

**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING AND URBAN DESIGN DIVISION**

**DATE:** September 6, 2018 **FILE:** 18-PZ-48

**TO:** Planning and Development Board / Local Planning Agency

**VIA:** Leslie A. Del Monte, Planning Manager

**FROM:** Fitz Murphy, Planning Administrator

**SUBJECT:** Broward County requests the rezoning from Medium Intensity Commercial District (C-3) to Government Use (GU); and Site Plan approval for a Communication Tower located at SW 49<sup>th</sup> Court (West Hollywood).

**REQUEST:**

Rezoning from Medium Intensity Commercial District (C-3) to Government Use (GU); and Site Plan approval for a Communication Tower. (West Hollywood).

**RECOMMENDATION:**

Forward a recommendation to the City Commission as follows:

Rezoning: Approval.

Site Plan: Approval, if the Rezoning is granted with a condition that if any trees are proposed to be removed, a Tree Disposition Plan and Landscape Plan shall be submitted in conjunction with demolition and/or construction permitting with full mitigation for total number of inches of hardwood tree DBH proposed to be removed. Landscape Plan to reflect full tree mitigation in addition to new construction City of Hollywood regular landscape code requirements.

**REQUEST**

The subject site is a heavily vegetated vacant lot, located east of Southwest 40<sup>th</sup> Avenue on Southwest 49<sup>th</sup> Court, the property is within the Mapleridge neighborhood and borders the City of Dania Beach. Broward County, is proposing a 300 foot communication tower and accessory structure, a critical component of the new Public Safety Radio System, which includes the City of Hollywood Police and Fire users.

The property has a General Business Land Use which allows for uses such as, utilities, transportation, communication facilities and easements. To better serve the proposed use and potential future needs, the Applicant is requesting to rezone from Medium Intensity Commercial District (C-3) to Government

Use District (GU) allowing for government facilities and uses. Furthermore, the proposed rezoning will allow for greater flexibility by removing some of the detailed restrictions of conventional zoning.

The proposed structure is flanked by a water treatment plant to the south, a vacant medium intensity commercially zoned lot to the north. To the east and west, the proposed communication tower will be positioned in a manner which maintains the greatest distance (approximately 350 feet) from residential Planned Development and Dania Beach. Additionally, the existing vegetation will provide a buffer between the existing homes and the proposed structures.

As determined by the Zoning and Land Development Regulations, the Planning and Development Board makes a recommendation to the City Commission for the Commercial to Government Use Rezoning, Design, and Site Plan.

### **SITE INFORMATION**

<b>Owner/Applicant:</b>	Broward County
<b>Address/Location:</b>	SW 49 <sup>th</sup> Court
<b>Net Area of Property:</b>	90,432 sq. ft. (2.08 acres)
<b>Net Area of Scope of Work:</b>	8,364 sq. ft. (0.192 acres)
<b>Land Use:</b>	General Business (GBUS)
<b>Existing Zoning:</b>	Medium Intensity Commercial District (C-3)
<b>Proposed Zoning</b>	Government Use District (GU)
<b>Existing Use of Land:</b>	Vacant Government

### **ADJACENT LAND USE**

<b>North:</b>	General Business (GBUS)
<b>South:</b>	Utilities (U) – Dania Beach
<b>East:</b>	Low Residential (LRES), Low Medium Residential (LMRES)
<b>West:</b>	Low (5) Residential (L-5) – Dania Beach

### **ADJACENT ZONING**

<b>North:</b>	Medium Intensity Commercial District (C-3)
<b>South:</b>	Industrial Research Office Commercial (IROC) – Dania Beach
<b>East:</b>	Planned Development District (PD)
<b>West:</b>	Single Family 6000 (RS-6000) – Dania Beach

### **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The subject property is located in Sub-Area 7, which is geographically defined by 56<sup>th</sup> Avenue to the west, I-95 to the east, Sheridan Street to the south and SR 84 and Broward County Unincorporated areas to the north. This area includes the residential neighborhoods of Emerald Hills, Mapleridge, and Oakridge as well as the industrial/office area of Port 95 Commerce Park.

The proposed request is consistent with City-Wide Master Plan based upon the following:

**Guiding Principle:** *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

**Guiding Principle:** *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

The proposed development and use are consistent with the above policies by promoting the best use of land, while taking into consideration the surrounding properties and making the necessary improvements in order to help mitigate any possible impacts which may occur.

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

### ***Land Use Element***

This project is located in the General Business Land Use area which is characterized by retail, business, hotel, parks and utilities, commercial, institutional and residential uses. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The surrounding community has a mix of residential, vacant land and utilities.

**Objective 4:** *Maintain and enhance neighborhoods business, utilities, industrial and tourist areas that are not blighted.*

**Policy 4.5:** *Maintain the City of Hollywood Zoning Map and Zoning and Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses.*

**Objective 13:** *The City of Hollywood shall prioritize infrastructure service improvements to supplement and enhance economic development and redevelopment, and streetscape and aesthetic design.*

The proposed project will allow for a needed public infrastructure to serve the entire community within the City of Hollywood in a manner which enhances existing facilities.

## **APPLICABLE CRITERIA**

**Analysis of Criteria and Findings for Rezoning as** stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

**CRITERIA 1:** That the petition for a change of zoning district will not result in spot zoning or contract zoning.

**ANALYSIS:** One of the purposes of the Government Use (GU) Zoning District is that, *Any land acquired, owned or leased by the city or any other governmental entity/agency may be given a zoning designation of GU by initiating the rezoning process set forth in F.S. §166.041, Article 5 of the Zoning and Land Development Regulations, and this section.* As such, the rezoning will allow for the most adequate use.

**FINDING:** Consistent

**CRITERIA 2:** The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the Comprehensive Plan.

**ANALYSIS:** Rezoning the property will promote consistency with the Goals, Objectives and Policies of City of Hollywood Comprehensive Plan, whereas today the current zoning would not allow for the use. The rezoning will be in furtherance of the Comprehensive Plan, as it *Maintain[s] the City of Hollywood Zoning Map and Zoning and Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses.* If approved, the rezoning will allow for new infrastructure and buffered by mature vegetation.

**FINDING:** Consistent

**CRITERIA 3:** That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary.

**ANALYSIS:** The proposed rezoning request does fall within the existing land use designation and will be consistent with similar zoning districts. The property has a General Business Land Use which allows for communication facilities.

**FINDING:** Consistent

**CRITERIA 4:** The proposed change will not adversely influence living conditions in the neighborhood.

**ANALYSIS:** The Applicant has placed the structures so as to reduce the impact of the proposed structures on the living conditions in the neighborhood. The communication tower will be positioned in a manner which maintains the greatest distance (approximately 350 feet) from residential Planned Development and Dania Beach and landscaping will serve as a buffer to the substantial improvements while maintaining natural habitats near the neighborhood.

**FINDING:** Consistent

**CRITERIA 5:** That the proposed change is compatible with the development(s) within the same district/neighborhood.

**ANALYSIS:** This facility will provide a necessary service to the City of Hollywood. The surrounding area is a combination of residential, utilities and vacant land. The proposed zoning of the property will allow for a communication tower which will provide a necessary infrastructure to these areas. As such the proposed change is compatible with the development in the neighborhood.

**FINDING:** Consistent

**SITE PLAN**

Staff finds the proposed Site Plan compliant with all regulations as set forth in Article six of the Hollywood Zoning and Land Development Regulations on. Therefore, staff recommends approval, if Rezoning is granted with the **condition that if any trees are proposed to be removed, a Tree Disposition Plan and Landscape Plan shall be submitted in conjunction with demolition and/or construction permitting with full mitigation for total number of inches of hardwood tree DBH proposed to be removed. Landscape Plan to reflect full tree mitigation in addition to new construction City of Hollywood regular landscape code requirements.**

**ATTACHMENTS**

- Attachment A: Application Package
- Attachment B: Land Use and Zoning Map
- Attachment C: Existing Zoning Regulations
- Attachment D: Proposed Zoning Regulations

**ATTACHMENT A**  
Application Package

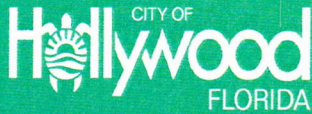
PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 07/23/18

Location Address: SW 49th Court Hollywood, FL 33312

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 5042 3101 0242

Zoning Classification: C3 Land Use Classification: 80 vacant gov't

Existing Property Use: wooded vacant land Sq Ft/Number of Units: \_\_\_\_\_

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: Proposing a 75'x75' compound with a 300' self supporting tower, a 32' x 24' prefab building, and 100Kw Generator w/ a 500 gallon diesel tank

Number of units/rooms: \_\_\_\_\_ Sq Ft: 32'x24' prefab building

Value of Improvement: \$750,000 Estimated Date of Completion: March 2019

Will Project be Phased? ( ) Yes (X)No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: Broward County

Address of Property Owner: 115 S Andrews Ave, Fort Lauderdale, FL 33301

Telephone: 954-205-9779 • Fax: \_\_\_\_\_ Email Address: jdezayas@broward.org

Name of Consultant/Representative/Tenant (circle one): \_\_\_\_\_

Address: 115 S Andrews Ave, Fort Lauderdale, FL 33301 Telephone: 954-205-9779

Fax: \_\_\_\_\_ Email Address: jdezayas@broward.org

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing:

Name: Jay Hammack

Address: 8000 W. Sunrise Blvd, Plantation, FL 33322

Email Address: Jay.Hammack@MotorolaSolutions.com

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: *Jose M. DeZayas* Date: 7/25/2018

PRINT NAME: JOSE M. DEZAYAS Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**Current Owner Power of Attorney**

I am the current owner of the described real property and that I am aware of the nature and effect the request for Design Review + ReZoning to my property, which is hereby made by me or I am hereby authorizing JULSAN HAMMACK to be my legal representative before the Planning Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 25th day of July 2018

*Lisa T. Bolden*  
Notary Public



*Jose M. DeZayas*  
Signature of Current Owner

JOSE M. DEZAYAS  
Print Name

State of Florida  
My Commission Expires 3-30-20 (Check One)  Personally known to me; OR  Produced Identification Driver's License



**SCHEDULE "A"  
SKETCH OF DESCRIPTION**

**PARCEL:  
ESTATE:  
PURPOSE:**

**Description:**

A PORTION OF TRACT 9, BLOCK 2 OF THE SUBDIVISION OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 PAGE 32 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A" OF "BROWARD COUNTY UTILITIES PLANT NO 3A SITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°03'57" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 165.66 FEET; THENCE NORTH 00°56'03" EAST, A DISTANCE OF 39.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°01'30" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°58'30" EAST, A DISTANCE OF 102.00 FEET; THENCE SOUTH 89°01'30" EAST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 00°58'30" WEST, A DISTANCE OF 102.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 8364.0 SQUARE FEET OR 0.192 ACRES MORE OR LESS.

**Surveyors Notes**

1. This Sketch of Description is not valid without the signature and original raised seal of the signing Florida licensed Professional Surveyor and Mapper.
2. This Sketch of Description is based upon a Map of ALTA / NSPS Land Title Boundary and Topographic Survey executed by this firm, dated August 2018, Job No. 6166 17 0575.260.
3. Lands shown hereon were not abstracted by this firm for matters of record, such as easements, right of way, ownership or other instruments of record. Non-surveyed lines, references to ownership, parcel identification numbers, and instruments of record shown hereon are based upon information provided by the Broward County Property Appraiser's Office.
4. Bearings, coordinates and elevations shown hereon are relative to the Florida State Plane Coordinate System, East Zone (0901), North American Datum of 1983, 2011 adjustment and; the North American Vertical Datum of 1988 (NAVD 88) based on Global Positioning System (GPS) measurements to National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS) network.
5. The legal description shown hereon was prepared by this firm at the direction of the client.
6. This Sketch of Description is certified to and for the exclusive use of MOTOROLA SOLUTIONS.

