



# CITY OF HOLLYWOOD, FLORIDA

## DEPARTMENT OF DEVELOPMENT SERVICES

P. O. Box 229045 • HOLLYWOOD, FLORIDA 33022-9045  
PHONE: (954) 921-3990 • FAX: (954) 921-3416 • WWW.HOLLYWOODFL.ORG

### PLAT AND SUBDIVISION REGULATIONS APPLICATION

Petition # \_\_\_\_\_

#### PETITIONER:

(Please Print legibly or type)

Petitioner's Name:

Rod A. Feiner, Esq.; Coker & Feiner

Address: 1404 South Andrews Ave

Fort Lauderdale, FL 33316

Phone Number: (954) 761-3636

Fax Number: (954) 761-1818

Cell Number: (954) 600-9451

Alternate Number: ( )

Email: rafeiner@coker-feiner.com

Relationship to Subject Property: ☐ Owner ☒ Agent

#### SUBJECT PROPERTY:

Address: 5300 S State Road-7

Legal Description: See attached

#### PURPOSE OF APPLICATION:

- |                                     |                                   |            |
|-------------------------------------|-----------------------------------|------------|
| <input checked="" type="checkbox"/> | Plat Amendment/Delegation Request | \$911.00   |
| <input type="checkbox"/>            | Plat                              | \$2,309.00 |
| <input type="checkbox"/>            | Vacation of Roads and Easements   | \$2,977.00 |

#### PETITIONER'S STATEMENT:

The undersigned states that all information given herein and in support of this petition is complete, factual and true.

Petitioner's Signature: \_\_\_\_\_

Date: 8/17/20

Failure to give all necessary information or the giving of false or misleading information shall nullify any action taken by the City in regard to this petition.

#### AUTHORIZATION FOR OWNER'S AGENT:

This is to certify that I am the owner of subject property described in the foregoing application to Plat and Subdivision Regulations and have authorized Rod A. Feiner; Coker & Feiner to make and file the aforesaid application.

Owner's Signature: \_\_\_\_\_

Date: 8/18/2020

Address: c/o Michael Fried, Esq. 1555 Bonaventure Blvd., Weston FL 33326

Phone Number: 954 656-3605

Fax Number: (954) 206-0218

Cell Number: ( )

Alternate Number: ( )

Email: mick@friedlawgroup.com

Application received by: \_\_\_\_\_

Date: \_\_\_\_\_

Total amount received: \_\_\_\_\_

**EXHIBIT A****LEGAL DESCRIPTION:**

A PORTION OF R. W. CHAMBERS SUBDIVISION ADDITION NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON PAGE 42 AND A PORTION OF R. W. CHAMBERS SUBDIVISION ADDITION NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON PAGE 43, BOTH PLATS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER LOT 1 OF SAID PLAT OF R. W. CHAMBERS ADDITION NO. 2; THENCE NORTH  $87^{\circ}54'13''$  EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 40.00 FEET; THENCE SOUTH  $82^{\circ}01'05''$  EAST FOR 450.00 FEET; THENCE SOUTH  $87^{\circ}54'13''$  WEST TO THE WESTERLY LINE OF LOT 1 OF SAID PLAT OF R. W. CHAMBERS ADDITION NO. 1 FOR 100.00 FEET; THENCE NORTH  $82^{\circ}01'05''$  WEST ALONG SAID WESTERLY LINE FOR 425.03 FEET; THENCE NORTH  $42^{\circ}56'34''$  EAST FOR 35.33 FEET; THENCE NORTH  $87^{\circ}54'13''$  EAST FOR 135.03 FEET TO THE POINT OF BEGINNING; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 1 OF SAID PLAT OF R. W. CHAMBERS ADDITION NO. 1 AND CONTAINING 2.059 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

**LESS & EXCEPT:****LEGAL DESCRIPTION:**

A PORTION OF LOT 1, R.W. CHAMBER'S SUBDIVISION ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 42, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH  $87^{\circ}54'13''$  WEST FOR 135.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH  $42^{\circ}56'34''$  WEST FOR 42.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE NORTH  $82^{\circ}01'05''$  WEST FOR 4.99 FEET; THENCE NORTH  $42^{\circ}56'34''$  EAST FOR 35.33 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH  $87^{\circ}54'13''$  EAST FOR 4.99 FEET TO THE POINT OF BEGINNING AND CONTAINING .003 ACRES MORE OR LESS.



