

EXHIBIT 1

ORDINANCE NO.

1 AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE
2 AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING
3 THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF HOLLYWOOD;
4 AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

5 (Sponsored by the Board of County Commissioners)
6

7 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
8 on April 25, 2017 (the Plan);

9 WHEREAS, the Department of Commerce has found the Plan in compliance with
10 the Community Planning Act;

11 WHEREAS, Broward County now wishes to propose an amendment to the
12 Broward County Land Use Plan within the City of Hollywood;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearing on October 24, 2024, with due public notice;

15 WHEREAS, the Board of County Commissioners held an adoption public hearing
16 on December 10, 2024, at 10:00 a.m., having complied with the notice requirements
17 specified in Section 163.3184(11), Florida Statutes, at which public comment was
18 accepted and considered;

19 WHEREAS, the Board of County Commissioners, after due consideration of all
20 matters, hereby finds that the following amendment to the Plan is consistent with the State
21 Plan, Regional Plan, and the Plan; complies with the requirements of the Community

22 Planning Act; and is in the best interests of the health, safety, and welfare of the residents
23 of Broward County; and

24 WHEREAS, the proposed amendment constitutes a Broward County permitted
25 small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

26 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
27 BROWARD COUNTY, FLORIDA:

28 Section 1. The Broward County Land Use Plan is hereby amended by
29 Amendment PC 24-7 in the City of Hollywood, set forth in Exhibit A, attached hereto and
30 incorporated herein.

31 Section 2. Severability.

32 If any portion of this Ordinance is determined by any court to be invalid, the invalid
33 portion will be stricken, and such striking will not affect the validity of the remainder of this
34 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
35 legally applied to any individual, group, entity, property, or circumstance, such
36 determination will not affect the applicability of this Ordinance to any other individual,
37 group, entity, property, or circumstance.

38 Section 3. Effective Date.

39 (a) The effective date of the plan amendment set forth in this Ordinance shall
40 be the later of:

41 (1) Thirty-one (31) days after the adoption of this Ordinance;

42 (2) The date a final order is issued by the Department of Commerce or the
43 Administration Commission finding the amendment to be in compliance;

- 44 (3) If the Department of Commerce or the Administration Commission finds the
45 amendment to be in noncompliance, pursuant to Section 163.3184(8)(b),
46 Florida Statutes, the date the Board of County Commissioners nonetheless
47 elects to make the plan amendment effective notwithstanding potential
48 statutory sanctions;
- 49 (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the
50 date the Declaration of Restrictive Covenants is recorded in the Official
51 Records of Broward County; or
- 52 (5) If recertification of the municipal land use plan amendment is required, the
53 date the municipal amendment is recertified.
- 54 (b) This Ordinance is effective as of the date provided by law.

ENACTED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 10/07/2024
Maite Azcoitia (date)
Deputy County Attorney