**CHARLES B. GARDINER**

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

**THIS IS NOT A SURVEY**

PROJECT TITLE:

*Sketch of Description  
West Hollywood - Tower Site  
Section 31, Township 50 South, Range 42 East, Broward County, Florida*



**Amec Foster Wheeler**  
**Environment & Infrastructure, Inc.**  
 550 Northlake Boulevard  
 Altamonte Springs, FL 32701 USA  
 Phone: (407) 522-7570 Fax: (407) 522-7576  
 Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: <u>MR</u>	CHKD. BY: <u>CBG</u>	
DATE: <u>08/01/2018</u>	DATE: <u>08/01/2018</u>	
JOB No. <u>6166170575.240</u>	SCALE: <u>N/A</u>	SHT. <u>X</u> OF <u>Y</u>
DRAWING NAME: 11.WEST_LAKE_PARK-alta.dwg		

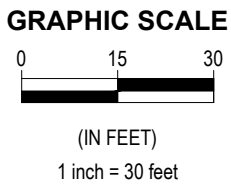
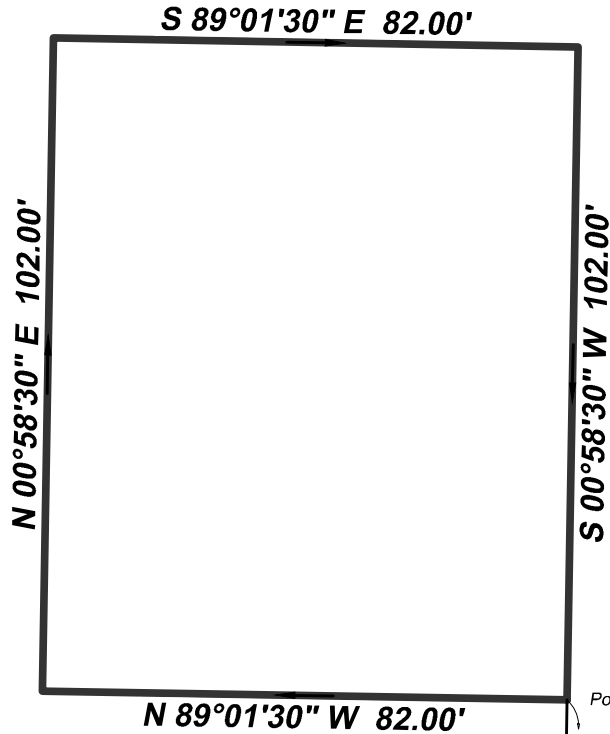
\\ODO-FS\PROJECTS\63742017\6166170575.260 - MOTOROLA BROWARD CO. A&E\WEST HOLLYWOOD\CIVIL 3D 2016\16.WEST\_HOLLYWOOD\_ALTA.DWG

**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**  
**PARCEL:**  
**ESTATE:**  
**PURPOSE:**

SW 49th Court

Folio Number: 5042 31 23 0021  
 Owner: MAPLERIDGE PROP OWNERS ASSN INC

Folio Number: 5042 31 01 0242  
 Owner: BROWARD COUNTY BOARD OF  
 COUNTY COMMISSIONERS



Point of Beginning

Commencing at the  
 NE corner of Parcel "A" of  
 Broward County  
 Utilities Plant No 3a Site  
 Plat Book 114, Page 35

N00°56'03"E 39.47'

N 89°03'57" W 165.66'

North line of Parcel "A"

Parcel "A"  
 Broward County Utilities Plant No 3a Site  
 Plat Book 114, Page 35

Folio Number: 5042 31 11 0010  
 Owner: BROWARD COUNTY BOARD OF  
 COUNTY COMMISSIONERS

**THIS IS NOT A SURVEY**

PROJECT TITLE:

*Sketch of Description*  
*West Hollywood - Tower Site*  
*Section 31, Township 50 South, Range 42 East, Broward County, Florida*



**Amec Foster Wheeler**  
**Environment & Infrastructure, Inc.**  
 550 Northlake Boulevard  
 Altamonte Springs, FL 32701 USA  
 Phone: (407) 522-7570 Fax: (407) 522-7576  
 Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: <u>MR</u>	CHKD. BY: <u>CBG</u>	
DATE: <u>08/01/2018</u>	DATE: <u>08/01/2018</u>	
JOB No. 6166170575.240	SCALE: 1"=30'	SHT. <u>2</u> OF <u>2</u>
DRAWING NAME: 11.WEST_LAKE_PARK-alta.dwg		

August 2, 2018



RE: Rezoning - West Hollywood  
SW 49 CT HOLLYWOOD FL 33312  
Folio No. : 504231010242

To Whom it may Concern:

This letter is to inform the Planning and Development Board of the criteria we have identified and believe to have meet to seek a change in zoning for the folio referenced above.

The subject site is currently zoned C3 Commercial. We wish to have it re-zoned to GU - Governmental Use based on the following criteria as found in City of Hollywood Code of Ordinances.

- a. This petition if accepted will not result in spot or contract zoning. We are asking the city to rezone the existing parcel classification to GU - Government Use District, which is consistent with the use of the proposed structure and adjacent uses.
- b. The change in zoning or zone classification to support and allow the development of a new communications tower, the project will serve local Police and Fire Rescue. This new structure supports the overall furtherance of objectives of the City's Comprehensive plan from a public safety perspective. The new tower will help support Policy CW.15 (Place a priority on protecting, preserving and enhancing residential neighborhoods.) by providing enhanced communication to our public safety body.
- c. Not applicable
- d. The proposed change will not affect the current living condition of adjacent neighborhoods, especially those located to the east. The new communications tower will maintain a minimum setback of 400 ft. from existing residential lots in accordance with the city's ordinance.
- e. The proposed change is compatible with existing zoning and neighboring facilities. We are asking for the current site to be re-zoned from GU - Government Use District, to allow for the installation of a new communication tower. This structure type is compatible with the existing water plant located to the south in an industrial zone and will not impact the empty site to the north before Griffin Road.

If you have any question or concerns, please feel free to reach out to us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cesar Rullier".

**CESAR RULLIER /PROJECT MANAGER**

**WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC.**

Wood Environment & Infrastructure Solutions, Inc.  
5845 N.W. 158<sup>th</sup> Street  
Miami Lakes, Florida 33014  
Tel (305) 826-5588  
Fax (305) 826-1799

[www.woodplc.com](http://www.woodplc.com)



# West Hollywood Site Photos



## West Hollywood Site Photos



## West Hollywood Site Photos



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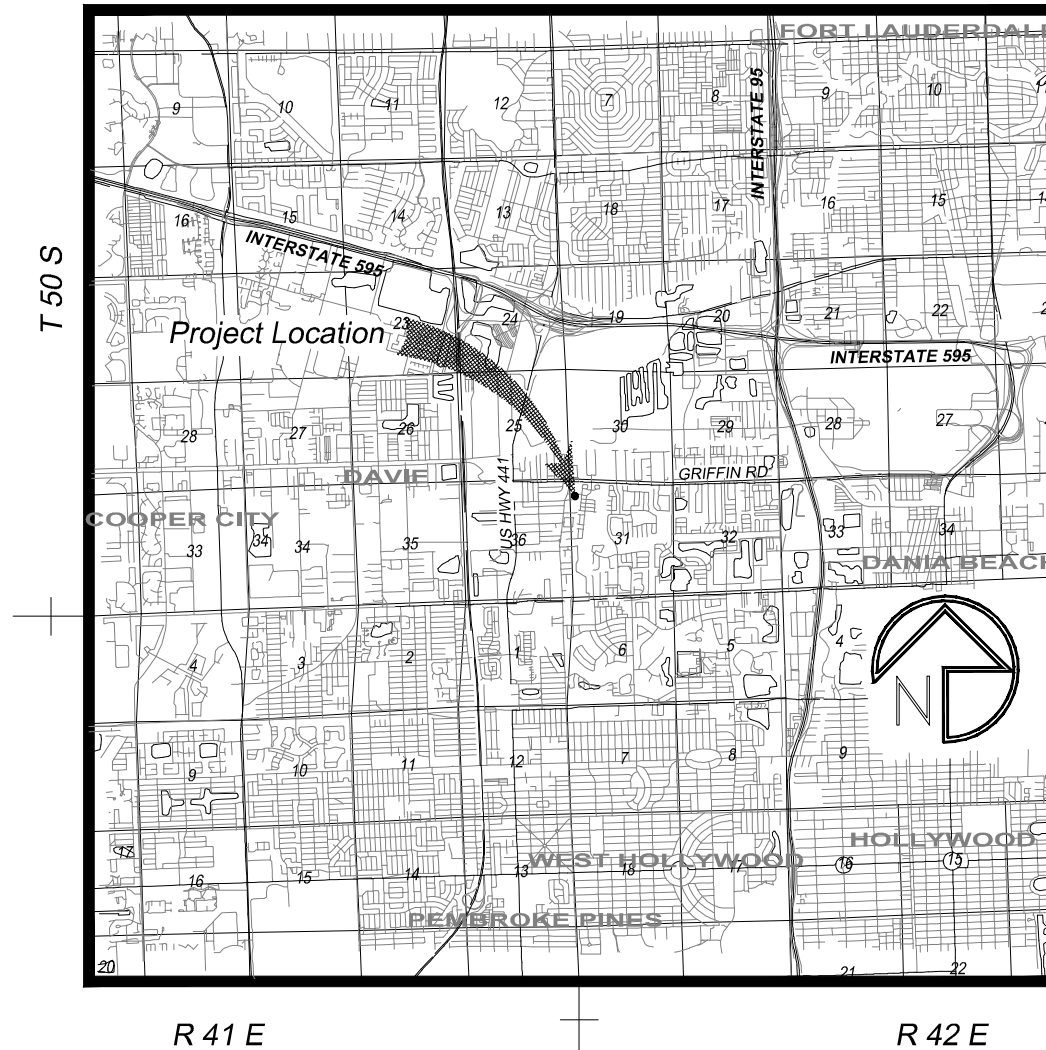


Map of ALTA / NSPS Land Title Survey  
of  
West Hollywood - Tower Site  
Section 31, Township 50 South, Range 42 East  
Broward County, Florida

**SURVEYOR'S NOTES**

1. This map of survey is not valid without the signature and the original raised seal of the signing Florida licensed surveyor and mapper.
2. The Legal Description shown hereon was prepared by this firm at the client's request. This map of survey identifies the boundary of the lease parcel, features within the survey limits shown hereon, as specified by the client.
3. Bearings, coordinates and elevations shown hereon are relative to the Florida State Plane Coordinate System, East Zone (0901), North American Datum of 1983, 2011 adjustment and; the North American Vertical Datum of 1988 (NAVD 88) based on Global Positioning System (GPS) measurements to National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS) network.
4. Dimensions shown hereon contain horizontal grid distances and are based upon field measurements utilizing the United States Survey Foot, unless indicated otherwise.
5. The field data acquisition phase of this survey was completed on June 13, 2017, as documented in AmecFW field book 1328, Pages 56-61, 76-77. Updates have been completed as identified below.
6. This survey does not address the identification or location of jurisdictional wetlands or sovereign lands that may or may not lie within or adjacent to the lands surveyed.
7. According to Federal Emergency Management Agency Flood Insurance Rate Map, Broward County Florida, Map Number 12011 B 0562H; Effective date: August 18, 2014, the property described hereon is located in Zone AH (EL5) - Flood depths of 1 to 3 feet (usually areas of ponding) Base Flood Elevations determined.
8. Lands shown hereon were not abstracted by this firm for matters of record, such as easements, right of way, ownership or other instruments of record. Non-surveyed lines, references to ownership, parcel identification numbers, and instruments of record shown hereon are based upon information provided by the Broward County Property Appraiser's Office.
9. I have reviewed the Ownership and Encumbrance Report, file number 5042 3101 0242, certified through: June 30, 2018 and the encumbrances, except liens, that affect the land, identified in the report have been shown or noted on this survey. Plottable items have been labeled with a hexagon containing the item number. Numbers listed below match the encumbrance numbers listed in the report. All referenced documents are filed in the Public Records of Broward County, Florida.
  1. Matters contained in the REED LAND Plat as recorded in Plat Book 2, Page 32.
  2. Natural Resource Area Resolution recorded December 21, 1989 in Official Records Book 17022, Page 838 (SEE Item 106, PAGE 10 AND 66).
  3. Courtesy Notice of Super Priority Status of City of Dania Beach Code Enforcement Liens recorded May 13, 2010 in Official Records Book 47083, Page 1671.

LOCATION MAP  
NOT TO SCALE



**Description Lease Area**

A PORTION OF TRACT 9, BLOCK 2 OF THE SUBDIVISION OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 PAGE 32 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A" OF "BROWARD COUNTY UTILITIES PLANT NO 3A SITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°03'57" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 165.66 FEET; THENCE NORTH 00°56'03" EAST, A DISTANCE OF 39.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°01'30" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°58'30" EAST, A DISTANCE OF 102.00 FEET; THENCE SOUTH 89°01'30" EAST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 00°58'30" WEST, A DISTANCE OF 102.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 8364.0 SQUARE FEET OR 0.192 ACRES MORE OR LESS.

**Certification:**

To MOTOROLA:  
This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8 and 13 of Table A thereof. The field work was completed on June 13, 2017.

For the Company,  
AMEC Foster Wheeler Environment & Infrastructure, Inc.