Planning and Development Management Division  
Environmental Protection and Growth Management Department  
Board of County Commissioners, Broward County, Florida

### Application to Amend or Revise Level of Approved Development

#### INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

#### PROJECT INFORMATION

Plat Name RW Chambers Subdivision Addition NO. 2  
Plat Number 074-PL-79 Plat Book - Page 108/43 (If recorded)  
Owner/Applicant BSD Capital, LLC Phone 954-761-3636  
Address c/o Coker & Feiner 1404 S. Andrews Ave., Ft Lauderdale, FL 33316 City Ft Lauderdale State FL Zip Code 33316  
Owner's E-mail Address rafeiner@coker-feiner.com Fax # 954-761-1818  
Agent Rod A. Feiner, Esq. Phone 954-761-3636  
Contact Person Rod A. Feiner  
Address 1404 S. Andrews Ave City Ft Lauderdale State FL Zip Code 33316  
Agent's E-mail Address rafeiner@coker-feiner.com Fax # 954-761-1818

#### PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat See below

Proposed note for entire plat See below

#### PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?  
☐ Yes ☒ No ☐ Don't Know

If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No  
If YES, provide LUPA number:

Does the note represent a change in TRIPS? ☒ Increase ☐ Decrease ☐ No Change  
Does the note represent a major change in Land Use? ☐ Yes ☒ No

Will project be served by an approved potable water plant? If YES, state name and address. ☒ Yes ☐ No  
Broward County District 3 Water Treatment plant

Will project be served by an approved sewage treatment plant? If YES, state name and address ☒ Yes ☐ No  
SKW WTP

Are on-site wells for potable water currently in use or proposed? ☐ Yes ☒ No  
If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? ☐ Yes ☒ No  
If YES see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 583

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 350

Number of students for a daycare center or school STUDENTS 0

Reasons for this request (Attach additional sheet if necessary.) See attached

#### FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories *plus* Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

**Please see reverse side for Required Documentation and Owner/Agent Certification**

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- **Recorded or approved plat.**
- **Letter of approval from the applicable municipality**, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- **Current letter is required from the appropriate utility service area** stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- **Signed and sealed sketch and legal description** for any new parcel or tract created by the application.
- **A check for the application fees** made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

**School Concurrency Submission Requirements**

- **RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

**OWNER/AGENT CERTIFICATION**

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent. Signature of owner/agent \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (year)

By \_\_\_\_\_ (name of person acknowledging) who is ☐ personally known to me or ☐ has presented \_\_\_\_\_ as identification.

Signature of Notary Public \_\_\_\_\_

Type or Print Name \_\_\_\_\_

**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time _____	Application Date _____	Acceptance Date _____
Comments Due _____	C.C. Mtg. Date _____	Fee \$ _____
<input type="checkbox"/> Plats	<input type="checkbox"/> Survey	<input type="checkbox"/> Site Plan
<input type="checkbox"/> City Letter	<input type="checkbox"/> Agreements	
Other Attachments(Describe) _____		
Title of Request _____		
Distribute to: <input type="checkbox"/> Full Review <input type="checkbox"/> Planning Council <input type="checkbox"/> School Board <input type="checkbox"/> Land Use & Permitting		
<input type="checkbox"/> Health Department (on septic tanks and/or wells) <input type="checkbox"/> Zoning Code Services (unincorporated area only)		
<input type="checkbox"/> Planning & Redevelopment (unincorporated area only) <input type="checkbox"/> Other _____ <input type="checkbox"/>		
Adjacent City _____	Received by _____	

## REQUEST AND JUSTIFICATION FOR PLAT NOTE AMENDMENT

Plat Name: *R.W. CHAMBERS SUBDIVISION ADDITION NO. 2 PLAT*

### Existing Note

This plat is restricted to 80,739 sq. ft. of self-storage warehouse excluding commercial square footage

### Proposed Note

The west forty feet (40') of Parcels 1 & 2 of this Plat, in conjunction with the development of the R.W. Chambers Subdivision Addition No. 1 Plat, are restricted to 3,750 sf of office use and 32 residential mid-rise units and the remainder of the Plat is restricted to 80,739 sq.ft. of self-storage warehouse which warehouse use excludes commercial square footage.

### Justification

This plat was recorded in 1981 and in 1988 the plat note was amended to reflect existing plat note. This was accomplished through a Plat Note Amendment Agreement recorded at OR Book 15573, Page 276 of the Public Records of Broward County, Florida. A copy of the Plat as recorded and the Plat Note Agreement is attached hereto.

The Property is located on the east side of US 441 just north of the Seminole Hard Rock Casino. Between this property and US 441 is the property contained within the R.W. Chambers Subdivision No. 1 Plat. Thus, this property is not adjacent to US 441. A portion of this property is currently being used as a car lot and the remainder of the property, which is owned by a third-party, is currently being used as a self-storage warehouse. Thus, the reason for the self-storage warehouse portion of the Plat Note.

The Applicant is under contract to purchase the eastern 40 feet of the platted property and proposes to substantially redevelop the property, in conjunction with the property contained within the R. W. Chambers Subdivision No. 1 Plat as mixed-use building containing both retail, office, hotel and condominium elements. The office and condominium are mostly located on the R.W. Chambers Subdivision No. 1 Plat but a portion of these units are contained with this Plat. Therefore the County requires that the Plat Note be amended to reflect the level of development on this Plat even though the impact fees associated with this level of development are counted towards and made a part of the R. W. Chambers Subdivision No. 1 Plat.

The proposed development is consistent with the City and County's Land Use Plan and the proposed development is also consistent with the current City Zoning. Furthermore, the residential units are classified by the County as being mid-rise residential units.



88262389

AGREEMENT TO PLACE A NOTATION ON PLAT

THIS IS an AGREEMENT between BROWARD COUNTY, a political subdivision of the State of Florida, its successors and assigns hereinafter referred to as "COUNTY";

AND

L. D. CORPORATION OF BROWARD, INC., Its successors and assigns, hereinafter referred to as "DEVELOPER,"

WHEREAS, DEVELOPER is the owner of R. W. Chambers Subdivision Addition No. 2, as shown on the R. W. Chambers Subdivision Addition No. 2 Plat, Plat No. 075-PL-79, which Plat was recorded in Plat Book 108, Page 43, in the Public Records of Broward County on February 6, 1981; and

WHEREAS, the R. W. Chambers Subdivision Addition No. 2 Plat presently does not contain a notation on the face of the Plat; and

WHEREAS, DEVELOPER has requested that a notation stating Plat is restricted to 80,739 square feet of self-storage warehouse excluding any commercial uses.

be placed on the face of the Plat in order to have plat consistent with previously approved site plans.

; and

WHEREAS, the COUNTY has no objection to placing said notation on the face of the plat, and the Board of County Commissioners has approved such a notation at its meeting of June 7, 1988;

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct.
2. COUNTY and DEVELOPER agree that by the recording of this document a notation is hereby placed on the face of the R. W. Chambers Subdivision Addition No. 2 Plat to read as follows:

This plat is restricted to 80,739 square feet of self-storage warehouse excluding any commercial uses. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.

Approved BCC 6/7/88 4 73

Submitted By Barney F. Thompson

RETURN TO DOCUMENT CONTROL

88 JUL 5 AM 11 29

BK15573PG 276

1760  
2:50  
m-h

3. COUNTY and DEVELOPER agree that the notation, set forth in Paragraph 2 above, on the face of the R. W. Chambers Subdivision Addition No. 2 Plat shall clarify and limit the use of the R. W. Chambers Subdivision Addition No. 2 Plat property.

4. This Agreement shall be recorded in the Public Records of Broward County, Florida, to evidence the agreements and representations of the parties as set forth herein.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Chairman, authorized to execute same by Board action on the 7th day of June, 1988, and \_\_\_\_\_ signing by and through its \_\_\_\_\_ duly authorized to execute same.

COUNTY

ATTEST:

C. L. Brown  
County Administrator and Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

By Sylvia Parker  
Chairman

30 day of June, 1988

Approved as to form and legality by  
Office of General Counsel  
for Broward County, Florida  
SUSAN F. DELEGAL, General Counsel  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (305) 357-7600

By David M. Fee, Jr.  
DAVID M. FEE, JR.  
Assistant General Counsel

STATE OF FLORIDA )  
COUNTY OF ) SS.

I HEREBY CERTIFY that on this day before me, an officer duly  
qualified to take acknowledgments, personally appeared Sylvia Parker  
\_\_\_\_\_ to me well known and known to me to be

BR15573FC 277



# AGREEMENT TO PLACE A NOTATION ON PLAT

the Chairman of the Board of County Commissioners of Broward County, Florida, and who executed the foregoing instrument, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 20th day of June, 1988.

Phyllis Hestberg  
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JAN. 23, 1990.  
BUNDLED FROM NOTARY PUBLIC, UNIFORM, 1988

## DEVELOPER

WITNESS:

L. D. CORPORATION OF BROWARD, INC.

Barbara Hestberg  
Barbara Hestberg

By Elliott M. Wiener, President

13 day of June, 1988.

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS.

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Elliott M. Wiener, to me well known and known to me to be the President of L. D. Corporation of Broward, Inc. and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 13 day of June, 1988.

Mark J. [Signature]  
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JAN. 23, 1990.  
BUNDLED FROM NOTARY PUBLIC, UNIFORM, 1988

BR15573PC 278

MORTGAGEE'S CONSENT AND ACKNOWLEDGMENT

The undersigned, Hollywood Federal Savings and Loan Association hereby certifies that it is the holder of a mortgage upon the parcel as shown on the R. W. Chambers Subdivision Plat, and does hereby consent to the foregoing Agreement to place a Notation on the R. W. Chambers Subdivision Addition No. 2 Plat.

WITNESS:

Michelle Duvilet  
Stanley H. McCalla, Jr.

HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION

By Stanley H. McCalla, Jr.  
 STANLEY H. McCALLA, JR., Vice President  
8th day of June, 1988.

(SEAL)

STATE OF FLORIDA )  
 ) SS.  
 COUNTY OF PALM BEACH )

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared STANLEY H. McCALLA, JR., to me well known and known to me to be the Vice President of HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 8th day of June, 1988.

Michelle Duvilet  
 Notary Public

My commission expires:

Notary Public, State of Florida  
 My Commission Expires Nov. 7, 1990  
 Enclosed This Day For - Notary Seal

BAH:ed  
 9/2/86  
 886-109

RECORDED IN THE PUBLIC RECORDS BOOK  
 OF BROWARD COUNTY, FLORIDA  
 L. A. HESTER  
 COUNTY ADMINISTRATOR

BK15573PG 279