

ATTACHMENT A
Application Package

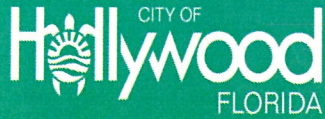
PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 4/17/23

Location Address: generally located at 1845-1985 Hollywood Blvd

Lot(s): 1-14 see attached survey Block(s): 41 Subdivision: HOLLYWOOD 1-21 B

Folio Number(s): 5142-15-01-7840

Zoning Classification: Government Use (GU) Land Use Classification: Regional Activity Center

Existing Property Use: Mixed-use Sq Ft/Number of Units: _____

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): When originally developed and R-CRA-2023-13

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

Explanation of Request: Rezoing from Government Use (GU) to Young Circle Mixed-Use District (YC)

Number of units/rooms: _____ Sq Ft: _____

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: Downtown Hollywood Community Redevelopment Agency

Address of Property Owner: 1948 Harrison Street Hollywood, FL 33020

Telephone: 954-924-2980 Fax: _____ Email Address: jcamejo@hollywoodfl.org

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

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. 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: _____ Date: _____

PRINT NAME: JORGE CAMERO Date: 4/17/2011

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: JORGE CAMERO Date: 2/17/2011

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

My Commission Expires: _____ (Check One) ___ Personally known to me; OR ___ Produced Identification _____

**STATEMENT OF CONFORMANCE WITH REZONING CRITERIA
FOR REZONING OF THE PROPERTY COMMONLY KNOWN AS
THE "LA PIAZZA" PROPERTY**

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

The proposed rezoning from GU (Governmental Use) to YC (Young Circle) will make the zoning of this parcel consistent with the other properties surrounding Young Circle and as such, will not result in spot zoning. In addition, GU zoning is only permitted on governmentally owned land and the CRA, current owner, is selling the property to a private party pursuant to the terms of a Purchase and Sale Agreement Term Sheet approved by the CRA Board on March 1, 2023.

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

Rezoning of the subject property to YC will further the Goals, Objectives and Policies of the City's Comprehensive Plan by allowing for additional residential and commercial development around Young Circle and within the Downtown RAC.

- c. *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;*

GU zoning is only permitted on publicly owned land. The CRA is selling the subject property to a private party and therefore, the proposed change is necessary.

- d. *That proposed change will not adversely influence living conditions in the neighborhood;*

The proposed development will complete the redevelopment around Young Circle and offer additional residential opportunities in the Downtown RAC, thus improving living conditions in the downtown.

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

The proposed change will make the zoning of the subject property consistent with the existing zoning around Young Circle. In addition, the proposed project is designed to be consistent with the development pattern and intensity of redevelopment around Young Circle.

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

ALTA/NSPS LAND TITLE SURVEY BOUNDARY & TOPOGRAPHIC SURVEY LA PIAZZA

TITLE NOTES:

THE TITLE INFORMATION SHOWN HEREON IS BASED ON A COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1062-5978269, EFFECTIVE DATE APRIL 25, 2022, AT 8:00 AM AND IS SUBJECT TO ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE THEREOF.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THROUGH 8 ARE NOT A MATTER OF SURVEY.

- AS CONTAINED ON THE PLAT OF HOLLYWOOD RECORDED IN PLAT BOOK 1, PAGE 21, AS AFFECTED BY ORDINANCE NO. 0-93-05 BY THE CITY OF HOLLYWOOD RECORDED IN OFFICIAL RECORDS BOOK 22466, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.
- TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND OTHER PROVISIONS, AS SET FORTH IN THAT CERTAIN LEASE AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HOLLYWOOD COMMUNITY REDEVELOPMENT AGENCY AS OWNER/LANDLORD, AND LA PIAZZA AT YOUNG CIRCLE, L.C., AS TENANT/LESSEE, RECORDED ON DECEMBER 2, 1997 IN OFFICIAL RECORDS BOOK 27346, PAGE 321, AS SUPPLEMENTED BY THAT CERTAIN AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 28575, PAGE 647. AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.
- EASEMENT(S) IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 28975, PAGE 432. AFFECTS THE SUBJECT PROPERTY. PLOTTER HEREON.
- LANDLORD'S NOTICE PROHIBITING LIENS FOR IMPROVEMENTS OF LEASEHOLD PURSUANT TO FLORIDA STATUTE 713.10, RECORDED IN OFFICIAL RECORDS BOOK 29383, PAGE 1022, AND NOTICE OF LIEN PROHIBITION RECORDED IN OFFICIAL RECORDS BOOK 45045, PAGE 888. AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.
- THE RIGHTS OF TENANTS (OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS) IN POSSESSION, AS TENANTS ONLY, WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL IN FAVOR OF SAID TENANTS, AS LISTED ON THE ATTACHED RENT ROLL SHOWN HEREON AS EXHIBIT "B" (AND AS REQUIRED IN SCHEDULE B-SECTION 1 HEREIN, AND TO BE ATTACHED TO THE FINAL POLICIES AS EXHIBIT "B", WHEN ISSUED). NO RECORDINGS OR LEGAL DESCRIPTIONS TO REVIEW.

