



**ATTACHMENT I**  
Planning and Development Board Staff Report

**CITY OF HOLLYWOOD, FLORIDA  
MEMORANDUM  
DIVISION OF PLANNING**

**DATE:** April 13, 2017 **FILE:** 17-F-10

**TO:** Planning and Development Board/ Local Planning Agency

**VIA:** Leslie A. Del Monte, Planning Manager 

**FROM:** Arceli Redila, Planning Administrator 

**SUBJECT:** Thomas Prince; Prince Bush Investments-Restaurants, LLP requests allocation of Industrial to Commercial Flex of an approximate 0.75 acres for a proposed coffee shop, generally located at the northwest corner of Sheridan Street and N 29<sup>th</sup> Avenue (Cali Coffee).

**REQUEST**

An amendment to change the Land Use designation from Industrial to General Business through the application of the 20% industrial-to-commercial flexibility rule and amending the City's Land Use Map to reflect said change, of an approximate 0.75 acres generally located at the northwest corner of Sheridan Street and N 29<sup>th</sup> Avenue (Cali Coffee).

**RECOMMENDATION**

**Land Use:** Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward this petition (17-F-10) to the City Commission.

**BACKGROUND**

The subject site is generally located north of Sheridan Street, on the west side of North 29<sup>th</sup> Avenue. It is zoned Low Intensity Industrial and Manufacturing District (IM-1), with a Future Land Use Designation of Industrial, within Flex Zone 83. The site at approximately 0.75 acres is currently vacant.

The Applicant is proposing to build an approximate 600 square foot coffee shop (Cali Coffee). Although the Zoning District, IM-1 allows for the proposed use, the City's Land Use Element states that no more than twenty percent (20%) of an area designated for Industrial uses within a flexibility zone on the City's Land Use Map may be used for office, service and retail business uses.

**REQUEST**

The Applicant, Thomas Prince; Prince Bush Investments-Restaurant, LLP is requesting an amendment to change the Land Use designation of the subject site from Industrial to General Business through the application of the twenty percent (20%) industrial-to-commercial flexibility rule and amending the City's Land Use Map to reflect said change. Specifically, this request would allocate flex of approximately 0.75 acres (32,872 sq. ft.) within Flex Zone 83.

Flexibility Rule

The subject site is located within an Industrial Zoning District with Industrial Land Use designation. While the Zoning allows for the proposed use, the Land Use does not allow for the restaurant without the

application of the 20% Flexibility Rule. This rule states that no more than 20% of an area designated for Industrial use within a flexibility zone on the City's Land Use Map may be used for office, service and retail business uses. The subject parcel is within Flex Zone 83 and there is currently 22.36 acres available for application of Industrial to Commercial flex. Application of the 20% Flex Rule for this site specifically 0.75 acres (32,872 sq. ft.) will not exceed the available acreage for application of the Industrial to Commercial Flex rule. As such, should this application be approved, there would still be 21.60 acres (22.36 acres - 0.75 acres) remaining within Flex Zone 83. While the application of flexibility will not change the Future Land Use Map designation of the property, it does permit commercial and retail business uses.

#### **SITE DATA**

**Owner/Applicant:** Thomas Prince; Prince Bush Investments-Restaurants, LLP  
**Address/Location:** Generally located at the northwest corner of Sheridan Street and N 29<sup>th</sup> Avenue  
**Net Area of Property:** ±32,872 sq. ft. (0.75 acres)  
**Land Use:** Industrial  
**Zoning:** Low Intensity Industrial and Manufacturing District (IM-1)  
**Existing Use of Land:** Vacant

#### **ADJACENT LAND USE**

**North:** Industrial  
**South:** Industrial  
**East:** Industrial  
**West:** Industrial

#### **ADJACENT ZONING**

**North:** Low Intensity Industrial and Manufacturing District (IM-1)  
**South:** Low Intensity Industrial and Manufacturing District (IM-1)  
**East:** Low Intensity Industrial and Manufacturing District (IM-1)  
**West:** Low Intensity Industrial and Manufacturing District (IM-1)

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

##### **Land Use Element:**

*Goal: Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

*Policy 3.2.11: Upgrade commercial development along Stirling Road and Sheridan Street by revising zoning regulations to accommodate mixed-use developments, which are consistent with the Land Use Plan.*

*Objective 4: Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

- As indicated, the proposed project is for construction of a new coffee shop (Cali Coffee) in an Industrial Land Use area. The subject site is it is adjacent to I-95 and Sheridan Street Tri-Rail Station. Application of the 20% Flexibility Rule will bring the subject property into conformance with the surrounding area which contains other restaurant uses, hotels and a gas station.

**FINDING: Consistent.**

**Transportation Element:**

Objective 2: *The City of Hollywood shall coordinate with adjacent local governments, Broward County Planning Council (BCPC), the Broward County Metropolitan Planning Organization BCMPO, South Florida Regional Planning Council (SFRPC)/Tri-Rail, and appropriate state agencies to maintain and improve the functional relationship between the multimodal transportation system and future Land Use map. The coordination between the transportation system and the future Land Use maps is necessary to ensure that transportation modes and services meet the transportation needs of existing and future population densities, housing, employment patterns, and land uses.*

Objective 4: *In conjunction with the development of the Citywide Master Plan, the City of Hollywood shall, in coordination with BCT, Miami-Dade Transit Authority (MDTA), South Florida Regional Transit Authority, (SFRTA), and other appropriate public and private transit providers, address improvements to public transit services. These coordination efforts will address existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses and accommodation of the special needs of the Transportation Disadvantages.*

- The proposed restaurant is located adjacent to major roads, I-95 and Sheridan Street, with the Sheridan Street Tri-Rail Station to the south. If approved, the applicant will comply with current regulations at County and City level with regards to safe access in and out of the property. Furthermore, appropriate spacing and safe design of driveways will be provided while keeping in mind current traffic signals/patterns available to this parcel.

**FINDING: Consistent.**

**Conservation Element:**

Policy 1.6: *Encourage the use of native instead of exotic plants in landscaping.*

- The applicant was encouraged to utilize native plantings to beautify the proposed development. This project will provide required trees and hedging while complying with the native requirements. These will help beautify the outdated parcel while providing new buffers from and to existing uses.

**FINDING: Consistent.**

**Utilities Element:**

Policy 1.1: *The City of Hollywood and other appropriate drainage districts shall continue to implement land development regulations which implement the minimum design criteria for stormwater management identified in the level of service standard to assess adequacy of service and concurrency during the development review process where jurisdictionally appropriate.*

Objective 4: *Maintain and protect ground water recharge of the surficial aquifer system so as to maintain all of the functions of the Biscayne Aquifer, including the reduction of saltwater intrusion.*

- Through the Development Review process, City Staff will ensure drainage and recharge requirements, including, but not limited to, installation of natural vegetation and minimum design criteria for water management are met.

**FINDING: Consistent.**



## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

Sub-Area 7, North Hollywood, is surrounded by Sub-Areas 1, 3 and 6 (US 441/SR 7 Corridor, East-Central Hollywood and West-Central Hollywood). Sub-Area 1 is an active commercial area with businesses located along US 441/SR 7, a north-south corridor. Sub-Areas 3 and 6 are highly populated areas with active east-west commercial corridors such as Hollywood Boulevard and Sheridan Street. Sheridan Street and Stirling Road provide access into Sub-Area 7 and connect to the major highways to the east (I-95) and the west (Florida's Turnpike and US 441/SR 7).

Sub-Area 7 is the northernmost part of the City. The North Hollywood area is bordered by 56th Avenue to the west, I-95 to the east, Sheridan Street to the south and SR 84 and Broward County Unincorporated areas to the north. This area includes the residential areas of Emerald Hills, Oakridge and the industrial/office area of Port 95 Commerce Park. The proposed development is located adjacent to I-95 and the Sheridan Street Tri-Rail Station. It is located in an industrial district which contains other restaurants, businesses, and a hotel. This project, if approved, compliments surrounding uses and allows for a new building which will incorporate new prototype corporate designs with more modern feature. This project will bring updated, fresh architecture and design to help improve the appearance of the surrounding community.

The proposed Land Use plan amendment from Industrial to General Business is consistent with the City-Wide Master Plan (CWMP), based upon the following:

Guiding Principle: *Attract and retain businesses that will increase economic opportunities while enhancing the quality of life for residents.*

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 7.1: *Upgrade further commercial development along Stirling Road and Sheridan Street by revising zoning to accommodate mixed-use developments when appropriate.*

Policy 7.18: *Preserve appropriate trees and native understory wherever possible in development.*

## SUMMARY OF FINDINGS

1. Pursuant to the City's Comprehensive Plan, Land Use Element Goal and Policy 3.2.11 and Objective 4, Transportation Element Objectives 2 and 4, Conservation Element Policy 1.6, and Utilities Element Policy 1.1 and Objective 4, Staff finds the proposed change of Land Use designation from Industrial to General Business via the application of 20% industrial-to-commercial of an approximate 0.75 acres for a proposed coffee shop (Cali Coffee) consistent with the City's Comprehensive Plan.
2. Pursuant to the City-Wide Master Plan Guiding Principles and Policies 7.1 and 7.18, Staff finds the proposed change of Land Use designation from Industrial to General Business via the application of 20% industrial-to-commercial of an approximate 0.75 acres for a proposed coffee shop (Cali Coffee) consistent with the City's Comprehensive Plan.

## ATTACHMENTS

ATTACHMENT A:	Application Package
ATTACHMENT B:	Land Use and Zoning Map
ATTACHMENT C	Permitted Uses in Areas Designated Industrial
ATTACHMENT D:	Broward County Administrative Rules Article 2 and flex Zone Map

**ATTACHMENT A**  
Application Package

DEPARTMENT OF PLANNING



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

*This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.*

*The applicant is responsible for obtaining the appropriate checklist for each type of application.*

*Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.*

*At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).*

*Documents and forms can be accessed on the City's website at <http://www.hollywoodfl.org/DocumentCenter/Home/View/21>*



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: \_\_\_\_\_

Location Address: **2690 North 29th Avenue, Hollywood, FL 33020**

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): **514204160030**

Zoning Classification: **IM-1** Land Use Classification: **Industrial**

Existing Property Use: **Vacant** Sq Ft/Number of Units: **0**

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): **YES. PACO meetings & Prelim and Final TAC meetings.**

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: **TO APPLY 600-SQ.FT. OF FLEX COMMERCIAL TO IM-1 ZONED PROPERTY**

Number of units/rooms: **N/A** Sq Ft: **600 sq.ft.**

Value of Improvement: \_\_\_\_\_ Estimated Date of Completion: **2017**

Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: **Thomas Prince ; Prince-Bush Investments-Restaurants, LLP**

Address of Property Owner: **227 W. New England Ave., Ste. C ; Winter Park, FL 32789**

Telephone: **407-629-4776** Fax: **407-647-2944** Email Address: **patrickolson@princebush.com**

Name of Consultant/Representative/Tenant (circle one): **Regan O'Laughlin, PE ; Kimley-Horn**

Address: **3660 Maguire Blvd., Suite 200 ; Orlando, FL 32803** Telephone: **407-898-1511**

Fax: **N/A** Email Address: **regan.olaughlin@kimley-horn.com**

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Thomas P. Prince Date: 1-25-2017

PRINT NAME: Thomas Prince ; Prince-Bush Investments-Restaurants, LLP Date: \_\_\_\_\_

Signature of Consultant/Representative: [Signature] Date: 1-27-17

PRINT NAME: Regan O'Laughlin, PE ; Kimley-Horn and Associates, Inc. Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

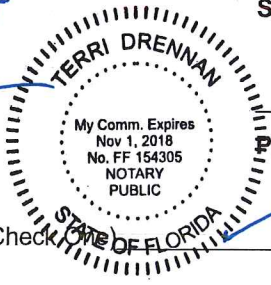
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Cali Coffee - Flex Commercial Zoning to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Regan O'Laughlin ; Kimley-Horn to be my legal representative before the City of Hollywood (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 25 day of January 2017  
[Signature]  
SIGNATURE OF CURRENT OWNER

[Signature]  
Notary Public State of Florida



THOMAS PRINCE  
PRINT NAME

My Commission Expires: 11-1-18 (Check  Personally known to me; OR \_\_\_\_\_)



January 25, 2017

Arceli Redila, LEED AP  
Planning & Development Services Administrator  
City of Hollywood - Department of Development Services  
2600 Hollywood Blvd, Suite 315  
P.O. Box 229045  
Hollywood, FL 33022-9045

**RE: *Request for Commercial Flex  
Cali Coffee Hollywood  
Folio Number: 5142-04-16-0030***

Arceli:

On behalf of Prince-Bush Investments-Restaurants, LLP, please accept this Request for Commercial Flex for the proposed Cali Coffee Hollywood project located within the City of Hollywood, FL.

