

**ATTACHMENT C**  
Public Participation

LEGAL DESCRIPTION

PARCEL "A" "GATOR 441 SUBDIVISION," ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Taco Bell  
Site Plan & Design Approval  
& Variance Requests  
2640 N. State Road 7

CITY OF HOLLYWOOD  
COMMUNITY MEETING  
FEBRUARY 21, 2023

# Project Location

2



▲ Zoning: C-MU  
(Central Mixed Use District)

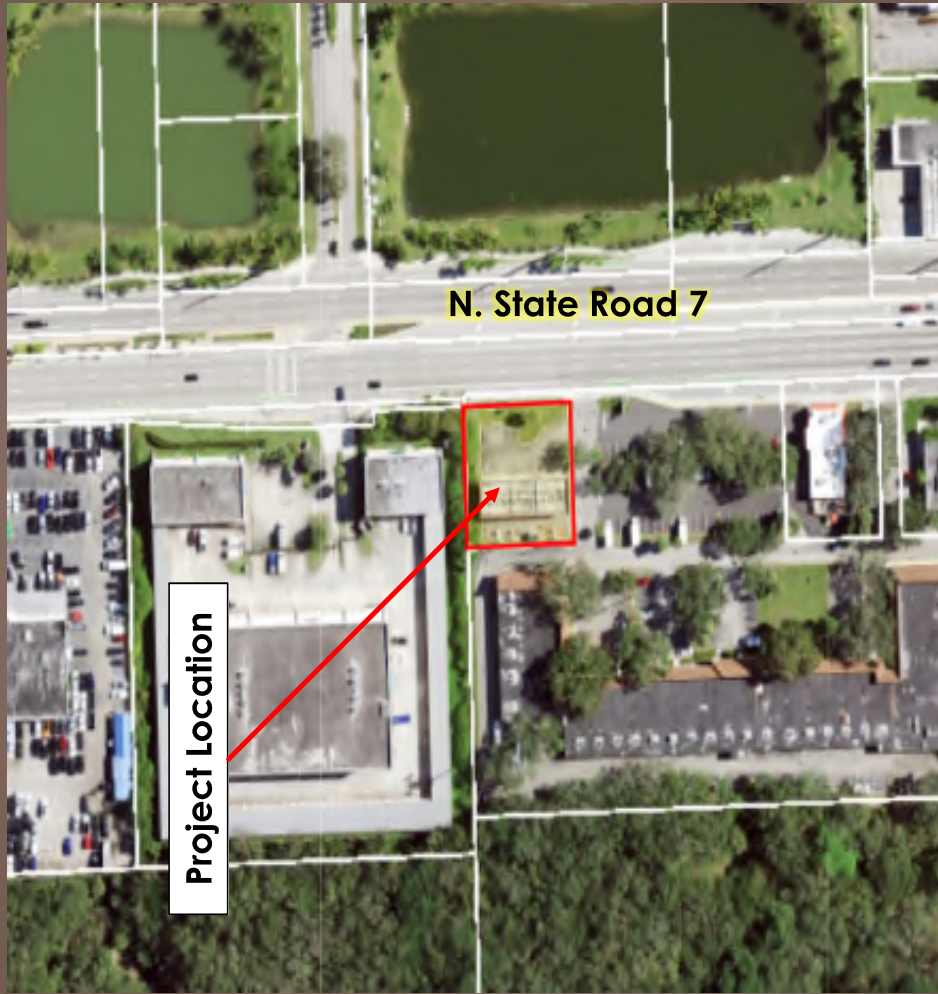
▲ Land Use: TOC  
(Transit Oriented Corridor)

▲ Existing Use: Abandoned Car  
Wash Facility

▲ Proposed Use: Take-out only  
Taco Bell Restaurant with a  
Drive-thru Facility

# Project Location

3



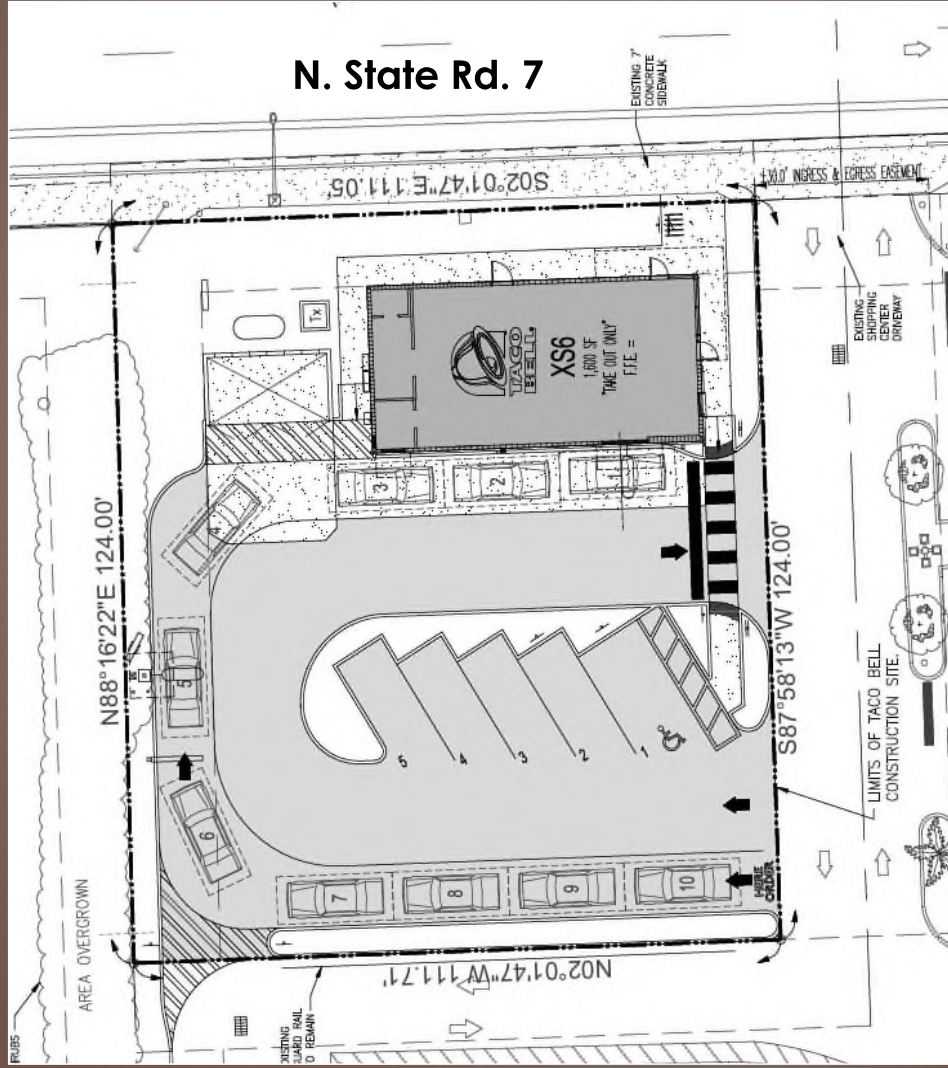
# Requests

4

- Site Plan & Design approval to develop the Property with a +/- 1,600 square foot drive-thru and take-out only Taco Bell restaurant with no indoor or outdoor customer seating.
- Variance approvals as follows:
  - To allow the Project to be developed with 5 parking spaces rather than 11 spaces as required by Code;
  - To allow an active use liner on the ground floor along the State Rd. 7 building façade (east façade) of 51.51% rather than 60% as required by Code;
  - To allow a window transparency on the ground floor along the State Rd. 7 building façade (east façade) of 27.9% rather than 50% as required by Code.

# Site Plan

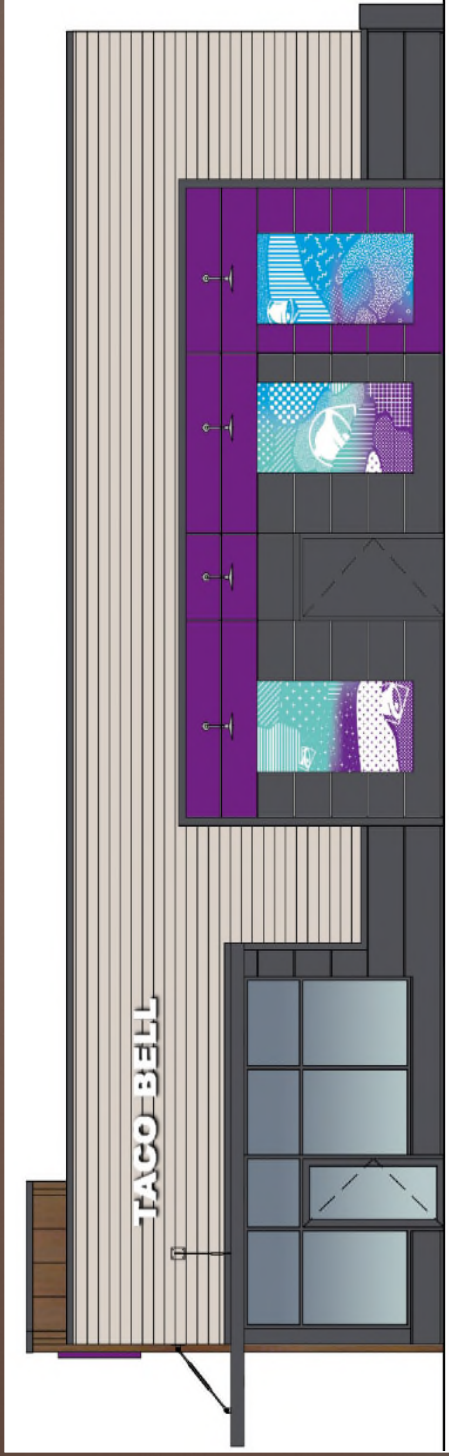
5



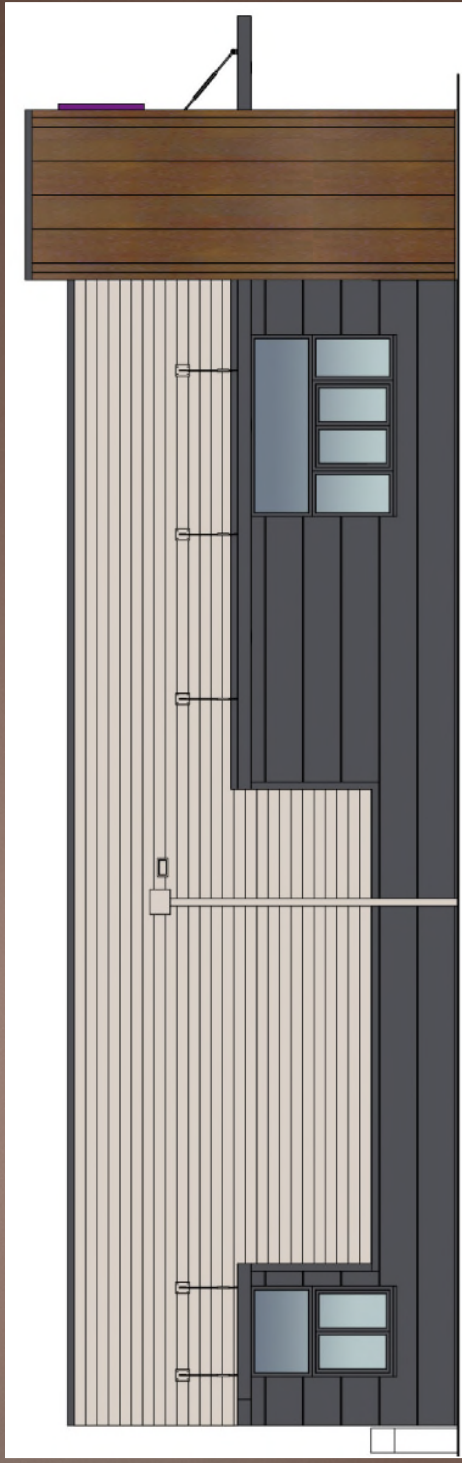
# Elevations

6

East Elevation  
(N. State Road 7)



West Elevation  
(Drive-thru Lane)





# Elevations

7



South Elevation  
(Front of Building)



North Elevation  
(Rear of Building)

# Questions?

**MEETING NOTICE**

**Re:     *Citizen Participation Meeting*  
          *Taco Bell of America*  
          *2640 N. State Rd. 7***

Dear Neighbor:

You are invited to attend a virtual citizen participation meeting related to the proposed site plan and variances for a project generally located at 2640 N. State Rd. 7 ("Property") in the City of Hollywood. Attached please find an aerial map showing the location of the Property. The applicant, Taco Bell of America, is proposing to develop the property with a +/- 1,600 square foot take out only Taco Bell restaurant with a drive thru-facility. There will be no indoor or outdoor dining provided on site.

Prior to holding public hearings related to the application, Taco Bell of America would like to hear from you, our neighbors. As such, we have scheduled the following virtual citizen participation meeting and look forward to meeting and hearing from all of you:

**Citizen Participation Meeting:**  
**Date: Tuesday, February 21, 2023**  
**Time: 6:30 pm**

**Meeting Link: <https://rb.gy/djirzx>**  
**Webinar ID: 874 7108 5365**

If you wish to submit comments prior to the meeting, please send them to:

Dunay, Miskel & Backman, LLP  
Attn: Dwayne L. Dickerson  
Email: [ddickerson@dmbblaw.com](mailto:ddickerson@dmbblaw.com)  
Phone: 561-405-3336

Also, please be advised that there will be additional opportunities for public input at the City of Hollywood public hearing.

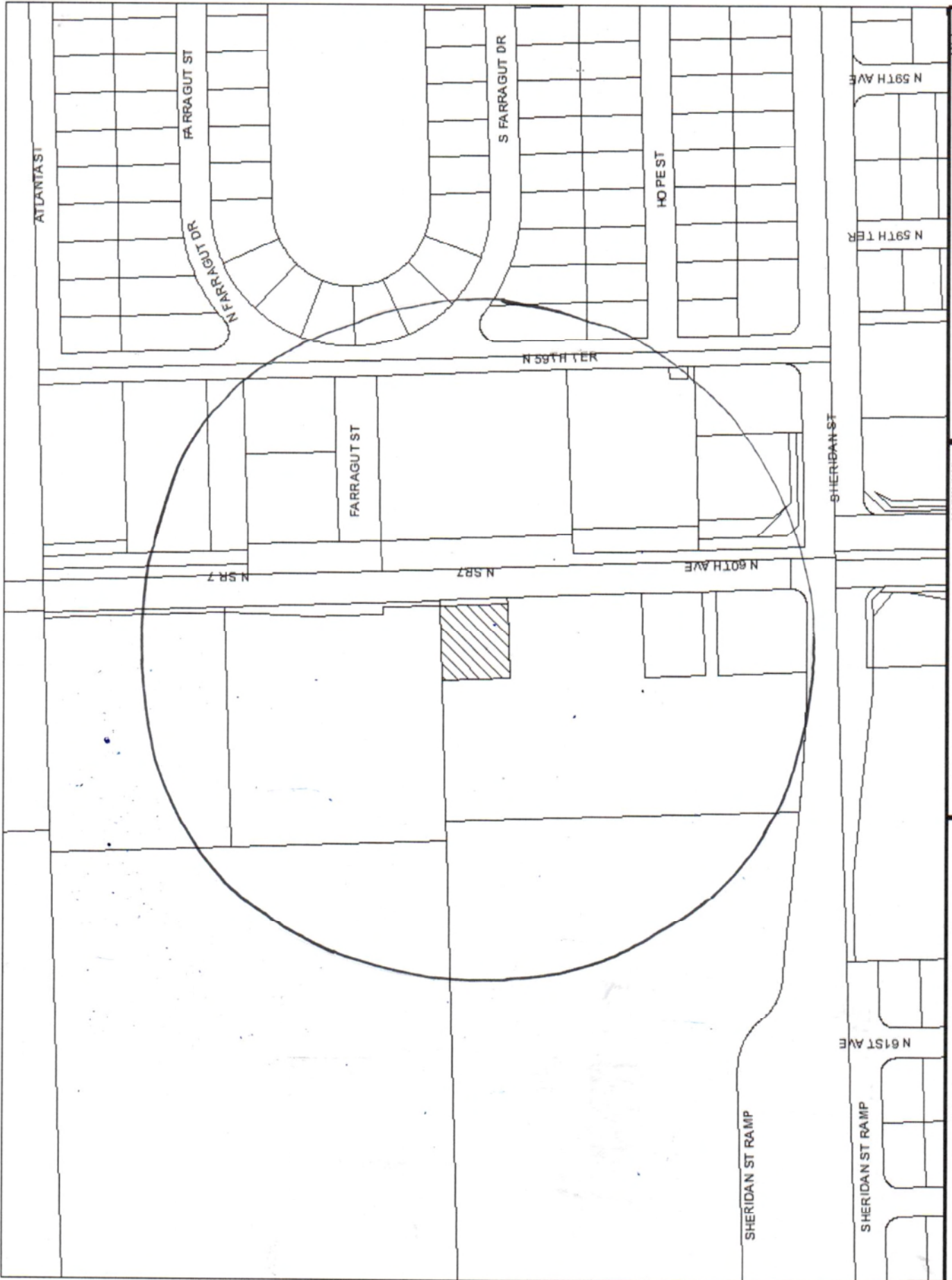
Sincerely,



Dwayne L. Dickerson, Esq.  
*Dunay, Miskel and Backman, LLP*

**Project Locational Map**  
**Address: 2640 N. State Road 7**  
**Folio: 514101120010**





ATLANTA ST  
 N FARRAGUT DR  
 FARRAGUT ST  
 S FARRAGUT DR  
 HOPE ST  
 N 59TH TER  
 N 60TH AVE  
 N 61ST AVE  
 SHERIDAN ST  
 SHERIDAN ST RAMP  
 SHERIDAN ST RAMP

2640 N St Rd 7

MARTY KILK  
 BROWARD COUNTY PROPERTY APPRAISER

MARTY KILK  
 BROWARD COUNTY PROPERTY APPRAISER

250 125 0 250 Feet

N

FOLIO_NUMB	NAME
514101000251	HAIMS AUTO PLAZA LLC
514101000252	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000260	PANAMERICAN HOLDINGS CORP% NAI MIAMI
514101000262	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514101000264	PANAMERICAN HOLDINGS CORP% NAI MIAMI
514101000265	PANAMERICAN HOLDINGS CORP% NAI MIAMI
514101000280	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000281	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000282	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000283	E A P MANAGEMENT CORPKFC #4
514101000285	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000286	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY

514101000290	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000300	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000310	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000320	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000330	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS
514101040350	NAZIM,BIBI RAKEYA
514101040360	VINTON,KIMBERLY A
514101040680	ANAYA,MARIA T
514101040690	TOP,ALBERT NTOP,RUBIAH ETAL
514101041010	SANCHEZ,SALVADOR H/ECASTILLO,VIRGINIA
514101041020	DIXON,JORGE S
514101041370	PUBLIC LAND %CITY OF HOLLYWOODOFFICE OF BUSINESS & INT'L TRADE
514101090010	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101090011	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514101090020	PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE
514101100010	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514101100012	STORAGE EXPRESS III LLC
514101100020	PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE
514101110010	SHERIDAN #30025 INC

514101110020	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY
514101110030	PUBLIC LAND % CITY OF HOLLYWOOD OFFICE OF BUSINESS & INTL TRADE
514101120010	GATOR 441 INC % GATOR INVESTMENTS
514101120020	PUBLIC LAND % CITY OF HOLLYWOOD OFFICE OF BUSINESS & INTL TRADE
Josh Levy, Mayor	CITY OF HOLLYWOOD DEPT. OF PLANNING & DEVELOPMENT SERVICES PO BOX 229045 HOLLYWOOD FL 33022-9045 City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807 City of Hollywood
Caryl S. Shuham, Commissioner District 1	2600 Hollywood Boulevard Hollywood, FL 33020-4807 City of Hollywood
Linda Hill Anderson, Commissioner District 2	2600 Hollywood Boulevard Hollywood, FL 33020-4807 City of Hollywood
Traci L. Callari, Commissioner District 3	2600 Hollywood Boulevard Hollywood, FL 33020-4807 City of Hollywood
Adam Gruber, Commissioner District 4	2600 Hollywood Boulevard Hollywood, FL 33020-4807 City of Hollywood
Kevin D. Biederman, Commissioner District 5	2600 Hollywood Boulevard Hollywood, FL 33020-4807 City of Hollywood
Idelma Quintana, Commissioner District 6	2600 Hollywood Boulevard Hollywood, FL 33020-4807



ADDRESS_LI	CITY	STATE	ZIP	ZIP4
2840 N STATE RD 7	HOLLYWOOD	FL	33021	
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
9655 S DIXIE HWY STE 300	MIAMI	FL	33156	2813
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
9655 S DIXIE HWY STE 300	MIAMI	FL	33156	2813
9655 S DIXIE HWY STE 300	MIAMI	FL	33156	2813
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
2501 HOLLYWOOD BLVD STE 220	HOLLYWOOD	FL	33020	6632
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421

