

**TECHNICAL ADVISORY COMMITTEE ROUTING SLIP**  
**City of Hollywood**  
**Department of Development Services - Planning**

**DATE:** October 19<sup>th</sup>, 2020

**FILE NO:** 20-DJP-53

**TO:** Technical Advisory Committee

**FROM:** Department of Development Services - Planning

**PROJECT:** C F & A Hill Family – Stirling Road

**STATUS:** **PRELIMINARY**

**REVIEWER:**

- |  |  |
|--|--|
| <input type="checkbox"/> Architecture & Urban Design, Architecture | <input type="checkbox"/> Library (Final Only)                  |
| <input type="checkbox"/> Architecture & Urban Design, Landscape    | <input type="checkbox"/> Parking                               |
| <input type="checkbox"/> Building                                  | <input type="checkbox"/> Parks, Recreation and Cultural Arts   |
| <input type="checkbox"/> Community Development                     | <input type="checkbox"/> Police                                |
| <input type="checkbox"/> Community Redevelopment Agency (CRA)      | <input type="checkbox"/> Public Utilities, Sewer               |
| <input type="checkbox"/> Engineering                               | <input type="checkbox"/> Public Utilities, Water               |
| <input type="checkbox"/> Economic Development                      | <input type="checkbox"/> Public Works – Environmental Services |
| <input type="checkbox"/> Fire Rescue and Beach Safety              |  |

**PROJECT PLANNER:**

- |  |   |
|--|---|
| <input type="checkbox"/> Leslie A. Del Monte           | <input type="checkbox"/> Alexandra Guerrero |
| <input checked="" type="checkbox"/> <b>Fitz Murphy</b> | <input type="checkbox"/> Deandrea Moise     |
| <input type="checkbox"/> Julian Gdaniec                | <input type="checkbox"/> Carmen Diaz        |

**MEETING DATE:** **November 2<sup>nd</sup>, 2020**

**COMMENTS DUE BY:** **October 29<sup>th</sup>, 2020**

---

\*\*\*NOTE: Please forward all comments *in a format with text that can be easily copied into a word document* to both **FMURPHY@HOLLYWOODFL.ORG** and **OYUSUF@HOLLYWOODFL.ORG**.

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: \_\_\_\_\_

Location Address: TBD Stirling Road, Hollywood, FL 33020

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

Folio Number(s): 514204000110 (North Parcel) & 514204000120 (South Parcel)

Zoning Classification: North: IM-3 & South: RS-6 Land Use Classification: North: IND & South: LMRES (10)

Existing Property Use: Vacant/Nursery Sq Ft/Number of Units: Vacant

Is the request the result of a violation notice? ( ) Yes  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
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: Rezoning - Please see the attached application package for further details on the proposed rezoning.

Number of units/rooms: Approximately 420 Units Sq Ft: ~ 950 SF Average

Value of Improvement: TBD Estimated Date of Completion: Final CO August 2023

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

Name of Current Property Owner: CF & A Hill Family LTD

Address of Property Owner: 261 SW 13th Street, Dania Beach, FL 33004

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant Representative Tenant (circle one): Greenspoon Marder LLP (Dennis D. Mele, Esq.)

Address: 200 East Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301 Telephone: (954) 527-6209

Fax: (954) 333-4282 Email Address: dennis.mele@gmlaw.com & cynthia.pasch@gmlaw.com

Date of Purchase: 12/9/2019 Is there an option to purchase the Property? Yes ( ) No

If Yes, Attach Copy of the Contract. See attached recorded memorandum of lease

List Anyone Else Who Should Receive Notice of the Hearing: RD Stirling, LLC

Address: 315 S. Biscayne Blvd., Miami, FL 33131

Email Address: bshewalter@relatedgroup.com & chris.hernandez@relatedgroup.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: Jeanine L Hill Date: 9/15/2020

PRINT NAME: CF & A Hill Family LTD (Jeanine L. Hill) Date: \_\_\_\_\_

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

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

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

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

### Current Owner Power of Attorney

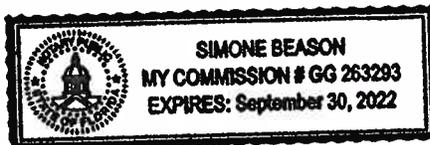
I am the current owner of the described real property and that I am aware of the nature and effect the request for rezoning to my property, which is hereby made by me or I am hereby authorizing Greenspoon Marder LLP to be my legal representative before the Technical Advisory Committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 15th day of September 2020

[Signature]  
Notary Public

State of Florida

My Commission Expires: 9/30/2022 (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_



Jeanine L Hill  
Signature of Current Owner

Jeanine L Hill  
Print Name

This instrument prepared by (and after recording return to):

Name: Kimberly S. LeCompte, Esq.  
Address: Greenberg Traurig, P.A.  
333 S.E. 2<sup>nd</sup> Avenue  
Suite 4400  
Miami, Florida 33131

(Space reserved for Clerk of Court)

### MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT is made as of this 8th day of July, 2019, by and between **CF & A HILL FAMILY LTD.**, a Florida limited partnership (the "Landlord"), whose address is 261 SW 13<sup>th</sup> Street, Dania, Florida 33004, and **RD STIRLING, LLC**, a Florida limited liability company (the "Tenant"), whose address is c/o Related Development, LLC, 315 S. Biscayne Blvd., Miami, FL 33131.