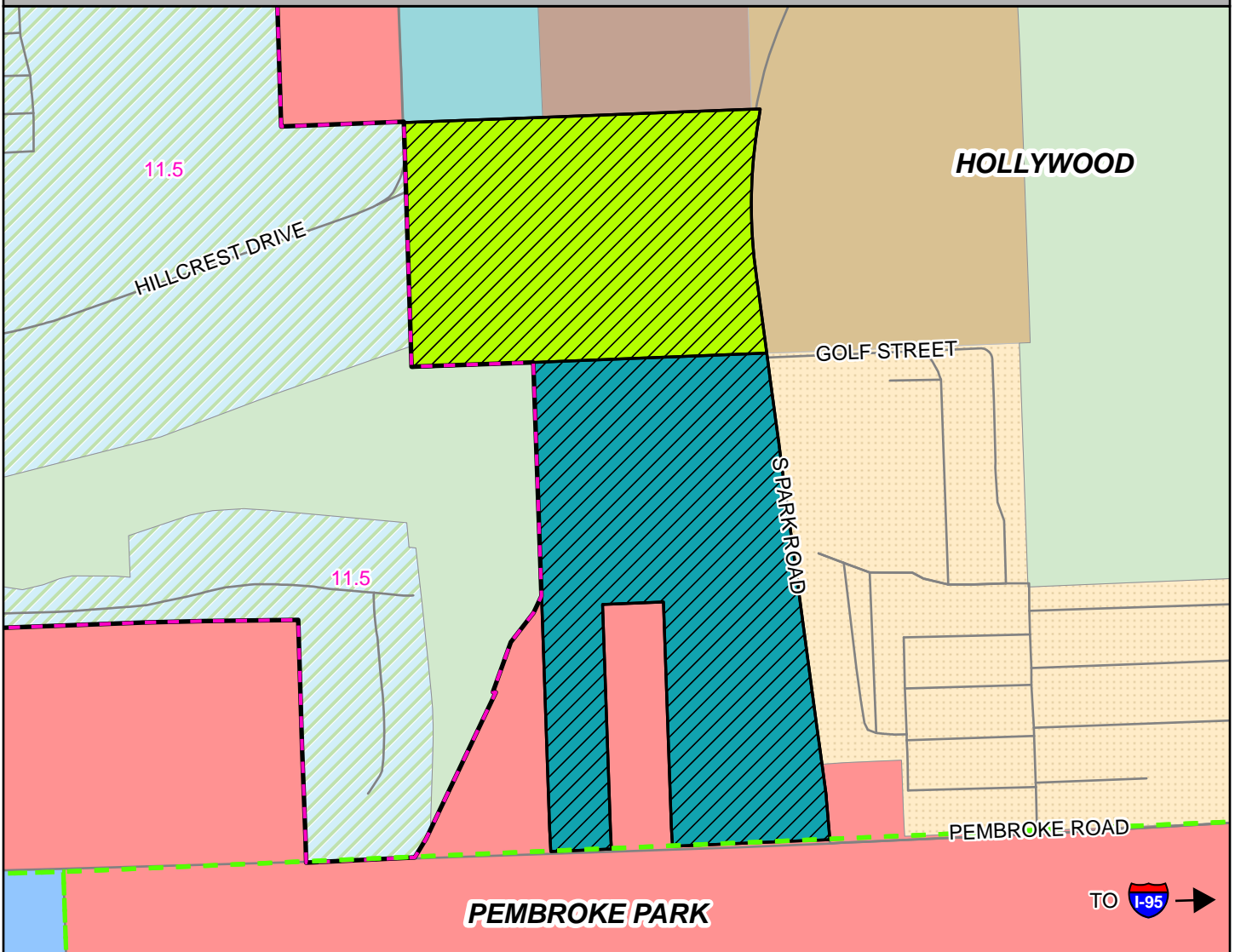
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 24-7

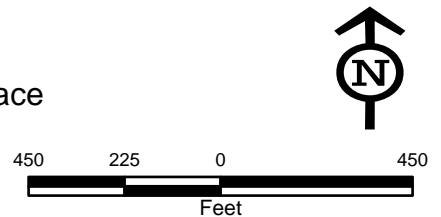
Current Land Uses: 14.8 acres of Commercial Recreation and 19.2 acres of Community

Proposed Land Uses: 14.8 acres of High (50) Residential and 19.2 acres of Commerce

Gross Acres: Approximately 34.2 acres



- | | |
|------------------------------|---------------------------|
| Site | Irregular Residential |
| Municipal Boundary | Activity Center |
| Dashed-Line Area | Commerce |
| Medium (16) Residential | Recreation and Open Space |
| Medium-High (25) Residential | Commercial Recreation |
| High (50) Residential | Community |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 24-7
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation October 15, 2024

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval subject to the applicant’s voluntary commitment to restrict 15% of the proposed dwelling units as affordable housing units at the “moderate-income” level or below (up to 120% of median income) for a minimum of 30 years.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, the applicant’s confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with a residential use is recognized.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