**Legend**

R XX E	=	Range XX East
+100.0'	=	Spot Elevation
T XX S	=	Township XX South
WPB	=	Wire Pull Box
- 4' -	=	Contour Line
(#)	=	Tree Identification
(1)	=	Ownership and Encumbrance Report Item Number

**CHARLES B. GARDINER**  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 5046

NO.	DATE	REVISION
1	10/25/2017	Added Note # 8 and sheet # 2, updated site address
2	07/05/2018	Located trees marked and identified by client's arborist in the vicinity of the proposed compound area
3	07/18/2018	Updated proposed compound limits
4	07/31/2018	Updated to meet ALTA / NSPS requirements



**AMEC FOSTER WHEELER**  
ENVIRONMENT & INFRASTRUCTURE, INC.  
550 Northlake Boulevard  
Altamonte Springs, FL 32701 USA  
Phone: (407) 522-7570  
Fax: (407) 522-7576  
Certificate of Authorization Number LB-0007932

**CLIENT:**



**MOTOROLA SOLUTIONS**  
8000 WEST SUNRISE BLVD.  
PLANTATION, FLORIDA 33322  
PHONE: (954) 723-5000

**BROWARD COUNTY - WEST HOLLYWOOD**  
SW 49TH COURT  
FT. LAUDERDALE, FL 33312

AMEC PROJECT NO:	6166 17 0575.260
DRAWN BY:	M. RAMOS
CHECKED BY:	C.B. GARDINER
APPROVED BY:	
DATE:	01/18/2017

Map of ALTA / NSPS Land Title  
and  
Topographic Survey

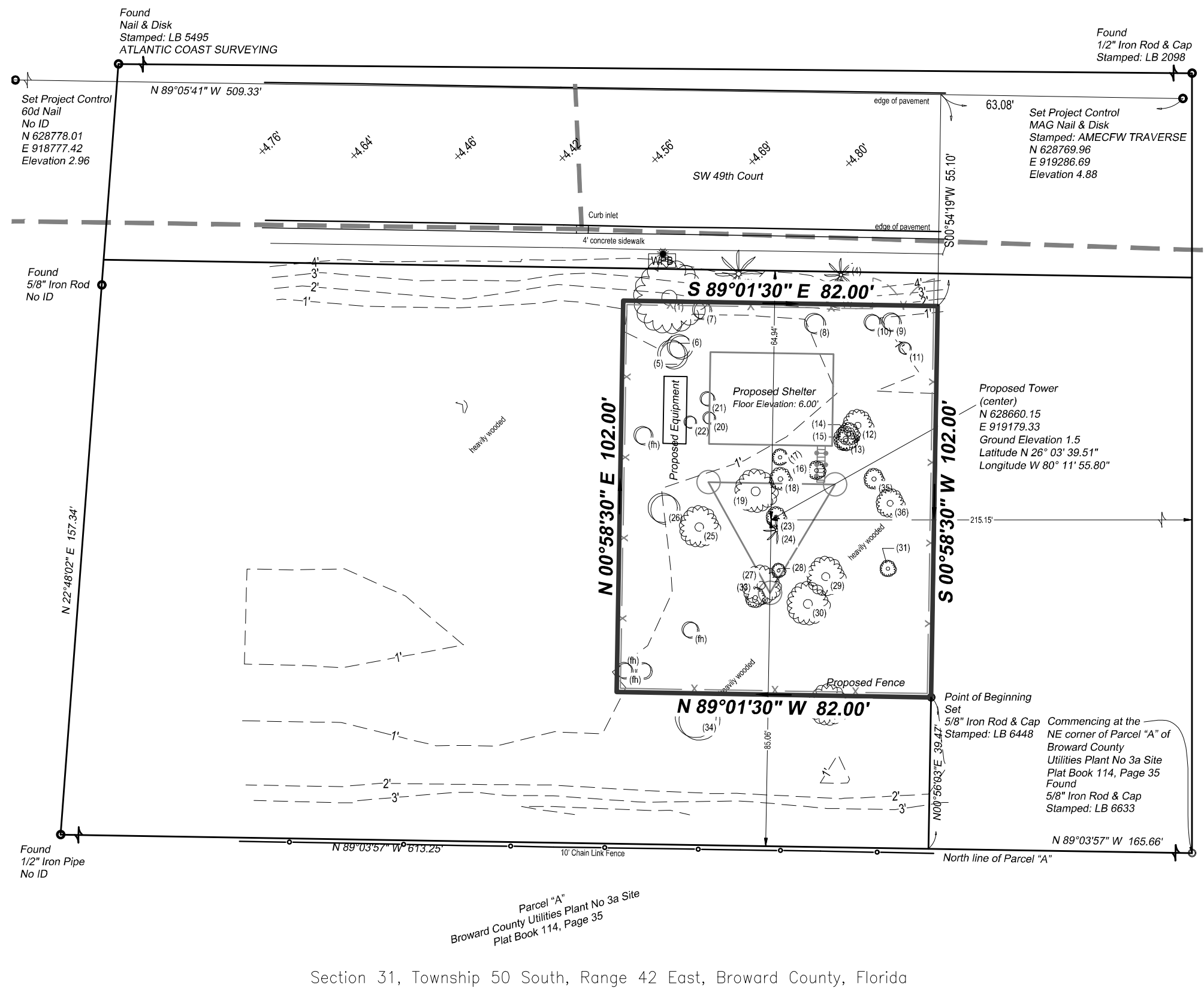
Sheet 1 of 3

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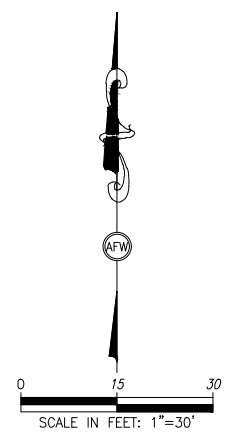




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Section 31, Township 50 South, Range 42 East, Broward County, Florida



NO.	DATE	REVISION

**amec foster wheeler**  
 AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, INC.  
 550 Northlake Boulevard  
 Altamonte Springs, FL 32701 USA  
 Phone: (407) 522-7570  
 Fax: (407) 522-7576  
 Certificate of Authorization Number LB-0007932

**CLIENT:**  
**MOTOROLA SOLUTIONS**  
 8000 WEST SUNRISE BLVD.  
 PLANTATION, FLORIDA 33322  
 PHONE: (954) 723-5000

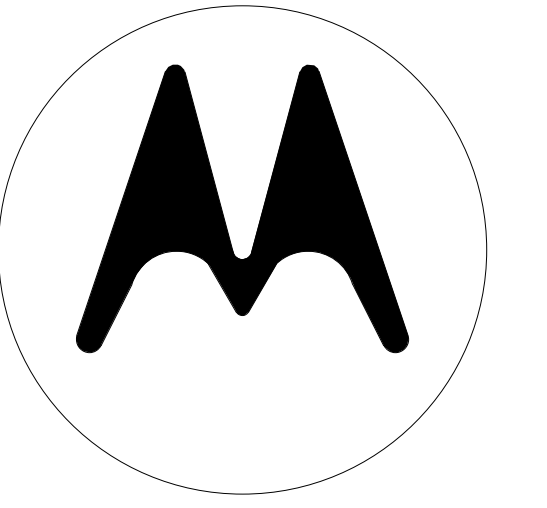
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**SW 49TH COURT**  
**FT. LAUDERDALE, FL 33312**

AMEC PROJECT NO: 6166 17 0575.260
DRAWN BY: M. RAMOS
CHECKED BY: C.B. GARDINER
APPROVED BY:
DATE: 01/18/2017

**Map of ALTA / NSPS Land Title and Topographic Survey**

Sheet 3 of 3





**MOTOROLA**

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

**BROWARD COUNTY  
WEST HOLLYWOOD**

SW 49TH COURT FT LAUDERDALE, FL 3331

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

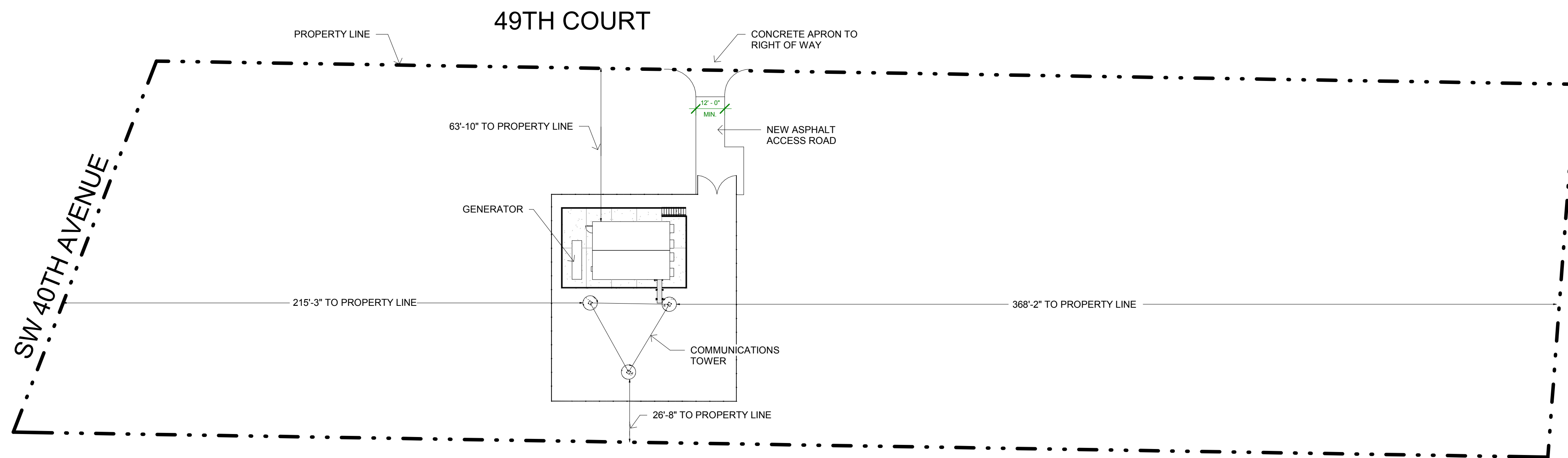
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APPROVED: F.D. SHIVER ISSUE DATE: 08-16-18



AMEC FOSTER WHEELER  
ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	DESCRIPTION
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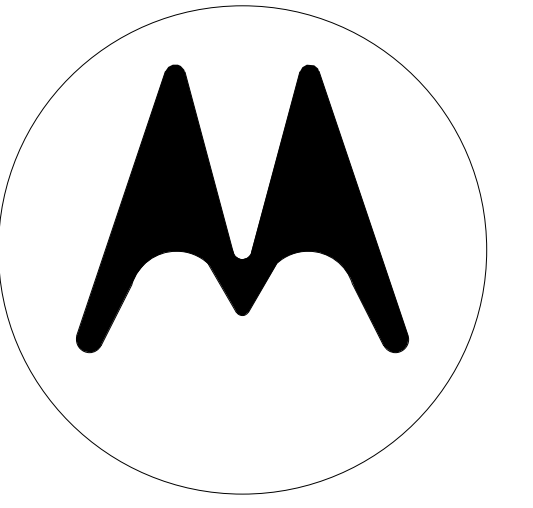
1 SITE PLAN II  
1" = 30'-0"



SHEET No. & NAME

**SITE PLAN**

**SP-100**



**MOTOROLA**

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PLANTATION, FL 33322

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**BROWARD COUNTY  
WEST HOLLYWOOD**

SW 49TH COURT FT LAUDERDALE, FL 3331

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

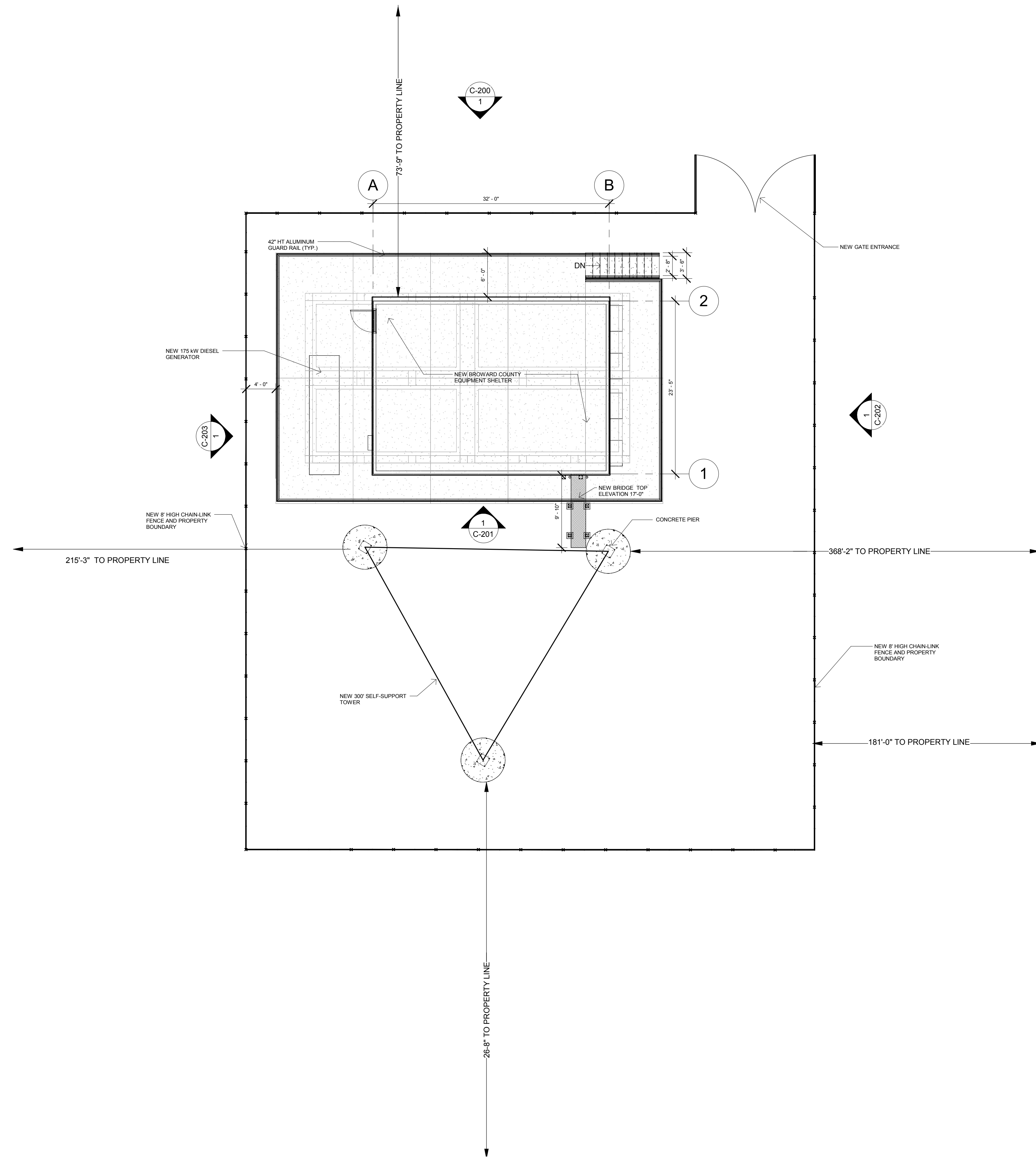
DRAWN: G. TRIANA CHECKED: C. RULLIER

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NO.	DATE	DESCRIPTION



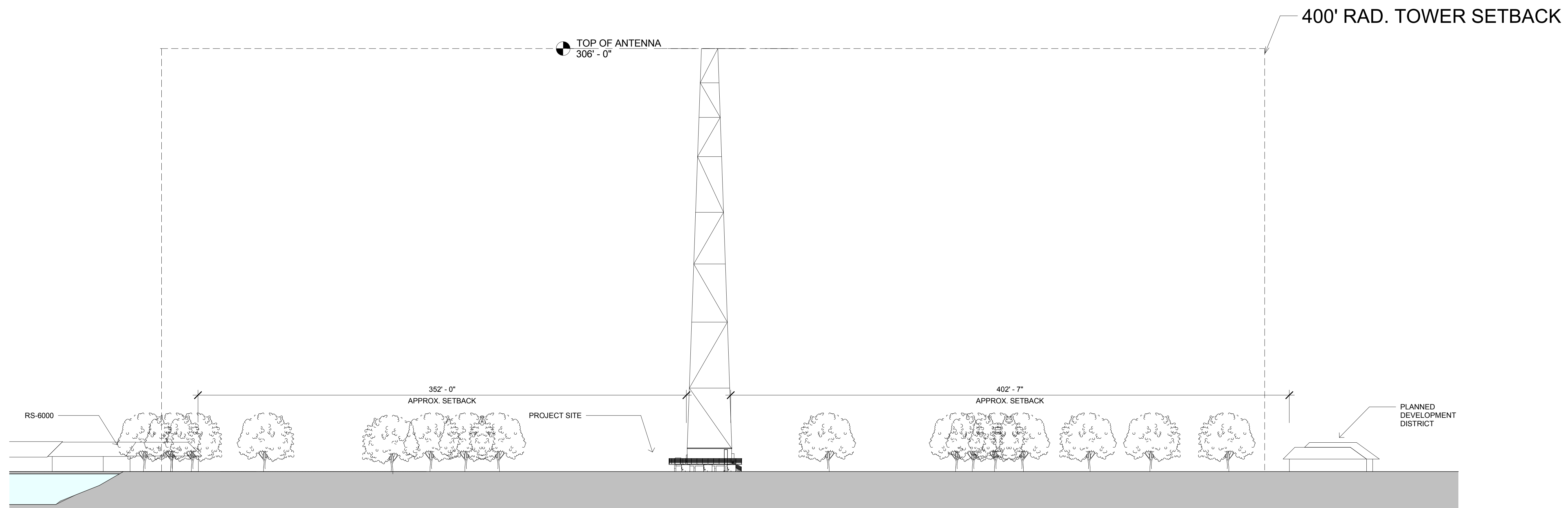
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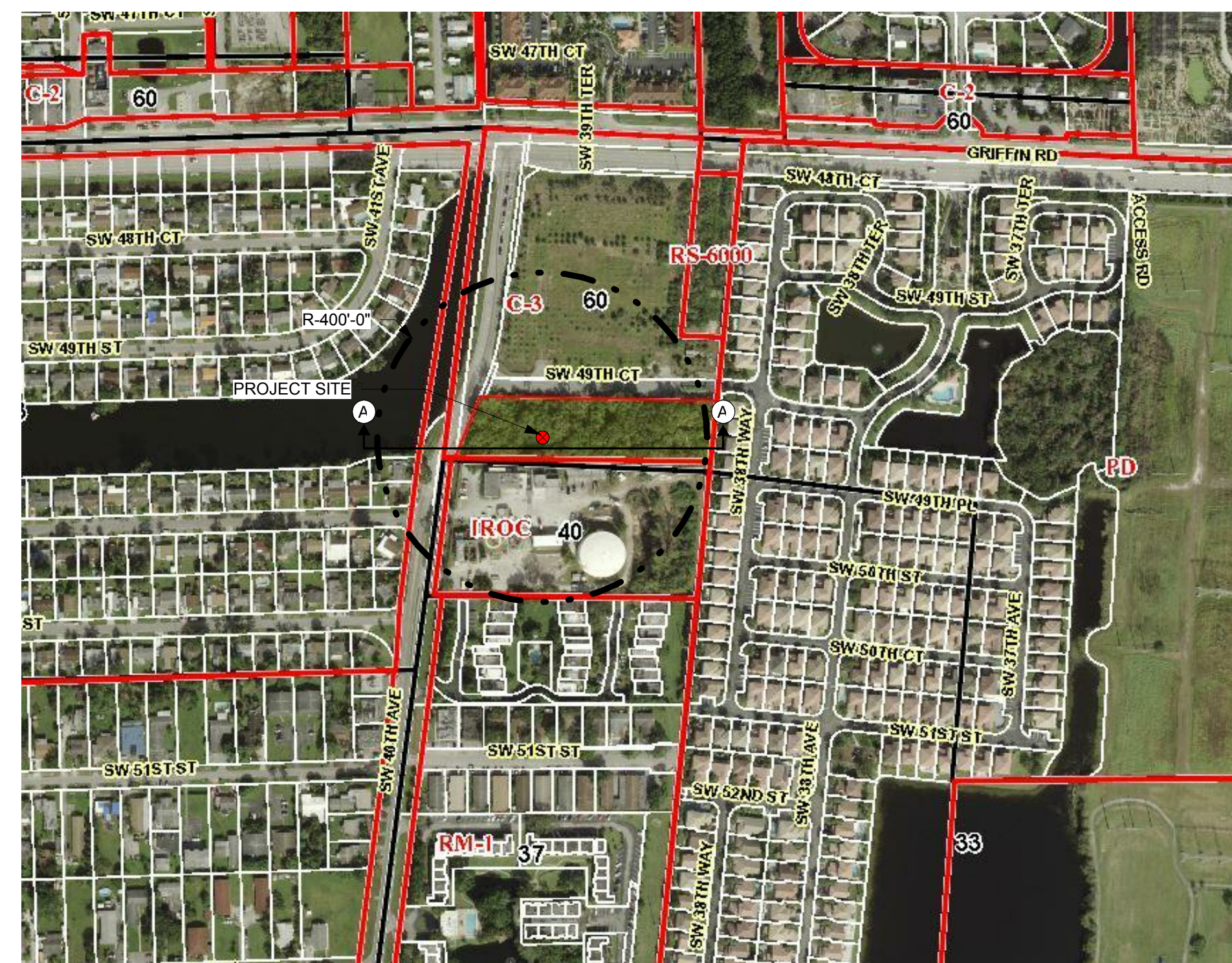
SHEET No. & NAME

**ENLARGED SITE PLAN**

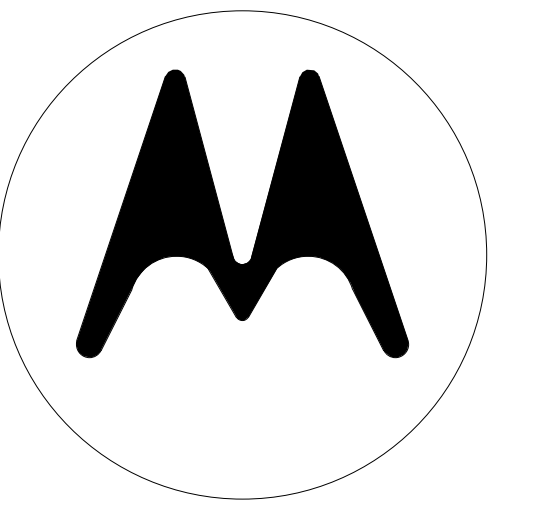
**SP-101**



① SITE SECTION LOOKING NORTH  
1" = 40'-0"



① SITE AERIAL VIEW  
1" = 300'-0"



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**BROWARD COUNTY  
WEST HOLLYWOOD**

SW 49TH COURT FT LAUDERDALE, FL 3331

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

DRAWN: G. TRIANA CHECKED: C. RULLIER

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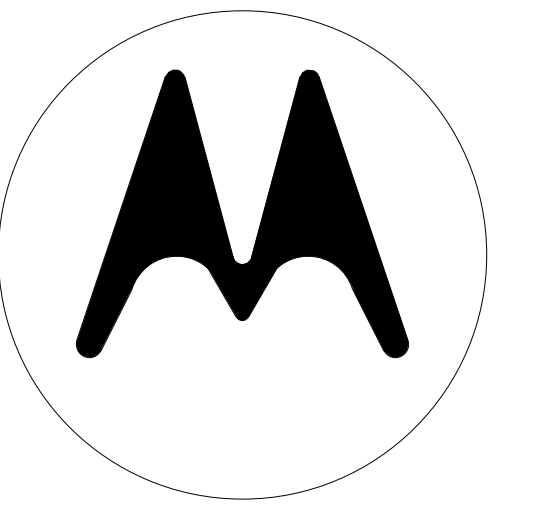
AMEC FOSTER WHEELER  
ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	DESCRIPTION

SHEET No. & NAME

**SITE SECTION**

**SP-102**



**MOTOROLA**

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

**BROWARD COUNTY  
WEST HOLLYWOOD**

SW 49TH COURT FT LAUDERDALE, FL 33311

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

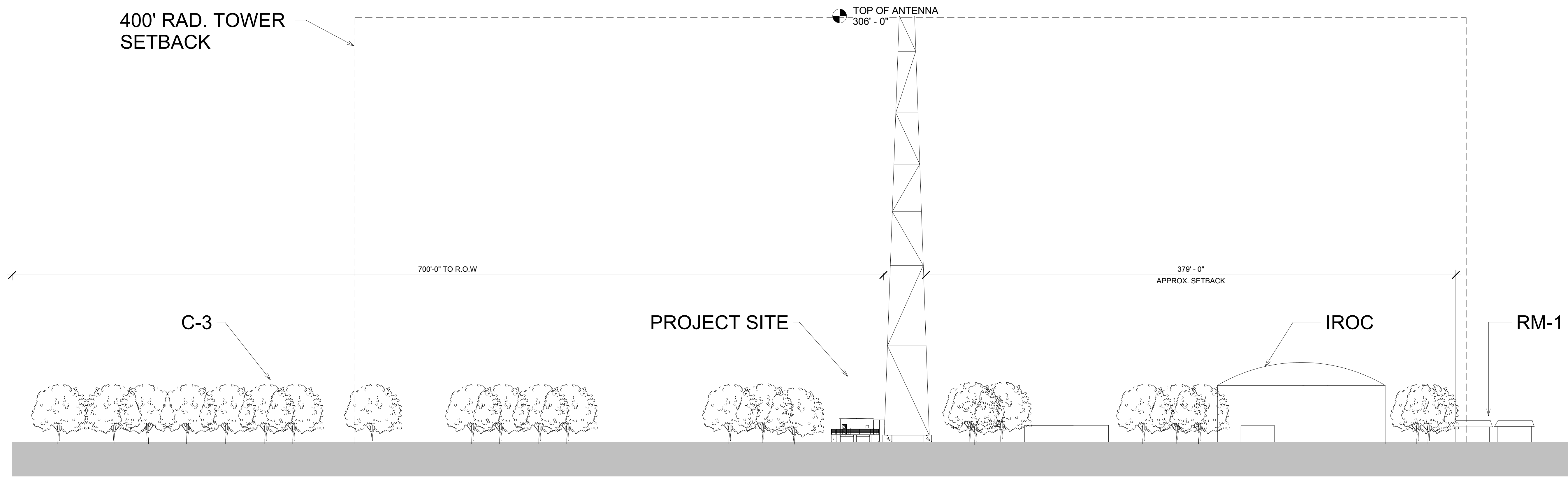
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APPROVED: F.D. SHIVER ISSUE DATE: 08-16-18