### WITNESSETH:

For and in consideration of Ten and NO/100 Dollars (\$10.00) and other valuable consideration paid, Landlord does demise and let unto Tenant, and Tenant does lease and take from Landlord, upon the terms and conditions and subject to the limitations more particularly set forth in that certain Ground Lease between Landlord and Tenant dated as of July 8, 2019 (the "Lease"), the land and improvements located in the City of Hollywood, in Broward County, Florida, and legally described on Exhibit A hereto and by this reference made a part hereof (the "Leased Premises"). Fee title to the Leased Premises is owned by Landlord. Capitalized terms used in this Memorandum without definition have the meanings given to them in the Lease.

Landlord, in consideration of the rents and covenants set forth in the Lease, hereby demises and leases to Tenant, and Tenant hereby takes and hires from Landlord, the Leased Premises,

TO HAVE AND TO HOLD the Leased Premises for the term commencing on the Effective Date of the Lease, and expiring on the date that is ninety (99) years after the Rent Commencement Date (the "Term"), subject to extension or earlier termination as provided in the Lease.

Section 19.3 of the Lease provides that Developer has a right of first offer to purchase Landlord's Estate or a majority ownership interest in Landlord during the Term.

Pursuant to Florida Statutes, Section 713.10, all persons dealing with Tenant are hereby given notice that Landlord shall not be liable for any work performed or to be performed on the Leased Premises at the request of Tenant, or for any materials furnished or to be furnished at the Leased Premises for Tenant, and that Tenant has no authority whatsoever to subject the Landlord's interest in the Leased Premises to any liens for labor, service or materials provided to Tenant. All materialmen, contractors, mechanics and laborers and any other persons contracting with Tenant for the demolition, construction, installation, alteration or repair of any improvements on, within or about the Leased Premises, are hereby further charged with notice that they must look only to Tenant and to Tenant's interest in the Leased Premises to secure payment for any work done or material furnished at the request or instruction of Tenant.

This instrument is executed and is to be recorded against the Leased Premises for the purpose of giving notice of the Lease hereinbefore defined but shall not be deemed or construed to change the terms of the Lease, which shall govern in the case of a conflict.

The Lease is incorporated herein by reference. Requests for information concerning the Lease should be directed to the Landlord and Tenant.

*(Signatures to follow)*

EXECUTED as of the day and year first above written.

Signed in the presence of:

LANDLORD:

CF & A HILL FAMILY LTD.,  
a Florida limited partnership

By: Hill GP, Inc. a Florida corporation, its  
General Partner

By: Jeanine Hill  
Name: Jeanine Hill  
Title: President

Wilson C. Atkinson  
Print Name: Wilson C. Atkinson

Cindy Clark  
Print Name: CINDY CLARK

STATE OF FLORIDA )  
COUNTY OF BROWARD )

SS:

The foregoing instrument was acknowledged before me this 6 day of JULY, 2019 by Jeanine Hill, as President of Hill GP, Inc., a Florida corporation, the General Partner of CF & A HILL FAMILY LTD., a Florida limited partnership, on behalf of said entities. S/He personally appeared before me, and is personally known to me or produced \_\_\_\_\_ as identification.

[NOTARIAL SEAL]

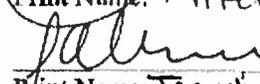
Notary: Wilson C. Atkinson  
Print Name: WILSON C. ATKINSON, III  
My Commission expires: \_\_\_\_\_

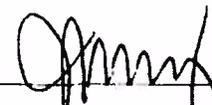
WILSON C. ATKINSON  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG233076  
Expires 10/24/2022

Signed in the presence of:

TENANT:

**RD STIRLING, LLC**, a Florida limited liability company

  
 Print Name: Arleta Ouelo  
  
 Print Name: Jacqueline Albuera

By:   
 Name: \_\_\_\_\_  
 Title: **JEFFERY HOYOS**  
           **Vice President**

STATE OF FLORIDA            )  
   )  
 COUNTY OF MIAMI-DADE    )     SS:

The foregoing instrument was acknowledged before me this 3 day of July, 2019 by Jeffery Hoyos, as VP of RD STIRLING, LLC, a Florida limited liability company, on behalf of said entity. S/He personally appeared before me, and is personally known to me or produced \_\_\_\_\_ as identification.

[NOTARIAL SEAL]

Notary:   
 Print Name: Victoria Delgado  
 My Commission expires: 2-20-22


 Victoria Delgado  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# GG182393  
 Expires 2/20/2022

**EXHIBIT A**

**LEGAL DESCRIPTION OF LEASED PREMISES**

**PARCEL 1: (FOLIO NO. 5142-0400-0110)**

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 53 FEET THEREOF FOR RIGHT-OF-WAY OF STIRLING ROAD AND ALSO LESS AND EXCEPT THE FOLLOWING TWO PARCELS:

LESS OUT 1:  
RIGHT-OF-WAY PARCEL

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W.1/2) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE N. 87°34'12" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF WAY MAP, SECTION 86016-2500, A DISTANCE OF 190.60 FEET;

THENCE S. 42°34'12" W. A DISTANCE OF 38.18 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 117.00 FEET;

THENCE N. 47°25'48" W. A DISTANCE OF 21.21 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 31.73 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A";

THENCE N. 01°48'33" W. ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT: (SIGNAL POLE PARCEL)

A SIGNAL POLE PARCEL BEING A PORTION OF THE WEST HALF (W.1/2) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE N. 87°34'12" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF WAY MAP, SECTION 86016-2500, A DISTANCE OF 587.20 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT;

THENCE CONTINUE N. 87°34'12" E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET;

THENCE S. 02°25'48" E. A DISTANCE OF 2.00 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 7.00 FEET;

THENCE N. 02°25'48" W. A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LESS OUT 2: (CANAL RIGHT-OF-WAY)

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4 OF NE 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

LESS OUT 3: - (PROPERTY OWNED BY STIRLING ACCESS, LLC)

