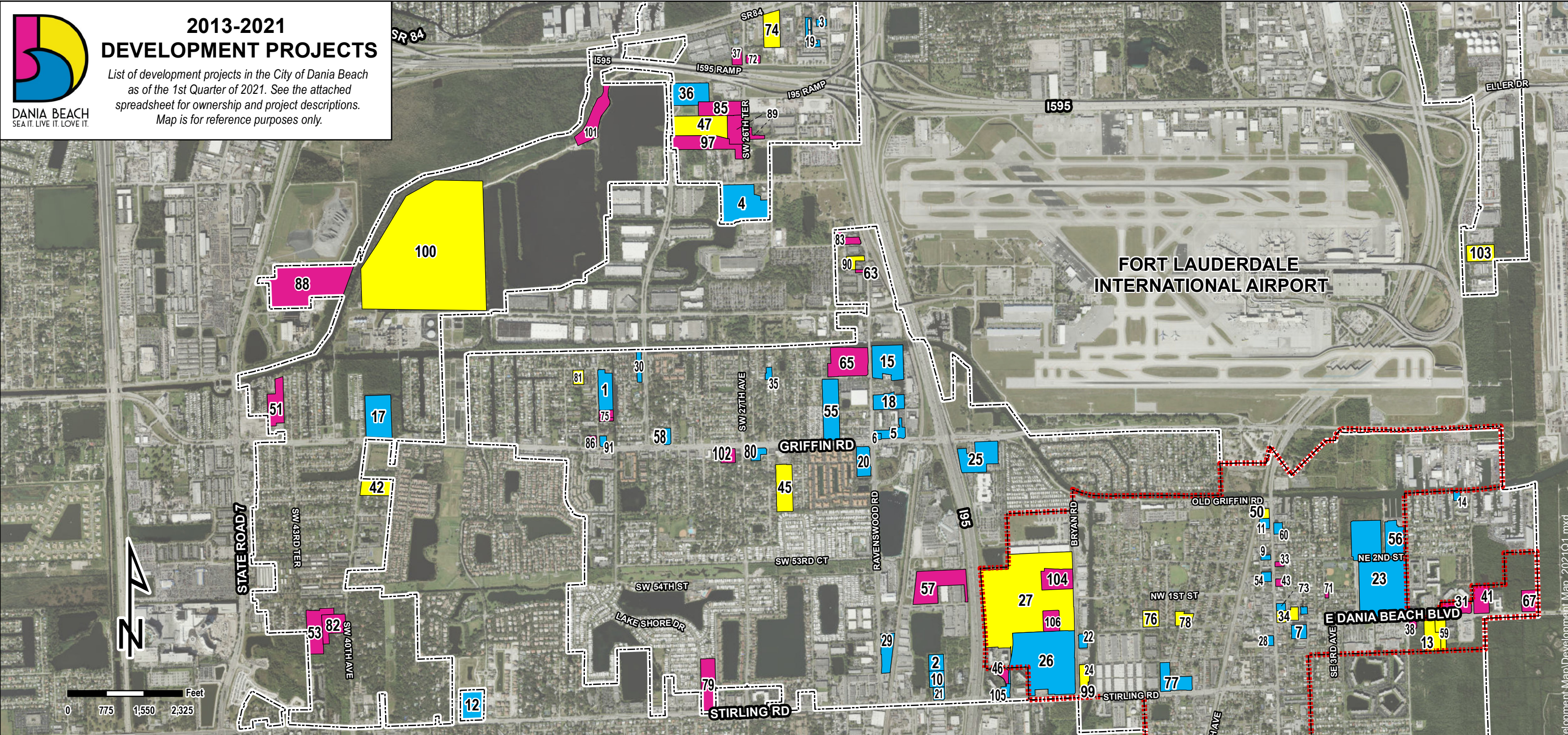


DANIA BEACH  
SEA IT. LIVE IT. LOVE IT.