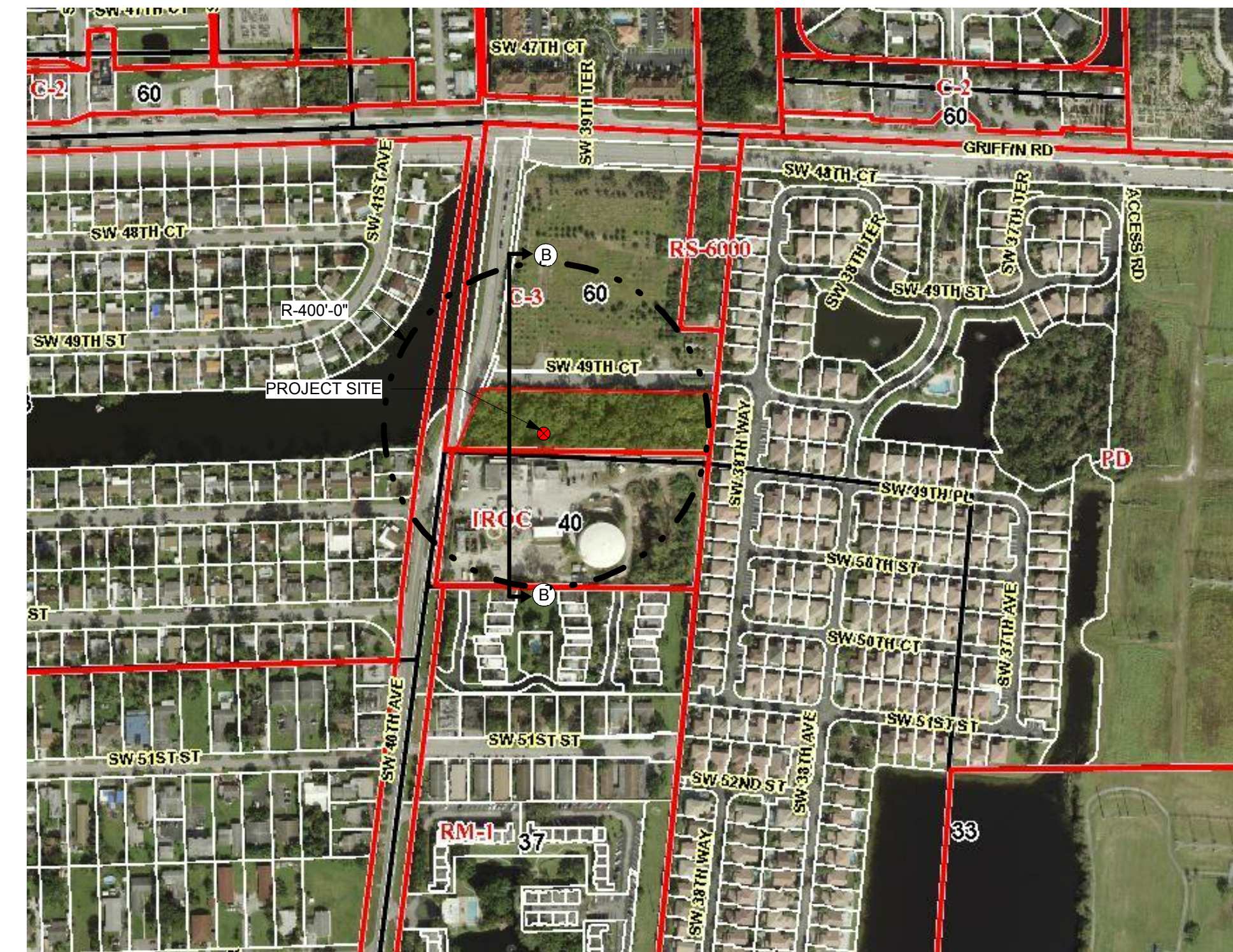


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1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	DESCRIPTION
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② SITE SECTION LOOKING EAST  
1" = 40'-0"



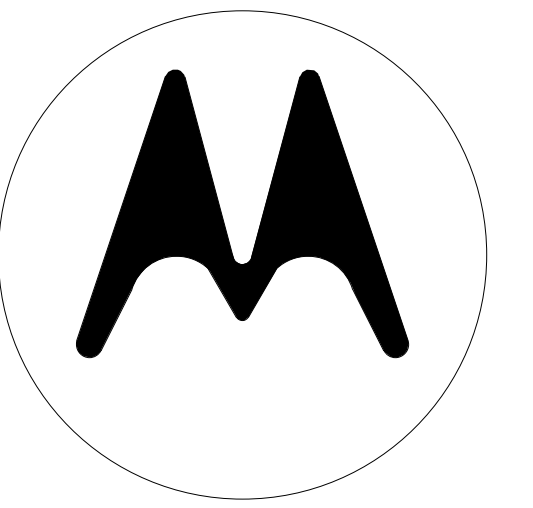
① SITE AERIAL VIEW.  
1" = 300'-0"

SHEET No. & NAME

**SITE SECTION**

**SP-103**

P:\Projects\Facilities Projects\2017\6166-17-0675 Motorola Broward County\West Hollywood\_Park\04 BIM\ARCH\6166-17-0675\_Motorola Broward County WEST HOLLYWOOD\_A30\_05182018.dwg 8/16/2018 5:20:02 PM



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PLANTATION, FL 33322

PHONE: (954) 723-5000

**BROWARD COUNTY  
WEST HOLLYWOOD**

SW 49TH COURT FT LAUDERDALE, FL 3331

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

DRAWN: G. TRIANA CHECKED: C. RULLIER

APPROVED: F.D. SHIVER ISSUE DATE: 08-16-18



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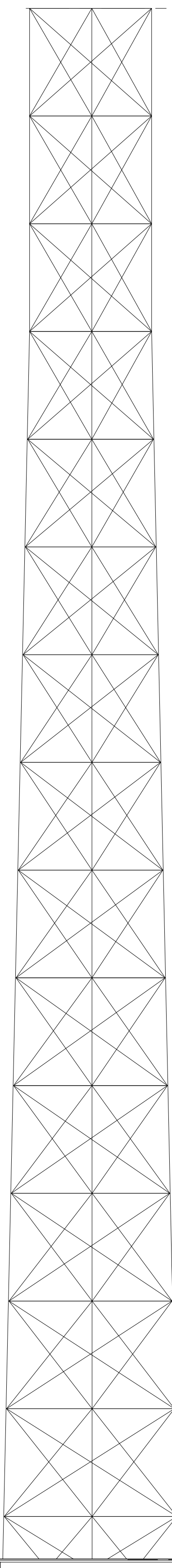
NO.	DATE	DESCRIPTION

SHEET No. & NAME

**ELEVATIONS**

**C-100**

TOP OF ANTENNA  
306' - 0"



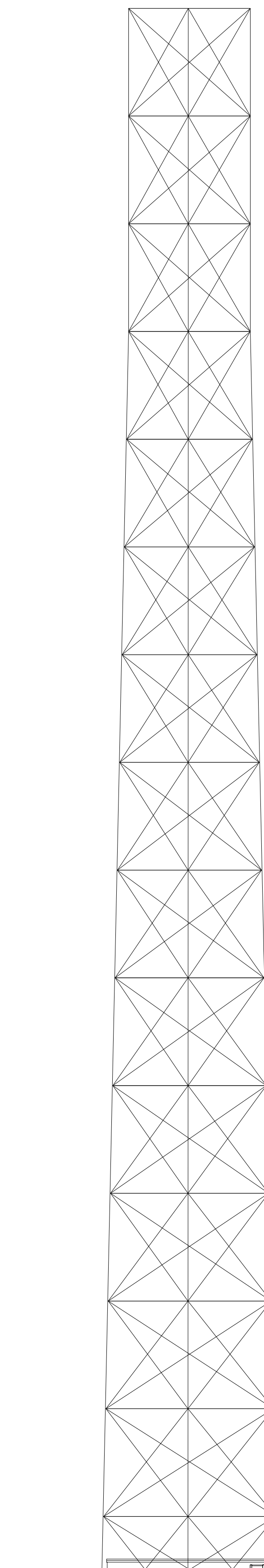
T.O.B.  
18' - 0"

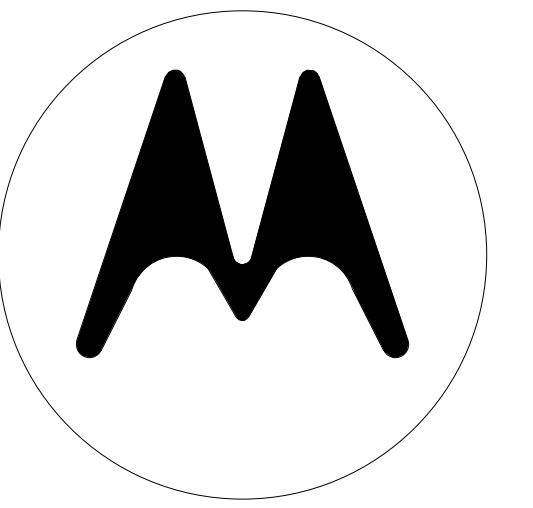
FLOOD PLAIN

FINISHED GRADE  
1' - 0"

① NORTH ELEVATION  
1/16" = 1'-0"

② SOUTH ELEVATION  
1/16" = 1'-0"





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**BROWARD COUNTY  
WEST HOLLYWOOD**

SW 49TH COURT FT LAUDERDALE, FL 3331

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

DRAWN: G. TRIANA CHECKED: C. RULLIER

APPROVED: F.D. SHIVER ISSUE DATE: 08-16-18



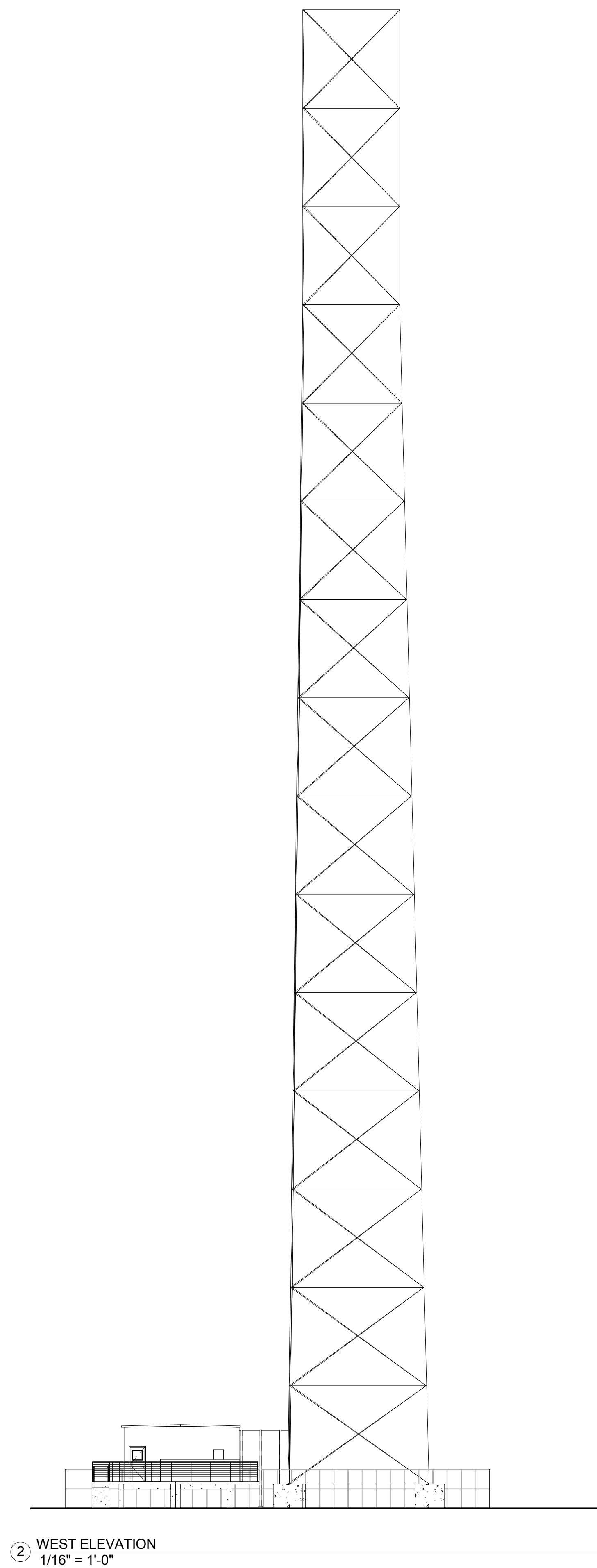
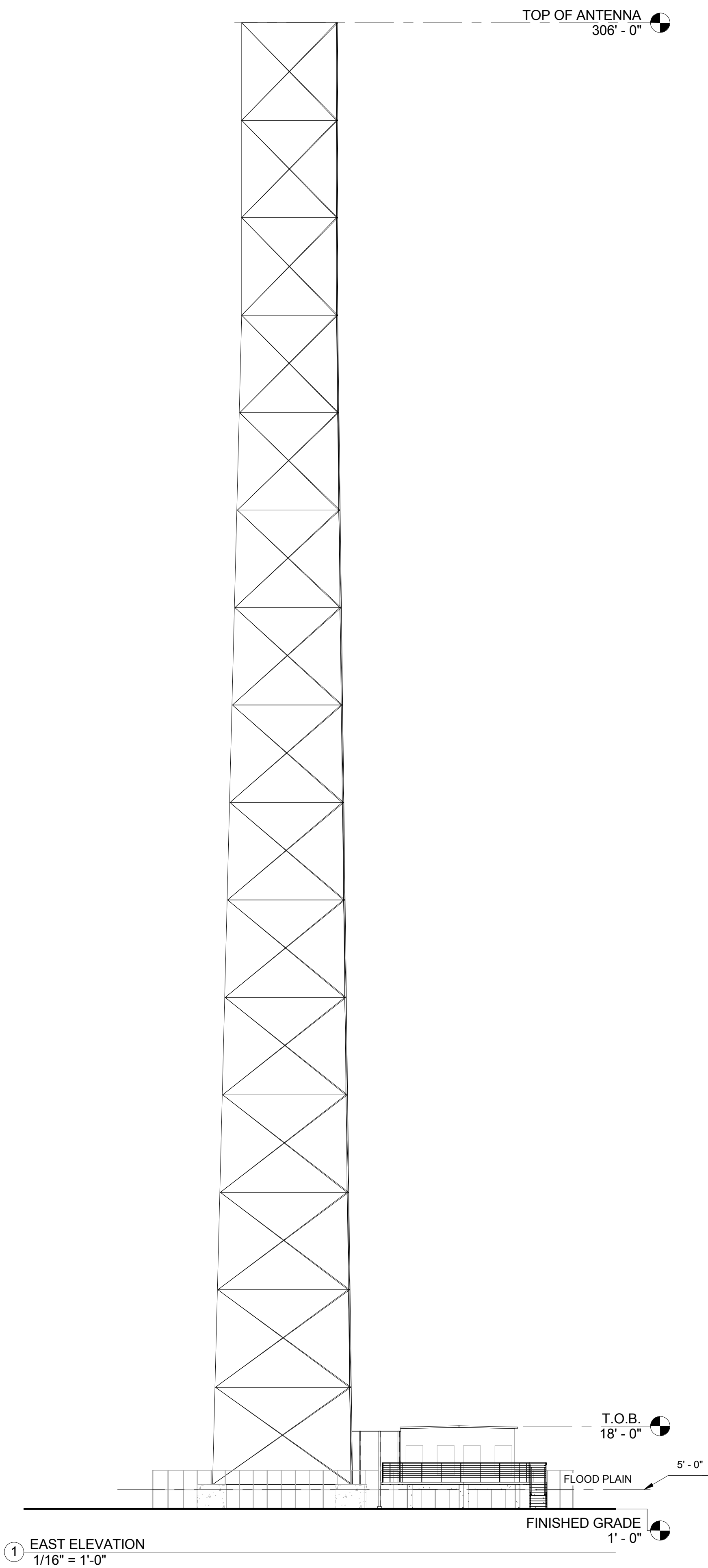
AMEC FOSTER WHEELER  
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PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	DESCRIPTION

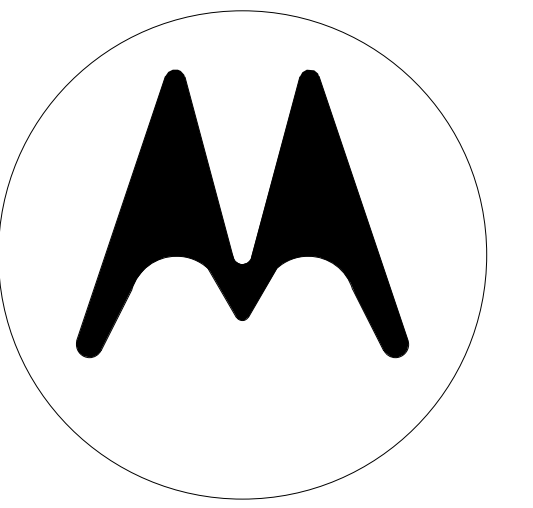
SHEET No. & NAME

**ELEVATIONS**

**C-101**







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PLANTATION, FL 33322

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**BROWARD COUNTY  
WEST HOLLYWOOD**

SW 49TH COURT FT LAUDERDALE, FL 3331

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

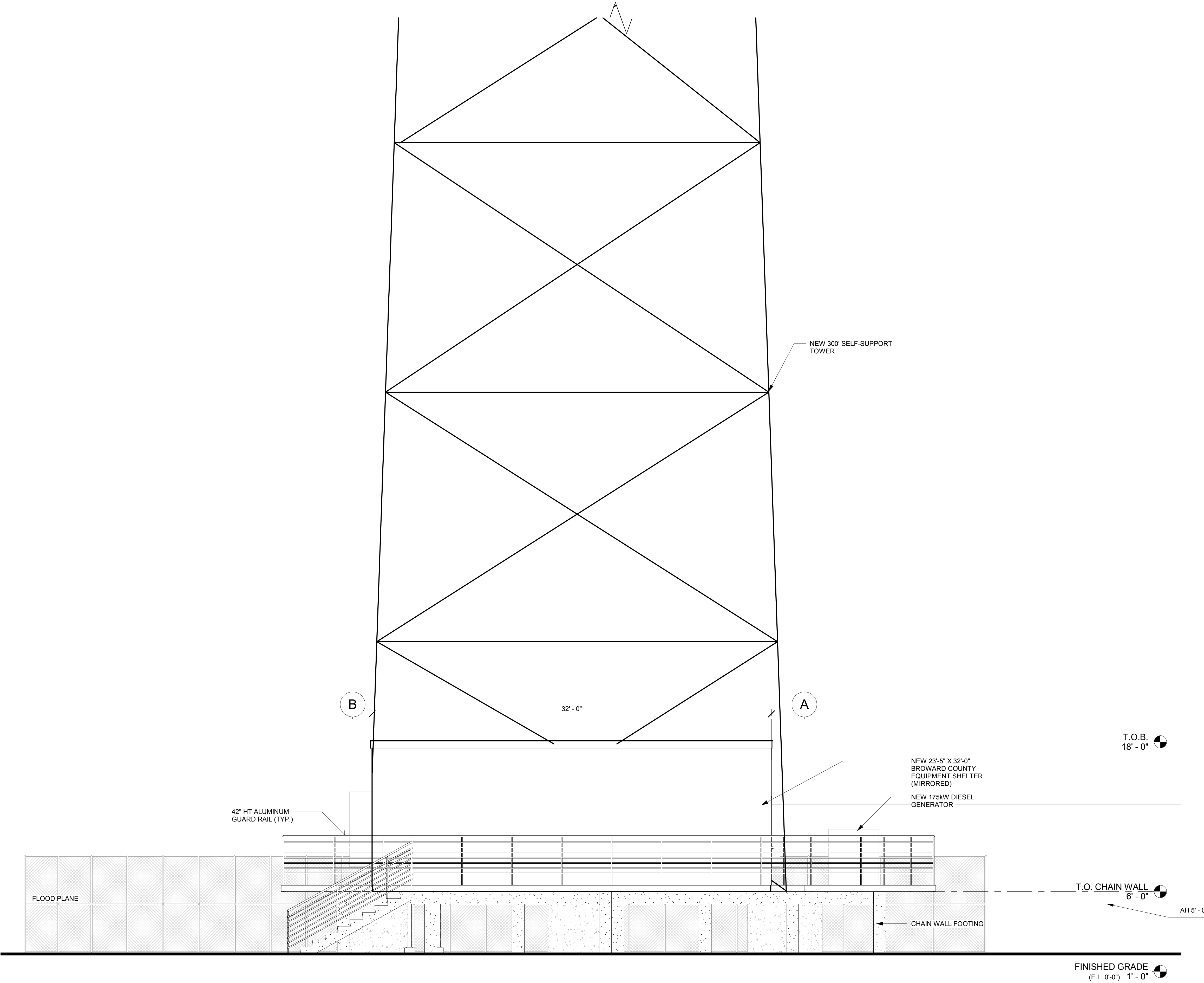
DRAWN: G. TRIANA CHECKED: C. RULLIER

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NO.	DATE	DESCRIPTION



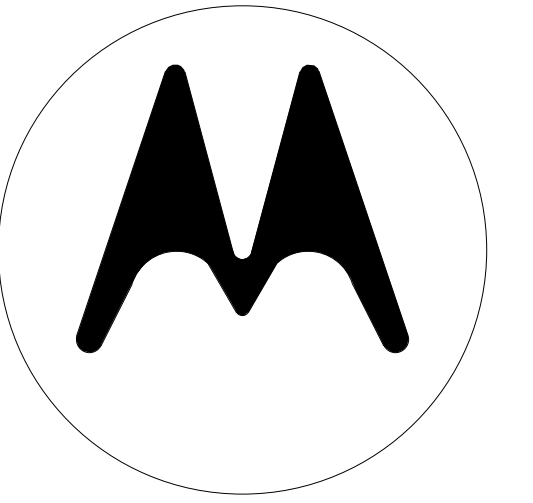
1 NORTH ELEVATION ENLARGE  
1/4" = 1'-0"

SHEET No. & NAME  
**NORTH ELEVATION**

**C-200**

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**BROWARD COUNTY  
WEST HOLLYWOOD**

SW 49TH COURT FT LAUDERDALE, FL 3331

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

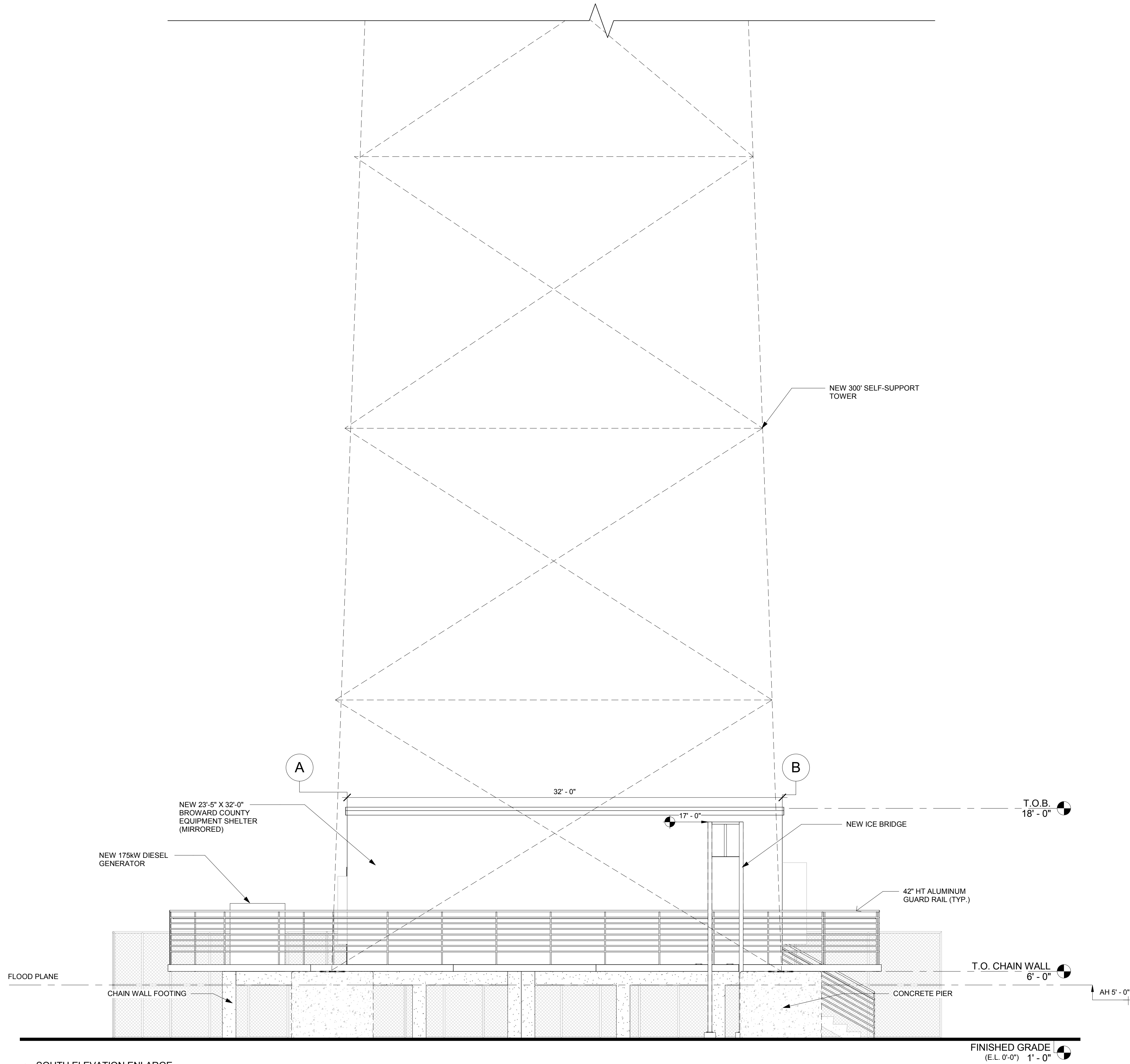
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APPROVED: F.D. SHIVER ISSUE DATE: 08-16-18



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NO.	DATE	DESCRIPTION

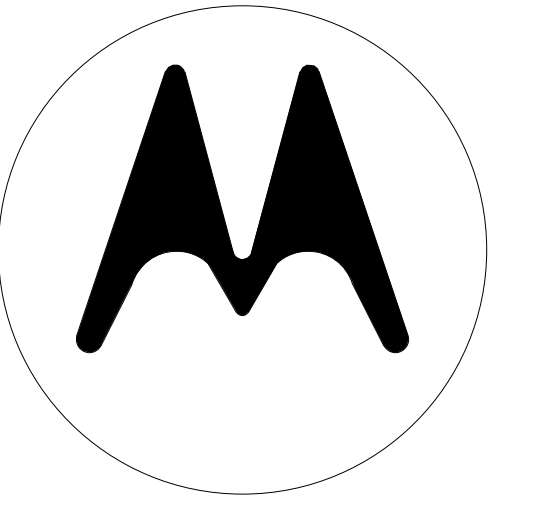


① SOUTH ELEVATION ENLARGE  
1/4" = 1'-0"

SHEET No. & NAME

**SOUTH ELEVATION**

**C-201**



**MOTOROLA**

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PLANTATION, FL 33322

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**BROWARD COUNTY  
WEST HOLLYWOOD**

SW 49TH COURT FT LAUDERDALE, FL 3331

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

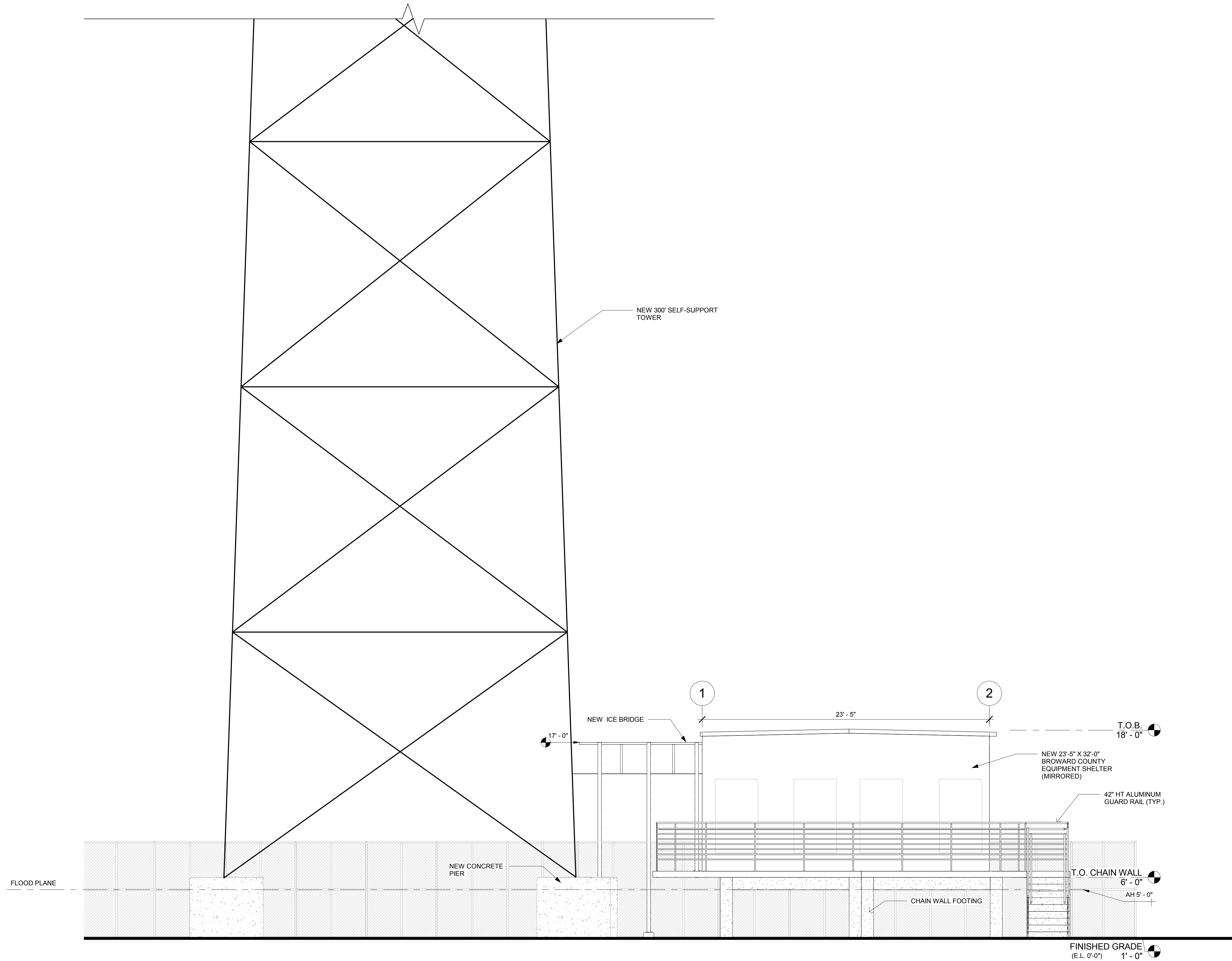
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APPROVED: F.D. SHIVER ISSUE DATE: 08-16-18



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ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	DESCRIPTION
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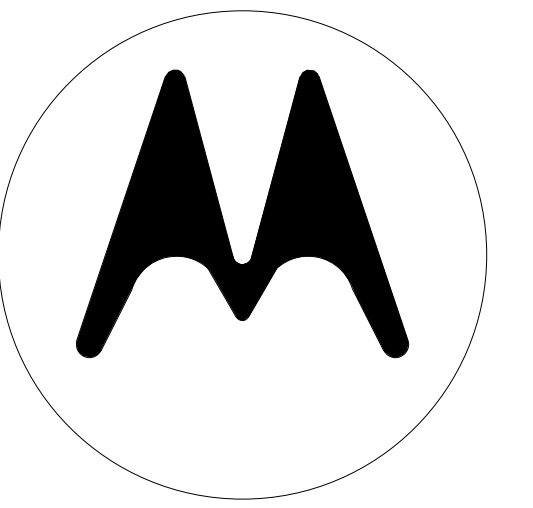


① EAST ELEVATION ENLARGE  
1/4" = 1'-0"

SHEET No. & NAME

**EAST ELEVATION**

**C-202**



**MOTOROLA**

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

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**BROWARD COUNTY  
WEST HOLLYWOOD**

SW 49TH COURT FT LAUDERDALE, FL 3331

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

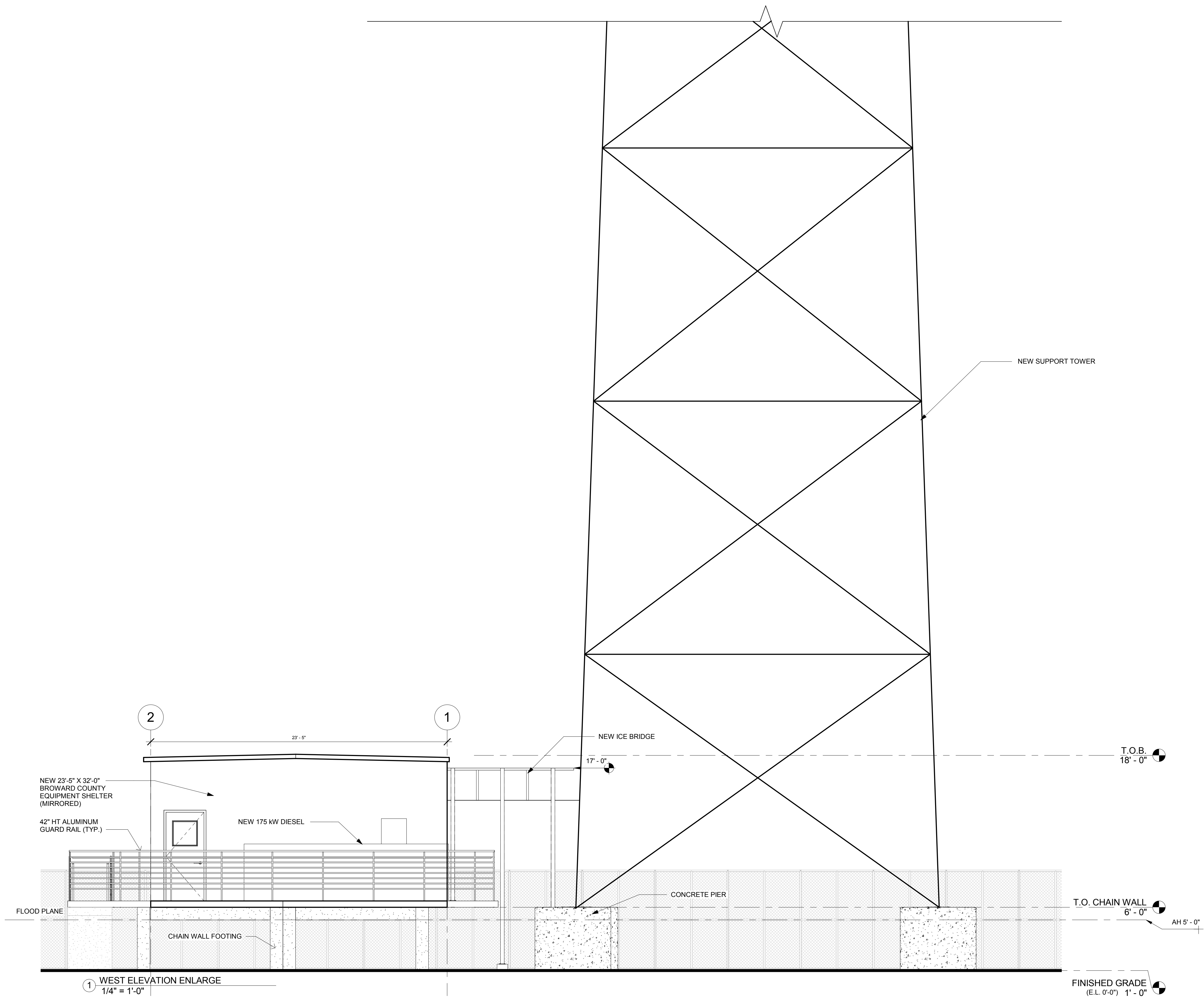
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APPROVED: F.D. SHIVER ISSUE DATE: 08-16-18



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PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	DESCRIPTION
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1 WEST ELEVATION ENLARGE  
1/4" = 1'-0"