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE S. 01°48'33" E. ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S. 01°48'33" E. ALONG SAID EAST LINE, A DISTANCE OF 68.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S. 01°24'52" E INTO THE RADIUS POINT;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°41'33" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°40'12" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY;

THENCE N. 87°36'29" E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.06 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°02'17" AND A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 55.00 FEET TO A POINT OF TANGENCY;

THENCE N. 02°25'48" W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 36.08 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 108.80 FEET;

THENCE N. 47°25'48" W. A DISTANCE OF 21.21 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

**PARCEL 2: (FOLIO NO. 514204000120)**

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

LESS OUT 1: (CANAL RIGHT-OF-WAY)

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH

1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

**PARCEL 3: (FOLIO NO. 514204000120)**

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

**LESS OUT 1: (CANAL RIGHT-OF-WAY)**

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

## **RD Stirling - Rezoning Justification Narrative**

On behalf of CF & A Hill Family LTD (the “Applicant”), please accept this request for consideration of the proposed rezoning application. The Applicant owns two parcels totaling approximately 26.7 gross acres with a C-10 canal separating the parcels. The subject property is generally located on the South side of Stirling Road approximately 1,300 feet East of Interstate-95 in the City of Hollywood (“City”) and can be further identified by Broward County Property Appraiser folio numbers 514204000110 and 514204000120 (the “Subject Property”). The Subject Property does not contain any structures and is currently in use as a tree nursery.

The Applicant previously submitted an application for a change in the land use designation from Commerce (County)/Industrial (City) and Low-Medium (10) Residential to the Medium (16) Residential land use designation. The proposed land use plan amendment will allow the Applicant to construct a multi-family residential development with a maximum of 427 dwelling units on the Subject Property. The proposed site plan for the Subject Property proposes 420 dwelling units.

The northern parcel is currently zoned Industrial/Manufacturing Medium (“IM-3”), and the southern parcel is currently zoned Single Family (“RS-6”). Pursuant to Article 4, Sections 4.1 and 4.4 of the City’s Zoning Land Use and Development Regulations (“Code”), the IM-3 and RS-6 zoning districts do not permit the multi-family residential development use desired by the Applicant. As such, the Applicant is proposing to rezone the Subject Property from IM-3 and RS-6 to the Planned Development District (“PD”). This proposed rezoning is consistent with the land use plan amendment application currently being processed for the Subject Property. The Applicant requests that this rezoning be processed concurrently with the proposed land use plan amendment and acknowledges that the rezoning cannot be approved by the City Commission until after the land use plan amendment is approved.

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

The proposed rezoning will not result in spot zoning or contract zoning. A Planned Mix Use Development currently exists to the North of the Subject Property across Stirling Road in the City of Dania Beach. The adjacent area East of the Subject Property is zoned Open Space and Governmental Use, the adjacent area West of the Subject Property is zoned Industrial/Manufacturing IM-1 and IM-3, and the adjacent area South of the Property is zoned Single Family RS-6. A residential neighborhood

exists to the Southeast of the Subject Property to the South of Attucks Middle School. Additionally, a site plan is currently approved for future construction of a 302-unit multi-family residential development located across Stirling Road to the Northeast of the Subject Property at 150 S. Bryan Road in the City of Dania Beach. The surrounding land use, zoning and existing uses provide for a variety of uses in the area. The proposed rezoning is consistent with the character of development in the area and does not result in spot zoning or contract zoning.

**2. That the proposed change is consistent with, and in furtherance of the Goals, Objectives, and Policies of the City’s Comprehensive Plan;**

The proposed rezoning is consistent with the goals, objectives, and policies of the land use element of the City’s Comprehensive Plan. The previously submitted land use plan amendment application to change land use designation to Medium (16) Residential will allow the Applicant to construct a multi-family residential development of with a maximum of 427 dwelling units on the Subject Property. The proposed rezoning to the PD zoning district is consistent with the proposed land use designation and the following goals, policies, and objectives of the City’s Comprehensive Plan.

- GOAL – 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.
- OBJECTIVE 1 - Coordinate future land uses with available public facilities, soil conditions, topography, natural resources, and endangered species.
- Policy 1.3: Maintain the City Code or Zoning and Development regulations to require that all new and existing unsewered development, where practical and financially feasible, including new residential units, be connected to the sewer system.
- OBJECTIVE 1.1 – The City shall work with and assist the Broward County Office of Urban Planning and Redevelopment and the Broward County Metropolitan Planning Organization toward increasing transit usage.
- Policy 8.12: The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and City land use plans.
- GOAL - To provide an adequate supply of decent, safe, and sanitary housing that is affordable to present and future residents of Hollywood.

For these reasons, the proposed rezoning of the Property is consistent with the City’s Comprehensive Plan.

**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;**

The Subject Property is currently vacant and unimproved land. The surrounding area is dominated by commercial, community facilities, and residential land uses with existing residential development to the southeast of the Subject Property. The Applicant is requesting this rezoning to permit the development of a quality residential community consistent with development within the area. The City has and continues to experience an increase in population since the Subject Property was zoned IM-3 and RS-6. This rezoning is necessary to accommodate the population growth that the City is experiencing at this time .