# 2013-2021 DEVELOPMENT PROJECTS

List of development projects in the City of Dania Beach as of the 1st Quarter of 2021. See the attached spreadsheet for ownership and project descriptions. Map is for reference purposes only.



## LEGEND

--- CRA BOUNDARY  
--- CITY LIMIT

### PERMITTED / CONSTRUCTED PROJECTS 2013-2021

- 1. 4430 SW 32 AVE
- 2. 141 SW 19 CT
- 3. 2901 RAVENSWOOD RD
- 4. 2650 SW 36 ST
- 5. 2071 GRIFFIN RD
- 6. 2091 GRIFFIN RD
- 7. 180 E DANIA BEACH BLVD
- 8. 401 E SHERIDAN ST
- 9. 205 N FEDERAL HWY
- 10. 161 SW 19 CT
- 11. 303 N FEDERAL HWY
- 12. SW 35 AVE & FOREST VIEW CIRCLE
- 14. 635 NE 3 TER
- 15. 4470 RAVENSWOOD RD
- 17. 4791 SW 39 WAY
- 18. 4550 RAVENSWOOD RD
- 19. 2960 SW 23 TER
- 20. 4801 RAVENSWOOD RD
- 21. 191 SW 19 CT
- 22. 50 S BRYAN RD
- 23. 301 E DANIA BEACH BLVD
- 25. 1825 GRIFFIN RD
- 26. 181 BRYAN ROAD
- 28. 28 S FEDERAL HWY
- 29. 5900 ANGLERS AVE
- 30. 4401 SW 30 WAY
- 35. 4485 SW 25 TER
- 36. SW 29 AVE
- 54. 129 N FEDERAL HWY
- 55. 2281 GRIFFIN RD
- 56. 441 NE 2 ST
- 58. 2911 GRIFFIN RD
- 60. 302 N FEDERAL HWY
- 73. 24 & 44 N FEDERAL HWY
- 77. 602 STIRLING RD
- 80. 2600 GRIFFIN RD
- 91. 3151 GRIFFIN RD
- 105. 1800 STIRLING RD

### ANTICIPATED CONSTRUCTION 2018-2021

- 13. 560 E DANIA BEACH BLVD
- 24. 150 S BRYAN RD
- 27. 181 BRYAN ROAD
- 34. 14 NE 1 ST
- 42. 4980 SW 4 AVE
- 45. SW 25 AVE
- 47. 3400 SW 30 AVE
- 50. 321 N FEDERAL HWY
- 52. 1301 S FEDERAL HWY
- 59. 480 E DANIA BEACH BLVD
- 74. 2460 W STATE ROAD 84
- 76. 1105-1165 W DANIA BEACH BLVD
- 78. 705-815 W DANIA BEACH BLVD
- 81. 3242-3292 SW 44 STREET
- 90. 3998 SW 22 AVE
- 99. 150 S BRYAN RD
- 100. 3801 SW 43 CT
- 103. 1900 NE 7 AVE
- 31. 601 E DANIA BEACH BLVD
- 33. 158 N FEDERAL HWY
- 37. 3001 SW 26 TER
- 38. 500 E DANIA BEACH BLVD
- 39. 2 W DIXIE HWY
- 41. 801 E DANIA BEACH BLVD

### APPROVED SITE PLAN FUTURE CONSTRUCTION

- 43. 118 N FEDERAL HWY
- 46. 121 S POINTE DRIVE
- 51. 4600-4607 SW 44TH AVE
- 53. 4200 SW 54 COURT
- 57. 2025 TIGERTAIL BLVD
- 61. 2800 S FEDERAL HWY
- 63. 4025 RAVENSWOOD RD
- 65. 2275 SW 45 ST
- 67. E DANIA BEACH BLVD
- 71. NE 2 CT
- 72. 2401 SW 31 ST
- 75. 4632-4686 SW 32 AVE
- 79. 2851 STIRLING RD
- 82. 5461-5525 SW 40 AVE
- 83. 3899 RAVENSWOOD RD
- 85. 3251 SW 26 TER
- 86. 3201 GRIFFIN RD
- 89. SW 26 TER
- 97. 3500-3536 SW 30 AVE
- 101. 2980 W STATE RD 84
- 102. 2730-2750 GRIFFIN RD
- 104. 181 S BRYAN ROAD
- 106. N COMPASS WAY