The proposed project will consist of a single 600-sq.ft. commercial building (coffee shop with drive-thru), along with associated parking and infrastructure.

The existing 0.75 acre out-parcel is zoned IM-1 and has a Land Use of Industrial. Consistent with IM-1 zoning, Commercial is specified as an approved 'Main Permitted Use.'

The existing out-parcel currently contains asphalt driveways that provide secondary ingress/egress for the adjacent existing Holiday Inn Hotel (located to the west). However, the lot/out-parcel is vacant (no buildings) and was mass-graded as a 'pad-ready' lot.

Included with this Flex Request application are the following:

- a) Legal Description
- b) Certified ALTA Survey
- c) Dimensioned Site Plan
- d) Dimensioned Building Elevations
- e) Color Rendering
- f) Color Photographs of existing property and adjacent structures

If you have any further questions, please do not hesitate to contact me at 407-427-1611 or by email at [regan.olaughlin@kimley-horn.com](mailto:regan.olaughlin@kimley-horn.com).

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Regan O'Laughlin, P.E.  
FL PE No. 68432

K:\ORL\_Civil\149400003-Cali Coffee Hollywood\AGENCY PERMITS\CITY OF HOLLYWOOD\03 - Flex Zoning\Application\Summary Letter - 2017-01-25.docx



1. Northeast corner of North property line, facing westward.



2. Northeast corner of North property line, facing north.





3. Northeast corner, facing south (N. 29<sup>th</sup> Ave)



4. Northeast corner, facing southwest





5. Southeast corner, facing north along east property line (N. 29<sup>th</sup> Ave.)



6. Facing south





7. Southeast corner, facing west along south property line



8. Property to South (Existing gas station with car wash)





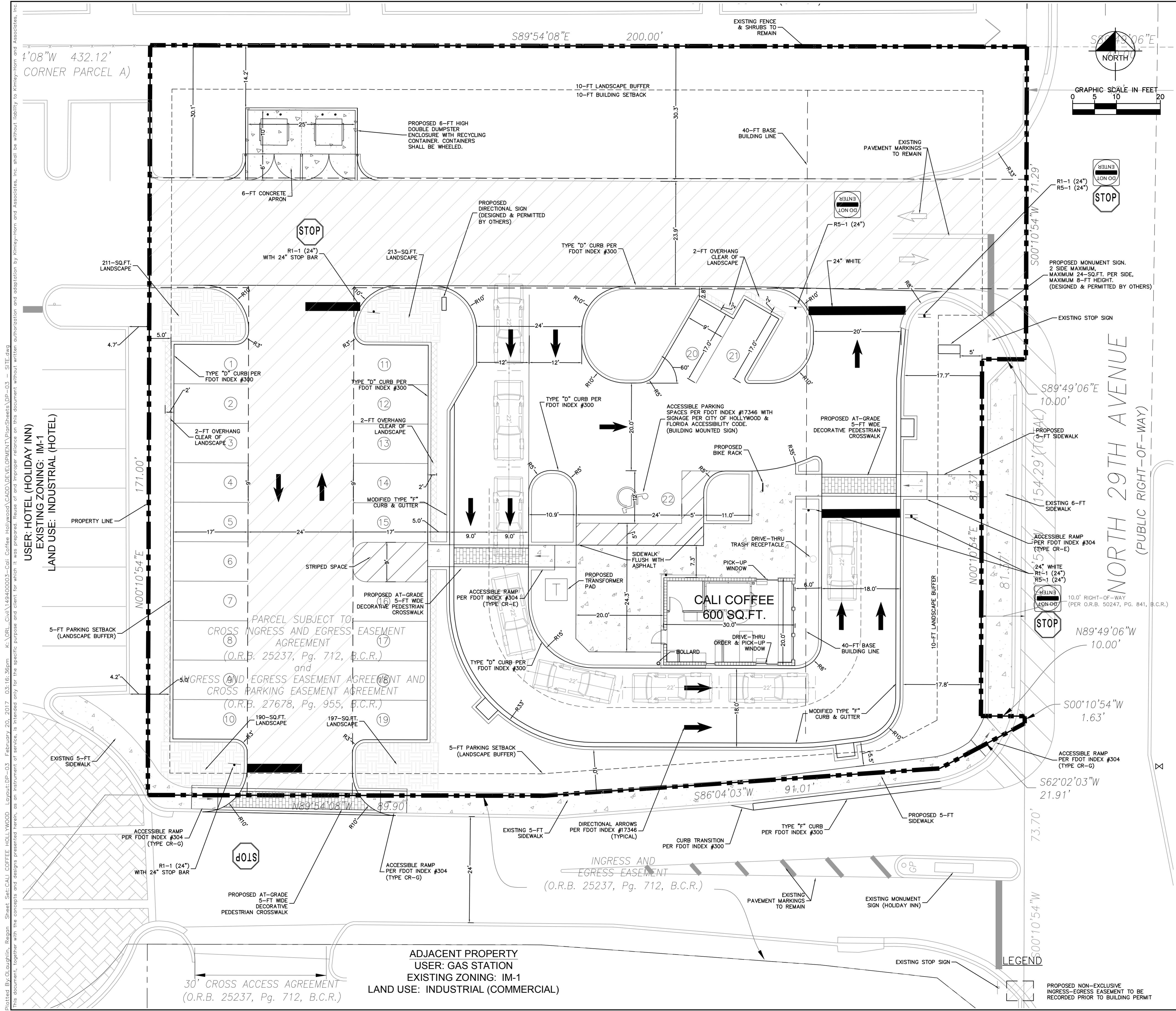
9. Property to south (existing car wash)



10. Southwest corner, facing north along west property line







**PARCEL SITE DATA:**  
 TOTAL PARCEL AREA: 0.755 ACRES (32,872 SQ.FT.)  
 PARCEL I.D.: 5142-04-16-0030  
 EXISTING ZONING: IM-1  
 LAND USE: INDUSTRIAL  
 EXISTING LAND USE: VACANT (UNDEVELOPED)  
 PROPOSED LAND USE: COMMERCIAL (COFFEE SHOP) WITH DRIVE-THRU  
 SPECIAL DISTRICT: N/A  
 BUILDING HEIGHT: 35'-0"  
 MAX. ALLOWABLE: 21'-6" (SINGLE STORY)  
 PROPOSED BUILDING: 21'-6" (SINGLE STORY)

**PROPOSED LOT IMPERVIOUS AREA**  
 BUILDING AREA: 0.014 AC.  
 CONCRETE/PAVEMENT: 0.477 AC.  
 TOTAL IMPERVIOUS AREA: 0.491 AC. (65.0%)  
 TOTAL PERVIOUS AREA: 0.264 AC. (35.0%)

**BUILDING SETBACKS:**  

	REQUIRED	PROVIDED
FRONT (29TH AVE):	10 FEET	17.7 FEET
SIDE (NORTH):	10 FEET	128 FEET
SIDE (SOUTH):	10 FEET	19 FEET
REAR (WEST):	10 FEET	117 FEET

**PARKING LOT SETBACKS (LANDSCAPE BUFFERS):**  

	REQUIRED	PROVIDED
FRONT (29TH AVE):	10 FEET	17.7 FEET
SIDE (NORTH):	10 FEET	30.3 FEET
SIDE (SOUTH):	10 FEET	5 FEET *VARIANCE
REAR (WEST):	10 FEET	5 FEET *VARIANCE

**REQUIRED PARKING**

BUILDINGS	UNIT	SPACES
RESTAURANT*	600	6
<b>TOTAL PARKING SPACES REQUIRED</b>	<b>600</b>	<b>6</b>

\*80% times the gross floor area of bldg, then 1 per 60 sq. ft. of the resulting floor area.

**PROPOSED PARKING**

	SPACES
STANDARD PARKING	21
ACCESSIBLE PARKING	1
<b>TOTAL PARKING PROVIDED</b>	<b>22</b>

**VARIANCE REQUESTS:**  
 VARIANCE REQUEST #1:  
 WAIVE REQUIREMENT OF CMU WALL WITHIN BUFFER/AROUND PROPERTY.  
 VARIANCE REQUEST #2:  
 REDUCTION OF PARKING LOT SETBACK (LANDSCAPE BUFFER) ALONG THE WEST AND SOUTH PROPERTY LINES FROM 10-FT TO 5-FT.

**GENERAL NOTES:**  
 ALL CONSTRUCTION DETAILS ARE CONCEPTUAL ONLY AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL CONSTRUCTION SITE PLAN (BUILDING PERMIT) REVIEW.

**BICYCLE RACKS**  
 TWO (2) BICYCLE SPACES (1 RACK) IS PROPOSED TO BE PROVIDED WITH THE PROPOSED BUILDING.

**PHASING**  
 THE PROPOSED PROJECT WILL BE COMPLETED IN ONE (1) SINGLE PHASE.

**STORMWATER MANAGEMENT**  
 SUBJECT OUT-PARCEL PROPERTY COVERED UNDER EXISTING HOLIDAY INN MASTER SFWMD ERP (PERMIT NO. 06-02039-S, APP. NO. 940815-16).  
 AN EXISTING STORMWATER BMP PREVIOUSLY PERMITTED AND CONSTRUCTED WITH THE HOLIDAY INN PROJECT WAS DESIGNED TO PROVIDE STORMWATER TREATMENT (QUALITY AND TENUATION (QUANTITY)) FOR THE SUBJECT OUT-PARCEL.

**DATUM/BENCHMARKS:**  
 PER SURVEYOR, ELEVATIONS REFER TO CITY OF HOLLYWOOD BENCHMARK DESCRIBED AS FOLLOWS: SQUARE CUT IN BACK OF WALK AT SOUTH-EAST CORNER INTERSECTION OF N. 29TH AVENUE AND RALEIGH STREET, HAVING AN ELEVATION OF 9.85', REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. ALL ELEVATIONS SHOWN HAVE BEEN CONVERTED TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 USING THE VERTCON CONVERSION PROCESS. DATUM SHIFT (N.A.V.D. 88 MINUS N.G.V.D. 29) = -1.60.

