



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

Legal Description: See attached

PURPOSE OF APPLICATION:

- | | |
|---|------------|
| <input checked="" type="checkbox"/> Plat Amendment/Delegation Request | \$911.00 |
| <input type="checkbox"/> Plat | \$2,399.00 |
| <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: 8/13/20

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 $02^{\circ}01'05''$ 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 $02^{\circ}01'05''$ WEST ALONG SAID WESTERLY LINE FOR 429.03 FEET; THENCE NORTH $42^{\circ}56'34''$ EAST FOR 38.33 FEET; THENCE NORTH $87^{\circ}54'13''$ EAST FOR 138.03 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 128, 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 138.04 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 $02^{\circ}01'05''$ WEST FOR 4.99 FEET; THENCE NORTH $42^{\circ}56'34''$ EAST FOR 38.33 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 <u>RW Chambers Subdivision Addition NO. 1</u>	
Plat Number <u>074-PL-79</u>	Plat Book - Page <u>108/42</u> (If recorded)
Owner/Applicant <u>BSD Capital, LLC</u>	Phone <u>954-761-3636</u>
Address <u>c/o Coker & Feiner 1404 S. Andrews Ave., Ft Lauderdale, FL 33316</u>	
City <u>Ft Lauderdale</u>	State <u>FL</u> Zip Code <u>33316</u>
Owner's E-mail Address <u>rafeiner@coker-feiner.com</u>	Fax # <u>954-761-1818</u>
Agent <u>Rod A. Feiner, Esq.</u>	Phone <u>954-761-3636</u>
Contact Person <u>Rod A. Feiner</u>	
Address <u>1404 S. Andrews Ave</u>	City <u>Ft Lauderdale</u> State <u>FL</u> Zip Code <u>33316</u>
Agent's E-mail Address <u>rafeiner@coker-feiner.com</u>	Fax # <u>954-761-1818</u>

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
SRW 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 about 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 _____		
Adjacent City _____	Received by _____	

REQUEST AND JUSTIFICATION FOR PLAT NOTE AMENDMENT

Plat Name: R.W. CHAMBERS SUBDIVISION ADDITION NO. 1 PLAT

Existing Note

This plat is restricted to 23,000 square feet of commercial space.

Proposed Note

This Plat is restricted to 23,500 sq. ft. of retail use, 26,000 sq. ft. of restaurant use and 55,000 sq. ft. of office use as well as 400 hotel rooms and 64 mid-rise residential units.

Justification

This plat was recorded in 1981 and in 1988 the plat note was amended to reflect the existing plat note. This was accomplished through a Plat Note Amendment Agreement recorded at OR Book 15573, Page 280 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. The property is currently being used as a car lot and thus while the actual size of the use exceeds the plat note the existing building on the property is consistent with the restrictions contained in the plat note and the current use is consistent with the Amended Plat Note.

The Applicant is under contract to purchase the property and proposes to substantially redevelop the property as mixed-use building containing both retail, office, hotel and condominium elements. 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.

The requested plat note amendment will allow the County to assess and collect impact fees at the time of project permitting which are consistent with the proposed redevelopment while giving credit for those fees already paid by the existing development. The County defines the proposed residential units as being mid-rise residential units for purposes of calculation of impact fees.

BROWARD COUNTY, FLORIDA.

ARTHUR C. BROOKS

It is hereby certified that this plot complies with the provisions of this act regarding the Making of Substantive Affidavits for the Government, the first day of the State or Federal, approved by This plot was accepted for record by the Board of Commissioners of Broward County, Florida, this 16 day of Sept. 1980.

William C. Patton

Deputy
Chairman, County Commission

PROWARD COUNTY FINANCE DEPARTMENT
RECORDING DIVISION

RECORDED IN FIRST BACK LOG, PAGE 42, at the Public Records of Broward County, Florida.

Deputy
Graham W. Watt, County Administrator

Manuscript is approved and accepted for record

County Surveyor
F.B. P.E. Reg No 2942

This is to certify that the Broward County Plan has approved this plot with regard to dedication.

John E. Burrows, 6/24/00

This plot was approved and accepted for publication.

By: Leo H. Staker
Director, Office
of Planning

[illegible]

SCHOOL IMPACT ORDINANCE 79.1 for youth literature
This play is exempted from compliance with Ordinance 79.1. It is approved for non-raidential use.

By: W. J. Brown Date: 9-25-80
 Price: 15.00

SURVEYOR'S CERTIFICATE

This plat dated this 5th day of May

Arthur C. Briggs
Registered Land Surveyor No. 724
State of Florida.

DEDICATION
KNOW ALL

[illegible]

William Stewart
COLUMBIA UNIVERSITY, N.Y.C.
FEBRUARY 1942

Thomas S. Hooper
WITNESS

Walter H. ...
WITNESS

ACKNOWLEDGEMENT
State of Florida
County of Broward J.S.S.

I hereby certify that on this day personally appeared before me William E. Humber, Jr., who declared himself to be the person described in and who executed the above instrument of declaration in the effort to be his free act and deed.

Witness my signature and official seal at Hollywood, Broward County, Florida, this 16 day of MAY, 1960 A.D.

My Commission Expires: January 11, 1961

NOTES:

1. @ PAM means Permanent Reference Monuments.
2. @ PGP = Permanent Control Points.
3. - - - - - indicates all benchmarks shown are based on NAVD 1973.
4. - - - - - means limited access line.
5. Distances based on Pioneer/Leather Reserve #11, Misc. P.D. 5, P. 9, G. 1, H. 12.

88262390

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 Parcel #1 and #2, as shown on the R. W. Chambers ^{Addition No. 1} Subdivision, Plat, Plat No. 074-PJ-79 which Plat was recorded in Plat Book 108, Page 42, in the Public Records of Broward County on February 6, 1981; and

WHEREAS, the ^{Addition No. 1} R.W. Chambers Subdivision 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 23,700 square feet of commercial space 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 Plat to read as follows:

This plat is restricted to 23,700 square feet of commercial.
Retail shops and general business offices are not permitted.
 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 #72

Submitted By Planning & Zoning

RETURN TO DOCUMENT CONTROL

08 JUL 5 AM 11:29

BR15573PG 280

17.00
2.50
m.m.

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. 1 Plat shall clarify and limit the use of the R. W. Chambers Subdivision Addition No. 1 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:

Cheryl Bruce
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 Porter
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 Porter,
to me well known and known to me to be

BK15573PG 281

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 ph executed said instrument for the purposes therein expressed.

1988. WITNESS my hand and official seal, this 30th day of June

Phyllis Keating
Notary Public

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 23, 1990.
SHOULD THIS NOTARY PUBLIC UNDERWRITE

DEVELOPER

WITNESS:

L. D. CORPORATION OF BROWARD, INC.

By Elliott M. Wiener

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.

Phyllis Keating
Notary Public

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 23, 1990.
SHOULD THIS NOTARY PUBLIC UNDERWRITE

BR15573PG 282

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 ^{Addition No. 1} Plat, and does hereby consent to the foregoing Agreement to place a Notation on the R. W. Chambers Subdivision Addition ^{No. 1} Plat.

WITNESS:

Michele Dwyer

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.

Michele Dwyer
Notary Public

My commission expires:

Notary Public, State of Florida
My Commission Expires Nov. 7, 1990
Issued Nov. 7, 1988

BAH:ed
9/2/86
886-109

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

BR1557306-283