**2013 - 2021  
DEVELOPMENT PROJECTS  
Updated January 2021**

**PERMITTED/CONSTRUCTED PROJECTS 2013-2021**

MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/OR DINANCE #	PROJECT NAME	DEVELOPMENT
1 .	ROCKLYN HOMES	4430 SW 32 AVE	MULTIFAMILY	9/27/2016	3/27/2018	R-2016-131	AQUA BELLA	55 DU
2 .	D2HM INVESTMENTS LLC	141 SW 19 CT	HOTEL	10/26/2009	4/26/2011	Modification Approved Administratively	CAMBRIA SUITES	120 Rooms
3 .	KRIPS FAMILY HOLDINGS INC	2901 RAVENSWOOD RD	WAREHOUSE	9/19/2012	3/19/2014	PZ-2012-003	RAVENSWOOD WAREHOUSE	7,000 SF
4 .	MSG PORT 95 LLC	2650 SW 36 ST	WAREHOUSE	9/10/2013	3/10/2015	R-13-099	BRIDGE PORT 95	240,560 SF
5 .	GRIFFIN ROAD THREE, LLC	2071 GRIFFIN ROAD	RESTAURANT	1/12/2016	7/12/2017	R-2016-005	WENDY'S RESTAURANT	3,400 SF
6 .	SDS DEVELOPMENT AND TRUST LLC	2091 GRIFFIN RD	COMMERCIAL	1/21/2015	7/21/2016	PZ-2015-002	DUNKIN DONUTS	1,400 SF
7 .	VILLAGE AT DANIA BEACH LLC	180 E DANIA BEACH BLVD	MULTIFAMILY	4/26/2016	10/26/2017	R-2016-049	DANIA PLACE	144 DU
8 .	DDRM SHERIDAN SQUARE LLC	401 E SHERIDAN ST	COMMERCIAL	7/28/2015	1/28/2017	R-2015-076	WALMART	41,510 SF
9 .	LUCKEYS MOTEL INC	205 N FEDERAL HWY	HOTEL	5/12/2009	11/12/2010	R-2009-078	HOLIDAY INN	75 Rooms
10 .	DANIA BEACH MANAGEMENT INC	161 SW 19 CT	HOTEL	9/24/2013	3/24/2015	R-2013-112	HOME 2 SUITES	130 Rooms
11 .	HOLOCAUST DOCUMENTATION CENTER	303 N FEDERAL HWY	MUSEUM	12/10/2013	6/10/2015	R-2013-149	HOLOCAUST	26,231 SF
12 .	FOREST VIEW ESTATES, LLC	SW 35 AVE & FOREST VIEW CIRCLE	SINGLE-FAMILY	2/28/2017	8/28/2018	R-2017-10	FOREST VIEW ESTATES	31 DU
14 .	AMERICAN MARITIME OFFICERS	635 NE 3 TER	MARINA	2/15/2012	8/15/2013	PZ-2012-002	AMO	2,789 SF
15 .	CLMIA LLC	4470 RAVENSWOOD RD	MARINA	11/27/2012	5/27/2014	R-2012-148	ANGLERS AVE MARINA	7,200 SF
17 .	AQUA ISLES	4791 SW 39 WAY	MULTIFAMILY	11/28/2006	5/28/2008	R-2006-209	AQUA ISLE	127 DU
18 .	INTERMARINE INC	4550 RAVENSWOOD RD	MARINA	12/11/2012	6/11/2014	R-2012-164	INTERMARINE	13,200 SF
19 .	GREEN OAKS LLC	2960 SW 23 TER	WAREHOUSE	7/24/2012	1/24/2014	R-2012-082	JODY - WAREHOUSE	15,000 SF
20 .	SUNBELT-RDF LLC	4801 RAVENSWOOD RD	HOTEL	8/14/2012	2/14/2014	R-2012-094	RESIDENCE INN	156 Rooms
21 .	TANJALI INVESTMENTS LLC	191 SW 19 CT	HOTEL	4/23/2013	10/23/2014	R-2013-045	COMFORT INN	100 Rooms
22 .	NV MARINA HOLDINGS LLC	50 S BRYAN RD	MARINA	1/22/2013	7/22/2014	R-2013-10	NAUTICAL VENTURES	13,000 SF
23 .	DANIA ENTERTAINMENT CENTER LLC	301 E DANIA BEACH BLVD	CASINO	10/14/2014	N/A	R-2014-072	DANIA JAI-ALAI	
25 .	COHEN DANIA BEACH HOTEL	1825 GRIFFIN RD	HOTEL	3/8/2016	9/8/2017	R-2016-21	LE MERIDIEN	250 Rooms
26 .	DANIA LIVE 1748 LLC	181 BRYAN ROAD	MIXED USE	6/27/2017	6/27/2022	R-2017-064	DANIA POINTE (Phase I)	356,416 SF
28 .	N & S PROPERTIES LLC	28 S FEDERAL HWY	HOTEL	2/10/2015	8/10/2016	R-2015-16	MORRISON	148 Rooms
29 .	STEPHENS BROWARD PROPERTIES LLC	5900 ANGLERS AVE	INDUSTRIAL	9/21/2015	3/21/2017	R-2015-114	STEPHENS DISTRIBUTION	14,000 SF
30 .	POTVIN, CAROL	4401 SW 30 WAY	SINGLE-FAMILY	1/12/2016	9/16/2020	R-2016-008	POTVIN RESIDENTIAL PROJECT	6 DU
35 .	DANIA HOMES LLC	4485 SW 25 TER	SINGLE-FAMILY	N/A	N/A	Plat: R-2016-168	DANIA HOMES	4 DU
36 .	PANTROPIC POWER INC	SW 29 AVE	INDUSTRIAL	2/14/2017	8/14/2018	R-2017-12	ISGETTE/I-595 BUSINESS CENTER	150,000 SF