3400 W COMMERCIAL BLVD	FORT LAUDERDALI FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI FL	33309	3421
115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALI FL	33301	1801
5937 S FARRAGUT DR	HOLLYWOOD FL	33021	2730
5933 S FARRAGUT DR	HOLLYWOOD FL	33021	2730
5940 N FARRAGUT DR	HOLLYWOOD FL	33021	
5937 HOPE ST	HOLLYWOOD FL	33021	
5930 S FARRAGUT DR	HOLLYWOOD FL	33021	2731
5936 S FARRAGUT DR	HOLLYWOOD FL	33021	2731
2600 HOLLYWOOD BLVD #212	HOLLYWOOD FL	33020	4807
3400 W COMMERCIAL BLVD	FORT LAUDERDALI FL	33309	3421
2600 HOLLYWOOD BLVD #206	HOLLYWOOD FL	33020	4807
2600 HOLLYWOOD BLVD #212	HOLLYWOOD FL	33020	4807
2600 HOLLYWOOD BLVD #206	HOLLYWOOD FL	33020	4807
2700 N STATE RD 7	HOLLYWOOD FL	33021	
2600 HOLLYWOOD BLVD #212	HOLLYWOOD FL	33020	4807
1650 NW 87 AVE	MIAMI FL	33172	

3400 W COMMERCIAL BLVD      FORT LAUDERDALE FL      33309 3421

2600 HOLLYWOOD BLVD #212      HOLLYWOOD      FL      33020 4807  
7850 NW 146 ST 4 FLR      MIAMI LAKES      FL      33016

2600 HOLLYWOOD BLVD #212      HOLLYWOOD      FL      33020 4807

LEGAL

1-51-41W 397 OF E 450 OF N 300 OF N1/2OF SE1/4  
OF SW1/4 LESS POR DESCAS: COMM AT S 1/4 COR  
SEC 1, N1010.20, W 53 TO POB, N 300.01,W 8.40, SE  
56.49, S 243.54, E 7TO POB

1-51-41 LESTER PROPERTY 14-48 BPORTION OF  
N1/2 DESC AS: COMM ATS 1/4 COR SEC 1,N 1010.20,  
W 53TO POB, N 300.01,W 8.40,SE 56.49S 243.54, E 7  
TO POBAKA: PARCEL 196 CA 14-000983-14

1-51-41WLY 370.98 OF ELY 420.98,MEAS ATRT  
ANGS,OF S1/2 OF SE1/4 OFSW1/4,LESS R/W FOR  
SHERIDAN ST &LESS BEG AT NE COR OF SAID  
PAR,SLY 111,WLY 134,NLY 111.73,ELY134 TO POB &  
LESS COMM AT NE COR SAID PAR,SLY 334 TO  
POB,CONT SLY100,WLY 139,NLY 100,ELY 139  
TOPOB & LESS COMM AT NE COR SAID

1-51-41S1/2 OF SE1/4 OF SW1/4 OFSEC 1,LESS ELY  
420.98,AS MEAS FROM E/L OF SE1/4OF SW1/4,&  
LESS SHERIDAN STR/W AS DESC IN  
CORRECTIVEDEED OR 7038/43

1-51-41THAT PT OF WLY 370.98 OF ELY420.98 OF  
S1/2 OF LESTER'S PROPIN PB 14 PG 48 DESC  
AS,COMM ATNE COR OF SAID S1/2,WLY 50,SLY 334  
TO POB,CONT SLY 100,WLY 139,NLY 100,ELY 139TO  
POBAKA: PARCEL C

1-51-41THAT PT OF WLY 370.98 OF ELY420.98 OF  
S1/2 OF LESTER PROP INPB 14 PG 48,DESC  
AS,COMM ATNE COR OF SAID S1/2,WLY 50,SLY  
455.41 TO POB,CONT SLY 124.5SWLY 39.42 TO  
P/C/C,WLY ARC DIST113.89,NLY 146.49,ELY 139  
TOPOBAKA: PARCEL D

1-51-41N 525 OF S 750 OF S1/2 OFSE1/4 LESS E  
2285 & LESS W 18& LESS COMM AT SW COR OF  
SE1/4N 225,E 18 TO POB,CONT E 305.94,N 209.84,W  
306.16,S 207.12 TOPOB

1-51-41E 150 OF W 200 OF N 150 OF S 970OF S1/2  
OF SE1/4

1-51-41N 150 OF S 970 OF S1/2 OF SE1/4LESS E  
2310 & LESS W 200

1-51-41PT OF SE1/4 DESC AS N 175 M/L OFS 225 M/L  
LESS E 2285 LESS RD &LESS BEG 225 N & 18 E OF  
SW COROF SE1/4,E 192,S 175,W 167.15  
TOCURVE,NWLY ALG CURVE 39.12,N 150.15 TO POB  
JOHN W NEWMAN SURVEY 1-118 DA POR OF E1/2  
OF T 51 R 41 IN1-51-41,DESC AS,COMM AT S1/4  
COROF SEC 1,N 1029.78,E 40 TO POBN 139.91,E  
285.62,S 139.75,W285.44 TO POB

1-51-41N 60 OF S 1030 OF S1/2 OF SE1/4,LESS E  
2285 & LESS W 40 FOR RD& LESS E 25 THEREOF

LESTER PROPERTY 14-48 BPART OF S1/2 OF SE1/4  
OF SW1/4SEC 1-51-41 DESC AS:BEG SW COROF  
LESTER PROPERTY 14-48 B,NE1338.74,NW  
75.15,SW 50,SWLY39.42,WLY 356.42,NW  
192.89,NWLY73.71,NWLY 77.93,WLY  
98.97,SW453.25,NWLY 31.21,NW 30.21,SE235.01 TO  
POBAKA:

1-51-41W 50 FT OF N 150 OF S 970 OF S1/2 OF SE1/4  
OF SEC 1-51-41 TOGWITH W 50 FT OF N 70 OF S 820  
OFS1/2 OF SE1/4 OF SEC 1

LESTER PROPERTY 14-48 BE 50 FT OF THAT PT OF  
SE1/4 OFSW1/4 OF SEC 1-51-41 ASDEDICATED PER  
PLAT LESS S 75.15THEREOF

1-51-41W 40 FT OF S1/2 OF SE1/4 OF SEC1-51-41  
LESS S 970' AND LESS W18 FT THEREOFAKA:

PARCEL 106

1-51-41W 25 FT OF E 2310 OF S1/2 OF SE1/4 OF SEC  
1

PLAYLAND ESTATES SEC 3 36-27 BLOT 1 BLK 14  
PLAYLAND ESTATES SEC 3 36-27 BLOT 2 BLK 14  
PLAYLAND ESTATES SEC 3 36-27 BLOT 34 BLK 14  
PLAYLAND ESTATES SEC 3 36-27 BLOT 1 BLK 15  
PLAYLAND ESTATES SEC 3 36-27 BLOT 33 BLK 15  
PLAYLAND ESTATES SEC 3 36-27 BLOT 34 BLK 15

PLAYLAND ESTATES SEC 3 36-27 BALL STREETS  
R/W PER SAID PLAT

COHEN PLAT 123-26 BTRACT A LESS POR DESC AS  
COMM ATSE COR TR A,NW 11.50 TO POB,SW20,NW  
30,NE 20,SE 30 TO POB

COHEN PLAT 123-26 BPORTION TRACT A DESC AS  
COMM ATSE COR TR A,NW 11.50 TO POB,SW20,NW  
30,NE 20,SE 30 TO POB

COHEN PLAT 123-26 BTHOROUGHFARE DEDICATED  
TO PUBLICPER PLAT

PORTOFINO CLUB 133-10 BPT OF PARCEL A  
DESIGNATED AS"RESIDENTIAL ZONE" & DESC'D  
AS,BEG AT SW COR OF PARCEL A,NLYALG W/L  
656.15 TO NW COR,ELYALG N/L 854.07,SLY ALG  
ELYL &ITS SLY PROJECTION FOR 655.34 TOPT ON  
S/L,WLY ALG SAME 856.47TO POBAKA:

PORTOFINO CLUB 133-10 BPARCEL A THAT PART  
KNOWN AS"COMMERCIAL ZONE" DESC'D AS,BEGAT  
SE COR OF PARCEL A,W 390.01,N 355.33,E  
390.01,SWLY 150.48,SLY 109.95,E 12,S 95 TO POB

PORTOFINO CLUB 133-10 BTHOROUGHFARE  
DEDICATED TO PUBLICPER PLAT  
EXXON-HOLLYWOOD TRACT 143-18 BPARCEL "A"  
LESS POR DESC'D INOR 50876/1276

