

DEVELOPING SUNSET GOLF COURSE: PROPOSAL SPEC SHEET

On November 26, 2013, the city of Hollywood’s Director of Planning and Development Services received a proposal from Debbie Orshefsky, a lawyer representing CMC Sunset Investments LLC, requesting that the city consider its redevelopment plans for the Sunset Golf Course. The developer, who had leased the land from the existing owner, had prepared residential designs that, if built, would enable the company to reach its goal of maximizing its return on investment.

The golf course fell into the “open space” land use category and was therefore zoned as open space. The developer was requesting that the land use plan be amended to low-medium residential use (7 dwelling units/acre) and offered three possible alternative development plans. Each alternative called for a mix of single family units (to be offered for sale) and multi-family rental units. For all three alternative, an existing drainage ditch along the north side of the property would remain intact.

The proposal stated that the land had an assessed value of **\$670,890** with additional buildings assessed at **\$110,670**. The estimated value after completion of the redevelopment would be **\$75 million**.

	ALTERNATIVE A	ALTERNATIVE B	ALTERNATIVE C
SINGLE FAMILY	183	176	153
TYPE	183 3-BR	176 3-BR	87 3-BR; 47 3-BR; 19 4-BR
SIZE	1,800-2,000 SQ. FT.	1,800-2,000 SQ. FT.	1,800-2,800 SQ. FT.
PRICE	\$250,000-\$350,000	\$250,000-\$350,000	\$250,000-\$350,000
MULTI-FAMILY	232	232	232
TYPE	46 1-BR; 130 2-BR; 56 3-BR	46 1-BR; 130 2-BR; 56 3-BR	46 1-BR; 130 2-BR; 56 3-BR
SIZE	750-1,100 SQ. FT.	750-1,100 SQ. FT.	750-1,100 SQ. FT.
PRICE	\$1,200-\$1,800/MONTH	\$1,200-\$1,800/MONTH	\$1,200-\$1,800/MONTH
ADDITIONAL	Clubhouse, pool, pond/landscape buffers	Park on the WEST side of the property	Park on the EAST side of the property