**4. The proposed change will not adversely influence living conditions in the neighborhood; and**

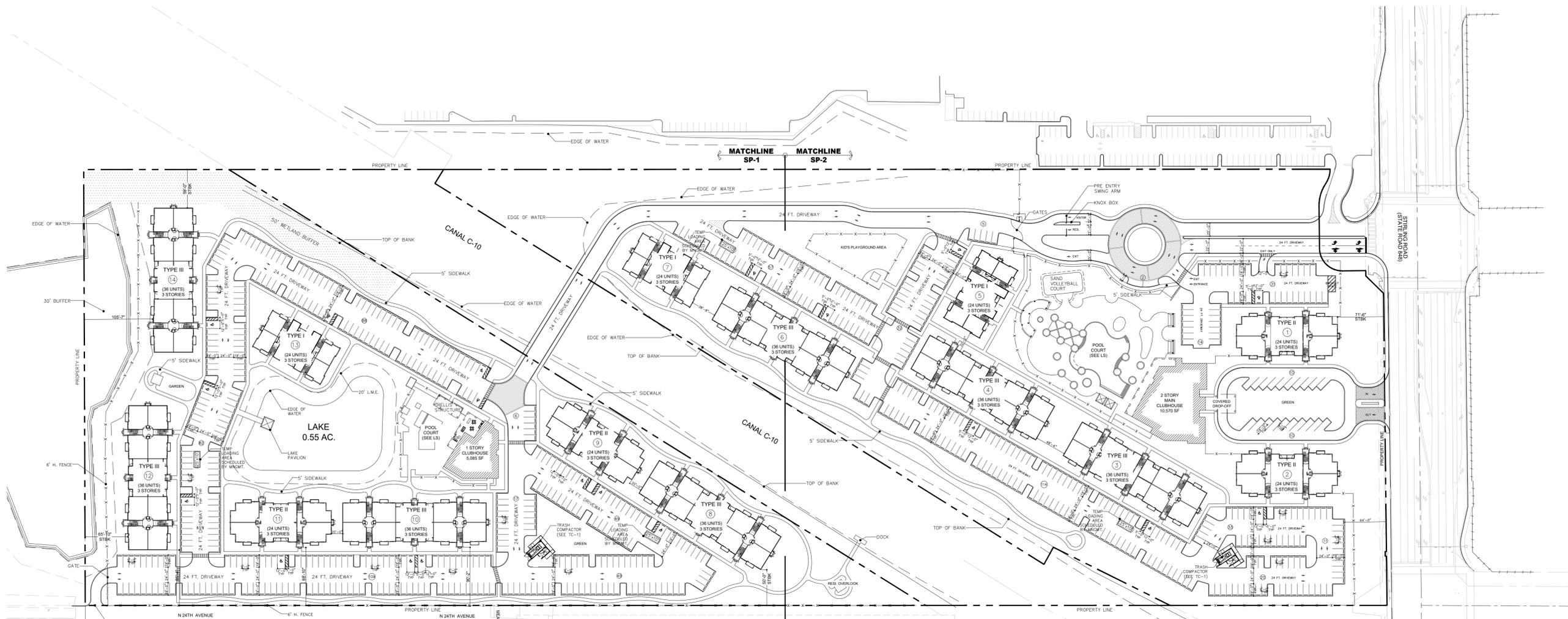
The proposed rezoning will allow the Applicant to develop a vacant parcel into an attractive residential development and provide additional housing options within the City. This rezoning will improve conditions in the neighborhood by providing additional residential housing options in a manner compatible with the nearby commercial developments and residential uses. The proposed rezoning and development is designed with consideration of adjacent drainage and natural features as well as neighboring developments. The Applicant and appropriate consultants will work to ensure development of the Subject Property does not result in any adverse environmental impacts on the area. For these reasons, the proposed rezoning will not have a negative impact on the living conditions in the neighborhood of the Subject Property or the surrounding area.

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

As mentioned above, the proposed rezoning is compatible with the development(s) within the same district/neighborhood. A Planned Mix Use Development currently exists to the North of the Subject Property across Stirling Road in the City of Dania Beach. Residential development exists to the south and east of the Subject Property South of Attucks Middle School. Further, a site plan is currently approved for future construction of a 302-unit multi-family residential development located across Stirling Road to the Northeast of the Subject Property at 150 S. Bryan Road in the City of Dania Beach. The proposed rezoning is compatible and consistent with development in the surrounding area and will allow the Applicant to develop a multi-family residential

We respectfully request that you consider this proposed rezoning application and the attached application materials. Please contact me at (954) 527-6258 should you have any questions related to this request.





SITE INFORMATION		
Jurisdiction:	Broward County, FL	
Land Use:	Residential	
Existing Zoning District:	IM-3 (Industrial/Manufacturing Med) & RS-6 (Single Family)	
Rezoning:	PD	
Site Area:	25.97 acres	1,131,546 sf
Density:	Max. Allowed 18 du's/ac (467 Units)	Proposed 16.1 du's/ac (420 Units)
<b>Building Setbacks</b>		
A. Front	Provided (Structures)	Provided (At-Grade Parking)
	Stirling Rd. 71'-6"	8'-3"
B. Side/Interior		
	East 50'-0"	N/A
	West 59'-0"	N/A
C. Rear		N/A
	65'-4"	N/A
<b>Building Height</b>		
As measured from grade to mean height of roof	Provided 3 Stories (34'-6")	
Min Distance b/w Bldgs	20'-0"	
<b>Site Calculations</b>		
Open Space Area (Pervious)	Provided 58.1% (658,008 sf = 15.1 ac.)	
Bldg. & CH Footprints	15.2% (171,909 sf = 3.95 ac.)	
VUA	26.7% (301,629 sf = 6.92 ac.)	
Total Lot Coverage	41.9% (473,538 sf = 10.87 ac.)	
<b>OFF-STREET PARKING</b>		
Required	# of Units	# Spaces
Multi-Family		
1.5 sp/du	420 units	630 sp
Guest @ 1 sp / 5 du's		84 sp
<b>Totals</b>	<b>420 units</b>	<b>714 sp</b>
Provided		
Type of Parking	Standard	HC
Surface	709 sp	19 sp
<b>Totals</b>		<b>728 sp</b>
Parking Ratio Required:	1.7 sp/unit	
Parking Ratio Provided:	1.73 sp/unit	
Loading	Required: 4 sp.	Provided: 4 sp.
<i>Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2(5)</i>		