LEGAL DESCRIPTION:

LOTS 1 THROUGH 14, BLOCK 41, HOLLYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE VACATED 13 FOOT ALLEY DESCRIBED IN OFFICIAL RECORDS BOOK 22466, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAIN 44,124 SQUARE FEET (1.013 ACRES) MORE OR LESS.

SURVEYOR'S NOTES:

- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS OBTAINED FROM TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 1062-5978269, APRIL 25, 2022 AT 8:00 AM. THE EASEMENTS SHOWN HEREON ARE BASED ON THE COMMITMENT OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1113479, JULY 13, 2021 AT 11:00 PM.
- THIS SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
- THE TOPOGRAPHICAL MEASUREMENTS SHOWN HEREON WERE OBTAINED USING A "LEICA TC-700 SERIES" TOTAL STATION AND "TDS-DATA COLLECTION SOFTWARE". THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
- SHEET V-1 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER. SHEET V-2 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/30 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE UNDERSIGNED. THIS DOCUMENT CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON, BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT THAN THAT SHOWN HEREON AND DO NOT DETERMINE SUBSURFACE CONDITIONS.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR. NET AREA OF THE PARCEL (AREA ENCOMPASSED BY THE PROPERTY LINES) IS 1.013 ACRES (44,124 SQUARE FEET) MORE OR LESS. GROSS AREA OF PARCEL (INCLUDING AREA OUT TO THE CENTERLINE OF ADJACENT ROADWAYS) IS 2.174 ACRES (94,689 SQUARE FEET) MORE OR LESS.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY. THE INTENT OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE PROPERTY DESCRIBED HEREON BASED ON THE LEGAL DESCRIPTION AND FOUND MONUMENTATION AND TO SHOW THE IMPROVEMENTS WITHIN THE SITE AND WITHIN THE ADJACENT PUBLIC RIGHT OF WAY AS THEY RELATE TO THE PROPERTY BOUNDARY.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND REFERENCED TO THE FOLLOWING BENCHMARK, NATIONAL GEODETIC SURVEY BENCHMARK NO. M312, A BRASS DISC SET ON TOP OF A RETAINING WALL, 17.4 FEET SE OF THE NE CORNER OF THE CITY HALL BUILDING, AND 8 FEET E OF THE E WALL OF THE BUILDING. ELEVATION = 13.44.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
1845 YOUNG CIRCLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LA PIAZZA AT YOUNG CIRCLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY SUCCESSOR BY CONVERSION TO LA PIAZZA AT YOUNG CIRCLE, L.C., A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
SIEGFRIED RIVERA

ADDRESS:
1845-1885 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

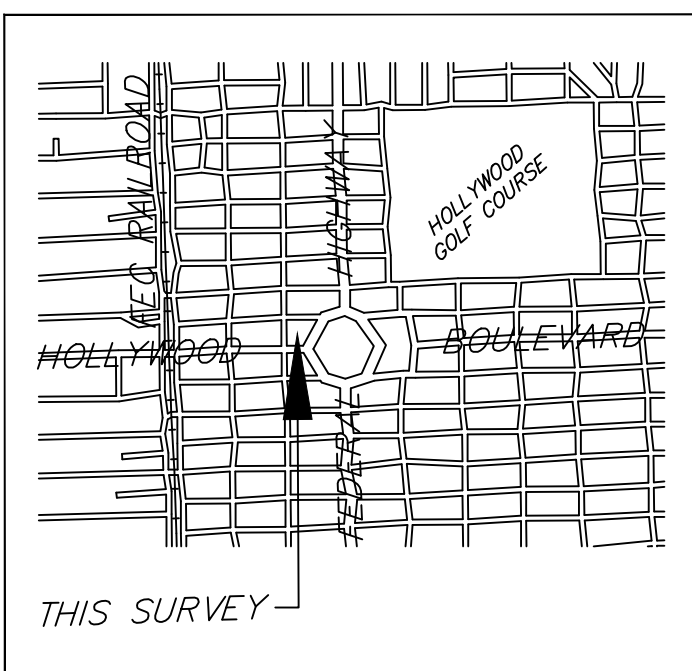
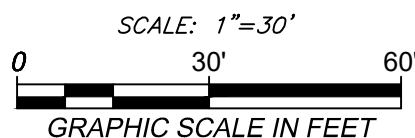
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(c), 7(c), (b), (c), 8, 9, 11 (AS OBSERVED AT THE SURFACE), 14, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 7, 2022.

