

Figure 1. Existing and proposed zoning

Rezoning Standards pursuant to Code Sec. 5.3.K.2

In reviewing a request for a change of zoning district, the Board shall consider the following criteria:

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

**Response:** No spot zoning would be created. A portion of the Property is already zoned DH-3. DH-3 zoning is also to the north of the Property, and stretches for 0.75 mile south of the Property along the west side of S Dixie Hwy. As can be seen in the graphic on the preceding page, the DH-3 district boundary actually jogs eastward within the Property; the proposed rezoning would shift this boundary west to align with the boundary to both the north and south.

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

**Response:** The Property is in the Downtown Hollywood Community Redevelopment Area and is subject to the 2019 Downtown Redevelopment Plan and Downtown Hollywood Master Plan. The proposed rezoning would facilitate the following policies from the Downtown Hollywood Master Plan for the Dixie District area:

- Increase intensity and height adjacent to Dixie Highway.
- Orient height towards Dixie Highway.

The following policies from the Downtown Redevelopment Plan are applicable:

Policy 2A-5: *Encourage land assembly and other activities necessary for the development and implementation of catalytic redevelopment projects in Downtown.*

Analysis: The Property comprises three separate parcels and the zoning designations follow one of the parcel lines. Rezoning would facilitate the assembly of the parcels into a cohesive project site which could then be redeveloped with a catalytic project.

Policy 4B-2: *Facilitate new residential and mixed use development and redevelopment projects, including live/work/study/play units, in Downtown.*

Analysis: Given the high land values this close to Downtown, it is currently infeasible to redevelop the Property given the required 200'-wide height buffer essentially limits heights on the Property to 4-5 stories (see *Criterion c* below for more detail). Rezoning the Property would facilitate the development of a tower of up to 10 stories in height on the eastern portion, making it feasible to redevelop the entire Property with a residential or mixed-use project with heights that transition from shorter to taller from the west to the east.

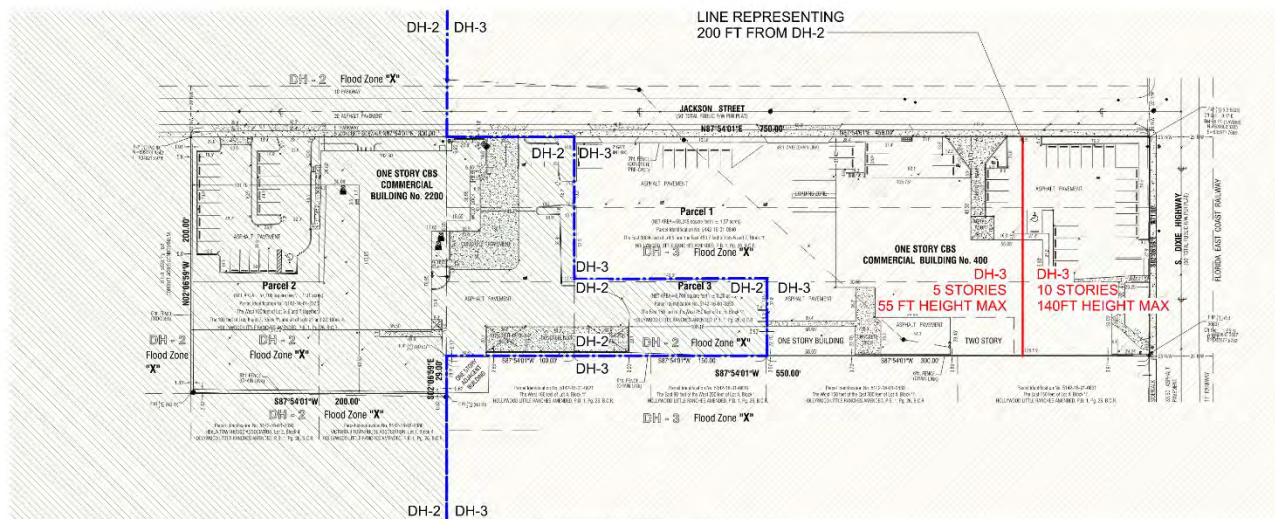
c. *That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary;*

**Response:** The three parcels comprising the Property follow a different parcel layout compared to the parcels to the north and south, which is why the zoning district boundary was originally jogged eastward to match the parcel shape of the eastmost parcel. If the DH-3 district boundary was kept straight north-south, it would run directly through the westmost parcel and result in a parcel with split zoning.

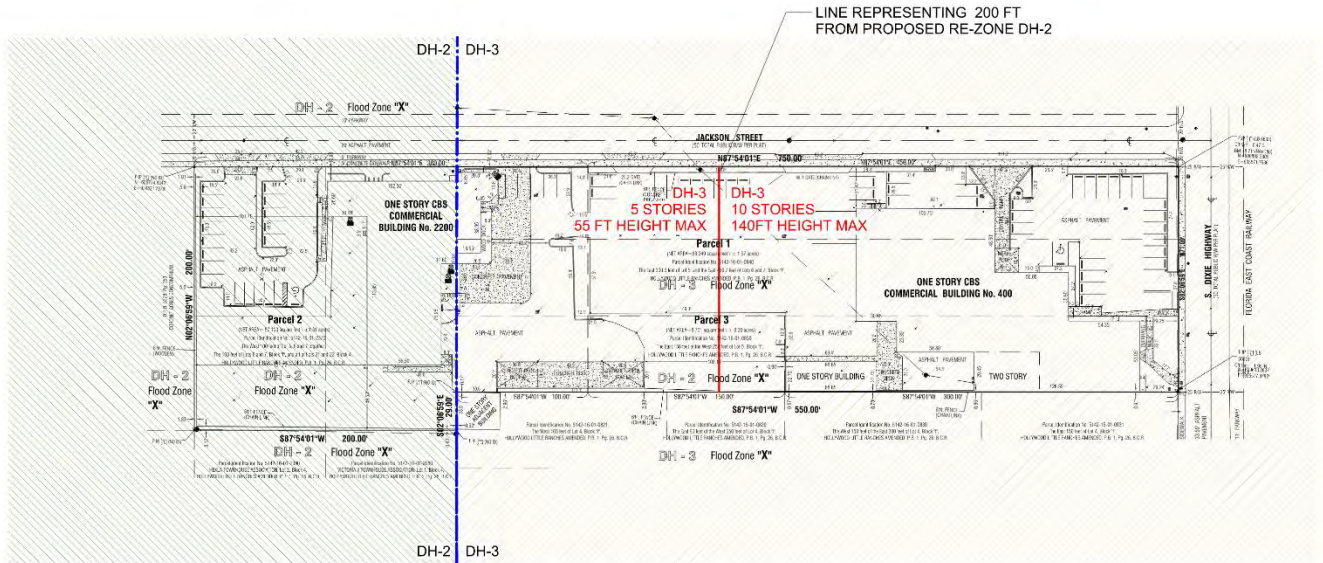
The three parcels currently are used for light industrial and warehousing uses. The South Dixie Highway corridor is undergoing a transition from its past light industrial character to a residential area given the adjacent Brightline service and potential future commuter rail service. The focus of the redevelopment is the intersection with Hollywood Boulevard, which is planned for a commuter rail station and is next to the core of Hollywood's thriving downtown. The two blocks north of Jackson Street have already been redeveloped and the Property is the logical next collection of parcels to be redeveloped, especially given the large size of the parcels and consequent ease of assemblage.

The DH-3 district has supplemental zoning regulations that only apply when it is adjacent to a DH-1 or DH-2 district, which is why the rezoning is necessary. Namely, DH-3 sites (or portions of sites) within 200 feet of a DH-2 district have a height limit of 55 feet / 5 stories, as compared with the standard height limit of 140 feet / 10 stories. This requirement is meant to protect DH-2 parcels from incompatible heights in an adjacent DH-3 development, but the requirement also applies inside of a cohesive project site even though the rationale no longer holds. Complying with this requirement would limit the higher height limit to the eastmost 100' of the 750' long Property, as shown in **Figure 2**. This area is too small to fit a tower; it lacks sufficient width for appropriate structural core placement, efficient floor plan design and vertical circulation approaches common in mid- and high-rise construction. This means any potential building could only be 4 stories tall in the DH-2 portion and 5 stories in the DH-3 portion. Given the high land values this close to Downtown and high construction costs, these height restrictions would make redevelopment infeasible.

Conversely, rezoning would make the eastmost 345' developable with a tower as shown in **Figure 3**. This would accommodate a hypothetical residential development which could transition from 4 stories within the DH-2 portion of the site to 5 stories within the 200' buffer to up to 10 stories within the DH-3 portion of the site.



**Figure 2. 200' buffer height restriction with current zoning**



**Figure 3. 200’ buffer height restriction with proposed zoning**

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

**Response:** The proposed change will not adversely influence living conditions in the neighborhood, as it would make the zoning district boundary consistent with the existing boundary to the north and south. The adjacent uses are as follows:

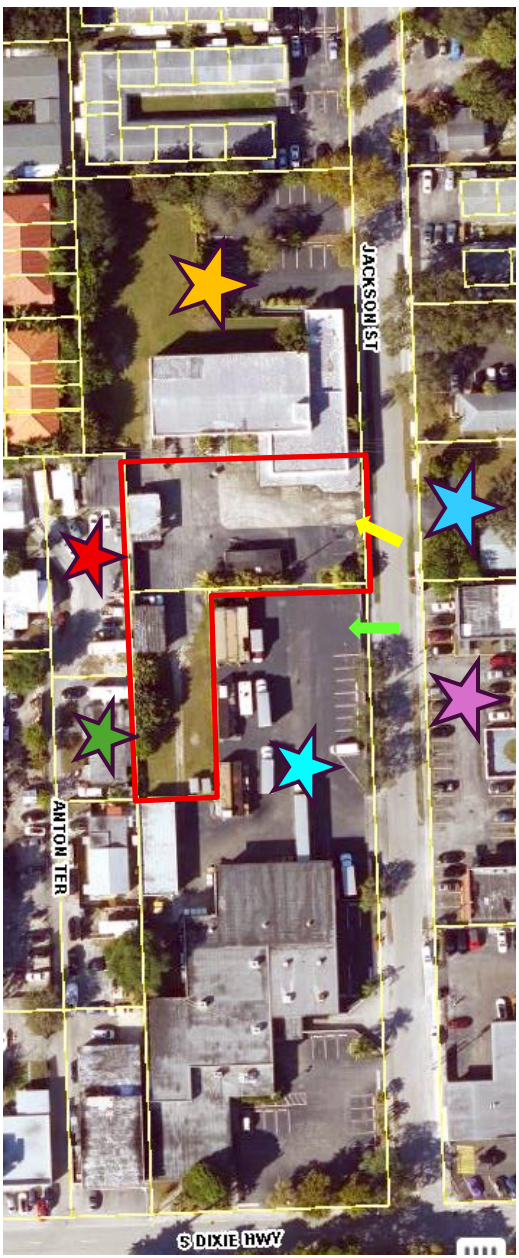
North (across Jackson Street)	<ul style="list-style-type: none"> <li>• Auto rental agency on hard corner with S Dixie Hwy</li> <li>• Older apartments built in 1960s</li> <li>• Farther north – new condominiums built in 2008</li> </ul>
South	<ul style="list-style-type: none"> <li>• A mix of various uses, including two single family homes, an apartment complex, and a mixed-use building with a deli on the ground floor and apartments above; generally built in the 1950s-1980s</li> </ul>
West	<ul style="list-style-type: none"> <li>• Single-story condominiums built in 1970s</li> </ul>

As can be seen in the table, the area’s character is transitioning from light industrial and older residential uses built in the 1960s and 1970s to newer residential uses. The newer residential uses have much higher property values compared to the older residential uses, given the proximity to Hollywood’s newly thriving downtown and as the remaining light industrial uses in the area are phased out. Any new development on the Property is likely to consist of 300-400 higher-end rental or for-sale residential units. The influx of additional residents would provide additional customers for the many businesses in Downtown. Additionally, the rezoning and resulting redevelopment would also increase the likelihood of other parcels / sites in the S Dixie Highway being redeveloped as new development slowly moves outward from the core intersection of S Dixie Highway and Hollywood Boulevard.

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

**Response:** As noted under *Criterion d*, the South Dixie Highway corridor is undergoing a transition, consistent with the City's vision for the area. The proposed change would align the zoning boundary of the DH-3 district within the Property to run consistently north-south, and would facilitate newer residential development similar to what has already been built to the north.

REZONING

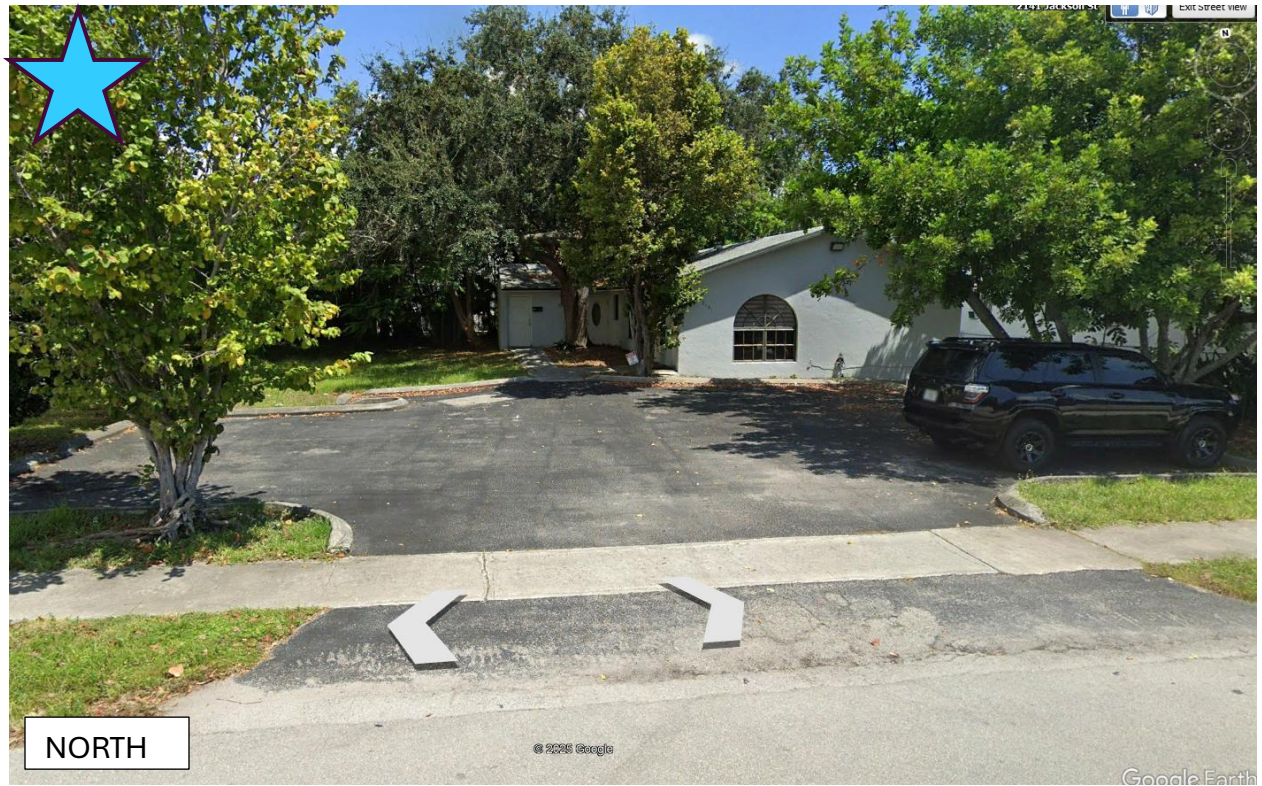


PROPERTY PHOTOS



# REZONING

## ADJACENT PROPERTY PHOTOS



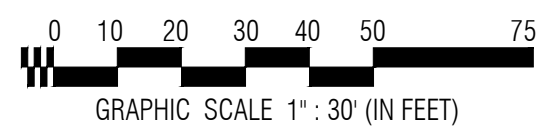
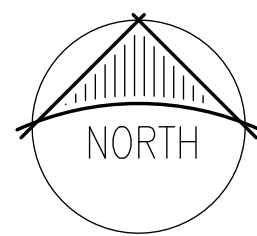
REZONING



REZONING

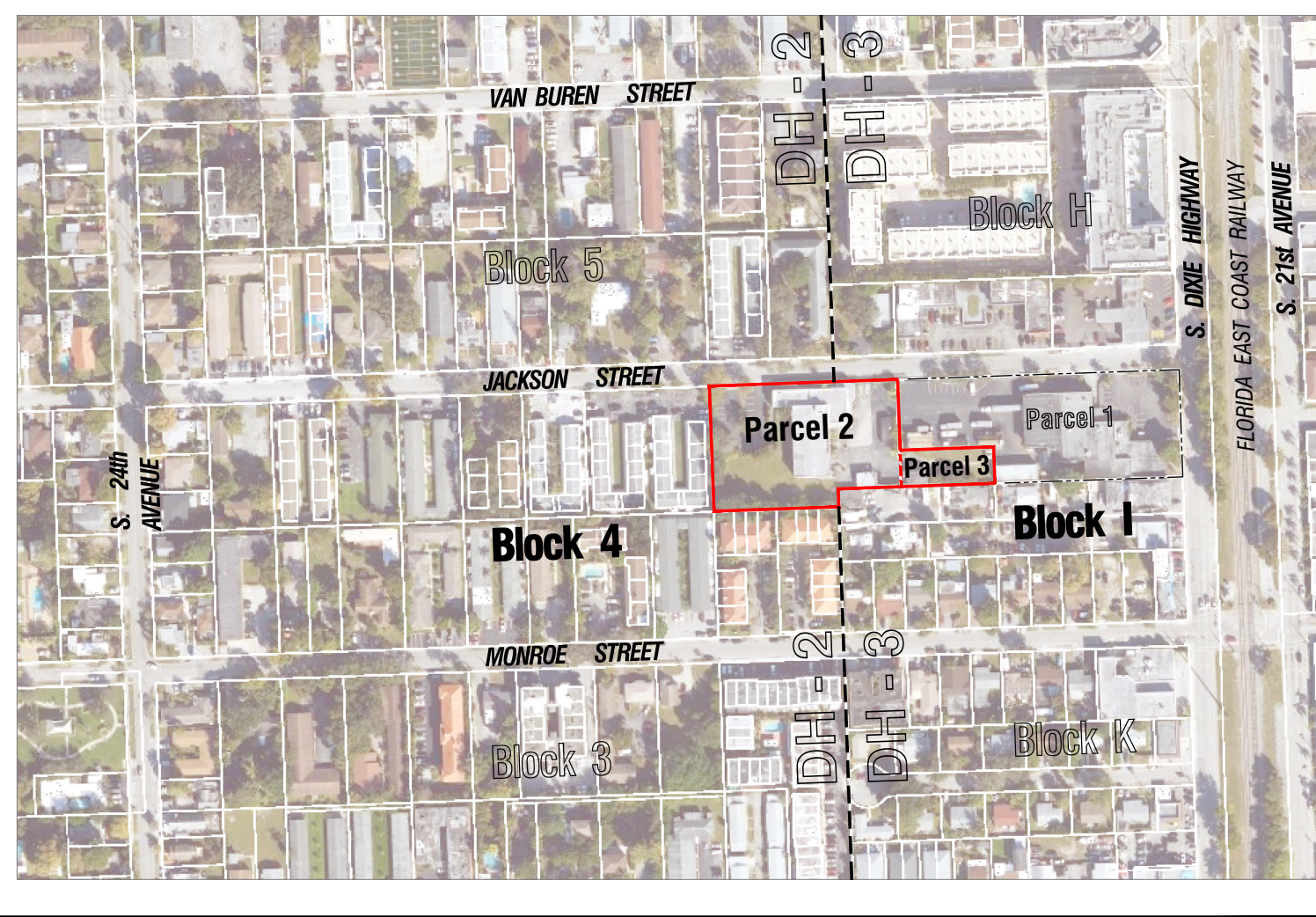
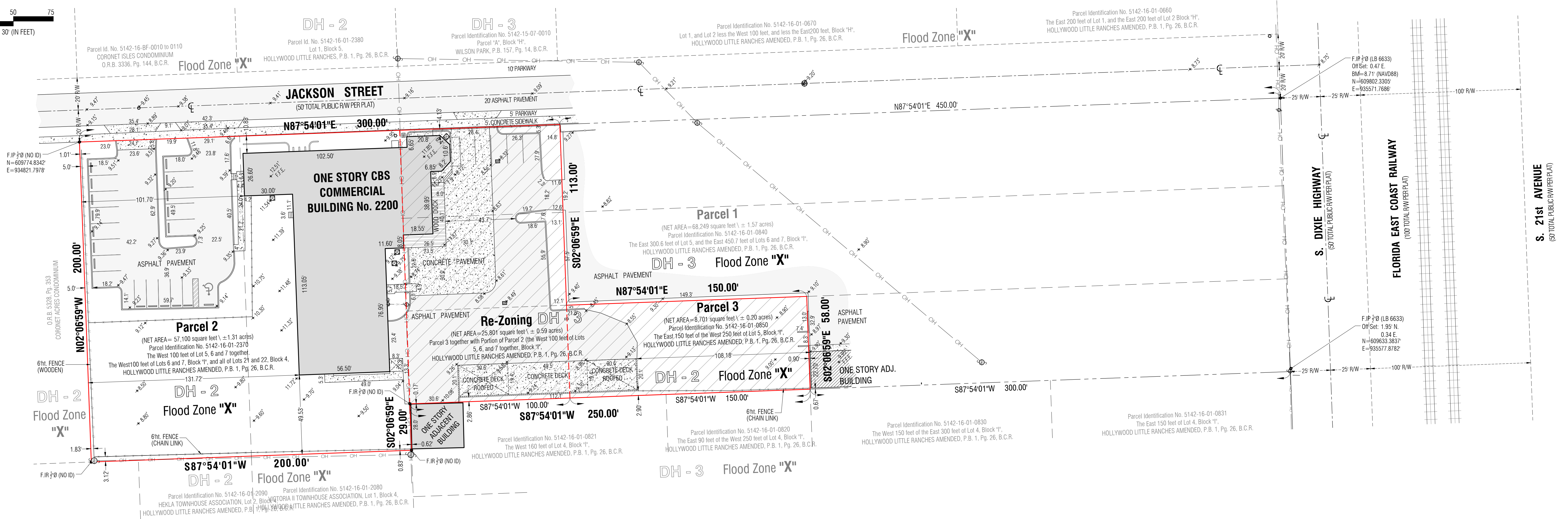






# ALTA / ACSM LAND TITLE SURVEY

THE WEST 100 FEET OF LOT 5, 6 AND 7 TOGETHER. THE 100 FEET OF LOTS 6 AND 7, BLOCK 1, AND ALL OF LOTS 21 AND 22, BLOCK 4, AND THE EAST 150 FEET OF THE WEST 250 FEET OF LOT 5, BLOCK 1, "HOLLYWOOD LITTLE RANCHES AMENDED" ACCORDING TO PLAT BOOK 1, PAGE 26 IN SW 1/4 OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA.



## TITLE COMMITMENT SCHEDULE A, LEGAL DESCRIPTION:

**Parcel 2:** The West 100.00 feet of Lot 5, 6 and 7 together. The West 100.00 feet of Lots 6 and 7, Block "1", and all of Lots 21 and 22, Block 4, HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

**Parcel 3:** The East 150.00 feet of the West 250.00 feet of Lot 5, Block "1", HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

## TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS:

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. (Not graphically plottable)
- 2. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. (Not graphically plottable)
- 3. Standard Exceptions:
  - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (Affects the property and is shown hereon)
  - B. Rights or claims of parties in possession not shown by the public records. (Not graphically plottable)
  - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (Not graphically plottable)
  - D. Taxes or assessments which are not shown as existing liens in the public records. (Not graphically plottable)
- 4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. (Not graphically plottable)
- 5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (Not graphically plottable)
- 6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of HOLLYWOOD LITTLE RANCHES recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. (As to all Parcels) (Affects the property and is shown hereon)
- 7. Reservations contained in Quit Claim Deed from the Board of Trustees of the Internal Improvement Trust Fund No. 2806, recorded in Official Records Book 9852, Page 421 and Official Records Book 9859, Page 155. (As to Parcel 1) (Not graphically plottable)
- 8. Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records Book 49510, Page 562, Official Records Book 49885, Page 466, Official Records Book 50264, Page 1803, affected by Notice of Substitution of Easement Deed recorded in Official Records Book 50355, Page 1901. (As to Parcel 1) (Not graphically plottable)
- 9. Ordinance No. 76, in Official Records Book 8136, Page 244. (As to all Parcels) (Affects the property and is shown hereon)
- 10. Ordinance No. 2002-61, in Official Records Book 34145, Page 1891. (As to all Parcels) (Affects the property)
- 11. Ordinance No. 2005-18, in Official Records Book 40082, Page 1783. (As to all Parcels) (Affects the property)
- 12. Ordinance No. 2005-19, in Official Records Book 40082, Page 1789. (As to all Parcels) (Affects the property)

## FLOOD INFORMATION:

Said described property is located within an area having a Zone Designation "X" (N.A.V.D. 88) by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12011C0569 H, with a date of identification of August 08 2014, for Community of City of Hollywood No. 125113, in Broward County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

## ZONING INFORMATION

**BASIC ZONING DH-2** (Dixie Highway Medium Intensity Multi-Family District)

**LEGAL DESCRIPTION:** A portion of Parcel 2, being more particularly described as follows: Lots 21 and 22, Block 4, HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Net Lot Area: 40,000 sq. ft. (portion of Parcel 2)  
Building Intensity: 17,100 sq. ft. (Portion of Parcel 2)  
Maximum Building Height: 45 ft.  
Maximum Height - Stories: 4  
Floor Area Ratio: 1.75

Minimum Setbacks:  
All Frontages: 15.00 ft.  
Side Interior: 10.00 ft.  
Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.

Minimum Rear Setback: 20.00 ft.  
Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.

**RE-ZONING DH-3** (Dixie Highway High Intensity Mixed-Use District)

**LEGAL DESCRIPTION:** Parcel 3 together with a portion of Parcel 2, being more particularly described as follows: The West 100 feet of Lots 5, 6 and 7 together, Block "1", HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Net Lot Area: 8,701 sq. ft. (Parcel 3)  
Net Lot Area: 17,100 sq. ft. (Portion of Parcel 2)  
Net Lot Area: 25,801 sq. ft. (Parcel 3 together with a portion of Parcel 2)

Building Intensity: 10 Stories, not to exceed 140 feet.  
Sites or portions of sites within 100 feet of RS-3, PS-1: 5 Stories, not to exceed 55 feet.  
Sites or portions of sites within 200 feet of DH-1, DH-2, ND-1: 5 Stories, not to exceed 55 feet

Floor Area Ratio: 3.00  
Minimum Setbacks: BASE Ground Floor - 55 feet  
Frontage: Non-Residential: 10 feet  
All Frontages Setback: Residential: 15 feet  
TOWER Above 55 feet  
Non-Residential: 10 feet  
Residential: 15 feet

Side Interior Setback: 0 feet  
When adjacent to RS-3, DH-1, and DH-2: 10 ft.  
0 feet  
When adjacent to RS-3: 100 feet  
When adjacent to DH-1, and DH-2: 200 feet.

## LIST OF POSSIBLE ENCROACHMENTS:

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing:

- Asphalt and concrete approach encroaches into the parkway of Jackson Street;
- Overhead electric line encroaches into the premise.

## GENERAL SURVEY NOTES:

- 1. Horizontal Control Points used for this project was obtained by R.T.K.-G.P.S. observation, matches surrounding plat information and street occupation. The Coordinates and Bearings shown hereon, are based on NAD83 (2011 adjustment) with a bearing value N87°54'01"E, along the centerline of Jackson Street.
- 2. Utility Note: The utilities shown have been located from field survey information. The surveyor has not physically located the underground utilities and no specific utility companies were contacted. Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act", pursuant to Chapter 556.101-111 of the Florida Statutes.
- 3. No excavation or determination was made as to how the Subject Property is served by utilities.
- 4. No improvements were located, other than those shown.
- 5. No underground foundations, improvements and/or utilities were located or shown hereon.
- 6. This notice is required by the "2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys".
- 7. All easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 8. The Property has direct access to Jackson Street, and S. Dixie Highway, dedicated public streets.
- 9. There is no observed evidence of current earth moving work, building construction or building additions.
- 10. There is no observed evidence of site use as a solid waste dump, or hazardous materials.
- 11. Bench Mark used: # 1896, STR 16-51-42, Elevation (N.G.V.D. 29) = 10.932 feet
- 12. Bench Mark used: # 1944, STR 16-51-42, Elevation (N.G.V.D. 29) = 15.039 feet

## LEGEND

A	= arc distance	G.F.F.	= garage finish floor	PRM	= permanent reference monument	⊗	board fence
ADJ	= adjacent	HT	= high (height)	R	= radius distance	⊗	electric meter
AE	= anchor easement	L.F.E.	= lowest floor elevation	(R)	= record	⊗	electric panel
BC	= block corner	LE	= landscape easement	(Rad)	= radial	⊗	chain link fence
BMB	= basis of bearings	LME	= lake maintenance easement	R/W	= right-of-way	⊗	picket fence
BM	= bench mark	LS	= land surveyor	Sec	= section	⊗	pre-cast fence
(C)	= calculated	(G)	= measured distance	S	= south	⊗	wire fence
CBS	= concrete block and stucco	N.A.	= not applicable	T	= tangent	⊗	wooden fence
CHB	= chord & bearing	NAVD	= national american vertical datum	U.E.	= utility easement	⊗	guard rail
CME	= canal maintenance easement	NGVD	= national geodetic vertical datum	W	= west	⊗	gas meter
Ø	= diameter					⊗	FPL box
D	= central angle					⊗	gas meter
FDH	= found drill hole					⊗	base line
DE	= drainage easement					⊗	center line
DME	= drainage maintenance easement					⊗	monument line
E	= east					⊗	no access right-of-way
Encr	= encroachment					⊗	overhead utility line
FI	= fence inside					⊗	property line
F.I.P.	= found iron pipe					⊗	
F.I.R.	= found iron rebar					⊗	
FO	= fence outside					⊗	
F.Nail	= found nail					⊗	
F.N&D	= found nail and disk					⊗	
F.F.E.	= finish floor elevation					⊗	

## SURVEYOR'S CERTIFICATE:

Bridge Asset Management LLC

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 (A), 3 (B), 3 (C), 3 (D), 4, 5, 6, 7, 8, 9, 10, 11, and 12 of Table A thereof. The field work was completed on June 04, 2025. Last revised date: June 23, 2025.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

By: **Miguel J. Garay**  
Professional Surveyor and Mapper  
No. 6594 State of Florida

Issuing Agent: Infinity Land Services LLC  
Issuing Office: 2361 Nostrand Ave, Suite 802, Brooklyn, NY 11210  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: 12286152  
Issuing Office File Number: ILFL15622  
Revision Number: Revision (1) 03/26/2025

**PROPERTY INFORMATION:**  
**Parcel 1:** Parcel Identification No. 5142-16-01-0840  
400 S. DIXIE HIGHWAY, HOLLYWOOD, FLORIDA 33020  
**Parcel 2:** Parcel Identification No. 5142-16-01-2370  
2200 JACKSON STREET, HOLLYWOOD, FLORIDA 33020  
**Parcel 3:** Parcel Identification No. 5142-16-01-0850  
JACKSON STREET, HOLLYWOOD, FLORIDA 33020

## TITLE COMMITMENT SCHEDULE A

- 1. Commitment Date: 03-03-2025 at 11:00 PM
- 4. The Title is, at the Commitment Date, vested in:
  - Stephen W. Fink and Judy C. Fink, as Trustees of The Fink Family Revocable Trust dated June 17th, 2015 and Ingrid S. Evans, as Trustee of the Ingrid S. Evans Revocable Trust Dated February 8, 2011, and Elisa G. Harris (As to Parcel 1)
  - TAS Associates, LLP, a Florida limited liability Partnership (As to Parcel 2)
  - Stephen W. Fink and Judy C. Fink and The Beneficiaries of The Estate of Howard L. Levy, deceased (As to Parcel 3)

8801 NW 176th Street Miami Lakes, FL 33018  
P. 305\_362\_7926 P. 305\_305\_4143  
M. madelin @ surveyin-florida.com

Date: 06-23-2025  
Job No. 25-13494F  
Sheet No. 1 of 1

**PRISMA LAND SURVEYORS LLC**  
SURVEYOR AND MAPPERS LB. 8036  
north central and south florida