**2013 - 2021  
DEVELOPMENT PROJECTS  
Updated January 2021**

MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/OR DINANCE #	PROJECT NAME	DEVELOPMENT	
54 .	DANIA BEACH HOSPITALITY	129 N FEDERAL HWY	HOTEL	8/25/2015	2/25/2017	R-2015-092	WYNDHAM GARDEN	142 Rooms	
55 .	GRIFFIN POINTE PARTNERS LLLP	2281 GRIFFIN RD	COMMERCIAL	6/27/2017	12/27/2018	R-2017-062	AIRPORT CORPORATE PARK	107,000 SF	
56 .	ARCHDIOCESE OF MIAMI	441 NE 2 ST	MARINA	9/8/2015	3/8/2017	R-2015-095	MEGA YACHT	3,900 SF	
58 .	GRIFFIN ROAD FD LLC	2911 GRIFFIN RD	COMMERCIAL	5/26/2016	11/26/2017	R-2015-056	FAMILY DOLLAR	11,000 SF	
60 .	MIRANJALI LLC	302 N FEDERAL HWY	HOTEL	5/24/2016	11/24/2017	R-2016-066	COMFORT SUITES DOWNTOWN DANIA	105 Rooms	
73 .	DANIA BEACH INVESTMENTS / DANIA AIRPORT HOTEL LLC / DANIA AIRPORT HOTEL 2 LLC	24 & 44 N FEDERAL HWY	HOTEL	10/24/2017	3/24/2019	R-2017-135	TRU HOTEL	115 Rooms	
77 .	STIRLING SQUARE LLC	602 STIRLING RD	COMMERCIAL	1/23/2018	6/23/2019	R-2018-015	STIRLING SQUARE	31,748 SF	
80 .	SDS DEVELOPMENT & TRUST LLC	2648 GRIFFIN RD	COMMERCIAL	2/13/2018	7/13/2019	R-2018-027	KOOSH	14,099 SF	
91 .	GRIFFIN 3100 LLC	3151 GRIFFIN RD	COMMERCIAL	10/5/2017	4/30/2019	2018-PZ-001	AUTOZONE	7,381 SF	
105 .	BK STERLING INVESTMENT LLC	1800 STIRLING RD	COMMERCIAL	3/14/2017	9/14/2018	R-2017-023	BURGER KING	2,700 SF	
<b>TOTAL:</b>								<b>367</b>	<b>DU</b>
								<b>1,341</b>	<b>Rooms</b>
								<b>552,805</b>	<b>SF Retail</b>
								<b>551,510</b>	<b>SF Industrial</b>
								<b>76,070</b>	<b>SF Other</b>

