

**TWO ADJACENT PARCELS FOR SALE**

# BEACH RESORT COMMERCIAL DISTRICT

309 Arizona Street & North Surf Road  
**HOLLYWOOD, FLORIDA 33019**



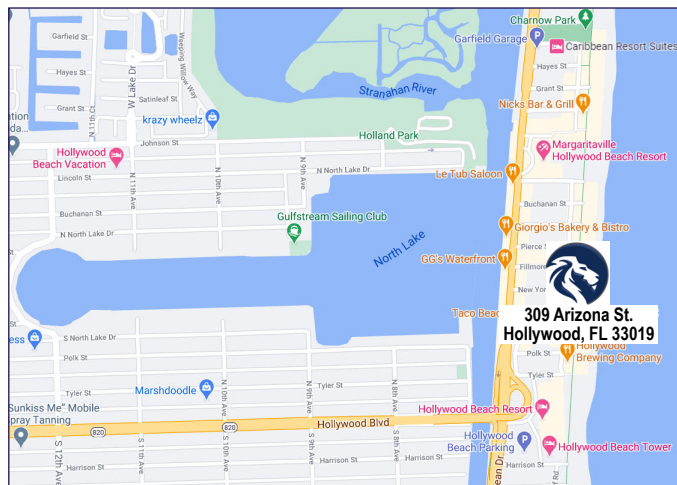
## PROPERTY HIGHLIGHTS:

- **Two (2) Adjacent Parcels on N. Surf Road:**  
5142 13 01 1690, 5142 13 01 1860
- **Parcel Size: ±6,858 SF**
- **±160 ft. frontage on N. Surf Road**
- **Zoned: BRT-25-C, City of Hollywood**
- **Great location just steps from the world famous Hollywood Beach Broadwalk**
- **Walk to shops and restaurants**
- **Adjacent ±6,380 SF parcel may be combined for ±13,000 SF parcel**

## CONTACT:

**Franklin B. Morrison, Principal**  
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*Reduced Sale Price:*  
**\$1,495,000**  
~~\$1,650,000~~



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b. **Beach Resort Commercial District – BRT-25-C.** All properties within BRT-25-C shall meet all applicable codes and regulations as well as Specific Site Requirements, General Site Requirements, Landscape Standards and District Design Standards. See Appendix 1, for illustration of height and setback requirements.

(1) Uses:

(a) Main permitted uses:

- (i) Commercial;
- (ii) Hotels and motels;
- (iii) Bed & Breakfast;
- (iv) Offices;
- (v) Personal services;
- (vi) Retail;
- (vii) Restaurants; and
- (viii) Boat rental (excluding jet skis).

(b) Special exception:

- (i) Places of public assembly, including places of worship, meeting halls and fraternal lodges; and
- (ii) Schools, public or private, including adult educational facilities.

(c) Accessory uses: Any use that is customarily associated with the main permitted uses.

(d) Prohibited uses: Any other use not listed as a main permitted use.

(2) Maximum density:

(a) Hotel/motel: 50 rooms per acre.

(b) Hotel density pool: Lots greater than or equal to 17,000 gross square feet, or four or more lots that share a common lot line under unified ownership, may request an additional 20 rooms per acre for a maximum 70 rooms per acre.

(3) Building height:

- (a) North of Tyler Street - 50 feet
- (b) South of Harrison Street - 65 feet

(4) Building setbacks:

(a) Building base setbacks:

Cross Streets**	20 feet 10 feet for lots less than or equal to 120 ft. wide and 80 ft. deep and not to include thru lots
Retail Use	5 feet
State Road A1A	10 feet
Surf Road	10 feet
Retail Use	5 feet
Interior	5 feet. For lots less than or equal to 40 ft. wide and 80 ft. deep (single lots), only one side setback is required

\*\*Cross Street setbacks may be a minimum of ten feet for up to 40% of the site frontage.

(b) Building tower setbacks\*\*\*

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**b. Beach Resort Commercial District – BRT-25-C continued.....**

Cross Streets	25 feet 10 feet for lots less than or equal to 120 ft. wide and 80 ft. deep and not to include thru lots
State Road A1A	20 feet 10 feet for lots less than or equal to 120 ft. wide and 80 ft. deep and not to include thru lots
Surf Road	15 feet 10 feet for lots less than or equal to 120 ft. wide and 80 ft. deep and not to include thru lots
Interior	15 feet 5 feet for lots less than or equal to 120 ft. wide and 80 ft. deep and not to include thru lots

\*\*\*Cross Street, State Road A1A, and Surf Road Building Tower setbacks may match building base setbacks for up to 40% of the site frontage.

(c) Active liners and uses\*\*\*\*

Minimum depths	15 feet
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\*\*\*\*Active liners shall occur at all levels of parking. Active uses shall occur on the ground floor with the exception of lots smaller than 120 feet wide and 80 feet deep.

(5) Off-street parking standards:

(a) Notwithstanding the provisions of Article 7 of the Zoning and Land Development Regulations, the following parking standards shall apply:

<b>Hotel/Motel</b>	Minimum 1 space/room	Maximum 1 space/room
	The following minimums shall apply for lots less than or equal to 40 feet by 80 feet: 0-4 rooms: 0 spaces/room	
<b>Retail</b>	Minimum 1 space/1,000 sf	Maximum 1 space/1,000 sf
<b>Office</b>	Minimum 1 space/1,000 sf	Maximum 1 space/1,000 sf

(b) All other uses pursuant to Article 7 of the Zoning and Land Development Regulations.

(i) Parking within frontage setbacks shall be permitted only if paved with an approved permeable material and landscape requirements are met pursuant to the city's Landscape Manual as amended from time to time.

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