**100-YEAR FLOOD PLAIN:**  
 PER FEMA FIRM, MAP NUMBER 12011C0566H, EFFECTIVE DATE AUGUST 18, 2014, THE PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% (100-YEAR) ANNUAL CHANCE FLOOD, SPECIFICALLY "ZONE AH (EL. 7) - FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED."

**SITE SIGNAGE:**  
 PERMANENT SITE SIGNAGE WILL BE IN ACCORDANCE WITH CITY OF HOLLYWOOD, ARTICLE 8, SECTION 8.5(B)(6) INDUSTRIAL DISTRICTS.  
 REGULATORY SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD (2009 ED.) AND FDOT DESIGN STANDARDS (LATEST ED.).

**LANDSCAPING:**  
 REFER TO LANDSCAPE PLAN SHEET L1.0. ALL LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD LAND DEVELOPMENT CODE AND LANDSCAPE MANUAL.

**SITE LIGHTING:**  
 ALL OUTDOOR LIGHTING SHALL BE ENERGY EFFICIENT, FULLY SHIELDED, AND COMPLY WITH THE STANDARDS OF THE INTERNATIONAL DARK SKIES ASSOCIATION.  
 ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE CITY OF HOLLYWOOD LAND DEVELOPMENT CODE.

**BUILDING:**  
 BUILDING MECHANICAL EQUIPMENT IS PROPOSED TO BE LOCATED ON BUILDING ROOF. MECHANICAL EQUIPMENT WILL BE PROPERLY SCREENED FROM PUBLIC VIEW.

**GREEN BUILDING PRACTICES:**  
 (A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.  
 (B) RADIANT BARRIER - ENERGY STAR QUALIFIED - APPLIED TO ATTIC OR CRAWLSPACE.  
 (C) ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).  
 (D) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.  
 (E) ENERGY STAR APPROVED ROOFING MATERIALS.  
 (F) PROGRAMMABLE THERMOSTATS.  
 (G) OCCUPANCY/VACANCY SENSORS.  
 (H) DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.  
 (I) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATION (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.  
 (J) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACE INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON THE TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.  
 (K) ALL HOT WATER PIPES INSULATED. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF ONE-HALF INCH INSULATION, INCLUDING BURIED PIPES. (CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION). ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.  
 (L) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVING MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANS AND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.

Plotted By: O'Laughlin, Regan. Sheet: Cali Coffee Hollywood. LAYOUT: DP-03. February 20, 2017. 03:16:39pm. K:\VOR\CAL COFFEE HOLLYWOOD\DEVELOPMENT\PlanSheets\DP-03 - SITE.DWG  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**Kimley»Horn**  
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 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803  
 PHONE: 407-898-1511  
 WWW.KIMLEY-HORN.COM CA 0000696

**SITE PLAN**

**CALI COFFEE HOLLYWOOD**  
 FLORIDA

SHEET NUMBER  
**DP-03**

NO.	REVISIONS	DATE

LICENSED PROFESSIONAL  
 KHA PROJECT 149400003  
 FINAL T.A.C. DATE 3-6-2017  
 SCALE AS SHOWN  
 DESIGNED BY RJO  
 DRAWN BY RJO  
 CHECKED BY RJO  
 REGAN J. O'LAUGHLIN, PE  
 FLORIDA LICENSE NUMBER 68432





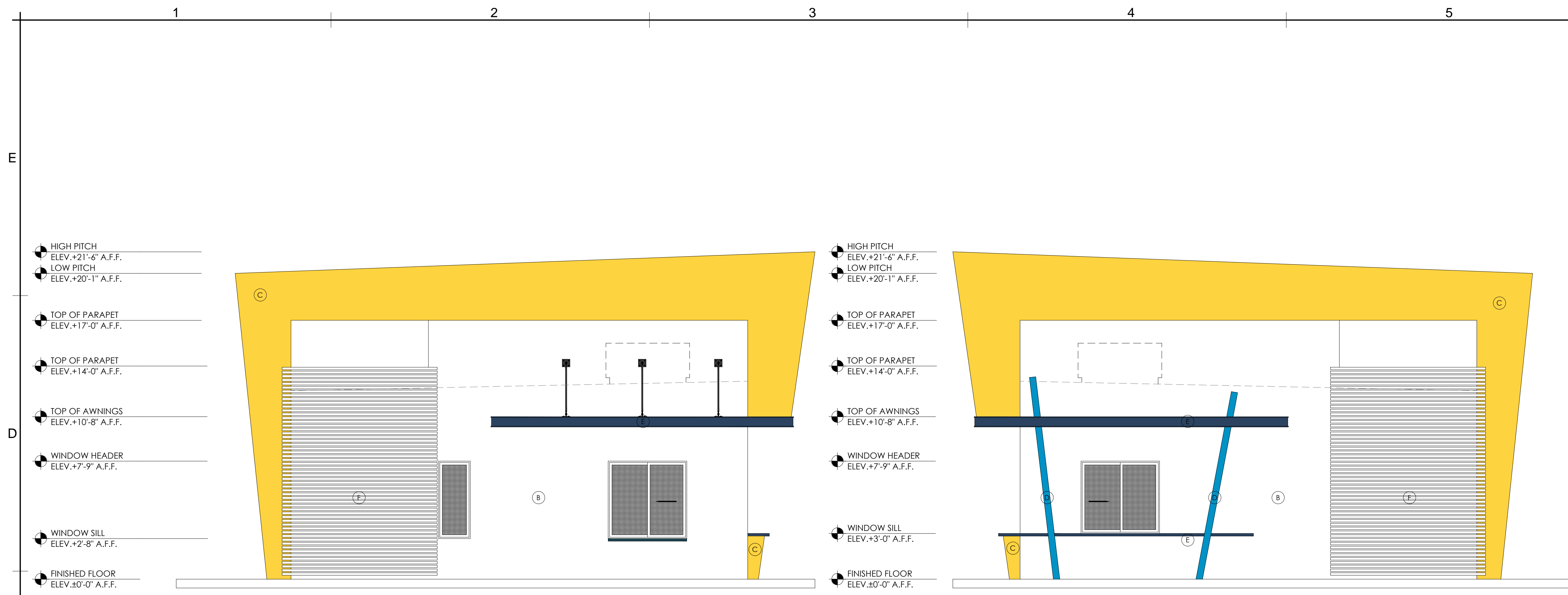




COFFEE

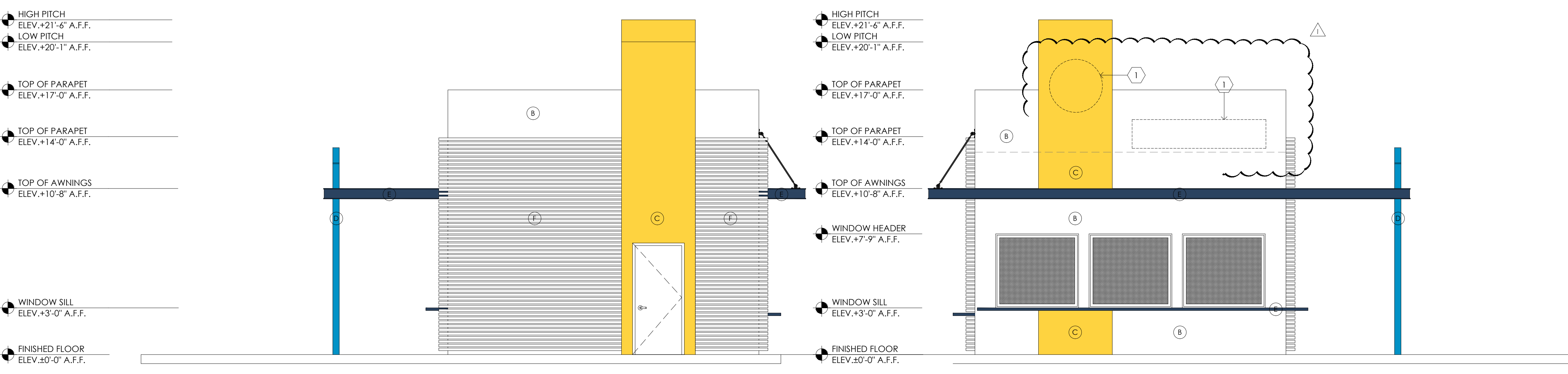






**C1 SOUTH ELEVATION**  
1/4" = 1'-0"

**C3 NORTH ELEVATION**  
1/4" = 1'-0"



**A1 WEST ELEVATION**  
1/4" = 1'-0"

**A3 EAST ELEVATION**  
1/4" = 1'-0"

**D6 NOT USED**


1. COMBINED SIGN AREA = 25 SQ. FT.

**C6 KEY NOTES**

 FINISH F RESYSTA FACADE COLOR: C29 RESYSTA	 FINISH E PRE-FAB. METAL AWNING COLOR: SW 9176 DRESS BLUES SHERWIN-WILLIAMS
 FINISH D TRIM COLOR: SW 6958 DYNAMIC BLUE SHERWIN-WILLIAMS	 FINISH C LT. TEXTURED STUCCO COLOR: SW 6810 DAISY SHERWIN-WILLIAMS
 FINISH B LT. TEXTURED STUCCO COLOR: SW 7571 CASA BLANCA SHERWIN-WILLIAMS	 FINISH A WOOD COLOR: NATURAL MATERIAL

NOTE:  
ALL COLORS ARE SUBJECT TO BE APPROVED BY OWNER PRIOR TO FINAL SELECTION

**A6 COLOR LEGEND**



**CALI COFFEE**  
HOLLYWOOD, FLORIDA  
**barranco gonzalez** = architecture + planning = interior design  
phone: (954) 961-7675 fax: (954) 961-7685 mail@barrancogonzalez.com  
1913 southeast 4th avenue Fort Lauderdale, FL 33316