October 15, 2024

(6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

October 24, 2024

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 12-0: Abramson, Brunson, DiGiorgio, Fisher, Hardin, Horland, Newbold, Railey, Rosenof, Werthman, Zeman and Gomez)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-7

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Hollywood
- II. County Commission District: District 6
- III. Site Characteristics
- A. Size: Approximately 34.2 acres
- B. Location: In Section 20, Township 51 South, Range 42 East; generally located on the northwest corner of Pembroke Road and South Park Road.
- C. Existing Uses: Municipal facilities and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 19.4 acres of Community
14.8 acres of Commercial Recreation
- B. Proposed Designations: 19.4 acres of Commerce
14.8 acres of High (50) Residential
- C. Estimated Net Effect: **Addition** of 19.4 acres of commerce uses
Addition of 740 dwelling units
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 19.4 acres of community uses
Reduction of 14.8 acres of commercial recreation uses
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Office, hospital and multi-family residential
East: Multi-family residential, single-family residential (mobile home park) and retail
South: Warehouse (Pembroke Park), storage and private open space
West: Warehouses, single-family residential, private open space and multi-family residential

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

- B. *Planned Uses:*
- North:* Community, High (50) Residential and Medium-High (25) Residential
 - East:* Medium-High (25) Residential, Medium (16) Residential and Commerce
 - South:* Commerce and Recreation and Open Space
 - West:* Commerce, Recreation and Open Space within a Dashed-Line Area and Irregular (11.5) Residential within a Dashed-Line Area

VI. Applicant/Petitioner

- A. *Applicant:* Park Road Development, LLC
- B. *Agent:* Pedro Gassant, Esquire, Holland & Knight, LLP
- C. *Property Owner:* City of Hollywood

VII. Recommendation of Local Governing Body:

The City of Hollywood recommends approval of the proposed amendment.

EXHIBIT B

The attached draft "Declaration of Restrictive Covenants" has been submitted and is required to be executed and recorded by the applicant prior to the effective date.

Return to: (enclose self-addressed stamped envelope)
Pedro Gassant, Esq
Holland & Knight, LLP
515 East Las Olas Blvd, Suite 1200
Fort Lauderdale, FL 33301



This Instrument Prepared By:

Pedro Gassant, Esq.
Holland & Knight, LLP
515 East Las Olas, Blvd, Suite 1200
Fort Lauderdale, FL 33301

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") made this ___ of __, 2024, by, PARK ROAD DEVELOPMENT, LLC, a Florida limited liability company, having an address of 1930 Harrison Street, Suite #204, Hollywood, Fl, 33020 (the "Declarant"), shall be for the benefit of BROWARD COUNTY, a political subdivision of the State of Florida, with a post office address at 115 South Andrews Avenue, Fort Lauderdale, FL 33301, its successors and assigns, and the City of Hollywood Florida, with a post office address of P.O. Box 229045, Hollywood Fl, 33020.

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of approximately 34.2 gross acres located in the City of Hollywood (the "City"), located west of South Park Road and north of Pembroke Road at 1600 S. Park Road, within the corporate limits of the City and Broward County, Florida ("County"), and more particularly described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, Declarant has submitted its application to the City (Application No. 23-ZIPD-86) and to the County (Broward County Planning Council Application No.24-7) for a land use plan amendment, to change the existing land use designations for the Property from its current designation of "Utilities" (south portion of the Property) and "Commercial Recreation" (north portion of the Property) to "High (50) Residential" Density (north portion of the Property) and "Commerce" (south portion of the Property) on the Broward County Land Use Map. Similarly, the Declarant seeks to amend the land use designations of the Property from "Utilities" (south portion of the Property) and Open Spaces/Recreation (north portion of the Property) to "High (50) Residential" Density (north portion of the Property) and General Business (south portion of the Property) on the City of Hollywood Future land use map; and

WHEREAS, the Property is being developed as a mix of governmental, commercial and residential uses, subject to the affordable housing restrictions, as set forth in this Declaration. Declarant reserves the right to convert rental apartments, or a portion thereof, to a condominium or other fee simple ownership structure in the future, subject to the affordable housing restrictions as set forth in this Declaration; and

WHEREAS, Declarant hereby voluntarily agrees to make certain designations for affordable housing for the period of time provided herein.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Declarant hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with such Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitations set forth above are true and correct and are incorporated into this Declaration by this reference.