**ANTICIPATED CONSTRUCTION 2019-2021**

MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/OR DINANCE #	PROJECT NAME	DEVELOPMENT
13 .	LAWRENCE TURNER	560 E DANIA BEACH BLVD	MULTIFAMILY	11/10/2015	10/27/2019	R-2015-136	FLORIDA PARK RESIDENCES	230 DU
27 .	DANIA LIVE 1748 LLC	181 BRYAN ROAD	MIXED USE	11/21/2016	6/23/2019	R-2016-160, R-2018-013	DANIA POINTE (Phase II)	1,000 DU/ 350 Rooms/ 977,000 SF Retail
34 .	CTKO DANIA VENTURE LLC	14 NE 1 ST	MIXED USE	10/10/2016	12/18/2021	R-2016-137	THE TRION	286 DU
42 .	BROWARD COUNTY	4980 SW 40 AVE	INDUSTRIAL	3/10/2015	4/10/2017	R-2015-008	3A STORAGE, BROWARD COUNTY WATER TREATMENT	
45 .	THB INC	SW 25 AVE	SINGLE-FAMILY	4/25/2017	10/25/2018	R-2017-030	WHISPERING OAKS	36 DU
47 .	MSG MARINA MILE LLC	3400 SW 30 AVE	INDUSTRIAL	1/30/2017	7/30/2018	Admin Approval	MARINA MILE	189,620 SF
50 .	AVS PROPERTY, LLC	321 N FEDERAL HWY	HOTEL	1/14/2020	7/31/2021	R-2020-008	AVID HOTEL	105 Rooms
52 .	DANIA SQUARE INVESTMENTS GROUP	1301 S FEDERAL HWY	COMMERCIAL	6/28/2016	12/28/2017	R-2016-077	THE PALMS	18,200 SF
59 .	DANIA BEACH DEVELOPERS LLC	480 E DANIA BEACH BLVD	MULTIFAMILY	10/28/2014	3/29/2023	R-2014-104	PARCO MAR / SAN SOUCI	237 DU
74 .	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
76 .	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

**2013 - 2021  
DEVELOPMENT PROJECTS  
Updated January 2021**

MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/OR DINANCE #	PROJECT NAME	DEVELOPMENT	
78 .	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	
81 .	DRORE SPEC HOMES LLC	3242-3292 SW 44 ST	RESIDENTIAL	4/24/2018	9/24/2019	R-2018-062	44TH STREET APT	15 DU	
90 .	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	
99 .	PROJECT USA, LLC & CYMBAL DEVELOPMENT	150 S BRYAN RD	MULTIFAMILY	12/10/2019	6/30/2021	R-2019-158	BRYAN MULTIFAMILY	302 DU	
100 .	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	
103 .	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	
<b>TOTAL:</b>								<b>2,186</b>	<b>DU</b>
								<b>555</b>	<b>Rooms</b>
								<b>999,200</b>	<b>SF Retail</b>
								<b>293,230</b>	<b>SF Industrial</b>
								<b>-</b>	<b>SF Other</b>

**APPROVED SITE PLAN/FUTURE CONSTRUCTION**

MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/OR DINANCE #	PROJECT NAME	DEVELOPMENT
24 .	PROJECT USA LLC	150 S BRYAN RD	MARINA	2/24/2009	4/20/2018	R-2009-023	STIRLING MARINA AND BOAT SALES	26,000 SF
31 .	CALM PROPERTIES, LLC	601 E DANIA BEACH BLVD	MULTIFAMILY	2/14/2017	12/12/2019	R-2017-0002	DANIANS SHOPPING CENTER	360 DU/ 6,900 SF Retail
33 .	158 DANIA HOTEL	158 N FEDERAL HWY	HOTEL	4/28/2015	3/18/2019	R-2015-40	158 DANIA HOTEL	111 Rooms
37 .	ALEX NICHOLS	3001 SW 26 TERRACE	WAREHOUSE	1/24/2017	7/24/2018	R-2017-006	RUNWAY LAKES WAREHOUSE	28,500 SF
38 .	500 DANIA BEACH LLC	500 E DANIA BEACH BLVD	COMMERCIAL	5/9/2017	11/9/2018	R-2017-046	HOLLYWOOD MANOR	2,276 SF
39 .	AMERICAN MARITIME OFFICERS	2 DIXIE HWY	EDUCATIONAL	4/28/2015	10/28/2016	R-2015-039	AMO MEMBERS SERVICES BLDG	31,000 SF
41 .	MILE MARKER 55, LLC	801 E DANIA BEACH BLVD	MULTIFAMILY	6/18/2018	3/2/2021	R-2013-131	MILE MARKER 55	352 DU
43 .	SKYLAND PLAZA, LLC	118 N FEDERAL HWY	MIXED USE	3/27/2012	9/27/2013	R-2012-035	SKYLAND PLAZA	8,500 SF
46 .	DANIA LIVE 1748, LLC	121 S POINTE DRIVE	COMMERCIAL	7/5/2019	1/31/2021	R-2019-149	PANDA EXPRESS	2,600 SF
51 .	GRIFFIN COMMERCIAL CENTER, LLC	4600-4607 SW 44th AVE	INDUSTRIAL	3/22/2016	9/22/2017	R-2016-023	GRIFFIN COMMERCIAL CENTER	95,000 SF
53 .	BEJL 4200 REAL ESTATE, LLC	4200 SW 54 COURT	MULTIFAMILY	2/25/2020	8/25/2021	R-2020-017	DB 54 RESIDENCES	275 DU
57 .	GERDAU AMERISTEEL US INC	2025 TIGERTAIL BLVD	INDUSTRIAL	9/8/2015	3/8/2017	R-2015-97	AMERISTEEL EXPANSION	150,000 SF
61 .	DS REALTY INC	2800 S FEDERAL HWY	HOTEL	9/21/2015	3/20/2019	R-2015-113 (SE & SP) R-2016-014 (VA)	LEXINGTON	158 Rooms