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DESIGNED	DRAWN	CHECKED
JPB	GCD	JPB
DATE:	COMM:	
09/22/16	160909	

REVISIONS

△	BLDG. DEPT. COMMENTS
2	15.17

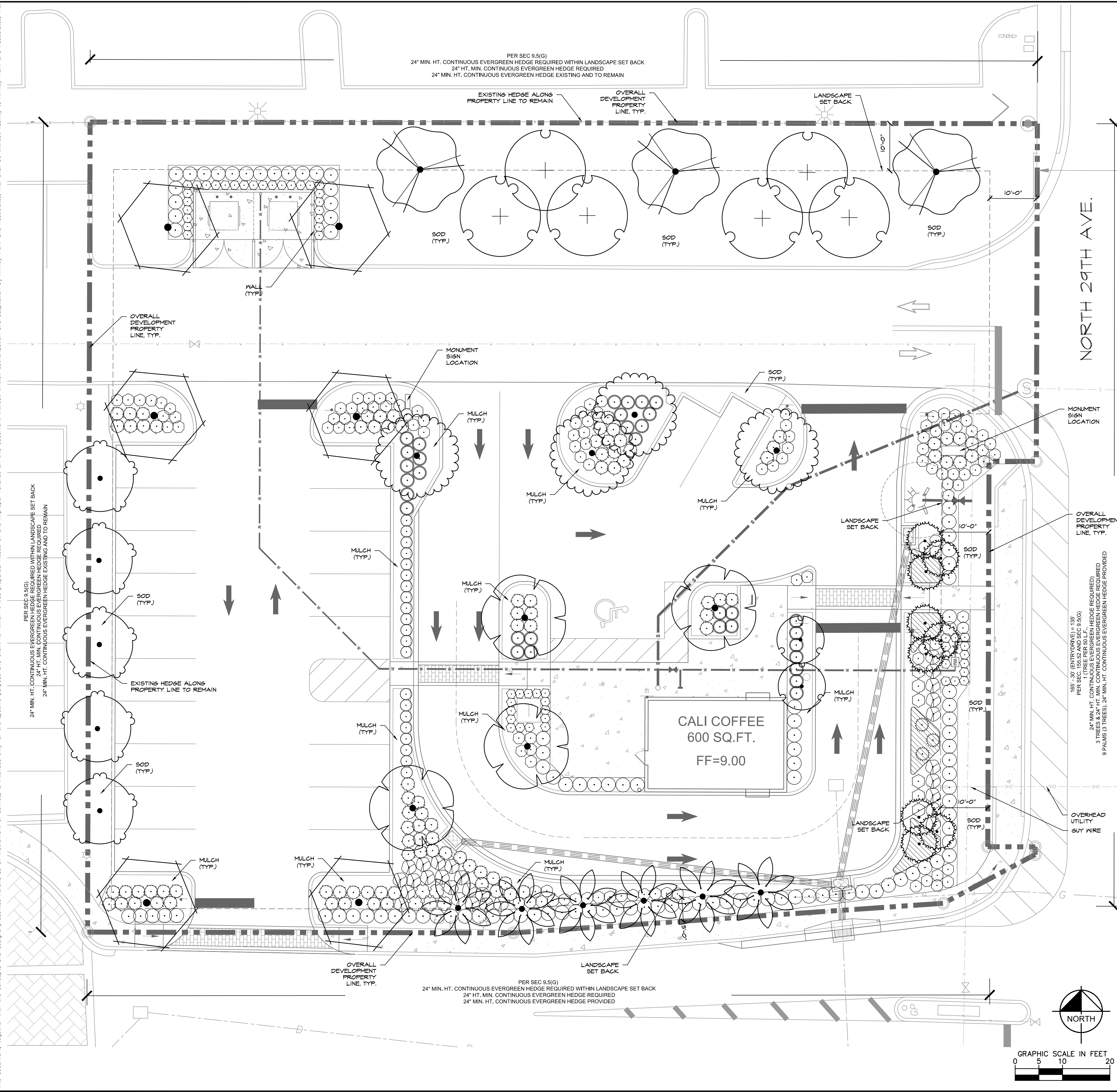
ELEVATIONS

SITE PLAN APPROVAL

**A-201**



Plotted By: Rogers, Wes. Sheet Set: CALI COFFEE HOLLYWOOD. Layout: LANDSCAPE PLAN. February 15, 2017. 03:25:14pm. K:\ORL\Civil\49400003-Cali Coffee Hollywood\CADD\DEVELOPMENT\PlanSheets\1.0 - LANDSCAPE PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
AR	3	ACER RUBRUM 'SUMMER RED' STRAIGHT, SINGLE LEADER, FULL, FL #1	SUMMER RED' RED MAPLE	
DR	4	DELONIX REGIA STRAIGHT, SINGLE LEADER, FULL, FL #1	ROYAL POINCIANA	
LJ	2	LIGUSTRUM JAPONICUM MULTI-TRUNK, 4 TRUNK MIN, FULL FL #1	JAPANESE PRIVET	
ML	5	MAGNOLIA GRANDIFLORA 'LITTLE GEM' STRAIGHT, SINGLE LEADER, FULL, FL #1	DWARF SOUTHERN MAGNOLIA	
QH	6	QUERCUS VIRGINIANA 'HIGH RISE' STRAIGHT, SINGLE LEADER, FULL, FL #1	HIGH RISE LIVE OAK	
SP	4	SABAL PALMETTO STRAIGHT, SLICK, HURRICANE CUT, FULL, FL #1, HEAVY	SABAL PALM	
SQ	6	SYAGRUS ROMANZOFFIANA	GREEN PALM	
TC	4	TABEBUIA CARAIBA STRAIGHT, SINGLE LEADER, FULL	SILVER TRUMPET/YELLOW FLOWER	
TD	6	TAXODIUM DISTICHUM STRAIGHT, SINGLE LEADER, FULL, FL #1	BALD CYPRESS	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME
CB	5	GALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	
CR	3	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA' CRINUM	
CR	10B	CHRYSOBALANUS 'CAGO RED TIP' FULL	RED TIP COCOPLUM	
GG	2B	GALPHIMIA GRACILIS	RAIN OF GOLD	
JB	21	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	
JP	112	JUNIPERUS CHINENSIS 'PARSONII'	PARSONI JUNIPER	
MC	33	MULLENBERGIA CAPILLARIS FULL	PINK MUHLY	
PM	55	PODOCARPUS MACROPHYLLUS FULL TO BASE, CLOSELY MATCHING	YEW PINE	
TP	6	TIBOUCHINA GRANDIFOLIA	PURPLE GLORY BUSH	
ZF	4B	ZAMIA FLORIDANA FULL	COONTIE	

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME
AGAI	51	AGAPANTHUS AFRICANUS FULL	LILY OF THE NILE	

MISC.	QTY	BOTANICAL/COMMON NAME
MULCH	TBD	FLORIMULCH
SOD	TBD	PASPALUM NOTATUM 'PENSACOLA' PENSACOLA BAHIA GRASS

FULL LANDSCAPE SCHEDULE ON SHEET L3.0

**CODE CALCULATIONS**

15532 NEW CONSTRUCTION OR IMPROVEMENTS; REQUIRED PLANTING OF NEW TREES; TREES ADJACENT TO UTILITIES

A. NO BUILDING PERMIT SHALL BE ISSUED FOR NEW CONSTRUCTION OR THE IMPROVEMENT OR EXPANSION OF EXISTING BUILDINGS, OR OTHER IMPROVEMENTS TO THE PROPERTY, IN EXCESS OF \$200,000 IN VALUE UPON ANY PARCEL OF LAND IN THE CITY ADJUTING A PUBLIC RIGHT-OF-WAY, UNLESS THE PROPOSED PLANS FOR SAID NEW CONSTRUCTION OR IMPROVEMENTS PROVIDE FOR THE INSTALLATION OF AT LEAST ONE TREE, AS DEFINED IN THIS SECTION, FOR EACH 50-FOOT SECTION OR PORTION THEREOF, OF THE STREET FRONTAGE OF THE PARCEL OF PROPERTY WHEREIN SAID IMPROVEMENTS ARE PROPOSED TO BE CONSTRUCTED. NO CERTIFICATE OF APPROVAL OR OCCUPANCY SHALL BE GRANTED UNTIL SUCH REQUIRED TREES ARE INSTALLED IN COMPLIANCE WITH THE TERMS AND CONDITIONS CONTAINED IN THIS SUBCHAPTER.

R.O.V. FRONTAGE ON SITE:  
 EAST PROPERTY LINE - 165 LF - SOLF ENTRY DRIVE = 135LF / 50 (ONE TREE) = 3 STREET TREES REQUIRED  
 3 STREET TREES PROVIDED

4.5. MINIMUM LANDSCAPE REQUIREMENTS FOR ALL PROJECTS OTHER THAN SINGLE FAMILY RESIDENCES AND THOSE NOT EXEMPTED BY § 4.2.C. (1 & 2)

C. REQUIRED LANDSCAPING OF PAVED VEHICULAR USE AREA:  
 REQUIRED: 25% OF THE TOTAL SQUARE FOOTAGE OF THE PAVED VEHICULAR USE AREA SHALL BE LANDSCAPED (% CALCULATION EXCLUDES REQUIRED PERIMETER LANDSCAPED SETBACK AREA).  
 VIA AREA: 12687 SF X .25 = 3172 SF REQUIRED  
 3,486 SF PROVIDED (EXCLUDING LANDSCAPE SETBACK AREA)

E. NATIVE PLANT REQUIREMENT, EXCLUDING GROUNDCOVER MATERIAL, SHALL BE A MINIMUM OF 60% TREES AND 50% SHRUBS  
 REQUIRED: 60% NATIVE TREES / 50% NATIVE SHRUBS  
 PROVIDED: 64% NATIVE TREES / 52% NATIVE SHRUBS

F. REQUIRED TREES  
 REQUIRED: ONE TREE PER 140 SQ. FT. (OR PORTION THEREOF) OF TERMINAL ISLANDS AND ONE TREE PER 1000 SQ. FT. OF PERVIOUS AREA OF PROPERTY  
 VIA LANDSCAPE AREA = 3172 SF / 140 SF = 22.66 TREES REQUIRED  
 17 TREES PROVIDED

TOTAL PERVIOUS SITE AREA = 14,986 SF / 1,000 SF = 15 TREES REQUIRED  
 13 TREES AND 6 PALMS PROVIDED (2 TREES)

G. REQUIRED HEDGES OR PERIMETER SCREENING.  
 REQUIRED: WITHIN THE EXTERIOR PERIMETER BUFFER STRIPS, A HEDGE, DECORATIVE FENCE OR WALL, BERM, OR OTHER DURABLE LANDSCAPED VISUAL BARRIER, SHALL BE INSTALLED AT A HEIGHT OF NOT LESS THAN 24 INCHES.  
 NORTH PERIMETER:  
 REQUIRED: 24" VEGETATED SCREEN  
 PROVIDED: EXISTING VEGETATED SCREEN TO REMAIN  
 EAST PERIMETER:  
 REQUIRED: 24" VEGETATED SCREEN  
 PROVIDED: 24" VEGETATED SCREEN  
 SOUTH PERIMETER:  
 REQUIRED: 24" VEGETATED SCREEN  
 PROVIDED: 24" VEGETATED SCREEN  
 WEST PERIMETER:  
 NO SCREEN REQUIRED BETWEEN EXISTING PARKING LOT AND PROPOSED PARKING LOT EXISTING PARKING LOT - EXISTING SHRUB ROW TO REMAIN

SECTION 9 LANDSCAPE MANUAL: SPECIFICATIONS AND MINIMUM REQUIREMENTS  
 9.1. GRADE OF PLANT MATERIAL  
 ALL PLANT MATERIAL USED IN CONFORMANCE WITH THIS ARTICLE SHALL CONFORM TO THE MINIMUM STANDARDS FOR FLORIDA GRADE NO. 1, OR BETTER, AS PROVIDED IN THE CURRENT STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, "GRADE AND STANDARDS FOR NURSERY PLANTS" MANUAL.  
 NOTE: ALL LANDSCAPED AREAS SHALL RECEIVE 100% COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES, THE SOUTH FLORIDA BUILDING CODE, THE FLORIDA STATE STATUTES, AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

LICENSED PROFESSIONAL

KHA PROJECT 149-40003

DATE 2-6-2017

SCALE AS SHOWN

DESIGNED BY WMR

DRAWN BY WMR

CHECKED BY RJO

**Kimley»Horn**

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 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803  
 PHONE: 407-898-1511  
 WWW.KIMLEY-HORN.COM CA 00000696

