



W W W . G O V L A W G R O U P . C O M

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October 30, 2025

Andria Wingett, Director  
Development Services Department  
2600 Hollywood Blvd.  
Hollywood, FL 33021

RE: Hollywood Arts Residences – Land Use Plan Amendment

Dear Ms. Wingett:

The purpose of this letter is to provide an overview of the above captioned land use plan amendment application in relation to the P3 Project Site and generalized redevelopment and improvements, the source and allocation of Project residential density, and the relationship to the Broward County Land Use Plan.

This letter is organized as follows:

I. High-level overview of the Hollywood Arts Residences Project Site	Page 1
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## **I. The Hollywood Arts Residences Project Site**

The Project Site is depicted in Exhibit 1. A sketch and legal description is attached as Exhibit 2. The site totals 5.15 acres and includes:

- the new community center and residential building with associated parking
- An expanded and upgraded Harry Berry Park
- Supplemental park and beach parking
- Existing parking and open space along Surf Road between Azalea Terrace and Jefferson Street that is designated for residential development at up to 25 units per acre. This residential density from this parcel will be used for residential development above the redeveloped community center, and the parcel will be deed restricted for the existing parking and open space use only.
- Azalea Terrace, an alley and a portion of Surf Road are included within the Project Site. These will remain publicly owned and will continue to function. They are included as part of the Project Site because on-street parking and other improvements will be made for the City as part of the public-private partnership scope of work.

A map identifying the parcels as shown on the Broward County Property Appraiser's website is attached as Exhibit 5, together with a table describing the existing land use plan designation, use and proposed use.

## **II. Relationship between the Land Use Plan Amendment and Project Site**

The application for land use plan map amendment applies to only a portion of the Project Site. The purpose of the amendment is to change the land use designation of the community center parcels from Community Facility to Medium High (25) Residential. The amendment boundaries do not coincide with the Project Site boundaries because, 1) the amendment applies to only the portion of the Project Site designated Community Facility and 2) the city and county have rules for delineating land use plan map amendments boundaries, discussed further below.

## **III. How this amendment differs from the previous amendment**

The current amendment application is for 2.98 acres, which is approximately one acre less land area than the previous amendment application that was for 3.99 acres. The previous amendment added 99 residential units of density to the community center parcel. The current amendment adds 74 residential units of density to the community center parcel. The maps in Exhibit 4 are a side-by-side comparison that show the areas included in the previous amendment that are not included in the current amendment.

All of the above areas eliminated from the current amendment application are designated Open Space and Recreation. The current amendment application does not include any land designated Open Space and Recreation.

## **IV. How residential density is obtained for the Hollywood Arts Residences**

Project density comes in part from three platted blocks of land as follows:



Andria Wingett, Director  
Development Services Department  
October 30, 2025

1. The block occupied by the community center, extending from S. Ocean Drive to Surf Road (1.79 acres)
2. The block east of the community center between Surf Road and the Broadwalk (0.30 acre)
3. A portion of the block of parking and open space between Azalea Terrace and Jefferson Street (0.95 acre).

The blocks numbered 1. and 2. above are designated Community Facility on the Hollywood Land Use Map and are the subject of the current land use plan amendment application.

The remainder of the density is derived from rights-of-way abutting the three blocks of land, as provided by both the Hollywood and Broward County land use plans. Pursuant to the Residential permitted uses sections of both plans, residential density is calculated to include abutting rights-of-way (generally to the centerlines). The applicable provisions of each plan are included below.

- Broward County Land Use Plan

- b. Density Calculation

- “All references to density within the Broward County Land Use Plan mean gross density. Gross density means the number of dwelling units existing or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Broward County Land Use Plan.”

- Hollywood Land Use Plan

- “All references to density in the plan refer to gross density allowable. The gross acreage of any area means the total number of acres in the area, including acreage used or proposed for streets, lakes, waterways, and property to the centerline of any abutting street or road right-of-way. Credit towards density is not given for North and South Lakes nor any canals of the primary drainage system.”

Accordingly, portions of Azalea Terrace, Bougainvillea Terrace, S. Ocean Drive, Surf Road, an alley, and the Broadwalk are included in the density calculation as required by both the city and county land use plans. Exhibit 1 shows the portions of these rights-of-way that are included in the density calculation. No portion of the Intracoastal Waterway, North or South Lakes, nor any canal of the primary drainage system are included in the density calculation.

In conclusion, the Project density of 111 dwelling units is derived from:

- The 2.98 acres of platted parcels and abutting rights-of-way that are the subject of the land use plan amendment;  
added together with
- The 1.48 acres between Azalea Terrace and Jefferson Street that are already designated Medium High (25) Residential, totaling 4.46 acres of land designated Medium High (25)

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Residential should the land use plan amendment be approved. (4.46 acres x 25 units/acre = 111 units; fractional units are not counted for density pursuant to both land use plans).

## **V. How residential density can be rearranged within the Project**

Both plans allow density to be redistributed throughout a unified project site if the total number of permissible units is not exceeded. For this reason, the 1.48 acres between Azalea Terrace and Jefferson Street, where no development will occur, will be deed restricted for open space use only, thereby encumbering the residential density from that parcel. The applicable provisions of both plans are included below.

- Broward County Land Use Plan

- c. Arrangement of Dwelling Units

- “Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Broward County Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Broward County Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by local zoning and land development regulations.”

- Hollywood Land Use Plan

- “Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Land Use Plan does not regulate whether a developer uses 10 acres of land designated for Low (5) Residential density to build 50 single family homes or whether the same 10 acres are used to build a 50 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by zoning and land development regulations.”



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October 30, 2025

## **VI. Relationship between the Project Site and the Broward County Land Use Plan**

The Broward County Land Use Plan Map designated Parcels D and E Medium High (25) Residential when this Project was conceived. Correspondence from the Broward County Planning Council confirmed this. However, at some point in time, the county's map was changed to mirror the City's Community Facility designation, and it does not appear to have been done officially. Exhibit 6 is a memorandum outlining our position with a detailed sequence of events and communications that led to the current amendment, with particular emphasis on discrepancies identified between the local and County land use designations.

Very truly yours,



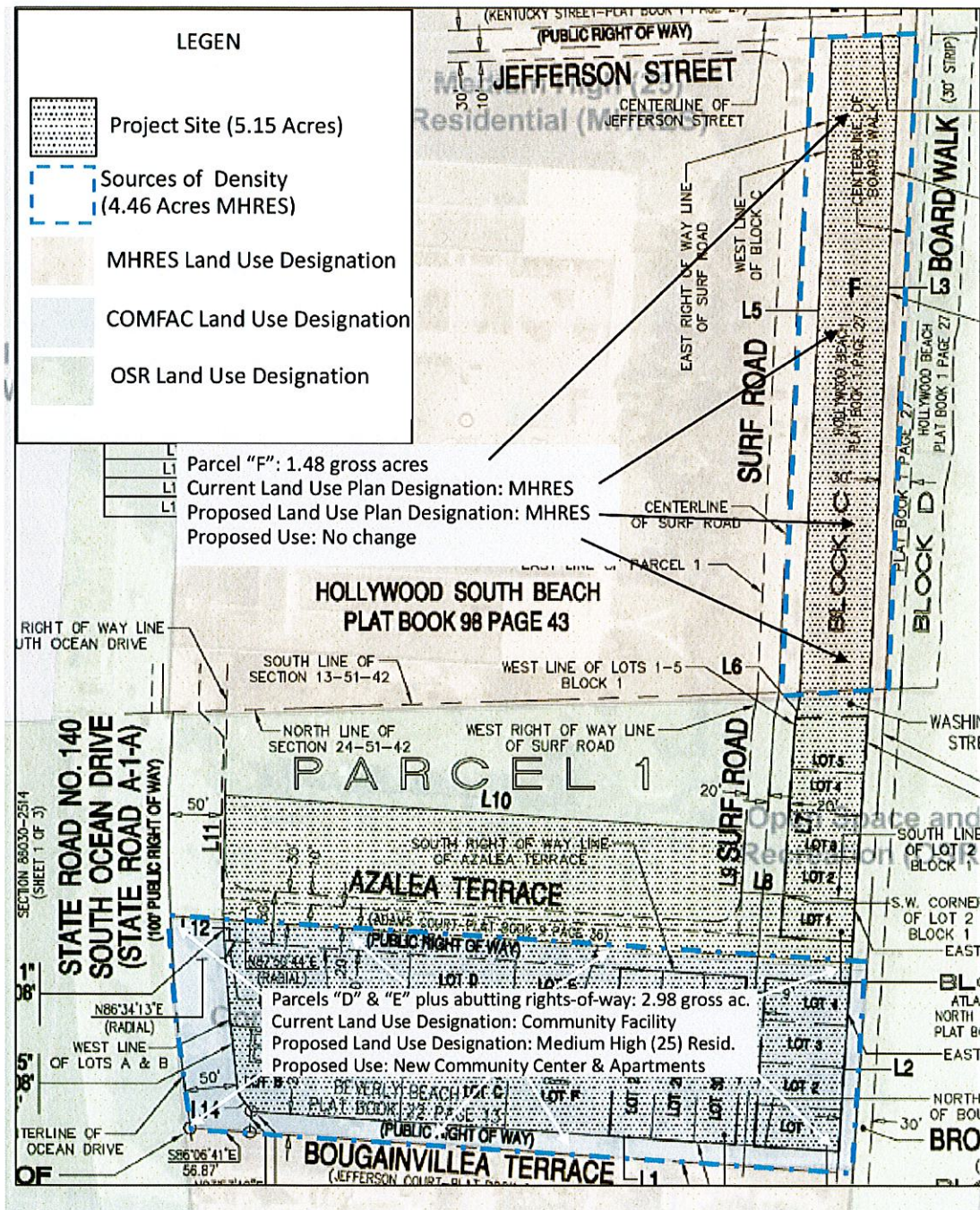
Keith M. Poliakoff

Enclosures

# EXHIBIT 1

## PROJECT SITE AREA AND DENSITY BASIS

### With City Land Use Map Overlay





**EXHIBIT 2  
SKETCH AND LEGAL OF PROJECT SITE**

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

All of the following;

Lots 1, 2, 3, 4, 5, 6, 7, 28, 29 and 30, Block 2, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

Lots A, B, C, D, E and F, Block 2, BEVERLY BEACH, according to the Plat thereof, as recorded in Plat Book 22 at Page 13,

Lots 1, 2, 3, 4 and 5, Block 1, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

And a portion of the following:

Azalea Terrace (Adams Court per Plat Book 9 at Page 36) and Surf Road,

Block C, HOLLYWOOD BEACH, according to the Plat thereof, as recorded in Plat Book 1 at Page 27,

Parcel 1, HOLLYWOOD SOUTH BEACH, according to the Plat thereof, as recorded in Plat Book 98 at Page 43,

all being recorded in the Public Records of Broward County, Florida and being more particularly described as follows:

Commence at the intersection of the centerline of South Ocean Drive and the centerline of said Bougainvillea Terrace; thence S 86°06'41" E along said centerline of Bougainvillea Terrace for 56.87 feet; thence N 03°53'19" E for 20.00 feet to the Point of Beginning; thence S 86°06'41" E along the North right of way line of Bougainvillea Terrace, also being the South line of said Block 2, ATLANTIC SHORES NORTH BEACH SECTION and said Block 2, BEVERLY BEACH for 559.63 feet; thence N 03°58'13" E along the West line of the Board Walk, being a thirty (30) foot strip, also being the East line of said Lots 1, 2, 3, 4 and 5 of Block 1, the East line of said Lots 1, 2, 3 and 4 of Block 2 and the East line of said Block C for 440.56 feet; thence N 02°43'00" E along the West line of the Board Walk, being a thirty (30) foot strip, also being said East line of Block C for 622.88 feet; thence S 87°50'52" W along the North line of said Block C for 64.89 feet, the following two (2) courses being along the East right of way line of said Surf Road, also being the West line of said Block C; 1) thence S 02°51'07" W for 628.65 feet; 2) thence S 10°14'42" W along the West line of said Lot 5 of Block 1 for 26.00 feet; thence S 03°51'12" W along said East right of way line of Surf Road, also being the West line of said Lots 2, 3, 4 and 5 of Block 1 for 162.11 feet to the Southwest corner of said Lot 2; thence N 86°06'41" W along the Westerly extension of the South line of said Lot 2 of Block 1 for 40.00 feet; thence N 03°51'12" E along the West right of way line of said Surf Road, also being the East line of said Parcel 1 for 58.71 feet; thence N 86°06'41" W for 496.16 feet; thence S 01°04'57" W along the East right of way line of South Ocean Drive for 113.99 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 87°50'44" E; thence Southeasterly along a 1860.08 foot radius curve leading to the left through a central angle of 0°46'11" for an arc distance of 24.99 feet to a point on a non-tangent line; thence S 86°06'41" E along the South right of way line of said Azalea Terrace, also being the North line of said Lot A of Block 2 for 10.00 feet, the following three (3) courses being along said East right of way line of South Ocean Drive; 1) thence S 29°59'24" W for 18.14 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 86°31'13" E; 2) thence Southeasterly along the West line of said Lots A and B of Block 2, also being along a 1860.08 foot radius curve leading to the left through a central angle of 3°59'25" for an arc distance of 129.54 feet to a point on a non-tangent line; 3) thence S 35°55'06" E along said West line of Lot B of Block 2 for 20.70 feet to the Point of Beginning.

Drawn By	MAP
Cad. No.	220695
Rcf. Dwg.	2020-013-1
Plotted:	9/5/25 9:02a

**LEGAL DESCRIPTION**

**FORTIN, LEAVY, SKILES, INC.**  
**CONSULTING ENGINEERS, SURVEYORS & MAPPERS**  
**FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653**  
**180 Northeast 168th. Street / North Miami Beach, Florida. 33162**  
**Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com**

Date	9/5/25
Scale	NOT TO SCALE
Job. No.	250516
Dwg. No.	1022-070-5
Sheet	1 of 4

## EXHIBIT "A"

### SURVEYOR'S NOTES:

- This site lies in Sections 13 and 24, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 86°06'41" E for the North right of way line of Bougainville Terrace.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.  
Lands shown hereon containing 224,460 square feet, or 5.153 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1.

### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on September 5, 2025, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

**FORTIN, LEAVY, SKILES, INC., LB3653**

By: \_\_\_\_\_  
Daniel C. Fortin Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	9/5/25 9:02a

### ***SURVEYOR'S NOTES & CERTIFICATION***

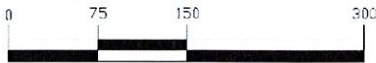
**FORTIN, LEAVY, SKILES, INC.**  
**CONSULTING ENGINEERS, SURVEYORS & MAPPERS**  
**FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653**  
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Sheet	2 of 4





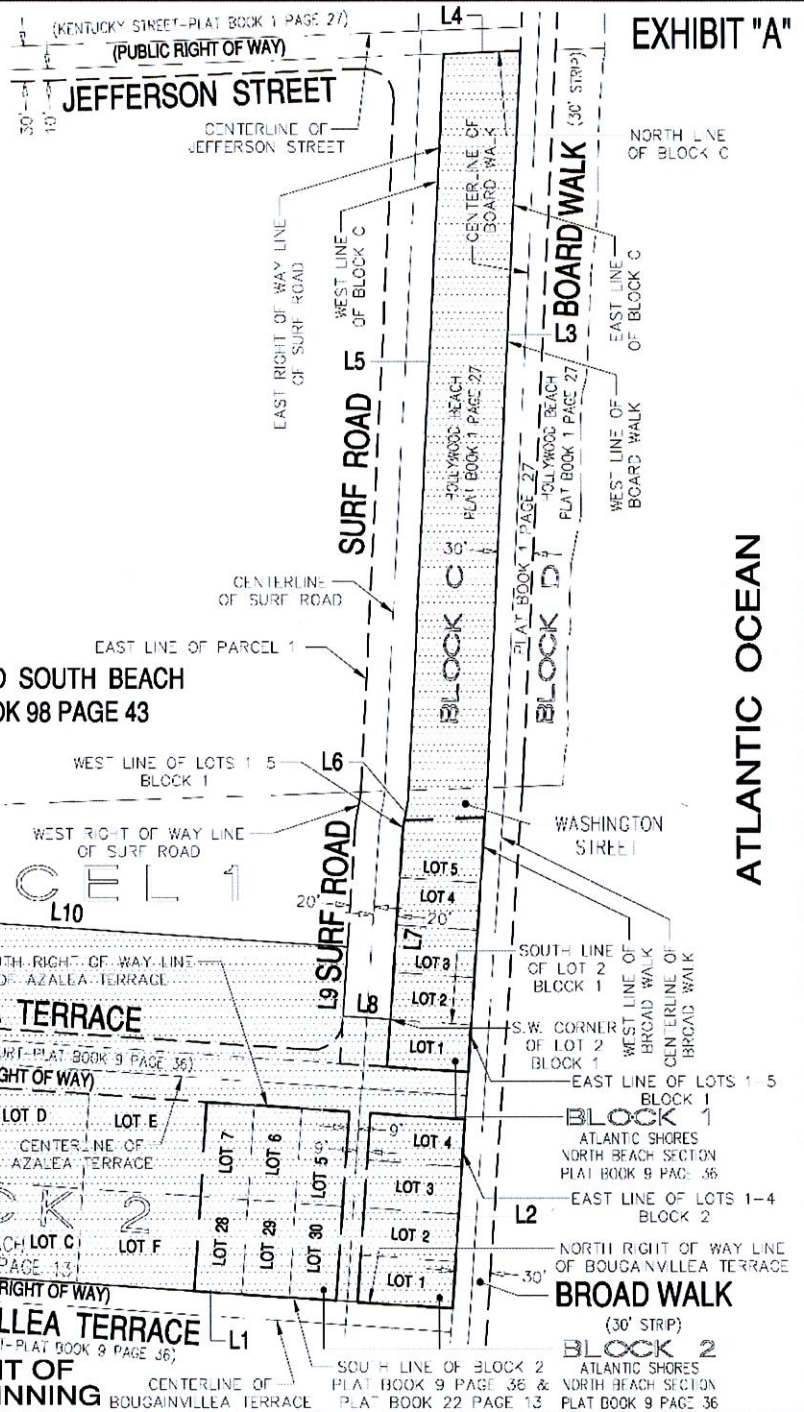
# GRAPHIC SCALE



( IN FEET )

1 inch = 150 ft.

LINE	LENGTH	BEARING
L1	559.63	S86°06'41"E
L2	440.56	N03°58'13"E
L3	622.88	N02°43'00"E
L4	64.89	S87°50'52"W
L5	628.65	S02°51'07"W
L6	26.00	S10°14'42"W
L7	162.11	S03°51'12"W
L8	40.00	N86°06'41"W
L9	58.71	N03°51'12"E
L10	496.16	N86°06'41"W
L11	1'3.99	S01°04'57"W
L12	10.00	S86°06'41"E
L13	18.14	S29°59'24"W
L14	20.70	S35°55'08"E



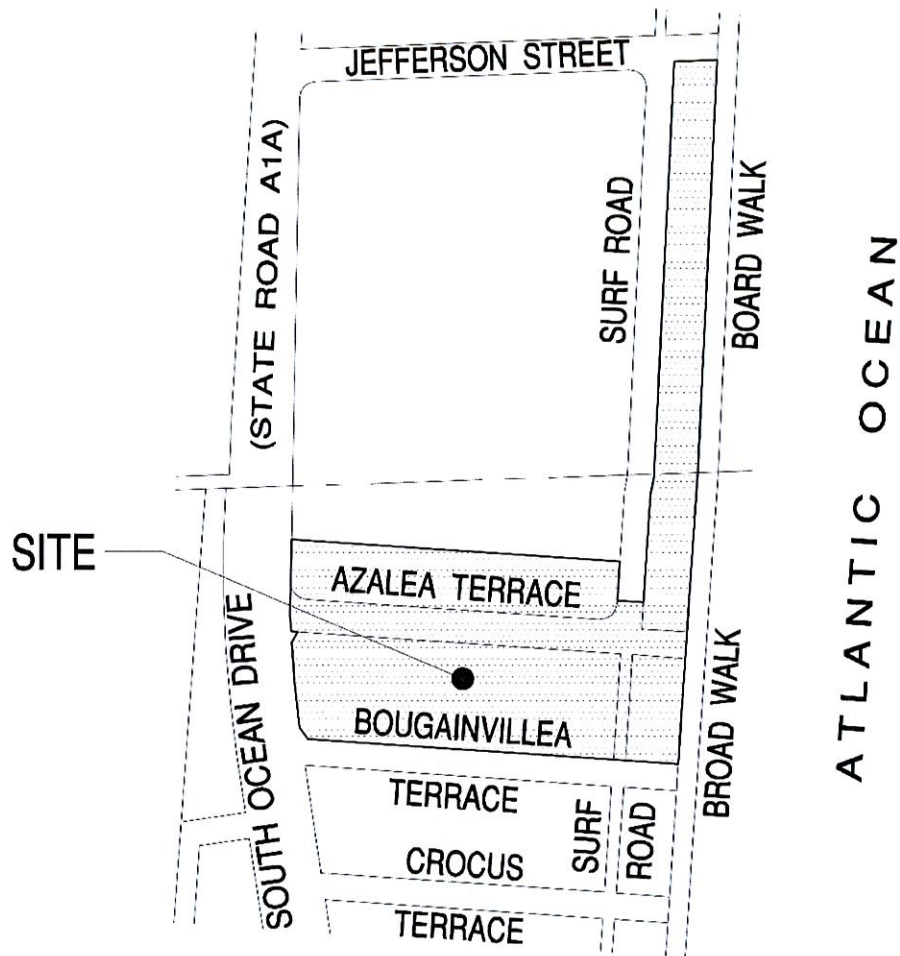
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Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	9/5/25 9:02a

## SKETCH OF DESCRIPTION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date	9/5/25
Scale	1"=150'
Job. No.	250516
Dwg. No.	1022-070-5
Sheet	3 of 4

# EXHIBIT "A"



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 Cad. No. 220695  
 Ref. Dwg. 2020-013-1  
 Plotted: 9/5/25 9:02a

## LOCATION SKETCH

**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date 9/5/25  
 Scale NOT TO SCALE  
 Job. No. 250516  
 Dwg. No. 1022-070-5  
 Sheet 4 of 4



EXHIBIT 3  
SKETCH AND LEGAL OF PARCELS USED FOR DENSITY

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

All of Lots 1 thru 7 inclusive and all of Lots 28 thru 30 inclusive in Block 2, according to the Plat of ATLANTIC SHORES NORTH BEACH SECTION as recorded in Plat Book 9 at Page 36 of the Public Records of Broward County, Florida and; all of Lots A, B, C, D, E and F in Block 2 according to the Plat of Beverly Beach, as recorded in Plat Book 22 at Page 13 of the Public Records of Broward County, Florida.

AND

A portion of Azalea Terrace (Adams Court per Plat Book 9 at Page 36),

A portion of Bougainvillea Terrace (Jefferson Court per Plat Book 9 at Page 36),

A portion of the Board Walk, being a thirty (30) foot strip,

A portion of Surf Road, all being recorded in said Plat Book 9 at Page 36,

A portion of State Road No. 140, now known as South Ocean Drive (State Road A-1-A), as shown on said Plat Book 22 at Page 13,

A portion of Block C, HOLLYWOOD BEACH, according to the Plat thereof, as recorded in Plat Book 1 at Page 27,

And a portion of the Board Walk, being a thirty (30) foot strip, as recorded in said Plat Book 1 at Page 27,

all being recorded in the Public Records of Broward County, Florida and being more particularly described as follows:

Begin at the intersection of the centerline of said South Ocean Drive and the centerline of said Bougainvillea Terrace; thence S 86°06'41" E along said centerline of Bougainvillea Terrace for 631.47 feet; thence N 03°58'13" E along the centerline of said Board Walk for 200.00 feet; thence N 86°06'41" W along the centerline of said Azalea Terrace for 663.68 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 87°51'31" E; thence Southeasterly along the centerline of said South Ocean Drive, also being a 1910.08 foot radius curve leading to the left through a central angle of 6°04'41" for an arc distance of 202.63 feet to the Point of Beginning.

AND

Begin at the intersection of the centerline of said Jefferson Street and the centerline of said Surf Road; thence S 02°51'07" W along said centerline of said Surf Road for 642.67 feet; thence N 88°04'58" E along the the South line of Section 13, Township 51 South, Range 42 East, also being the North line of Section 24, Township 51 South, Range 42 East for 101.46 feet; thence N 02°43'00" E along the centerline of said Board Walk for 642.95 feet; thence S 87°50'52" W along said centerline of Jefferson Street and its Easterly extension for 99.97 feet to the Point of Beginning.

Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	6/30/25 4:12p

**LEGAL DESCRIPTION**

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	6/30/25
Scale	NOT TO SCALE
Job. No.	250406
Dwg. No.	1022-070-4
Sheet	1 of 4

## EXHIBIT "A"

### SURVEYOR'S NOTES:

- This site lies in Sections 13 and 24, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 86°06'41" E for the centerline of Bougainvillea Terrace.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 194,392 square feet, or 4.463 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1.

### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on June 30, 2025, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

**FORTIN, LEAVY, SKILES, INC., LB3653**

By: \_\_\_\_\_  
Daniel C. Fortin Jr., For The Firm  
Surveyor and Mapper, LB3653  
State of Florida.

Drawn By	MAP
Cad. No.	220695
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### ***SURVEYOR'S NOTES & CERTIFICATION***

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Date	6/30/25
Scale	NOT TO SCALE
Job. No.	250406
Dwg. No.	1022-070-4
Sheet	2 of 4





GRAPHIC SCALE



( IN FEET )

1 inch = 150 ft.

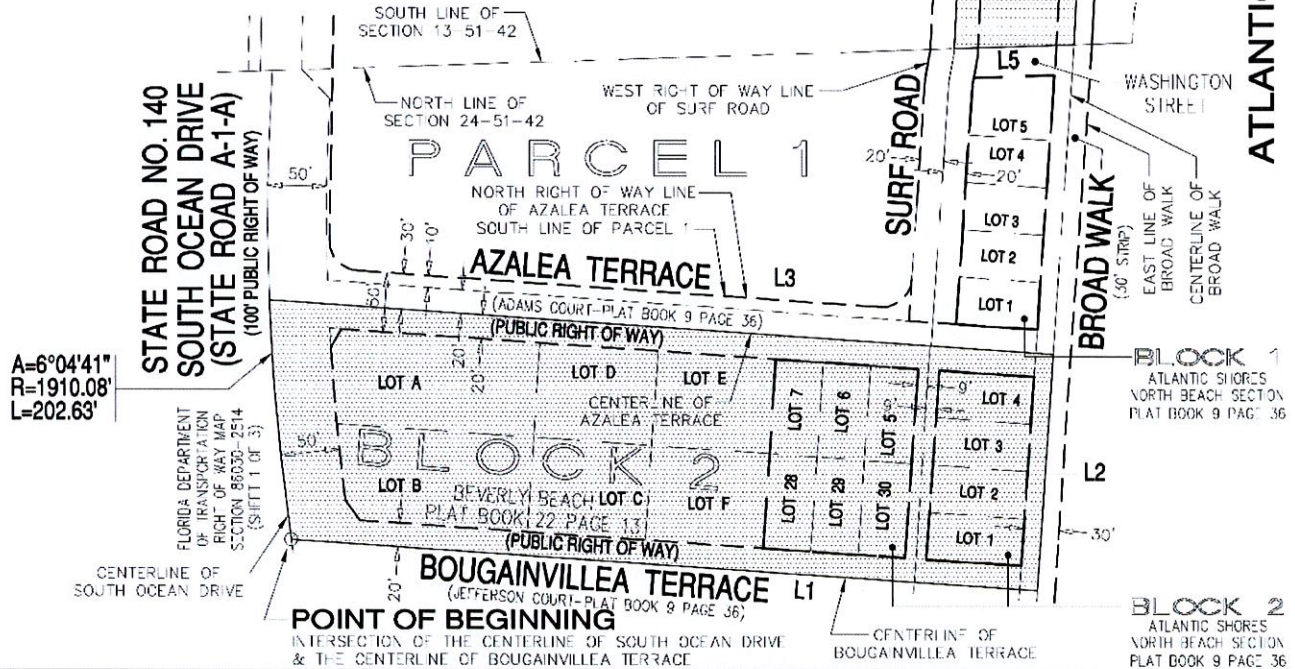
(PUBLIC RIGHT OF WAY)  
**JEFFERSON STREET**  
CENTERLINE OF  
JEFFERSON STREET

**POINT OF BEGINNING**

INTERSECTION OF THE CENTERLINE OF JEFFERSON STREET  
& THE CENTERLINE OF SURF ROAD

LINE TABLE		
LINE	LENGTH	BEARING
L1	631.47	S86°06'41"E
L2	200.00	N03°58'13"E
L3	663.68	N86°06'41"W
L4	672.67	S02°51'07"W
L5	101.46	N88°04'58"E
L6	642.95	N02°13'00"E
L7	99.97	S87°50'52"W

EXHIBIT "A"



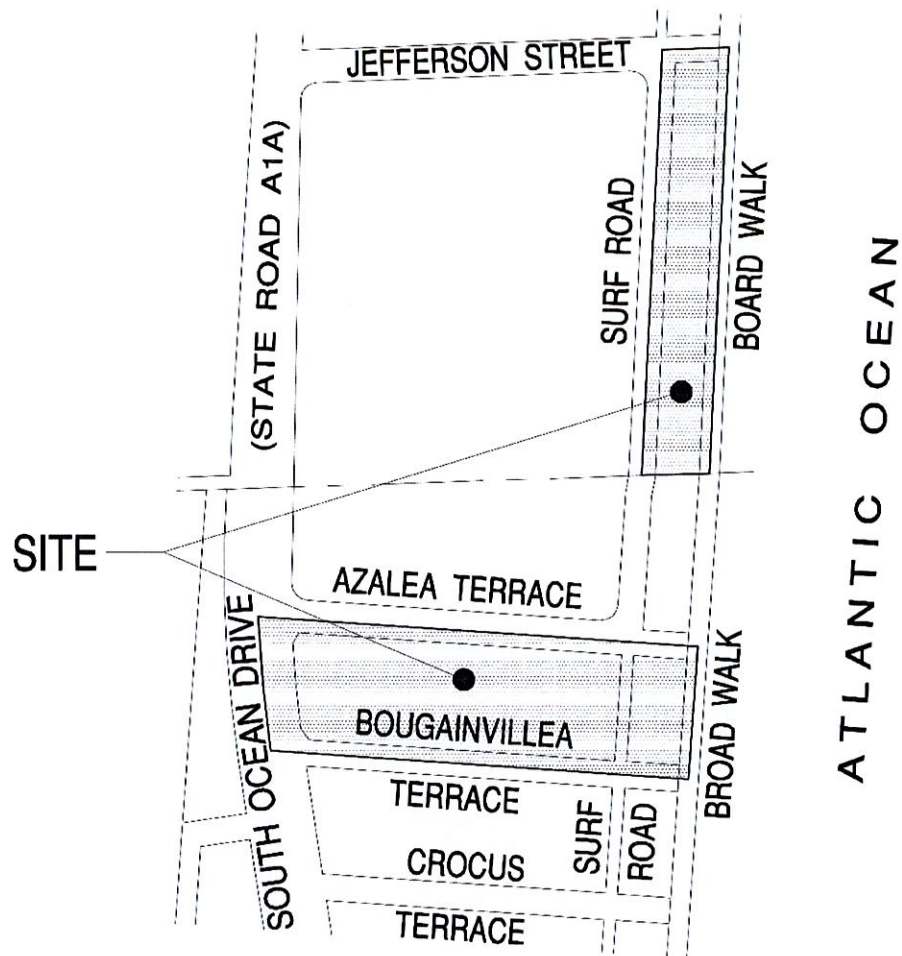
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Cad. No. 220695  
Ref. Dwg. 2020-013-1  
Plotted: 6/30/25 4:12p

**SKETCH OF DESCRIPTION**

**FORTIN, LEAVY, SKILES, INC.**  
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Date 6/30/25  
Scale 1"=150'  
Job. No. 250406  
Dwg. No. 1022-070-4  
Sheet 3 of 4

