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July 26, 2016

*Via Hand Delivery*

Althea P. Jefferson, AICP  
Manager, Planning & Zoning Division  
City of Hallandale Beach  
400 South Federal Highway  
Hallandale Beach, FL 33009

Rezoning Application of Ralph Mutchnik

Dear Althea:

On behalf of LCHEM Corp., owner of the 4+/- acre property located at 720 S. Federal Highway (the "Property") we are hereby submitting an application to rezone the westerly 155' of the Property (the "Amendment Area") from Central RAC to RAC Corridor Transition Area, as well as a text amendment to the RAC Regulating Plan to change the designation of the Amendment Area from Transit Core to RAC Corridor.

When the RAC zoning districts were created, the Property was rezoned to RAC Corridor. However, the RAC Regulating Plan as originally adopted, placed the majority of the Property in the RAC Corridor, but the underlying RAC zoning of the Amendment Area is Transit Core. The dramatic differences in height and intensity between the RAC Corridor and Transit Core make development of the Property in a unified development plan awkward. This same situation occurred with the property immediately south of the Property which the City Commission corrected by creating a new RAC sub-district "RAC Corridor Transition Area" and rezoned the property to the south to a depth of 155' to RAC Corridor Transition Area. This application will achieve this same desired result.

Enclosed are:

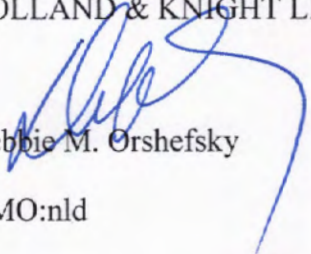
1. Complete application form;
2. Statement of Compliance with Section 32-963 rezoning criteria;
3. Checks for the requisite rezoning and text amendments;

4. A signed and sealed survey of the Amendment Area and 15 copies of same; and
5. Mailing list for requisite notice.

We look forward to working with you on this matter and hope that this application can be considered by the Planning and Zoning Board at its next scheduled meeting on July 27, 2016.

Very truly yours,

HOLLAND & KNIGHT LLP



Debbie M. Orshefsky

DMO:nld

cc: Kimberly Mutchnik, Esq.



# CITY OF HALLANDALE BEACH

## Planning & Zoning Division Application Form



NO APPLICATIONS ARE AUTOMATICALLY SCHEDULED FOR ANY MEETINGS. APPLICATIONS MUST BE DETERMINED TO BE COMPLETE BY STAFF BEFORE ANY PROCESSING OCCURS.

Ralph Mutchnik

### Name of Applicant

720 S. Federal Highway, Hallandale, FL 33009

### Street address, City, ST, ZIP Code

LCHEM Corp.

### Name of Property Owner

720 S. Federal Highway, Hallandale Beach, FL 33009

### Street address, City, ST, ZIP Code

Debbie M. Orshefsky

### Name of Authorized Representative, if different from applicant

515 East Las Olas Blvd. Suite 1200, Fort Lauderdale, FL 33301

### Street address, City, ST, ZIP Code

### Date of Application

954-456-0009 ext. 4

### Primary phone number

mutchnik.kimberly@gmail.com

### Email Address

same

### Primary phone number

same

### Email address

same

### Primary phone number

same

### Email address

### PROJECT INFORMATION

Project Name: LCHEM Corporation d/b/a Royal Palm Mobile Home Park

Estimated Construction Costs: N/A

Project Address:

720 S. Federal Highway, Hallandale, FL 33009

Folio Number:

734349

Total Site (Parcel Area):

4 Acres +/-

Total Number of :

Res. Unit(s)  
N/A

Hotel Key(s)  
N/A

Non-Residential (sq.ft)  
N/A

### TYPE OF APPLICATIONS (Check the ones which apply to the request(s))

|  |  |
|--|--|
| <input checked="" type="checkbox"/> Rezoning FROM: Central Rac District<br>TO: Rac Corridor Transition Area District<br>Size of subject property to be considered for rezoning _____ (acres)                                 | <input type="checkbox"/> Comprehensive Plan Amendment _____<br><input type="checkbox"/> Land Use Plan Map Amendment _____  |
| <input type="checkbox"/> Conditional Use   | <input checked="" type="checkbox"/> Zoning Code/ Text Change (To RAC Regulating Plan)  |
| <input type="checkbox"/> Redevelopment Area Modification   | <input type="checkbox"/> Variance (Type) :   |
| <input type="checkbox"/> Minor Development (Less than ten (10) residential units or less than 4,000 sq. ft. gross floor area)<br>Residential-Number of Units _____<br>Commercial-Sq. Ft. _____<br>Number of Bedroom(s) _____ | <input type="checkbox"/> Major Development (Ten or more residential units or more than 4,000 square feet of gross floor area)<br>Residential-Number of Units _____<br>Commercial-Sq. Ft. _____ |
| <input type="checkbox"/> Platting or Replatting a Subdivision or portion thereof.<br>(Size of property _____ acres).   | <input type="checkbox"/> Other:  |

### BRIEF DESCRIPTION OF REQUEST

Amend Figure 192 (a), Central RAC Regulating Plan of Zoning & Land Development Code to designate the subject property as "RAC Corridor"; rezone the subject property from "Central RAC" to "RAC Corridor Transition Area."