REVISIONS

No.	DATE	BY

**LANDSCAPE PLAN**

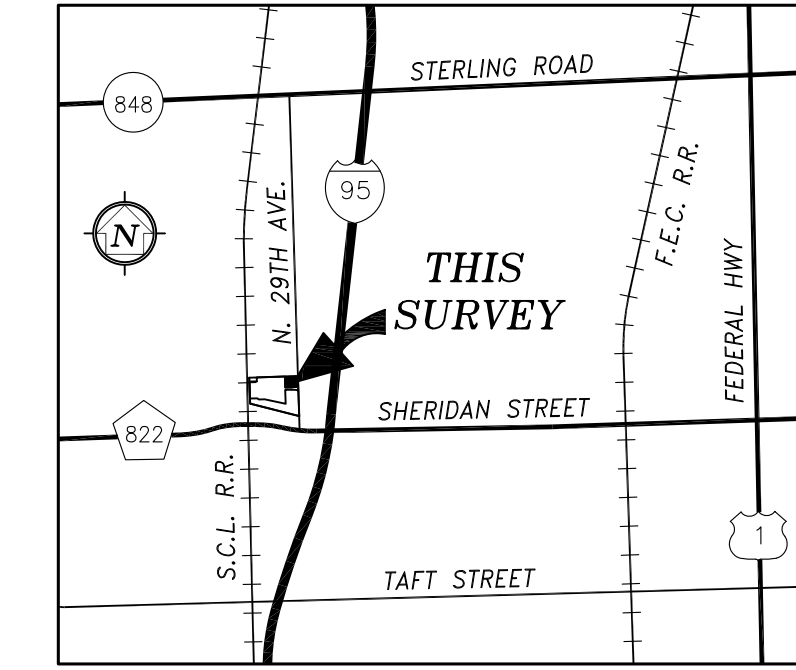
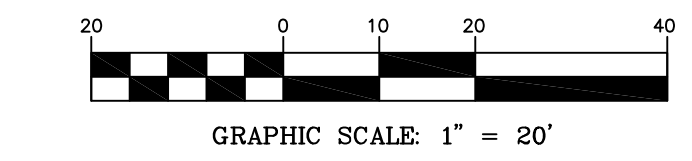
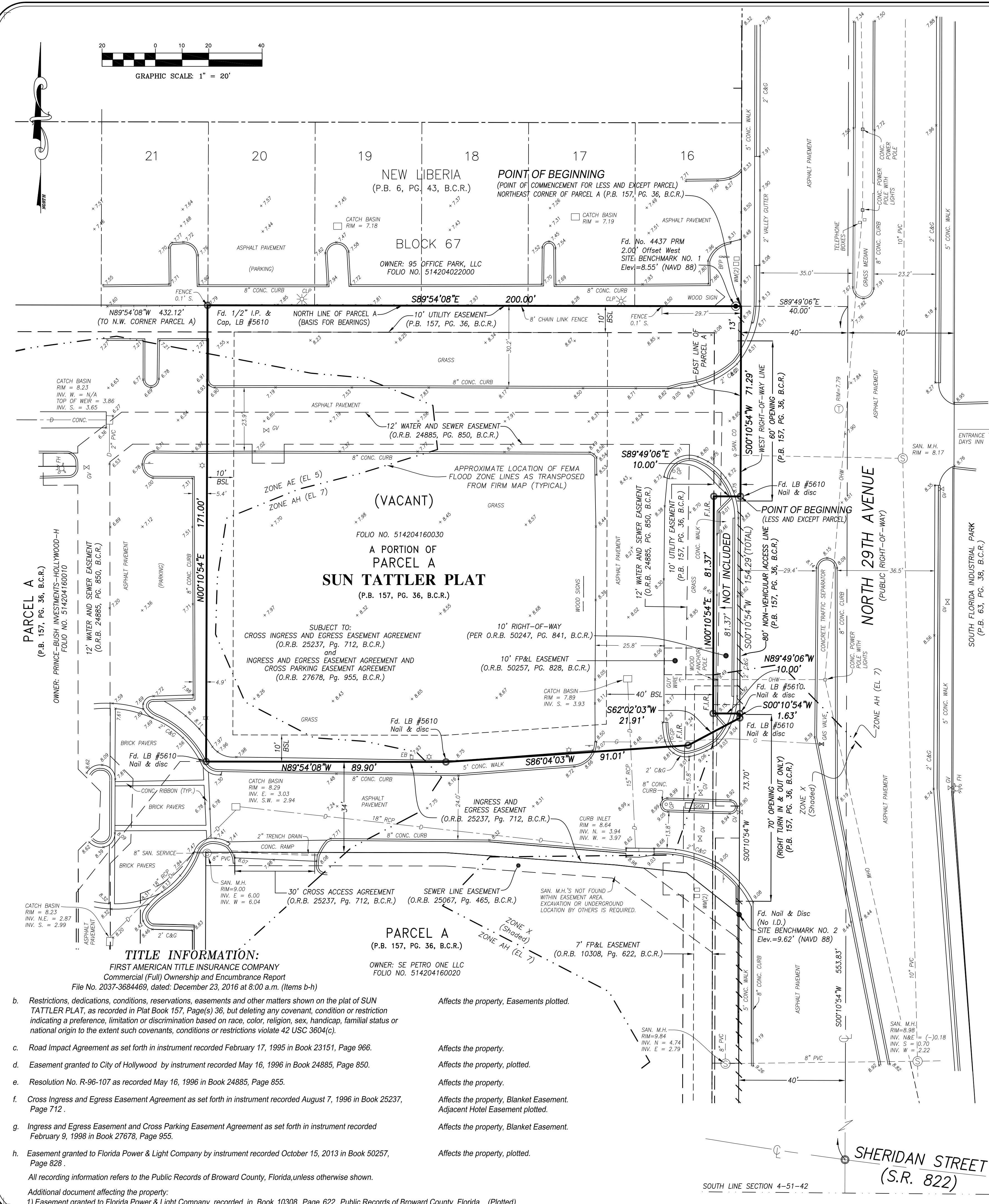
**CALI COFFEE HOLLYWOOD**

FLORIDA

SHEET NUMBER

**L1.0**





**LEGAL DESCRIPTION:**

A PORTION OF PARCEL A, OF "SUN TATTLER PLAT", AS RECORDED IN PLAT BOOK 157, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 00°10'54" WEST, ALONG THE EAST LINE OF SAID PARCEL A, FOR A DISTANCE OF 154.29 FEET; THENCE SOUTH 62°02'03" WEST, FOR A DISTANCE OF 21.91 FEET; THENCE SOUTH 86°04'03" WEST, FOR A DISTANCE OF 91.01 FEET; THENCE NORTH 89°54'08" WEST, FOR A DISTANCE OF 89.90 FEET; THENCE NORTH 00°10'54" EAST, FOR A DISTANCE OF 171.00 FEET TO THE NORTH LINE OF SAID PARCEL A; THENCE SOUTH 89°54'08" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF HOLLYWOOD BY RIGHT-OF-WAY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 50247, PAGE 841, AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, OF "SUN TATTLER PLAT", AS RECORDED IN PLAT BOOK 157, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL A, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF NORTH 29TH AVENUE, AS SHOWN ON SAID SUN TATTLER PLAT; THENCE SOUTH 00°10'54" WEST, ALONG THE EAST LINE OF SAID PARCEL A AND SAID WEST RIGHT-OF-WAY LINE OF NORTH 29TH AVENUE FOR 71.29 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED RIGHT OF WAY DEDICATION; THENCE CONTINUE SOUTH 00°10'54" WEST, ALONG SAID EAST LINE AND WEST RIGHT-OF-WAY LINE FOR 81.37 FEET; THENCE NORTH 89°49'06" WEST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES FOR 10.00 FEET; THENCE NORTH 00°10'54" EAST, ALONG A LINE PARALLEL WITH AND TEN (10) FEET WEST OF SAID EAST LINE AND WEST RIGHT-OF-WAY LINE FOR 81.37 FEET; THENCE SOUTH 89°49'06" EAST FOR 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

**SITE INFORMATION:**

The following information was supplied by Kinley Horn and Associates, Inc. Preliminary Site Plan for Call Coffee, Hollywood, Dated December 13, 2016.

Building Setbacks: Front (N. 29th Ave.) - 40'  
Side (North) - 10'  
Side (South) - 10'  
Rear (West) - 10'

Building Height: 35' Maximum

Landscape Buffers: Front (N. 29th Ave.) - 5'  
Side (North) - 5'  
Side (South) - 0'  
Rear (West) - 0'

**NATIONAL FLOOD INSURANCE PROGRAM**

Community Number 125113  
Panel Number 0566H  
Effective Date August 18, 2014  
Flood Zone AE (EL 5) NAVD  
Flood Zone AH (EL 7) NAVD  
Flood Zone X (Shaded)

Zone AE: Special flood hazard area inundated by annual 1% chance flood (100 year flood); Base flood elevations determined.  
Zone AH: Special flood hazard area inundated by annual 1% chance flood (100 year flood) flood depths of 1-3 feet, Base flood elevations determined.  
Zone X (Shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levee from 1% annual chance flood.

**LEGEND:**

- B.C.R. = BROWARD COUNTY RECORDS
- B.S.L. = BUILDING SETBACK LINE
- CL = CENTERLINE
- C&G = CURB AND GUTTER
- CLP = CONCRETE LIGHT POLE
- CO = CLEANOUT
- CONC. = CONCRETE
- CPP = CONCRETE POWER POLE
- D- = UNDERGROUND DRAINAGE LINE
- EB = ELECTRIC BOX
- ELEV. = ELEVATION
- Fd. = FOUND
- FP&L = FLORIDA POWER AND LIGHT COMPANY
- FH = FIRE HYDRANT
- Fd. = FOUND
- G- = UNDERGROUND GAS LINE (APPROXIMATE)
- GP = GUARD POST
- GV = GATE VALVE
- I.D. = IDENTIFICATION
- I.P. = IRON PIPE
- I.R. = IRON ROD
- INV. = INVERT
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- NAVD 88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- N&D = NAIL & DISC
- NGVD 29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- P.B. = PLAT BOOK
- PC = PAGE
- PVC = POLY VINYL CHLORIDE
- RCF = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- SAN. = SANITARY SEWER
- TYP. = TYPICAL
- OHW = OVERHEAD WIRES
- O.R.B. = OFFICIAL RECORDS BOOK
- WPP = WOOD POWER POLE
- WM = WATER METER
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = TELEPHONE MANHOLE
- = FOUND 5/8" IRON ROD WITH NO. LB5610 CAP (UNLESS SHOWN OTHERWISE)
- = SIGN
- = NON-VEHICULAR ACCESS LINE
- ☆ = METAL LIGHT POLE
- ⊙ = ELEVATION
- = (PRM) PERMANENT REFERENCE MONUMENT

**NOTES:**

1. Unless it bears the signature and the original seal of a Florida licensed Surveyor and Mapper, this report, sketch, plat or map is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
2. Lands shown hereon were not abstracted by IBI Group (Florida) Incorporated for easements and/or rights of way of record.
3. Legal description provided by First American Title Insurance Company.
4. All measurements are the same as on record unless otherwise noted.
5. This survey does not reflect nor determine ownership.
6. IBI Group (Florida) Incorporated's Certificate of Authorization No. 5610, is issued by the Florida Department of Agriculture and Consumer Services.
7. This sketch has been prepared for the exclusive use of the entities named hereon. The certification shown hereon does not extend to any unnamed party.
8. Bearings are based on the North line of Parcel A, SUN TATTLER PLAT, as recorded in Plat 157, at Page 36, Broward County Records, said North line having a bearing of South 89°54'08" East.
9. This is an aboveground survey and locations are limited to visible improvements only. Underground utilities, if shown, are based on information provided by the various utility companies and these locations may vary and therefore be considered approximate. There may be additional underground utilities not shown on this drawing. No excavations were made to locate buried utilities.
10. Elevations refer to City of Hollywood Benchmark described as follows: Square cut in back of walk at southeast corner intersection of N. 29th Avenue and Raleigh Street, having an elevation of 9.65', referenced to the National Geodetic Vertical Datum (N.G.V.D.) of 1929. All elevations shown have been converted to the North American Vertical Datum (N.A.V.D.) of 1988 using the Vertcon Conversion process. Datum shift (N.A.V.D. 88 minus N.G.V.D. 29) -1.60.
11. The property has access to a public right of way (N. 29TH AVE.).
12. IBI GROUP (Florida), Inc. relied upon First American Title Insurance Company Commercial (Full) Ownership and Encumbrance Report, File No. 2037-3684469, dated: December 23, 2016 at 8:00 a.m. without independent investigation or abstracting, and those additional relative instruments of record provided, in the preparation of the title information presented and shown hereon.
13. The property is zoned IM-1 (Industrial Manufacturing District) City of Hollywood, Florida.
14. Area = 0.755 Acres (32,872 Square Feet) more or less.
15. This survey was prepared in accordance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

**CERTIFICATION:**

To: Prince-Bush Investments-Restaurants, a Florida general partnership  
Prince-Bush Hotels, Inc.  
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 8, 11, 13 and 14 of Table A thereof. The field work was completed on January 14th, 2014 and updated on January 9th, 2017.