EXXON-HOLLYWOOD TRACT 143-18 BPARCEL  
LABELED "AREA OFRESERVATION" & POR OF PAR  
A INSEC 1-51-41 PER DOT R/W MAP  
ITEM2277751/SEC 86100-2528 DESC AS:COMM AT  
SMALL PK NAIL MARK S1/4COR SEC 1,N 224.78 ALG  
W/L OFSE1/4,E 37 TO ELY R/W/L OF STATERD 7 &  
POB,E 33,S 124.14,SE38.16,NW 49.35,CONT NW  
32.63,N

EXXON-HOLLYWOOD TRACT 143-18 BDEDICATED  
THOROUGHFARE PER PLAT  
GATOR 441 SUBDIVISION 151-8 BPARCEL "A"

GATOR 441 SUBDIVISION 151-8 BADDITIONAL  
THOROUGHFAREDEDICATED TO PUBLIC PER PLAT



## CERTIFICATION LETTER

City of Hollywood

**Date:** February 3, 2023

**Applicant:** Taco Bell of America/Gator 441 Inc. D Hollywood LLC

**Legal Description:** Parcel A of Gator 441 Subdivision as recorded in Plat Book 151 Page 8 of the Public Records of Broward County, Florida.

**Address or General Location:** 2640 N. State Road 7

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of January 30, 2023 and the Planning Department, and the City Commission.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed February 2, 2023.

Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was posted February 3, 2023.

Thank You,

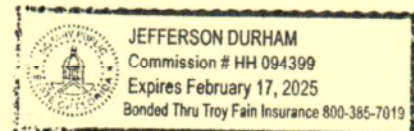
A handwritten signature in blue ink, appearing to read "Christina Mathews", is written over a horizontal line.

Christina Mathews

Sworn and subscribed before me this 3<sup>rd</sup> day of February, 2023. She is personally known to me.

A handwritten signature in blue ink, appearing to read "Jefferson Durham", is written over a horizontal line.

Signature of Notary



1025 Yale Drive  
Hollywood, Florida 33021  
954-920-2205

Email: [cutroplanning@yahoo.com](mailto:cutroplanning@yahoo.com)

A decorative graphic consisting of a horizontal line of red triangles pointing downwards, located at the bottom of the page.

# NOTICE OF PUBLIC OUTREACH MEETING

Sponsored by: Taco Bell of America  
Project Name: 2640 N. State Rd 7

FOR VIRTUAL MEETING LOGIN INFORMATION:

Meeting Link: <https://rb.gy/djirzx>  
Webinar ID: 874 7108 5365

MEETING DATE & TIME: 2/21/2023 @ 6:30 PM

Posted: 2/3/2023 By: Cutro





Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman

Hope Calhoun  
Dwayne Dickerson  
Ele Zachariades  
Matthew H. Scott

Christina Bilenki  
David F. Milledge  
Jeffrey Schneider  
Kristen Weiss  
Sara Thompson

March 27, 2023

Mawusi Watson  
Planning Administrator  
Division of Planning and Urban Design  
Development Services Department  
City of Fort Hollywood  
P.O. Box 229045  
Hollywood, FL 33022-9045

RE: Community Outreach Summary-Taco Bell of America (Application 23-DPV-06)

Dear Ms. Watson,

On behalf of Taco Bell of America (“Applicant”), please accept this summary of the community outreach efforts regarding the site plan review and variance requests for the proposed 1,600 square foot drive-thru and take-out only Taco Bell restaurant with no indoor or outdoor customer seating located at 2640 N. State Road 7 (“Property”).

At 6:30 pm on February 21, 2023, a virtual community meeting was held for the members of the surrounding community regarding the Taco Bell of America application and proposed requests. Flyers informing the residents of the meeting were mailed to all property owners within the City’s required notice radius. Dwayne Dickerson, legal representation for the Applicant, opened the meeting at 6:30 pm. As no attendees were present, Dwayne remained and kept the meeting open until 7:15 pm to allow residents to join. As no residents joined, the meeting was ended. A copy of the meeting presentation has been included with this summary.

Please contact me at 954-304-7755 if you have any questions or comments regarding this summary letter of the community outreach meeting.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Martinez".

Amanda Martinez,  
Land Planner