SHEET No. & NAME

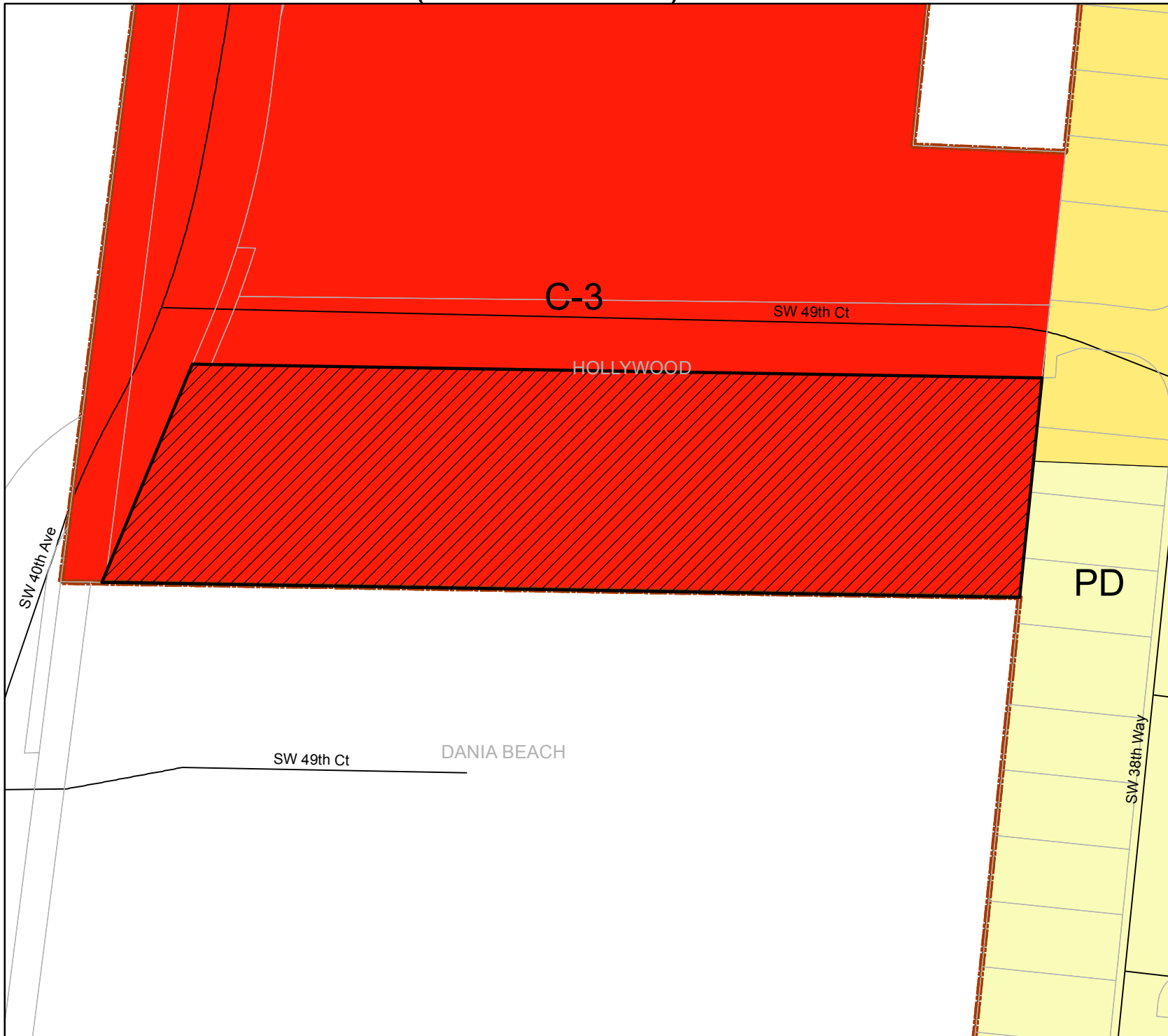
**WEST ELEVATION**

**C-203**

**ATTACHMENT B**  
Land Use and Zoning Map





DEVELOPMENT SERVICES  
PLANNING



**Legend**

 Subject Property

 City Boundary

 Streets

**LAND USE**

 LRES

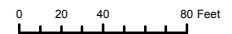
 LMRES

 GBUS

**ZONING**

 PD

 C-3



**ATTACHMENT C**  
Existing Zoning Regulations

## Schedule of District, Use and Setback Regulations

### C. C-3 Medium Intensity Commercial District.

#### 1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
<p>This district is intended to provide standards for the sale of goods and services to the entire city while remaining compatible with the surrounding residential neighborhood.</p>	<p>Apt. on the second floor and above.*                      Assembly of pre-manufactured parts for sale on the premises (See § 4.21).                      Commercial uses. Except for Self-Storage Facilities.                      Consignment shops.                      Hotels &amp; Motels.                      Offices.                      Pain Management Clinics. (See § 4.22.R for regulations).                      Personal Services.                      Places of worship, meeting halls and fraternal lodges.                      Psychic Help Uses.                      Retail (indoor/outdoor).**                      Substance Abuse and Rehabilitation Centers. (See § 4.22.R for regulations).                      Thrift Shops.**                      Adult Educational Facilities (See Article 2 "Definitions").</p> <p>*Can not exceed 50% of the total floor area of the building.</p> <p>** See Performance Standards in § 4.3.J.</p>	<p>Day Care Facilities.                       School,** public or private.                       Service Stations.</p>	<p>Any Use that is customarily associated with the Main Permitted Use or Special Exception. (See § 4.21).</p>	<p>Any use not listed as a Main Permitted Use or Special Exception.</p>

#### 2. Development regulations:

Setbacks	Maximum Height	Minimum Unit Size (Sq. Ft.) and Maximum Density						
<p>0 ft. adjacent to commercial property.                       If adjacent to residential zoning district.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;"># of Stories</td> <td style="width: 85%;">Setback front, rear, sides</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">15 ft.</td> </tr> <tr> <td style="text-align: center;">2-5</td> <td style="text-align: center;">15 ft. + 10 ft.per floor</td> </tr> </table> <p>A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area.</p> <p>See Performance Standards in § 4.3.J.</p>	# of Stories	Setback front, rear, sides	1	15 ft.	2-5	15 ft. + 10 ft.per floor	<p>5 stories or 60 ft.</p>	<p>Apt.: 500 Min.                      750 Avg.</p> <p>Hotel or motel:                      300-335 sq. ft. 15 % of units                      335+ sq. ft. 85% of units</p> <p>Density                      Apts. = 18 units per acre                      Hotel or motel = 36 units per acre.</p>
# of Stories	Setback front, rear, sides							
1	15 ft.							
2-5	15 ft. + 10 ft.per floor							



**ATTACHMENT D**  
Proposed Zoning Regulations

**Schedule of District, Use and Setback Regulations**

**§ 4.9 GU Government Use District.**

**A. Purpose and uses.**

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
<p>Any land acquired, owned or leased by the city or any other governmental entity/agency may be given a zoning designation of GU by initiating the rezoning process set forth in F.S. § 166.041, Art. 5 of the Zoning and Land Development Regulations, and this section.</p> <p>To permit residential, non-residential, and/or any combination of each on tracts of land that are owned or leased by the city or any other governmental entity or agency to be planned and developed as a whole, as a single operation or in phases with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning; except for land in Port Everglades.</p>	<p>Government Buildings and Uses (such as but not limited to Federal, State, County and city buildings; schools, offices, parks, public golf courses etc.) Any Use approved by the City Commission for the private development (lease, air-rights etc.) of governmentally owned property. All Uses must be consistent with the Comprehensive Plan and zoned according to state law.</p> <p>Those properties located within a designated Music District are permitted to engage in any activity, use, restriction, or exemption listed in the Code of Hollywood, § 100.06(K), § 113.03(A)(2) and City Commission Resolution No. 95-272(A).</p>	<p>Any building or Use adjacent to or within a single family, RM-9, RM-18 or RM-25 district.</p> <p>Parking garages.</p>	<p>Any Use that is customarily associated with the Main Permitted Use. See § 4.21.</p>

**B. General development regulations for property within GU Government Use District.**

**1. Procedures and requirements for rezoning to a GU Development.**

- a. **Application.** An application for rezoning to GU Development shall be made only by the governmental entity or agency that owns or leases the subject property and processed in the same manner as other applications for change of zoning of land in accordance with state law and pursuant to Article 5.
- b. **Zoning designation.** Upon the sale of public property that is currently zoned GU, the governmental entity or agency shall initiate a zoning designation change pursuant to F.S.

## Hollywood — Zoning and Land Development Regulations

Chapter 166.041, as amended from time to time, and in accordance with the procedures set forth in Article 5 of the Zoning and Land Development Regulations. If a governmental entity or agency acquires property to be utilized for a public purpose or desires to develop property it owns or leases for the purposes set forth in § 4.9.A. above, then the rezoning procedures set forth below shall be followed.

- c. Consideration by the City Commission. Upon receiving the recommendation of the Planning and Development Board, the City Commission shall conduct a public hearing to consider the rezoning petition in accordance with the rezoning procedures set forth in Article 5 and the Site Plan pursuant to Article 6. The City Commission shall evaluate the proposed development in the same manner as required of the Planning and Development Board.
- C. Development regulations for GU property requiring Site Plan Review. When the city or any other governmental entity/agency owning or leasing public property within a GU District desires to develop the property, Site Plan Review in accordance with Article 6 and other applicable Articles of the Zoning and Land Development Regulations is required and the following development regulations shall be followed:
1. Unified control. All land included for the purpose of development within a GU District shall be under the control of the city, any other governmental entity or agency. The city or other governmental entity/agency shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed GU District, which shall be reviewed by the Department and the City Attorney's Office.
  2. Land use and design regulations.
    - a. Maximum density.
      1. Density. The maximum permitted density shall be determined by the City Commission, but in no event shall it exceed the limits set forth in the Comprehensive Plan.
      2. For purposes of this section. Community Residential Facility and hotel units shall equal one-half of one dwelling unit, and any residential unit shall be equal to one dwelling unit.
    - b. Minimum plot size, distance between structures, frontage and setbacks.
      1. No minimum plot size shall be required with a GU Development.
      2. No minimum distance between structures shall be required within a GU District, except as required by the Florida Building Code. The appropriate distance between structures shall be evaluated on an individual development basis by the City Commission, upon recommendation of the Planning and Development Board, after considering the type and character of the building types within a development.

## Schedule of District, Use and Setback Regulations

3. **Setbacks.** There are no required setbacks or yards except for those imposed by the City Commission, upon recommendation of the Planning and Development Board, and the Florida Building Code, as amended from time to time.
  - c. **Maximum height of structures.** No maximum height of structures shall be required within a GU District. The City Commission upon recommendation of the Planning and Development Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Hollywood Comprehensive Plan, City-Wide Master Plan and relevant Neighborhood Plan.
  - d. **Total site coverage.** The City Commission, upon recommendation of the Planning and Development Board, shall determine the appropriate site coverage on an individual development basis after considering the character and intensity of the proposed development.
3. **GU District Site Plan.** The Site Plan petition shall be submitted to the Department pursuant to Article 6. The Development Review Coordinator shall review the GU Site Plan in accordance with the procedures set forth in Article 6 and shall forward his or her recommendation to the Planning and Development Board.
4. **Consideration by the Planning and Development Board.** The Planning and Development Board shall evaluate the Site Plan in accordance with the requirements set forth in Article 6. In addition, the Board shall evaluate the suitability of the proposed development with the Design Review Criteria set forth in § 5.3.J.4., the City's Comprehensive Plan, the City-Wide Master Plan and the relevant Neighborhood Plan. The Planning and Development Board may recommend reasonable conditions, safeguards and stipulations be attached to the approval of the Site Plan. Upon reviewing the Site Plan, the Planning and Development Board shall forward its recommendation to the City Commission.
5. **Conformance to the approved GU District Site Plan.**
  - a. **Permits.** After rezoning to GU Development District, no permits shall be issued by the city and no development shall commence unless in conformance with the approved GU Development Site Plan approved by the City Commission. The GU Development may be developed in phases; however, such phases shall be an element of the Site Plan approved by the City Commission.
  - b. **Major and minor changes to the Site Plan shall be made pursuant to Article 6.**
  - c. **Transfer of ownership.** No land within an approved GU District may be transferred in ownership or in any other way removed from unified control without a written agreement between the city and the parties to which such transfer is made, stipulating their understanding

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and agreement to a condition that such transferred land shall continue under the full terms and provisions of the GU Development approval.

(Ord. O-94-14, passed 4-6-94; Am. Ord. O-96-44, passed 9-25-96; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2002-13, passed 3-6-2002; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-05, passed 3-7-12)

**§ 4.10 HD Hospital District.**

**A. Purpose and uses.**

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
This district is designed to accommodate Hospital facilities and related uses that support the health care industry.	Hospital Should the hospital cease to be the Main Permitted Use, each of the accessory uses shall automatically become legal non-conforming uses.	None	Any Use that is customarily associated with the Main Permitted Use. (See § 4.21)

**B. Development regulations.** Setbacks shall be determined by the Director based upon the setbacks in the adjacent zoning districts and requirements that result from the Site Plan review process.

(Ord. O-94-14, passed 4-6-94; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-05, passed 3-7-12)

**§ 4.11 Social Services Facilities (SSF).**

**A. Purpose.** The intent of these regulations is to establish reasonable and uniform regulations for Social Service Facilities that will protect the health, safety, property values, and general welfare of the people, businesses, and industries of the city.

**B. Locations for Social Service Facilities.** Notwithstanding any other provision of the City's Zoning and Land Development Regulations, no person or entity shall propose, cause or permit the operation of or enlargement of (except where enlargement is required by law) a Social Service Facility except in districts with the following zoning designations: SR7 CCD (Low Hybrid Commercial South), C-2, C-3, C-4, C-5, IM-1, IM-2, IM-3, IM-4, PEDD.

For purposes of this section, enlargement includes, but is not limited to, increasing the floor size of the establishment by more than 10%.

**C. Distance Requirements.** In addition to the zoning prohibitions set forth in subsection B. above, a Social Service Facility shall not be allowed to open, operate, or be enlarged (except where enlargement is required by law) within any of the distances set forth in Article 3, § 3.23 of the Zoning and Land Development Regulations.

(Ord. O-94-14, passed 4-6-94; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2010-12, passed 4-7-10)