IBI GROUP (Florida) Inc.  
For the firm:

WILSON E. WAY, P.S.M.  
Professional Surveyor and Mapper No. 2885, State of Florida.

**TITLE INFORMATION:**

FIRST AMERICAN TITLE INSURANCE COMPANY  
Commercial (Full) Ownership and Encumbrance Report  
File No. 2037-3684469, dated: December 23, 2016 at 8:00 a.m. (Items b-h)

- b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUN TATTLER PLAT, as recorded in Plat Book 157, Page(s) 36, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects the property, Easements plotted.
  - c. Road Impact Agreement as set forth in instrument recorded February 17, 1995 in Book 23151, Page 966. Affects the property.
  - d. Easement granted to City of Hollywood by instrument recorded May 16, 1996 in Book 24885, Page 850. Affects the property, plotted.
  - e. Resolution No. R-96-107 as recorded May 16, 1996 in Book 24885, Page 855. Affects the property.
  - f. Cross Ingress and Egress Easement Agreement as set forth in instrument recorded August 7, 1996 in Book 25237, Page 712. Affects the property, Blanket Easement. Adjacent Hotel Easement plotted.
  - g. Ingress and Egress Easement and Cross Parking Easement Agreement as set forth in instrument recorded February 9, 1998 in Book 27678, Page 955. Affects the property, Blanket Easement.
  - h. Easement granted to Florida Power & Light Company by instrument recorded October 15, 2013 in Book 50257, Page 828. Affects the property, plotted.
- All recording information refers to the Public Records of Broward County, Florida, unless otherwise shown.  
Additional document affecting the property:  
1) Easement granted to Florida Power & Light Company recorded in Book 10308, Page 622, Public Records of Broward County, Florida. (Plotted)

SCALE	1" = 20'
PROJECT NO.	102406
SHEET	1 of 1
DATE	01/11/17
DESCRIPTION	UPDATE SURVEY TO ALTA/NSPS LAND TITLE SURVEY
BY	
IBI GROUP (FLORIDA) INC.	PLANNERS
AUTHORIZATION # LB 5610	SURVEYORS
ENGINEERS	ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS	SURVEYORS
2200 PARK CENTRAL BLVD. N.	SUITE 101
POMPANON BEACH, FLORIDA 33064	(407) 860-2120
	(954) 974-2200

**ATTACHMENT B**  
Land Use & Zoning Map



DEVELOPMENT SERVICES  
PLANNING

Legend



Streets

Major Roads

LAND USE

TOD

IND

TRANS

UTL

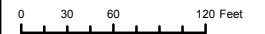
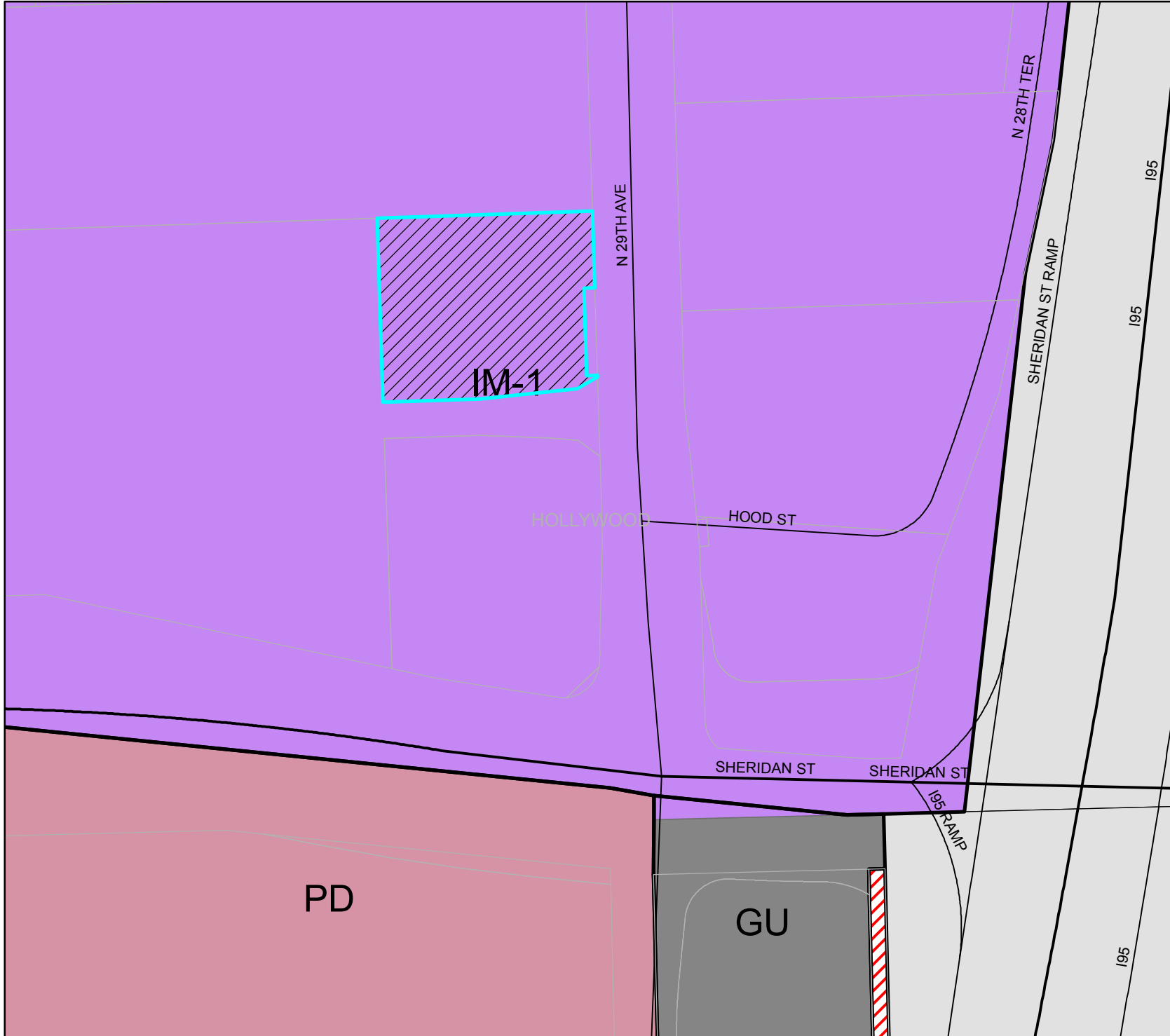
COMFLEX

ZONING

PD

IM-1

GU



**ATTACHMENT C**  
Permitted Use in Hollywood's Comprehensive Plan

## Permitted Uses in Areas Designated Residential

The following uses are allowed within residential areas to the degree and extent permitted by the applicable zoning regulations.

1. Dwelling units and accessory uses and structures subject to density limitations as expressed by the Future Land Use Map, applicable ordinances, and the following sub-section, "Density."
2. Hotels, motels, and lodgings for transients including recreational vehicle parks subject to density limitations as expressed by the Future Land Use Map, applicable ordinances and the following subsection, "Density." (R.V. parks limited to areas shown at Low-Medium (10) density or higher).
3. Parking lots as specifically limited by Zoning and Land Development Regulations.
4. Parks, golf courses, and other outdoor recreational facilities, and recreational, civic, or cultural buildings ancillary to the primary outdoor recreational use of the site.
5. Community facilities designed to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries and civic centers, hospitals, cemeteries.
6. Public utilities, including water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities and solid waste disposal and transfer stations.
7. Streets and other transportation corridors.
8. Telecommunication facilities such as broadcasting towers, relay stations and cables.
9. Agriculture.
10. Offices, including banks and savings and loan institutions, medical offices and clinics, services and retail sales of merchandise, subject to the following limitations and provisions:
  - a) No contiguous area used for retail sales, services, offices, banks, clinics or mix of these uses may exceed ten acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 ft.; or separated only by streets and highways, canals and rivers, or easements.
  - b) No more than a total of 5% of the area designated for residential use within a flexibility zone on the City's Land Use Map may be used for office and/or retail sales of merchandise or services.
  - c) Regardless of constraints in (a) and (b) above, space within residential buildings in areas designated for medium-high or high residential density may be used for service, retail, and office uses as long as no more than 50% of the floor area is used for such uses.



d) Regardless of constraints in (a) and (b) above, space within residential buildings in areas designated medium residential density may be used for offices, as long as no more than 50% of the floor area is used for offices.

11. Special Residential Facilities in the low-medium to high ranges and subject to density requirements.

A maximum of 100 "Bonus" sleeping rooms may be allocated that are permanently dedicated to the Special Residential Facility use without allocating density.

Special Residential Facilities should be defined as follows:

**SPECIAL RESIDENTIAL FACILITY, CATEGORY (1)** - means a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation, or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled, or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) development on a parcel. A Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.)

**SPECIAL RESIDENTIAL FACILITY, CATEGORY (2)** - means a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. This includes individuals who are dependent children, physically disabled, developmentally disabled, or individuals not overtly of harm to themselves or to others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (2) development on a parcel. A Special Residential Category (2) development shall count as two (2) dwelling units each.

**SPECIAL RESIDENTIAL FACILITY, CATEGORY (3)** - means

- a) Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. This includes individuals who are dependent children, physically disabled, developmentally disabled, or individuals not overtly of harm to themselves or to others; or

- b) Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or
- c) Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, physically handicapped, developmentally disabled, or individuals not overtly of harm to themselves or to others; or
- d) Any not-for-profit housing facility for unrelated elderly individuals; or
- e) Any housing facility which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care; or
- f) Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths

*Residential Density*

Maximum limits on the density of residential development are set by the Future Land Use Map according to the following schedule:

<u>Range Title</u>	<u>Dwelling Units Per Gross Acre</u>
Low	5 or fewer
Low-medium	5 to 10
Medium	10 to 16
Medium-high	16 to 25
High	25 to 50

There are a few areas of the City which have been given an "irregular" designation as they don't fall clearly into one of the above categories. For each of these areas the maximum dwelling units per acre allowable is indicated by the number in a circle inside the dashed line. The color used on these areas is only an approximation and is not controlling.