DATE OF PLAT OR MAP: October 7, 2022

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

RICHARD C. CRAWFORD JR. - FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 5371
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.



LOCATION MAP
NOT TO SCALE

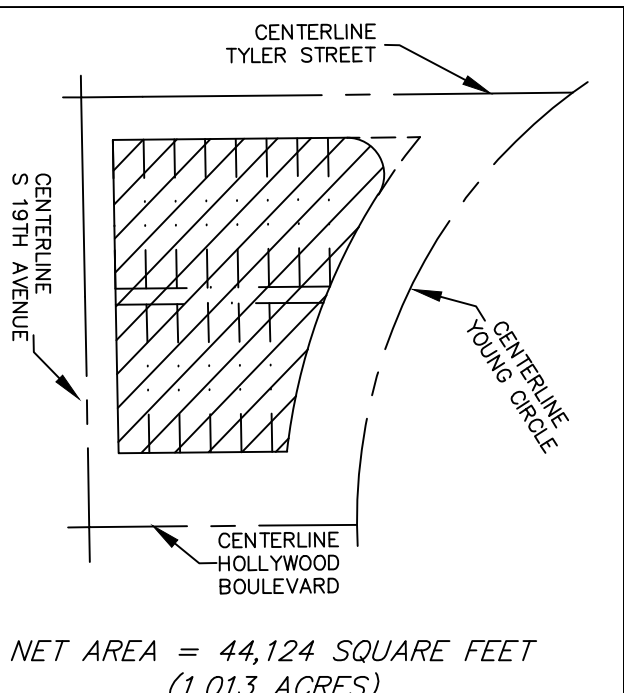
ABBREVIATION LEGEND

- CONC. CONCRETE
- CLF CHAIN LINK FENCE
- O/S OFFSET
- PLS PROFESSIONAL LAND SURVEYOR
- R/W RIGHT-OF-WAY
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- T.O.N. TOP OF NUT
- B.O.S. BOTTOM OF STRUCTURE
- RCP REINFORCED CONCRETE PIPE
- SBT SOUTHERN BELL TELEPHONE
- P.R.B. POLLUTION RETARDING Baffle
- R RADIUS
- Δ DELTA
- A ARC LENGTH
- F.F.E. FINISHED FLOOR ELEVATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ENC. ENCROACHMENT
- FND FOUND
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- LB LICENSED BUSINESS
- TYP. TYPICAL
- PVC POLY VINYL CHLORIDE PIPE

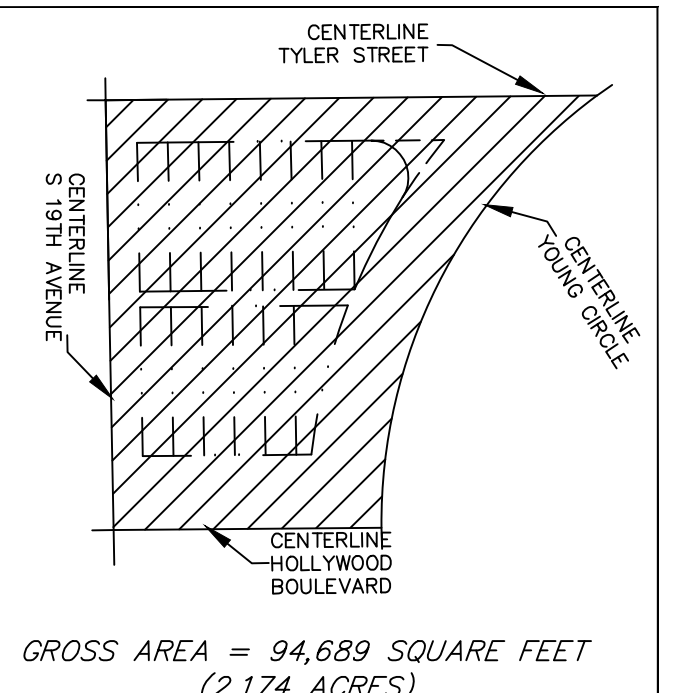
ZONING DATA

DOWNTOWN HOLLYWOOD YOUNG CIRCLE VISION, ZONING, AND DESIGN STANDARDS PREPARED BY ZYSKOWICH, LAST REVISED 04.19.2004.