# OWNER'S

## SCHEDULE A

| OFFICE FILE NUMBER | POLICY NUMBER           | DATE OF POLICY                | AMOUNT OF INSURANCE |
|--------------------|-------------------------|-------------------------------|---------------------|
| 10944.96-2         | FL 918 106 06 309600467 | April 2, 1996<br>at 1:56 p.m. | \$1,725,000.00      |

1. Name of Insured:

LCHEM, CORP., a Florida corporation

2. The estate or interest in the land which is covered by this Policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in the Insured.

4. The Land herein described is encumbered by the following mortgage or trust deed, and assignments:

That certain Mortgage, Assignment of Leases and Rents and Security Agreement, in favor of Bloomfield Acceptance Company, L.L.C. (Mortgagee), given by Lchem, Corp. (Mortgagor), in the original principal indebtedness of \$1,725,000.00, dated as of April 1, 1996, and recorded on April 2, 1996, amongst the Public Records of Broward County, Florida, under Clerk's File No. 96-156584 and in Official Records Book 24689 at Page 0762.

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this Policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

This Policy valid only if Schedule B is attached.



**EXHIBIT A**

**Legal Description**

The North half of Lot 1 in Block 14 of the Town of Hallandale, according to the Plat thereof recorded in Plat Book "B", at Page 13, of the Public Records of Dade County, Florida; less portions that have heretofore been conveyed for Right-of-Way Use for highways to the city, county and State and/or Easements for utilities, situate and being in the City of Hallandale, Broward County, Florida. Being more particularly described as follows:

Begin at the Northwest corner of said Lot 1, Block 14; thence run South  $90^{\circ} 00' 00''$  East along the South Right-of-Way line of Southeast 7<sup>th</sup> Street a distance of 622.59 feet; thence run South  $00^{\circ} 06' 42''$  East along the West Right-of-Way line of U.S. #1 (Federal Highway) a distance of 335.84 feet; thence run South  $89^{\circ} 58' 40''$  West along the North Right-of-Way line of Southeast 8<sup>th</sup> Street a distance of 623.12 feet; thence run North  $00^{\circ} 12' 02''$  East along the East Right-of-Way line of Southeast 3<sup>rd</sup> Street a distance of 336.09 feet to the Point of Beginning.

*MSH*



## POLICY FORM

### SCHEDULE B

Policy Number FL 918 106 06 309600467

File No. 10944.96-2

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

#### General Exceptions:

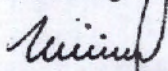
1. Rights or claims of parties in possession, as tenants only, not shown by the public records.

**Special Exceptions:** The mortgage, if any, referred to in Item 4 of Schedule A., if this schedule is attached to an Owner's Policy.

2. Taxes and assessments for the year 1996 and subsequent years, which taxes are not yet due and payable.
3. Undimensioned road or drainage ditch as shown on the Plat of Town of Hallandale, recorded in Plat Book "B", at Page 13, of the Public Records of Dade County, Florida.
4. Easement Deed granted to Broward County dated August 7, 1990 and filed September 11, 1990, in Official Records Book 17747, at Page 242.
5. Terms and provisions of that certain Lease dated April 30, 1991, by and between Royal Palm Mobile Home Park (Lessor) and Amerivend Corporation (Lessee) as evidenced by that certain Memorandum of Lease filed March 24, 1994, in Official Records Book 21911, at Page 288.
6. Survey by Bloomster Professional Land Surveyors, Inc., 641 Northeast Spencer Street, Jensen Beach, Florida, 34957, prepared under Job No. 917, dated December 8, 1995, reveals the following:
  - (a) Wood power poles and overhead electric wires located in several locations along the Northern and Southern sides of the property, as well as extending into the property from the Western side to a 1 story CBS structure in approximately the middle of the property;
  - (b) Concrete dumpster pad and chain link fence lying within a utility easement and also extending beyond the property line near the Northeast corner of the subject property;
  - (c) Asphalt paving located on utility easement (17747/2442); and
  - (d) Chain link fence found near (and along) the South, West and North sides of the property, and said chain link fence extends beyond the property line along the North side of the property.

(CONTINUED ON ADDED PAGE)

Countersigned



Authorized Signatory

**Note:** If this schedule is attached to a Loan Policy, junior and subordinate matters, if any, are not reflected herein.

**Note:** This Policy consists of insert pages labeled Schedules A and B. This Policy is of no force and effect unless both pages are included along with any added pages incorporated by reference.

#### SCHEDULE B

Loan or Owners  
Reorder Form No. 1535



**ADDED PAGE**

**(SCHEDULE B - Continued)**

**Policy Number FL 918 106 06 309600467**

**File No. 10944.96-2**

7. That certain Assignment of Leases and Rents in favor of Bloomfield Acceptance Company, L.L.C. (Mortgagee), executed by Lchem, Corp., a Florida corporation (Mortgagor), dated as of April 1, 1996 and filed April 2, 1996, under Clerk's File No. 96-156585, in Official Records Book 24689 at Page 0815.
8. That certain UCC-1 Financing Statement by and between Bloomfield Acceptance Company, L.L.C., as Secured Party, and Lchem, Corp., a Florida corporation, as Debtor, recorded on April 2, 1996, under Clerk's File No. 96-156586 and in Official Records Book 24689 at Page 0825.

NOTE: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated.

*NSR*