All references to density in the plan refer to gross density allowable. The gross acreage of any area means the total number of acres in the area, including acreage used or proposed for streets, lakes, waterways, and property to the centerline of any abutting street or road right-of-way. Credit towards density is not given for North and South Lakes nor any canals of the primary drainage system.

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Land Use Plan does not regulate whether a developer uses 10 acres of land designated for Low (5) Residential

density to build 50 single family homes or whether the same 10 acres are used to build a 50 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by zoning and land development regulations.

Hotels, motels, and similar lodgings for transients are not subject to the same density limits as dwelling units designed for year-round occupancy. The number of tourist units permitted in any parcel indicated for residential land use is double the maximum number of dwelling units designated for that parcel. In all other cases, the maximum number of units allowed on a parcel refers to actual dwelling units, regardless of number of bedrooms or bathrooms in any one unit. Specific provisions of zoning ordinances and the City's density ordinance will further limit the amount and type of dwelling units which can actually be constructed on a parcel.

#### *Flexibility and Reserve Units*

"Flexibility units" means the difference between the number of dwelling units permitted within a flexibility zone in Broward County's Land Use Plan and the number of units permitted within a flexibility zone in Hollywood's Land Use Plan. Since the certified Hollywood Plan may be more restrictive than the Broward County Land Use Plan, extra dwelling units may be available for rearranging within flexibility zones by amending the City's Land Use Plan Element. The maximum number of dwelling units permitted in the Hollywood Land Use Plan may not (except for "reserve units") exceed the number of dwelling units permitted in the Broward County Land Use Plan.

"Reserve units" mean additional permitted dwelling units equal up to 2% of the total number of units permitted within a flexibility zone by the Broward County Land Use Plan. Allocation of reserve units will not require amendment of the City's land use plan. The number of reserve units assigned to a residential parcel on the City's land use plan may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the City's land use plan map. The local land use plan, the zoning, and the applicable land development regulations shall not permit any density higher than 50 dwelling units per gross acre.

#### Permitted Uses in Areas Designated Office

The following uses are allowed within Office areas to the degree and extent permitted by the applicable zoning regulations.

1. Administrative, professional, research, and financial offices.
2. Laboratories.
3. Funeral homes.
4. Public and semi-public facilities, institutions, private clubs.
5. Limited retail (including restaurant), service uses, and parking lots which are accessory to the primary office uses.



6. Residential uses are permitted in the same structure as an office use, provided that the residential floor area does not exceed 50% of the total floor area of the building and provided any residential use comes from reserve or flexibility units available in that flexibility zone. No more than 20% of the office in any one flexibility zone may be converted to residential use. Areas designated for office and general business on the Future Land Use Plan may be decreased by up to 20% within a flexibility zone.
7. Special residential facilities categories 2 and 3, as described and defined in permitted use #11 in the Residential land use category, subject to Zoning and Development regulations.

#### Permitted Uses in Areas Designated General Business

The following uses are allowed within General Business areas to the degree and extent permitted by the applicable zoning regulations.

1. Neighborhood, community, regional and highway retail uses, including shopping centers.
2. Office and business uses.
3. Commercial uses, including wholesale, light fabricating, storage and warehouse uses, parking lots.
4. Hotels, motels and other tourist accommodations subject to the following:
  - a) In that portion of the CHHA east of the Intracoastal Waterway and north of Sheridan Street (North Beach Barrier Island), hotels and motels shall not exceed 50 hotel rooms per acre.
  - b) In that portion of the CHHA west of the Intracoastal Waterway, hotels and motels shall not exceed 50 hotel rooms per acre.
  - c) In that portion of the CHHA east of the Intracoastal Waterway between Sheridan Street and Hollywood Boulevard (Central Beach Barrier Island), hotels and motels shall not exceed 50 hotel rooms per acre. Provided however, the City Commission may approve up to an additional 50 rooms per acre (for a maximum of 100 rooms per acre) from the "Hollywood Beach Hotel Room Pool" containing no more than 1000 rooms.
  - d) In that portion of the CHHA east of the Intracoastal Waterway and south of Hollywood Boulevard (South Beach Barrier Island) hotels and motels shall not exceed 150 hotel rooms per acre). Provided however, the City Commission may approve up to an additional 150 rooms per acre (for a maximum of 300 rooms per acre) from the "Hollywood Beach Hotel Room Pool: containing no more than 1000 rooms.
5. Parks, recreation, open space, cemeteries, and commercial recreation uses.
6. Public and semi-public facilities, institutional uses, private clubs.
7. Utilities, transportation, communication facilities, and easements.
8. Non-residential Agricultural uses (permitted until the area is converted to an urban use).

9. Residential uses are permitted in areas designated for general business in the following specific instances:
  - a) Only in the same structure as a commercial use provided that the residential floor area does not exceed 50% of the total floor area of the building, and the flexibility and reserve units are available. Otherwise, amendment of the City's *Land Use Element* is required.
  - b) In the Central City Business (CCB) zoning district in the downtown Hollywood Regional Activity Center Area as permitted by Broward County Plan Amendment PCT 90-2.
  - c) In the C-1 zoning district in the Hollywood Beach area as permitted by County Plan Amendment.
  - d) For mixed commercial/residential developments greater than 20 acres in size, mixed commercial/residential structures where the first floor of such structure is totally confined to commercial uses and free standing multi-family residential uses are permitted, provided that residential density does not exceed 40 units per gross acre and the area of the site upon which the free standing residential development and mixed commercial/residential structures are constructed do not exceed 40% of the total gross acreage of the commercially designated parcel, and the flexibility and reserve units are available.
  
10. Special Residential Facilities categories 2 and 3, as described and defined in permitted use #11 in the Residential land use category, subject to the Zoning and Development regulations.

No more than 20% of the General Business area in any one flexibility zone may be converted to residential use. Areas designated for General Business on the Future Land Use Plan Map may be decreased by 20% within a flexibility zone. On any of these, conversion requires an amendment of the City Land Use Plan.

#### Permitted Uses in the Area Designated Regional Activity Center

The Regional Activity Center land use designation encourages redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.

Hollywood's Downtown Regional Activity Center will:

1. Focus on the best mix of office, service, retail, entertainment, residential, community facilities, open space and transportation uses that will promote a lively, livable, and successful regional downtown area;
2. Encourage a pedestrian oriented core;
3. Promote mass transit and other forms of transportation as an alternative to the automobile that will link the downtown with I-95, the airport, the Port, Tri-Rail, Central Beach and the rest of Hollywood Blvd;
4. Encourage historic preservation;
5. Promote creative siting of buildings, transportation routes, and open space to create vistas that will pull the downtown together, link the downtown with the rest of Hollywood Boulevard, let in light, and discourage crime; and
6. Total densities and intensities of development within the Downtown Regional Activity Center shall be as follows:
  - Residential Land Uses 16,100 dwelling units (includes 1,000 units allocated from Flex Zone 87)
  - Commercial Land Uses 3,280,000 square feet
  - Office Land Uses 1,500,000 square feet
  - Community Facilities 390,000 square feet
  - Open Space/ Recreation Uses Approx. 47.44 acres

The Open Space/Recreation Uses listed above shall preserve those open space and recreation land uses existing within the RAC designated area at the time of the effective date of this amendment, including Young Circle park.

The Office and Commercial intensities listed above shall be convertible from Office to Commercial (or vice versa) based on equivalence of traffic impacts (PM peak hour) as calculated by the current edition of the ITE Traffic Generation Manual. Conversions from Office to Commercial (or vice versa) shall be implemented administratively by the City, and shall be reported at least annually to the Broward County Planning Council as part of the City's RAC monitoring obligation. The total number of PM peak hour trips generated (as calculated by the current edition of the ITE Traffic Generation Manual) by the Office and Commercial intensities within the RAC area shall not exceed 8,026 PM peak hour trips.

In order to begin implementation of the requirements of paragraph 7(B) below, the City shall take those steps which may be necessary to permit the assignment of the 1,000 units allocated from Flexibility Zone 87 to the portion of the RAC area located outside the boundaries of the Downtown Community Redevelopment area existing as of the effective date of this amendment.

7. In its implementation of development and redevelopment within the RAC area, the City shall:

A) Direct development and redevelopment proposals, as appropriate, to areas adjacent to major transportation corridors within the RAC area: Hollywood Boulevard, US 1 and Dixie Highway; and

B) Direct development and redevelopment, as appropriate, to areas outside the boundaries of the City's Downtown Community Redevelopment Area (CRA) existing as of the effective date of this amendment. The intent of this provision is to permit an aggregate minimum total of 9,100 dwelling units to be developed outside the boundaries of the CRA -- representing; an approximate 2,000 dwelling units increase above existing built intensity outside of the CRA; and

(C) Within one year of the effective date of this amendment, the City shall adopt land development regulations which shall protect existing residential areas. These land development regulations will require City Commission approval of any development plans or rezoning proposals on lands zoned for residential use as of the effective date of this amendment located inside the RAC area which seek either:

(i) to increase residential density to a level greater than permitted under the applicable property's zoned residential density as of the effective date of this amendment); or

(ii) to introduce a non-residential use onto lands residentially zoned as of the effective date of amendment.

The purpose and intent of these land development regulations shall be to protect established residential neighborhoods within and adjacent to the RAC area. while allowing appropriate redevelopment to take place.

(D) Continue to implement the City's historical preservation regulations to allow for protection of the City's historical/architectural resources pursuant to City regulations; and

(E) Administratively provide for the monitoring of development and redevelopment within the RAC area.

8. Development within the RAC designated area shall conform to those portions of the City's City-Wide Master Plan, as adopted into this Comprehensive Plan. The City shall complete the studies which are intended to yield further design guidelines for the Hollywood Boulevard, US 1 and Dixie Highway corridors within the RAC designated area. Within one year of the effective date of this amendment, the City shall implement the design studies recommendations, as appropriate, through amendments to land development regulations.

## Permitted Uses in the Area Designated Employment Center

Employment Center areas are designated in the Future Land Use Map, to encourage non-residential development, compatible with residential and other less intensive land uses, and which would support the tourist-oriented segment of the local economy as areas of high technology and service-based activities.

Uses permitted in areas designated employment center are as follows:

1. Principal Uses:
  - a. light manufacturing
  - b. office uses
  - c. research and assembly
  - d. hotels, motels and similar services
  - e. restaurants and personal services
  - f. community facilities
  - g. communication facilities
  - h. non-residential agricultural uses
2. Accessory Uses (Limited to less than fifty percent (50%) of the site):
  - a. transportation and utilities
  - b. storage
  - c. retail within buildings devoted to principal uses
  - d. recreation and open space uses
3. Commercial and retail business uses may also be permitted as long as the total area of these uses does not consume more than 20 percent of the employment center land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for employment center use.



## Permitted Uses in Areas Designated Industrial

The following uses are allowed within Industrial areas to the degree and extent permitted by the applicable zoning regulations.

1. Industrial uses.
2. Heavy commercial uses, including wholesaling.
3. Office.
4. Educational, medical, scientific and industrial research facilities, and laboratories.
5. Utilities, transportation and communication facilities and easements.
6. Open space and recreation, commercial recreation, cemeteries, community facilities, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Non-residential agricultural uses permitted until the area is converted to an urban use.

8. The following additional uses are permitted as long as the total area of these uses does not consume more than twenty percent of the industrial land on the City's Future Land Use Plan within a flexibility zone and as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for industry:
  - a) Office, service and retail business uses.
  - b) Hotel, motel and other tourist accommodations.
9. Ancillary business or office uses within buildings devoted primarily to industrial uses.