Sub Block 41		North		Tyler St.	
Required Uses		East		Young Circle	
Existing Historical Structures		South		Hollywood Blvd.	
Max. FAR		West		N. 19th Ave.	
Max. Building Height		Ground Floor Pedestrian Oriented Uses Required			
Build-to/Setbacks		None			
Stories/Elevation	Ground-Floor Up to 15'	2nd - 5th Story From 15' up to 55'	6th - 7th Story From 55' up to 80'	8th - Max. Height From 80' up to Max. Height	
Tyler St.	Setback: 0'	Setback: 0'	Setback: 18'	Setback: 18'	
Young Circle	Build-To: 5'	Build-To: 0'	Build-To: 15'-25'	Build-To: min. 15', max. 25'	
Hollywood Blvd.	Setback: 0'	Setback: 45'	Setback: 60'	Setback: 60'	
N. 19th Ave.	Setback: 0'	Setback: 0'	Setback: 18'	Setback: 18'	
Interior Side	Setback: 0'	Setback: 20'	Setback: 20'	Setback: greater than 20'	
Interior Rear/Alley (when property is not aggregated)	Setback: 15'	Setback: 15'	Setback: 15'	Setback: 15'	



NET AREA DETAIL
NOT TO SCALE



GROSS AREA DETAIL
NOT TO SCALE

EXISTING PARKING TABLE	
REGULAR SPACES	39
MOTOR CYCLE SPACES	1
HANDICAP SPACES	3

R:\Survey\2022\22-0064-001-LA PIAZZA\Drawings\22-0064-001 BASE CALC FILE.dwg [V-1 (24x36)] Mar 17, 2023 2:36pm RCR\CRAWFORD

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 739-6409 FAX: (954) 739-6409
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C00014



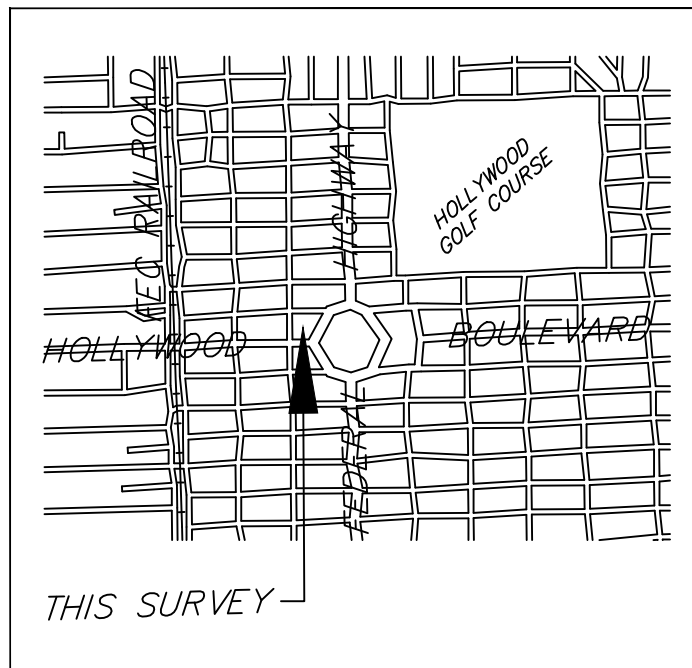
LA PIAZZA
1845-1885 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
PREPARED FOR:
1845 YOUNG CIRCLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL
PROJECT NO.
22-0064-001
V-1
SHEET 1 OF 2

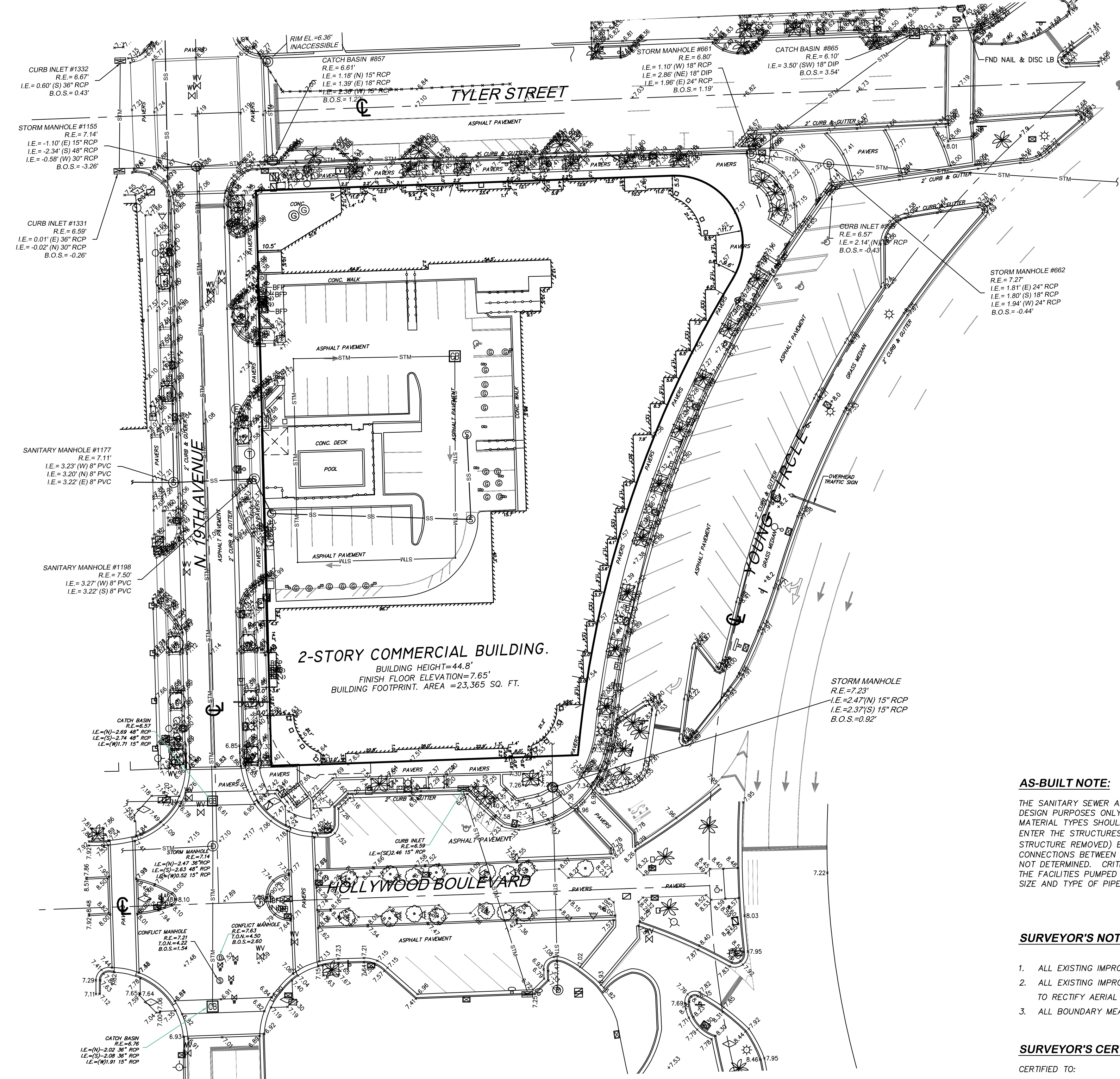
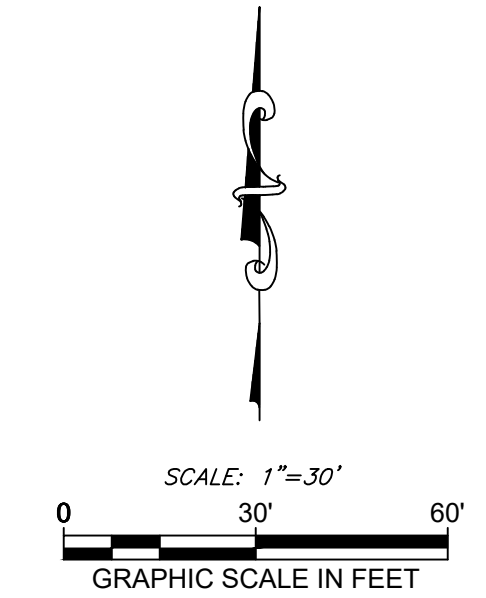
ALTA/NSPS LAND TITLE SURVEY BOUNDARY & TOPOGRAPHIC SURVEY LA PIAZZA

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

DATE:	10/XX/22
SCALE:	1"=20'
DRAWN BY:	RGC
CHECKED BY:	RP
FIELDBOOK:	2980
PAGE(S):	45-



LOCATION MAP
NOT TO SCALE



SYMBOL LEGEND

- ANCHOR
- BOLLARD
- CATCH BASIN
- CONCRETE POWER POLE
- CURB INLET
- DRAINAGE MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL PULL BOX
- FIRE HYDRANT
- GARBAGE CAN (ROUND)
- UNKNOWN MANHOLE
- GAS VALVE
- MONITORING WELL
- DECORATIVE LIGHT POLE
- GAS METER
- SANITARY SEWER MANHOLE
- DOUBLE DETECTOR CHECK VALVE
- SPOT ELEVATION GROUND SURFACE
- SPOT ELEVATION HARD SURFACE
- LANDSCAPE LIGHTING
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC PULL BOX
- TRAFFIC POLE
- WATER GATE VALVE
- WATER METER
- STREET LIGHT (5 BULBS)
- SHADE TREE & TREE NUMBER
- PALM TREE & TREE NUMBER
- PEDESTRIAN SIGNAL
- HANDICAP SPACE
- PARKING MARK
- DOUBLE PARKING METER
- BUILDING LINE
- ELECTRICAL PANEL
- METAL POST
- CABLE VAULT

2-STORY COMMERCIAL BUILDING.
BUILDING HEIGHT=44.8'
FINISH FLOOR ELEVATION=7.65'
BUILDING FOOTPRINT AREA =23,365 SQ. FT.

AS-BUILT NOTE:

THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES. ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE UID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.

SURVEYOR'S NOTES:

- ALL EXISTING IMPROVEMENTS WITHIN THE SUBJECT PROPERTY BOUNDARY IS EXPECTED TO BE DEMOLISHED.
- ALL EXISTING IMPROVEMENTS WERE EXTRACTED USING A DIGITAL RECTIFIED ORTHOGRAPHIC AERIAL PRODUCES USING PIX4D, VERSION 4.6.4. IMAGES USED TO RECTIFY AERIAL WERE CAPTURED USING A PHANTOM 4 PRO, V.2 QUADCOPTER.
- ALL BOUNDARY MEASUREMENTS ARE PER DISTANCES COMPUTED OR MEASURED FROM FIELD ADJUSTED TRAVERSE, UNLESS OTHERWISE STATED.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
1845 YOUNG CIRCLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LA PIAZZA AT YOUNG CIRCLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY SUCCESSOR BY CONVERSION TO LA PIAZZA AT YOUNG CIRCLE, L.C., A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
SIGGFRIED RIVERA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a),(b),(c), 8, 9, 11 (AS OBSERVED AT THE SURFACE), 14, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 7, 2022.

DATE OF PLAT OR MAP: October 7, 2022

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

EXISTING PARKING TABLE	
REGULAR SPACES	39
MOTOR CYCLE SPACES	1
HANDICAP SPACES	3

SEE SHEET V-1 FOR BOUNDARY SURVEY, DESCRIPTION, SURVEYOR'S NOTES, TITLE NOTES, SURVEYOR'S CERTIFICATION, LOCATION MAP AND FIELD BOOK REFERENCE.

THE ELEVATIONS SHOWN
HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988.

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409
FLORIDA LICENSE NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 040014
NATIONAL SHOW HOURS IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

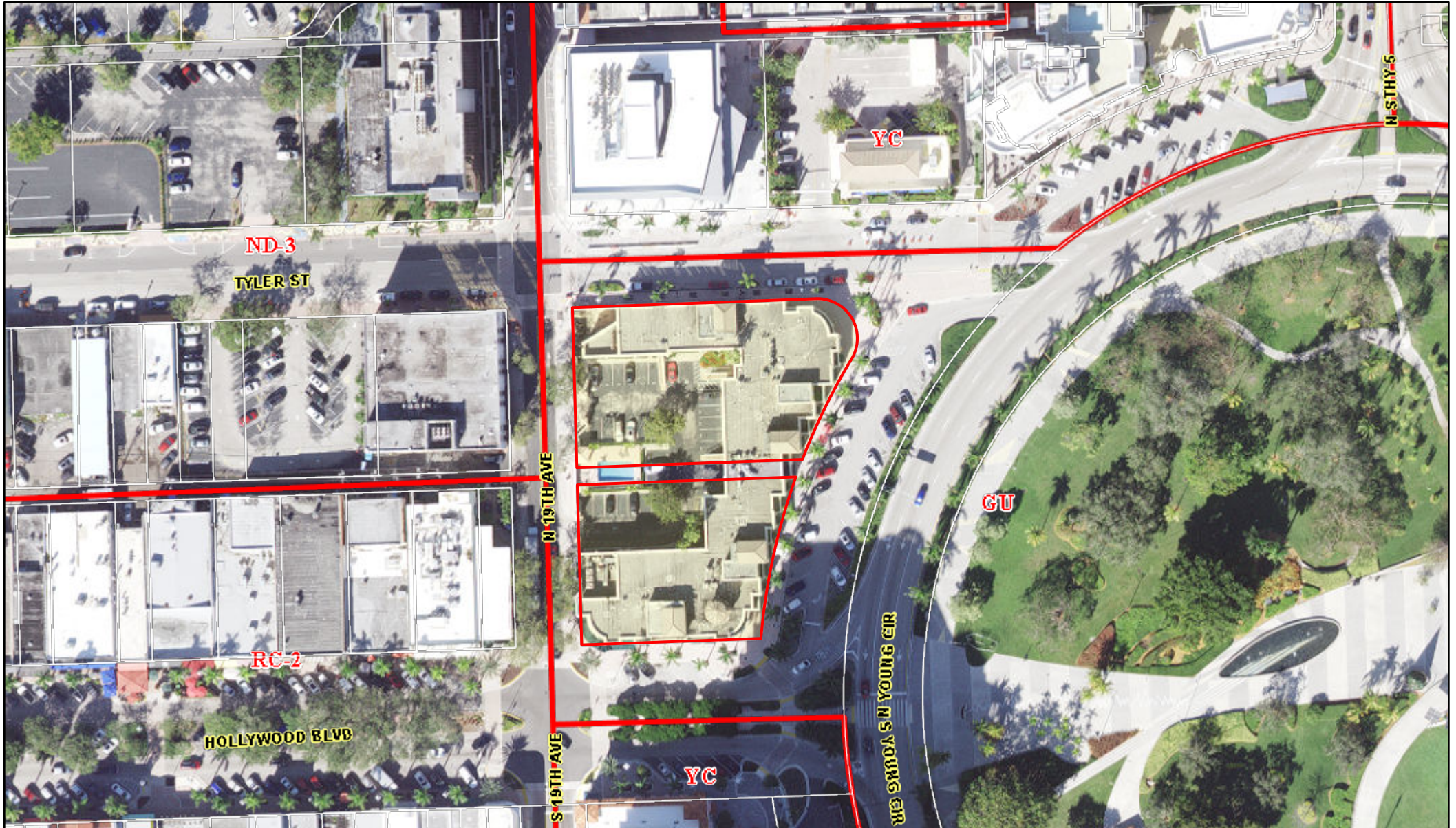
LA PIAZZA
1845-1885 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
PREPARED FOR:
1845 YOUNG CIRCLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL
PROJECT NO.
22-0064-001
V-2
SHEET 2 OF 2

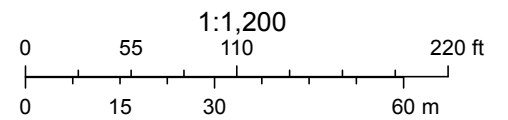
RICHARD G. CRAWFORD JR. - FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 5371
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.





April 19, 2023



RESOLUTION NO. R-DCRA-2023- 13

A RESOLUTION OF THE HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY (“CRA”), ACCEPTING AN OFFER TO PURCHASE THE LA PIAZZA PARCEL, GENERALLY LOCATED AT 1845 - 1885 HOLLYWOOD BOULEVARD WITHIN THE DOWNTOWN DISTRICT OF THE CRA; AUTHORIZING THE APPROPRIATE CRA OFFICIALS TO EXECUTE ALL NECESSARY AGREEMENTS AND DOCUMENTS FOR THE SALE TO 1845 YOUNG CIRCLE HOLDINGS, LLC.

WHEREAS, the Downtown CRA acquired the La Piazza property in November 1982 for the purpose of eradicating slum and blight as defined under Chapter 163, Part III, Florida Statutes; and

WHEREAS, the existing La Piazza property is currently encumbered by a long term lease agreement that commenced on October 22, 1997 between the CRA and Firm Realty; and

WHEREAS, there are approximately 65 years remaining on the existing lease agreement with Firm Realty; and

WHEREAS, on October 19, 2022, 1845 Young Circle Holdings, LLC (“1845 YCH”) submitted a proposal and documentation confirming that 1845 YCH has secured an agreement to acquire the existing lease interest from Firm Realty; and

WHEREAS, 1845 YCH intends to acquire and redevelop the La Piazza property pursuant to the terms outlined in the attached Exhibit “A”; and

WHEREAS, on November 19, 2022, the CRA published a notice pursuant to applicable Florida Statutes indicating its intent to dispose of the property and seeking proposals for redevelopment of the subject property; and

WHEREAS, during the timeframe of the notice period, no other proposals were submitted for CRA consideration; and

WHEREAS, the CRA has determined that acceptance of the proposal from 1845 YCH is in the public interest and will further the goals and objectives of the Downtown CRA; and

WHEREAS, 1845 YCH intends to develop a mixed use residential and commercial development consisting of a multifamily development consistent with the zoning regulations of the Young Circle District, with an accessory parking structure; and

WHEREAS, once developed, the project will reduce slum and blight in the CRA district, will enhance the City, and will, in turn, bring significant economic redevelopment to the area.

NOW, THEREFORE, BE IT RESOLVED BY THE HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY:

Section 1: That the forgoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That it approves and authorizes the execution, by the appropriate CRA officials, of a Purchase and Sale Agreement with 1845 Young Circle Holdings, LLC, consistent with the Term Sheet attached as Exhibit "A", together with such non-material changes as may be subsequently agreed to by the Executive Director and approved as to form by the General Counsel.

Section 3: That appropriate CRA officials are authorized to execute all agreements and documents necessary to effectuate the sale.

Section 4: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

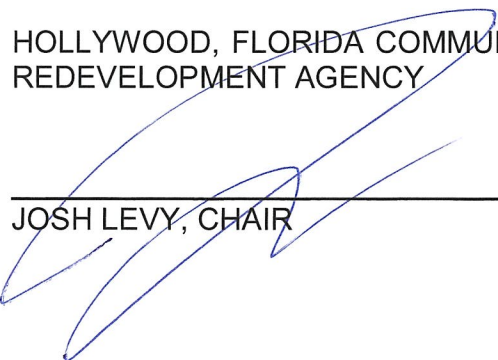
PASSED AND ADOPTED this 1st day of March, 2023.

ATTEST:

HOLLYWOOD, FLORIDA COMMUNITY
REDEVELOPMENT AGENCY

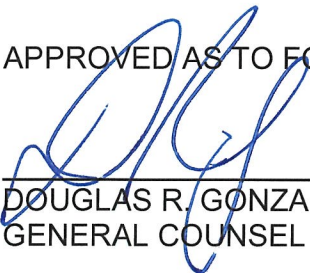


PHYLLIS LEWIS, BOARD SECRETARY



JOSH LEVY, CHAIR

APPROVED AS TO FORM:



DOUGLAS R. GONZALES
GENERAL COUNSEL DM

EXHIBIT A

Terms of Offer

Seller: Community Redevelopment Agency of the City of Hollywood

Buyer: 1845 Young Circle Holdings, LLC, or its affiliated assigns

Property: The land located at 1845-1885 Hollywood Boulevard, Hollywood, Florida 33020 (Tax Parcel ID # 5142-15-01-7840) (the "Property")

Purchase Price: \$1,500,000

Deposit: \$250,000

Contingency: Buyer's obligation to close shall be contingent upon (i) the City's final approval of the rezoning of the Property from "Government Use" to "Young Circle Mixed-Use" (collectively, the "Approvals"), and (ii) the ground lease tenant closing with Buyer under the leasehold purchase agreement transaction.

Title: Seller shall convey fee simple title to Buyer at closing. Title shall be marketable and insurable, subject only to the permitted exceptions set forth in the PSA. Buyer shall have thirty (30) days from the effective date of the PSA to conduct its due diligence review of the property and review and object to matters of title and survey, as to be further described in the PSA.

Closing: Closing shall occur the earlier of (i) thirty (30) days after receipt of the final, non-appealable Approvals, or (ii) June 26, 2023.

Closing Costs: Each party shall bear the cost of its attorneys, accountants, appraisers, and other professionals, consultants and representatives. Seller shall pay for any transfer taxes on the deed to Buyer, if any. Buyer shall pay for Buyer's title policy, title search and lien letters.

Representations and Warranties: In the PSA, Buyer and Seller shall provide customary representations and warranties with respect to the transaction and Property, provided however that Seller conveys Seller's Interest in the Property AS-IS and does not represent or guarantee the condition of the property sold pursuant thereto.

Assignment: Buyer shall have the right to assign the PSA to an affiliate or related entity which is controlled or managed by Buyer's principals.

Taxes and Prorations: Taxes and all other items customarily prorated or adjusted between sellers and buyers of real property, of a similar use as the Property, will be adjusted by Seller and Buyer as of the closing date.

Authority: The individuals signing on behalf of Buyer and Seller hereunder have all requisite authority necessary in order to consummate the transaction contemplated herein.