2. Property Development. Declarant hereby declares the following:

(a) Fifteen (15) percent of the residential units constructed on the Property (as set forth on the final master development plan approved by the City) shall be affordable as defined in the Broward County Comprehensive Plan and as further restricted by this Declaration ("Affordable Housing Units"). If fifteen (15) percent of the actual residential units to be constructed on the Property does not yield a whole number of Affordable Housing Units, the partial number of Affordable Housing Units yielded shall be rounded up to the next whole number;

(b) Upon issuance of each final certificate of occupancy for any structure containing residential units, Declarant shall record a Notice of Designation of Affordable Housing Units (an "Affordable Housing Notice") corresponding to such Affordable Housing Units located within the building covered by such certificate of occupancy, the form of which Affordable Housing Notice is set forth on Exhibit "B" attached hereto and incorporated herein; provided, however, with respect to Affordable Housing Units offered for rent, Declarant shall retain the right to modify which units within any structure shall be an Affordable Housing Unit so long as at all times following issuance of a final certificate of occupancy for any structure containing residential units there is a minimum of fifteen (15) percent of Affordable Housing Units designated and a revised Affordable Housing Notice is recorded identifying all then designated Affordable Housing Units.

3. Affordable Housing Units Offered For Sale. In the event of a sale of an Affordable Housing Unit or a Conversion, Declarant hereby declares all Affordable Housing Units offered for sale shall be purchased in accordance with the following:

(a) All Affordable Housing Units constructed on the Property shall be used solely as each owner's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and

(b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.

1. One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by the United States Department of Housing and Urban Development ("HUD") or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under Section 62 of the Internal Revenue Code. For purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2. The purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and

3. Excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price; and

4. During the term of this Declaration, as defined herein, every deed of sale or equivalent document transferring title to the Affordable Housing Unit shall include a restriction stating as follows:

This property is to be sold and occupied as an "Affordable Housing Unit," in accordance with the Declaration of Restrictive Covenants recorded in the Official Records of Broward County at Instrument No. .

5. Prior to any transfer of title or closing on a purchase of an Affordable Housing Unit, each purchaser shall cause to be provided to the City and the County written certification that the criteria in (b) 1), 2), and 3) above have been satisfied.

(c) At the time of sale of any Affordable Housing Unit, Declarant shall record a Notice of Designation of Affordable Housing Unit (an "Affordable Housing Notice") corresponding to the sale, the form of which Affordable Housing Notice is set forth on "Exhibit B" attached hereto and incorporated herein.

4. Affordable Housing Units Offered for Rent. Declarant hereby declares all Affordable Housing Units offered for rent shall be rented in accordance with the following:

(a) All Affordable Housing Units constructed on the Property shall be used solely as each renter's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any non-residential purpose, other than the homes offices when permitted by applicable zoning regulations; and

(b) All Affordable Housing Units shall be rented by persons who meet the following criteria at the time of lease:

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size. Said limits to be published annually by Broward County or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The renter of an Affordable Housing Unit shall have monthly rental payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income.

(c) On an annual basis, beginning no later than 12 months after the Effective Date of this Declaration, the owner of an Affordable Housing Unit offered for rent shall request written certification that the criteria in 4(b) has been satisfied from the City of Hollywood or from an agent designated by the City for the purpose of providing such certifications. Said owner of an Affordable Housing Unit offered for rent shall not be required to comply with this provision if the City does not approve or deny the request within thirty (30) days of said owner's request.