#### Permitted Uses in Areas Designated Utilities

The following uses are allowed within Utilities areas to the degree and extent permitted by the applicable zoning regulations.

1. Water and wastewater treatment plants, pumping stations, electrical power plants and substations, solid waste disposal and transfer sites and their customary accessory uses.
2. The following uses as long as their location does not preclude or adversely affect the future use of the surrounding areas for intended utility facilities:
  - a) Recreation and open space uses.
  - b) Communication facilities.
  - c) Non-residential agricultural uses.

#### Permitted Uses in Areas Designated Electrical Generating Facilities

Electrical Generation Facilities Uses are designated to ensure the availability of land for electrical power plants and associated ancillary uses is adequate to meet the current and future needs of City of Hollywood's population. Uses permitted in the areas designated Electrical Generation Facilities are as follows:

1. Electrical power plants - means an electrical generating facility where electricity is produced for the purpose of supplying twenty-five mega watts (MW) or more to utility power systems.
2. Other uses determined to be ancillary to the primary uses described in (1).

The following uses may also be permitted in the areas designated electrical generation facility as long as the location of the uses do not preclude or adversely affect the future use of the surrounding areas for electrical generation facilities:

#### Permitted Uses in Areas Designated Transportation

The following uses are allowed within areas designated for the Transportation Land Use to the degree and extent permitted by applicable zoning regulations.

**ATTACHMENT D**  
Broward County Administrative Rules Article 2  
and Flex Zone Map

ARTICLE 2

FLEXIBILITY RULES AND REGULATIONS

2.1 FLEXIBILITY UNITS

- (A) Flexibility units, as defined in Section IV.B., "Residential Use" of the Broward County Land Use Plan, mean the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the flexibility zone by a local government's certified future land use plan map.
- (B) Assignment of flexibility units by a local government is subject to all of the following rules and regulations:
  - (1) Assignment of flexibility units shall be subject to meeting the provisions of Policy 13.01.10 of the Broward County Land Use Plan concerning compatibility with adjacent land uses and impacts on public schools;
  - (2) Flexibility units must be assigned by the municipality, at a minimum, through (re)zoning or other official action. An amendment to the local land use plan may be required by the applicable municipality.
  - (3) Flexibility units may not be transferred to other flexibility zones except as provided for by Article 5 "Special Residential Facilities" and Article 8 "Affordable Housing Density Bonuses".
  - (4) Upon assignment of flexibility units, the local government shall notify the Planning Council in writing and submit revised charts, as contained within the certified local land use plan, which reflect the current total.
  - (5) Flexibility units shall not be assigned from areas circumscribed by dashed lines on the Broward County Land Use Plan, nor be reflected within the "flexibility unit charts" of the certified local land use plan.
  - (6) The Planning Council, upon determination that a local government has failed to report assignment of flexibility units in a timely or sufficient manner or has assigned flexibility units improperly, shall take such actions as may be necessary and proper, including decertification of the local land use plan, to enforce the requirements of the Broward County Land Use Plan and this Administrative Rules Document.



## 2.2 RESERVE UNITS

- (A) Reserve units, as defined in Section IV.B., "Residential Use", of the Broward County Land Use Plan, mean additional permitted dwelling units equal to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan.
- (B) A local government may include provisions for reserve units within their certified land use plan and establish a reserve unit pool. Assignment of reserve units is subject to all of the following rules and regulations:
  - (1) Assignment of reserve units shall be subject to meeting the provisions of Policy 13.01.10 of the Broward County Land Use Plan concerning compatibility with adjacent land uses and impacts on public schools;
  - (2) Reserve units may not be transferred between flexibility zones except as provided for by Article 5 "Special Residential Facilities" and Article 8 "Affordable Housing Density Bonuses".
  - (3) A chart or charts reflecting the number of reserve units within a flexibility zone shall be approved by the Planning Council at the time of (re)certification of the local land use plan.
  - (4) Upon assignment of reserve units to a parcel of land, the local government shall notify the Planning Council in writing and submit revised charts, in the format certified by the Planning Council, which reflect the current total.
  - (5) Upon annexation of land, the affected local government may submit revised reserve unit charts, which reflect such annexation and include unassigned reserve units, concurrent with or subsequent to a request for (re)certification of the local land use plan by the Planning Council.
  - (6) Upon deannexation or contraction of lands, the affected local government shall submit revised reserve unit charts which reflect such deannexation to the Broward County Planning Council for recertification.
  - (7) The number of reserve units assigned to a parcel designated for residential use may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the local land use plan map, except as provided for by Article 8 "Affordable Housing Density Bonuses".
  - (8) In no instance shall a density of greater than fifty (50) dwelling units per gross acre be permitted.

- (9) The Planning Council, upon determination that a local government has failed to report assignment of reserve units in a timely or sufficient manner or has assigned reserve units improperly, shall take such actions as may be necessary and proper, including decertification of the local land use plan, to enforce the requirements of the Broward County Land Use Plan and this Administrative Rules Document.

### 2.3 REARRANGEMENT OF RESIDENTIAL DENSITY

- (A) A local land use plan map may show a different arrangement of residential acreage in a flexibility zone than that shown for the same flexibility zone on the Broward County Land Use Plan, subject to all of the following rules and regulations:
- (1) The local government shall demonstrate to the Planning Council that no increase in the total number of permitted dwelling units in the flexibility zone results from the rearrangement.
  - (2) When a parcel of land is split by a flexibility zone boundary but is within a single local government, residential density may be redistributed within the parcel without regard to the flexibility zone boundary.
  - (3) The density assigned to an area circumscribed by a dashed line on the Broward County Land Use Plan shall not be reassigned outside the dashed line.
  - (4) A rearrangement of land use designations must produce a reasonable development pattern. Criteria for reasonableness shall include compatibility of adjacent land uses and suitability of parcels for various development patterns.

### 2.4 DEVELOPED AREAS

- (A) Zoning that is consistent with the established density of a developed area shall be in substantial conformity with the Broward County Land Use Plan so long as the local land use plan, the zoning and the applicable land development regulations do not permit any density higher than fifty dwelling units per gross acre.

For the purpose of these rules and regulations, a developed area means a residential zoning district in which the predominant character had been established as of November 22, 1977 by existing buildings, buildings under construction, or by active building permits.

## 2.5 INCREASE AND DECREASE OF COMMERCIAL AND RESIDENTIAL ACREAGE

(A) A certified local land use plan may allow a different arrangement of commercial and residential acreage in a flexibility zone than that shown for the same flexibility zone on the Broward County Land Use Plan, if consistent with all of the following provisions:

(1) The land designated “Commercial” within a flexibility zone on the Broward County Land Use Plan (see POLICY 2.04.05 of the Broward County Land Use Plan) may be decreased by twenty percent (20%) and (re)designated to a land use category consistent with the residential land use categories of the Broward County Land Use Plan. (Re)designation to a residential land use category is subject to the following rules and regulations:

- a. The local government must assign available flexibility or reserve units in compliance with the provisions of Section 2.1 (Flexibility Units) or Section 2.2 (Reserve Units), of this Administrative Rules Document; or
- b. The local government must correspondingly reduce, within the local land use element, the density of a residential area so that the total number of permitted dwelling units allowed in the flexibility zone is not increased.

(2) The local land use plan may permit up to five percent (5%) of the area designated for residential use on the Broward County Land Use Plan within a flexibility zone to be used for neighborhood office and/or retail sales of merchandise or services, subject to compliance with Policy 13.01.10 of the Broward County Land Use Plan. No such contiguous area may exceed ten (10) acres in size. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.

This five percent (5%) residential-to-commercial flexibility rule may be applied by the local government through (re)zoning or other official action, subject to compliance with Policy 13.01.10 of the Broward County Land Use Plan, and does not require an amendment to the local land use plan map if the provision is certified by the Planning Council within the residential permitted uses section of the local land use plan.

- (3) A mixed residential and retail sales or office land use may be permitted by the local land use plan in areas designated for “Medium-High” or “High” residential density on the Broward County Land Use Plan, subject to the local land use plan providing:
- a. That no more than fifty percent (50%) of the floor area in a building shall be used for retail sales or offices; and
  - b. At least fifty percent (50%) of the area in a building shall be used for residences.
- (4) A mixed residential and office land use may be permitted by the local land use plan in areas designated for “Medium” residential density on the Broward County Land Use Plan Map, subject to the local land use plan providing:
- a. That no more than fifty percent (50%) of the floor area in a building shall be used for offices; and
  - b. At least fifty percent (50%) of the area in a building shall be used for residences.
- (5) A residential and/or commercial land use may be permitted by the local land use plan in areas designated “Commercial” on the Broward County Land Use Plan Map, subject to the following:
- a. The local government shall apply available flexibility and/or reserve units in compliance with Articles 2.1 and 2.2 of this Administrative Rules Document; and
  - b. For parcels 5 acres in size or less, free standing multi-family residential uses are permitted; and/or
  - c. For mixed commercial/residential developments greater than 5 acres in size, free standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed residential/commercial development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.



- (6) The local land use plan may permit up to twenty percent (20%) of the area designated for “Industrial” use on the Broward County Land Use Plan within a flexibility zone to be used for commercial and retail business uses including hotels, motels and similar lodging, subject to compliance with Policy 13.01.10 of the Broward County Land Use Plan.

This twenty percent (20%) industrial-to-commercial flexibility rule may be applied by the local government through (re)zoning or other official action, subject to compliance with Policy 13.01.10 of the Broward County Land Use Plan, and does not require an amendment to the local land use plan map if the provision is certified by the Planning Council within the industrial permitted uses section of the local land use plan.

- (7) The local land use plan may permit up to twenty percent (20%) of the area designated for “Employment Center” use on the Broward County Land Use Plan within a flexibility zone to be used for commercial and retail business uses, subject to compliance with Policy 13.01.10 of the Broward County Land Use Plan.

This twenty percent (20%) employment center-to-commercial flexibility rule may be applied by the local government through (re)zoning or other official action, subject to compliance with Policy 13.01.10 of the Broward County Land Use Plan, and does not require an amendment to the local land use plan map if the provision is certified by the Planning Council within the employment center permitted uses section of the local land use plan.

- (8) The arrangement of land use designations must produce a reasonable development pattern. Criteria for reasonableness shall include compatibility of adjacent land uses and suitability of parcels for various development patterns.

2.6 RESIDENTIAL USES IN “AGRICULTURAL” / “RURAL RANCHES” LANDS

- (A) This section provides for exceptions to the residential density restrictions within the “Agricultural” and “Rural Ranches” land use category of the Broward County Land Use Plan consistent with Broward County Ordinance No. 79-34. Land designated "Agricultural" or “Rural Ranches” may be permitted one (1) dwelling unit on parcels smaller than two (2) net acres or smaller than two and one-half (2½) gross acres if:
  - (1) The parcel is specifically designated on a plat approved by the Board of County Commissioners prior to May 16, 1979; or



- (2) The parcel was of public record prior to May 16, 1979, and
- a. has not been at any time since the effective date of Broward County Ordinance No. 79-34 (May 30, 1979) contiguous with another parcel or parcels in common ownership which could be combined into a single parcel of at least two net acres, and
  - b. has received the approval of the applicable agency for a sewage disposal system.

Article 2.1 – Amended October 23, 2008

Article 2.6 - Amended June 29, 1989

# MAP-LU-1A BROWARD COUNTY FLEXIBILITY ZONES