# EXHIBIT "A"



Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	6/30/25 4:12p

## LOCATION SKETCH

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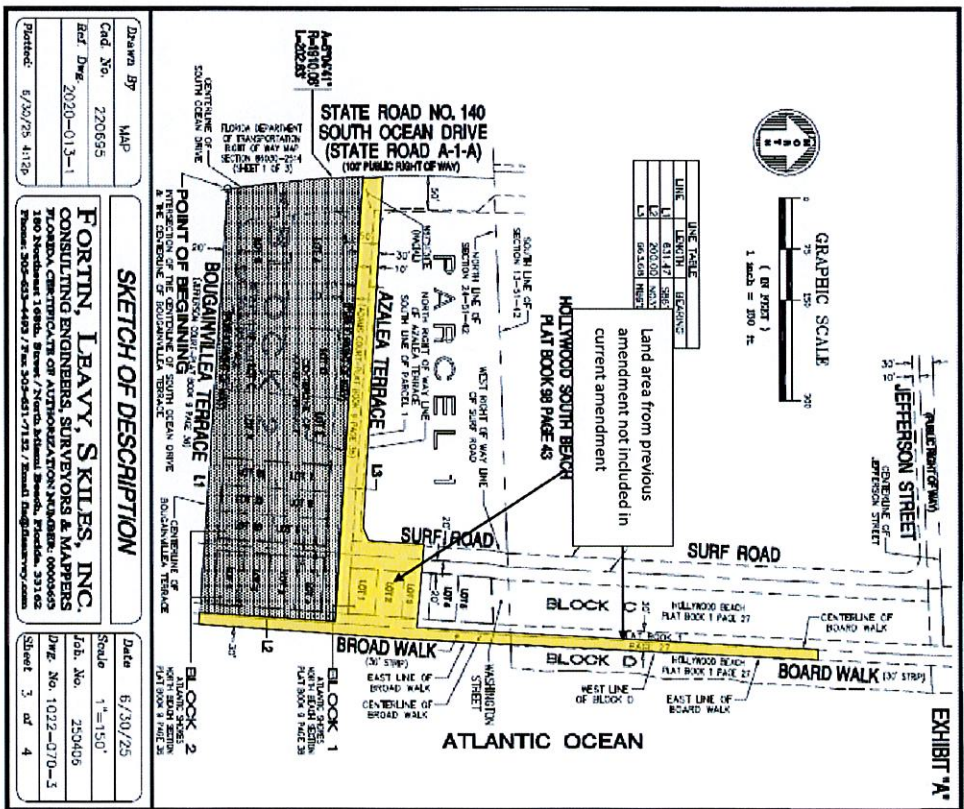
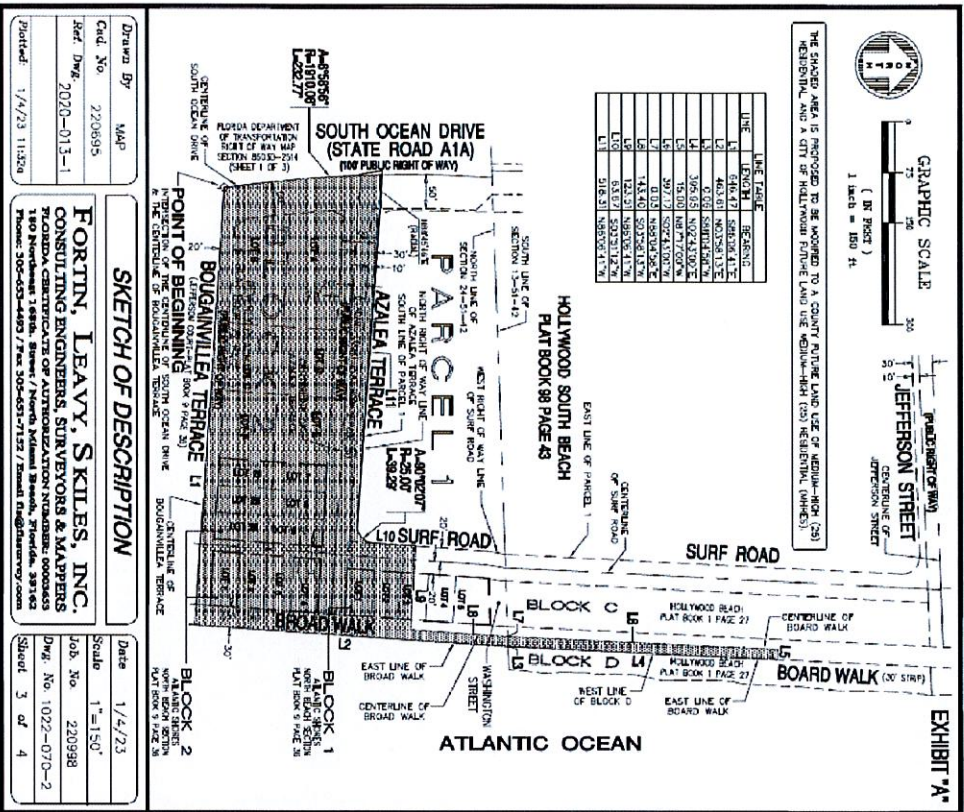
Date	6/30/25
Scale	NOT TO SCALE
Job. No.	250406
Dwg. No.	1022-070-4
Sheet	4 of 4



# EXHIBIT 4 COMPARISON OF AMENDMENT BOUNDARIES

PREVIOUS AMENDMENT SITE: 3.99 ACRES

CURRENT AMENDMENT SITE: 2.98 ACRES



PREVIOUS

EXHIBT "A"

SURVEYOR'S NOTES:

- This site lies in Sections 13 and 24, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 86°06'41" E for the centerline of Boulevard Terroce.
- Land shown hereon were not abstracted for easements and/or rights-of-way of records.
- Land shown hereon containing 173,805 square feet, or 3.990 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch or Description" was made under my responsible charge on January 4, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By:   
Donald C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LB3435  
State of Florida.

Drawn By	MAP	Date	1/4/23
Crd. No.	220695	Scale	NOT TO SCALE
Ref. Dwg.	2020-013-1	Job. No.	220998
Dwg. No.	1022-070-2	Sheet	2 of 4
Provided: 1/4/23 11:32a			

**SURVEYOR'S NOTES & CERTIFICATION**

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
7100 N.W. 11th St., Suite 200, Ft. Lauderdale, FL 33309  
Phone: 304-453-4469 / Fax: 304-453-7132 / Email: info@fortinleavy.com

CURRENT

EXHIBT "A"

SURVEYOR'S NOTES:

- This site lies in Section 24, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 86°06'41" E for the centerline of Boulevard Terroce.
- Land shown hereon were not abstracted for easements and/or rights-of-way of records.
- Land shown hereon containing 129,878 square feet, or 2.982 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch or Description" was made under my responsible charge on June 30, 2025, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By:   
Donald C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LB3435  
State of Florida.

Drawn By	MAP	Date	6/30/25
Crd. No.	220695	Scale	NOT TO SCALE
Ref. Dwg.	2020-013-1	Job. No.	250406
Dwg. No.	1022-070-3	Sheet	2 of 4
Provided: 6/30/25 4:12p			

**SURVEYOR'S NOTES & CERTIFICATION**

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
7100 N.W. 11th St., Suite 200, Ft. Lauderdale, FL 33309  
Phone: 304-453-4469 / Fax: 304-453-7132 / Email: info@fortinleavy.com



[illegible]



Map ID	Parcel Folio Number (BCPA)	City Land Use Designation	Existing Use	Proposed Use	Does Parcel Provide Density?
Parcel A	5142 13 01 0652	Medium High Residential	Parking Open Space	Parking Open Space (deed-restricted)	Yes: 37 units incl. abutting rights-of-way.
Parcel B	5142 24 02 0010	Open Space & Recreation	Parking Open Space	Parking Open Space	No.
Parcel C	5142 13 03 0020	Open Space & Recreation	Harry Berry Park	Harry Berry Park	No.
Parcel D	5142 24 01 0011	Community Facility	Community center	New community center 111 apartments	Yes: 74 units incl. abutting rights-of-way, subject to land use map amendment.
Parcel E	5142 24 02 0013	Community Facility	Community center Open Space	New community center Open space	





October 30, 2025

City of Hollywood  
Attn: Andria Wingett  
Development Services Director  
2600 Hollywood Boulevard  
Hollywood, FL 33020

**Re: Future Land Use Designation Summary for 1301 S Ocean Drive**

Dear Ms. Wingett:

This letter is to provide a summary of the history concerning the future land use designation of the City's property located at 1301 S. Ocean Drive (the "Property") in support of the request to conform the City's Future Land Use Map from Community Facility to the Medium-High (25) Residential designation as is shown as the County's designation for the Property on the City's portal and as was originally confirmed by Planning Council staff.

On September 25, 2019, counsel for PRH 1301 S Ocean Dr, LLC ("PRH 1301") requested and received email confirmation from the Executive Director of the Broward County Planning Council confirming, in accordance with the County's approved Future Land Use Map ("FLUM") adopted in accordance with Chapter 163 Part II Florida Statutes, that the future land use designation for the parcels of land where the Hollywood Beach Cultural and Community Center is located ("Parcels D & E") was Medium-High (25) Residential. (See Exhibit "A")

Based upon and in reliance on this determination, PRH 1301 proceeded to prepare and, on January 21, 2020, submitted an unsolicited proposal to the City of Hollywood (the "City") pursuant to the P3 statute for the development of a new community center and associated private condominium development on the Property. PRH 1301's unsolicited proposal made direct reference to the County's FLUM designation of Parcels D & E as that designation played a significant and material role in the decision for PRH 1301 to make the unsolicited proposal and, ultimately, to seek to build the new project.

200 S. Andrews Avenue, Suite 601  
Ft. Lauderdale, FL 33301



City of Hollywood  
Attn: Andria Wingett  
October 30, 2025

After receiving PRH 1301's unsolicited proposal, in accordance with the P3 statute, in June of 2020, the City published its notice of intent to receive and evaluate proposals to redevelop the Property (the "RFP"). PRH 1301 submitted its timely response to the RFP and after several public hearings before the City's Selection Committee, on March 14, 2021, was selected unanimously by the City Commission as the awardee to redevelop the Property with a new mixed-use project to include the replacement and modernization of the Hollywood Beach Culture & Community Center, several other public facilities, and a luxury residential condominium (the "Project").

After the award and notice to proceed to negotiations with the City, PRH 1301 reached out to the Broward County Planning Council for a second time for a land use confirmation and acreage determination concerning the Property and the surrounding City-owned properties in order to confirm the maximum permissible density of the Project so that the negotiations could proceed with certainty. On July 19, 2021, PRH 1301 received an Acreage Determination and Land Use Confirmation from the Executive Director of the Planning Council regarding all of the City-owned contiguous land near the 1301 S. Ocean Drive project site. (See Exhibit "B"). That determination again confirmed, in accordance with the County's approved FLUM, that the future land use designation for Parcels D & E was Medium-High (25) Residential. *See* Parcels D & E on Exhibit "B".

In continued reliance upon the now-reconfirmed Planning Council determination a Comprehensive Agreement and Ground Lease was negotiated between PRH 1301 and the City. This negotiation and approval process spanned countless hours and two more public hearings culminating, on May 5, 2022, with the execution of a Comprehensive Agreement providing for the redevelopment of the Property to include a new, oceanfront state-of-the-art community center with a new residential building to its west in accordance with the Land Use Confirmation.

With the Comprehensive Agreement in place, PRH 1301 began to work on the land use and zoning entitlements to permit the redevelopment of the Property. When submitting its bid PRH 1301 had always believed that both the City's and County's land use maps designed Parcels D&E as Medium-High (25) Residential. On June 2, 2022, the Developer and City staff met with the Broward County Planning Council Director to discuss the Project to confirm the next steps in the ultimate approval process based upon the County land use designation of the property and the use and consolidation of the density from the surrounding city-owned lands. The primary purpose of that meeting was to confirm the process by which the density from the City-owned Medium-High (25) Residential-designated parcels surrounding Parcels D & E would be transferred to the development site, subject to the proffering of a covenant restricting those properties to recreation and open space in perpetuity. During that meeting the City's Planner Manager brought up a possible discrepancy in the City's land use map. The City's most recent map showed a Community Facility designation for Parcels D & E while the County's map showed it as a Medium-High (25) designation. The City believed that its current map was in error, and that the County's map was correct. As proof of same, the City relied upon previous versions of its own map and the 1977 County land use map, the 1989 County land use map, and the 2017 County land use map, all of which designated Parcels D & E as maintaining a Medium-High (25) designation. (See County land use maps attached as Composite Exhibit "C")



City of Hollywood  
Attn: Andria Wingett  
October 30, 2025

The City's Director of Development Services explained that the City's map contained a scrivener's error that the City frequently found in its old FLUMs and that the County's FLUM was correct and should be the controlling map. The City, County, and Developer all agreed to proceed accordingly, with the only matter of follow-up being a formal notification letter from the City to the Planning Council acknowledging the scrivener's error and informing the Planning Council that the County FLUM was controlling.

On July 5, 2022, consistent with the direction given by the Planning Council's Executive Director at the June 2<sup>nd</sup> meeting, the City's Development Services Director authored a draft letter to the Planning Council acknowledging the City's scrivener's error, and confirming that the correct land use for those parcels is Medium-High (25) Residential as provided for already on the County's Future Land Use Map. This letter was finalized and mailed on September 27, 2002 (See Composite Exhibit "D").

After public pressure, on October 31, 2022, the Planning Council's Executive Director responded to the City's Letter advising that she was unilaterally withdrawing her original confirmation for the land use designation from September of 2019 and her formal land use confirmation and acreage determination of July 19, 2021 and would be conducting additional review into the "correct" FLUM. (See Exhibit "E").

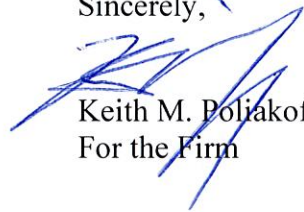
Finally, on December 1, 2022, the Executive Director of the Planning Council hosted another meeting with the City and PRH 1301 and, for the first time in over three years of discussing the land use designation of the property, and after millions of dollars were spent, informed the parties that the Planning Council staff had suddenly changed its position and determined that the County's adopted map and land use designation of RM-25 was incorrect and City's map was somehow correct, in direct contradiction of the City's own position that the adopted County FLUM was correct. Then, without any Ordinance, County Commission approval, or any formal hearing, the County map was mysteriously changed on-line in complete violation of Florida law, and without any public body's knowledge or consent. (See Exhibit "F").

According to our search of the public records, the last County-wide FLUM update occurred in 2017. That map, which is attached as part of Exhibit "C", is completely consistent with the Planning Council's confirmations dating back to September of 2019. Make no mistake that the records are clear that since 1977 and up until the January 25, 2023 change of position letter, the County FLUM designated Parcels D & E as Medium-High (25) Residential. After years of reliance by the City and PRH 1301 and the expenditure of literally thousands of hours of effort and millions of dollars on the written determinations by the County, the County staff, suddenly and without any action by either the County Commission or the City Commission, made (or claimed to make) an administrative change to the adopted Broward County FLUM. However, no such change to the certified FLUM could have occurred without strict compliance with Chapter 163, Part II, Florida Statutes and final approval by the City Commission and Board of County Commissioners.

City of Hollywood  
Attn: Andria Wingett  
October 30, 2025

As a result, the City and PRH 1301 continue to rely upon the County's formally adopted land use plan maps and the formal written determinations of the Planning Council, as outlined in its September of 2019 correspondence, and will continue to do so until or unless a court of competent jurisdiction determines differently. At this point, it is our position that the City is simply modifying its land use to match the County's land use that has never been challenged and will transmit the matching land use accordingly.

Sincerely,



Keith M. Poliakoff  
For the Firm



## **EXHIBIT A**

\_\_\_\_\_

Please see the map below: green is Recreation and Open Space, turquoise is Community and







**Barbara Blake Boy, Executive Director**

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6982 (direct) [www.Broward.org/PlanningCouncil](http://www.Broward.org/PlanningCouncil)

**From:** Carter McDowell <[cmcdowell@bilzin.com](mailto:cmcdowell@bilzin.com)>  
**Sent:** Wednesday, September 25, 2019 2:50 PM  
**To:** Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>  
**Subject:** RE: confirmation of land use designation

**External Email**

Barbara – Good to talk to you again . I would like to reconfirm the land use designation for the following listed parcels and I have attached an overall print from the Property appraisers website too.

Folio numbers: 514213030020  
514224020010  
514224010010  
514224020013



Carter McDowell  
Partner

**Bilzin Sumberg Baena Price & Axelrod LLP**

1450 Brickell Avenue, 23rd Floor

Miami, Florida 33131

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

Tel 305.350.2355

Direct Fax 305.351.2239

[cmcdowell@bilzin.com](mailto:cmcdowell@bilzin.com)

**From:** Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>  
**Sent:** Wednesday, September 25, 2019 2:17 PM  
**To:** Carter McDowell <[cmcdowell@bilzin.com](mailto:cmcdowell@bilzin.com)>  
**Subject:**



**Barbara Blake Boy, Executive Director**

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6982 (direct) [www.Broward.org/PlanningCouncil](http://www.Broward.org/PlanningCouncil)

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

## **EXHIBIT B**



July 19, 2021

*Via Email Only*

Carter N. McDowell  
Bilzin Sumberg Baena Price & Axelrod LLP  
1450 Brickell Avenue, 23<sup>rd</sup> Floor  
Miami, Florida 33131

Dear Mr. McDowell:

**Subject: Hollywood - Acreage Determination and Land Use Confirmation**

This letter is in response to your request of June 28, 2021, to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace, in the City of Hollywood.

Based on the graphic you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 8.8 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel A (Folio ID: 5142-1301-1652)	1.0	Medium-High (25) Residential
Parcel B (Folio ID: 5142-2402-0010) (calculation based on the entire folio parcel)	0.3	Recreation and Open Space
	0.2	Community
Parcel C (Folio ID: 5142-1303-0020)	1.0	Community
Parcel D (Folio ID: 5142-2401-0011)	1.3	Medium-High (25) Residential
Parcel E (Folio ID: 5142-2402-0013)	0.7	Medium-High (25) Residential
Parcel F (all land east of the Broadwalk)	1.7	Recreation and Open Space
<b>NET ACRES</b>	<b>6.2</b>	
Parcel A Right-of-Way	0.6	Medium-High (25) Residential
Parcel B Right-of-Way	0.1	Recreation and Open Space
	0.1	Community
Parcel C Right-of-Way	0.5	Community
Parcel D Right-of-Way	0.6	Medium-High (25) Residential
Parcel E Right-of-Way	0.3	Medium-High (25) Residential
Parcel F Right-of-Way	0.4	Recreation and Open Space
<b>RIGHT-OF-WAY ACRES</b>	<b>2.6</b>	
<b>TOTAL GROSS ACRES</b>	<b>8.8</b>	

Carter N. McDowell  
July 19, 2021  
Page Two

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent Jefferson Street, Surf Road, Broadwalk, Azalea Terrace, Bougainvillea Terrace and State Road A1A rights-of-way.

As no survey or legal description was provided, Planning Council staff notes that this calculation is based on the information and graphic that you submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government. Please note that applications to amend the Broward County Land Use Plan require a sealed survey, including legal description of the area proposed to be amended.

**Although not prohibited by the Broward County Land Use Plan, Planning Council staff recommends that any land use plan amendment for this site not include Parcel F and Parcel F right-of-way, designated Recreation and Open Space.**

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Christina Evans, of Planning Council staff.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:CME  
Attachment





**Carter N. McDowell**  
**July 19, 2021**  
**Page Three**

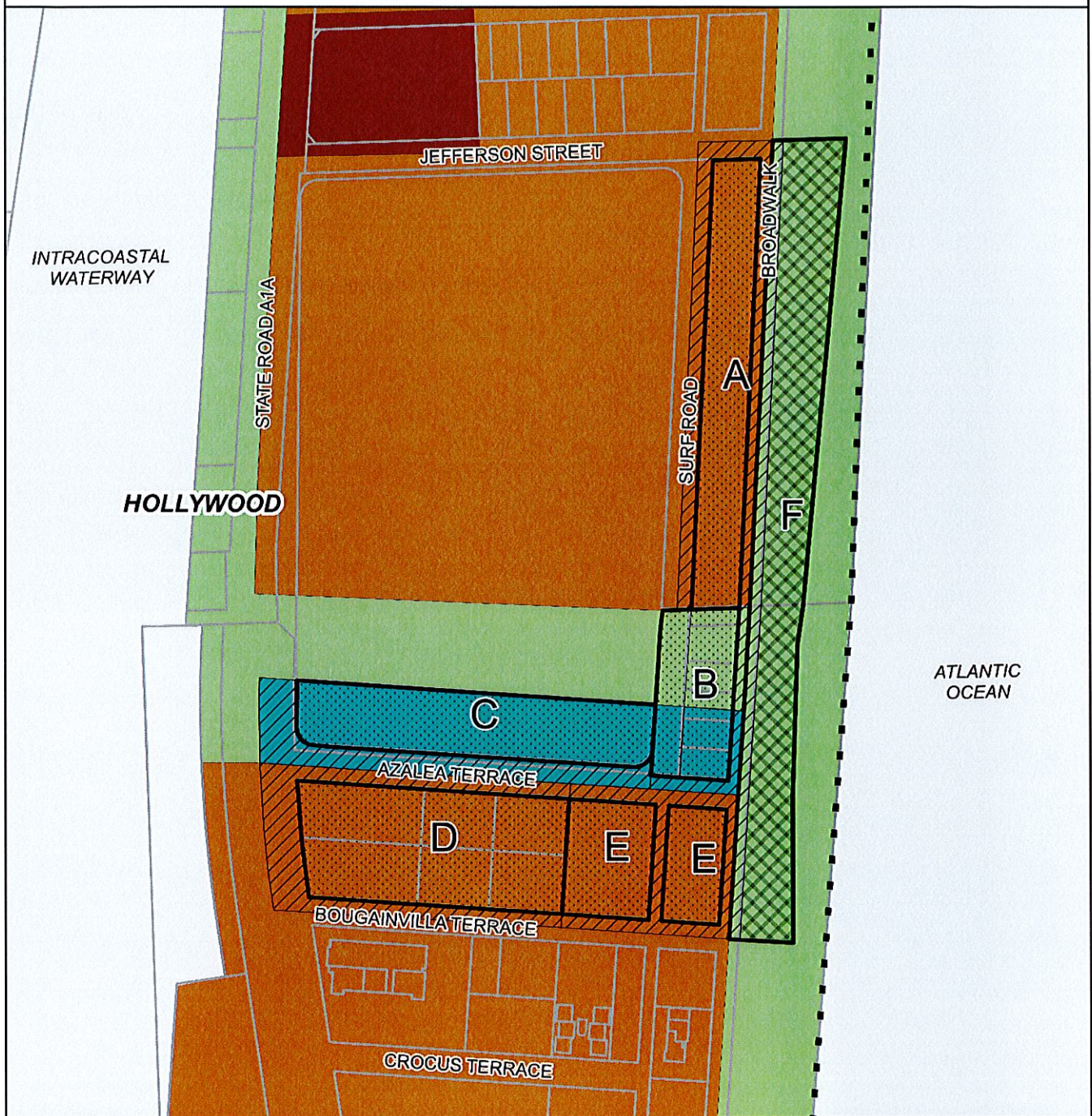
cc/email/att: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood

Leslie A. Del Monte, Planning Manager, Division of Planning and Urban Design  
City of Hollywood



# Broward County Land Use Plan Acreage and Land Use Confirmation



- Municipal Boundary
- Medium-High (25) Residential
- High (50) Residential
- Recreation and Open Space
- Community
- Water / Primary Drainage

**Total Gross Acres = 8.8**

AD 21-006 McDowell Hollywood  
Acreage Determination

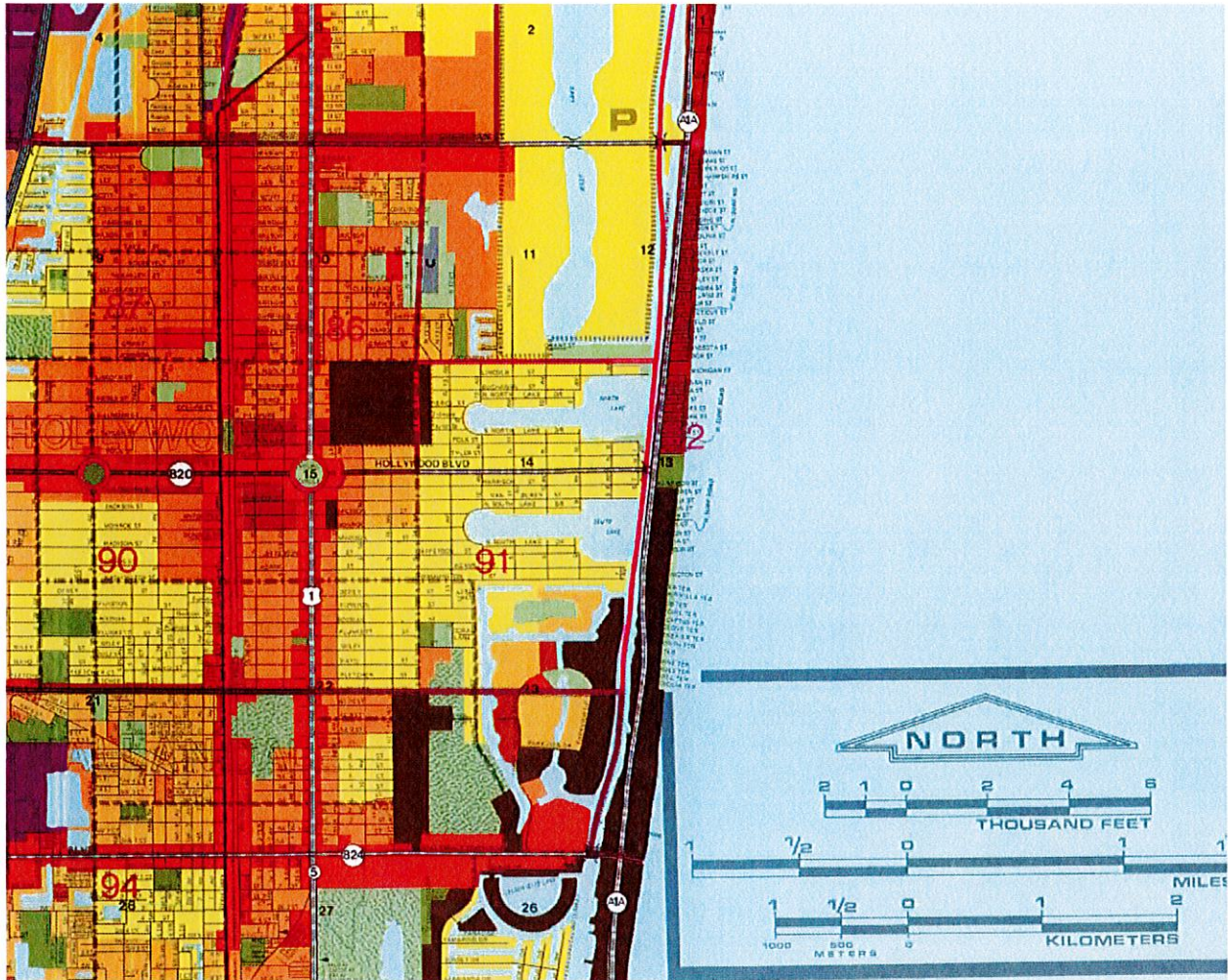
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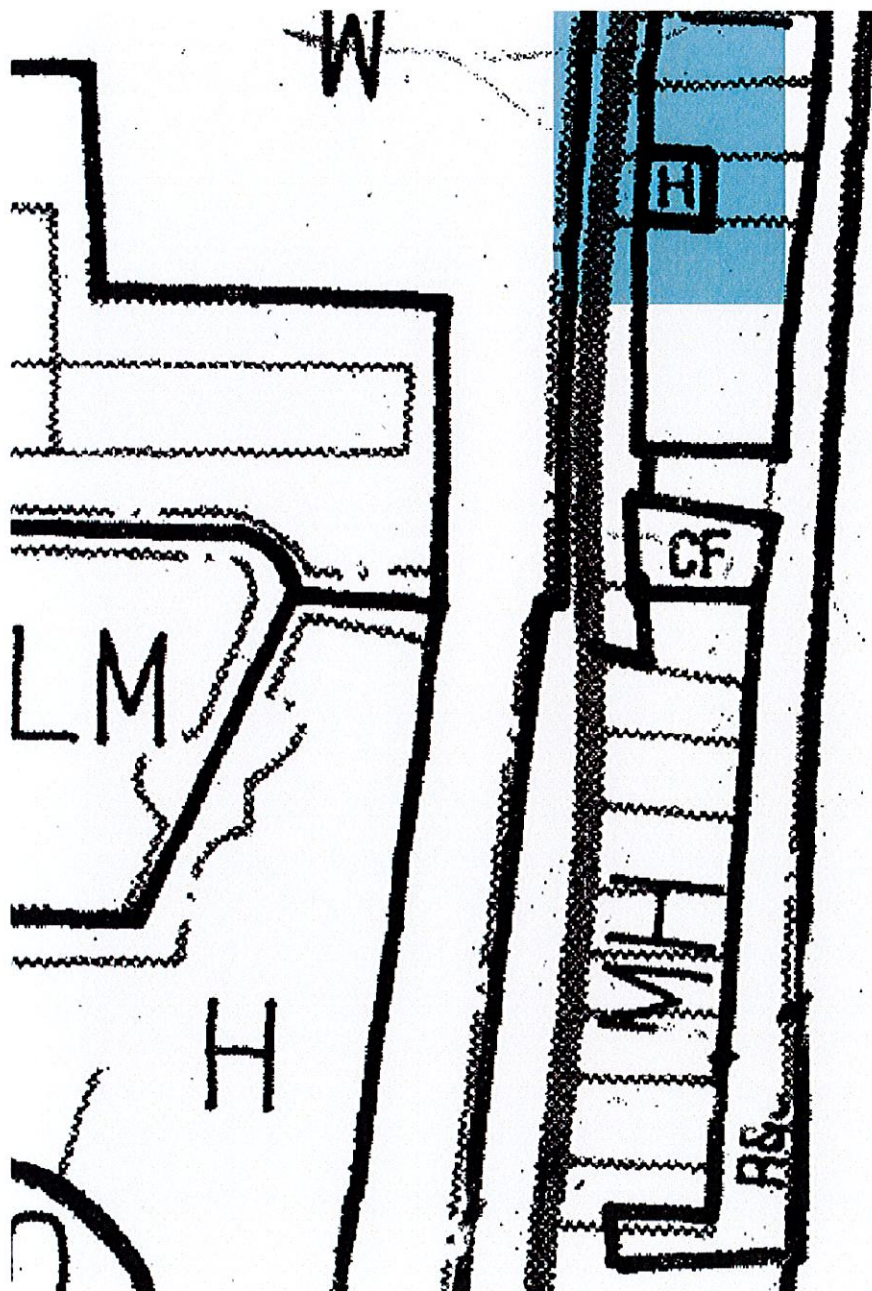
## **EXHIBIT C**