**2013 - 2021  
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MAP ID	PROPERTY OWNER	ADDRESS	USE	APPROVAL DATE	EXPIRATION DATE	RESOLUTION/OR DINANCE #	PROJECT NAME	DEVELOPMENT	
63 .	ARG OFFICE LLC	4025 RAVENSWOOD RD	WAREHOUSE/OFFICE	7/19/2017	1/19/2019	2017-PZ-006	AVIATION RESOURCE GROUP	3,500 SF	
65 .	BANYAN BAY MARINE CENTER LLC	2275 SW 45 ST	MARINA	5/26/2009	11/26/2010	R-2009-094	BANYAN BAY MARINA	460,000 SF	
67 .	PARK OCEAN LLC	E DANIA BEACH BLVD	RESIDENTIAL	8/24/2004	VESTED	R-2004-142	PAVILLION	200 DU	
71 .	FROST PARK LLC	NE 2 CT	MULTIFAMILY	7/19/2017	1/19/2019	2017-PZ-005	FROST PARK TOWNHOMES	2 DU	
72 .	MARINE INDUSTRIES PARK LLC	2401 SW 31 ST	OFFICE BUILDING	9/12/2017	2/12/2019	R-2017-103	CORALUZZO	7,500 SF	
75 .	INBI HOLDINGS LLC	4632-4686 SW 32 AVE	RESIDENTIAL	1/9/2018	6/9/2019	R-2018-003	H2O	11 DU	
79 .	STIRLING ALYA LLC	2851 STIRLING RD	RESIDENTIAL	3/13/2018	8/13/2019	R-2018-026	STELLAR HOMES	196 DU	
82 .	BCD DANIA OAKS LLC	5461-5525 SW 40 AVE	RESIDENTIAL	7/24/2018	12/24/2019	R-2018-058	DANIA OAKS	57 DU	
83 .	RAY PARKER	3899 RAVENSWOOD RD	INDUSTRIAL	8/28/2018	2/28/2020	R-2018-114	811 STORAGE	9,940 SF	
85 .	PRIME REALTY CAPITAL LLC	3251 SW 26 TER	INDUSTRIAL	9/11/2018	3/11/2020	R-2018-127	HERC RENTALS	48,150 SF	
86 .	HOLLYWOOD PLAYGROUND, LLC	3201 GRIFFIN RD	INSTITUTIONAL	10/27/2020	4/30/2022	R-2020-140	HOLLYWOOD PLAYGROUND	140 Students	
88 .	LIBERTY PROPERTY TRUST	4030 S STATE ROAD 7	INDUSTRIAL	5/28/2019	11/30/2020	R-2019-050	LIBERTY 595 SLUDGE	350,000 SF	
89 .	PRIME REALTY CAPITAL LLC	SW 26 TER	INDUSTRIAL			SP-69-20	HERC RENTALS	6,000 SF	
97 .	MB-26 AVENUE, LLC & MSG MARINA MILE, LLC	3500-3536 SW 30 AVE	WAREHOUSE/OFFICE	9/23/2019	3/31/2021	R-2019-113	AVENGER BUSINESS CENTER	153,866 SF	
101 .	PAMELA KAY HAYES	2980 W STATE RD 84	WAREHOUSE/OFFICE	9/14/2020	3/31/2022	R-2020-103	US CRANE AND RIGGING	144,541 SF	
102 .	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	
104 .	DANIA LIVE 1748, LLC	181 S BRYAN RD	OFFICE / COMMERCIAL	12/10/2019	6/30/2021	R-2019-157	SPIRIT AIRLINES	138,906 SF	
106 .	DANIA LIVE 1748, LLC	N COMPASS WAY	MULTIFAMILY	10/7/2019	4/30/2021	R-2019-127	AVERY DANIA POINTE	336 DU	
<b>TOTAL:</b>								<b>1,868</b>	<b>DU</b>
								<b>269</b>	<b>Rooms</b>
								<b>205,182</b>	<b>SF Retail</b>
								<b>987,057</b>	<b>SF Industrial</b>
								<b>542,640</b>	<b>SF Other</b>
								<b>4,421</b>	<b>DU</b>
								<b>2,165</b>	<b>Hotel Rooms</b>
<b>Overall Development:</b>								<b>1,757,187</b>	<b>SF Retail</b>
								<b>1,831,797</b>	<b>SF Industrial</b>
								<b>618,710</b>	<b>SF Other</b>