Unit Designation	Bldg Types			Total # Units	% of Total	Unit SF	Leasable Area (NRSF)
	Type I (3 ST)	Type II (3 ST)	Type III (3 ST)				
<b>1BD</b>							
A1	6	12	12	150	48.6%	694 sf	104,100 sf
A1A	6			18		765 sf	13,770 sf
A2	12			36		792 sf	28,512 sf
<b>Sub-Total</b>	<b>24 units</b>	<b>12 units</b>	<b>12 units</b>	<b>204 units</b>			<b>146,382 sf</b>
<b>2BD</b>							
B2			24	168	40.0%	1,104 sf	185,472 sf
<b>Sub-Total</b>	<b>0 units</b>	<b>0 units</b>	<b>24 units</b>	<b>168</b>			
<b>3BD</b>							
C1		12		48	11.4%	1,273 sf	61,104 sf
<b>Sub-Total</b>	<b>0 units</b>	<b>12 units</b>	<b>0 units</b>	<b>48 units</b>			
<b># of Unit/Bldg</b>	24 units	24 units	36 units				
<b># of Bldgs</b>	3 bldgs	4 bldgs	7 bldgs	14 bldgs			
<b>Total # Units</b>	<b>72 units</b>	<b>96 units</b>	<b>252 units</b>	<b>420 units</b>	<b>100.0%</b>		<b>392,958 sf</b>
<b>Non-Leasable Area</b>							
Balcony/Terrace	25,932 sf						
Corridor/Egress	70,242 sf						
<b>Total</b>	<b>96,174 sf</b>						



SCALE: 1"=80'-0"

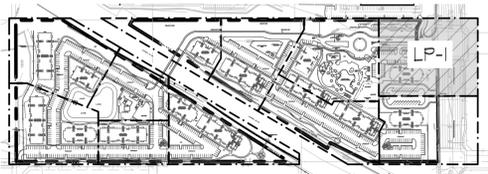
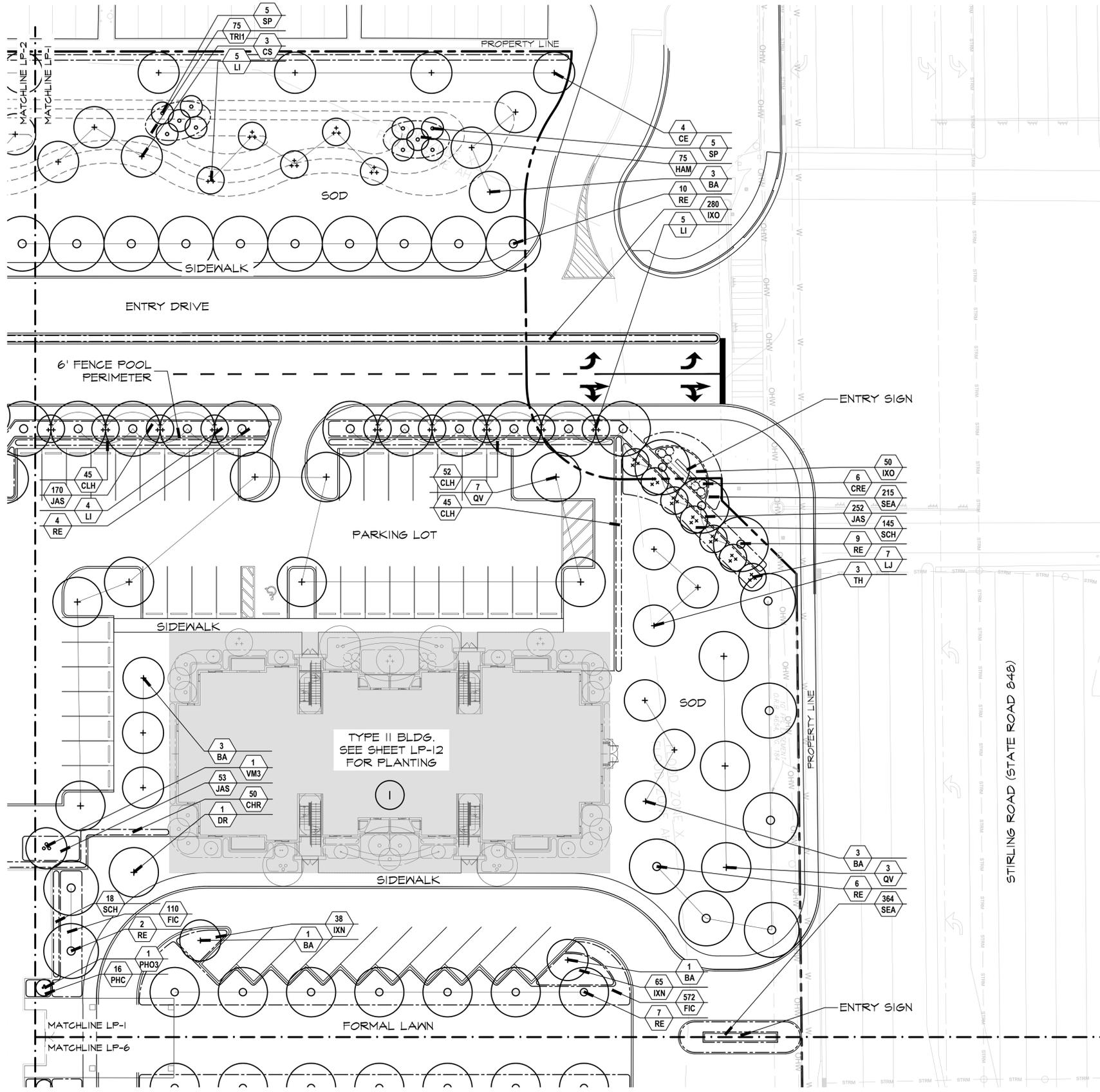
DRAWN	
DATE	10/23/19
SCALE	AS SHOWN
JOB NO.	1931.PRJ
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	SP - 1

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

MSA ARCHITECTS, INC.  
AAC0000895  
8950 SW 74th COURT  
SUITE 150  
MIAMI, FLORIDA 33156  
(305) 273-9911

TOWN HOLLYWOOD  
FOR:  
RELATED GROUP  
LOCATED AT:  
HOLLYWOOD, FLORIDA

MSA ARCHITECTS & PLANNING  
 ARCHITECTURE & PLANNING  
 COPYRIGHT © 2019 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



**DSBOCA**  
design studio boca

landscape architects  
and planners

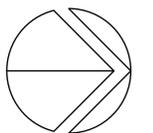
LC - 0000396  
2300 Corporate Blvd. NW, Suite 214  
Boca Raton, Florida 33431  
Ph: 561.955.8623  
Fax: 561.362.4749  
email: landscapearchitect@dsboca.com

**TOWN HOLLYWOOD**  
STIRLING ROAD EAST OF 95, HOLLYWOOD, FL  
**PLANTING PLAN**

REVISIONS:


OCTOBER 9, 2020  
DATE  
MS., SOQ,  
DRAWN BY:  
M.J.  
APPROVED BY:

This drawing is the property of Design Studio Boca, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.



SCALE: 1"=20'

**LP-1**

**S.P.A.**

**TOWN HOLLYWOOD**  
STIRLING ROAD EAST OF 95, HOLLYWOOD, FL  
**PLANTING PLAN**

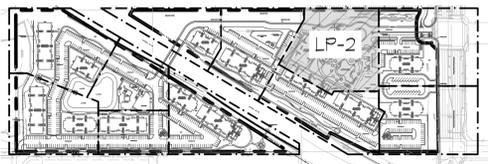
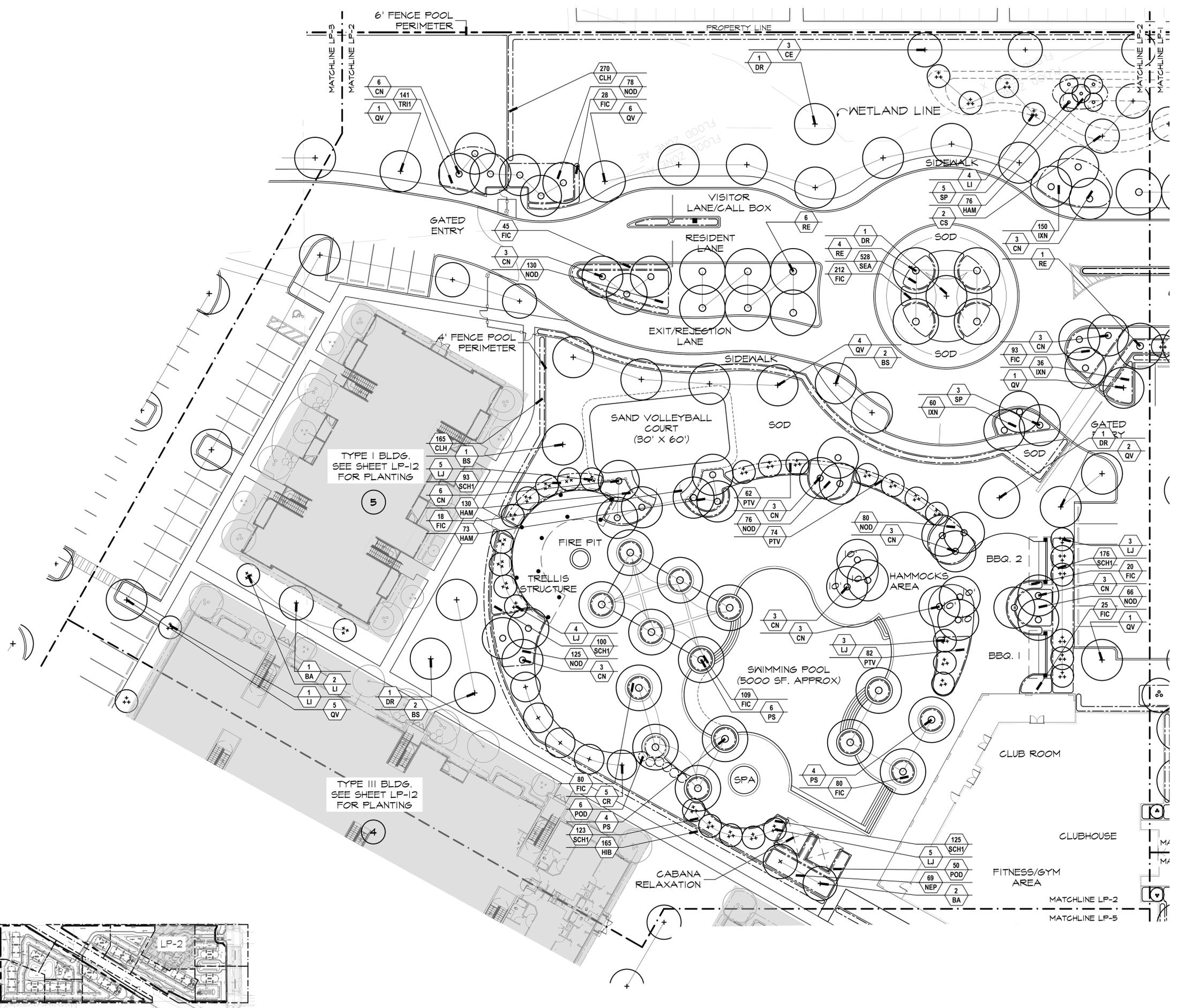
REVISIONS:


**OCTOBER 9, 2020**  
DATE  
**MS., SOQ,**  
DRAWN BY:  
**M.J.**  
APPROVED BY:

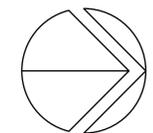
This drawing is the property of Design Studio Boca, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

**LP-2**

**S.P.A.**



LOCATION MAP  
N.T.S.



SCALE: 1"=20'





**DSBOCA**  
design studio boca

landscape architects  
and planners

LC - 0000396  
2300 Corporate Blvd. NW, Suite 214  
Boca Raton, Florida 33431  
Ph: 561.955.8623  
Fax: 561.362.4749  
email: landscapearchitects@dsboca.com

**TOWN HOLLYWOOD**  
STIRLING ROAD EAST OF 95, HOLLYWOOD, FL

**PLANTING PLAN**

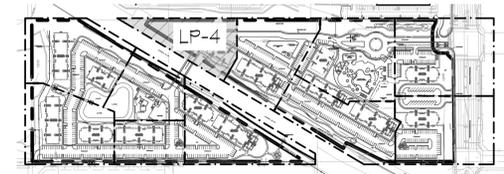
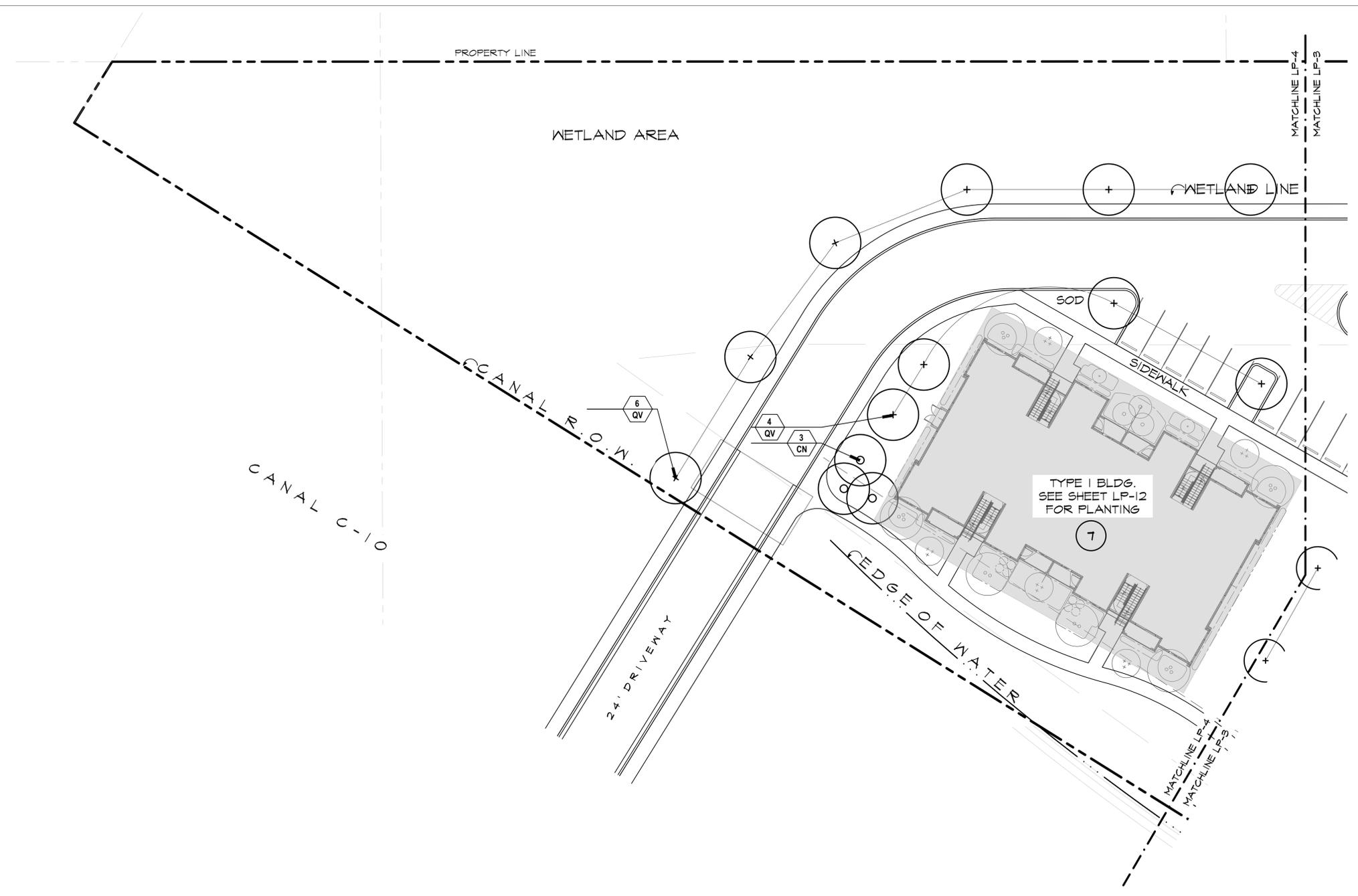
REVISIONS:

**OCTOBER 9, 2020**  
DATE  
**MS., SOQ,**  
DRAWN BY:  
**M.J.**  
APPROVED BY:

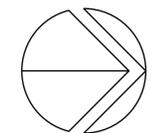
This drawing is the property of Design Studio Boca, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

**LP-4**

**S.P.A.**



LOCATION MAP  
N.T.S.



SCALE: 1"=20'





**DSBOCA**  
design studio boca

landscape architects  
and planners

LC - 0000396  
2300 Corporate Blvd. NW, Suite 214  
Boca Raton, Florida 33431  
Ph: 561.955.8623  
Fax: 561.362.4749  
email: landscapearchitects@dsboca.com

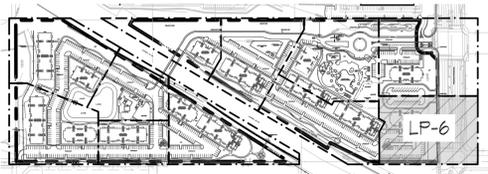
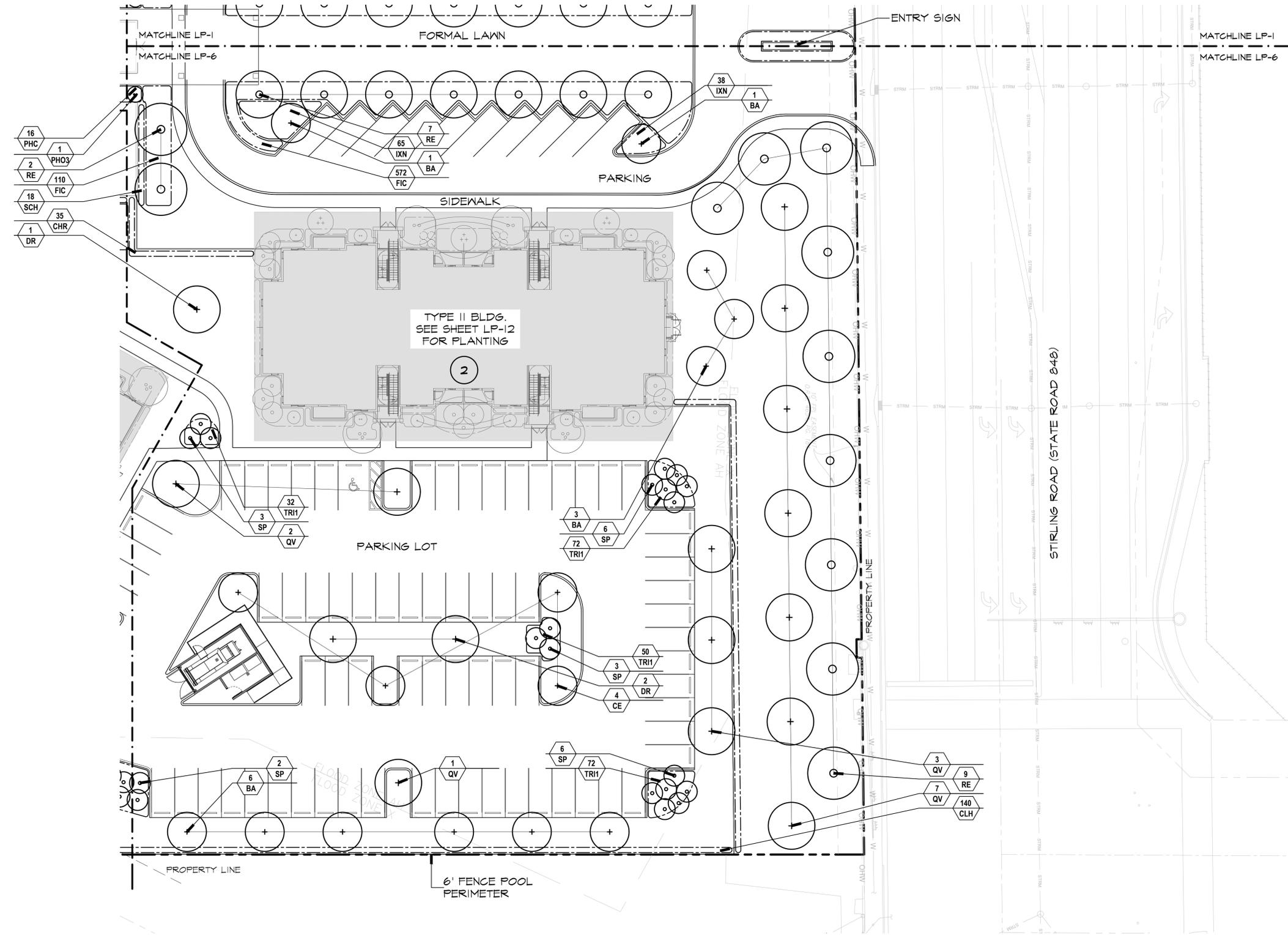
**TOWN HOLLYWOOD**  
STIRLING ROAD EAST OF 95, HOLLYWOOD, FL

**PLANTING PLAN**

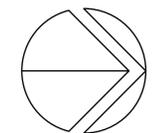
REVISIONS:

**OCTOBER 9, 2020**  
DATE  
**MS., SOQ,**  
DRAWN BY:  
**M.J.**  
APPROVED BY:

This drawing is the property of Design Studio Boca, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.



LOCATION MAP  
N.T.S.



SCALE: 1"=20'

**LP-6**

**S.P.A.**