## 1977 Broward County Land Use Map

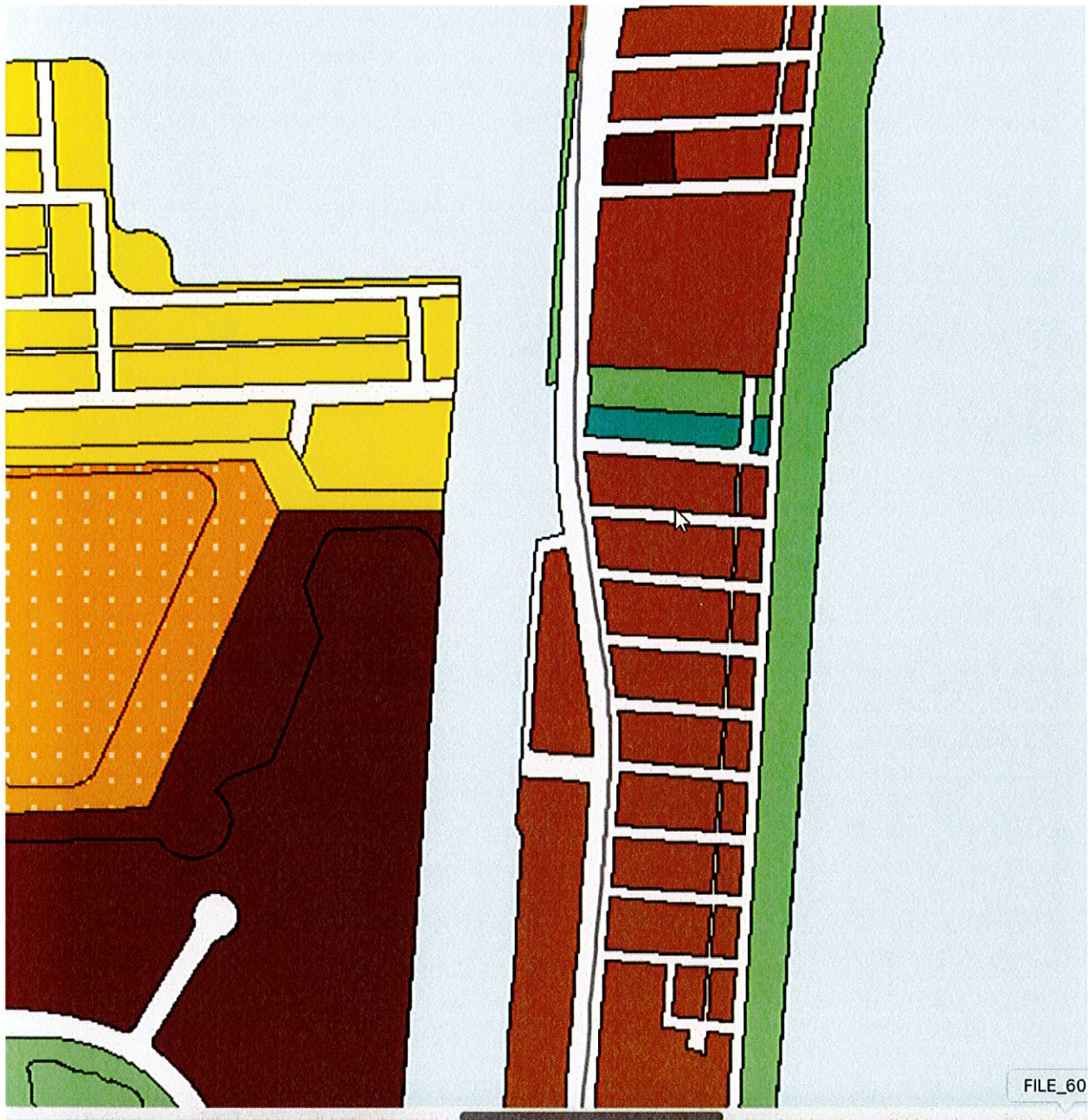




1989 Broward County Land Use Map



## Broward County 2017 Land Use Map





## **EXHIBIT D**

July 5, 2022

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

Re: City of Hollywood Land Use Map - 1301 S Ocean Drive

Dear Ms. Blake Boy,

A scrivener's error on the City's Future Land Use Map, inadvertently rendered the property at 1301 S Ocean Drive as Community Facility, when in fact the correct land use is Medium-High (25) Residential as indicated by the previous 2007 Future Land Use Map.

The City of Hollywood therefore requests that the site be recognized as Medium-High (25) Residential designation per the attached 2007 Map as well as the 2017 Broward County Land Use Plan. If you have further questions or concerns, please contact me at (954) 921-3471.

Sincerely,

Shiv Newaldass  
Director, Development Services

Enclosures:

City of Hollywood Land Use and Zoning Map 2011  
City of Hollywood Future Land Use Map 2007  
Broward County Land Use Plan 2017

cc:

Andria Wingett, Assistant Director, Development Services, City of Hollywood  
Leslie A. Del Monte, Planning Manager, Planning and Urban Design



September 27, 2022

DS-22-03

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

Re: City of Hollywood Land Use Map - 1301 S Ocean Drive

Dear Ms. Blake Boy,

A scrivener's error on the City's Future Land Use Map, inadvertently rendered the property at 1301 S Ocean Drive as Community Facility, when in fact the correct land use is Medium-High (25) Residential as indicated by the previous 2007 Future Land Use Map.

The City of Hollywood therefore requests that the site be recognized as Medium-High (25) Residential designation per the attached 2007 Map, 2011 Map, as well as the 2017 Broward County Land Use Plan. If you have further questions or concerns, please contact me at (954) 921-3471.

Sincerely,

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

Shiv Newaldass  
Director, Development Services

Enclosures:

City of Hollywood Future Land Use Map 2007  
City of Hollywood Land Use and Zoning Map 2011  
Broward County Land Use Plan 2017

cc:

Andria Wingett, Assistant Director, Development Services, City of Hollywood  
Leslie A. Del Monte, Planning Manager, Planning and Urban Design

2600 Hollywood Boulevard  
P.O. Box 229045  
Hollywood, Florida  
33022-9045

[hollywoodfl.org](http://hollywoodfl.org)



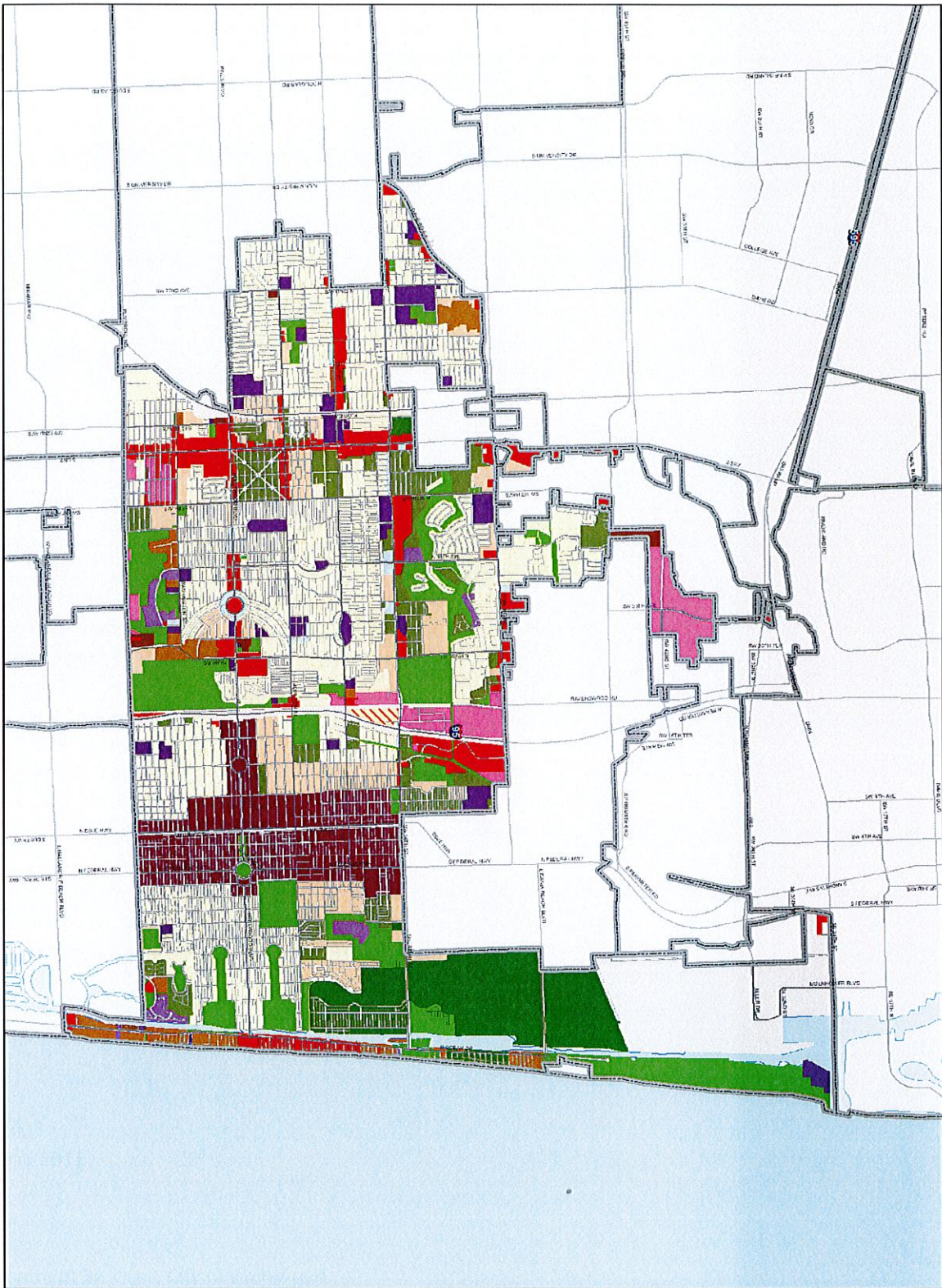
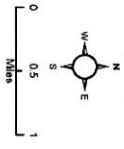
# City of Hollywood Comprehensive Plan

Map LU-12

## Future Land Use

- Legend**
- Hollywood City Boundary
  - Hollywood Future Land Use
  - FLU Designations
    - LOW RESIDENTIAL
    - LOW MEDIUM RESIDENTIAL
    - MEDIUM RESIDENTIAL
    - MEDIUM HIGH RESIDENTIAL
    - HIGH RESIDENTIAL
    - COMMUNITY FACILITY
    - INDUSTRIAL
    - OFFICE
    - GENERAL BUSINESS
    - RIGHTS OF WAY
    - TRANSPORTATION
    - UTILITIES
    - PAC ZONE
    - PARKS AND OPEN SPACE
    - CONSERVATION AREA
    - TOD
    - TOD (NO SITE DESIGNATED)

Printed September 13, 2007







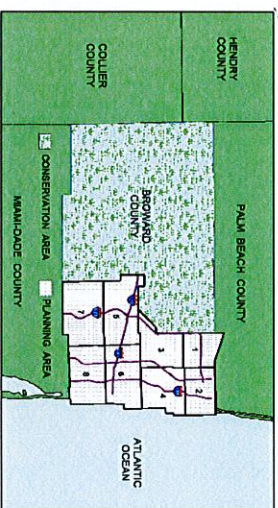
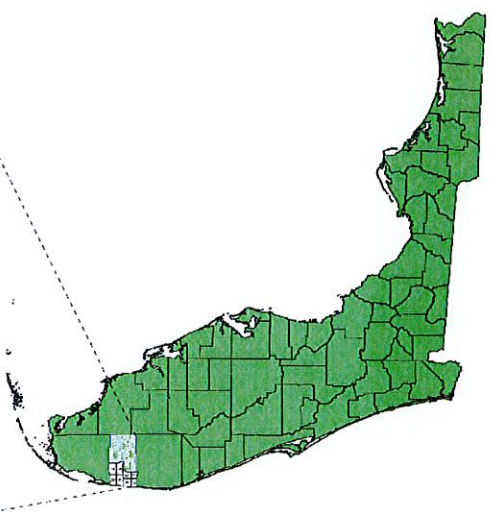
# BROWARD COUNTY LAND USE PLAN

**NOTE: RELATIONSHIP OF THE BROWARD COUNTY LAND USE PLAN TO THE LAND USE PLANS OF JURISDICTIONS WITHIN BROWARD COUNTY**

Long-term land use planning is a process that involves the Broward County Planning Council reviewing each municipal land use plan pursuant to the Broward County Land Use Plan. When notified by the Council, the municipal land use plan is reviewed for consistency with the Broward County Land Use Plan. The municipal land use plan is then adopted as the basis for future development. The municipal land use plan is then adopted as the basis for future development. The municipal land use plan is then adopted as the basis for future development. The municipal land use plan is then adopted as the basis for future development.

Areas designated on the Broward County Land Use Plan map for particular uses are approximate. The exact boundaries for zoning will be determined by the municipality within the reasonable limits of the designation on the map. For further information regarding identification of the effective land use plan for a specific area or for interpretation of the land use designation for a specific parcel, please contact the Broward County Planning Council at 954-357-6695.

**BROWARD COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**



## LEGEND

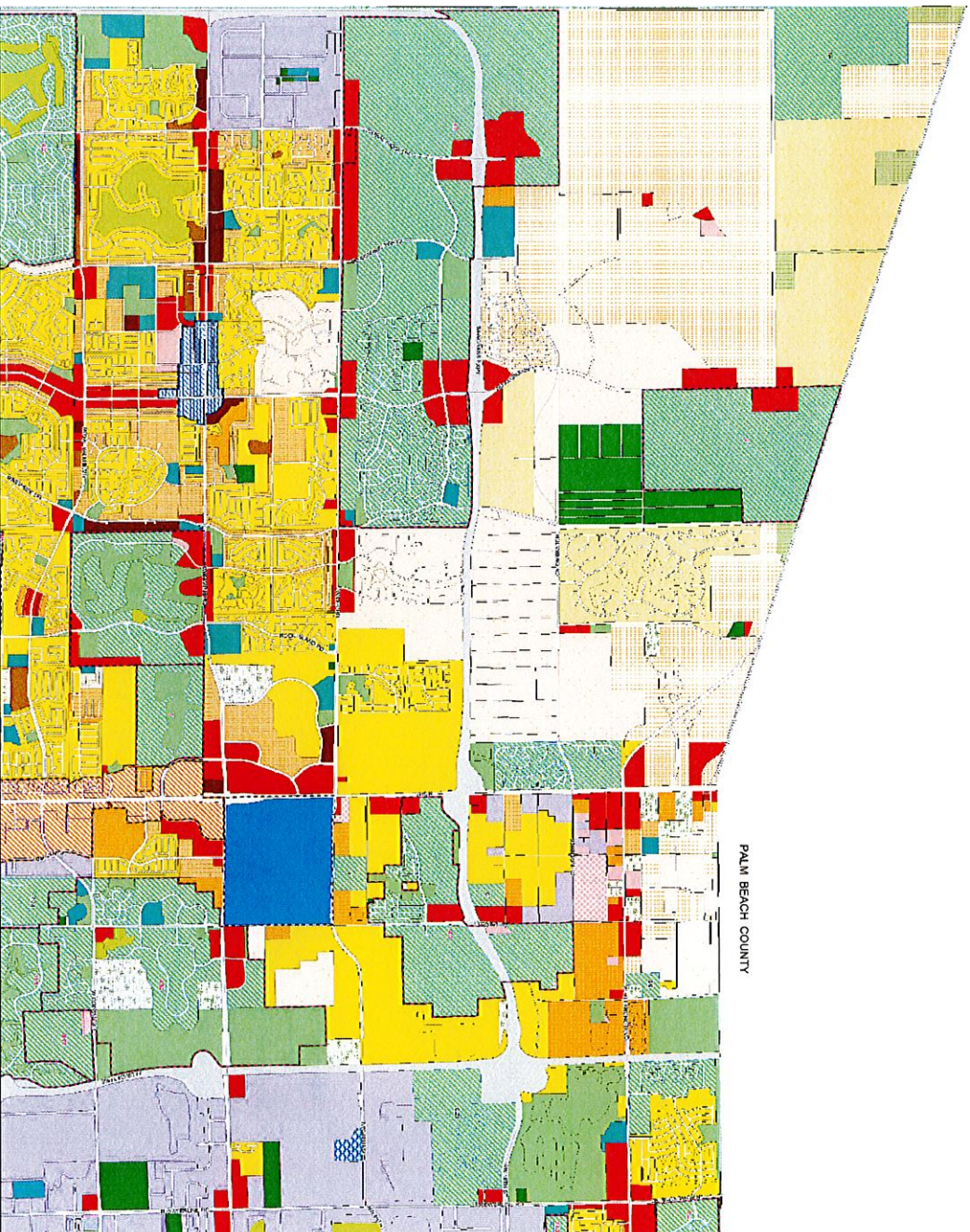
- Palm Beach County Rural Residential 10
- Rural Ranches
- Rural Estates
- Estate (1) Residential
- Low (2) Residential
- Low (3) Residential
- Low (5) Residential
- Low-Medium (10) Residential
- Medium (16) Residential
- Medium-High (25) Residential
- High (50) Residential
- Irregular Residential
- Dashed-Line Areas
- Commercial
- Employment Center - Low
- Employment Center - High
- Office Park
- Industrial
- Agricultural
- Conservation - Natural Reservations
- Conservation - Reserve Water Supply Areas
- Recreation & Open Space
- Commercial Recreation
- Community Facilities
- Utilities
- Electrical Generation Facilities
- Tribal Lands
- Mining
- Local Activity Center
- Regional Activity Center
- Mixed Use - Residential
- Transit Oriented Development
- Transit Oriented Corridor
- Transportation
- Right of Way
- Water

NOT TO SCALE  
REVISED: March 14, 2017



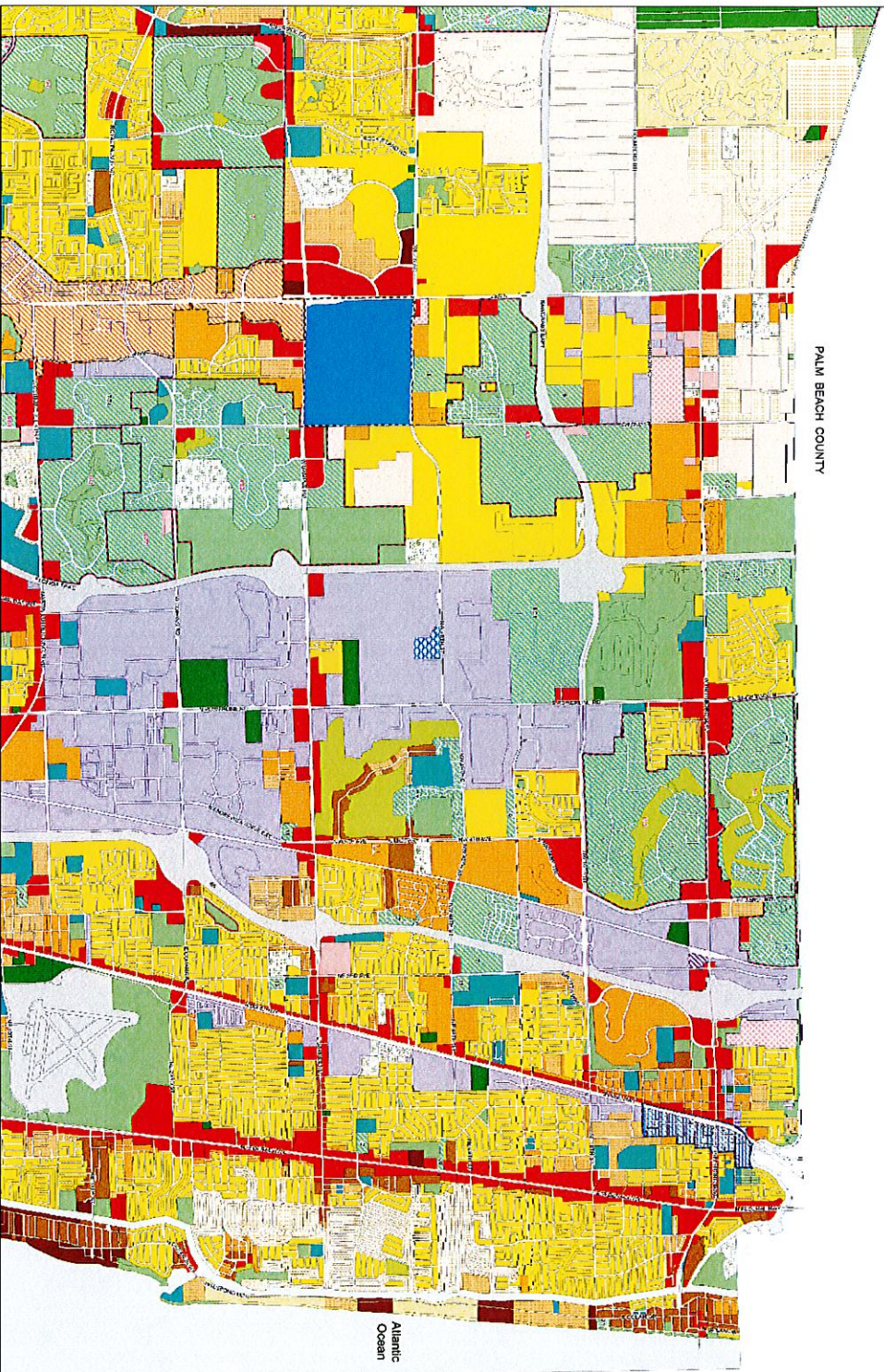


BROWARD COUNTY LAND USE PLAN  
This is a generalized map, not to be used for legal purposes.



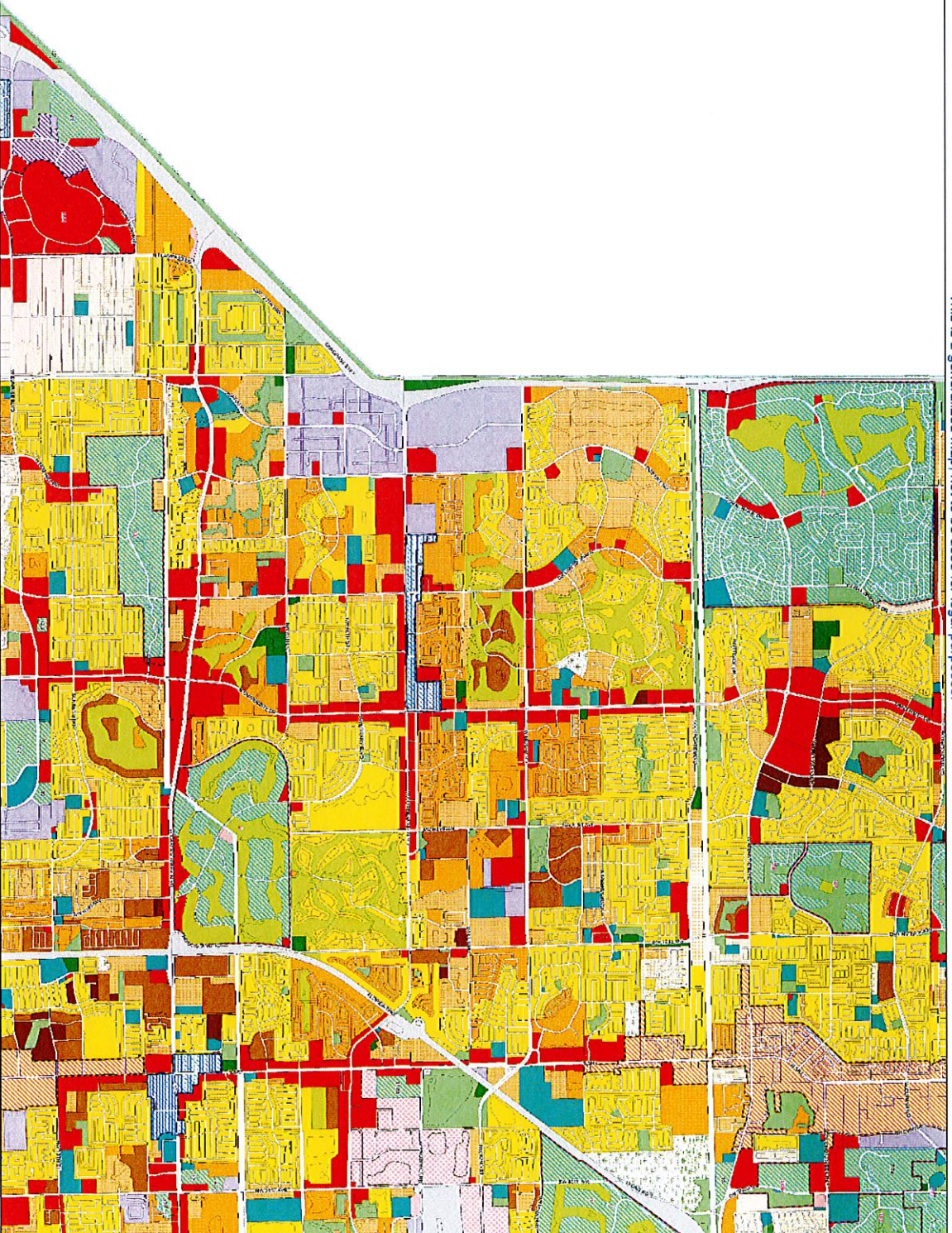


BROWARD COUNTY LAND USE PLAN  
This is a generalized map, not to be used for legal purposes.



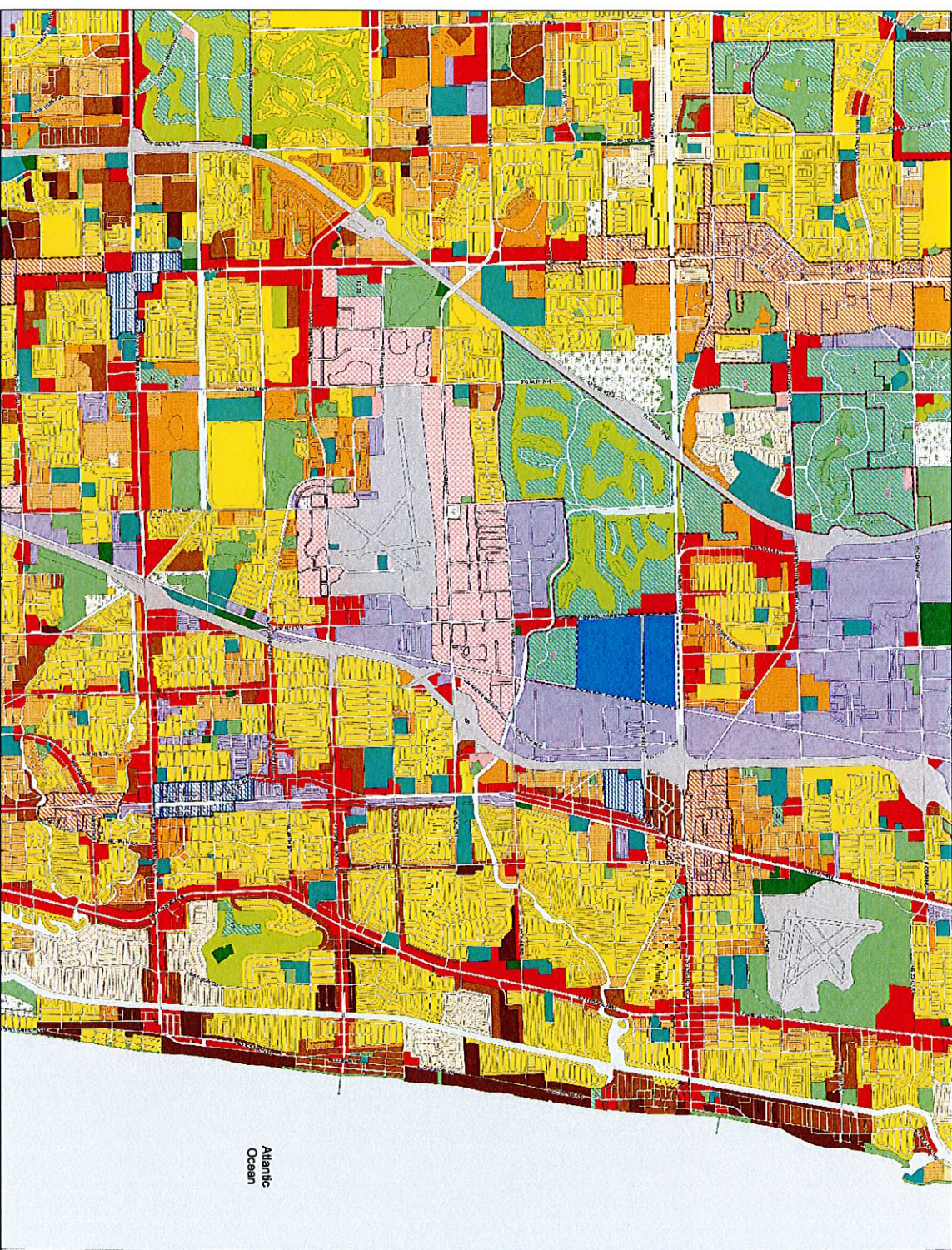


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This is a generalized map, not to be used for legal purposes.



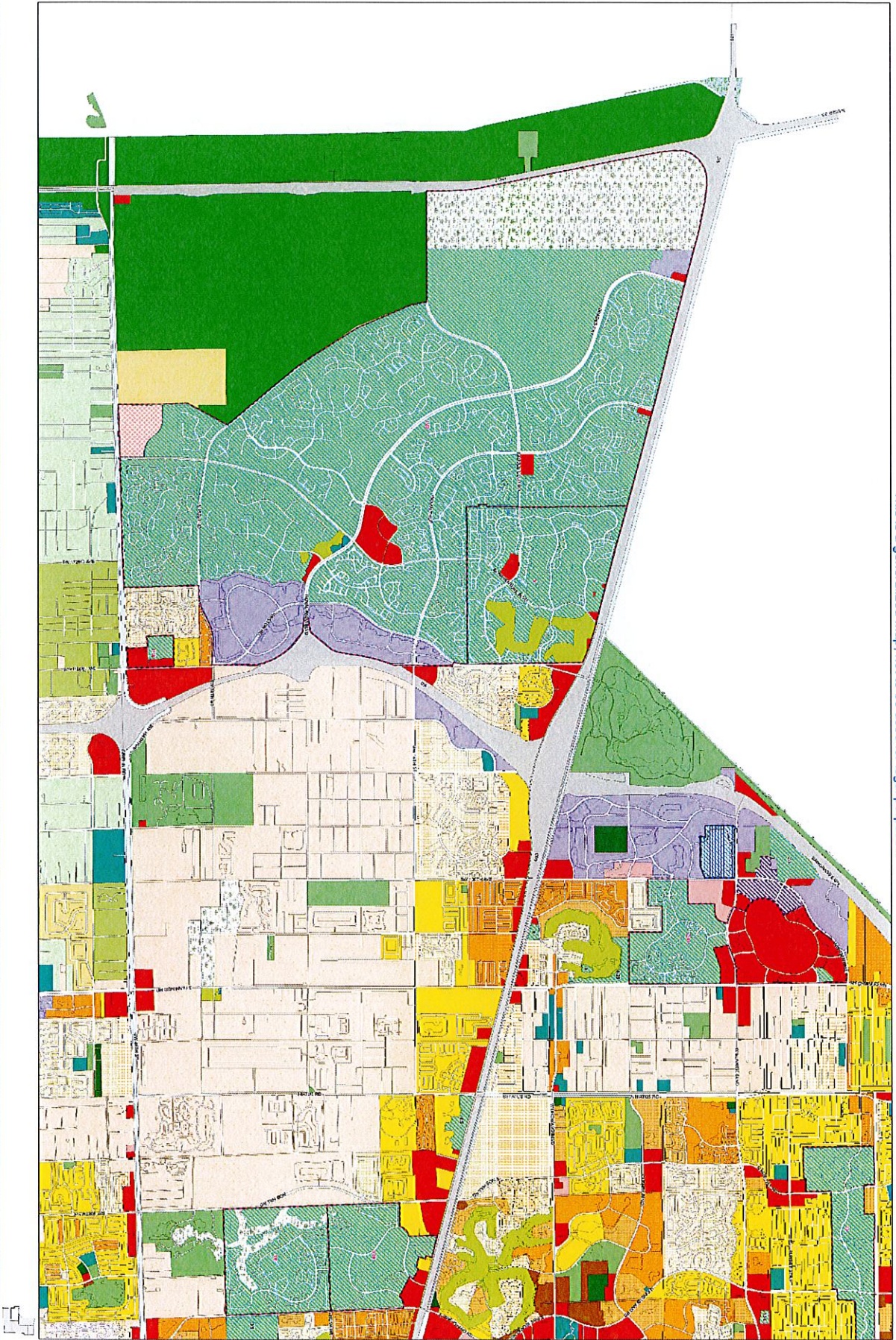


BROWARD COUNTY LAND USE PLAN  
This is a generalized map, not to be used for legal purposes.



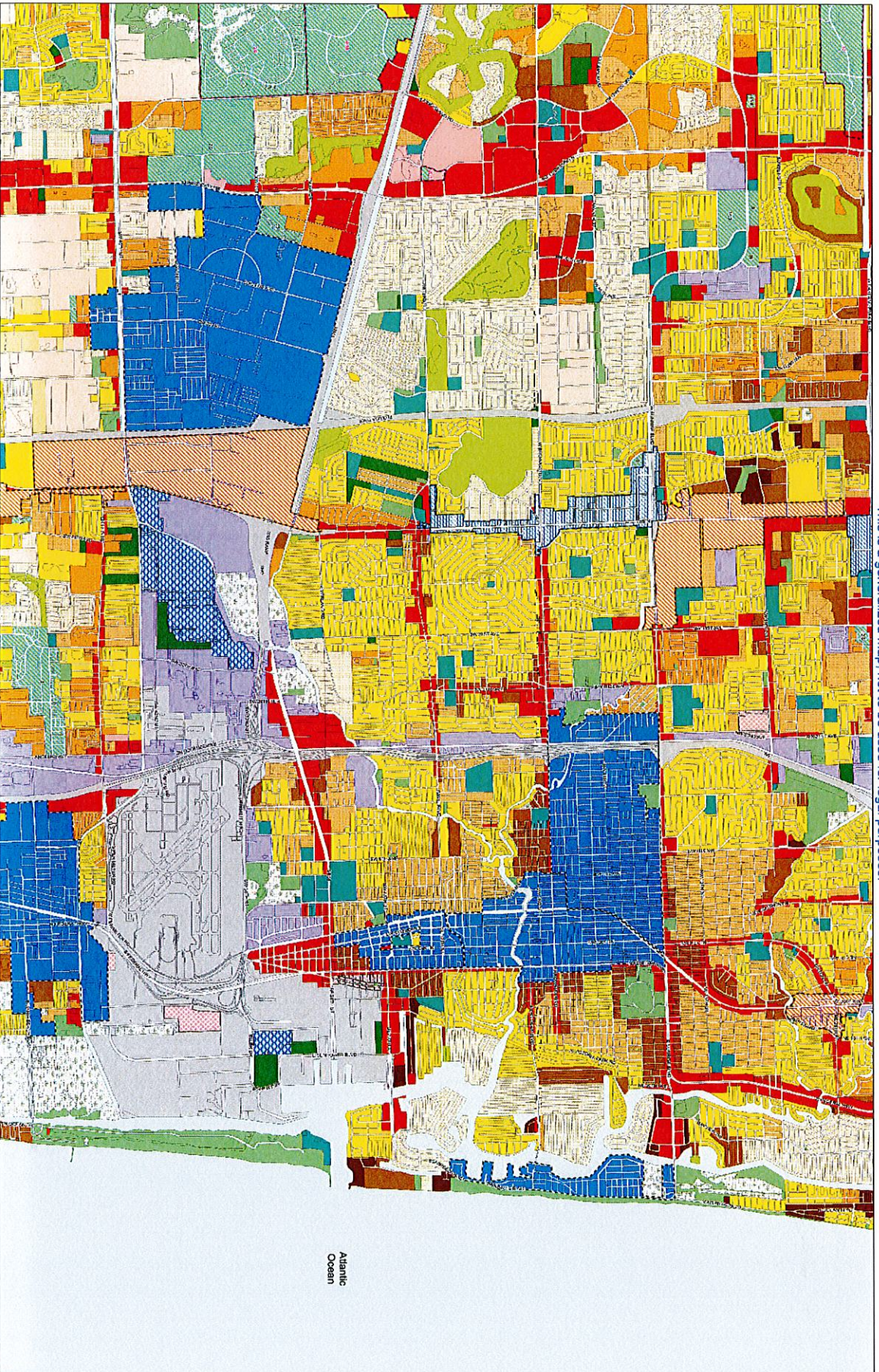


BROWARD COUNTY LAND USE PLAN  
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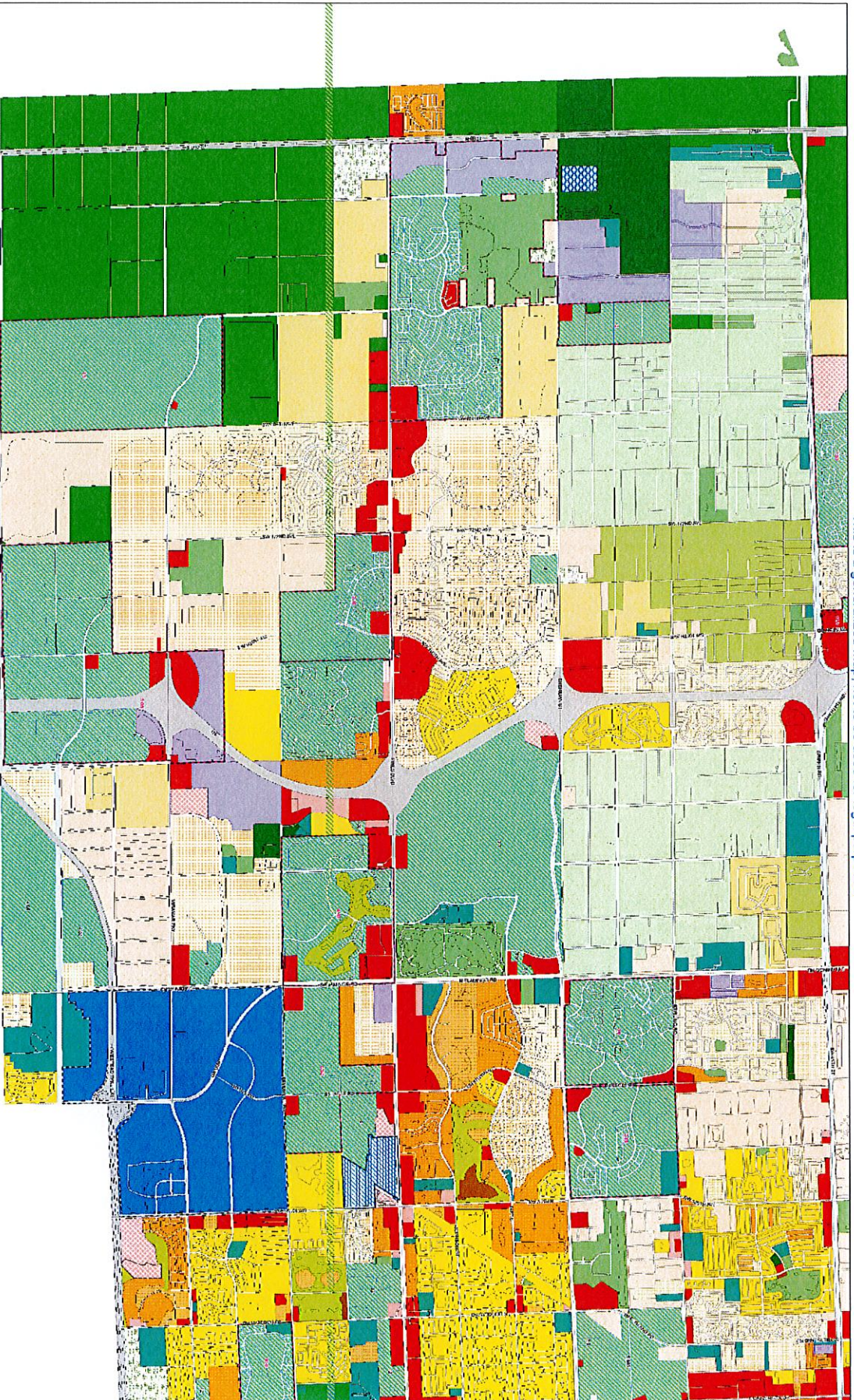


BROWARD COUNTY LAND USE PLAN  
This is a generalized map, not to be used for legal purposes.





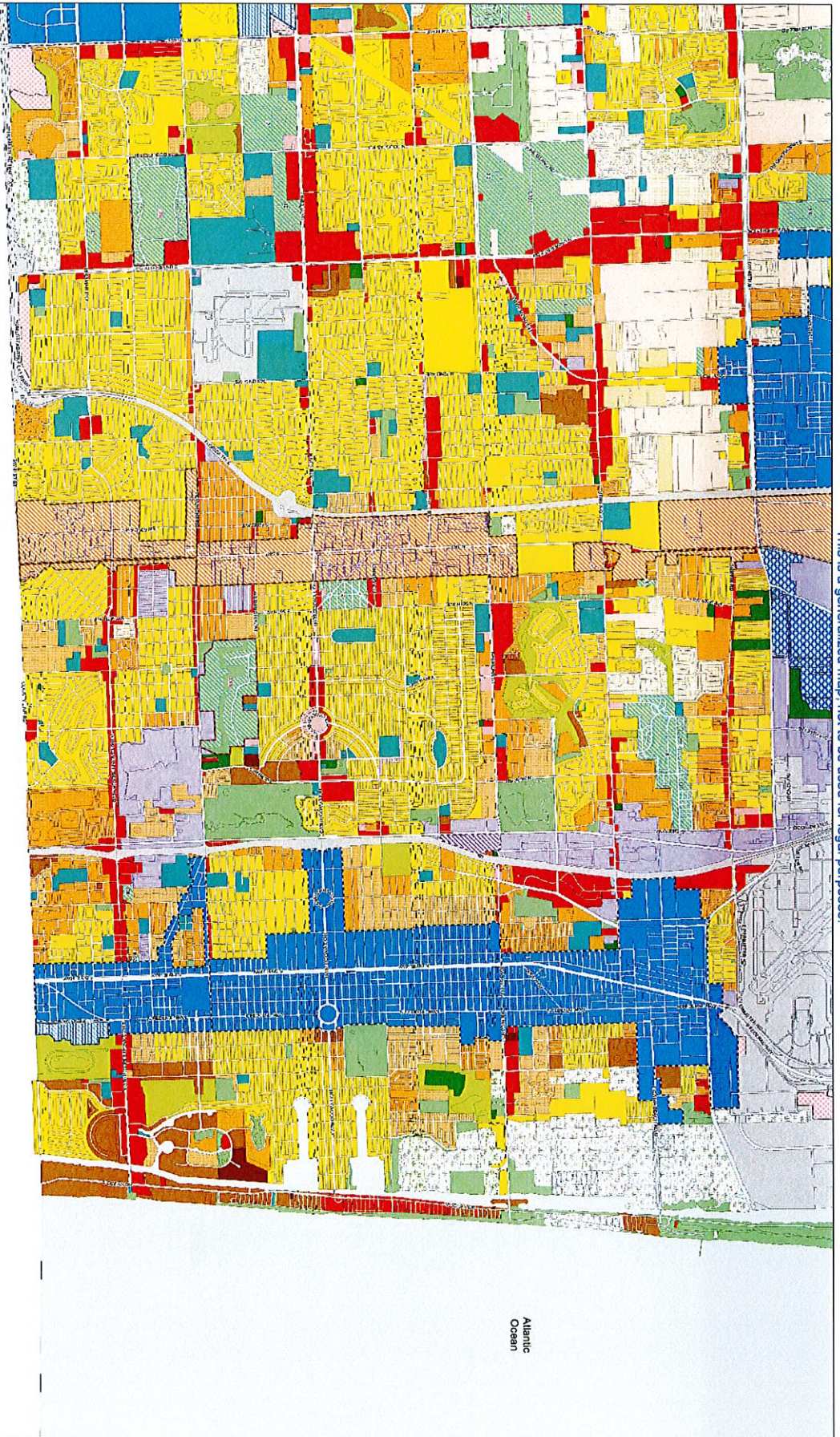
BROWARD COUNTY LAND USE PLAN  
This is a generalized map, not to be used for legal purposes.



MIAMI-DADE COUNTY



BROWARD COUNTY LAND USE PLAN  
This is a generalized map, not to be used for legal purposes.



MIAMI - DADE COUNTY

Atlantic  
Ocean



## **EXHIBIT E**



October 31, 2022

Shiv Newaldass, Director of Development Services  
City of Hollywood  
2600 Hollywood Boulevard, Suite 422  
Hollywood, Florida 33020

*Via Email Only*

Dear Mr. Newaldass:

Planning Council staff is in receipt of the City of Hollywood's September 27, 2022, response to our correspondence addressed to Carter McDowell, dated July 19, 2021 (see attachment), regarding the acreage and land use confirmation for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace. As previously stated in the July 19, 2021, correspondence, no survey or legal description was provided and Planning Council staff noted that this calculation was based on the information and graphic that was submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government.

The City's September 27, 2022, correspondence, was cause for further review of the data and basis on which Planning Council staff issued the previous determination. As a result of an initial review of the City's zoning (which is required to be consistent with the underlying future land use designation), the information provided by Planning Council no longer appears to be correct, as the Broward County Land Use Plan designations do not align as previously indicated. Therefore, Planning Council staff must withdraw the previous opinion issued on July 19, 2021, in order to conduct additional review. Planning Council staff looks forward to coordinating with the City in this regard to resolve this question.

Respectfully,

A handwritten signature in blue ink, appearing to read "Barbara Blake Boy".

Barbara Blake Boy  
Executive Director

Attachment

cc: Andrew M. Maurodis, Esq., Counsel

Carter N. McDowell, Esq., Bilzin Sumberg Baena Price & Axelrod LLP



July 19, 2021

*Via Email Only*

Carter N. McDowell  
 Bilzin Sumberg Baena Price & Axelrod LLP  
 1450 Brickell Avenue, 23<sup>rd</sup> Floor  
 Miami, Florida 33131

Dear Mr. McDowell:

**Subject: Hollywood - Acreage Determination and Land Use Confirmation**

This letter is in response to your request of June 28, 2021, to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace, in the City of Hollywood.

Based on the graphic you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 8.8 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel A (Folio ID: 5142-1301-1652)	1.0	Medium-High (25) Residential
Parcel B (Folio ID: 5142-2402-0010) (calculation based on the entire folio parcel)	0.3	Recreation and Open Space
	0.2	Community
Parcel C (Folio ID: 5142-1303-0020)	1.0	Community
Parcel D (Folio ID: 5142-2401-0011)	1.3	Medium-High (25) Residential
Parcel E (Folio ID: 5142-2402-0013)	0.7	Medium-High (25) Residential
Parcel F (all land east of the Broadwalk)	1.7	Recreation and Open Space
<b>NET ACRES</b>	<b>6.2</b>	
Parcel A Right-of-Way	0.6	Medium-High (25) Residential
Parcel B Right-of-Way	0.1	Recreation and Open Space
	0.1	Community
Parcel C Right-of-Way	0.5	Community
Parcel D Right-of-Way	0.6	Medium-High (25) Residential
Parcel E Right-of-Way	0.3	Medium-High (25) Residential
Parcel F Right-of-Way	0.4	Recreation and Open Space
<b>RIGHT-OF-WAY ACRES</b>	<b>2.6</b>	
<b>TOTAL GROSS ACRES</b>	<b>8.8</b>	

**Carter N. McDowell**  
**July 19, 2021**  
**Page Two**

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent Jefferson Street, Surf Road, Broadwalk, Azalea Terrace, Bougainvillea Terrace and State Road A1A rights-of-way.

As no survey or legal description was provided, Planning Council staff notes that this calculation is based on the information and graphic that you submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government. Please note that applications to amend the Broward County Land Use Plan require a sealed survey, including legal description of the area proposed to be amended.

**Although not prohibited by the Broward County Land Use Plan, Planning Council staff recommends that any land use plan amendment for this site not include Parcel F and Parcel F right-of-way, designated Recreation and Open Space.**

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Christina Evans, of Planning Council staff.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:CME  
Attachment





**Carter N. McDowell**  
**July 19, 2021**  
**Page Three**

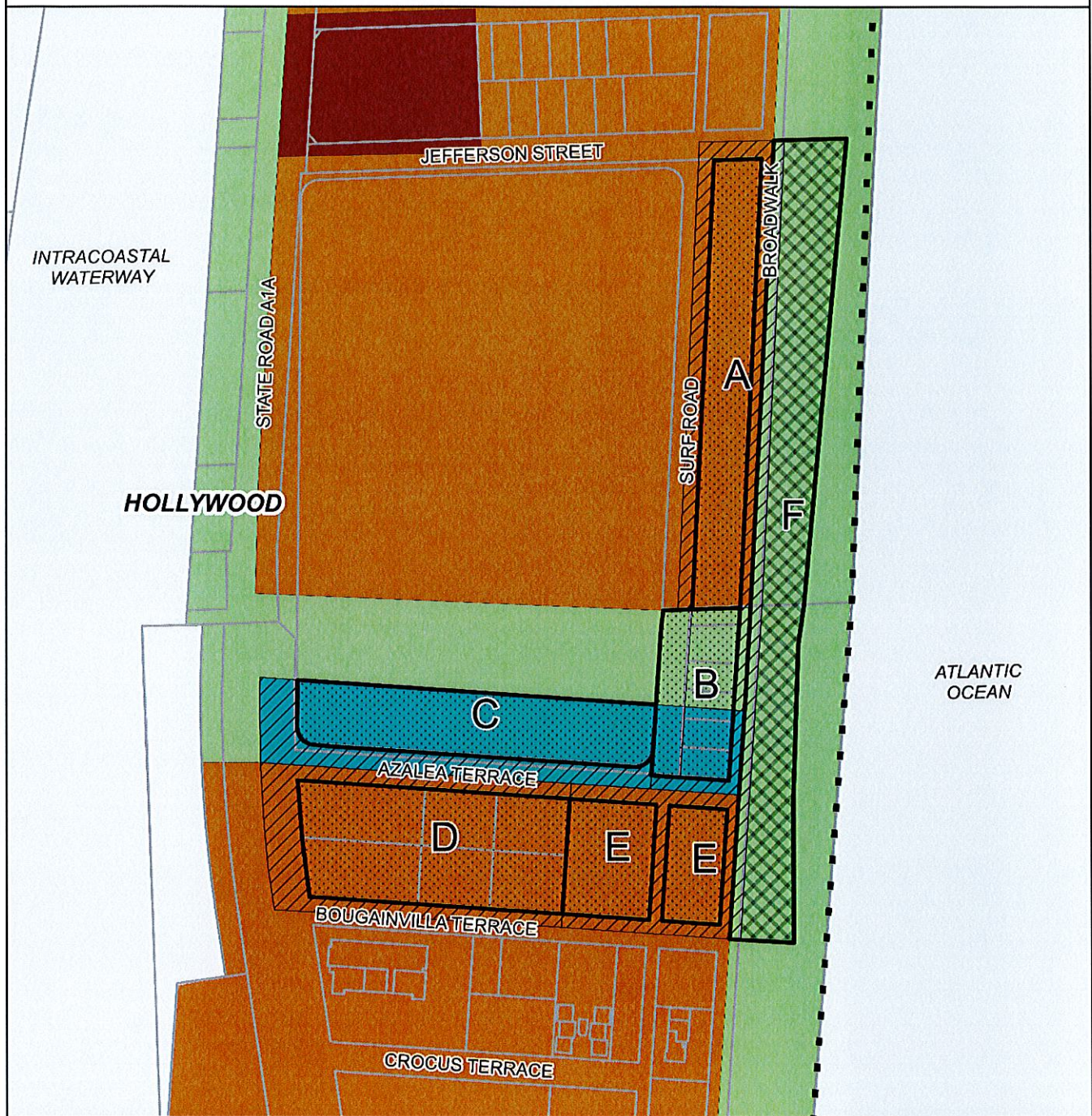
cc/email/att: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood

Leslie A. Del Monte, Planning Manager, Division of Planning and Urban Design  
City of Hollywood



# Broward County Land Use Plan Acreage and Land Use Confirmation



- Municipal Boundary
- Medium-High (25) Residential
- High (50) Residential
- Recreation and Open Space
- Community
- Water / Primary Drainage

**Total Gross Acres = 8.8**

AD 21-006 McDowell Hollywood  
Acreage Determination

200 100 0 200  
Feet





## **EXHIBIT F**



January 25, 2023

*Via Email Only*

Carter N. McDowell  
Bilzin Sumberg Baena Price & Axelrod LLP  
1450 Brickell Avenue, 23<sup>rd</sup> Floor  
Miami, Florida 33131

Dear Mr. McDowell:

**Subject: Hollywood - Acreage Determination and Land Use Confirmation**

This letter is in response to your request to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace, in the City of Hollywood.

Based on the survey and legal description (attached) you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 3.99 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel 1	0.15	Recreation and Open Space
Parcel 2	1.79	Community
Parcel 3	0.29	Community
<b>NET ACRES</b>	<b>2.23</b>	
Parcel 1 Right-of-Way	0.79	Recreation and Open Space
Parcels 2 and 3 Right-of-Way	0.97	Community
<b>RIGHT-OF-WAY ACRES</b>	<b>1.76</b>	
<b>TOTAL GROSS ACRES</b>	<b>3.99</b>	

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent State Road A1A, Surf Road, Broadwalk, Azalea Terrace and Bougainvillea Terrace rights-of-way. Further, it is Planning Council staff’s understanding that the Azalea Terrace right-of-way will be vacated; therefore, both sides have been included in this acreage calculation.



**Carter N. McDowell**  
**January 25, 2023**  
**Page Two**

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the local government.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Deanne Von Stetina, of Planning Council staff.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:DDV  
Attachments

cc/email/att: Dr. Wazir Ishmael, City Manager  
City of Hollywood

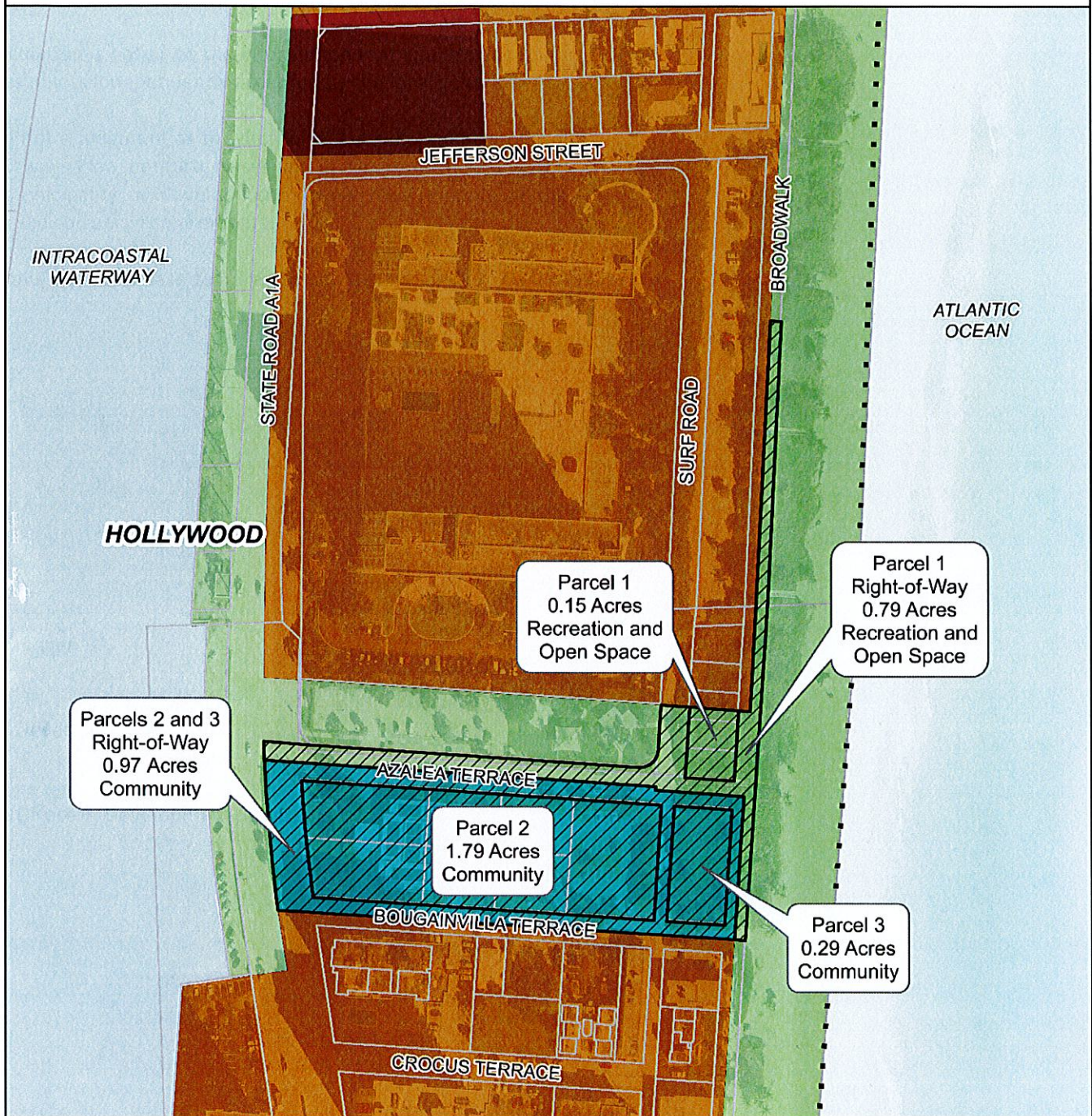
Shiv Newaldass, Director, Development Services  
City of Hollywood

Andria Wingett, Assistant Director, Development Services  
City of Hollywood





# Broward County Land Use Plan Acreage and Land Use Confirmation



- |                              |                           |
|------------------------------|---------------------------|
| Subject Site                 | Recreation and Open Space |
| Municipal Boundary           | Community                 |
| Medium-High (25) Residential | Water / Primary Drainage  |
| High (50) Residential        |                           |

**Total Gross Acres = 3.99**

AD 23-001 McDowell Hollywood  
Acreage Determination

200 100 0 200 Feet





## EXHIBIT "A"

### LEGAL DESCRIPTION:

A portion of Surf Road, Azalea Terrace, South Ocean Drive and Bougainvillea Terrace,

A portion of the Board Walk, being a thirty (30) foot strip, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

A portion of the Board Walk, being a thirty (30) foot strip, HOLLYWOOD BEACH, according to the Plat thereof, as recorded in Plat Book 1 at Page 27,

Lots A, B, C, D, E, and F, Block 2, BEVERLY BEACH, according to the Plat thereof, as recorded in Plat Book 22 at Page 13,

Lots 1, 2 and a portion of lot 3, Block 1, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

Lots 1, 2, 3, 4, 5, 6, 7, 28, 29 and 30, Block 2, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

all being recorded in the Public Records of Broward County, Florida and being more particularly described as follows:

Begin at the intersection of the centerline of said South Ocean Drive and the centerline of said Bougainvillea Terrace; thence S 86°06'41" E along said centerline of Bougainvillea Terrace for 646.47 feet; thence N 03°58'13" E along the East line of said Broad Walk for 463.61 feet; thence S 88°04'58" W along the North line of Section 24, Township 51 South, Range 42 East, also being the South line of Section 13, Township 51 South, Range 42 East for 0.06 feet; thence N 02°43'00" E along East line of said Board Walk, also being the West line of Block D of said plat of HOLLYWOOD BEACH for 395.95 feet; thence N 87°11'00" W for 15.00 feet; thence S 02°43'00" W along the centerline of said Board Walk for 397.17 feet; thence N 88°04'58" E along said North line of Section 24, Township 51 South, Range 42 East and South line of Section 13, Township 51 South, Range 42 East for 0.03 feet; thence S 03°58'13" W along the centerline of said Broad Walk for 143.40 feet; thence N 86°06'41" W for 123.51 feet; thence S 03°51'12" W along the West right of way line of said Surf Road, also being the East line of Parcel 1, HOLLYWOOD SOUTH BEACH, according to the Plat thereof, as recorded in Plat Book 98 at Page 43 of said Public Records of Broward County, Florida for 63.67 feet to a point of curvature; thence Southwesterly and Northwesterly along a 25.00 foot radius curve leading to the right through a central angle of 90°02'07" for an arc distance of 39.29 feet to a point of tangency; thence N 86°06'41" W along the North right of way line of said Azalea Terrace, also being the South line of said Parcel 1 of the plat of HOLLYWOOD SOUTH BEACH for 518.31 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 88°45'46" E; thence Southeasterly along the centerline of said South Ocean Drive, also being a 1910.08 foot radius curve leading to the left through a central angle of 6°58'56" for an arc distance of 232.77 feet to the Point of Beginning.

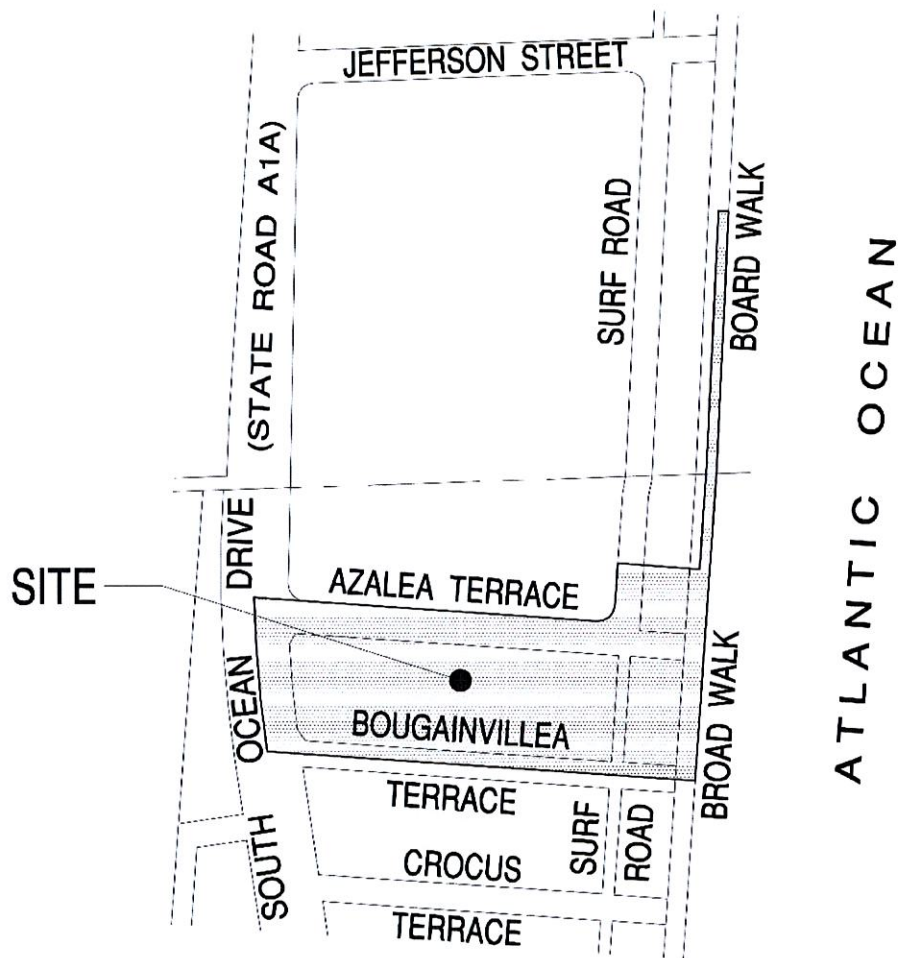
Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 11:32a

### LEGAL DESCRIPTION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	1 of 4

# EXHIBIT "A"



Drawn By MAP  
 Cad. No. 220695  
 Ref. Dwg. 2020-013-1  
 Plotted: 1/4/23 11:32a

## LOCATION SKETCH

**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date 1/4/23  
 Scale NOT TO SCALE  
 Job. No. 220998  
 Dwg. No. 1022-070-2  
 Sheet 4 of 4



## EXHIBIT "A"

### SURVEYOR'S NOTES:

- This site lies in Sections 13 and 24, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 86°06'41" E for the centerline of Bougainvillea Terrace.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 173,805 square feet, or 3.990 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1.

### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on January 4, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

**FORTIN, LEAVY, SKILES, INC., LB3653**

By: \_\_\_\_\_  
Daniel C. Fortin Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 11:32a

### ***SURVEYOR'S NOTES & CERTIFICATION***

**FORTIN, LEAVY, SKILES, INC.**  
**CONSULTING ENGINEERS, SURVEYORS & MAPPERS**  
**FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653**  
**180 Northeast 168th. Street / North Miami Beach, Florida. 33162**  
**Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com**

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	2 of 4

Date	1/4/23
Scale	1"=150'
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	3 of 4