5. Recordation and Effective Date.

(a) This Declaration shall not become effective (the "Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Public Records of Broward County, Florida; however, as to each Affordable Housing Unit, the Effective Date of this Declaration shall be the date of recording of the Affordable Housing Notice corresponding to such Affordable Housing Unit.

(b) Once recorded, this Declaration shall run with the Property for the sole benefit of County and City and does not operate as a restriction in favor of any Property owner and shall bind all successors and assigns to the title of the Property. As used herein, "Final Approval" shall mean final approval and adoption of the County Application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

(c) From and after such time as any Affordable Housing Unit is conveyed by Declarant to a third-party purchaser, Declarant shall have no further obligations under this Declaration with respect to that particular Affordable Housing Unit and such third-party purchaser shall be obligated to comply with all of the provisions of this Declaration with respect to said Affordable Housing Unit.

6. Term, Release and Termination. The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date; thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the City or the County, or the necessity to record any instrument in the Public Records of Broward County, Florida.

a. Amendments. This Declaration shall not be modified, amended, released or terminated as to any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment, termination or release and approved in writing by the County and City. Any modification, amendment, termination or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.

b. Remedies for Violation. In the event the Declarant, its successors or assigns, violate any of the covenants and restrictions contained herein, Declarant hereby acknowledges and agree that the County and/or City (upon a written request from the County and/or City, as applicable) may withhold further permits and approvals with respect to the Property. The County and the City are the beneficiaries of these covenants and restrictions, and as such, the County and the City may enforce these covenants and restrictions by action at law or in equity, including without limitation; a decree of specific performance or mandatory or

prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.

c. Waiver. Any failure of the County or City to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.

d. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part thereof invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. ·

7. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

8. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Restrictive Covenants on the day first above written.

[Signature page follows]

EXHIBIT "A"

Legal Description of Property

A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 87°30'19" WEST ON THE SOUTH LINE OF SAID NORTHWEST 1/4 FOR 1,340.22 FEET TO THE SOUTHWEST CORNER OF **THE** SOUTHEAST 1/4 OF SAID NORTHWEST 1/4, ALSO BEING A POINT ON THE SOUTHERLY EXTENSION OF AN EAST **LINE OF** TRACT OS-11 OF "HILLCREST COUNTRY CLUB SOUTH", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 125, **OF** THE PUBLIC RECORDS **OF** SAID COUNTY; THENCE NORTH 02°01'27" WEST ON THE WEST **LINE OF THE** SOUTHEAST 1 / 4 OF SAID NORTHWEST 1/4 ANO ON SAID SOUTHERLY EXTENSION 50.00 **FEET TO A** POINT ON THE NORTHERLY RIGHT-OF-WAY **LINE OF** PEMBROKE ROAD (STATE ROAD NO. 824) AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86018-2501 ANO THE POINT **OF** BEGINNING; THENCE CONTINUE NORTH 02°01'27" WEST ON SAID **WEST LINE**, SAID SOUTHERLY EXTENSION ANO SAID EAST LINE 1,297.02 **FEET TO THE** NORTHWEST CORNER OF **THE** SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20, ALSO BEING A NORTHEAST CORNER OF SAID TRACT OS-11; THENCE SOUTH 87°40'46" WEST ON A NORTH LINE OF SAID TRACT OS-11, ALSO BEING **THE** SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 FOR 334.55 FEET **TO A** NORTHWEST CORNER **OF** SAID **TRACT** OS-11, ALSO BEING A **POINT** ON THE SOUTHERLY EXTENSION OF THE **EAST LINE OF** BLOCK 8 OF "HILLWOOD SECTION THREE", ACCORDING **TO** THE PLAT THEREOF, RECORDED IN **PLAT** BOOK 69, PAGE 10, **OF** SAID PUBLIC RECORDS; THENCE NORTH 02°00'44" WEST ON SAID SOUTHERLY EXTENSION, SAID **EAST LINE** AND ITS NORTHERLY EXTENSION 674.59 **FEET TO A** POINT ON THE WESTERLY EXTENSION OF **THE** SOUTH LINE OF BLOCKS B ANO C **OF** "ORANGEBROOKE HILLS", ACCORDING TO **THE** PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE 29, OF SAID PUBLIC RECORDS; THENCE NORTH 87°45'54" EAST ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE 922.43 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY **LINE OF** SOUTH PARK ROAD, A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 79°35'07" EAST; THENCE SOUTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE AND ON **THE** ARC **OF** SAID CURVE **TO THE** LEFT, WITH A RADIUS **OF** 1,440.00 FEET, A CENTRAL ANGLE OF 18°06'31", FOR AN ARC DISTANCE OF 455.12 FEET TO A POINT OF TANGENCY; THENCE **SOUTH** 04°41'39" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE 1,456.73 **FEET TO A** **POINT** OF CURVATURE OF A CIRCULAR CURVE CONCAVE **NORTHWESTERLY**; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE **TO THE** RIGHT, WITH A RADIUS **OF** 60.00 FEET, A CENTRAL ANGLE OF 95°11'49", FOR AN ARC DISTANCE OF 99.69 **FEET TO A** **POINT** OF TANGENCY ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD (STATE ROAD NO. 824); THENCE SOUTH 87°30'19" WEST ON SAID NORTH RIGHT-OF-WAY **LINE** 310.27 **FEET**; THENCE NORTH 02°02'13" WEST 623.10 **FEET TO A** **POINT** ON **THE** NORTH LINE OF **THE** SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH 87°36'04" WEST ON SAID NORTH LINE 167.34 FEET; THENCE SOUTH 02°01'52" EAST 623.38 FEET **TO A** POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY **LINE OF** PEMBROKE ROAD (STATE ROAD NO. 824); THENCE SOUTH 87°30'19" WEST ON SAID NORTH RIGHT-OF-WAY LINE 168.31 FEET **TO THE** **POINT** OF BEGINNING.

SAID LANDS LYING ANO BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 1,340,527 SQUARE **FEET** (30.7743 **ACRES**), MORE OR LESS.

EXHIBIT "B"

Return recorded copy to:

Pedro Gassant, Esq
Holland & Knight, LLP
515 East Las Olas Blvd, Suite 1200
Fort Lauderdale, FL 33301

Document prepared by:

Pedro Gassant, Esq
Holland & Knight, LLP
515 East Las Olas Blvd, Suite 1200
Fort Lauderdale, FL 33301

Notice of Designation of Affordable Housing Unit

By recordation of this Notice, _____ hereby designates for the Restriction Period, as hereinafter defined, the following unit as an "Affordable Housing Unit," as defined by that certain Declaration of Restrictive Covenants recorded in Instrument No. _____ of the public records of Broward County, Florida, which requires that Affordable Housing Units be rented or sold only to persons who meet the following criteria at the time of lease or sale:

- (a) one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income from Broward County, adjusted for family size; and
- (b) the renter or purchaser of the Affordable Housing Unit shall have monthly rental or mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and
- (c) if the Affordable Housing Unit is sold, excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price.

Unit Address: _____ .

and/or Unit Number: _____

The restriction period of the foregoing designation is thirty (30) years, unless modified by a subsequent document, from the recordation of this Notice against the applicable Affordable Housing Unit ("Restriction Period").

WITNESSES:

By: _____

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, this ___ day of _____, 2024, by _____, as _____, of Park Road Development on behalf of the corporation/partnership. He or she is:
___ personally known to me, or
___ produced identification. Type of identification produced _____.

NOTARY PUBLIC:

(Seal)

My commission expires:

Print Name: