

October 25, 2024

The City of Hollywood
Development Services Planning Division
2600 Hollywood Blvd., Room 315
Hollywood, FL 33020-4807
954-921-3471

**RE: Subject: Final Site Plan Review for a commercial building of approximately 120,000 sq. ft. and associated parking areas in a Planned Development (PD) Zoning District within the Oakwood Activity Center. File No: 24-DP-31
Evidence of Unified Control**

Based on the requirements of the Oakwood Plaza Land Use Plan Amendment and PD Guidelines there is a condition which states "At the time of submittal of the first site plan application for the first phase of development, the Applicant shall submit legal documents to constitute evidence of the unified control of the entire area within the proposed Planned Development, which shall be reviewed and certified by the City Attorney and Director of Development Services".

Oakwood Plaza LP & Oakwood Business Center LP currently have unified control over the entire Oakwood Plaza PD which is approximately 112.5 acres consisting of Oakwood Plaza North, Oakwood Plaza South and Oakwood Plaza East. A copy of the submitted general application for the site plan, list of all the folio numbers, corporation documentation and legal descriptions have been attached for your use.

Should you have any additional questions please do not hesitate to contact me at (954) 598-1450 or BReynolds@Kimcorealty.com.

Sincerely,



Brandon Reynolds
Director | Development
Kimco Realty

STATE OF FLORIDA

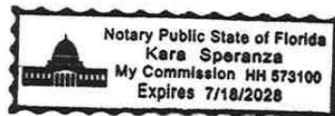
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 10/25/2024 (date) by
Brandon Reynolds - Director (name and title of officer) of
Kimco Realty, a Florida (state)
corporation, on behalf of the corporation. He/she is personally known to me or has produced
Drivers License (type of identification) as identification.



Notary Public

Printed Name: Kara Speranza



My Commission Expires:

7/18/2028

Commission # HH573100

GENERAL APPLICATION

APPLICATION DATE: July 15, 2024

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☒ Technical Advisory Committee
 ☐ Art in Public Places Committee
 ☐ Variance
☐ Planning and Development Board
 ☐ Historic Preservation Board
 ☐ Special Exception
☐ City Commission
 ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 2800 Oakwood Blvd., Hollywood, FL 33020

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 5142 04 12 0620 AND 5142 04 12 0627

Zoning Classification: Oakwood Plaza PD Land Use Classification: Oakwood Activity Center

Existing Property Use: Shopping Center Sq Ft/Number of Units: 739,936 (Main Parcel)

Is the request the result of a violation notice? ☐ Yes ☒ 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): 20-L-32 and 23-Z-57 and 24-DP-31

DEVELOPMENT PROPOSAL

Explanation of Request: Current Regal Movie Theater will be demolished to make way for a new 2-story commercial bldg. spanning @120,00 SF.

Phased Project: Yes ☒ No ☐ Number of Phases: 2

Project	Proposal
Units/rooms (# of units)	# UNITS: #Rooms
Proposed Non-Residential Uses	(120,000 S.F.)
Open Space (% and SQ.FT.)	Required %: (Area: S.F.)
Parking (# of spaces)	PARK. SPACES: SHARED
Height (# of stories)	(# STORIES) (FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Owner/ Developer Oakwood Plaza LP & Oakwood Business Center L P

Address of Property Owner: 1 Oakwood Blvd., Ste 70, Hollywood, FL 33023

Telephone: (954) 598-1450 Email Address: breyolds@kimcorealty.com

Applicant Greg Wilfong, Kimley-Horn Consultant ☒ Representative ☒ Tenant ☐

Address: 445 24th St., Ste 200, Vero Beach, FL 32960 Telephone: 772-794-4119

Email Address: greg.wilfong@kimley-horn.com

Email Address #2: _____

Date of Purchase: 1993 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



DEVELOPMENT SERVICES
PLANNING DIVISION

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: _____

4/11/2024

Date: _____

PRINT NAME: Brandon Reynolds, Authorized Agent

Date: _____

Signature of Consultant/Representative: _____

Date: 7-8-24

PRINT NAME: Greg Wilfong

Date: 7-8-24

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 this retail shopping center Oakwood Plaza to my property, which is hereby made by me or I am hereby authorizing Kimley-Horn and Greenspoon Marder to be my legal representative before the TAC and PBD (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 11th day of July, 2024

Notary Public
State of Florida

My Commission Expires: 10-4-2027 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Signature of Current Owner

Brandon Reynolds, Authorized Agent

Print Name

OAKWOOD PLAZA LUPA APPLICATION INFORMATION

LOCATION ADDRESS AND FOLIO NUMBERS:

FOLIO NUMBER			ADDRESS	DESCRIPTION
			OAKWOOD PLAZA NORTH PORTION	
5142	0411	0020	2700 Stirling Road	Taco Bell
5142	0408	0010	1450 Oakwood Boulevard	Oakwood North
5142	0408	0070	4100 Oakwood Boulevard	Burlington
5142	0408	0030	4100 Oakwood Boulevard	BJ's
5142	0400	0150	4001-4101 Oakwood Boulevard	PetSmart Block
5142	0410	0030	3901-3921 Oakwood Boulevard	Big Lots
5142	0409	0010	3901-3881 Oakwood Boulevard	Marshalls/HomeGoods
5142	0408	0020	3800 Oakwood Boulevard	Kmart
5142	0408	0060	Oakwood Boulevard	Pond (North)
5142	0408	0040	3401 Oakwood Boulevard	Home Depot
5142	0408	0041	3350 Oakwood Boulevard	Wendy's
			OAKWOOD PLAZA SOUTH PORTION	
5142	0412	0620	2908- 2914 Oakwood Boulevard	Oakwood South
5142	0412	0626	Oakwood Boulevard	Oakwood Boulevard South
5142	0412	0650	3215 Oakwood Boulevard	Ale House
5142	0412	0631	3120 Oakwood Boulevard	You Fit
5142	0412	0629	3000 Oakwood Boulevard	Dave & Busters
5142	0412	0660	2940 Oakwood Boulevard	TGI Fridays
5142	0412	0670	2906 Oakwood Boulevard	Sweet Tomatoes
5142	0412	0629	2900 Oakwood Boulevard	Red Lobster
5142	0412	0627	2800 Oakwood Boulevard	Regal
5142	0412	0625	Oakwood Boulevard	Pond (south)
5142	0412	0624	2 Oakwood Boulevard	Office N
5142	0412	0623	1 Oakwood Boulevard	Office Kimco
5142	0412	0622	200 Oakwood Boulevard	Office S
			VACANT PROPERTY	
5142	0412	0594	2609 N. 26TH Avenue	VACANT PARCEL
5142	0412	0590	N. 26th Avenue	VACANT PARCEL
5142	0412	0710	N. 26th Avenue	VACANT PARCEL

LEGAL DECRPTIONS:

LEGAL DESCRIPTION: (LUPA NORTH PARCEL)

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS:

ALL OF LOT 1-B, HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36;
ALL OF TRACT "A", "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38; A

PORTION OF PARCEL "A", "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8; A PORTION OF PARCEL "A", COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, ALL OF THE ABOVE DESCRIBED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 4;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E.1/4), A DISTANCE OF 334.94 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'26"E., ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 53.00 FEET, TO THE NORTHWEST CORNER OF PARCEL "A", OF SAID COLONIAL SQUARE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.01°48'26"E., A DISTANCE OF 677.36 FEET, TO A POINT ON A LINE 677.32 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE N.87°34'11"E., ALONG SAID PARALLEL LINE A DISTANCE OF 334.84 FEET, TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'00"E., ALONG SAID EAST LINE AND THE EAST LINE OF TRACT "A", OF SAID "JOHN L.A. BOND PLAT", A DISTANCE OF 770.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE N.59°53'00"W., A DISTANCE OF 24.81 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 75.00 FEET;

THENCE S.59°46'55"E., A DISTANCE OF 50.00 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 1267.83 FEET (THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL), TO THE SOUTHEAST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE S.88°32'24"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 987.44 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF PARCEL "A", OF SAID "THE AQUA PARK", AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2134.34 FEET;

THENCE N.14°49'05"E., A DISTANCE OF 122.91 FEET;

THENCE N.07°47'46"E., A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95 AS DESCRIBED INSTRUMENT No. 114419988 OF SAID PUBLIC RECORDS);

THENCE N.10°46'20"E., A DISTANCE OF 38.00 FEET, TO THE MOST SOUTHERLY NORTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK";

THENCE N.87°35'12"E., ALONG THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", OF SAID "THE AQUA PARK", A DISTANCE OF 451.20 FEET, TO A POINT ON THE MOST EASTERLY WEST LINE OF SAID PARCEL "A", OF SAID "THE AQUA PARK";

THENCE N.02°25'03"W., ALONG SAID MOST EASTERLY WEST LINE A DISTANCE OF 189.77 FEET, TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 4;

THENCE N.87°34'43"E., ALONG SAID PARALLEL LINE A DISTANCE OF 190.06 FEET, TO THE NORTHWEST CORNER OF LOT 1-A OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE S.01°48'53"E., ALONG THE WEST LINE OF SAID LOT 1-A, A DISTANCE OF 173.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A;

THENCE N.87°43'46"E., ALONG THE SOUTH LINE OF SAID LOT 1-A, A DISTANCE OF 167.45 FEET TO THE SOUTHWEST CORNER OF LOT 1-B OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE N.01°48'40"W., A DISTANCE OF 174.30 FEET, ALONG THE WEST LINE OF SAID LOT 1-B TO THE NORTHWEST CORNER OF SAID LOT 1-B;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF SAID LOT 1-B, A DISTANCE OF 167.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, FLORIDA AND CONTAINING 71.941 ACRES (3,133,732 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION: (LUPA SOUTH PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL;

THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET;
THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET;
THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET;
THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE TO THE POINT OF BEGINNING.
SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY,
FLORIDA AND CONTAINING 37.297 ACRES (1,624,651 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION: (LUPA EAST PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th. /AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C";
THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 36.83 FEET;
THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;
THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C";
THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET;
THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C");
THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL;
THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET;
THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C";
THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET;
THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY,
FLORIDA AND CONTAINING 2.422 ACRES (105,506 SQUARE FEET), MORE OR LESS.

NAME OF OWNER: OAKWOOD PLAZA LP. & OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP

AGENTS:

DENNIS D. MELE, ESQ
GREENSPOON MARDER LLP

200 EAST BROWARD BOULEVARD,
SUITE 1800
FORT LAUDERDALE, FL 33301
Email: dennis.mele@gmlaw.com
PHONE: 954-527-2409

GREG D. WILFONG, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
Email: greg.wilfong@kimley-horn.com
PHONE: (772) 794-4119

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS:

ALL OF LOT 1-B, HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36; ALL OF TRACT "A", "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38; A PORTION OF PARCEL "A", "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8; A PORTION OF PARCEL "A", COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, ALL OF THE ABOVE DESCRIBED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 4;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E.1/4), A DISTANCE OF 334.94 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'26"E., ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 53.00 FEET, TO THE NORTHWEST CORNER OF PARCEL "A", OF SAID COLONIAL SQUARE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.01°48'26"E., A DISTANCE OF 677.36 FEET, TO A POINT ON A LINE 677.32 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE N.87°34'11"E., ALONG SAID PARALLEL LINE A DISTANCE OF 334.84 FEET, TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'00"E., ALONG SAID EAST LINE AND THE EAST LINE OF TRACT "A", OF SAID "JOHN L.A. BOND PLAT", A DISTANCE OF 770.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE N.59°53'00"W., A DISTANCE OF 24.81 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 75.00 FEET;

THENCE S.59°46'55"E., A DISTANCE OF 50.00 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 1267.83 FEET (THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL), TO THE SOUTHEAST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE S.88°32'24"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 987.44 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF PARCEL "A", OF SAID "THE AQUA PARK", AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2134.34 FEET;

THENCE N.14°49'05"E., A DISTANCE OF 122.91 FEET;

THENCE N.07°47'46"E., A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95 AS DESCRIBED INSTRUMENT No. 114419988 OF SAID PUBLIC RECORDS);

THENCE N.10°46'20"E., A DISTANCE OF 38.00 FEET, TO THE MOST SOUTHERLY NORTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK";

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 47

DATE OF SIGNATURE: 4/8/20

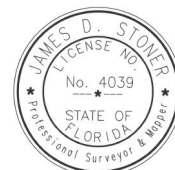
JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
COPYRIGHT © 2018

REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/08/2020	JDS	LSG	N/A



SHEET 1 OF 5

SKETCH NO.
18-8637 LUPA N.



EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION: (CONTINUED)

THENCE N.87°35'12"E., ALONG THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", OF SAID "THE AQUA PARK", A DISTANCE OF 451.20 FEET, TO A POINT ON THE MOST EASTERLY WEST LINE OF SAID PARCEL "A", OF SAID "THE AQUA PARK";

THENCE N.02°25'03"W., ALONG SAID MOST EASTERLY WEST LINE A DISTANCE OF 189.77 FEET, TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 4;

THENCE N.87°34'43"E., ALONG SAID PARALLEL LINE A DISTANCE OF 190.06 FEET, TO THE NORTHWEST CORNER OF LOT 1-A OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE S.01°48'53"E., ALONG THE WEST LINE OF SAID LOT 1-A, A DISTANCE OF 173.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A;

THENCE N.87°43'46"E., ALONG THE SOUTH LINE OF SAID LOT 1-A, A DISTANCE OF 167.45 FEET TO THE SOUTHWEST CORNER OF LOT 1-B OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE N.01°48'40"W., A DISTANCE OF 174.30 FEET, ALONG THE WEST LINE OF SAID LOT 1-B TO THE NORTHWEST CORNER OF SAID LOT 1-B;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF SAID LOT 1-B, A DISTANCE OF 167.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, FLORIDA AND CONTAINING 71.941 ACRES (3,133,732 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE NORTH LINE OF NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTIONS 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 3, 4 AND 5 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

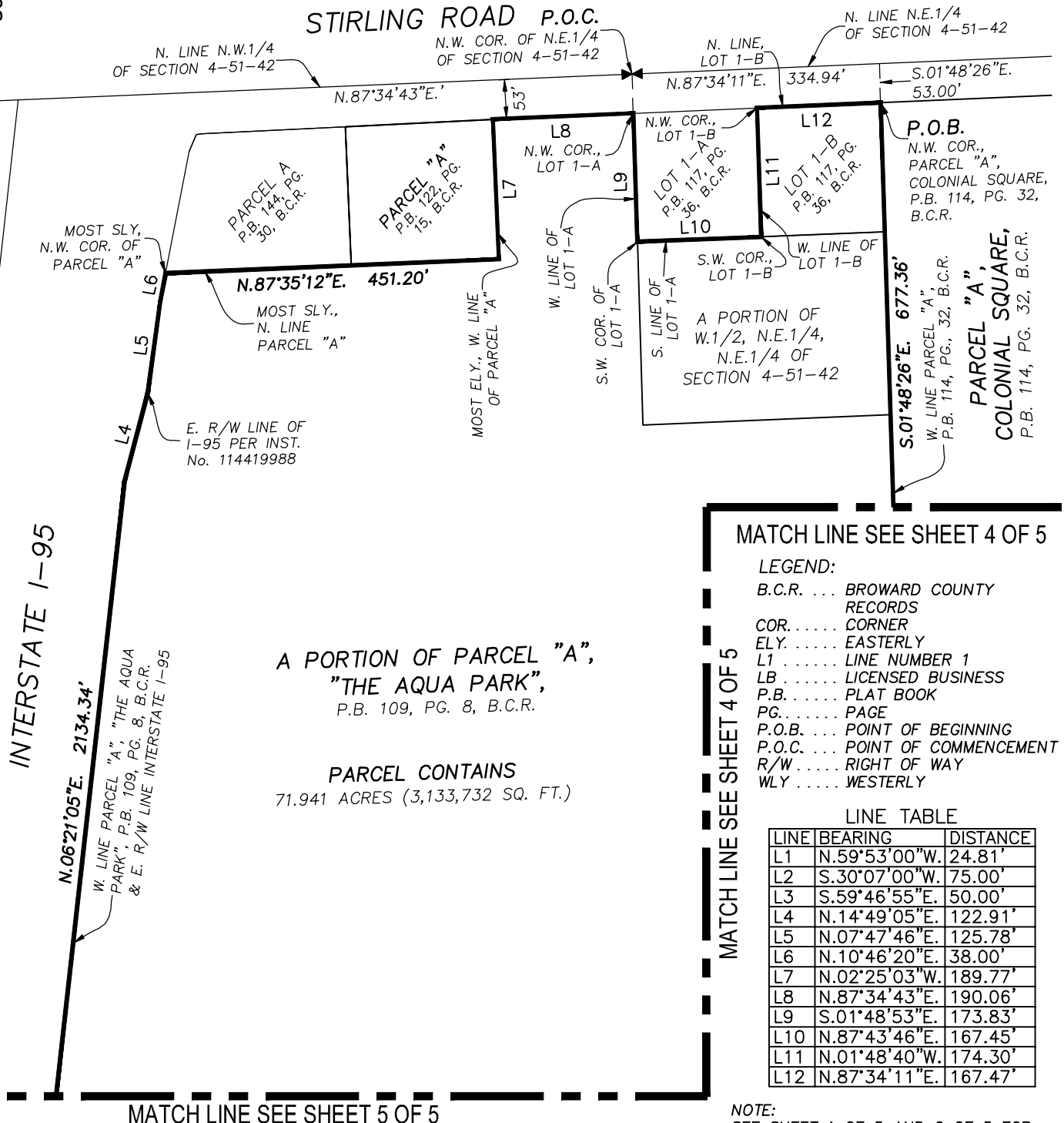
Tel. (954) 585-0997

Fax (954) 585-3927



SCALE: 1" = 200'

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



MATCH LINE SEE SHEET 4 OF 5

MATCH LINE SEE SHEET 4 OF 5

MATCH LINE SEE SHEET 5 OF 5

NOTE:
SEE SHEET 1 OF 5 AND 2 OF 5 FOR
THE LEGAL DESCRIPTION OF THE SKETCH
GRAPHICALLY SHOWN HEREON.

SHEET 3 OF 5

SKETCH NO.
18-8637 LUPA N.

4341 S.W. 62nd Avenue
Davie, Florida 33314



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and Mapping Business No. 6633

Tel. (954) 585-0997

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SCALE: 1" = 200'

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 5 OF 5

LINE 677.32' S. OF
AND PARALLEL
WITH THE N. LINE
OF PARCEL "A",
P.B. 114, PG. 32, B.C.R.

N.87°34'11"E.
334.84'

A PORTION OF
PARCEL "A",
COLONIAL SQUARE,
P.B. 114, PG. 32, B.C.R.

E. LINE PARCEL "A",
P.B. 114, PG.
32, B.C.R.

S.01°48'00"E. 770.97'

TRACT "A",
"JOHN L.A. BOND PLAT",
P.B. 111, PG. 38, B.C.R.

E. LINE TRACT "A",
P.B. 111, PG.
38, B.C.R.

E. LINE TRACT "A", JOHN L.A. BOND,
& W. R/W LINE C-10 CANAL
S.30°07'00"W. 1267.83'

W. R/W LINE
C-10 CANAL
C-10 CANAL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.59°53'00"W.	24.81'
L2	S.30°07'00"W.	75.00'
L3	S.59°46'55"E.	50.00'
L4	N.14°49'05"E.	122.91'
L5	N.07°47'46"E.	125.78'
L6	N.10°46'20"E.	38.00'
L7	N.02°25'03"W.	189.77'
L8	N.87°34'43"E.	190.06'
L9	S.01°48'53"E.	173.83'
L10	N.87°43'46"E.	167.45'
L11	N.01°48'40"W.	174.30'
L12	N.87°34'11"E.	167.47'

LEGEND:

B.C.R. ... BROWARD COUNTY RECORDS
COR. CORNER
ELY. EASTERLY
L1 LINE NUMBER 1
LB LICENSED BUSINESS
P.B. PLAT BOOK

LEGEND:

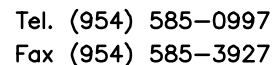
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R/W RIGHT OF WAY
WLY WESTERLY

NOTE:

SEE SHEET 1 OF 5 AND 2 OF 5 FOR
THE LEGAL DESCRIPTION OF THE SKETCH
GRAPHICALLY SHOWN HEREON.

SHEET 4 OF 5

SKETCH NO.
18-8637 LUPA N.



SKETCH NO.
18-8637 LUPA N.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
SOUTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL;

THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 37.297 ACRES (1,624,651 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON S.88°27'20"W. ALONG THE SOUTH LINE OF TRACT "E", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 2 AND 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION W ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD (AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.

DATE OF SIGNATURE: 4/8/20

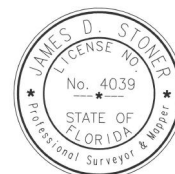
JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/02/2020	JDS	LSG	N/A



SHEET 1 OF 3

SKETCH NO.
18-8637 LUPA S.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

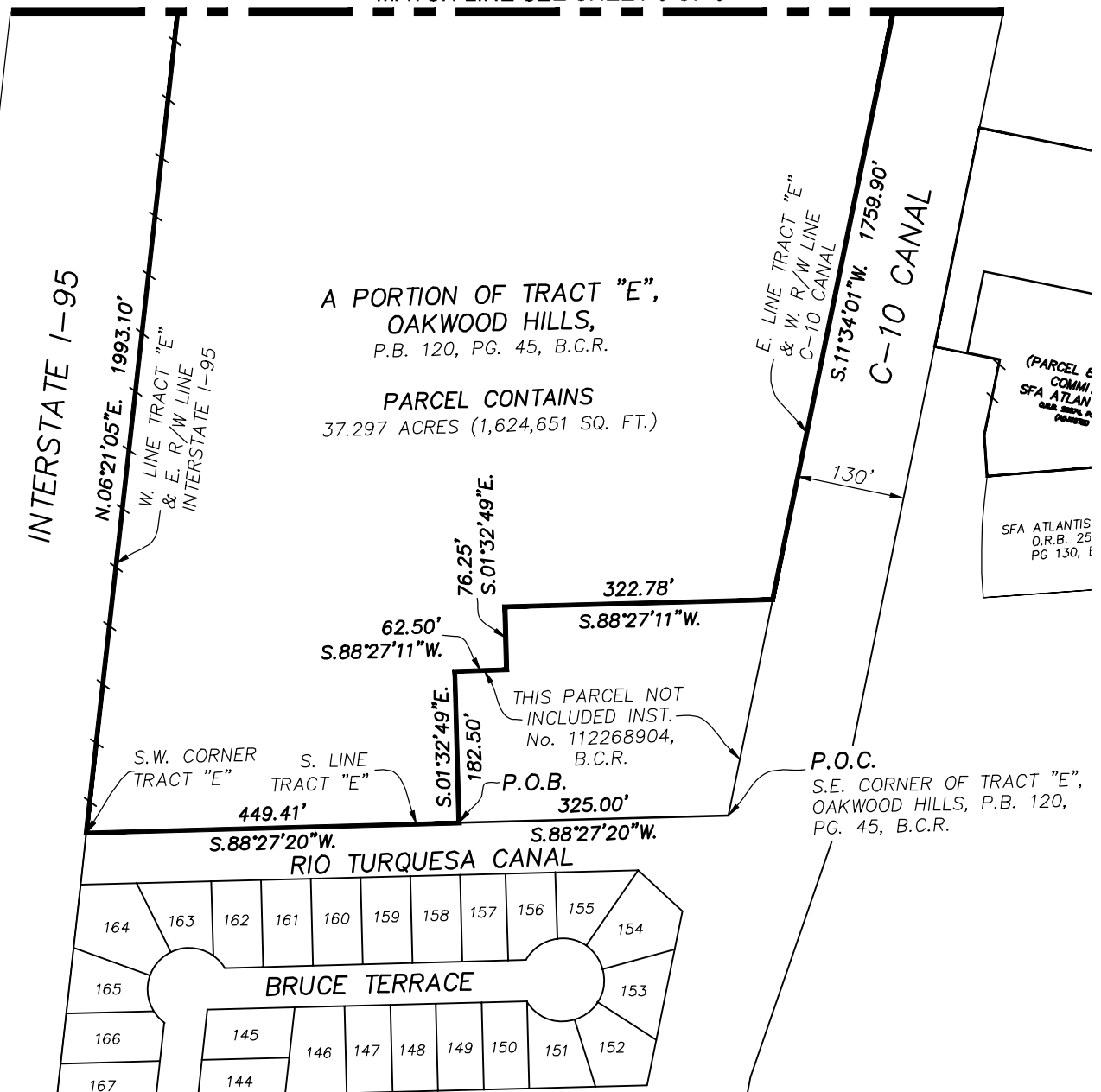
Tel. (954) 585-0997

Fax (954) 585-3927



EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
SOUTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

MATCH LINE SEE SHEET 3 OF 3



LEGEND:

B.C.R. ... BROWARD COUNTY RECORDS
C ... CENTERLINE
C1 ... CURVE NUMBER 1
L1 ... LINE NUMBER 1
LB ... LICENSED BUSINESS
P.B. ... PLAT BOOK
PG. ... PAGE
P.O.B. ... POINT OF BEGINNING

LEGEND:

P.O.C. ... POINT OF COMMENCEMENT
R/W ... RIGHT OF WAY
U.E. ... UTILITY EASEMENT
A ... ARC LENGTH
CA ... CENTRAL ANGLE
R ... RADIUS
— — — — — BREAK IN LINE SCALE

NOTE:
SEE SHEET 1 OF 3 FOR THE
LEGAL DESCRIPTION OF THE
SKETCH GRAPHICALLY SHOWN
HEREON.

SHEET 2 OF 3

SKETCH NO.
18-8637 LUPA S.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

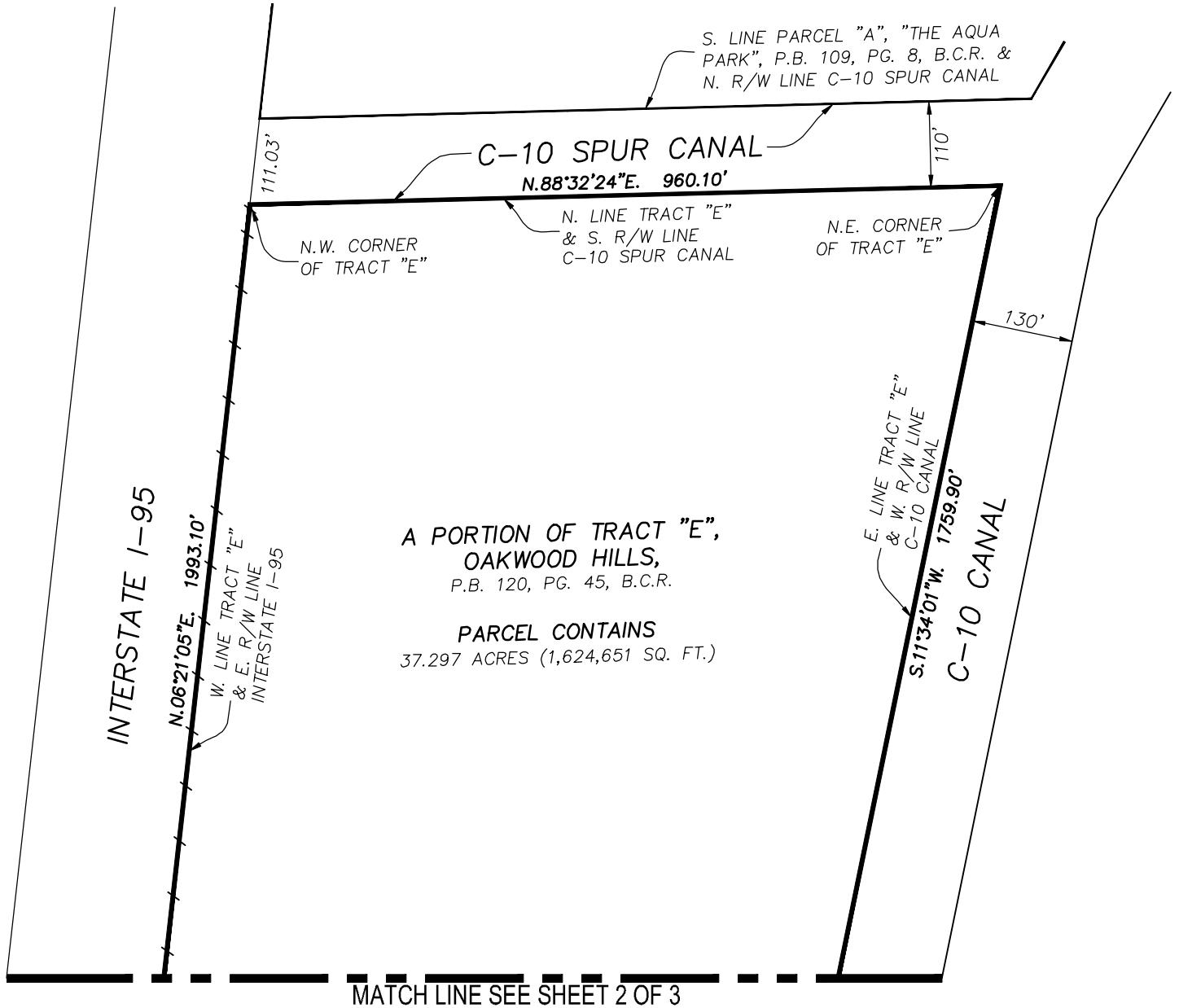
SURVEYORS - MAPPERS
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and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927



EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
SOUTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



MATCH LINE SEE SHEET 2 OF 3

LEGEND:

B.C.R. . . . BROWARD COUNTY RECORDS
C CENTERLINE
C1 CURVE NUMBER 1
L1 LINE NUMBER 1
LB LICENSED BUSINESS
P.B. PLAT BOOK
PG. PAGE
P.O.B. . . . POINT OF BEGINNING

LEGEND:

P.O.C. . . . POINT OF COMMENCEMENT
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT
A ARC LENGTH
CA CENTRAL ANGLE
R RADIUS
— — — — — BREAK IN LINE SCALE

NOTE:
SEE SHEET 1 OF 3 FOR THE
LEGAL DESCRIPTION OF THE
SKETCH GRAPHICALLY SHOWN
HEREON.

SHEET 3 OF 3

SKETCH NO.
18-8637 LUPA S.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
EAST LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C";

THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 36.83 FEET;

THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C";

THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET;

THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C");

THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET;

THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C";

THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET;

THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 2.422 ACRES (105,506 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON N.04°07'58"W. ALONG THE EAST LINE OF TRACT "C", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION W
ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD
AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.

DATE OF SIGNATURE: 4/8/20

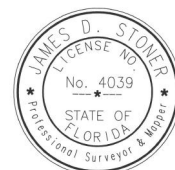
JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/07/2020	JDS	LSG	N/A



SHEET 1 OF 2

SKETCH NO.
18-8637 LUPA E.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

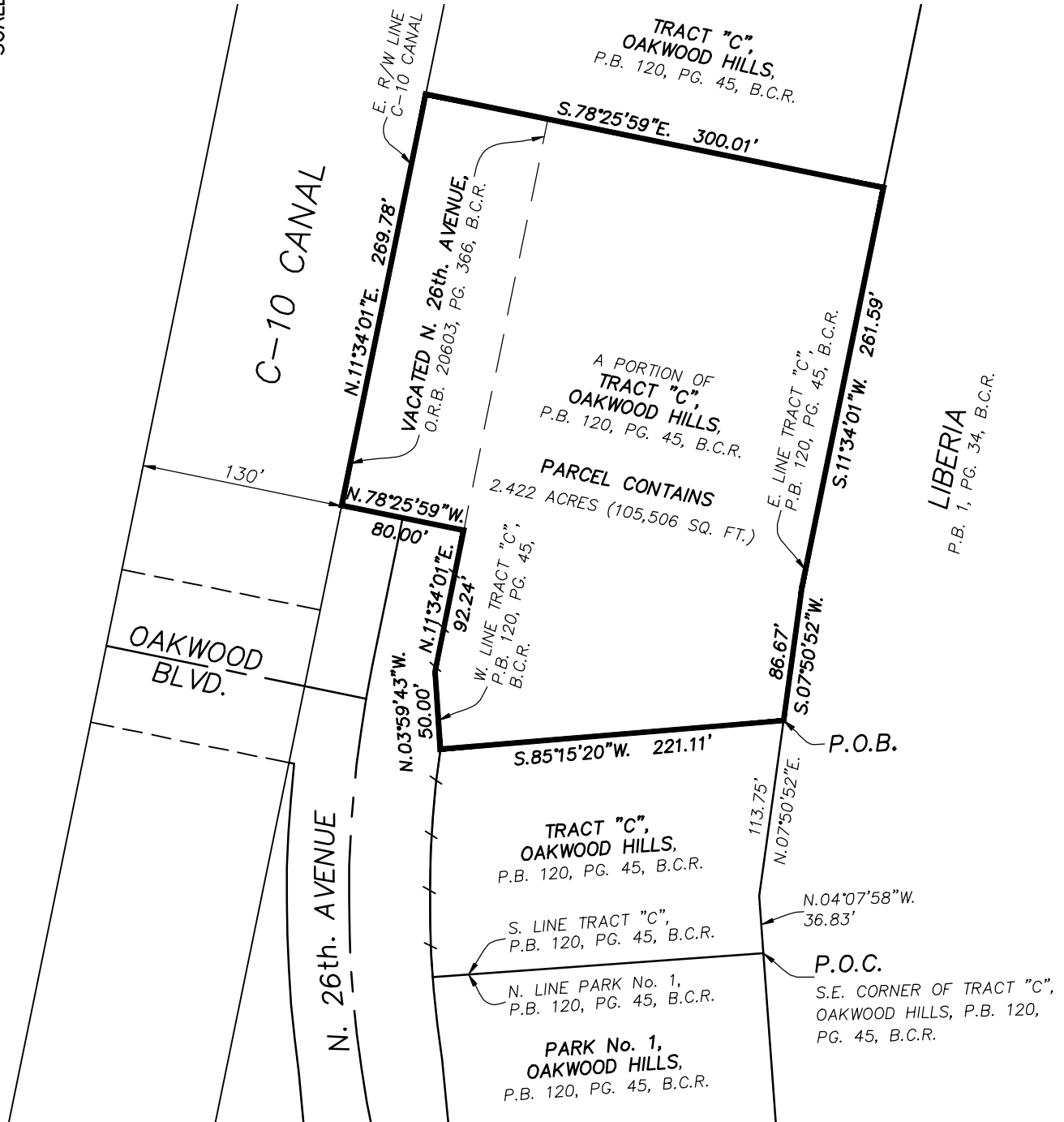
Tel. (954) 585-0997

Fax (954) 585-3927



SCALE: 1" = 100'

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
EAST LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



888263047

FILED

9AM

CERTIFICATE OF LIMITED PARTNERSHIP
OF
SFA ATLANTIS ASSOCIATES, L.P.

SEP 19 1988

[Handwritten signature]

The undersigned represents that it desires to form a limited partnership pursuant to 6 Del. C. §17-101 et seq. (the "Act") and that the undersigned has executed this Certificate in compliance with the requirements of the Act. The undersigned further states that:

1. The name of the limited partnership is SFA Atlantis Associates, L.P. (the "Partnership").

2. The address of the registered office of the Partnership in the State of Delaware and the name and address of the registered agent of the Partnership required to be maintained by §17-104 of the Act at such address are as follows:

REGISTERED AGENT

The Prentice-Hall Corporation
System, Inc.
229 South State St.
Dover, Delaware 19901

REGISTERED OFFICE

229 South State St.
Dover, Delaware 19901
County of Kent

3. The name and mailing address of the general partner is as follows:

GENERAL PARTNER

SN Atlantis, Inc.

ADDRESS

Phillips Point West Tower
Suite 1000
West Palm Beach, Florida 33480

WHEREFORE, the undersigned has executed this Certificate the 14 day of Sept., 1988.

GENERAL PARTNER:

SN Atlantis, Inc.

By: *[Handwritten signature]*
Michael J. Swerdlow, President

888263047

FILED

9AM

CERTIFICATE OF LIMITED PARTNERSHIP
OF
SFA ATLANTIS ASSOCIATES, L.P.

SEP 19 1988

[Handwritten signature]

The undersigned represents that it desires to form a limited partnership pursuant to 6 Del. C. §17-101 et seq. (the "Act") and that the undersigned has executed this Certificate in compliance with the requirements of the Act. The undersigned further states that:

1. The name of the limited partnership is SFA Atlantis Associates, L.P. (the "Partnership").

2. The address of the registered office of the Partnership in the State of Delaware and the name and address of the registered agent of the Partnership required to be maintained by §17-104 of the Act at such address are as follows:

REGISTERED AGENT

The Prentice-Hall Corporation
System, Inc.
229 South State St.
Dover, Delaware 19901

REGISTERED OFFICE

229 South State St.
Dover, Delaware 19901
County of Kent

3. The name and mailing address of the general partner is as follows:

GENERAL PARTNER

SN Atlantis, Inc.

ADDRESS

Phillips Point West Tower
Suite 1000
West Palm Beach, Florida 33480

WHEREFORE, the undersigned has executed this Certificate the 14 day of Sept., 1988.

GENERAL PARTNER:

SN Atlantis, Inc.

By: *[Handwritten signature]*
Michael J. Swerdlow, President

**APPLICATION BY FOREIGN LIMITED PARTNERSHIP
FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA**

1. SFA Atlantis Associates, L.P.
(Name of Limited Partnership; must contain the word "LIMITED" or "LTD.")
2. SFA Atlantis Associates Limited Partnership
(Name under which the Limited Partnership proposes to register or transact business in Florida; must contain the word "LIMITED" or "LTD.")
3. Delaware
(State of Formation)
4. September 19, 1988
(Date of Formation)
5. Corporation Information Services, Inc.
(Name of Registered Agent for Service of Process)
6. 502 East Park Avenue
(Street Address or Registered Office)
Tallahassee, Florida 32301
(City) (Zip Code)
7. Acceptance by the Registered Agent for Service of Process.
By Brian Courtenay, Agent for
CORPORATION INFORMATION SERVICES, INC.
(Agent must sign on this line)
8. c/o Corporation Service Company 1013 Centre Road, Wilmington, Delaware
(Address of Registered Office required in State of Formation or, if not required, Address of Principal Office)

9. NAME OF GENERAL PARTNERS

SPECIFIC ADDRESS

SN Atlantis, Inc.

4601 Sheridan Street
Suite 600
Hollywood, FL 33021

Office of Hollywood STS Associates, L.P.
4601 Sheridan Street
Suite 600
Hollywood, FL 33021

10. _____
(Office where Names, Addresses and Contributions of Limited Partners are kept)
11. The limited partnership will undertake to keep the records listing the addresses and capital contributions of the limited partner or limited partners until the limited partnership's registration in Florida is cancelled or withdrawn.
12. 4601 Sheridan Street Suite 600 - Hollywood, Florida 33021
(Mailing Address of Limited Partnership)

* SPN Atlantis Associates, L.P.

By: SN Atlantis Inc.,
its general partner

This 27th day of September, 19 88

By: [Signature]

President

STATE OF New York

COUNTY OF New York

THE FOREGOING instrument was acknowledged and sworn to before me this

27th day of September, 1988 by Michael Szwedlar, the president
(Name of General Partner)

of SN Atlantis Inc., the general partner of SPN Atlantis Associates, L.P.
(Name of Limited Partnership)

A Delaware Limited Partnership, on behalf of the Limited Partnership.
(State or Country)

[Signature]
Notary Public

State of New York at Large

My Commission Expires:

11/30/88

(SEAL)

REGINA E. CIANCHI
Notary Public, State of New York
No. 60-4676879
Qualified in Westchester County
Commission Expires November 30, 1989

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

SN Atlantis

BEFORE ME, the undersigned, personally appeared Michael Suedlow, the president of
constituting all of the general partners of SFN Atlantis Associates, L.P.
a Delaware limited partnership, hereinafter referred to as
(State)

the "Partnership", who, upon being sworn, certified as follows:

1. The amount of capital contributions of the limited partner
is \$ 90,000.
2. The anticipated amount of the capital contributions of the limited
partners that are allocated for the purpose of transacting business in
Florida is \$ 7,200,000.

This 27th day of September, 19 88.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury I declare that I have read the foregoing and
that the facts alleged are true, to the best of my knowledge and belief.

General Partner(s)

By: _____

President

STATE OF New York

COUNTY OF New York

DATE 9/27/88

* SFN Atlantis Associates, L.P.

By: SN Atlantis Inc.,
its general partner

BEFORE ME, the undersigned officer, a Notary Public authorized to
administer oaths and to take acknowledgments in and for the State and County
set forth above, personally appeared Michael Suedlow
(General Partner), known to me and known by me to be the person who executed
the foregoing Affidavit of Capital Contributions, and he acknowledged to me
and before me that he executed this Affidavit as General Partner of said
Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal, in the State and County aforesaid, this 27th day of September
19 88.

(SEAL)

Regina E. Cianci
Notary Public

State of New York at Large

My Commission Expires:

11/30/88

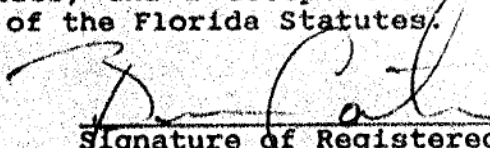
(IH 44)

REGINA E. CIANCI
Notary Public, State of New York
No. 60-4676879
Qualified in Westchester County
Commission Expires November 30, 1988

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the foreign limited partnership named in the foregoing "Application by Foreign Limited Partnership for Authorization to Transact Business in Florida" at the place designated therein, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 620.192 of the Florida Statutes.

Date: October, 12, 1988


Signature of Registered Agent
By Brian Courtney as agent for:
CORPORATION INFORMATION SERVICES,
INC.

**APPLICATION BY FOREIGN LIMITED PARTNERSHIP
FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA**

1. SFA Atlantis Associates, L.P.
(Name of Limited Partnership; must contain the word "LIMITED" or "LTD.")
2. SFA Atlantis Associates Limited Partnership
(Name under which the Limited Partnership proposes to register or transact business in Florida; must contain the word "LIMITED" or "LTD.")
3. Delaware
(State of Formation)
4. September 19, 1988
(Date of Formation)
5. Corporation Information Services, Inc.
(Name of Registered Agent for Service of Process)
6. 502 East Park Avenue
(Street Address or Registered Office)
Tallahassee, Florida 32301
(City) (Zip Code)
7. Acceptance by the Registered Agent for Service of Process.
By Brian Courtenay, Agent for
CORPORATION INFORMATION SERVICES, INC.
(Agent must sign on this line)
8. c/o Corporation Service Company 1013 Centre Road, Wilmington, Delaware
(Address of Registered Office required in State of Formation or, if not required, Address of Principal Office)

9. NAME OF GENERAL PARTNERS

SPECIFIC ADDRESS

SN Atlantis, Inc.

4601 Sheridan Street
Suite 600
Hollywood, FL 33021

Office of Hollywood STS Associates, L.P.
4601 Sheridan Street
Suite 600
Hollywood, FL 33021

10. _____
(Office where Names, Addresses and Contributions of Limited Partners are kept)
11. The limited partnership will undertake to keep the records listing the addresses and capital contributions of the limited partner or limited partners until the limited partnership's registration in Florida is cancelled or withdrawn.
12. 4601 Sheridan Street Suite 600 - Hollywood, Florida 33021
(Mailing Address of Limited Partnership)

* SPN Atlantis Associates, L.P.

By: SN Atlantis Inc.,
its general partner

This 27th day of September, 19 88

By: [Signature]

President

STATE OF New York

COUNTY OF New York

THE FOREGOING instrument was acknowledged and sworn to before me this

27th day of September, 1988 by Michael Suedlar, the president
(Name of General Partner)

of SN Atlantis Inc., the general partner of SPN Atlantis Associates, L.P.
(Name of Limited Partnership)

A Delaware Limited Partnership, on behalf of the Limited Partnership.
(State or Country)

[Signature]
Notary Public

State of New York at Large

My Commission Expires:

11/30/88

(SEAL)

REGINA E. CIANCHI
Notary Public, State of New York
No. 60-4676879
Qualified in Westchester County
Commission Expires November 30, 1989

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

SN Atlantis

BEFORE ME, the undersigned, personally appeared Michael Suedlow, the president of
constituting all of the general partners of SFN Atlantis Associates, L.P.
a Delaware limited partnership, hereinafter referred to as
(State)

the "Partnership", who, upon being sworn, certified as follows:

1. The amount of capital contributions of the limited partner
is \$ 90,000.
2. The anticipated amount of the capital contributions of the limited
partners that are allocated for the purpose of transacting business in
Florida is \$ 7,200,000.

This 27th day of September, 19 88.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury I declare that I have read the foregoing and
that the facts alleged are true, to the best of my knowledge and belief.

General Partner(s)

By: _____

President

STATE OF New York

COUNTY OF New York

DATE 9/27/88

* SFN Atlantis Associates, L.P.

By: SN Atlantis Inc.,
its general partner

BEFORE ME, the undersigned officer, a Notary Public authorized to
administer oaths and to take acknowledgments in and for the State and County
set forth above, personally appeared Michael Suedlow
(General Partner), known to me and known by me to be the person who executed
the foregoing Affidavit of Capital Contributions, and he acknowledged to me
and before me that he executed this Affidavit as General Partner of said
Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal, in the State and County aforesaid, this 27th day of September
19 88.

(SEAL)

Regina E. Cianci
Notary Public

State of New York at Large

My Commission Expires:

11/30/88

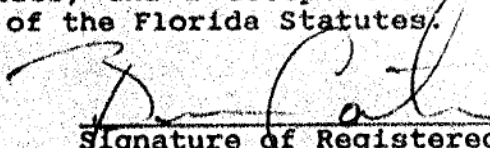
(IH 44)

REGINA E. CIANCI
Notary Public, State of New York
No. 60-4676879
Qualified in Westchester County
Commission Expires November 30, 1988

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the foreign limited partnership named in the foregoing "Application by Foreign Limited Partnership for Authorization to Transact Business in Florida" at the place designated therein, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 620.192 of the Florida Statutes.

Date: October, 12, 1988


Signature of Registered Agent
By Brian Courtney as agent for:
CORPORATION INFORMATION SERVICES,
INC.

**CERTIFICATE OF AMENDMENT
TO
CERTIFICATE OF LIMITED PARTNERSHIP
OF
SFA ATLANTIS ASSOCIATES, L.P.**

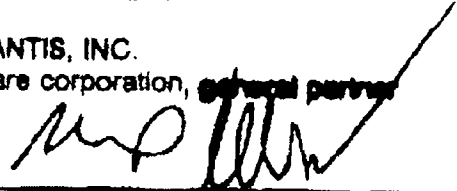
SFA ATLANTIS ASSOCIATES, L.P., a limited partnership organized under the Delaware Revised Uniform Limited Partnership Act (the "Act") for the purpose of amending its Certificate of Limited Partnership pursuant to 6 Delaware Code Ann. §17-204(a)(2) of the Act, hereby certifies that effective as of July 15, 1996, Paragraph 1 of the Certificate of Limited Partnership is amended in its entirety to read as follows:

1. The name of the limited partnership is OAKWOOD PLAZA LIMITED PARTNERSHIP.

IN WITNESS WHEREOF, this Certificate of Amendment has been executed by the general partner as of the 11th day of July, 1996.

GENERAL PARTNER:

SN ATLANTIS, INC.
a Delaware corporation, ~~general partner~~

By: 
Michael J. Swerdlow, President

RECEIVED
95 JUL 17 PM 3:17

**CERTIFICATE OF AMENDMENT
TO
APPLICATION FOR REGISTRATION
OF
SFA ATLANTIS ASSOCIATES, LIMITED PARTNERSHIP**

Pursuant to the provisions of section 620.173, Florida Statutes, this foreign limited partnership hereby submits this certificate of amendment to its registration application:

1. Paragraph 1 of the registration application is amended to read in its entirety as follows:

"1. The name of the limited partnership as it is in the State of filing is:

OAKWOOD PLAZA LIMITED PARTNERSHIP

SN ATLANTIS, INC., a Delaware corporation, general partner

[Signature]
MICHAEL J. SWERDLOW, President

STATE OF FLORIDA)

COUNTY OF BROWARD)

SS:

On this 15th day of July, 1996, MICHAEL J. SWERDLOW personally appeared before me,

- ☒ who is/are personally known to me
☐ whose identity I proved on the basis of

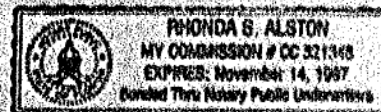
Notary: *[Signature]*

[NOTARIAL SEAL] Print Name: _____

Notary Public, State of _____

My Commission Expires: _____

Commission Number: _____





July 12, 2024

Oakwood Plaza Retail South

City of Hollywood, Broward County, FL

DRAINAGE SUMMARY

Prepared For:
Broward County SWM
City of Hollywood



THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE
ADJACENT TO THE SEAL. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

Gregory D. Wilfong, P.E. Date
FL P.E. # 63166

© Kimley-Horn and Associates, Inc., 2024
Kimley-Horn Project #: 147507131

Kimley»Horn

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OAKWOOD PLAZA RETAIL SOUTH

HOLLYWOOD, BROWARD COUNTY, FL

DRAINAGE SUMMARY

1.0 INTRODUCTION

The overall Oakwood Plaza was originally permitted into two separate basins. The North basin being 72.04 acres and the South basin containing 39.30 acres. The site was originally permitted through South Florida Water Management District, Permit No. 06-00639-S. The site is currently an existing 52,696 SF Regal movie theater and shall be redeveloped into a 1.425-acre two story retail store. The overall affected area for the project is 8.198 of the 39.30 acres of the south basin and is located within Flood Zone X and Zone AH (EL 7).

The site is located on the east side of Interstate 95 (I-95), north of Sheridan Street within the existing Oakwood Plaza Shopping Center. Stormwater runoff from the project area currently drains to a series of interconnected catch basins discharges to an existing control structure leading into the wet pond, east of Oakwood Blvd.

Kimley Horn and Associates, Inc. has had a pre application meeting with Broward County Staff, on 04/04/2024, the following is a summary of the discussion. Groundwater elevation for the design is based on the BC Future Conditions 2070 of 3.5' NAVD. The site was designed to meet pre versus post compensatory storage. FFE is required to be at or above the BC 100-year 2024 Future Flood Elevation of 8.0' NAVD. Stormwater discharge will be routed offsite to the existing master system after being treated onsite.

The existing land use breakdowns for the project are as follows:

Table 1 – Existing Land Use Breakdown

Existing		
Parameter	Area (SF)	Area (AC)
Buildings	52,696	1.210
Pervious Area	55,388	1.272
Impervious Area	24,9016	5.717
Total	357,100	8.198

2.0 DESIGN

The site will be redeveloped to accommodate a two-story retail building (62,090 SF). The proposed redevelopment of the site consists of demolishing 52,696 SF of existing building area, modifications to the accesses, and parking lot reconfiguration. The proposed stormwater management system will convey the stormwater runoff through a series of interconnected catch basins and exfiltration trench, prior to discharging to the offsite lake. Underground storm chambers have been proposed to provide compensatory storage up to the previously permitted peak stage for 100-year 3-day storm event, Elevation 6.90' NAVD. The dry pretreatment requirement has been provided for in the proposed exfiltration trench. A portion of the exfiltration trench has been set 1 foot above the water table with an invert of 4.5' NAVD and a weir of 5.5' NAVD. The remaining exfiltration trench is set at an invert of 3.5' NAVD with an internal weir of 5.5' NAVD.

The proposed area breakdowns for the area of impact are as follows:

Table 2 – Proposed Land Use Breakdown

Proposed		
Parameter	Area (SF)	Area (AC)
Buildings	62,090	1.425
Pervious Area	75,828	1.741
Impervious Area	219,182	5.032
Total	357,100	8.198

3.0 WATER QUALITY

The post-development condition will provide treatment for the proposed onsite improvements. Water quality shall be the greater of 1" over the entire drainage area or 2.5 x % impervious.

Post-Development

$$1" \quad \times \quad 8.198 \text{ acres} \quad = 8.20 \text{ ac-in} \quad = \quad 0.68 \text{ ac-ft}$$

2.5 x % impervious is as follows:

$$\begin{aligned}
 \text{A)} \quad & 8.198 - (\text{Buildings}) &= 8.198 - 1.425 &= 6.77 \\
 \text{B)} \quad & 6.77 - (\text{Pervious Area}) &= 6.77 - 1.54 &= 5.03 \\
 \text{C)} \quad & \% \text{ Impervious} &= 5.03 / 6.77 \times 100 &= 74.3\% \\
 \text{D)} \quad & 2.5 \times \% \text{ Impervious} &= 2.5 \times 0.743 &= 1.86 \text{ in}
 \end{aligned}$$

$$E) \quad 1.86 \text{ in} \times 8.198 \quad = 15.23 \text{ ac-in} \quad = 1.27 \text{ ac-ft}$$

2.5" x Impervious Area yields the larger quantity therefore the site must provide the 1.27 ac-ft of treatment in the post-development condition.

The required pre-treatment volume shall be 1/2" over the developed project is 0.34 ac-ft. This is provided in the proposed 157 LF of dry exfiltration trench which starts 1 foot above the water table at 4.50' NAVD. Pretreatment is met at elevation 5.50' NAVD in the dry exfiltration trench.

The remaining required treatment volume is provided for at Elevation 5.50' NAVD. The provided water quality shall be provided for in the 851 LF of proposed exfiltration trench, 2.24 ac-ft of volume.

4.0 WATER QUANTITY

0.5 ac-ft of underground storm chambers and a dry pond have been proposed to provide compensatory storage up to the previously permitted peak stage for 100-year 3-day storm event, Elevation 6.90' NAVD. The permitted condition provided a total of 4.02 ac-ft of storage at the 100-year peak design stage of 6.90' NAVD. An outfall control structure has been designed to attenuate the required volume for treatment.

The post-development condition calculations were performed utilizing stage storage comparison calculations to show that the amount of storage in the post-development condition are greater than or equal to pre-development condition, prior to discharging into the overall South Basin system for Oakwood Plaza Shopping Center. A summary of the proposed post-development storage and design stages are as follows:

Table 5 – Pre-Development vs. Post-Development Flood Routing Results

Storm Event	Pre-Development		Post-Development	
	Stage (NAVD)	Storage (ac-ft)	Stage (NAVD)	Storage (ac-ft)
10-year 1-Day	6.23	1.25	6.23	3.25
25-year 3-day	6.61	2.38	6.61	3.57
100-year 3-day	6.90	4.02	6.90	4.13

The calculations for the flood routings are included in the **Appendix C**.

5.0 CONCLUSION

Based on the results for the proposed redevelopment, the proposed improvements are consistent with the Broward County design criteria.

The following is a summary of design parameters:

- Control Water Elevation = 3.50'
- 5 yr – 1 hr Permitted Design Stage = 6.23'
- 25 yr – 72 hr Permitted Design Stage = 6.61'
- 100 yr – 72 hr Permitted Design Stage = 6.90'
- Minimum Inlet Elevation = 6.44'
- Minimum Perimeter Berm Elevation = 6.90'
- Finished Floor Elevation = 8.00'
- Broward County 2070 Future Conditions Average Wet Season Groundwater Elevation = 3.50'
- Broward County 100-year FEMA Flood Elevation = 8.00'

APPENDICES

APPENDIX A

Pre-Development Calculations



Date: 7/11/2024
Project: Oakwood Plaza
Project No: 147507131

Design Criteria:

Estimated Seasonal High Water Level: 3.50 NAVD

Proposed Acreages

Lake Areas (A _L)	0 sf	or	0.000 ac
Roof Areas (A _R)	52,696 sf	or	1.210 ac
Paved Areas (A _P)	249,016 sf	or	5.717 ac
Green Areas (A _G)	55,388 sf	or	1.272 ac
Total (A _T)	357,100 sf	or	8.198 ac

Soil Storage

Land Use Summary:

	Acres	Percent
Lake Areas (A_L)	0.000	0.00%
Roof Areas (A_R)	1.210	14.76%
Paved Areas (A_P)	5.717	69.73%
Green Areas (A_G)	1.272	15.51%
Total (A_T)	8.198	100.00%

Compacted Soil Storage per
SFWM D Vol. IV

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Depth to Water Table (feet)	Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 8.5
Depth to Water Table: 5.00 ft
Soil Compaction at Depth (S_0): 6.75 inches

Weighted S value: CN Value:
= $S_0 \times \% \text{ Pervious}$
= 6.75×12.21
= 1.05 inches
= $1000 / (S + 10)$
= 90.52

Rainfalls

From Figure C-9, 100-Year 3-day Storm = 18.00 inches
From Figure C-8, 25-Year 3-day Storm = 13.00 inches
From Figure C-4, 10-Year 1-day Storm = 8.83 inches

Runoff Volume

100-Year 3-Day (Finish Floor)

Runoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$
= 16.80 inches or 1.40 feet of total runoff
Runoff Volume = Q * Project Area
= 137.74 ac-in or 11.48 ac-ft

25-Year 3-Day

Runoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$
= 11.82 inches or 0.99 feet of total runoff
Runoff Volume = Q * Project Area
= 96.92 ac-in or 8.08 ac-ft

5-Year 1-Day

Runoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$
= 6.38 inches or 0.53 feet of total runoff
Runoff Volume = Q * Project Area
= 52.26 ac-in or 4.36 ac-ft

10-Year 1-Day (Minimum Crown of Road)

Runoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$
= 7.69 inches or 0.64 feet of total runoff
Runoff Volume = Q * Project Area
= 63.02 ac-in or 5.25 ac-ft



Date: 7/12/2024
Project: Oakwood Plaza
Project No: 147029004

Site Stage Storage:

Underground Stage Storage:

Control Elevation = 3.50
Finished Floor Elevation = 7.38
Area at Control Elevation = 0.00
Area at Top of Bank = 6.99 ac
Building Area = 1.21 ac

Exfiltration Trench
Control Elevation = 3.5
FFE = 7.38
Treatment Provided = 0.36 ac-ft

Sub-Area	Total
Low EL	Storage
High EL	
Area (ft^2)	
Area (acres)	
Stage (NAVD)	(ac-ft)
3.00	0.00
3.10	0.00
3.20	0.00
3.30	0.00
3.40	0.00
3.50	0.00
3.60	0.00
3.70	0.00
3.80	0.00
3.90	0.00
4.00	0.00
4.10	0.02
4.20	0.02
4.30	0.02
4.40	0.03
4.50	0.03
4.60	0.04
4.70	0.05
4.80	0.06
4.90	0.07
5.00	0.08
5.10	0.09
5.20	0.10
5.30	0.12
5.40	0.14
5.50	0.16
5.60	0.18
5.70	0.21
5.80	0.24
5.90	0.28
6.00	0.34
6.10	0.44
6.20	0.59
6.30	0.80
6.40	1.11
6.50	1.49
6.60	1.96
6.70	2.48
6.80	3.05
6.90	3.66
7.00	4.29
7.10	4.93
7.20	5.58
7.30	6.24
7.40	6.91
7.50	7.58
7.60	8.26
7.70	8.94
7.80	9.62
7.90	10.31
8.00	11.00

Sub-Area	Total	Total
Low EL	Storage Area	Storage
High EL		
Area (ft^2)		
Area (acres)		
Stage (NAVD)	(ac)	(ac-ft)
3.00	0.144	0.0000
3.10	0.144	0.0144
3.20	0.144	0.0288
3.30	0.144	0.0432
3.40	0.144	0.0576
3.50	0.144	0.072
3.60	0.144	0.0864
3.70	0.144	0.1008
3.80	0.144	0.1152
3.90	0.144	0.1296
4.00	0.144	0.144
4.10	0.144	0.1584
4.20	0.144	0.1728
4.30	0.144	0.1872
4.40	0.144	0.2016
4.50	0.144	0.216
4.60	0.144	0.2304
4.70	0.144	0.2448
4.80	0.144	0.2592
4.90	0.144	0.2736
5.00	0.144	0.288
5.10	0.144	0.3024
5.20	0.144	0.3168
5.30	0.144	0.3312
5.40	0.144	0.3456
5.50	0.144	0.36
5.60	0.144	0.36
5.70	0.144	0.36
5.80	0.144	0.36
5.90	0.144	0.36
6.00	0.144	0.36
6.10	0.144	0.36
6.20	0.144	0.36
6.30	0.144	0.36
6.40	0.144	0.36
6.50	0.144	0.36
6.60	0.144	0.36
6.70	0.144	0.36
6.80	0.144	0.36
6.90	0.144	0.36
7.00	0.144	0.36
7.10	0.144	0.36
7.20	0.144	0.36
7.30	0.144	0.36
7.40	0.144	0.36
7.50	0.144	0.36
7.60	0.144	0.36
7.70	0.144	0.36
7.80	0.144	0.36
7.90	0.144	0.36
8.00	0.144	0.36

Total Site Stage Storage:

Total Site Stage Storage
Control Elevation = 3.5
Finished Floor Elevation = 7.38
Building Area = 1.21 ac

Total Site Stages	Total Site Storage
(NAVD)	(ac)
3.00	0.00
3.10	0.01
3.20	0.03
3.30	0.04
3.40	0.06
3.50	0.07
3.60	0.09
3.70	0.10
3.80	0.12
3.90	0.13
4.00	0.14
4.10	0.17
4.20	0.19
4.30	0.21
4.40	0.23
4.50	0.25
4.60	0.27
4.70	0.29
4.80	0.32
4.90	0.34
5.00	0.37
5.10	0.39
5.20	0.42
5.30	0.45
5.40	0.48
5.50	0.52
5.60	0.54
5.70	0.60
5.80	0.64
5.90	0.70
6.00	0.80
6.10	0.95
6.20	1.16
6.30	1.47
6.40	1.85
6.50	2.32
6.60	2.32
6.70	2.84
6.80	3.41
6.90	4.02
7.00	4.65
7.10	5.29
7.20	5.94
7.30	6.60
7.40	7.27
7.50	7.94
7.60	8.62
7.70	9.30
7.80	9.98
7.90	10.67
8.00	11.36

APPENDIX B

Post-Development Calculations

Design Criteria:

Estimated Seasonal High Water Level: 3.50 NAVD

Proposed Acreages

Lake Areas (A_L)	0 sf	or	0.000 ac
Roof Areas (A_R)	62,090 sf	or	1.425 ac
Paved Areas (A_P)	219,182 sf	or	5.032 ac
Green Areas (A_G)	75,828 sf	or	1.741 ac
Total (A_T)	357,100 sf	or	8.198 ac

Compute Required Water Quality Volume:

- 1) Provide at least 1 inch over the developed project:

$$\begin{aligned}
 V_{wq} &= 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\
 &= 1 \times 12.635 / 12 \\
 &= \boxed{0.68 \text{ ac-ft}} \quad \text{or} \quad 8.20 \text{ ac-in}
 \end{aligned}$$

- 2) Provide 2.5" over % impervious area:

- a) Site Area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_S &= A_T - (A_L + A_R) \\
 &= 6.77 \text{ ac of site area for water quality pervious/impervious}
 \end{aligned}$$

- b) Impervious area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_{IMP} &= A_S - A_G \\
 &= 5.03 \text{ ac of impervious area for water quality pervious/impervious}
 \end{aligned}$$

- c) Percent impervious for water quality calculation:

$$\begin{aligned}
 &= A_{IMP} / A_S \times 100\% \\
 &= 74.3 \text{ \% impervious}
 \end{aligned}$$

- d) For 2.5" times the percent impervious:

$$\begin{aligned}
 &= 2.5" \times \% \text{ impervious} \\
 &= 1.86 \text{ inches to be treated}
 \end{aligned}$$

- e) Computed volume required for quality detention

$$\begin{aligned}
 V_{wq} &= \text{inches to be treated} \times (A_T - A_L) \\
 &= 1.93 \times (8.198 - 0.00) \times 1 \text{ foot} / 12 \text{ inches} \\
 &= \boxed{1.27 \text{ ac-ft}} \quad \text{or} \quad 15.23 \text{ ac-in}
 \end{aligned}$$

- 3) Since the 1.27 ac-ft is greater than the 0.68 computed for the first inch of runoff the volume of 1.27 ac-ft controls.

Pre-Treatment Water Quality Volume:

1) Provide at 1/2 inch over the developed project:

$$\begin{aligned}
 V_{PRE} &= 0.5 \text{ inch} \times A_r \times 1 \text{ ft} / 12 \text{ inches} \\
 &= 0.5 \times 8.19 / 12 \\
 &= 0.34 \text{ ac-ft or } 4.10 \text{ ac-in}
 \end{aligned}$$

2) Provided Pre Treatment Water Quality

Volume provided in dry exfil at Elev. 5.5	=	0.34	ac-ft
---	---	------	-------

Total Volume Provided	=	0.34	ac-ft
------------------------------	---	-------------	--------------

Soil Storage

Land Use Summary:

	Acres	Percent
Lake Areas (A_L)	0.000	0.00%
Roof Areas (A_R)	1.425	17.39%
Paved Areas (A_P)	5.032	61.38%
Green Areas (A_G)	1.741	21.23%
Total (A_T)	8.198	100.00%

Compacted Soil Storage per
SFWMD Vol. IV
Page C-III

Depth to Water Table (feet)	Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 8.5
Depth to Water Table: 5.00 ft
Soil Compaction at Depth (S_0): 6.75 inches

Weighted S value:

$$= S_0 \times \% \text{ Pervious}$$

$$= \frac{6.75 \times 12.21}{1.43 \text{ inches}} = 1000 / (S+10) = 87.46$$

Rainfalls

From Figure C-9, 100-Year 3-day Storm = 18.00 inches
From Figure C-8, 25-Year 3-day Storm = 13.00 inches
From Figure C-4, 10-Year 1-day Storm = 8.83 inches

Runoff Volume

100-Year 3-Day (Finish Floor)

$$\begin{aligned} \text{Runoff (Q)} &= (P-0.2S)^2 / (P+0.8S) \\ &= 16.39 \text{ inches} \quad \text{or} \quad 1.37 \text{ feet of total runoff} \\ \text{Runoff Volume} &= Q * \text{Project Area} \\ &= 134.34 \text{ ac-in} \quad \text{or} \quad 11.20 \text{ ac-ft} \end{aligned}$$

25-Year 3-Day

$$\begin{aligned} \text{Runoff (Q)} &= (P-0.2S)^2 / (P+0.8S) \\ &= 11.43 \text{ inches} \quad \text{or} \quad 0.95 \text{ feet of total runoff} \\ \text{Runoff Volume} &= Q * \text{Project Area} \\ &= 93.66 \text{ ac-in} \quad \text{or} \quad 7.81 \text{ ac-ft} \end{aligned}$$

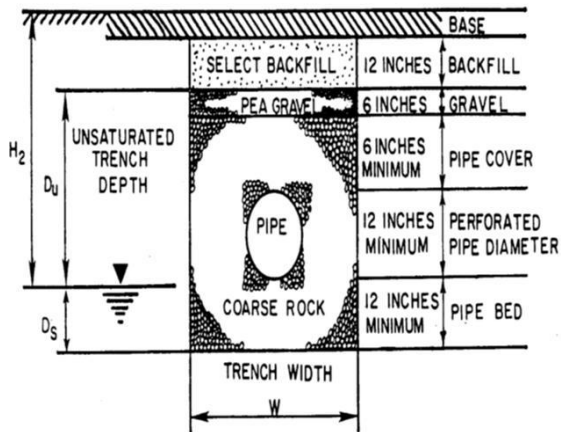
5-Year 1-Day

$$\begin{aligned} \text{Runoff (Q)} &= (P-0.2S)^2 / (P+0.8S) \\ &= 6.02 \text{ inches} \quad \text{or} \quad 0.50 \text{ feet of total runoff} \\ \text{Runoff Volume} &= Q * \text{Project Area} \\ &= 49.33 \text{ ac-in} \quad \text{or} \quad 4.11 \text{ ac-ft} \end{aligned}$$

10-Year 1-Day (Minimum Crown of Road)

$$\begin{aligned} \text{Runoff (Q)} &= (P-0.2S)^2 / (P+0.8S) \\ &= 7.32 \text{ inches} \quad \text{or} \quad 0.61 \text{ feet of total runoff} \\ \text{Runoff Volume} &= Q * \text{Project Area} \\ &= 59.98 \text{ ac-in} \quad \text{or} \quad 5.00 \text{ ac-ft} \end{aligned}$$

Dry Exfiltration Trench Calculations:



Total: **157.00** L.F

	Elevation (NAVD)	
Minimum Grate:	6.40 ft.	
Asphalt/Base Thickness:	8.00 in.	5.73 ft.
Select Backfill:	10.00 in.	4.90 ft.
Pea Gravel Thickness:	6.00 in.	4.40 ft.
Weir Elevation	5.50 ft.	
Pipe Cover:	6.00 in.	3.90 ft.
Pipe Wall Thickness:	in.	3.90 ft.
Pipe Diameter:	18.00 in.	2.40 ft.
Pipe Invert:	4.50 ft.	
Seasonal High Water:	3.50 ft.	
Pipe Bed (Ds):	3.00 ft.	0.50 ft.
Trench Bottom	0.50 ft.	

Dry Pre-Treatment

K=HYDRAULIC CONDUCTIVITY (cfs/ft²*ft head)
H2=DEPTH TO WATER TABLE (ft)

W=WIDTH OF TRENCH (ft)
Du=NON-SATURATED TRENCH DEPTH (ft)
Ds=SATURATED TRENCH DEPTH (ft)

L=LENGTH OF TRENCH
TD=TRENCH DEPTH
V_T=VOLUME OF TREATMENT

K=	0.0015400
H2=	2.00
Weir Elevation at H2	5.50
W=	10.00
Du=	1.40
Ds=	3.00
L=	157.00
TD=	4.40

EQUATION USED FOR THIS CALCULATION:

$$V=(L)*(K*(2*H2*Du-Du^2+2*H2*D_s)+(1.39*10^{-4})*W*Du)$$

$$V_T \text{ (ac-ft)} = 0.341$$

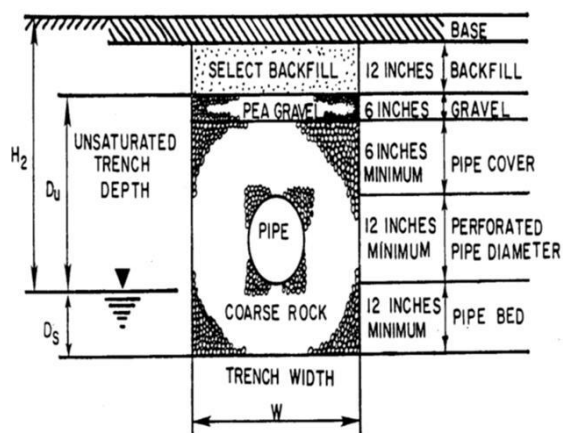
The following equations are used to determine the storage of the exfiltration trench.

EQ. #1 $V=(L)*(K*(H2*W+2*H2*Du-Du^2+2*H2*D_s)+1.39E10^{-4})*W*Du)$

EQ.#2 $V=(L)*(K*(2*H2*Du-Du^2+2*H2*D_s)+(1.39*10^{-4})*W*Du)$
IF SATURATED DEPTH OF TRENCH > NON-SATURATED DEPTH OF TRENCH
or IF THE TRENCH WIDTH IS > 2*TOTAL TRENCH DEPTH

Treatment	
L (Equation 1)=	8.9225612
L (Equation 2)=	4.0869612

Exfiltration Trench Calculations:



Total: **851.00** I.F

	Elevation (NAVD)
Minimum Grate:	6.40 ft.
Asphalt/Base Thickness:	8.00 in. 5.73 ft.
Select Backfill:	10.00 in. 4.90 ft.
Pea Gravel Thickness:	6.00 in. 4.40 ft.
Weir Elevation	5.50 ft.
Pipe Cover:	6.00 in. 3.90 ft.
Pipe Wall Thickness:	in. 3.90 ft.
Pipe Diameter:	18.00 in. 2.40 ft.
Pipe Invert:	3.50 ft.
Seasonal High Water:	3.50 ft.
Pipe Bed (Ds):	3.00 ft. 0.50 ft.
Trench Bottom	0.50 ft.

Maximum Allowable Trench for this Basin 3.28 in. over 8.198 acres: 2.24 ac-ft.

K=HYDRAULIC CONDUCTIVITY (cfs/ft²*ft head)
H2=DEPTH TO WATER TABLE (ft)

W=WIDTH OF TRENCH (ft)
Du=NON-SATURATED TRENCH DEPTH (ft)
Ds=SATURATED TRENCH DEPTH (ft)

L=LENGTH OF TRENCH
TD=TRENCH DEPTH
V_T=VOLUME OF TREATMENT

K=	0.0015400
H2=	2.00
Weir Elevation at H2	5.50
W=	10.00
Du=	1.40
Ds=	3.00
L=	586.00
TD=	4.40

EQUATION USED FOR THIS CALCULATION:

$$V=(L)*(K*(2*H2*Du-Du^2+2*H2*D_s)+(1.39*10^{-4})*W*Du)$$

$$V_T (ac-ft) = 1.271$$

K=HYDRAULIC CONDUCTIVITY (cfs/ft²*ft head)
H2=DEPTH TO WATER TABLE (ft)

W=WIDTH OF TRENCH (ft)
Du=NON-SATURATED TRENCH DEPTH (ft)
Ds=SATURATED TRENCH DEPTH (ft)

L=LENGTH OF TRENCH
TD=TRENCH DEPTH
V_S=VOLUME OF STORAGE

K=	0.0015400
H2=	2.00
Weir Elevation at H2	5.50
W=	10.00
Du=	1.40
Ds=	3.00
L=	265.00
TD=	4.40

EQUATION USED FOR THIS CALCULATION:

$$V=(L)*(K*(H2*W+2*H2*Du-Du^2+2*H2*D_s)+1.39*10^{-4})*W*Du)$$

$$V_S (ac-ft) = 0.628$$

V=TOTAL VOLUME OF STORAGE

EQUATION USED FOR THIS CALCULATION:

$$V=(L)*(K*(2*H2*Du-Du^2+2*H2*D_s)+(1.39*10^{-4})*W*Du)$$

$$V (ac-ft) = 1.899$$

The following equations are used to determine the storage of the exfiltration trench.

EQ. #1 $V=(L)*(K*(H2*W+2*H2*Du-Du^2+2*H2*D_s)+1.39*10^{-4})*W*Du)$

EQ. #2 $V=(L)*(K*(2*H2*Du-Du^2+2*H2*D_s)+(1.39*10^{-4})*W*Du)$

IF SATURATED DEPTH OF TRENCH > NON-SATURATED DEPTH OF TRENCH
or IF THE TRENCH WIDTH IS > 2*TOTAL TRENCH DEPTH

	Treatment	Storage
L (Equation 1)=	33.3033176	7.530187
L (Equation 2)=	15.2545176	3.449187

Site Stage Storage including Dry Pond: (FROM CAD)

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Min. Inlet Elevation =6.44

Finished Floor Elevation =8.00

Area at Min. Inlet =0.00

Site Area =6.77 ac

Building Area =1.43 ac

Sub-Area		Total
Low EL.		Storage
High EL.		
Area (ft^2)		
Area (acres)		
Stage (NAVD)	Stage (NAVD)	(ac-ft)
3.50	3.50	0.0000
3.60	3.60	0.0000
3.70	3.70	0.0000
3.80	3.80	0.0000
3.90	3.90	0.0000
4.00	4.00	0.0000
4.10	4.10	0.0000
4.20	4.20	0.0000
4.30	4.30	0.0000
4.40	4.40	0.0079
4.50	4.50	0.0101
4.60	4.60	0.0309
4.70	4.70	0.0524
4.80	4.80	0.0746
4.90	4.90	0.0974
5.00	5.00	0.1209
5.10	5.10	0.1452
5.20	5.20	0.1702
5.30	5.30	0.1959
5.40	5.40	0.2224
5.50	5.50	0.2497
5.60	5.60	0.2778
5.70	5.70	0.3067
5.80	5.80	0.3367
5.90	5.90	0.3686
6.00	6.00	0.4038
6.10	6.10	0.4449
6.20	6.20	0.4947
6.30	6.30	0.5561
6.40	6.40	0.6302
6.50	6.50	0.7148
6.60	6.60	0.8165
6.70	6.70	0.9492
6.80	6.80	1.1332
6.90	6.90	1.3920
7.00	7.00	1.7192
7.10	7.10	2.1009
7.20	7.20	2.5261
7.30	7.30	2.9921
7.40	7.40	3.4954
7.50	7.50	4.0303
7.60	7.60	4.5917
7.70	7.70	5.1798
7.80	7.80	5.7938
7.90	7.90	6.4342
8.00	8.00	7.1017

Underground Stage Storage:

Exfiltration Trench

Control Elevation = 3.5
FFE = 8.00
Min. Treatment Vol. = 1.27 ac-ft
Treatment Provided = 1.90 ac-ft

Dry Exfiltration Trench

Control Elevation = 4.5
FFE = 8.00
Min. Treatment Vol. = 0.34 ac-ft
Treatment Provided = 0.34 ac-ft

Underground storage

Control Elevation = 3.5
FFE = 8.00

Sub-Area	Total	Total
Low EL	Storage Area	Storage
High EL		
Area (ft^2)		
Area (acres)		
Stage (NAVD)	(ac)	(ac-ft)
3.50	0.20	0.0000
3.60	0.20	0.0949
3.70	0.20	0.1899
3.80	0.20	0.2848
3.90	0.20	0.3797
4.00	0.20	0.4747
4.10	0.20	0.5696
4.20	0.20	0.6646
4.30	0.20	0.7595
4.40	0.20	0.8544
4.50	0.20	0.9494
4.60	0.20	1.0443
4.70	0.20	1.1392
4.80	0.20	1.2342
4.90	0.20	1.3291
5.00	0.20	1.4240
5.10	0.20	1.5190
5.20	0.20	1.6139
5.30	0.20	1.7089
5.40	0.20	1.8038
5.50	0.20	1.8987
5.60	0.20	1.8987
5.70	0.20	1.8987
5.80	0.20	1.8987
5.90	0.20	1.8987
6.00	0.20	1.8987
6.10	0.20	1.8987
6.20	0.20	1.8987
6.30	0.20	1.8987
6.40	0.20	1.8987
6.50	0.20	1.8987
6.60	0.20	1.8987
6.70	0.20	1.8987
6.80	0.20	1.8987
6.90	0.20	1.8987
7.00	0.20	1.8987
7.10	0.20	1.8987
7.20	0.20	1.8987
7.30	0.20	1.8987
7.40	0.20	1.8987
7.50	0.20	1.8987
7.60	0.20	1.8987
7.70	0.20	1.8987
7.80	0.20	1.8987
7.90	0.20	1.8987
8.00	0.20	1.8987

Sub-Area	Total	Total
Low EL	Storage Area	Storage
High EL		
Area (ft^2)		
Area (acres)		
Stage (NAVD)	(ac)	(ac-ft)
3.50	0.04	0.0000
3.60	0.04	0.0000
3.70	0.04	0.0000
3.80	0.04	0.0000
3.90	0.04	0.0000
4.00	0.04	0.0000
4.10	0.04	0.0000
4.20	0.04	0.0000
4.30	0.04	0.0000
4.40	0.04	0.0000
4.50	0.04	0.0000
4.60	0.04	0.0341
4.70	0.04	0.0681
4.80	0.04	0.1022
4.90	0.04	0.1362
5.00	0.04	0.1703
5.10	0.04	0.2043
5.20	0.04	0.2384
5.30	0.04	0.2725
5.40	0.04	0.3065
5.50	0.04	0.3406
5.60	0.04	0.3406
5.70	0.04	0.3406
5.80	0.04	0.3406
5.90	0.04	0.3406
6.00	0.04	0.3406
6.10	0.04	0.3406
6.20	0.04	0.3406
6.30	0.04	0.3406
6.40	0.04	0.3406
6.50	0.04	0.3406
6.60	0.04	0.3406
6.70	0.04	0.3406
6.80	0.04	0.3406
6.90	0.04	0.3406
7.00	0.04	0.3406
7.10	0.04	0.3406
7.20	0.04	0.3406
7.30	0.04	0.3406
7.40	0.04	0.3406
7.50	0.04	0.3406
7.60	0.04	1.8987
7.70	0.04	1.8987
7.80	0.04	1.8987
7.90	0.04	1.8987
8.00	0.04	1.8987

Sub-Area	Total	Total
Low EL	Storage Area	Storage
High EL		
Area (ft^2)		
Area (acres)		
Stage (NAVD)	(ac)	(ac-ft)
3.50	0.46	0.0000
3.60	0.46	0.0250
3.70	0.46	0.0500
3.80	0.46	0.0750
3.90	0.46	0.1000
4.00	0.46	0.1250
4.10	0.46	0.1500
4.20	0.46	0.1750
4.30	0.46	0.2000
4.40	0.46	0.2250
4.50	0.46	0.2500
4.60	0.46	0.2750
4.70	0.46	0.3000
4.80	0.46	0.3250
4.90	0.46	0.3500
5.00	0.46	0.3750
5.10	0.46	0.4000
5.20	0.46	0.4250
5.30	0.46	0.4500
5.40	0.46	0.4750
5.50	0.46	0.5000
5.60	0.46	0.5000
5.70	0.46	0.5000
5.80	0.46	0.5000
5.90	0.46	0.5000
6.00	0.46	0.5000
6.10	0.46	0.5000
6.20	0.46	0.5000
6.30	0.46	0.5000
6.40	0.46	0.5000
6.50	0.46	0.5000
6.60	0.46	0.5000
6.70	0.46	0.5000
6.80	0.46	0.5000
6.90	0.46	0.5000
7.00	0.46	0.5000
7.10	0.46	0.5000
7.20	0.46	0.5000
7.30	0.46	0.5000
7.40	0.46	0.5000
7.50	0.46	0.5000
7.60	0.46	0.5000
7.70	0.46	0.5000
7.80	0.46	0.5000
7.90	0.46	0.5000
8.00	0.46	0.5000



Date:7/12/2024

Project:Oakwood Plaza

Project No:147507131

Total Site Stage Storage:

Total Site Stage Storage

Min. Inlet Elevation Elevation =6.44

Finished Floor Elevation =8.00

Area at Min. Inlet =0.00

Site Area =6.77 ac

Building Area =1.43 ac

Sub-Area	Total	Total
Low EL.	Site Storage Area (ac)	Site Storage Volume (ac-ft)
High EL.		
Area (ft^2)		
Area (acres)		
Stage (NAVD)	(ac)	(ac-ft)
3.50	0.2314	0.00
3.60	0.2314	0.12
3.70	0.2314	0.24
3.80	0.2314	0.36
3.90	0.2314	0.48
4.00	0.2314	0.60
4.10	0.2314	0.72
4.20	0.2314	0.84
4.30	0.2314	0.96
4.40	0.2314	1.09
4.50	0.2314	1.21
4.60	0.2314	1.38
4.70	0.2314	1.56
4.80	0.2314	1.74
4.90	0.2314	1.91
5.00	0.2314	2.09
5.10	0.2314	2.27
5.20	0.2314	2.45
5.30	0.2314	2.63
5.40	0.2314	2.81
5.50	0.2314	2.99
5.60	0.2314	3.02
5.70	0.2314	3.05
5.80	0.2314	3.08
5.90	0.2314	3.11
6.00	0.2314	3.14
6.10	0.2314	3.18
6.20	0.2314	3.23
6.30	0.2314	3.30
6.40	0.2314	3.37
6.50	0.6018	3.45
6.60	0.9722	3.56
6.70	1.3426	3.69
6.80	1.7131	3.87
6.90	2.0835	4.13
7.00	0.6018	4.46
7.10	0.9722	4.84
7.20	1.3426	5.27
7.30	1.7131	5.73
7.40	2.0835	6.23
7.50	2.4539	6.77
7.60	2.8243	8.89
7.70	3.1947	9.48
7.80	3.5651	10.09
7.90	3.9355	10.73
8.00	4.3059	11.40

Treatment Volume	
Storage (NAVD)	Storage Volume (ac-ft)
4.80	1.23
4.84	1.27
4.90	1.33

Project: Rev0 - Oakwood South Retail Shopping Center - Bed 1



Chamber Model - SC-310

Units - Imperial

Number of Chambers - 334

Voids in the stone (porosity) - 40%

Base of Stone Elevation - 3.11 ft

Amount of Stone Above Chambers - 6 in

Amount of Stone Below Chambers - 6 in

Area of system - 8973 sf

Min. Area - 7923 sf min. area

☒ Include Perimeter Stone in Calculations

☐ Click for Stage Area Data

☒ Click to Invert Stage Area Data

Click Here for Metric

StormTech SC-310 Cumulative Storage Volumes						
Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Cr & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
28	0.00	0.00	299.10	299.10	11332.73	5.44
27	0.00	0.00	299.10	299.10	11033.63	5.36
26	0.00	0.00	299.10	299.10	10734.53	5.28
25	0.00	0.00	299.10	299.10	10435.43	5.19
24	0.00	0.00	299.10	299.10	10136.33	5.11
23	0.00	0.00	299.10	299.10	9837.23	5.03
22	0.08	19.84	291.24	310.88	9538.13	4.94
21	0.15	51.67	278.43	330.10	9227.24	4.86
20	0.27	89.80	263.58	352.38	8897.14	4.78
19	0.54	181.96	228.32	408.28	8544.76	4.69
18	0.70	235.15	205.04	440.19	8136.48	4.61
17	0.82	275.39	188.94	464.34	7696.29	4.53
16	0.92	308.80	175.58	484.38	7231.96	4.44
15	1.01	339.01	163.50	502.51	6747.58	4.36
14	1.09	385.58	152.87	518.45	6245.07	4.28
13	1.15	385.53	144.89	530.42	5726.62	4.19
12	1.21	406.79	136.78	542.57	5196.20	4.11
11	1.27	425.81	128.78	554.59	4653.63	4.03
10	1.32	442.40	122.14	564.54	4099.04	3.94
9	1.36	455.91	116.74	572.64	3534.50	3.86
8	1.40	469.27	111.39	580.66	2961.88	3.78
7	1.43	479.16	107.44	586.60	2381.20	3.69
6	0.00	0.00	299.10	299.10	1794.60	3.61
5	0.00	0.00	299.10	299.10	1495.50	3.53
4	0.00	0.00	299.10	299.10	1196.40	3.44
3	0.00	0.00	299.10	299.10	897.30	3.36
2	0.00	0.00	299.10	299.10	598.20	3.28
1	0.00	0.00	299.10	299.10	299.10	3.19

Volume above elevation 3.5 = 9936.93

Project: Rev0 - Oakwood South Retail Shopping Center - Bed 2



Chamber Model - SC-310

Units - Imperial

Number of Chambers - 272

Voids in the stone (porosity) - 40 %

Base of Stone Elevation - 3.11 ft

Amount of Stone Above Chambers - 6 in

Amount of Stone Below Chambers - 6 in

Area of system - 7558 sf

Min. Area - 6452 sf min. area

☒ Include Perimeter Stone in Calculations

☒ Click for Stage Area Data

☒ Click to Invert Stage Area Data

Click Here for Metric

StormTech SC-310 Cumulative Storage Volumes						
Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Cr & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
28	0.00	0.00	251.93	251.93	9482.98	5.44
27	0.00	0.00	251.93	251.93	9211.05	5.36
26	0.00	0.00	251.93	251.93	8959.12	5.28
25	0.00	0.00	251.93	251.93	8707.18	5.19
24	0.00	0.00	251.93	251.93	8455.25	5.11
23	0.00	0.00	251.93	251.93	8203.32	5.03
22	0.08	15.99	245.54	261.53	7951.38	4.94
21	0.15	42.08	235.10	277.18	7699.85	4.86
20	0.27	72.31	223.91	295.32	7412.67	4.78
19	0.54	148.18	192.66	340.84	7117.35	4.69
18	0.70	191.50	176.33	386.83	6776.51	4.61
17	0.82	224.27	162.22	386.50	6409.67	4.53
16	0.92	251.48	151.34	402.82	6023.18	4.44
15	1.01	276.08	141.50	417.58	5620.36	4.36
14	1.09	297.72	132.85	430.56	5202.77	4.28
13	1.15	313.96	126.35	440.31	4772.21	4.19
12	1.21	330.46	119.75	450.21	4331.90	4.11
11	1.27	346.77	113.23	459.99	3881.69	4.03
10	1.32	360.28	107.82	468.10	3421.89	3.94
9	1.36	371.28	103.42	474.70	2953.59	3.86
8	1.40	382.16	99.07	481.23	2478.89	3.78
7	1.43	390.22	95.85	486.06	1997.66	3.69
6	0.00	0.00	251.93	251.93	1511.80	3.61
5	0.00	0.00	251.93	251.93	1259.67	3.53
4	0.00	0.00	251.93	251.93	1007.73	3.44
3	0.00	0.00	251.93	251.93	755.80	3.36
2	0.00	0.00	251.93	251.93	503.87	3.28
1	0.00	0.00	251.93	251.93	251.93	3.19

Volume above elevation 3.5 = 8287.29

Project: Rev0 - Oakwood South Retail Shopping Center - Bed 2



Chamber Model - SC-310

Units - Imperial

Number of Chambers - 129

Voids in the stone (porosity) - 40%

Base of Stone Elevation - 3.11ft

Amount of Stone Above Chambers - 6in

Amount of Stone Below Chambers - 6in

Area of system - 3696sf

Min. Area - 3060sf min. area

☒ Include Perimeter Stone in Calculations

☐ Click for Stage Area Data

☒ Click to Invert Stage Area Data

Click Here for Metric

StormTech SC-310 Cumulative Storage Volumes						
Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
28	0.00	0.00	123.20	123.20	4582.03	5.44
27	0.00	0.00	123.20	123.20	4468.83	5.36
26	0.00	0.00	123.20	123.20	4345.83	5.28
25	0.00	0.00	123.20	123.20	4222.43	5.19
24	0.00	0.00	123.20	123.20	4099.23	5.11
23	0.00	0.00	123.20	123.20	3976.03	5.03
22	0.08	7.59	120.17	127.75	3852.83	4.94
21	0.15	19.36	115.22	135.17	3725.08	4.86
20	0.27	34.30	109.48	143.78	3589.91	4.78
19	0.54	70.28	95.09	165.37	3446.13	4.69
18	0.70	90.82	86.87	177.69	3280.76	4.61
17	0.82	106.36	80.65	187.02	3103.07	4.53
16	0.92	119.27	75.49	194.76	2916.05	4.44
15	1.01	130.93	70.83	201.76	2721.29	4.36
14	1.09	141.20	66.72	207.92	2519.53	4.28
13	1.15	148.90	63.64	212.54	2311.61	4.19
12	1.21	156.73	60.51	217.24	2099.07	4.11
11	1.27	164.46	57.42	221.88	1881.83	4.03
10	1.32	170.87	54.85	225.72	1659.98	3.94
9	1.36	176.08	52.77	228.85	1434.24	3.86
8	1.40	181.24	50.70	231.95	1205.39	3.78
7	1.43	185.07	49.17	234.24	973.44	3.69
6	0.00	0.00	123.20	123.20	739.20	3.61
5	0.00	0.00	123.20	123.20	616.00	3.53
4	0.00	0.00	123.20	123.20	492.80	3.44
3	0.00	0.00	123.20	123.20	369.60	3.36
2	0.00	0.00	123.20	123.20	246.40	3.28
1	0.00	0.00	123.20	123.20	123.20	3.19

Volume above elevation 3.5 = 4017.1

APPENDIX C

Geotechnical Report



May 10, 2024

Mr. Greg Wilfong
Kimley-Horn & Associates
11720 Amber Park Drive – Suite 600
Alpharetta, GA 30009
Email: Greg.Wilfong@kimley-horn.com

RE: Percolation Tests
Oakwood Plaza South - Percolation, Hollywood
2800 Oakwood Blvd., Hollywood, FL 33020
UES Project No.: 0630.2400048.0000

Dear Mr. Laub,

GFA International d/b/a Universal Engineering Sciences (UES) performed four (4) exfiltration tests to depths of 10 feet below the ground surface at the locations shown in **Figure 1** for the above-mentioned project to assess the hydraulic conductivity coefficient data for the design of the drainage area. The exfiltration tests were performed in accordance with the SFWMD Constant Head “Usual Condition” Open Hole Test. The calculated hydraulic conductivity coefficient for the exfiltration test was as follows:

Exfiltration Test	Hydraulic Conductivity
EX-1	$3.3 \times 10^{-3} \text{ ft}^3/\text{sec}/\text{ft}^2\text{-ft}$
EX-2	$9.6 \times 10^{-4} \text{ ft}^3/\text{sec}/\text{ft}^2\text{-ft}$
EX-3	$8.0 \times 10^{-4} \text{ ft}^3/\text{sec}/\text{ft}^2\text{-ft}$
EX-4	$1.1 \times 10^{-3} \text{ ft}^3/\text{sec}/\text{ft}^2\text{-ft}$

The test results are attached to this letter.

The stratification encountered during UES’s exploration are presented in the attached test logs. It should be noted that soil conditions might vary between what is depicted on the attached log and other areas of the site. The soil boring data reflect information from a specific test location only. Site specific survey staking for the test location was not provided for UES’s field exploration. The test location was determined in the field by a project engineer by measuring distances and estimating right angles from existing site features. The latitude, longitude, and elevation noted in UES’s boring logs were taken from Google Earth. Google Earth uses WGS-84 or Local Mean Sea Level (MSL) as datum. It should be noted that elevations may not always be correct if fill is added or site grades change to a site after Google captures the image. The boring location and elevations noted should, therefore, be considered approximate.

UES appreciates the opportunity to be of service to you on this project and look forward to a continued association. Please do not hesitate to contact UES if you have any questions or comments, or if UES may further assist you as your plans proceed.

Sincerely,

UES
Registry No. 4930

Alberto J. Mercado, P.E.
Geotechnical Department Manager
Professional Engineer #95703
State of Florida

This item has been digitally signed and sealed by [Alberto J. Mercado] on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

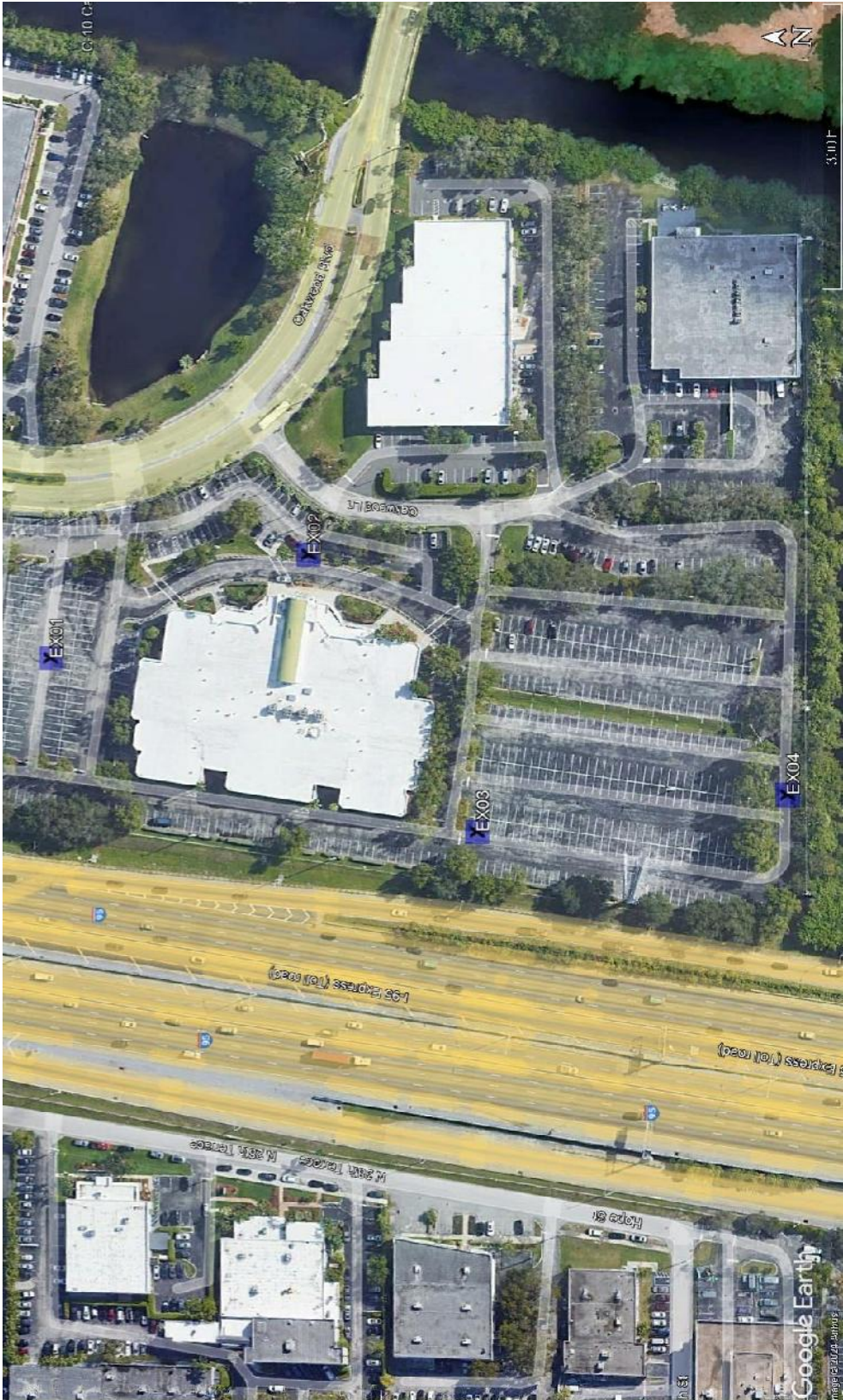
Attachments:

Figure 1 – Test Location Plan
Hydraulic Conductivity Test Results
Test Logs



Legend:

Exfiltration Test



OAKWOOD PLAZA SOUTH
HOLLYWOOD, FL
UES PROJECT NO. 0630.2400048.0000

FIGURE 1 – TEST LOCATION PLAN

NOTE: BORING LOCATIONS WERE LOCATED USING A MEASURING TAPE AND EXISTING LANDMARKS AS REFERENCE POINTS. IN ADDITION, THE LATITUDE, LONGITUDE, AND ELEVATION NOTED ON THE BORING LOGS WERE TAKEN FROM GOOGLE EARTH. THEREFORE, LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE.





HYDRAULIC CONDUCTIVITY TEST RESULTS

Project name:

Oakwood Plaza South

Project number:

0630.2400048.0000

Date:

4/30/2024

SFWMD USUAL Open Hole Formula:

$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_s + H_2d)}$$

Exfiltration Number	First volume of water reading (after stabilization)	Final volume of water reading	Elapsed time	Average flow rate at constant head Q	Average flow rate at constant head $Q \times 0.00223$	Perforated casing diameter or hole diameter (d)	Water table H_2	Total length of bore hole	Length of bore hole below stabilized ground water (D_s)	Hydraulic Conductivity (K)
	gallon	gallon	min.	gallon/minute	ft ³ /sec	ft	ft	ft	ft	ft ³ /sec/ft ² - ft of head
EX-1	0.0	400.0	8	50.00	0.1115	0.25	6.3	10.0	3.8	3.3E-03
EX-2	0.0	148.0	10	14.80	0.0330	0.25	6.3	10.0	3.7	9.6E-04
EX-3	0.0	114.0	10	11.40	0.0254	0.25	5.6	10.0	4.4	8.0E-04
EX-4	0.0	145.0	10	14.50	0.0323	0.25	5.2	10.0	4.8	1.1E-03

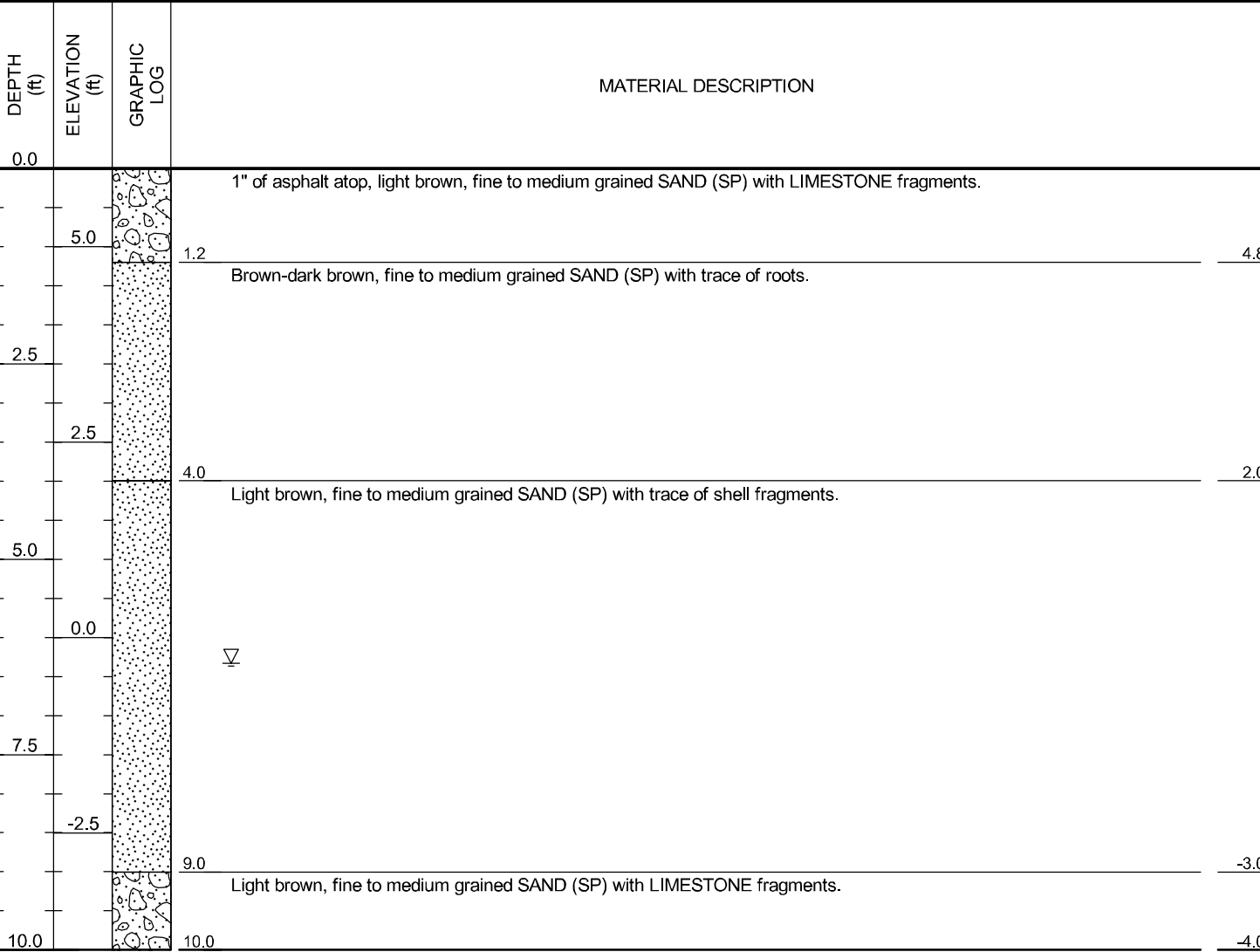
4.0

GENERAL BH / TP / WELL - GINT STD US.GDT - 5/10/24 14:50 - C:\USERS\AMERCADO\UNIVERSAL ENGINEERING-TEAM UES\UES SFL.GEO - DOCUMENTS\ACTIVE PROJECTS\0630.2400048.0000 - OAKWOOD PLAZA SOUTH, HOLLYWOOD\6 - GINT\0630.2400048.0000



UES
1215 Wallace Drive
Delray Beach, FL 33444
561-347-0070
561-395-5805

CLIENT	Kimley-Horn & Associates, Inc.	PROJECT NAME	Oakwood Plaza South
PROJECT NUMBER	0630.2400048.0000	PROJECT LOCATION	2800 Oakwood Blvd., Hollywood, FL 33020
DATE STARTED	4/30/24	COMPLETED	4/30/24
DRILLING CONTRACTOR	Dancor	LATITUDE	26.0366
DRILLING METHOD	Auger Boring	LONGITUDE	-80.162376
LOGGED BY	Pablo Estrada	CHECKED BY	Alberto Mercado
NOTES	GROUND WATER LEVELS: ▽ AT TIME OF DRILLING 6.33 ft / Elev -0.33 ft AT END OF --- AFTER DRILLING ---		

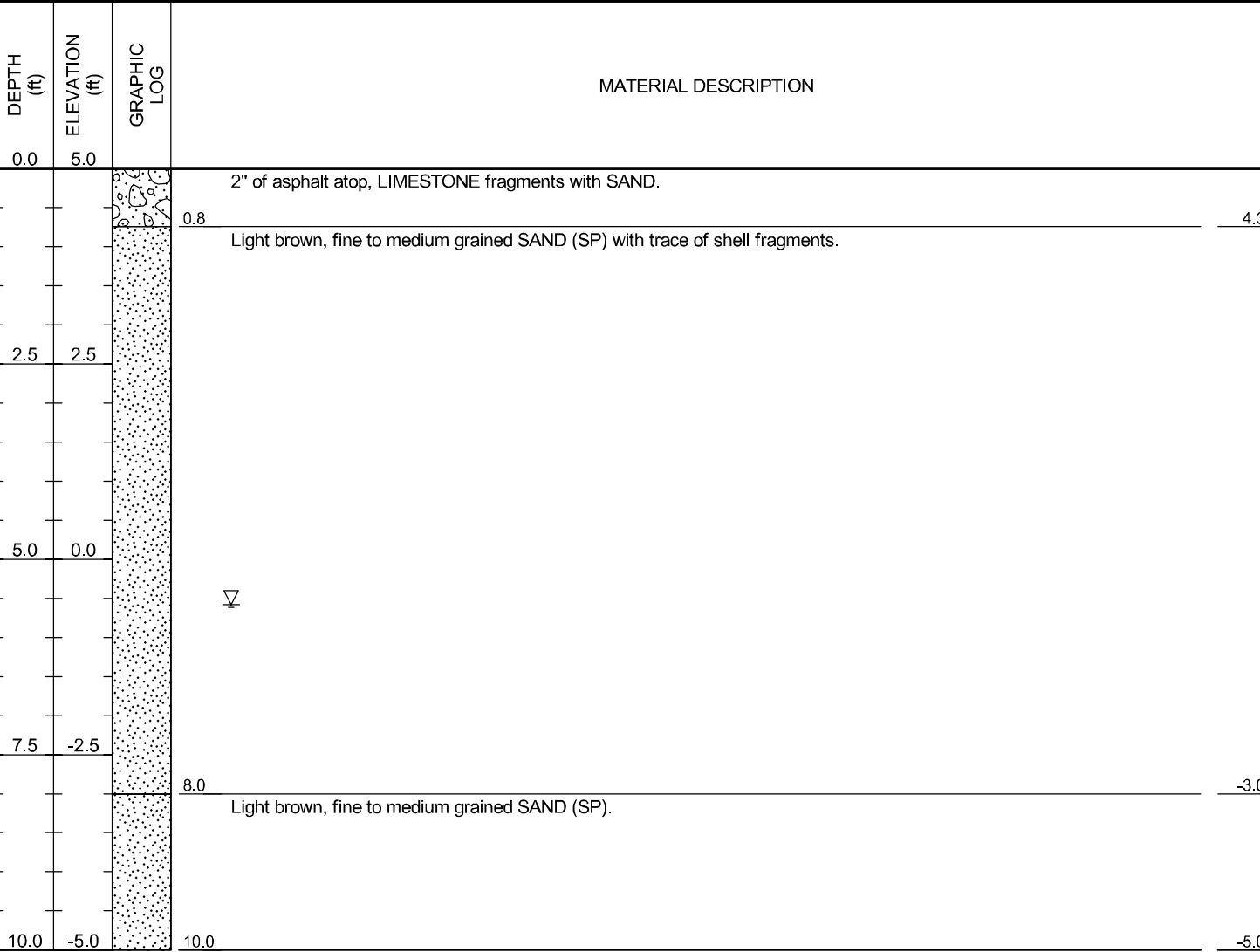


GENERAL BH / TP / WELL - GINT STD US.GDT - 5/10/24 14:50 - C:\USERS\AMERCADO\UNIVERSAL ENGINEERING-TEAM UES\UES SFL.GEO - DOCUMENTS\ACTIVE PROJECTS\0630.2400048.0000 - OAKWOOD PLAZA SOUTH, HOLLYWOOD\6 - GINT\0630.2400048.0000



UES
1215 Wallace Drive
Delray Beach, FL 33444
561-347-0070
561-395-5805

CLIENT	Kimley-Horn & Associates, Inc.	PROJECT NAME	Oakwood Plaza South
PROJECT NUMBER	0630.2400048.0000	PROJECT LOCATION	2800 Oakwood Blvd., Hollywood, FL 33020
DATE STARTED	4/30/24	COMPLETED	4/30/24
DRILLING CONTRACTOR	Dancor	LATITUDE	26.036083
DRILLING METHOD	Auger Boring	LONGITUDE	-80.163265
LOGGED BY	Pablo Estrada	CHECKED BY	Alberto Mercado
NOTES	GROUND WATER LEVELS: ▽ AT TIME OF DRILLING 5.58 ft / Elev -0.58 ft AT END OF --- AFTER DRILLING ---		



GENERAL BH / TP / WELL - GINT STD US.GDT - 5/10/24 14:50 - C:\USERS\AMERCADO\UNIVERSAL ENGINEERING-TEAM UES\UES SFL GEO - DOCUMENTS\ACTIVE PROJECTS\0630.2400048.0000 - OAKWOOD PLAZA SOUTH, HOLLYWOOD\6 - GINT\0630.2400048.0000



UES
1215 Wallace Drive
Delray Beach, FL 33444
561-347-0070
561-395-5805

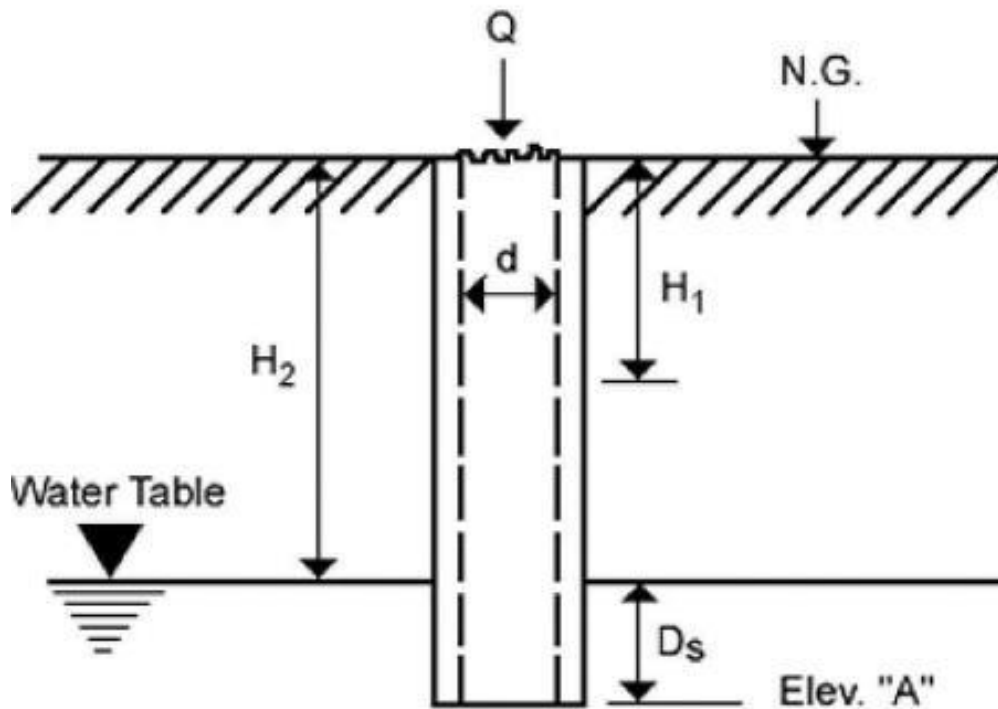
BORING NUMBER EX04

PAGE 1 OF 1

CLIENT <u>Kimley-Horn & Associates, Inc.</u>	PROJECT NAME <u>Oakwood Plaza South</u>
PROJECT NUMBER <u>0630.2400048.0000</u>	PROJECT LOCATION <u>2800 Oakwood Blvd., Hollywood, FL 33020</u>
DATE STARTED <u>4/30/24</u> COMPLETED <u>4/30/24</u>	LATITUDE <u>26.035196</u> LONGITUDE <u>-80.163114</u>
DRILLING CONTRACTOR <u>Dancor</u>	GROUND WATER LEVELS:
DRILLING METHOD <u>Auger Boring</u>	▽ AT TIME OF DRILLING <u>5.17 ft / Elev -0.17 ft</u>
LOGGED BY <u>Pablo Estrada</u> CHECKED BY <u>Alberto Mercado</u>	AT END OF <u>---</u>
NOTES _____	AFTER DRILLING <u>---</u>

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0	5.0		
			1" of asphalt atop, light brown, fine to medium grained SAND (SP) with LIMESTONE fragments.
			1.0 4.0
			Dark brown-brown, fine to medium grained SAND (SP).
2.5	2.5		
			3.0 2.0
			Light brown, fine to medium grained SAND (SP) with trace of shell fragments.
5.0	0.0		
			5.0 0.0
			▽ Light brown, fine to medium grained SAND (SP) with LIMESTONE fragments.
7.5	-2.5		
10.0	-5.0		
			10.0 -5.0
			Bottom of borehole at 10.0 feet.

USUAL OPEN-HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

K = Hydraulic Conductivity (cfs/ft.² – ft. head)

Q = “Stabilized” Flow Rate (cfs)

d = Diameter of Test Hole (ft)

H₂ = Depth to Water Table (ft)

D_s = Saturated Hole Depth (ft)

Elev. “A” = Proposed Trench Bottom Elev. (ft – NGVD)

H₁ = Average Head on Unsaturated Hole Surface (ft. head)



APPENDIX D

Property Appraiser Summary Report



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2908-2914 OAKWOOD BOULEVARD, HOLLYWOOD FL 33020	ID #	5142 04 12 0620
Property Owner	OAKWOOD PLAZA LP	Millage	0513
Mailing Address	% KIMCO REALTY CORP TAX DEPT 500 NORTH BROADWAY #201 JERICO NY 11753	Use	11-03
Abbr Legal Description	OAKWOOD HILLS 120-45 B TRACT E,LESS AREA'S A THRU J & LESS COM SW COR TR E,NLY 1309.83 SE 26.11 TO POB N 81.66,NE 21.58 SE 110.93,SLY ARC DIST 15.71,SW 91,NW 130.50 TO POB & LESS COMM NW COR TR E,SW 821.34,SE 41.09 TO POB SE 100,SW 80,NW 100,NE 80 TO POB		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$5,185,150	\$6,406,640	\$11,591,790	\$11,584,410	
2023	\$5,185,150	\$5,346,140	\$10,531,290	\$10,531,290	\$229,246.36
2022	\$5,185,150	\$5,346,140	\$10,531,290	\$10,531,290	\$224,930.65

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$11,591,790	\$11,591,790	\$11,591,790	\$11,591,790
Portability	0	0	0	0
Assessed/SOH	\$11,584,410	\$11,591,790	\$11,584,410	\$11,584,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$11,584,410	\$11,591,790	\$11,584,410	\$11,584,410

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/22/1993	SW*	\$4,597,000	21453 / 752	\$7.00	739,936	SF
				\$7.00	800	OA
				Adj. Bldg. S.F. (Card, Sketch)		17949
				Eff./Act. Year Built: 1997/1996		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
17949								

APPENDIX E
Warranty Deeds

93-546849 T2001
12-01-93 10:17PM

\$ 32179.00
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

TR:Scmo
November 19, 1993
c:\code\specwarr.sta

Prepared By, Record and ~~Return To:~~
Theodore R. Stotzer, Esq.
Michael Swerdlow Companies, Inc.
200 South Park Road, Suite 200
Hollywood, Florida 33021

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 22nd day of November, 1993, by STS LAND ASSOCIATES, L.P., a Delaware limited partnership, having its principal place of business at 200 South Park Road, Suite 200, Hollywood, Florida, 33021, hereinafter called the GRANTOR, to SFA ATLANTIS ASSOCIATES, L.P., a Delaware limited partnership, whose post office address is 200 South Park Road, Suite 200, Hollywood, Florida, 33021, hereinafter called the GRANTEE:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations paid, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in Broward County, Florida, viz:

For a complete description of the land being conveyed hereby reference is hereby made to EXHIBIT "A" attached hereto and made a part hereof for all purposes ("Property").

Property Tax Folio Nos.: 1204-12-059
1204-12-060
1204-12-061
1204-12-062
1204-12-062.5
1204-12-062.6
1204-12-057

Grantee's Tax I.D. No. 65-0079411

This conveyance is SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and other matters appearing on the plat or otherwise common to the subdivision; easements of record; taxes and assessments for the year of conveyance and subsequent years; existing mortgage(s) of record; conditions, restrictions, reservations, limitations, contracts, leases, agreements and other undertakings of record or, if not of record, then which bind the Property and/or the titleholder and its interests in the Property and/or run with or are intended to run with the title to the Property.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same unto the said GRANTEE in fee simple.

AND with respect to all persons claiming by, through or under the GRANTOR, but none other, the GRANTOR hereby covenants with said GRANTEE that the GRANTOR

RETURN TO: LAWYERS TITLE INSURANCE CORP.

BK21453PG0752

9
22

is lawfully seized of said land in fee simple and that the GRANTOR has good right and lawful authority to sell and convey said land and that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR, but against none other, and that said land is free of all encumbrances except as above noted.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

STS LAND ASSOCIATES, L.P.
By: Hollywood STS Associates, L.P.,
Its general partner
By: Hollywood, Inc. (Del.)
Its general Partner

Charrison
Name: CHARRISON

By: *Michael Swerdlow*
Michael Swerdlow, President
200 South Park Road, Suite 200
Hollywood, Florida 33021

Celeste M. Orlins
Name: Celeste M. Orlins

Attest: *Theodore R. Stotzer*
Theodore R. Stotzer, Secretary
200 South Park Road, Suite 200
Hollywood, Florida 33021

(Corporate Seal)



STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me personally appeared MICHAEL SWERDLOW and THEODORE R. STOTZER, President and Secretary, respectively, of Hollywood, Inc. (Del.), as the general partner of Hollywood STS Associates, L.P., as the general partner of STS Land Associates, L.P., a Delaware limited partnership, on behalf of said limited partnership. They have executed the foregoing instrument and are personally known to me or have produced _____, and _____, respectively, as identification and did not take an oath.

WITNESS my hand and official seal this 22nd day of November, 1993, at the County and State aforesaid.

Celeste M. Orlins
NOTARY PUBLIC
Name: Celeste M. Orlins
My Commission Expires:

(Notary Seal)  CELESTE M. ORLINS
MY COMMISSION # CG 214844 EXPIRES
August 24, 1995
BONDED THRU TROY FARM INSURANCE, INC.

BR21453PG0753

EXHIBIT "A"

Reference No. 31 a) Property:

That portion of Tract "E", OAKWOOD HILLS, according to the Plat thereof recorded in Plat Book 120, page 45, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Tract "E"; thence, N. 11° 34' 01" E. along the East line of said Tract "E" (plat bearing) 1800.62 feet to the Point of Beginning; thence N. 78° 25' 59" W. 185.34 feet; thence, S. 56° 34' 01" W. 58.37 feet; thence, S. 11° 34' 01" W. 80.08 feet; thence, S. 56° 34' 01" W. 213.02 feet to the point of curvature of a 100.00 foot radius curve concave Southerly; thence, Northwesterly and Southwesterly along said curve, through a central angle of 129° 49' 05", an arc distance of 226.58 feet; thence, S. 11° 34' 01" W. 175.00 feet to a point of curvature of a 100.00 foot radius curve concave Northeasterly; thence, Southeasterly along said curve, through a central angle of 52° 07' 39", an arc distance of 90.98 feet to a point of reverse curvature with a 45.00 foot radius curve concave Southwesterly; thence, Southeasterly along said curve, through a central angle of 87° 25' 00", an arc distance of 45.09 feet; thence, S. 16° 31' 22" W. 317.20 feet to the point of curvature of a 365.00 foot radius curve concave Northeasterly; thence, Southeasterly along said curve, through a central angle of 50° 13' 30", an arc distance of 319.96 feet; thence, S. 07° 58' 53" W. 33.01 feet; thence, S. 49° 15' 54" W. 9.91 feet to the point of curvature of a 175.00 foot radius curve concave Southeasterly; thence, Southwesterly along said curve, through a central angle of 50° 48' 44", an arc distance of 155.20 feet; thence, S. 01° 32' 49" E. 148.49 feet; thence, S. 88° 27' 11" W. 37.50 feet; thence, S. 01° 32' 49" E. 125.00 feet; thence, N. 88° 27' 11" E. 62.50 feet; thence, S. 01° 32' 49" E. 182.50 feet to the South line of said Tract "E"; thence, S. 88° 27' 11" W. along said South line 449.41 feet to the West line of said Tract "E"; thence, N. 06° 21' 03" E. along said West line 1993.14 feet to the North line of said Tract "E"; thence, N. 88° 32' 24" E. along said North line 960.10 feet to the East line of said Tract "E"; thence, S. 11° 34' 01" W. along said East line 224.99 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

Tax Folio No. 1204-12-062

BK21453P80754

EXHIBIT "A"

Reference No. 31 b) Property:

That portion of Tract "E", OAKWOOD HILLS, according to the Plat thereof recorded in Plat Book 120, page 45, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Tract "E"; thence, N. 11° 34' 01" E. along the East line of said Tract "E", 532.00 feet to the Point of Beginning; thence, N. 78° 25' 59" W. 171.00 feet to the point of curvature of a 250.00 foot radius curve concave Northeasterly; thence, Northwesterly along said curve, through a central angle of 38° 52' 11", an arc distance of 160.87 feet to a point of compound curvature of a 285.00 foot radius curve concave Northeasterly; thence, Northwesterly along said curve, through a central angle of 38° 54' 52", an arc distance of 193.57 feet; thence, N. 84° 34' 01" E. 102.97 feet; thence, S. 78° 25' 59" E. 327.80 feet to the East line of said Tract "E"; thence, S. 11° 34' 01" W. along said East line, 238.11 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

Tax Folio No. 1204-12-062.5

BK21453P60755

EXHIBIT "A"

Reference No. 31 c) Property:

That portion of Tract "E", OAKWOOD HILLS, according to the Plat thereof recorded in Plat Book 120, page 45, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Tract "E"; thence, N. 11° 34' 01" E. along the Easterly line of said Tract "E" (plat bearing) 445.00 feet to the Point of Beginning; thence, continue N. 11° 34' 01" E. along said Easterly line 87.00 feet; thence, N. 78° 25' 59" W. 171.00 feet to a point of curvature of a curve concave Northeasterly; thence, Northwesterly along said curve, having a radius of 250.00 feet, a central angle of 36° 52' 11", an arc distance of 160.87 feet to a point of compound curvature; thence, Northwesterly along a curve concave Northeasterly, having a radius of 285.00 feet, a central angle of 58° 25' 09", an arc distance of 290.59 feet; thence, N. 16° 51' 22" E. 327.23 feet to a point of curvature of a curve concave Southeasterly; thence, Northeasterly along said curve, having a radius of 45.00 feet, a central angle of 50° 39' 45", an arc distance of 39.79 feet to a point of reverse curvature; thence, Northeasterly along said curve, concave Northwesterly, having a radius of 100.00 feet, a central angle of 55° 57' 06", an arc distance of 97.65 feet; thence, N. 11° 34' 01" E. 175.00 feet to a point of curvature of a curve concave Southerly; thence, Northwesterly along said curve, having a radius of 100.00 feet, a central angle of 180° 00' 00", an arc distance of 314.16 feet; thence, S. 11° 34' 01" W. 175.00 feet to a point of curvature of a curve concave Northeasterly; thence, Southeasterly along said curve, having a radius of 100.00 feet, a central angle of 52° 07' 39", an arc distance of 90.98 feet to a point of reverse curvature; thence, Southeasterly along a curve concave Southwesterly, having a radius of 45.00 feet, a central angle of 57° 25' 00", an arc distance of 45.09 feet; thence, S. 16° 51' 22" W. 317.20 feet to a point of curvature of a curve concave Easterly; thence, Southeasterly along said curve, having a radius of 365.00 feet, a central angle of 50° 13' 30", an arc distance of 319.96 feet; thence, S. 07° 58' 53" W. 33.01 feet; thence, S. 49° 15' 54" W. 9.91 feet to a point of curvature of a curve concave Southeasterly; thence, Southwesterly along said curve, having a radius of 175.00 feet, a central angle of 50° 48' 43", an arc distance of 155.20 feet; thence, S. 01° 32' 49" E. 148.49 feet; thence, S. 88° 27' 11" W. 37.50 feet; thence, S. 01° 32' 49" E. 125.00 feet; thence, N. 88° 27' 11" E. 125.00 feet; thence, N. 01° 32' 49" W. 125.00 feet; thence, S. 88° 27' 11" W. 37.50 feet; thence, N. 01° 32' 49" W. 148.49 feet to a point of curvature of a curve concave Southeasterly; thence, Northeasterly along said curve, having a radius of 125.00 feet, a central angle of 58° 32' 17", an arc distance of 123.35 feet to a point of non-tangency; thence, S. 86° 35' 30" E. 31.07 feet to a point on a non-tangent curve concave Northeasterly (radial to said point bears S. 41° 49' 31" W.); thence, Southeasterly along said curve, having a radius of 365.00 feet, a central angle of 30° 15' 30", an arc distance of 192.76 feet; thence, S. 78° 25' 59" E. 150.00 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

Tax Folio No. 1204-12-062.6

BE21453P60756

EXHIBIT "A"

Reference No. 58 Property:

A portion of Tract "A", OAKWOOD HILLS, according to the Plat thereof recorded in Plat Book 120, page 45, of the Public Records of Broward County, Florida, together with a portion of Lots 13 and 14 and the S. 1/2 of the alley adjacent to said Lots 13 and 14, Block 42, LIBERIA, according to the Plat thereof recorded in Plat Book 1, page 34, of the Public Records of Broward County, Florida, all being more particularly described as follows:

Beginning at the Northwest corner of said Tract "A", said corner also being a point on the arc of a curve whose center bears on a plat bearing of S. 65° 58' 13" W. from said point; thence, along the boundary of said Tract "A" and its extension for the following seven (7) courses: (1) run Southeasterly along said arc to the right, having a radius of 802 feet and a central angle of 05° 21' 15", an arc distance of 74.94 feet; (2) run S. 08° 13' 18" E. along a non-tangent line 100 feet to a point on the arc of a curve whose center bears S. 78° 28' 30" W. from said point; (3) run Southeasterly along said arc to the right, being concentric with said 802 foot radius curve, having a radius of 790 feet and having a central angle of 06° 07' 13", an arc distance of 84.39 feet; (4) run S. 48° 24' 50" E. along a non-tangent line 47.75 feet; (5) run N. 88° 34' 37" E. 163.52 feet; (6) run N. 01° 47' 58" W. 61.36 feet; (7) run N. 88° 22' 12" E. 40 feet; thence, run N. 04° 30' 29" E. 318.20 feet to a point on the North line of said Tract "A"; thence, along the boundary of Tract "A" the following three (3) courses: (1) run S. 88° 34' 37" W. 47.60 feet to a point of curvature; (2) run Westerly along the arc of a curve to the left, having a radius of 375 feet and a central angle of 26° 53' 50", an arc distance of 176.04 feet to a point of tangency; (3) run S. 61° 40' 47" W. 113.87 feet to the Point of Beginning; said lands situate, lying and being in Broward County, Florida.

Tax Folio No. 1204-12-057

BK21453PG0757

EXHIBIT "A"

REFERENCE NO. 74 PROPERTY:

Tract "C" of OAKWOOD HILLS, according to the Plat thereof, recorded in Plat Book 120, Page 45, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

Tax Folio No. 1204 12 059 (Tract "C")

Together with the Easterly Half of that portion of North 26th Avenue vacated by Official Records Book 20553, Page 369 and by instrument recorded in Official Records Book 20603, Page 366, of Broward County, Florida, contiguous to the above described Parcel.

LESS AND EXCEPT THE FOLLOWING LEGAL DESCRIPTION:

A portion of Tract "C", OAKWOOD HILLS, according to the Plat thereof, as recorded in Plat Book 120, Page 45, of the Public Records of Broward County, Florida, more particularly described as follows:

(As per Warranty Deed recorded in Official Records Book 20062, Page 729):

BEGINNING at the Southwest corner of Tract "C", said corner being on the East right-of-way 1 of N. 26th Avenue, said corner being on the arc of a curve concave to the East having a radi of 698.00 feet (a radial line to said point bears South 85°52'02" West); thence Northerly or Northeasterly along the arc of said curve and said East right-of-way line, through a central angle of 12°03'07" and an arc length of 146.82 feet; thence North 85°15'20" East, a distance 221.11 feet to a point on the East line of said Tract "C"; thence South 07°50'52" West along said East line of Tract "C", a distance of 113.75 feet; thence South 04°07'58" East along said East line, a distance of 36.83 feet; thence South 85°52'02" West along the South line of said Tract "C", a distance of 212.87 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH AND INCLUDING:

Tract "D" of OAKWOOD HILLS, according to the Plat thereof, recorded in Plat Book 120, Page 45 of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

Tax Folio No. 1204 12 060 (Tract "D")

Together with the Northeasterly Half of that portion of North 26th Avenue vacated by Official Records Book 20553, Page 369 and by instrument recorded in Official Records Book 20603, Page 366, of Broward County, Florida, contiguous to the above described Parcel.

AND

Tract "DD" of OAKWOOD HILLS, according to the Plat thereof, recorded in Plat Book 120, Page 45 of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

Tax Folio No. 1204 12 061 (Tract "DD")

Together with the Southerly Half of that portion of North 26th Avenue vacated by Official Records Book 20553, Page 369 and by instrument recorded in Official Records Book 20603, Page 366, of Broward County, Florida, contiguous to the above described Parcel.

BK214,53PG0758

LESS AND EXCEPT THEREFROM: (PORTIONS OF "C", "D", AND "DD", OAKWOOD HILLS)

LAND DESCRIPTION

A PORTION OF TRACT "C", TRACT "D" AND TRACT "DD", "OAKWOOD HILLS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF NORTH 26TH AVENUE (NOW VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "D", THENCE ALONG THE EAST LINE OF SAID TRACT "D", NORTH 26TH AVENUE AND TRACT "DD", SOUTH 01° 43' 39" EAST, A DISTANCE OF 666.86 FEET; THENCE CONTINUE ALONG THE EAST LINE OF SAID TRACT "DD", SOUTH 02° 02' 18" EAST, A DISTANCE OF 339.06 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT "DD", SOUTH 88° 08' 42" WEST, A DISTANCE OF 364.92 FEET; THENCE CONTINUE SOUTH 88° 08' 42" WEST, A DISTANCE OF 150.75 FEET; THENCE NORTH 33° 24' 29" WEST, A DISTANCE OF 216.97 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D", THENCE ALONG SAID WEST LINE, NORTH 11° 34' 23" EAST, A DISTANCE OF 87.90 FEET; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 30° 07' 05" EAST, A DISTANCE OF 866.14 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT "D", NORTH 87° 59' 58" EAST, A DISTANCE OF 151.19 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING THE THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 10.045 ACRES, MORE OR LESS.

BK 214.53 PG 0759

AND LESS AND EXCEPT THEREFROM: (PORTION OF TRACT "E", OAKWOOD HILLS)

LAND DESCRIPTION:

A PORTION OF TRACT "E", "OAKWOOD HILLS," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "E", THENCE ALONG THE WEST LINE OF SAID TRACT "E", NORTH $06^{\circ} 21' 22''$ EAST, A DISTANCE OF 1311.42 FEET; THENCE SOUTH $83^{\circ} 38' 38''$ EAST, A DISTANCE OF 423.09 FEET; THENCE SOUTH $37^{\circ} 42' 35''$ WEST, A DISTANCE OF 17.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 277.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $20^{\circ} 50' 51''$, AN ARC DISTANCE OF 100.79 FEET, THENCE SOUTH $16^{\circ} 51' 44''$ WEST, A DISTANCE OF 214.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 358.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $52^{\circ} 01' 04''$, AN ARC DISTANCE OF 325.02 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 23.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $84^{\circ} 25' 36''$, AN ARC DISTANCE OF 33.89 FEET; THENCE SOUTH $49^{\circ} 16' 16''$ WEST, A DISTANCE OF 17.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 164.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $50^{\circ} 48' 44''$, AN ARC DISTANCE OF 145.44 FEET; THENCE SOUTH $01^{\circ} 32' 28''$ EAST, A DISTANCE OF 141.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 43.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $50^{\circ} 42' 13''$, AN ARC DISTANCE OF 38.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 47.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $141^{\circ} 00' 36''$, AN ARC DISTANCE OF 115.67 FEET; THENCE SOUTH $01^{\circ} 36' 42''$ EAST, A DISTANCE OF 198.40 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "E"; THENCE ALONG SAID SOUTH LINE, SOUTH $88^{\circ} 27' 28''$ WEST, A DISTANCE OF 449.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 11.245 ACRES, MORE OR LESS.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK 21153 PAGE 17

APPENDIX F

Reference Materials



South Florida Water Management District

3301 Gun Club Road, West Palm Beach, Florida 33406 • (407) 686-8800 • FL WATS 1-800-432-2045

CON 24-06

Regulation Department
Application No.: 940909-9

FINAL APPROVED

December 16, 1994

DEC 16 1994

Oakwood Plaza
c/o Keith and Schnars
6500 North Andrews Avenue
Fort Lauderdale, FL 33309-2132

WPB

Dear Permittee:

**SUBJECT: Notice of Intent to Construct Works
Modification to Permit and
Stormwater Discharge Certification No.: 06-00639-S
Permittee: OAKWOOD PLAZA
Project: OAKWOOD PLAZA SOUTH
Location: BROWARD COUNTY, S5/T51S/R42E**

This letter is to notify you of the District's agency action concerning your request of September 9, 1994, to modify the above referenced Permit and Stormwater Discharge Certification. This action is taken pursuant to Rule 40E-1.606 and Chapter 40E-40, Florida Administrative Code.

Based on the information submitted which includes surface water management system design plans signed and sealed by a Florida registered Professional Engineer, a modification to the above referenced Permit and Stormwater Discharge Certification is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing,
2. the attached 19 Standard Limiting Conditions,
3. 10 Exhibit(s), and
4. All Special Conditions previously stipulated by Permit Number 06-00639-S remain in effect unless otherwise revised and shall apply to the above referenced project.

Should you object to these Conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

Governing Board:

Valerie Boyd, Chairman
Frank Williamson, Jr., Vice Chairman
Annie Betancourt

William Hammond
Betsy Krant
Allan Milledge

Eugene K. Pettis
Nathaniel P. Reed
Leah G. Schad

Samuel E. Poole III, Executive Director
Michael Slayton, Deputy Executive Director

Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680

OAKWOOD PLAZA

Subject: Notice of Intent to Construct Works

December 16, 1994

Page 2

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the addressee (and the persons listed in the attached distribution list) no later than 5:00 p.m. this 16th day of December, 1994, in accordance with Section 120.60(3), Florida Statutes.

Sincerely,



Carlos A. de Rojas, P.E.
Supv Prof - Civil Engineer
West Palm Beach Service Center

CR/el/lid

CERTIFIED MAIL NO. Z 310 460 879
Enclosures



South Florida Water Management District GENERAL PERMIT NOTICE OF RIGHTS

This Notice of Rights is intended to inform the recipient of the administrative and judicial review which may be available as mandated by section 120.60(3), Florida Statutes. Be advised that although this notice is intended to be comprehensive, the review procedures set forth herein have been the subject of judicial construction and interpretation which may affect the administrative or judicial review available. Recipients are therefore advised to become familiar with Chapters 120 and 373, Florida Statutes, and the judicial interpretation of the provisions of these chapters.

1. If a substantially affected person objects to the staff's recommendation, that person has the right to request an administrative hearing on the proposed agency action. The substantially affected person may request either a formal or an informal hearing, as set forth below. Failure to comply with the prescribed time periods shall constitute a waiver of the right to a hearing.
2. If a substantially affected person believes a genuine issue of material fact is in dispute, that person may request a formal hearing pursuant to section 120.57(1), Florida Statutes, by filing a petition not later than:
 - a. IF NOTICE OF THE APPLICATION WAS PUBLISHED BY THE APPLICANT, within fourteen (14) days after mailing of the proposed agency action or
 - b. IF NOTICE OF THE APPLICATION WAS NOT PUBLISHED, within fourteen days after receipt of actual notice.

The request for a section 120.57(1), F.S., formal hearing must comply with the requirements of Rule 40E-1.521, Florida Administrative Code, a copy of which is attached. Petitions are deemed filed upon receipt by the District. Failure to substantially comply with the provisions of Rule 40E-1.521, Florida Administrative Code, shall constitute a waiver of the right to a 120.57(1) hearing. If a petition for administrative hearing is not timely filed, the staff's proposed agency will automatically mature into final agency action.

3. If a substantially affected person believes that no issues of material fact are in dispute, that person may request an informal hearing pursuant to section 120.57(2), F.S., by filing a petition for hearing not later than:
 - a. IF NOTICE OF THE APPLICATION WAS PUBLISHED BY THE APPLICANT, within fourteen (14) days after mailing of the proposed agency action or
 - b. IF NOTICE OF THE APPLICATION WAS NOT PUBLISHED, within fourteen days after receipt of actual notice.

A request for informal hearing shall be considered as a waiver of the right to request a formal section 120.57(1), F.S., hearing. A request for a section 120.57(1), F.S., formal hearing not in substantial compliance with the provisions of rule 40E-1.521, F.A.C., may be considered by the District as a request for informal hearing. If a petition for administrative hearing is not timely filed, the staff's proposed agency action will automatically mature into final agency action.

4. Pursuant to section 373.114, Florida Statutes, a party to the proceeding below may seek review of a Final Order rendered on the permit application before the Land and Water Adjudicatory Commission, as provided therein. Review under this section is initiated by filing a request for review with the Land and Water Adjudicatory Commission and serving a copy on the Department of Environmental Regulation and any person named in the Order within 20 days after rendering of the District's Order. However, when the order to be reviewed has statewide or regional significance, as determined by the Land and Water Adjudicatory Commission within 60 days after receipt of a request for review, the commission may accept a request for review from any affected person within 30 days after the rendering of the order. Review under section 373.114, Florida Statutes, is limited solely to a determination of consistency with the provisions and purposes of Chapter 373, Florida Statutes. This review is appellate in nature and limited to the record below.
5. A party who is adversely affected by final agency action on the permit application is entitled to judicial review in the District Court of Appeal pursuant to section 120.68, Florida Statutes, as provided therein. Review under section 120.68, Florida Statutes in the District Court of Appeal is initiated by filing a petition in the appropriate District Court of Appeal in accordance with Florida rule of appellate Procedure 9.110. The Notice of Appeal must be filed within 30 days of the final agency action.
6. Section 373.617(2), Florida Statutes, provides:

Any person substantially affected by a final action of any agency with respect to a permit may seek review within 90 days of the rendering of such decision and request monetary damages and other relief in the circuit court in the judicial circuit in which the affected property is located; however, circuit court review shall be confined solely to determining whether final agency action is an unreasonable exercise of the state's police power constituting a taking without just compensation. Review of final agency action for the purpose of determining whether the action is in accordance with existing statutes or rules and based on component substantial evidence shall proceed in accordance with Chapter 120.
7. Please be advised that exhaustion of administrative remedies is generally a prerequisite to appeal to the District Court of Appeal or the seeking of Circuit Court review of final agency action by the District on the permit application. There are, however, exceptions to the exhaustion requirement. The applicant is advised to consult the case law as to the requirements of exhaustion exceptions.

Initiation of Formal Proceedings.

(1) Initiation of formal proceedings shall be made by petition to the District. The term petition as used herein includes any application or other document which expresses a request for formal proceedings. Each petition should be printed, typewritten or other duplicated in legible form on white paper or standard legal size. Unless printed, the impression shall be on one side of the paper only and lines shall be double-spaced and indented.

(2) All petitions filed under these rules shall contain:

- (a) The name and address of the District and the District's file or identification number, if known;
- (b) The name and address of the petitioner or petitioners;
- (c) An explanation of how each petitioner's substantial interests will be affected by the District's determination;
- (d) A statement of when and how petitioner received notice of the District's decision or intent to render a decision;
- (e) A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
- (f) A concise statement of the ultimate facts which petitioner believes entitle petitioner to the relief sought as well as the rules and statutes which support petitioner's claim for relief.
- (g) A demand for the relief to which the petitioner deems himself entitled; and
- (h) Other information which the petitioner contends is material.

(3) Upon receipt of a petition for formal proceedings, the Office of Counsel shall review the petition for compliance with subsection (2). The Board shall accept those petitions in substantial compliance therewith, which have been timely filed, which establish that the petitioner is a substantially affected party, and which state a dispute which is within the jurisdiction of the District to resolve. If accepted, the Board shall designate the presiding officer of the administrative hearing. The District shall promptly give written notice to all parties of the action taken on the petition, and shall state with particularity its reasons therefor.

(4) If a petition is filed that does not substantially comply with the requirement of subsection (2) of this section, the District shall issue an order dismissing the petition with leave to file an amended petition complying with the requirements of this rule within the time period designated in the order. If an amended petition complying with this rule is not filed with the District Clerk within the designated time period, the petitioner's right to a processing under Section 120.57, Florida Statutes, is waived.

(5) If a valid petition is filed, with the consent of all parties and upon a showing of good cause, Board action on the petition pursuant to Section 120.57(1)(b) shall be waived. "Good cause" shall mean a set of circumstances unforeseen and outside of the control of the person requesting the waiver.

(6) When a valid petition for administrative hearing has been filed, the Board action shall defer consideration of the matter pending the completion of the administrative hearing and the submittal of a recommended order, and any exceptions to that order.

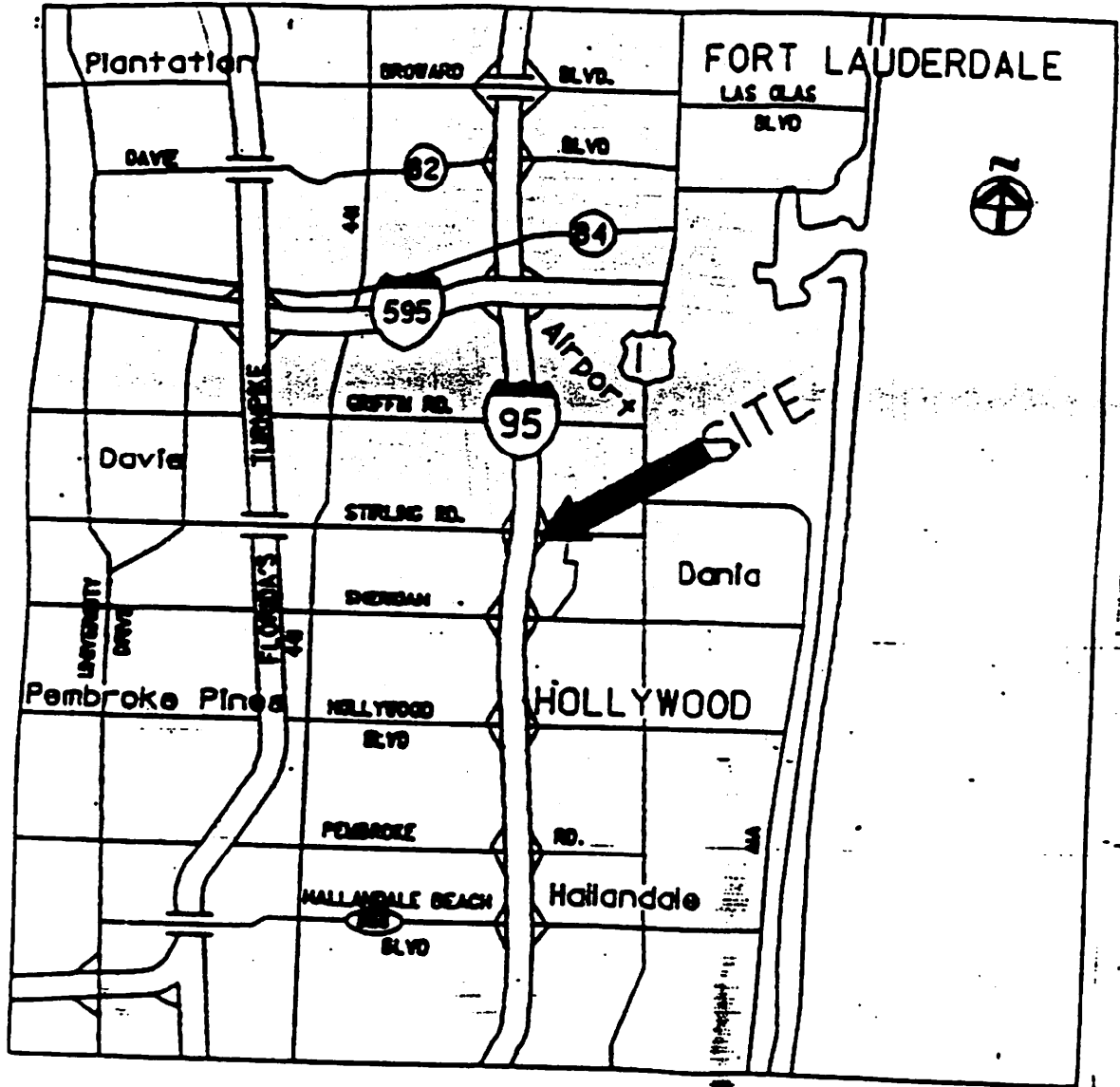
(7) If the Board designates a Hearing Officer assigned by the Division of Administrative Hearings as the presiding officer, the District Clerk shall forward the petition and all relevant materials filed with the District to the Division of Administrative Hearings, and shall notify all parties of its action.

LIMITING CONDITIONS

1. THE PERMITTEE SHALL IMPLEMENT THE WORK AUTHORIZED IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACT OF THE WORKS ON FISH, WILDLIFE, NATURAL ENVIRONMENTAL VALUES, AND WATER QUALITY. THE PERMITTEE SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES, TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.
2. WATER QUALITY DATA FOR THE WATER DISCHARGED FROM THE PERMITTEE'S PROPERTY OR INTO SURFACE WATERS OF THE STATE WILL BE SUBMITTED TO THE DISTRICT AS REQUIRED BY SECTION 5.9, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994." PARAMETERS TO BE MONITORED MAY INCLUDE THOSE LISTED IN CHAPTER 62-302, F.A.C. IF WATER QUALITY DATA IS REQUIRED, THE PERMITTEE SHALL PROVIDE DATA ON VOLUMES OF WATER DISCHARGED, INCLUDING TOTAL VOLUME DISCHARGED DURING THE DAYS OF SAMPLING AND TOTAL MONTHLY DISCHARGES FROM THE PROPERTY OR INTO SURFACE WATERS OF THE STATE.
3. THIS PERMIT SHALL NOT RELIEVE THE PERMITTEE OF ANY OBLIGATION TO OBTAIN NECESSARY FEDERAL, STATE, LOCAL OR SPECIAL DISTRICT APPROVALS.
4. THE OPERATION PHASE OF THIS PERMIT WILL NOT BECOME EFFECTIVE UNTIL THE DISTRICT'S ACCEPTANCE OF CERTIFICATION OF THE COMPLETED SURFACE WATER MANAGEMENT SYSTEM. THE PERMITTEE SHALL REQUEST TRANSFER OF THE PERMIT TO THE RESPONSIBLE OPERATIONAL ENTITY ACCEPTED BY THE DISTRICT, IF DIFFERENT FROM THE PERMITTEE. THE TRANSFER REQUEST CAN BE SUBMITTED CONCURRENTLY WITH THE CONSTRUCTION COMPLETION CERTIFICATION.
5. ALL ROAD ELEVATIONS SHALL BE SET IN ACCORDANCE WITH THE CRITERIA SET FORTH IN SECTION 6.5, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994."
6. ALL BUILDING FLOOR ELEVATIONS SHALL BE SET IN ACCORDANCE WITH THE CRITERIA SET FORTH IN SECTION 6.4, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994."
7. OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT WILL BE MADE ONLY THROUGH THE FACILITIES AUTHORIZED BY THIS PERMIT.
8. A PERMIT TRANSFER TO THE OPERATION PHASE SHALL NOT OCCUR UNTIL A RESPONSIBLE ENTITY MEETING THE REQUIREMENT IN SECTION 9.0, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994," HAS BEEN ESTABLISHED TO OPERATE AND MAINTAIN THE SYSTEM. THE ENTITY MUST BE PROVIDED WITH SUFFICIENT OWNERSHIP OR LEGAL INTEREST SO THAT IT HAS CONTROL OVER ALL WATER MANAGEMENT FACILITIES AUTHORIZED HEREIN.
9. THE PERMIT DOES NOT CONVEY TO THE PERMITTEE ANY PROPERTY RIGHT NOR ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 40E-4, FAC.
10. THE PERMITTEE SHALL HOLD AND SAVE THE DISTRICT HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY FACILITY AUTHORIZED BY THE PERMIT.

LIMITING CONDITIONS

11. THIS PERMIT IS ISSUED BASED ON THE APPLICANT'S SUBMITTED INFORMATION WHICH REASONABLY DEMONSTRATES THAT ADVERSE WATER RESOURCE RELATED IMPACTS WILL NOT BE CAUSED BY THE COMPLETED PERMIT ACTIVITY. SHOULD ANY ADVERSE IMPACTS CAUSED BY THE COMPLETED SURFACE WATER MANAGEMENT SYSTEM OCCUR, THE DISTRICT WILL REQUIRE THE PERMITTEE TO PROVIDE APPROPRIATE MITIGATION TO THE DISTRICT OR OTHER IMPACTED PARTY. THE DISTRICT WILL REQUIRE THE PERMITTEE TO MODIFY THE SURFACE WATER MANAGEMENT SYSTEM, IF NECESSARY, TO ELIMINATE THE CAUSE OF THE ADVERSE IMPACTS.
12. WITHIN 30 DAYS OF ISSUANCE OF THIS PERMIT, THE PERMITTEE OR AUTHORIZED AGENT SHALL NOTIFY THE DISTRICT (VIA THE SUPPLIED CONSTRUCTION COMMENCEMENT NOTICE OR EQUIVALENT) OF THE ACTUAL OR ANTICIPATED CONSTRUCTION START DATE AND THE EXPECTED COMPLETION DATE.
13. WHEN THE DURATION OF CONSTRUCTION EXCEEDS ONE YEAR, THE PERMITTEE OR AUTHORIZED AGENT SHALL SUBMIT CONSTRUCTION STATUS REPORTS ON AN ANNUAL BASIS (VIA THE SUPPLIED ANNUAL STATUS REPORT OR EQUIVALENT) BEGINNING ONE YEAR AFTER THE INITIAL COMMENCEMENT OF CONSTRUCTION.
14. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE PERMITTEE OR AUTHORIZED AGENT SHALL FILE A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. THESE STATEMENTS MUST SPECIFY THE ACTUAL DATE OF CONSTRUCTION COMPLETION AND MUST CERTIFY THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DISTRICT (VIA THE SUPPLIED CONSTRUCTION COMPLETION/ CONSTRUCTION CERTIFICATION OR EQUIVALENT). THE CONSTRUCTION COMPLETION CERTIFICATION MUST INCLUDE, AT A MINIMUM, EXISTING ELEVATIONS, LOCATIONS AND DIMENSIONS OF THE COMPONENTS OF THE WATER MANAGEMENT FACILITIES. ADDITIONALLY, IF DEVIATIONS FROM THE APPROVED DRAWING ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED.
15. WITHIN 30 DAYS OF ANY SALE, CONVEYANCE OR OTHER TRANSFER OF ANY OF THE LAND WHICH IS PROPOSED FOR DEVELOPMENT UNDER THE AUTHORIZATION OF THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE DISTRICT OF SUCH TRANSFER IN WRITING VIA EITHER FORM 0483, REQUEST FOR PERMIT TRANSFER; OR FORM 0920, REQUEST FOR TRANSFER OF SURFACE WATER MANAGEMENT CONSTRUCTION PHASE TO OPERATION PHASE (TO BE COMPLETED AND SUBMITTED BY THE OPERATING ENTITY), IN ACCORDANCE WITH SECTIONS 40E-1.6105 AND 40E-4.351, F.A.C.
16. A PRORATED SHARE OF SURFACE WATER MANAGEMENT RETENTION/DETENTION AREAS, SUFFICIENT TO PROVIDE THE REQUIRED FLOOD PROTECTION AND WATER QUALITY TREATMENT, MUST BE PROVIDED PRIOR TO OCCUPANCY OF ANY BUILDING OR RESIDENCE.
17. A STABLE, PERMANENT AND ACCESSIBLE ELEVATION REFERENCE SHALL BE ESTABLISHED ON OR WITHIN ONE HUNDRED (100) FEET OF ALL PERMITTED DISCHARGE STRUCTURES NO LATER THAN THE SUBMISSION OF THE CERTIFICATION REPORT. THE LOCATION OF THE ELEVATION REFERENCE MUST BE NOTED ON OR WITH THE CERTIFICATION REPORT.
18. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO INSURE THAT ADVERSE OFF-SITE WATER RESOURCE RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION.
19. THE PERMITTEE MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING, UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F.A.C.



LOCATION MAP

EXHIBIT 1

DATE	REVISION
MAY 2001	
DESIGNED BY	FILED
DRAWN BY	JHA
CHECKED BY	JHA

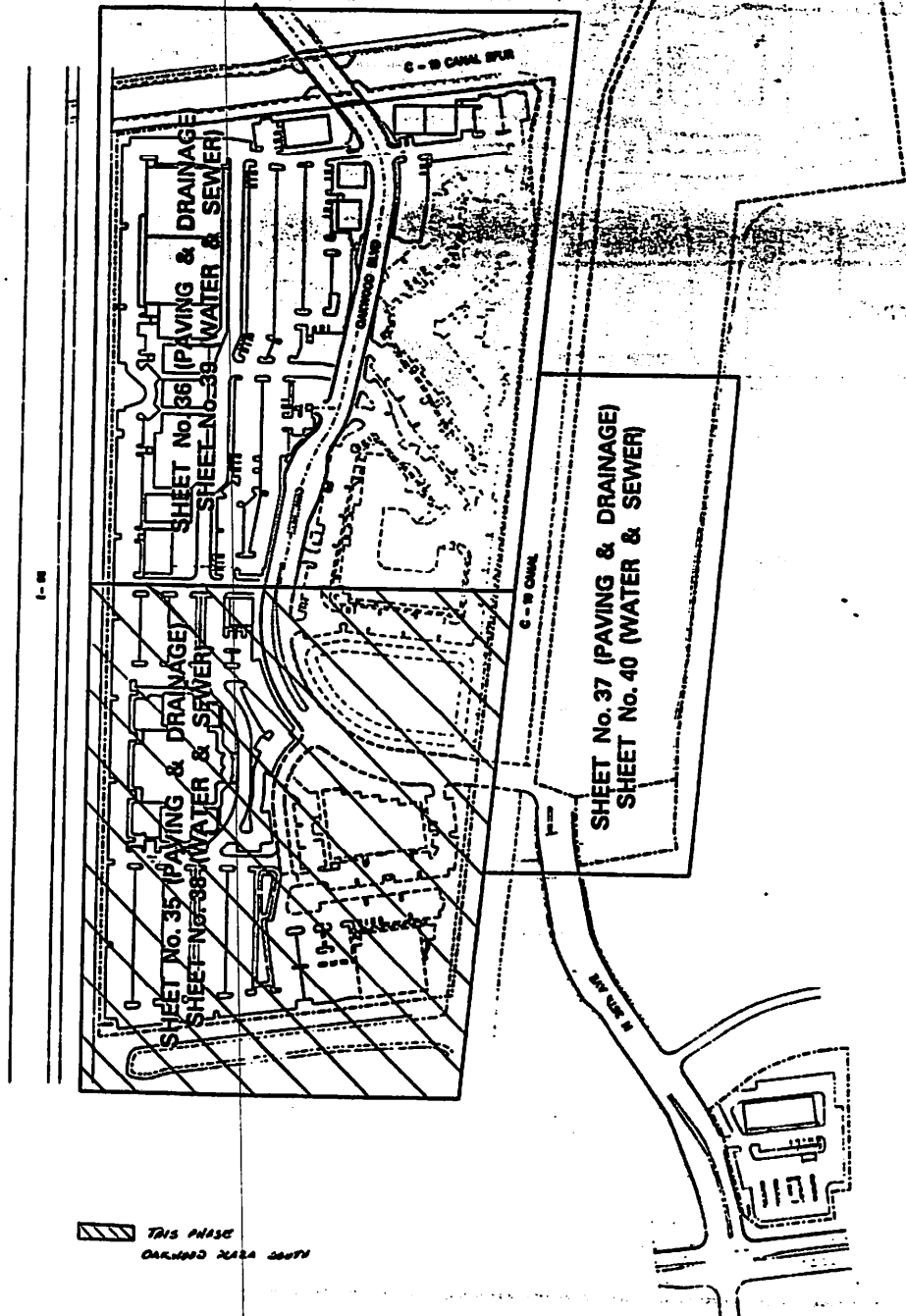


EXHIBIT 2

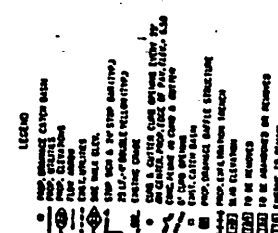
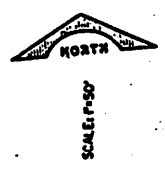


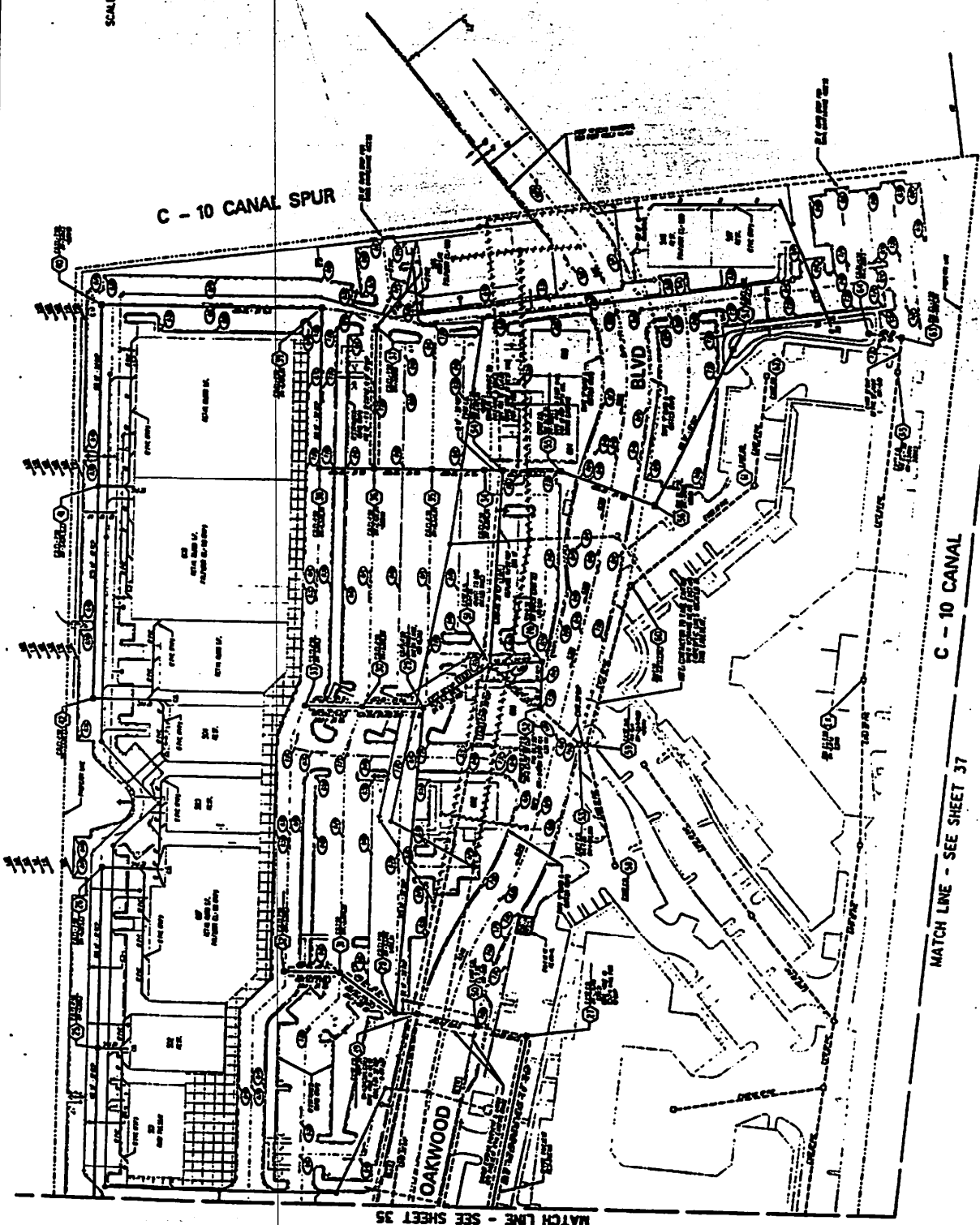
EXHIBIT 3

DATE	APR 1988
BY	W. J. S.
CHECKED	W. J. S.
APPROVED	W. J. S.
PROJECT	PAVING, GRADING AND DRAINAGE PLAN
CITY	OAKWOOD
COUNTY	BROWARD
STATE	FLORIDA

1. EXISTING TO BE MAINTAINED
 2. EXISTING TO BE REMOVED
 3. NEW PAVEMENT
 4. NEW GRADING
 5. NEW DRAINAGE
 6. NEW UTILITIES
 7. NEW FENCING
 8. NEW LIGHTING
 9. NEW LANDSCAPING
 10. NEW SIGNAGE
 11. NEW UTILITIES
 12. NEW FENCING
 13. NEW LIGHTING
 14. NEW LANDSCAPING
 15. NEW SIGNAGE



SCALE 1"=50'

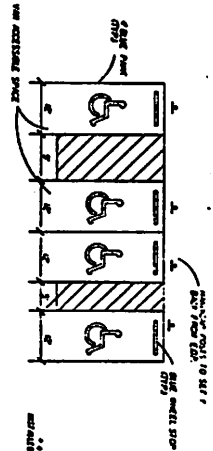


MATCH LINE - SEE SHEET 35

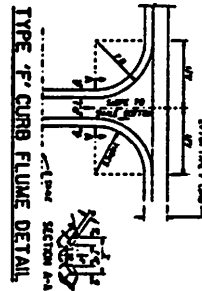
MATCH LINE - SEE SHEET 37

EXHIBIT 4

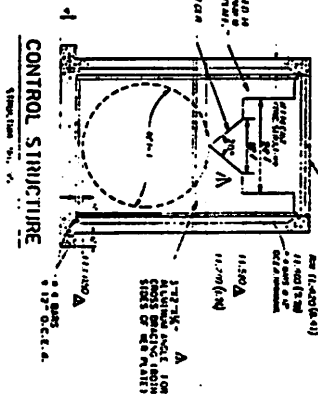
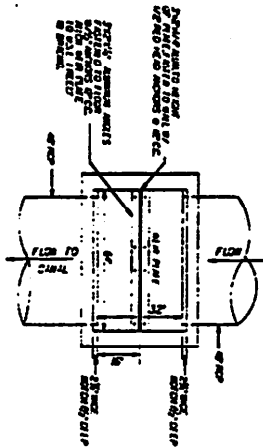
EXHIBIT 5



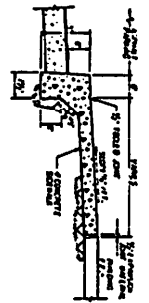
HANDICAP SPACES



TYPE 'F' CURB FLUME DETAIL



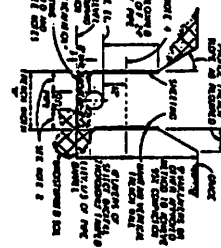
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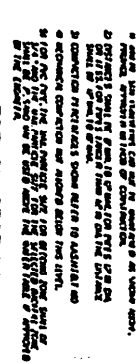
INTEGRAL SIDEWALK SECTION



EXTRUDED CURB



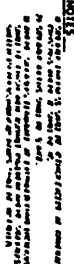
TYPE 'F' CURB & GUTTER



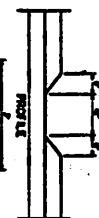
TRENCH SECTION



JUR. V. JURY.



SIDEWALK DETAIL



TYPE 'D' CURB



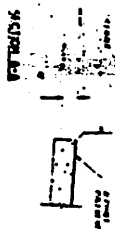
CURB CUT DETAIL



DROP CURB

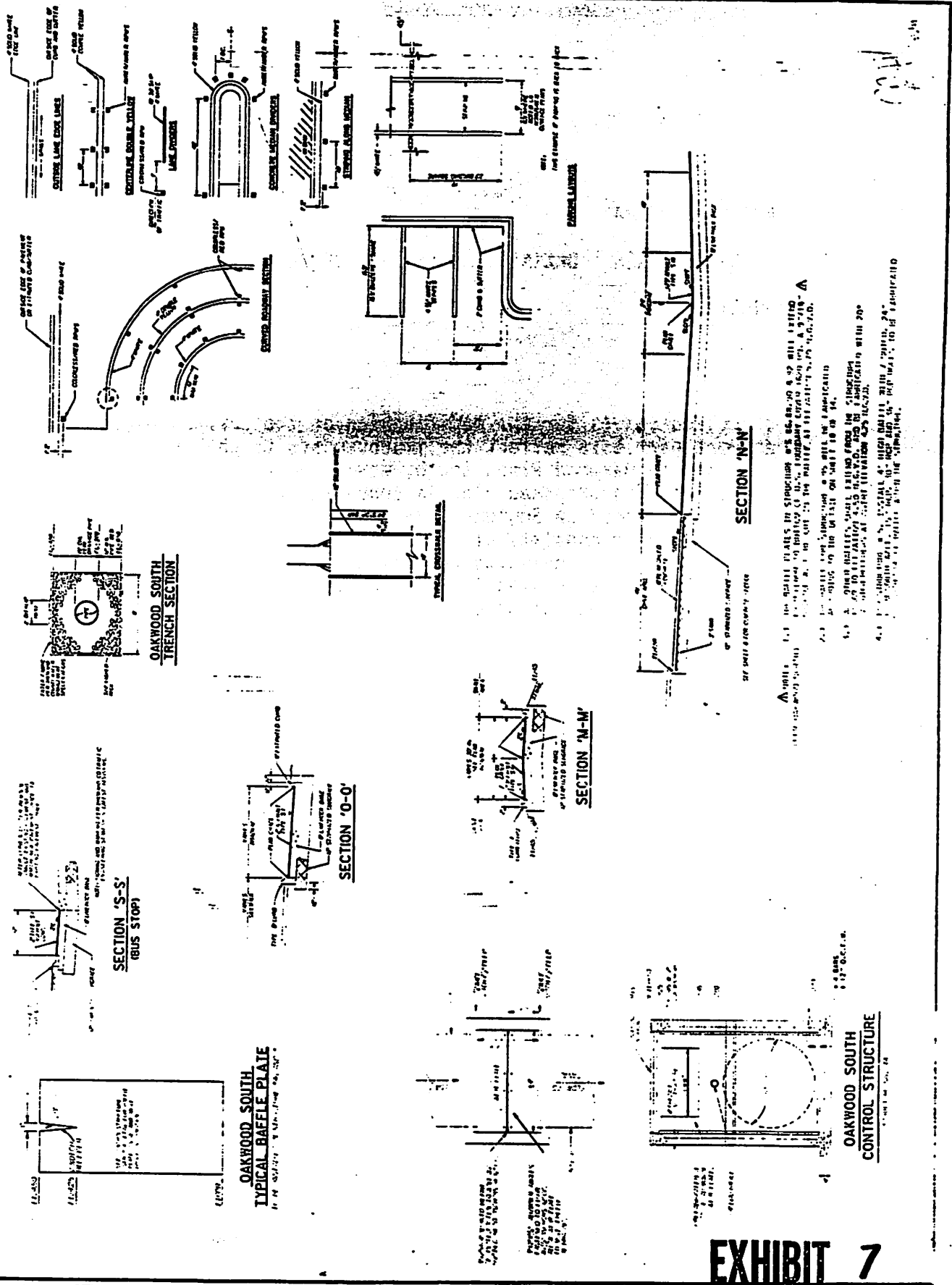


WHEEL STOP DETAIL

**PAVED, GRADING AND DRILLING MOBILE**

- [illegible]

DATE	12/1/77
BY	W. J. KELLY
CHECKED BY	W. J. KELLY
SCALE	AS SHOWN
PROJECT NO.	13559
SHEET NO.	12
TITLE	PAVING AND DRAINAGE DETAILS



OAKWOOD PLAZA SOUTH

PERMIT SUMMARY SHEET

APPLICATION NUMBER: 940909-9

PERMIT MODIFICATION NO. 06-00639-S

LOCATION: BROWARD COUNTY, S5/T51S/R42E

OWNER: OAKWOOD PLAZA

ENGINEER: KEITH AND SCHNARS PA

PROJECT AREA: 39.28 ACRES DRAINAGE AREA: 39.28 ACRES

PROJECT USE: COMMERCIAL

FACILITIES:

2. PROPOSED: This application is for the modification of the surface water management permit to reflect the improvements to the drainage system for the Oakwood Plaza South, movie theater complex and retail area. The proposed plan is consistent with the permit modification issued on September 16, 1992. The surface water management system consists of exfiltration trenches, depressed swale areas, inlets, culverts and wet detention area. Discharge from the wet detention area is into the C-10 Spur Canal through the previously permitted structure.

PROJECT LEVEL:

DRAINAGE BASIN: C-10

RECEIVING BODY: C-10 SPUR CANAL

WATER QUALITY:

Water quality treatment is provided within wet detention areas, exfiltration trenches and dry swales.

Exhibit 8

OAKWOOD PLAZA SOUTH

PERMIT SUMMARY SHEET

ENVIRONMENTAL ASSESSMENT:

ENVIRONMENTAL SUMMARY

The project site is located within the previously permitted Oakwood Plaza development. There are no wetlands on the site and there are no wetland protection or mitigation requirements in the permit for this parcel. The Florida Department of Environmental Protection has issued permit number 062047396 for work in waters of the state associated with this project.

Adverse impacts to wetlands are not anticipated as a result of the proposed construction of this parcel.

	<u>TOTAL PROJECT</u>	<u>PREVIOUSLY PERMITTED</u>	<u>THIS PHASE</u>	
TOTAL ACRES	39.28	39.28	39.28	acres
WTRM ACREAGE	1.00	1.40	1.00	acres
PAVEMENT	22.01	22.01	22.01	acres
BUILD COVERAGE	8.42	8.42	8.42	acres
PERVIOUS	7.85	7.45	7.85	acres

STAFF REPORT DISTRIBUTION LIST

PROJECT: OAKWOOD PLAZA SOUTH

APPLICATION NUMBER: 940909-9

PERMIT MODIFICATION NUMBER: 06-00639-S

INTERNAL DISTRIBUTION

Reviewer:

X Eduardo J. Lopez

X Anita R. Bain

X Carlos A. De Rojas, P.E.

X Robert G. Robbins

K. Ammon - LDP

R. Brown - NRM

X B. Colavecchio - REG

M. Cruz - REG

J. Giddings - LDP

J. Golden - REG

X J. Karas - GPA

S. Krupa - DOR

R. Mireau - OMD

P. Rhoads - EVR

D. Thatcher - CPR

W. Van Voorhess - GPA

X K. Wallace - REG

A. Waterhouse - REG

Director, Big Cypress Basin

X Area Engineer

X Day File

X Enforcement

X Field Representative

Office of Counsel

X Permit File

DEPT. OF ENVIRONMENTAL PROTECTION

X West Palm Beach

EXTERNAL DISTRIBUTION

X Applicant:

OAKWOOD PLAZA

X Applicant's Consultant:

KEITH AND SCHNARS PA

X Engineer, County of:

BROWARD

Engineer, City of:

Local Drainage District:

COUNTY

X Broward

-BCONRP

-Dir., Water Mgmt. Div.

BUILDING AND ZONING

OTHER

David Sinclair

Div of Recreation and Park - District 7

F.G.F.W.F.C.

Port St. Lucie Planning Division

S.W.F.R.P.C. - Glenn Heath

Sierra Club - Central Florida Group

=====

SWMD SURFACE WATER MANAGEMENT CALCULATIONS

for

OAKWOOD PLAZA - SOUTH

=====

DATE: 9-1-94

JOB: 13856

KEITH & SCHNARS.P.A.

BY: JJH

STAGE STORAGE CALCULATIONS

=====

1) PROPOSED LAND USE

=====

SOUTH OF C-10 CANAL SPUR	PHASE AREA (ACRES)	BUILDING (ACRES)		PAVEMENT (ACRES)		IMPERVIOUS AREA (ACRES)	IMPERVIOUS %
PROPOSED	20.68	4.02	19.4%	13.02	63.0%	17.04	82.40% ✓
EXISTING	18.60	4.40	23.7%	8.99	48.3%	13.39	71.99%
TOTAL	39.28	8.42		22.01		30.43	77.47%

Site Area.....	39.28 acres		
Less Canal Area...	0 acres		
Total Area.....	39.28 acres ✓	Lake Area.....	1.00 acres
		Lake T.O.B. Elev.....	7.50 ngvd
		Lake T.O.B. Area.....	1.50 acres
Building Area.....	8.42 acres ✓	Dry Retention Area.....	0.25 acres (Bottom Contour Elevation)
Pavement Area.....	22.01 acres	Dry Ret. T.O.B. Elev....	7.50 ngvd
Miscellaneous Area	0.00 acres	Dry Ret. T.O.B. Area....	0.60 acres
Pervious Area.....	7.85 acres ✓	Exfilt. Trench Length...	1525 feet

2) FLOOD AND RAINFALL CRITERIA

=====

10 year, 1 day storm.....	8.83 inches	Minimum road crown.....	8.00 ngvd
25 year, 1 day storm.....	10.30 inches	Minimum floor elevation....	9.00 ngvd
100 year, 1 day storm.....	14.00 inches		
100 year, 1 hour storm.....	5.00 inches		

3) COMPUTE SOIL STORAGE

=====

Wet season water elev.....	2.00 ngvd ✓
Ave. groundwater elev.....	2.00 ngvd ✓
Ave. site elevation.....	7.90 ngvd ✓
Depth to water table.....	5.90 ft.

Assuming 25% compaction, available ground storage is..	8.18 inches (Maximum Allowed)
Storage available in pervious areas of the site is ...	5.35 acre ft.
Converting to site wide moisture storage, S	1.63 inches

4) COMPUTE STAGE STORAGE

Assumptions:

Lake stores linearly from.....	2.00 to elevation.....	7.50 then vertically ✓
Pavement Area stores linearly from..	7.50 to elevation.....	8.30 then vertically ✓
Pervious areas store linearly from..	7.50 to elevation.....	8.50 then vertically
Dry Ret. areas store linearly from..	3.00 to elevation.....	7.50 then vertically ✓
Exfiltration Trench stores from.....	2.00 to elevation.....	5.00

Storage (acre ft.)

Stage	Lake	Dry Ret.	Pav't	Pervious	Trench	Total
2.00	0.00	0.00	0.00	0.00	0.00	0.00
2.50	0.51	0.00	0.00	0.00	0.14	0.65
3.00	1.05	0.00	0.00	0.00	0.28	1.33
3.50	1.60	0.13	0.00	0.00	0.42	2.16
4.00	2.18	0.29	0.00	0.00	0.56	3.03
4.50	2.78	0.46	0.00	0.00	0.70	3.95
5.00	3.41	0.66	0.00	0.00	0.70	4.76
5.50	4.06	0.87	0.00	0.00	0.70	5.62
6.00	4.73	1.10	0.00	0.00	0.70	6.53
6.50	5.42	1.35	0.00	0.00	0.70	7.47
7.00	6.14	1.62	0.00	0.00	0.70	8.46
7.50	6.88	1.91	0.00	0.00	0.70	9.49
8.00	7.63	2.21	3.44	0.95	0.70	14.93
8.50	8.38	2.51	7.84	3.80	0.70	23.23
9.00	9.13	2.81	18.85	7.60	0.70	39.08
9.50	9.88	3.11	29.85	11.40	0.70	54.94

5) FLOOD STAGE CRITERIA

10 Year - 1 Day Rainfall with Discharge
See attached flood routing

25 Year - 3 Day Rainfall with Discharge
See attached flood routing

100 Year - 3 Day Rainfall with Discharge
See attached flood routing

100 Year - 1 Hour Rainfall with Discharge
See attached flood routing

NOTE: This project has been permitted under SFWMD Permit Number 06-00639-S, Sept.16,1992.

RETENTION / DETENTION & DISCHARGE CALCULATIONS

1) ALLOWABLE DISCHARGE

For the C-10 Basin..... 454 csm
 = 27.86 cfs ✓

2) WATER QUALITY - DETENTION REQUIREMENTS

a) Based on the first 1" of runoff

Site area..... 39.28 acres
 Required detention..... 3.27 acre ft. ✓

b) Based on 2.5 inches times percent impervious

Site area..... 29.86 acres (Excluding building areas & lake)
 Impervious area..... 22.01 acres (Excluding building areas & lake)
 Percent impervious..... 73.71 %
 Required detention..... 5.88 acre ft.

c) Credit for inlets in grass

Ratio of impervious to pervious..... 3.88 :1
 Credit available = 0.2 inches x impervious area
 Total credit..... 0.51 acre ft.

Therefore the required detention is..... 5.37 acre ft.
 Less the detention volume treated in the exfiltration trench... ~~0.66~~ acre ft.
 Less the detention volume treated in the dry retention area.... 0.46 acre ft.

Remaining detention volume to be handled in lake..... 4.25 acre ft.

Corresponding stage is between..... 4.50 and..... 5.00 ngvd

Interpolating gives a weir crest = 4.68 ngvd, Permitted Weir Crest Elev. = 5.46 ngvd

d) Detention volume treated in dry retention area :

Volume of runoff..... 0.46 acre ft.

Rim elevation of catch basin in dry retention area:

Corresponding stage is between..... 4.00 and..... 4.50 ngvd

Interpolating gives rim elev. of... 4.49 ngvd for catch basins in dry retention area.

c) Pretreatment Calculations

Existing Pavement Area.....	8.99 acres
Proposed Pavement Area.....	13.02 acres
Rainfall Amount to be Pretreated.....	0.5 inches

Pretreatment Volume for Existing Areas.....	0.37 acre-feet
Pretreatment Volume for Proposed Areas (less volume handled in dry retention)....	0.08 acre-feet ✓

3) WEIR CALCULATIONS AND COMPARISON TO PERMITTED WEIR

a) Weir Length

Allowable discharge..... 27.86 CFS.

25 year, 3 day storm = 14.00 in.

Runoff = 12.21 in.

Volume of runoff = 39.97 acre ft.

Corresponding stage is between..... 9.00 and..... 9.50 ngvd

Interpolating gives an elevation of 9.03 ngvd, Permitted Top of Baffle Elevation is... 8.23 ngvd

Calculated Design Head..... 4.34 ft. Head from Permitted Design..... 2.77 ngvd

Calculated Length 0.98 feet , Permitted Length 1.75 feet

b) V-notch bleeder

24 hour discharge..... 2.12 acre ft.

Design head..... 3.46 ft.

V-notch angle..... 5.38 degrees

c) Permitted Outfall Uses A Circular Orifice For A Bleeder

Circular Orifice With Diameter of .. 4.00 inches

Orifice Area..... 0.09 sq. ft.

Orifice Invert Elevation..... 2.00 ngvd

Orifice Centroid Elevation..... 2.17 ngvd

4) STAGE DISCHARGE CALCULATIONS

Discharge (cfs)					
Stage	Storage	Orifice	Weir	Total	Exfiltration
2.00	0.00	0.00	0.00	0.00	1.81
2.50	0.65	0.24	0.00	0.24	2.64
3.00	1.33	0.38	0.00	0.38	3.57
3.50	2.16	0.48	0.00	0.48	4.61
4.00	3.03	0.57	0.00	0.57	5.76
4.50	3.95	0.64	0.00	0.64	7.03
5.00	4.76	0.71	0.00	0.71	9.39
5.50	5.62	0.76	0.04	0.81	10.43
6.00	6.53	0.82	2.17	2.99	11.47
6.50	7.47	0.87	5.81	6.68	12.52
7.00	8.46	0.92	10.47	11.39	13.56
7.50	9.49	0.97	15.96	16.93	14.60
8.00	14.93	1.01	22.17	23.19	15.65
8.50	23.23	1.05	29.03	30.09	16.69
9.00	39.08	1.09	36.48	37.58	17.73

* Exfiltration Trench Baffle
Outfall

5) EXFILTRATION TRENCH CALCULATIONS

Length Of Exfiltration Trench Provided.....	1.525 lineal feet
Trench Width.....	8.00 feet
Trench Height.....	4.00 feet
Perforated Pipe Diameter.....	15 inches
Trench Bottom Elevation.....	0.50 ngvd
Hydraulic Conductivity (K Value).....	7.20E-05 cfs/sq.ft.- ft. of head
Depth To Water Table.....	2.50 feet
Non-Saturated Trench Depth.....	2.50 feet
Saturated Trench Depth.....	1.50 feet

DETENTION VOLUME PROVIDED BY EXFILTRATION

TRENCH.....	0.66 acre-feet
-------------	----------------

(1520)

6) 100 YEAR - 3 DAY STORM - NO DISCHARGE ELEVATION

100 year-3 day storm =	19.03 in.
Runoff =	17.20 in.
Volume of runoff =	56.29 acre ft.

Corresponding stage is between..... 9.00 and..... 9.50 ngvd

Interpolating gives an elevation of (9.54 ngvd **)

** This project discharges into tidal water bodies, the C-10 Canal.
The 100 Year - 3 day , No Discharge elevation should not have relevance.

5) EXFILTRATION TRENCH CALCULATIONS FOR PRETREATMENT

Required Pretreatment Volume(Existing Areas).	0.37 acre-feet	or	4.50 acre-inches
Required Pretreatment Volume(Proposed Areas).	0.08 acre-feet	or	0.01 acre-inches
Trench Width.....	8.00 feet		
Trench Height.....	4 feet		
Perforated Pipe Diameter.....	15 inches		
Trench Bottom Elevation.....	0.5 ngvd		
Hydraulic Conductivity (K Value).....	7.20E-05 cfs/sq.ft.- ft. of head		
Depth To Water Table.....	2.50 feet		
Non-Saturated Trench Depth.....	2.50 feet		
Saturated Trench Depth.....	1.50 feet		

LENGTH OF EXFILTRATION TRENCH REQUIRED FOR
PRETREATMENT OF EXISTING AREAS..... 863 feet

LENGTH OF EXFILTRATION TRENCH REQUIRED FOR
PRETREATMENT OF PROPOSED AREAS..... 2 feet

TIME '5:48:35 DATE 09-01-1994

 *
 * FREDERIC R. HARRIS. INC. *
 *
 * 6300 N. E. First Avenue *
 * Ft. Lauderdale. Florida 33334 *
 * (305) 491-3311 *
 *

Copyright R & W Engineering. Inc. 1988

This Program uses the South Florida Water Management District's dimensionless rainfall distributions, the 24 hour rainfall and the SCS curvelinear unit hydrograph method to compute a runoff hydrograph. The hydrograph is routed through a retention/detention area using the Storage Indication Method.

PROJECT DESCRIPTION :
 WATER MANAGEMENT CALCULATIONS
 OAKWOOD PLAZA SOUTH
 PREPARED BY KEITH & SCHNARS, INC.

DRAINAGE AREA = 39.28 ACRES
 PRE-DEVELOPMENT CURVE NUMBER = 86
 PRE-DEVELOPMENT TIME OF CONCENTRATION = .17 HOURS
 PRE-DEVELOPMENT SHAPE FACTOR = 100
 POST-DEVELOPMENT CURVE NUMBER = 86
 POST-DEVELOPMENT TIME OF CONCENTRATION = .17 HOURS
 POST-DEVELOPMENT SHAPE FACTOR = 100

STAGE (FT)	STORAGE (AC FT)	STAGE (FT)	DISCHARGE (CFS)
-----	-----	-----	-----
2.00	0	2.00	0.00
3.00	1.33	3.00	0.38
4.00	3.03	4.00	0.57
5.00	4.76	5.00	0.71
6.00	6.53	6.00	2.99
6.50	7.47	6.50	6.68
7.00	8.46	7.00	11.39
7.50	9.49	7.50	16.93
8.00	14.93	8.00	23.19
8.50	23.23	8.50	30.09
9.00	39.08	9.00	37.58

STAGE (FT)	PERCOLATION (CFS)
-----	-----
2.00	0.00

TIME:48:36

DATE 09-01-19

9.00

0.00

STORM DURATION = 24H
 FREQUENCY = 10 YEAR
 24 HOUR RAINFALL = 8.83 INCHES
 PRE-DEVELOPMENT D = .0226 HOURS
 POST-DEVELOPMENT D = .0226 HOURS

TIME (HR)	CUMULATIVE RAINFALL (IN)	RUNOFF (CFS)	OUTFLOW		STAGE (FT)
			SURFACE DISCHARGE (CFS)	PERCOLATION (CFS)	
0.00	0.00	0.00	0.00	0.00	0.00
2.26	0.20	0.00	0.00	0.00	2.00
4.52	0.47	0.46	0.00	0.00	2.01
6.78	0.91	3.34	0.09	0.00	2.25
9.04	1.52	7.40	0.36	0.00	2.94
11.30	2.64	20.02	0.59	0.00	4.16
13.56	7.04	29.84	21.95	0.00	7.90
15.82	7.73	10.55	20.74	0.00	7.80
18.08	8.10	6.21	18.16	0.00	7.60
20.34	8.44	5.40	12.62	0.00	7.11
22.60	8.68	4.11	7.66	0.00	6.60
24.00	8.83	4.10	6.24	0.00	6.44
24.86		0.87	5.25	0.00	6.31
27.12		0.00	2.86	0.00	5.94
27.35		0.00	2.79	0.00	5.91
29.38			2.25	0.00	5.67
31.64			1.76	0.00	5.46
33.90			1.39	0.00	5.30
36.16			1.09	0.00	5.17
38.42			0.86	0.00	5.06
40.68			0.71	0.00	4.98
42.94			0.70	0.00	4.91
45.20			0.69	0.00	4.83
47.46			0.68	0.00	4.76
49.72			0.67	0.00	4.69
51.98			0.66	0.00	4.62
54.24			0.65	0.00	4.55
56.50			0.64	0.00	4.48
58.76			0.63	0.00	4.41
61.02			0.62	0.00	4.34
63.28			0.61	0.00	4.27
65.54			0.60	0.00	4.21
67.80			0.59	0.00	4.15
70.06			0.58	0.00	4.08
72.32			0.57	0.00	4.02
74.58			0.56	0.00	3.96
76.84			0.55	0.00	3.90
79.10			0.54	0.00	3.84
81.36			0.53	0.00	3.78

TIME 0:48:38

DATE 09-01-19

83.62	0.52	0.00	3.72
85.88	0.51	0.00	3.66
88.14	0.50	0.00	3.61
88.14	0.49	0.00	3.56

RESULTS OF ANALYSIS :

PEAK SURFACE DISCHARGE = 22.08 CFS
HISTORICAL PEAK SURFACE DISCHARGE = 136.66 CFS
SURFACE DISCHARGE VOLUME = 21.1572 AC. FT.
HISTORICAL SURFACE DISCHARGE VOLUME = 23.3652 AC. FT.
MAXIMUM STAGE = 7.91 FT
STORAGE REQUIRED = 13.9670 AC. FT.

TIME:18:39

DATE 09-01-10

9.00

0.00

STORM DURATION = 3D

FREQUENCY = 25 YEAR

24 HOUR RAINFALL = 10.3 INCHES

PRE-DEVELOPMENT D = .0226 HOURS

POST-DEVELOPMENT D = .0226 HOURS

TIME (HR)	CUMULATIVE RAINFALL (IN)	RUNOFF (CFS)	OUTFLOW		STAGE (FT)
			SURFACE DISCHARGE (CFS)	PERCOLATION (CFS)	
0.00	0.00	0.00	0.00	0.00	0.00
2.26	0.14	0.00	0.00	0.00	2.00
4.52	0.28	0.00	0.00	0.00	2.00
6.78	0.42	0.18	0.00	0.00	2.01
9.04	0.57	0.54	0.02	0.00	2.06
11.30	0.70	0.74	0.05	0.00	2.14
13.56	0.85	0.96	0.10	0.00	2.26
15.82	0.99	1.23	0.15	0.00	2.40
18.08	1.14	1.52	0.21	0.00	2.55
20.34	1.27	1.40	0.27	0.00	2.72
22.60	1.42	1.60	0.34	0.00	2.89
24.86	1.58	2.46	0.39	0.00	3.06
27.12	1.79	2.75	0.43	0.00	3.29
29.38	2.00	2.88	0.48	0.00	3.53
31.64	2.21	3.01	0.53	0.00	3.78
33.90	2.41	3.10	0.57	0.00	4.03
36.16	2.62	2.97	0.61	0.00	4.29
38.42	2.82	3.05	0.65	0.00	4.54
40.68	3.03	3.13	0.68	0.00	4.80
42.94	3.24	3.19	0.86	0.00	5.06
45.20	3.44	3.25	1.35	0.00	5.28
47.46	3.65	3.35	1.75	0.00	5.46
49.72	3.88	3.72	2.13	0.00	5.62
51.98	4.16	4.81	2.56	0.00	5.81
54.24	4.61	8.08	4.17	0.00	6.16
56.50	5.27	11.77	7.38	0.00	6.57
58.76	6.31	19.84	12.28	0.00	7.08
61.02	11.61	61.84	27.51	0.00	8.31
63.28	12.54	13.35	27.41	0.00	8.31
65.54	13.05	7.45	24.92	0.00	8.13
67.80	13.47	7.39	22.10	0.00	7.91
70.06	13.76	4.89	18.91	0.00	7.66
72.00	14.00	4.85	15.19	0.00	7.34
72.32		3.09	13.73	0.00	7.21
74.58		0.02	5.96	0.00	6.40
75.35		0.00	4.65	0.00	6.22
76.84			2.95	0.00	5.98
79.10			2.32	0.00	5.71
81.36			1.82	0.00	5.49

TIME 0:18:41

DATE 09-01-19

83.62	1.43	0.00	5.32
85.38	1.13	0.00	5.18
88.14	0.89	0.00	5.08
88.14	0.71	0.00	4.99

RESULTS OF ANALYSIS :

PEAK SURFACE DISCHARGE = 28.30 CFS

HISTORICAL PEAK SURFACE DISCHARGE = 170.98 CFS

SURFACE DISCHARGE VOLUME = 35.3559 AC. FT.

HISTORICAL SURFACE DISCHARGE VOLUME = 39.9917 AC. FT.

MAXIMUM STAGE = 8.37 FT

STORAGE REQUIRED = 21.0758 AC. FT.

0.00 9.00

STORM DURATION = 3D
 FREQUENCY = 100 YEAR
 24 HOUR RAINFALL = 14 INCHES
 PRE-DEVELOPMENT D = .0226 HOURS
 POST-DEVELOPMENT D = .0226 HOURS

TIME (HR)	CUMULATIVE RUNOFF (CFS)	RAINFALL (IN)	DISCHARGE (CFS)	OUTFLOW	SURFACE PERCOLATION (CFS)	STAGE (FT)
0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.26	0.20	0.00	0.00	0.00	0.00	2.00
4.52	0.38	0.07	0.00	0.00	0.00	2.00
6.78	0.58	0.71	0.02	0.00	0.00	2.06
9.04	0.77	1.23	0.07	0.00	0.00	2.18
11.30	0.96	1.45	0.14	0.00	0.00	2.36
13.56	1.15	1.74	0.22	0.00	0.00	2.58
15.82	1.35	2.12	0.31	0.00	0.00	2.81
18.08	1.54	2.52	0.39	0.00	0.00	3.05
20.34	1.73	2.26	0.43	0.00	0.00	3.26
22.60	1.92	2.54	0.47	0.00	0.00	3.48
24.86	2.15	3.84	0.52	0.00	0.00	3.72
27.12	2.44	4.20	0.58	0.00	0.00	4.08
29.38	2.72	4.34	0.63	0.00	0.00	4.45
31.64	3.00	4.48	0.69	0.00	0.00	4.83
33.90	3.28	4.57	1.16	0.00	0.00	5.20
36.16	3.55	4.34	1.82	0.00	0.00	5.49
38.42	3.84	4.43	2.37	0.00	0.00	5.73
40.68	4.12	4.51	2.82	0.00	0.00	5.92
42.94	4.40	4.58	3.49	0.00	0.00	6.07
45.20	4.68	4.64	4.03	0.00	0.00	6.14
47.46	4.96	4.76	4.31	0.00	0.00	6.18
49.72	5.27	5.27	4.67	0.00	0.00	6.23
51.98	5.65	6.79	5.33	0.00	0.00	6.32
54.24	6.27	11.35	7.60	0.00	0.00	6.60
56.50	7.17	16.43	11.52	0.00	0.00	7.01
58.76	8.58	27.53	17.16	0.00	0.00	7.52
61.02	15.78	84.83	31.53	0.00	0.00	8.60
63.28	17.05	18.26	31.99	0.00	0.00	8.63
65.54	17.74	10.18	30.46	0.00	0.00	8.52
67.80	18.31	10.10	27.77	0.00	0.00	8.33
70.06	18.70	6.68	24.88	0.00	0.00	8.12
72.00	19.03	6.63	22.37	0.00	0.00	7.93
72.32		4.23	21.87	0.00	0.00	7.89
74.58	0.03	17.81	15.25	0.00	0.00	7.57
75.35	0.00	8.20	3.80	0.00	0.00	6.66
76.84		3.80	2.54	0.00	0.00	6.11
79.10				0.00	0.00	5.80
81.36						

TIME 59:35

DATE 09-01-19

83.62	2.00	0.00	5.57
85.88	1.57	0.00	5.38
88.14	1.24	0.00	5.23
88.14	0.97	0.00	5.12

RESULTS OF ANALYSIS :

PEAK SURFACE DISCHARGE = 32.38 CFS
HISTORICAL PEAK SURFACE DISCHARGE = 235.17 CFS
SURFACE DISCHARGE VOLUME = 51.5073 AC. FT.
HISTORICAL SURFACE DISCHARGE VOLUME = 56.3107 AC. FT.
MAXIMUM STAGE = 8.65 FT
STORAGE REQUIRED = 28.0856 AC. FT.

TIME 0:39:42

DATE 09-02-19

STORM DURATION = 1H
FREQUENCY = 100 YEAR
RAINFALL AMOUNT = 5 INCHES

TIME (HR)	RAINFALL INTENSITY (IN/HR)	RUNOFF (CFS)	OUTFLOW		STAGE (FT)
			SURFACE DISCHARGE (CFS)	PERCOLATION (CFS)	
0.00	0.00	0.00	0.00	0.00	0.00
1.00	0.00	0.00	20.03	0.00	7.75
10.00			2.29	0.00	5.69
20.00			0.79	0.00	5.04
30.00			0.67	0.00	4.70

ALLOWABLE DISCHARGE = 337.81 CFS
PEAK SURFACE DISCHARGE = 20.15 CFS
ALLOWABLE SURFACE DISCHARGE VOLUME = 13.0933 AC. FT.
SURFACE DISCHARGE VOLUME = 8.6726 AC. FT.
MAXIMUM STAGE = 7.76 FT
STORAGE REQUIRED = 12.2884 AC. FT.

Oakwood Plaza



**OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER
PLANNING RATIONALE REPORT
SEPTEMBER 2024
CITY FILE NUMBER 24-DP-31**

1.0 Introduction

Over the last several years our team has been obtaining approvals for the existing Oakwood Plaza Shopping Center which include approval for a Land Use Amendment change to Oakwood Activity Center and a Rezoning approval to Oakwood Plaza PD. The Oakwood Plaza PD was approved with a set of design and other objective guidelines which all future projects within the Oakwood Plaza Shopping Center are required to satisfy.

This planning rationale report will demonstrate that this project as outlined below conforms to the intent of the approved Oakwood Plaza PD Guidelines.

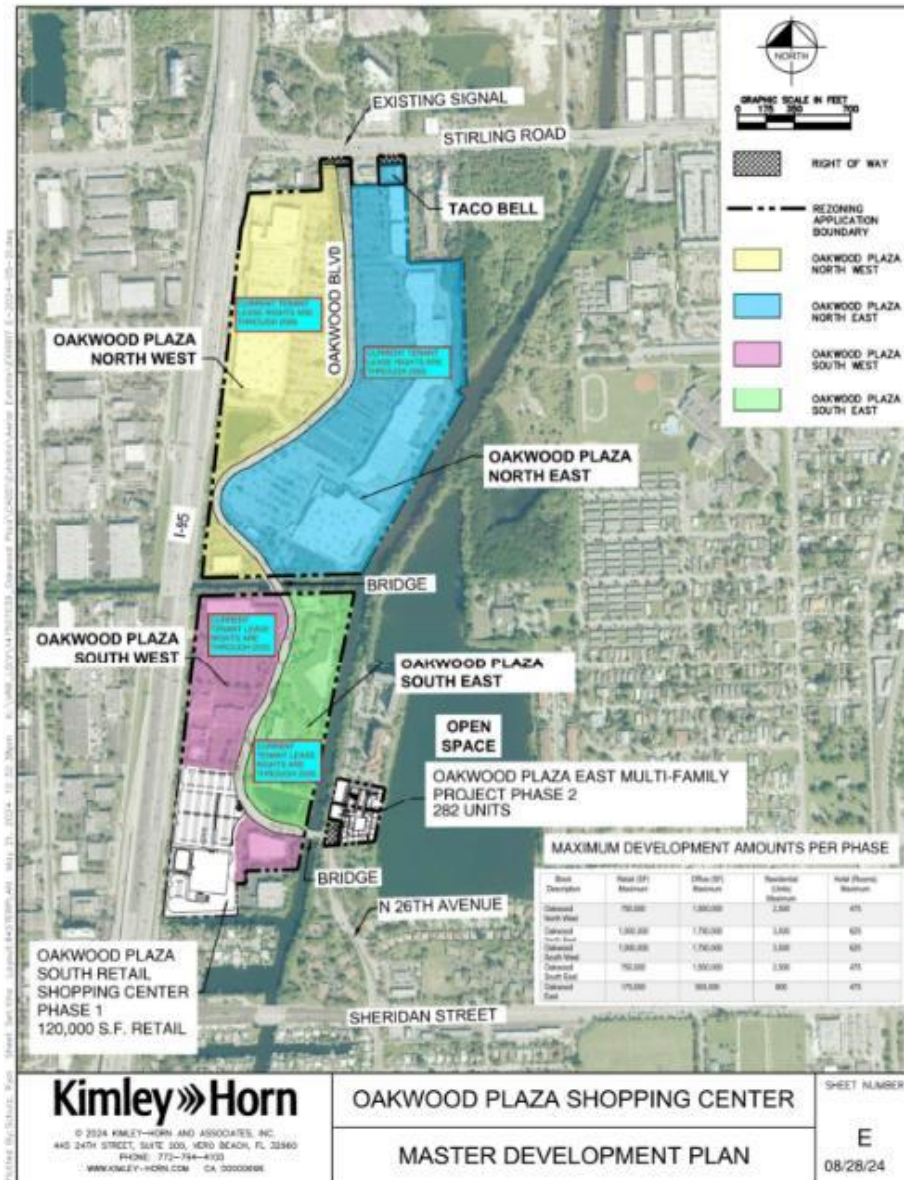
The proposed retail shopping center project is located at 2800 Oakwood Boulevard within the existing Oakwood Plaza Shopping Center at the southwestern corner. As part of the proposed project the existing Regal Movie Theater is going to be demolished and a 120,000 s.f. two story retail building is going to be constructed along with associate parking lot improvements.

The following list is the status of the project:

- A pre-application conceptual overview meeting was held with staff on March 18, 2024.
- A preliminary technical advisory committee application was submitted to the City on April 13, 2024.
- A preliminary technical advisory committee meeting was held on May 6, 2024.
- A virtual neighborhood community meeting was held on May 20, 2024.
- A Final TAC meeting was held on August 19, 2024

1.1 Master Plan and Phasing Summary

Below is the master plan for the first phase and second phase of the Oakwood Plaza Shopping Center.



Phasing Summary:

We are confident that the development of this parcel will complement, not hinder our plans for the development of the rest of this parcel.

The type of retail envisioned for this property is relatively new and driven by providing shoppers and patrons with a substantial experience which is above the customary activities associated with consumer shopping. We believe that this use will be unique in Broward County and is expected to draw tourists and residents from through the county as well as a large portion of Miami-Dade.

Importantly, it will also serve as an amenity that will benefit the anticipated multi-family development within Oakwood Plaza. Though we cannot disclose the use at this time, we can say that the use will appeal to future residents of the area.

After the development of this parcel, the owners of this parcel anticipate, at this current moment, that the remaining parcels will be redeveloped one at a time starting from the south and advancing north towards Sterling Blvd over a period of many years, as current leasehold rights of tenants preclude further redevelopment of the site at this time.

Although we cannot predict what the future may hold, as we continue to develop Oakwood over time we anticipate that the new tenant will complement our existing entertainment and dining tenants and help attract other uses that will help Oakwood evolve into a place where people would like to live work and play.

Specifically as it relates to our next project, this use will enhance the Oakwood location to facilitate the development of the next proposed project a multi-story residential apartment project with up to 282 units located on N 26th Ave. In turn, we think this multi-story apartment project will synergize the existing southern gateway entrance with an appealing neutral and earth tone color palette, revitalize the corner of N 26th Avenue and Oakwood Boulevard and activate the existing City of Hollywood Park with many residents enjoying the Public Amenity.

Overtime the entertainment district may evolve to incorporate a variety of vertical uses including residential and office and hotel, or it may remain a horizontal mix of uses. This will evolve over time as we gain control of spaces that are currently controlled by tenants through leases for a number of years.

We anticipate that the next few phases would likely be Oakwood Plaza Southeast and Southwest, based on when leases expire. It will likely be some time before we are able to redevelop Oakwood Plaza Northeast and Northwest as the lease rights extend more than 30 years.

2.0 Site Location

The proposed project is located within the Oakwood Plaza PD South Parcel as show in the following figures below:



Figure 1 Oakwood PD Location Map



Figure 2 Proposed Project

3.0 Legal Description and Owner

The proposed project is within two separate folio numbers which include 5142-04-12-0620 and 5142-04-12-0627. A survey has been submitted showing the legal description.

The site is owned by Oakwood Plaza LP and Oakwood Business Center LP whose address is 1 Oakwood Boulevard Suite 70, Hollywood, FL 33023.

4.0 Physical Features of the Site

The proposed project scope of improvements are approximately 8.19 acres.

The existing shopping center includes an existing Regal Movie theater which opened in 1997 that will be demolished along with the associated parking lot improvements.

The existing shopping center currently is in operation and has existing water, sewer, electric, gas, drainage, telephone and other facilities for us to connect into for our project. Based on our current research and findings there is sufficient capacity to serve our project.

5.0 Purpose and Intent

The following sections below outline conformance to the previously approved Oakwood Plaza PD Design Guidelines.

This project has been designed with the intent to meet the following:

- Integrate uses.
 - ***The proposed retail project is a commercial use and will integrate with the surrounding businesses such as restaurants, other retail establishments, existing and future offices and future residential or hotel uses.***
- Improve mobility access and connections for all modes (bike/ped/transit/vehicle).
 - ***The proposed retail project is proposing to add bike racks, an integrated sidewalk network to connect with the north portion of the existing shopping center and the existing sidewalk along Oakwood Boulevard. Also, we are proposing a pedestrian plaza and seating area, so the public have somewhere to gather and wait for the exiting bus stops which are in the immediate area. A proposed parking lot is also planned that has immediate access to the proposed retail store and direct access to Oakwood Boulevard so they can shop or go to adjacent businesses nearby. The existing sidewalk along Oakwood Boulevard continues south over the bridge to N. 26th Avenue which will remain.***
- Complementary to the surrounding areas.
 - ***The proposed retail project is complementary to the surrounding uses since a two-story retail store will provide goods and services to the local residents and activate the southwestern corner that has not been fully utilized to its potential.***

6.0 Permitted Use

The proposed retail project is consistent with the permitted use as outlined below since it's a retail service establishment.

Permitted Uses for the Oakwood Plaza Planned Development shall be as consistent with the provisions of Section 4.15 D. Permitted Uses include (permit) the following:

- (1) Retail/Commercial

Specific uses include the following:

1. Retail and service establishments including department stores, grocery stores, farmer's market, marine market, home improvement centers, major appliance stores, furniture stores, liquor stores, package stores, wine stores, retail/grocery stores with wine and liquor, micro-breweries, restaurants, billiard parlors, bars or taverns for on-premises and or off-premise consumption of alcoholic beverages, night clubs, spas, salons, beauty shops, barbershops, athletic clubs or gymnasiums, group instruction, art gallery, daycare center, pet shop, dry cleaning/laundry, deli, baked goods/bakery including those within a retail/grocery store, bowling alleys, indoor motion picture theaters, and theater for live stage productions; also includes uses utilizing a drive-thru facility, automotive parts sales. Note: with respect to liquor stores, package stores, wine stores, free-standing stores less than 10,000 square feet are permitted.

7.0 Density/Intensity:

The following table further identifies the location, type, and maximum amount of development within Oakwood Southwest which may be developed providing that the maximum amount of 1.2 M SF of Retail, 1.89 M SF of Office, 3,800 Residential Units and 625 Hotel Rooms is not exceeded within the overall PD.

The maximum amount of development for Oakwood Southwest is the following:

Block Description	Retail (SF) Maximum	Office (SF) Maximum	Residential (Units) Maximum	Hotel (Rooms) Maximum
Oakwood South West	1,000,000	1,750,000	3,000	625

The existing retail users within Oakwood Plaza includes the following:

OAKWOOD PLAZA RETAIL	
TENANT	SQ. FT.
Big Lots	20,000
BJ's Wholesale Club	120,251
Just for Sports	15,200
Home Depot	142,280
Home Goods	24,439
Kmart	114,764
Madrag	8,125
Marshalls	30,400
Mattress Firm	4,965
Michaels	25,104
Office Max	23,500
Hair Cuttery	1,000
Old Navy	23,833
Party City	10,049
Vacant (Payless Shoes)	3,000
Vacant (Fallas)	15,000
Vacant (Avenue Plus)	5,002
Dollar Star	3,975
Footlocker	2,975
Famous Footwear	7,001
Sally Beauty	1,508
Vacant (Perfumania)	2,200
Petsmart	20,000
Ross	27,692
Starlite Diner	3,000
Burlington	35,178
Taco Bell	2,780
Trends	7,000
Vacant (Simons Sportswear)	3,000
Wendy's	3,350
Supercuts -	1,421
GNC	2,017
Natbank	4,965
Yum Berry	2,093
Blush Nail & Spa	1,421
EyeLab	3,000
Dave & Busters	57,812
Subway	1,250
You Fit	13,665
Goldensun Tan	1,614
Hair Cuttery	1,250
Hollywood Ale House	7,800
Red Lobster	7,974
Sweet Tomatoes	8,000
TGI Friday's	6,820
Vacant (Jewelry Depot)	7,223
Pearle Vision	3,000
Vacant (Verizon)	3,877
United Nails	997
Sal's Italian Restaurant	2,161
TOTAL	844,931

Based on the existing retail density of 844,931 s.f. plus the proposed 120,000 s.f. the total would be 964,931 s.f which is less than the maximum amount of 1,200,000 s.f.

8.0 Lot Coverage/Lot Size Standards

The proposed retail project complies with the following:

- (1) Lot Size Standards (acreage/sq.ft.): No minimum lot size is required.
- (2) Lot Width/Depth: No minimum lot width and/or depth is required.
- (3) The maximum lot (building) coverage shall be 90 percent.
 - This standard shall not be applied to lease areas which tend to reflect the building pad site only and not the full lot in which the building may be located
- (4) The maximum impervious coverage shall be 90 percent.
- (5) Corner lots, multiple frontage lots and through lots shall be permitted in the PD; setbacks shall be provided in accordance with Section (5)(B) below.
- (6) Open Space: Open space inclusive of pervious spaces as well as plazas, public spaces, sidewalks, pedestrian amenities, amenity areas, public lakes, stormwater facilities or similar shall be consistent with those standards of the LUPA.

The proposed maximum impervious area for this project is approximately 81 percent which is less than the 90 % requirement. This is shown on our site plan sheet C-300.

9.0 Buildings:

The proposed retail project complies with the following:

General Building Comments and Notes:

- (1) Building Height. Maximum: 30 stories/300'; this provides flexibility considering the different uses proposed and the possible variety in floor-to-floor height requirements. Buildings exceeding 175' will require coordination and approval with the Federal Aviation Administration, Broward County Aviation Department and/or Florida Department of Transportation (Aviation Division), as applicable.
 - ***Our proposed building is only 2 stories and approximately 64' high.***
- (2) There shall be no minimum and or maximum building floorplate within the PD.
 - ***Our footprint meets this since there is no minimum or maximum.***
- (3) Buildings shall comply with the Florida Building Code, latest edition.
 - ***Our building will comply with all applicable codes.***

10.0 Building Type:

The proposed retail store complies with the Type 1 Building Type as shown below:

Building Type	Primary Use
Type 1. Commercial	Commercial

This building type is primarily commercial and may include an individual retail building, major retail store, part of a small retail center and may also be part of a shopping or

lifestyle center. Sidewalks may include an arcade. Outdoor cafes and restaurant seating areas may be provided adjacent to the frontage.

The proposed building type is a retail building and the other requirements are optional which we are not planning on including.

11.0 Setbacks

The proposed retail project complies with the setbacks as shown:

Except as provided below, Front or side street: zero feet (0'); Side Interior and Rear: zero feet (0)'. Setbacks are measured from current and or proposed property lines.

Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PD property line or at the right-of-way line.

- ***Our proposed building is greater than 0' as shown on the site plan.***

12.0 Building Architecture

The proposed retail project complies with the building architecture as shown:

Design Intent

- i. The buildings within the PD are to be designed to create a high-quality signature character.

Building Design

- ii. Building facades shall be designed to continue the character established by the front or primary building façade.

Building Materials

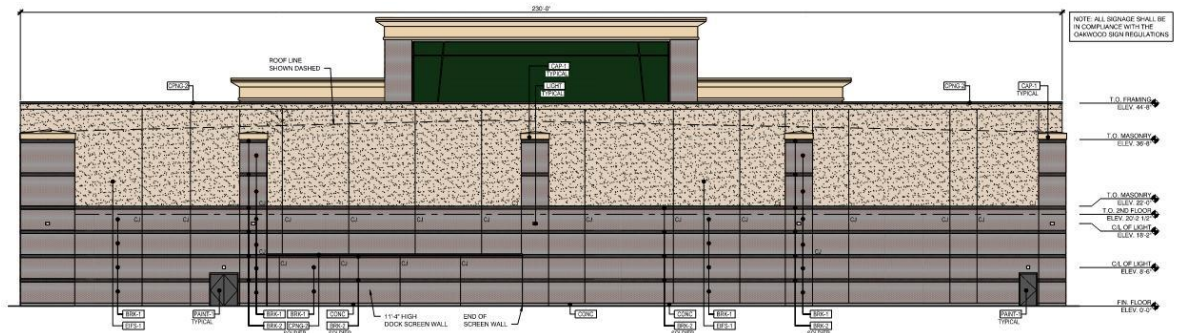
- iii. The building materials will serve as a reinforcement to the objective of creating a high-quality signature character for the PD and shall consist of hard, durable materials that convey an impression of permanence and durability. Materials such as masonry, stone, Synthetic stucco, glass, metal panels, composite panels, terracotta panels, and tile.
- iv. Building materials shall be used to compliment the architectural style of the building and vary in texture and type to accentuate the public entrances / exits, façade projections and other architectural features.
- v. Glass used as an exterior material shall be clear or lightly tinted.

The proposed building design creates a signature appearance which aligns with the retail tenant's brand standards nationwide. The building is designed as a four-sided structure, meaning that the design is cohesive across all elevations and reinforcing the design of the façade with the primary entrance. The building materials are primarily brick, synthetic stucco, ACM, metal, and glass which align with the requirements in section (iii) above and also compliment the building architecture. Vision glass will be clear with a low-e coating to comply with the FBC requirements.

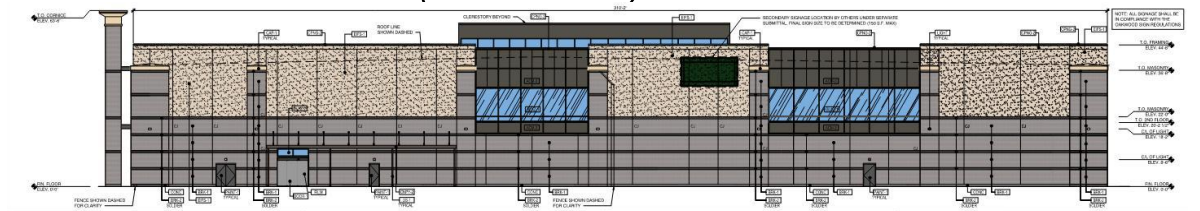
Below are some images from the revised Elevations from Sheet A-300



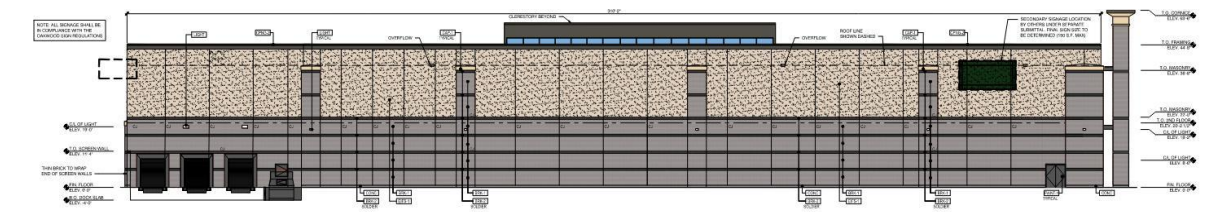
(NORTH FACING)



(SOUTH FACING)



(WEST FACING)



(EAST FACING)

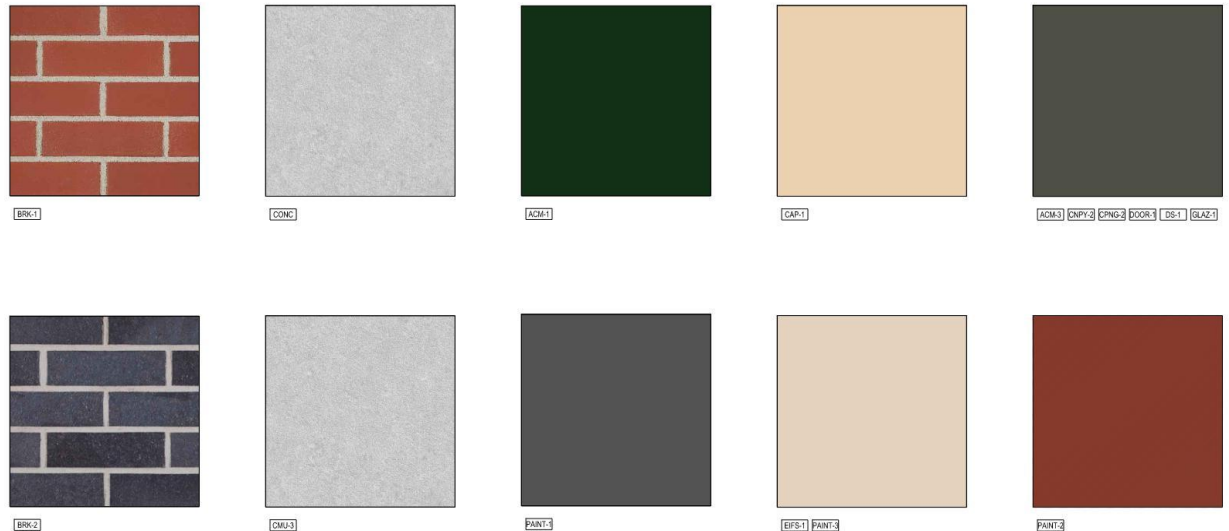
13.0 Building Colors

- i. The color palette for the exterior building materials shall compliment the architectural style and shall be neutral tones with accent colors. An accent color may be used to emphasize architectural form or material texture.
- ii. Accent colors may also be used to emphasize the brand of the retail establishment in Type 1 Commercial Buildings.

The proposed building colors are neutral and of an earth-tone palette. Accent color is Hartford Green to align with the tenant's brand.

Below are the exterior materials from the revised Elevations from Sheet A-300

EXTERIOR MATERIALS	
ACM-1	RAINSCEEN METAL PANEL SYSTEM MANUF: CITADEL OR EQUAL PRODUCT: ENVELOPE 2000 RS OR EQUAL COLOR: MATCH KAWNEER HARTFORD GREEN
ACM-3	ACM PANELS - ALPOLIC COLOR: TO MATCH KAWNEER DARK BRONZE
BRK-1	1/2" MODULAR THIN BRICK REFER TO SPECIFICATION FOR ACCEPTABLE MANUFACTURERS MORTAR - SPEC MIX SM250 'ANTIQUE WHITE'
BRK-2	1/2" MODULAR THIN BRICK BELDEN BRICK COLOR: BLACK DIAMOND VELOUR MORTAR - SPEC MIX SM800 'BLACK'
CAP-1	COLUMN CAPITAL SUPPLIED BY VENDOR #24, INSTALLED BY G.C. COLOR: MATCH SW 0028 CAEN STONE
CONC	CAST IN PLACE CONCRETE WITH PARGED HAND RUBBED FINISH
CMU-3	SMOOTH-FACED, STANDARD GRAY DRYBLOCK, SEE SPEC. FINISH = POLYMER MODIFIED CEMENT PARGE, SEE SPEC
CNPY-2	MAPES PREFABRICATED METAL CANOPY W/ TIE RODS OR APPROVED EQUAL COLOR = TO MATCH KAWNEER DARK BRONZE
CPNG-2	PREFINISHED METAL COPING, SEE SPECIFICATIONS COLOR = TO MATCH KAWNEER DARK BRONZE
DOOR-1	ALUMINUM SLIDING DOOR, SEE SPECIFICATIONS - COLOR= KAWNEER DARK BRONZE
DS-1	PRE-FINISHED METAL DOWNSPOUT - COLOR: TO MATCH KAWNEER DARK BRONZE
EIFS-1	1 1/2" EXTERIOR INSULATION FINISH SYSTEM, SEE SPECIFICATIONS COLOR = MATCH COLOR #449 BUCKSKIN, PEBBLE FINE FINISH
GLAZ-1	EXTERIOR CURTAINWALL COLOR= KAWNEER DARK BRONZE
LIGHT	EXTERIOR LIGHT FIXTURE - REFER TO REFLECTED CEILING AND ELECTRICAL PLANS, TYP.
PAINT-1	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = (P-78)
PAINT-2	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = MATCH RED BRICK (P-52) DSG BELDON
PAINT-3	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = TO MATCH (EIFS-2)
SIGN-1	INDIVIDUAL LETTER SIGNAGE w/ INTERNALLY ILLUMINATED LETTERS, SUPPLIED AND INSTALLED BY VENDOR #8
FILM	WINDOW SECURITY FILM; REFER TO A5.2



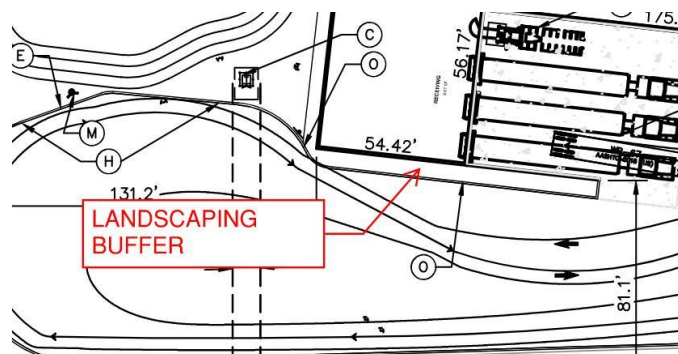
14.0 Loading Spaces

The proposed retail project complies with the loading requirements as shown below:

Loading shall be visually screened from public view as practical. Public rights-of-way, excluding alleys shall not be utilized for maneuvering associated with building loading access. Loading areas shall be convenient to the building(s) in which it serves. Due to the compact nature of the PD, no minimum number of loading/unloading spaces shall be required.

- ***The proposed loading dock is screened from public view based on the landscaping that is existing and proposed.***

Here is a blow of the proposed site plan sheet C-200



15.0 Service Structures and Uses

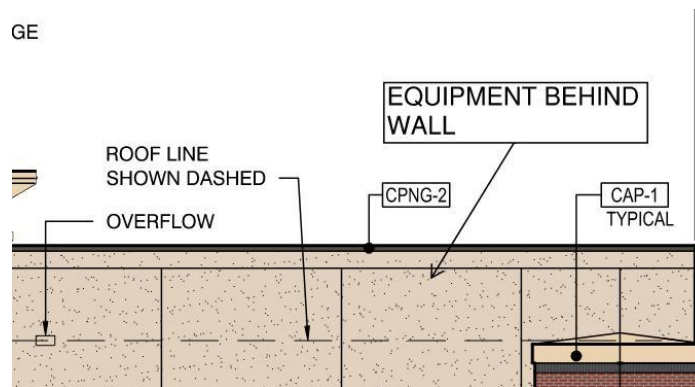
The proposed retail project complies with the service structures and uses as shown below:

These standards are intended to guide the design and development of service structures and uses including dumpsters and HVAC units, utility boxes and other similar equipment.

Building Mechanical, Electrical, Communication and Service Equipment

- Wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be located in the building service area.
- Rooftop and sidewall mechanical equipment and other extensions allowed above the building height shall be concealed by or integrated within the roof form or screened from view of the public right-of-way. The following appurtenances or necessary extensions above the roofline that require screening include air conditioning units, large vents, heat pumps and mechanical equipment.

The proposed building will have a parapet wall to screen the mechanical equipment, see dashed line on Elevations sheet A-300.



16.0 Building Refuse Collection

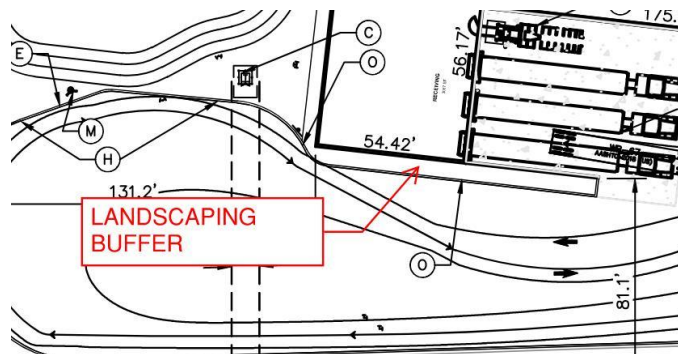
- Trash dumpsters are to be located in close proximity to the building service areas. For trash dumpsters not located within an enclosed service area provide screen walls that are constructed using materials as listed in the code, complementary material as the adjacent building; landscaping can be provided to screen these areas as well in addition to required wall. Dumpsters, compactors, and similar uses shall be

enclosed within buildings or screened using walls or fences to match the architecture and color of the building which it serves.

- Trash compactors attached to the building are to be located within the building service area and screened as required under building service and loading areas.
- There are no minimum or maximum trash/dumpster enclosure sizes. Pedestrian openings are not required except for residential users. Trucks accessing dumpsters are not allowed to back into public roadways or private Roadways, as where practical, and identified through signage or other similar means. Where loading/unloading is proposed within the roadway, at least one vehicular travel lane shall be preserved to ensure the flow of traffic. Dumpsters shall follow the same setback requirements as principal structures.

Vehicular service areas for multiple buildings shall be consolidated whenever practical.

- ***The proposed building is using a compactor which is self-contained for trash and recycling products and is in the loading dock area which is screened.***

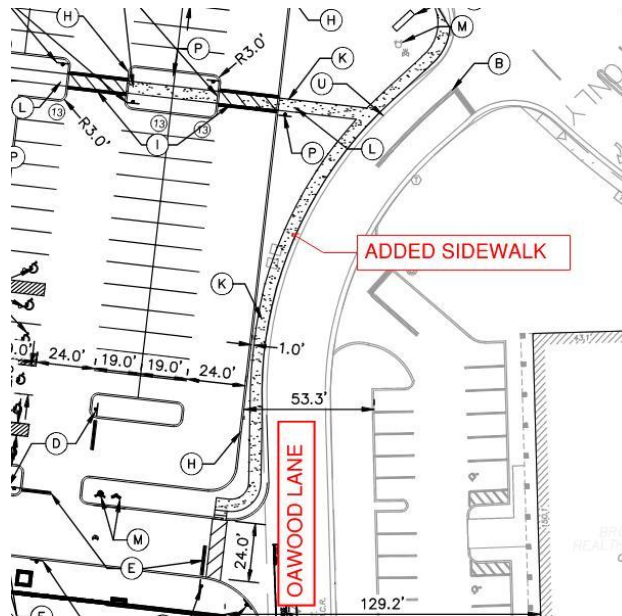


Here is a blow of the proposed site plan sheet C-200

17.0 Connectivity

The proposed retail project complies with the connectivity as shown below:

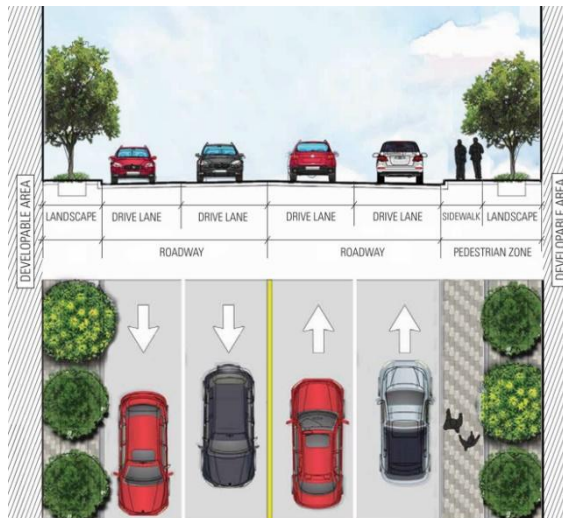
The existing eastern roadway is Oakwood Boulevard which is maintaining the existing roadway which is grandfathered into the PD Guidelines. The other existing eastern service roadway is Oakwood Lane which is classified as tertiary roadway. A sidewalk has been added to connect to the front of the retail building along the west side.



Here is a blow of the proposed site plan sheet C-200

Oakwood Boulevard

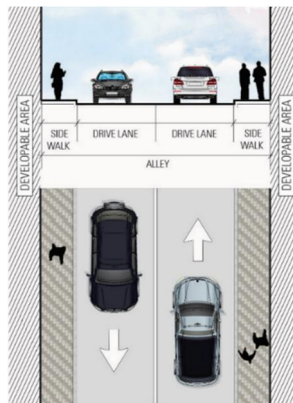
The existing four lane boulevard has two lanes in each direction with a sidewalk and landscaping as shown below. The boulevard may be used for this development.



Oakwood Lane

Tertiary Roadways (Accessways and Alleys)

Tertiary roadways are internal to the Primary, Secondary and Minor roadways and shall consist of Accessways and Alleys. The Tertiary roadways provide access to internal areas of the developable areas such as parking lots, garages, service areas, loading areas and pick-up areas. They shall be designed to meet the criteria outlined in this section.



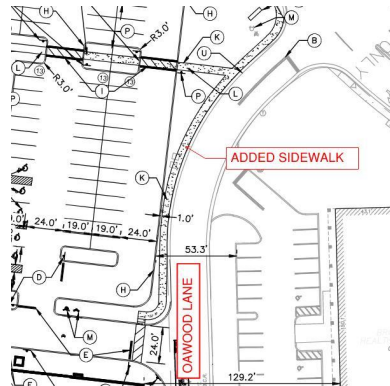
Criteria specific for Tertiary roadway design:

- One-way accessways and alleys shall be a minimum of fifteen feet (15') wide.
- Two-way accessways and alleys shall be a minimum of twenty-two feet (22') wide.

Tertiary roads are primarily for vehicular access and service; thus pedestrians are encouraged to use other roadways

- Sidewalks shall be a minimum of five feet (5'), and can be reduced to three feet (3') if not used for accessible ingress/egress
- Sidewalks are not required on both sides of the road
- Dedicated bike lane is not required
- Street landscape is not required
- Street parking is allowed, and can be parallel, angled, or perpendicular

The proposed project complies with the existing roadway conditions and with adding a 5' sidewalk along the western side of Oakwood Lane enhances the pedestrian access to the proposed retail store.



Here is a blow of the proposed site plan sheet C-200

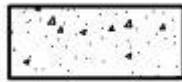
18.0 Sidewalks

The proposed retail project complies with sidewalk section as shown below:

Sidewalks are intended to complement the overall compact urban form envisioned by Oakwood Plaza and further add to the projects, multimodal connectivity, and pedestrian scale designs. Sidewalks are provided as part of the urban fabric providing for not only pedestrian movements but also for other pedestrian oriented uses and features including out-door seating and public gathering spaces.

- (1) Sidewalks as referenced above serve as the main pedestrian facilities and shall be designed to create a comfortable, outdoor public space to accommodate a range of active and passive pedestrian activities. Sidewalks and pedestrian corridors within the PD shall maintain a clear unobstructed width and maximum slopes as required by the latest Florida Accessibility Code.
- (2) Sidewalks can be attached to curbs or detached.
- (3) Sidewalks shall be constructed to meet minimum density requirements set forth by the City code and as recommended by a licensed geotechnical engineer.
- (4) Pedestrian crossings will be highlighted by changes in material, finish treatment, and or elevation, including, but not limited to, stamped or colored concrete and pavers. Striping may also be used. In addition, appropriate pedestrian treatments, such as handicap ramps will be provided at all intersections and pedestrian crossings, where needed, to accommodate the mobility needs of patrons.
- (5) "Squeeze" points along sidewalks and pathways shall meet ADA requirements.

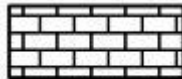
The proposed is including brushed concrete finish for all sidewalks for consistency. Also, we are including pavers for the crosswalk areas and pavers at the pedestrian plaza area. New handicap ramps are also being proposed for the driveways and other areas.



PROPOSED SIDEWALK (STANDARD GREY CONCRETE WITH BROOM FINISH)



6X9, 3 1/8" CROSSWALK VEHICULAR PAVERS FROM BELGARD PATTERN: HERRINGBONE



12X6, 2 3/8" PEDESTRIAN PAVERS FROM BELGARD PATTERN 1/2 RUNNING BOND

19.0 Public Spaces

The proposed retail project complies with public spaces section as shown below:

Public Spaces shall also be counted towards open space standards and may be used within PD to highlight prominent areas of the project and to provide opportunities for formal and informal gatherings, pedestrian congregation and other social encounters. Public spaces may include storm water facilities or similar, the storm water facility shall be designed to complement the public space through the use of pedestrian pathways, benches, shade structures, signage or similar features. Public space(s) should be located in areas with increased visibility from roadways and in prominent areas of the project.

(1) Water Features

Water features may be used within open space areas of the PD, within medians or within lots/blocks. The water features may include large or small fountains that are either interactive or formal.

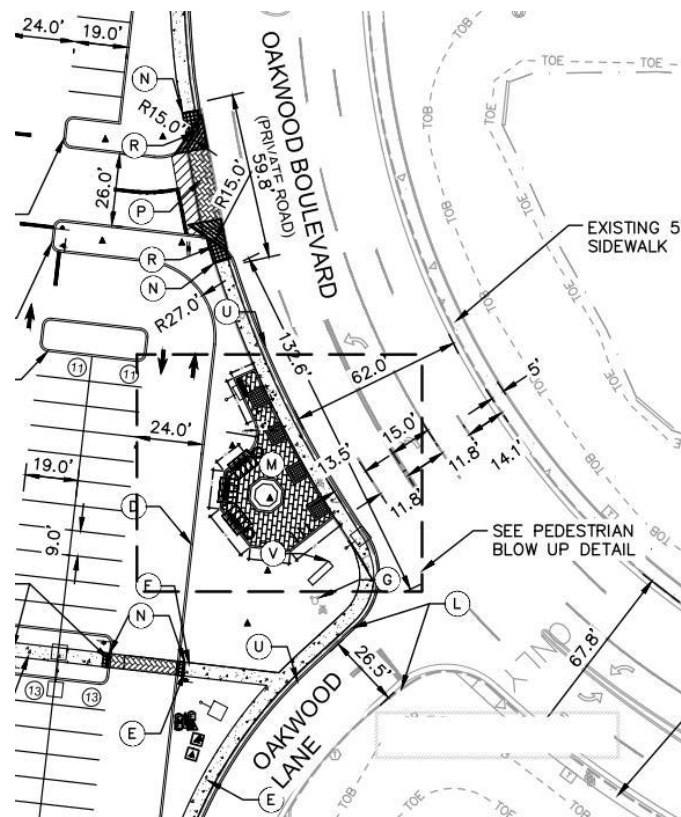
(2) Site Amenities/Hardscape

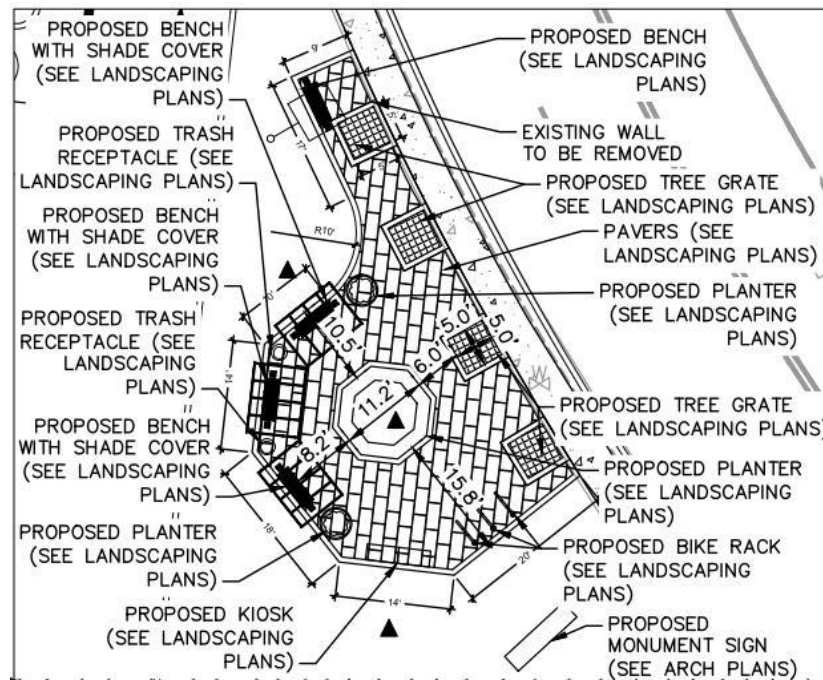
Pedestrian-scale site amenities and hardscape features shall be included within the PD. These may include seating opportunities, such as benches, low walls and wide planter edges, pedestrian scale lighting, trash receptacles, bicycle racks, bollards, drinking fountains, kiosks, tables and chairs. Site Amenities listed below are the recommended materials within the PD; materials may be substituted with like kind materials of similar quality and or color as part of a Site Plan: It is understood that Master Developer branded items and features, i.e., those including the Master Developer's logo, brand and or name, may be used throughout the Project and shall not count towards or be considered as signage.

- a. Tree Grate –Chinook (or other product that is ADA compliant)
- b. Bike Rack (Ring or FGP)
- c. Bench (Parc Vue or SCB 1600)
- d. Litter Bin (Chase Park or MLWR200)
- e. Lounge Furniture (Madagascar)
- f. Permanent and Retractable Bollard (Stainless)
- g. Additional Items include but not limited to (materials to be determined at Site Plan):

- As part of our project, we have included the following:***

Based on the tenant requirements and our long-term vision for the redevelopment of Oakwood South, we strongly believe the best location for the pedestrian plaza would be where its currently located at the corner of Oakwood Boulevard and Oakwood Lane . This location also will benefit patrons of the shopping center where they can gather and relax before walking to another part of the shopping center or to the bus stops located a short distance away from the pedestrian plaza. The pedestrian plaza now shows covered benches, large planters, raised concrete planter, pavers, tree grates and other items. We have added benches, landscaping and other amenities to the front sidewalk of the building along with pavers to activate the pedestrian experience.





- Concrete sidewalks to have broom finish
- Vehicular pavers (Herringbone)

CONCRETE PAVERS BY BELGARD (305) 522-0002 - FRANK GONZALEZ

PAVER B

6" x 9" x 2" MODULE
 PATTERN: 50% SLATE FINISH: GROUND FACE
 50% TITANIUM FINISH: GROUND FACE
 PATTERN: HERRINGBONE W/ 8" CONCRETE HEADER BAND
 (ORIENT AS SHOWN ON HARDSCAPE PLAN)

CONTRACTOR TO PROVIDE SHOP DRAWINGS, COLOR SAMPLES, AND 10'X10' MOCKUPS FOR OWNER'S REP APPROVAL PRIOR TO CONSTRUCTION AS WELL AS SIEVE ANALYSIS FOR JOINT AND BEDDING SAND.

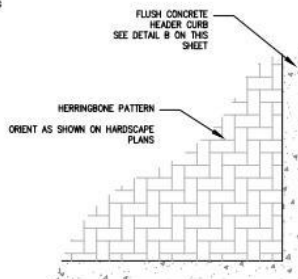
PAVERS SHALL BE SWEEPED WITH TECHNISAL POLYMERIC SAND.

REFER TO CIVIL PLANS FOR GRADING.

REFER TO 1091 TECHNICAL SPECIFICATION NUMBER 2 'CONSTRUCTION OF INTERLOCKING CONCRETE PAVEMENTS' FOR INSTALLATION SPECS.

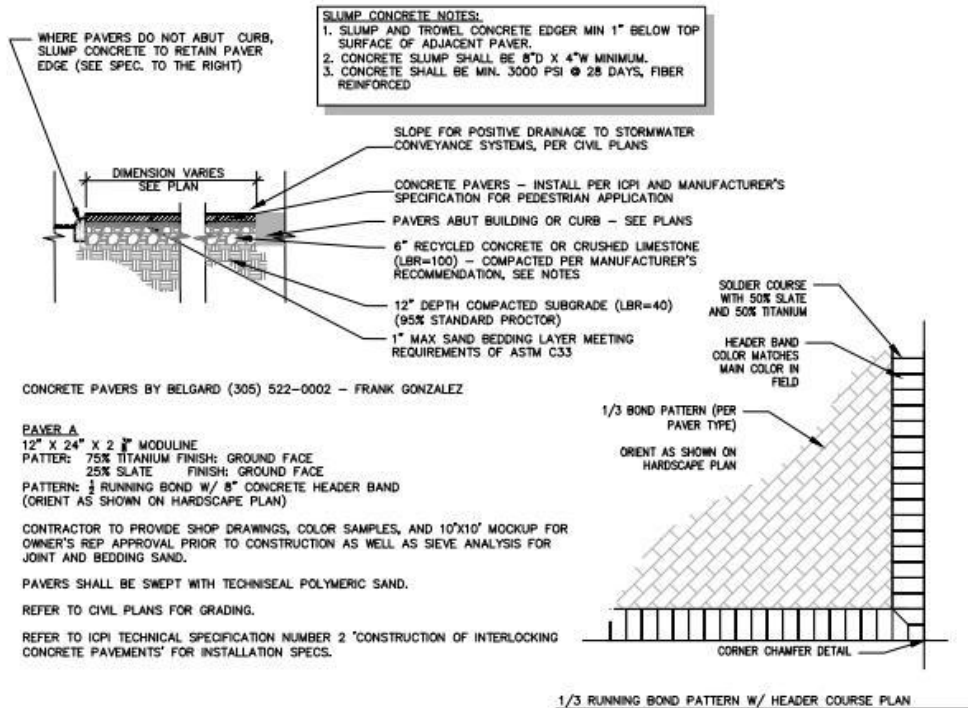
***NOTE:**

1. CONTRACTOR SHALL SUBMIT DETAILED, (SIGNED AND SEALED) ENGINEERED SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE BY THE CLIENT, CIVIL ENGINEER, AND LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. PAVERS MUST MEET ALL FLORIDA BUILDING CODE SUP. COEFFICIENT REQUIREMENTS.
2. CONTRACTOR SHALL PROVIDE MOCK-UP AND SAMPLES FOR REVIEW AND ACCEPTANCE BY THE CLIENT, CIVIL ENGINEER, LANDSCAPE ARCHITECT, AND PRODUCT MANUFACTURER PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. MOCK-UP SHALL BE ITERATIVE AND RE-WORKED UP TO (3) THREE TIMES BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER UNTIL ACCEPTED BY CLIENT, CIVIL ENGINEER, LANDSCAPE ARCHITECT AND PRODUCT MANUFACTURER.
3. CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR REVIEW AND ACCEPTANCE BY THE CLIENT, CIVIL ENGINEER, AND LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

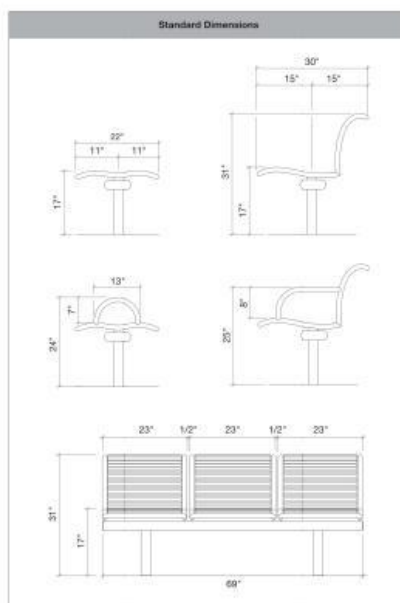


HERRINGBONE PATTERN W/ 8" FLUSH CONCRETE BAND PLAN

• **Pedestrian pavers (Belgard Pattern)**



• **Benches at pedestrian plaza, parking area and along front of building.**



MANUFACTURER: LANDSCAPE FORMS
www.landscapeforms.com
 (800) 521-2546

MODEL: Kaleidoscope
 Backless Presido Seat

SIZE: 1 Bay
 LENGTH: 116 1/4"
 WIDTH: 67 1/4"
 HEIGHT: 106 1/2"

COLOR: BRONZE. SUBMIT CUT SHEET AND COLOR CHART FOR APPROVAL.

NOTES: BELOW GRADE MOUNT PER MANUFACTURER



- **Trash receptacles at Plaza and front of building.**

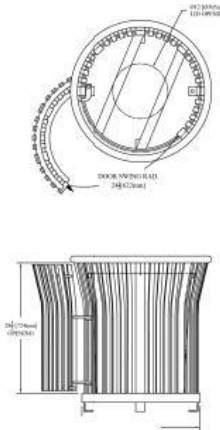
MANUFACTURER: KEYSTONE RIDGE
www.keystoneridgedesigns.com
(724) 284-1213

MODEL: HARMONY – HIID-32

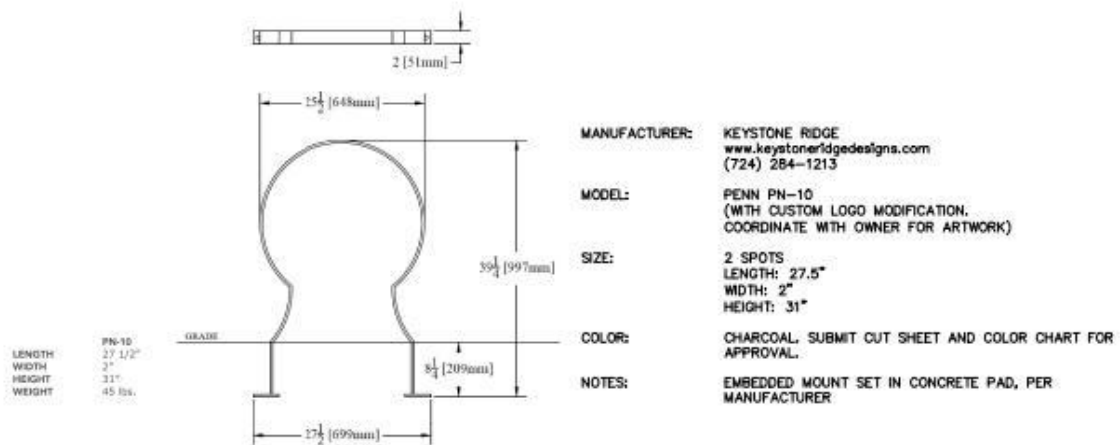
SIZE: LENGTH: 31"
WIDTH: 31"
HEIGHT: 34"

COLOR: BRONZE OR OWNER APPROVED

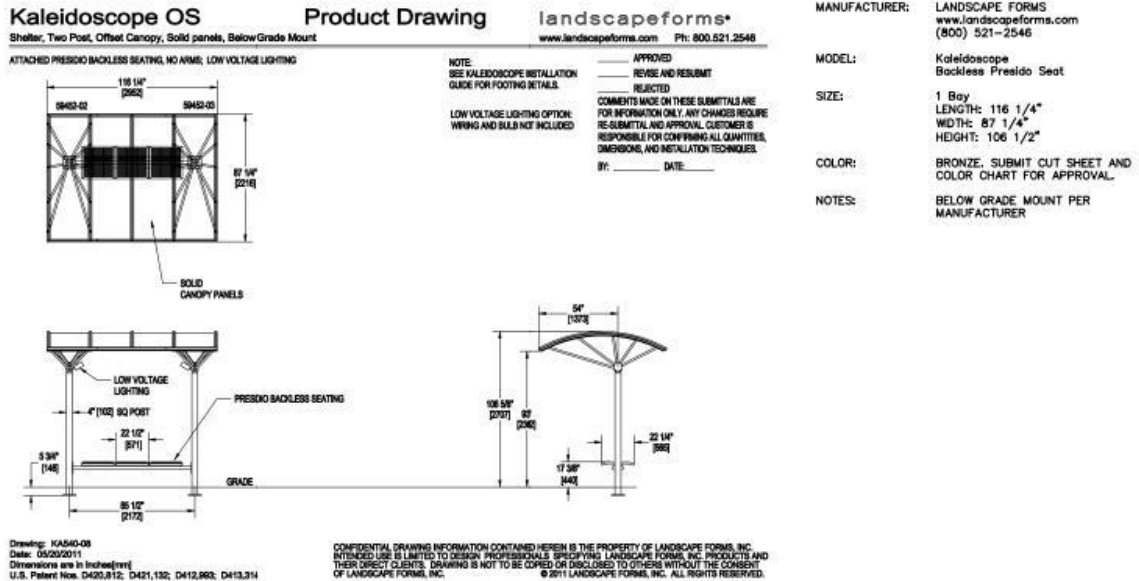
NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS
EMBEDDED MOUNT PER MANUFACTURER.



- **Bike racks at pedestrian plaza and near building.**



- *Shade cover for benches at pedestrian plaza.*



- *Large Planter pots at pedestrian plaza at along sidewalk at front of building.*

MANUFACTURER: JAY SCOTTS
jayscotts.com
(954) 922 - 3939

MODEL: SEE BELOW

SIZES: SMALL POT: ALZIRA 23"x23"x22"
LARGE POT: ALZIRA 36"x36"x34"

COLOR: TO BE SELECTED BY OWNER FROM MANUFACTURER'S FULL RANGE

NOTES: INSTALL 12" DEEP DRAINAGE STONE IN BOTTOM OF POT WITH LANDSCAPE FILTER FABRIC FOR MEDIAN SEPARATION. ALL POTS TO BE FURNISHED WITH DRAINAGE HOLES.



*NOTE:
1. CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR REVIEW AND ACCEPTANCE BY THE CLIENT, CIVIL ENGINEER, AND LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

- **Information kiosk at pedestrian plaza.**

MANUFACTURER: Floor Stands
floorstands.com
(844) 409 - 1131

MODEL: SEE BELOW

SIZES: Eco-Design 6-sided Multi-View Kiosk

COLOR: TO BE APPROVED BY OWNER

NOTES: INSTALL PER MANUFACTURER'S IN-GROUND
POST MOUNT OPTION WITH LED LIGHTING.



- **Decorative bollards at front of building.**
- **Landscaping uplighting for trees.**
- **Tree grates**



MANUFACTURER: KEYSTONE RIDGE
www.keystoneridgedesigns.com
(724) 284-1213

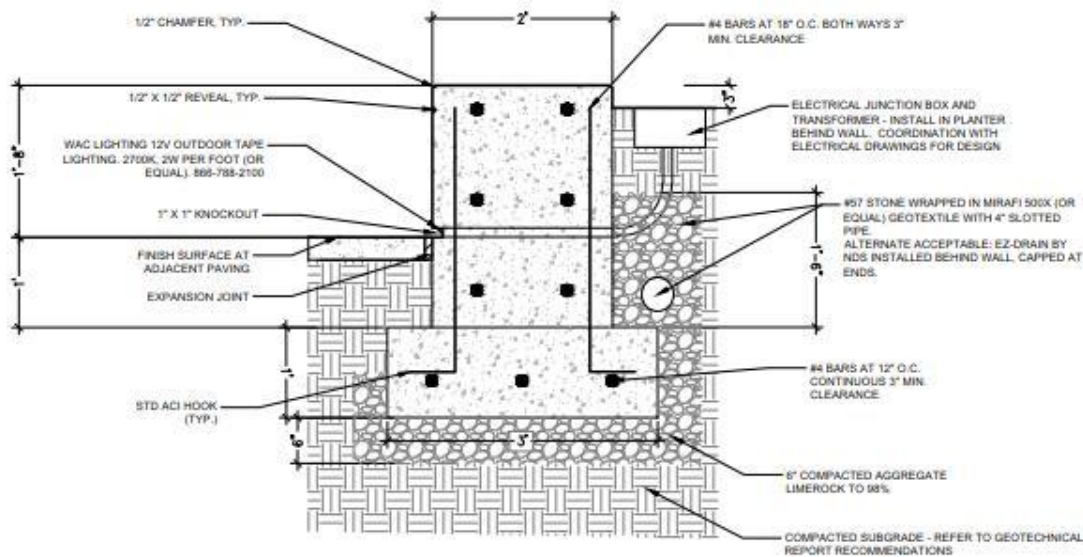
MODEL: HARMONY - HIID-32

SIZE: LENGTH: 31"
WIDTH: 31"
HEIGHT: 34"

COLOR: BRONZE OR OWNER APPROVED

NOTES: INSTALL PER MANUFACTURER'S
SPECIFICATIONS
EMBEDDED MOUNT PER MANUFACTURER.

- **Raised Concrete Planter**



20.0 Transit

The proposed retail project complies with the transit section as shown below:

Oakwood Plaza Planned Development proposes to maintain the current location and number of transit stop locations including improvements. The site circulation is (will be) laid out such that buses may route internally should transit route onsite (internal).

The proposed retail project is maintaining the existing transit stops along Oakwood Boulevard and is adding a pedestrian plaza to have additional seating area.

21.0 Parking

The proposed retail project complies with parking section as shown below:

The Oakwood Plaza Planned Development has the ability to share parking facilities, surface, structured and on-street within and between individual uses including the respective mixed-use areas. In addition, parking facilities shall be subject to the following:

General:

- Arrangement of spaces. Parking areas shall be so arranged that any automobile may be parked/ unparked without moving another, except for parking structures which may be designed to allow tandem parking and/or valet services.
- No parking space may encroach, hinder, or otherwise block a public roadway, internal Boulevard, or Avenues.
- Combined loading areas. Collective, joint, or combined provisions for loading areas for two or more buildings or uses may be made.
- Parking spaces may be located within required building setbacks.
- Parking facilities including spaces and drive aisles may be used for special events and temporary uses providing emergency service access is not restricted.
- Off-street parking provides surface parking within a lot located off a public roadway or internal boulevard. In general, surface parking shall be provided with 90-degree parking.
 - i. 90-degree stalls with a minimum dimension of eight feet six inches (8.5') feet wide by eighteen (18) feet deep with a minimum drive-aisle of twenty-four (24) feet wide; a one-way drive aisle may be a minimum fifteen feet (15') wide. This length may be reduced to sixteen (16) feet where a two (2) foot overhang is provided over landscape. Where the two-foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained.
 - ii. Accessible spaces shall meet latest ADA requirements.

The proposed parking lot is using a minimum of 9' wide x 18' deep parking stalls.

Compact spaces shall be a minimum of eight feet wide (8') by sixteen (16') feet long. Compact spaces shall be marked / designated on the Site Plan and when constructed.

- The use of wheel stops is discouraged. If a curb, curb-stop, bollard or similar cannot be provided and wheel stops are used, they shall be painted, provide reflective materials, or otherwise set aside from the parking space for increased visibility. The use of wheel stops requires the Planned Development Master Developer's approval.
- Parking may be shared between uses and buildings provided the minimum parking standard, below, is provided for the entirety of the Oakwood Plaza Planned Development.
- Parking spaces / areas may also be used for short-term pickup of people, goods or services including ride-share and mobile delivery services. Where provided, these spaces shall count towards the overall parking provided within the PD and not be excluded.

Required Number of Spaces for Parking. Due to the nature of the Oakwood Plaza PD incorporating commercial/retail, office, hotel, residential and related open spaces, it is understood that mixed use projects are intended to provide for shared infrastructure including parking facilities whether in the form of surface parking and or parking garages. The required minimum number of parking spaces for each use shall be:

Minimum Parking Standard:

(1) Non-Residential Uses

Commercial/Office:

3.5 spaces per 1,000 square feet Gross Leasable Area (GLA) using Building Owners and Managers Association (BOMA) Industry standards (includes retail, restaurant, financial, fitness & spa, entertainment; no additional parking is required for outdoor dining area/seating)

The proposed project meets the 3.5/1000 parking ratio for commercial using shared parking which is allowed under the PD Guidelines.

Bicycle parking:

- i. Bicycle racks will be provide based on minimum code requirements or what is appropriate based on users whichever is less stringent.
 - ***The proposed parking lot is using a minimum of 8.5' wide x 18' deep parking stalls. We are allowed to have reduced parking depth of 16' with 2' overhang.***

Electric Vehicle (EV) Charging Parking (if proposed):

- i. EV parking stalls are counted as part of the overall required number of parking spaces. Within mixed-use or non-residential areas, electric vehicle charging kiosks shall be allowed where parking spaces are provided.
 - ***We are not including EV stalls at this time and based on the Senate Bill 1084 we are not required..***

22.0 Landscaping-Buffering

The proposed retail project complies with the landscaping-buffering section as shown below:

Landscaping, including vehicular use areas shall be integrally designed to enhance the high-quality signature character and visual interest of the overall development while implementing Florida Friendly design principles. Landscaping shall be used and located throughout the development. Buffers and landscaping are proposed based on the intensity of development within the planned development areas. There shall be no required landscape buffers or yards between any structure, property line, lease line, boundary line and similar demising lines internal to the PD, except for the typical street and roadway cross-sections guidelines provided. Buffers along public right of way shall be grandfathered if no changes are proposed. Additional Buffering Standards:

Fences, walls, and hedges are allowed along the interior edge of the buffers as well as throughout the development. The maximum height of fences and walls is eight feet (8) based on code for non-residential zone. Barbed wire fences are prohibited. Site visibility triangles requirements shall be met.

- ***Our project complies with this requirements there is an existing fence along I-95 with a landscaping buffer. Also, at the south side of the project we are keeping a landscaping buffer.***
- General Landscape Standards:
 1. Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement. In general, landscaping when used within a sidewalk shall include trees that provide shade and aesthetic enhancements without conflicting with vehicle or pedestrian movement, awnings, or signs.
 2. Landscape and Irrigation Plans are required and may be at a consistent scale as the site plans provided as part of specific submittals to the city.
 3. Root Barriers:
 - a. Trees installed within five feet (5') of utilities, or a sidewalk shall provide a root barrier; utilities and site amenities may be permitted to within seven feet, six inches (7'-6") of a tree.
 4. Tree Equivalency Standards. For the purposes of calculating required trees (but not for mitigation replacement):
 - a. Five (5) Large Palms from approved list may count as 1 canopy tree. All other palms shall have eight feet (8') CT and counted as 3:1.
 - b. A grouping of three (3) palm trees with a typical DBH at maturity of less than twelve inches (12") shall be the equivalent of one (1) canopy tree.
 - c. Palms with typical DBH at maturity of less than twelve inches (12") that are specified with trunks emerging from a common root ball shall be equivalent to one (1) palm tree.
 5. Irrigation plan submittals will be provided per City Code for construction permit submittals. Irrigation will be installed prior to the certificate of occupancy.

6. Low-volume drip irrigation may be provided in narrow landscape spaces to avoid overspray onto paved surfaces.
 7. Mitigation requirements as outline under section 106.29 will be followed except for item (C) remuneration in lieu of replacement. We are proposing that if any replacement costs are required for removing trees required prior to building permit, these costs would be allowed to be used for public art, pedestrian walkway enhancements, building façade enhancements for the public, open space amenities or other similar items for this particular project. Street Trees shall be planted along Boulevards, Drives and Avenues, per the following parameters:
 9. Boulevard street trees: One (1) Canopy tree, intermediate tree, or palm at fifty feet (50') on center (max) spacing at road edges and 40 feet on center (max) spacing within medians.
- Landscaping within non-buffer areas shall be consistent with the following:
 1. Parking structures and garages shall be exempt from landscaping requirements.
 2. An area, or combination of areas equal to 8% of the total vehicular use area (VUA), exclusive of perimeter buffers, is required to be devoted to interior VUA landscaping. This standard shall be applied on the overall PD. and is not required for each block, parcel, or individual development. Furthermore, the VUA standard only applies to surface parking and or driveways serving such areas; no VUA is required for parking garages or similar.
 3. Required landscape for non-buffer landscape areas, inclusive of interior VUA landscaping:
 - a. One (1) tree or palm and ten (10) shrubs are required for every 2,000 square feet of required non-buffer landscape area, excluding specific purpose landscaped open spaces such as designated recreation spaces (including safety zones), grass amphitheaters, stormwater treatment areas, swales, or similar.
 4. Landscape islands shall be provided at the ends of a parking aisle and are encouraged throughout the surface parking areas to break up the expanses of the parking area. Islands must be of sufficient width to accommodate the plantings being proposed within them or root barriers, drip irrigation and other methods shall be implemented. Interior landscape islands may be clustered so as to provide larger, functional islands at the end caps.
 5. Terminal and intermediate islands shall generally require at least one (1) tree or palm and shall be a minimum of seven feet (7') wide (back of curb to back of curb) or as practical to provide a suitable planting area. Terminal and intermediate islands must be a minimum of seven feet (7') wide for a Canopy

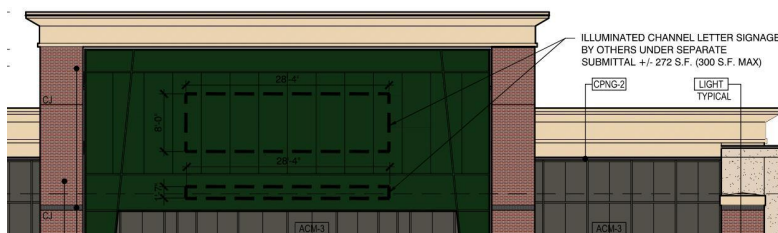
- tree. A maximum of 20 spaces may be provided between intermediate landscape peninsulas. Wider end islands may be provided if intermediate islands are not provided.
 - 6. All landscaped areas adjacent to VUAs shall be protected by raised curbing.
 - 7. A separate buffer is not required between the vehicle use area, public right-of-way and or a building in excess of those required at the property perimeter.
- Project entrances shall provide enhanced landscaping and design; however, entrance landscapes are not required to exceed the minimum requirements of these PDs.
 - Plants
 1. The plant palette used for the Oakwood Plaza PD shall be composed of a minimum 50 percent native species and nursery stock grown within the region. Trees, shrubs and similar shall, at a minimum, meet Florida No. 1 standards. Plants that are identified as category I and II invasive species per Section 825-50 (Definitions) of the Hollywood Code of Ordinances are prohibited. Plant species should complement the design of previously installed portions within the Oakwood Plaza Planned Development, applying the design precedence observed for previously approved parking lots, buffers, building foundations, and internal roadway plantings. Plant species identified in the Hollywood Landscape Technical Manual shall be utilized for at least 75% of all plantings per landscape plan application.
 - Open Space: The Design Guidelines will comply with the standards from the LUPA. Approximately 2.50 acres of open space will be incorporated into the overall 112.50 gross acres as a wet pond/dry pond or other allowed use.

Our project complies with these landscaping requirements.

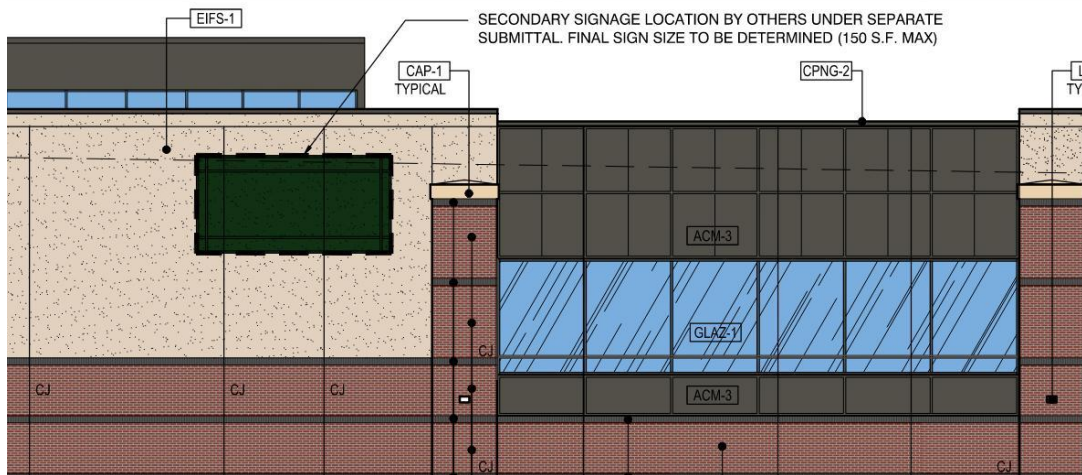
23.0 Signage

The proposed monument sign will meet current sign program approved as part of the PD.

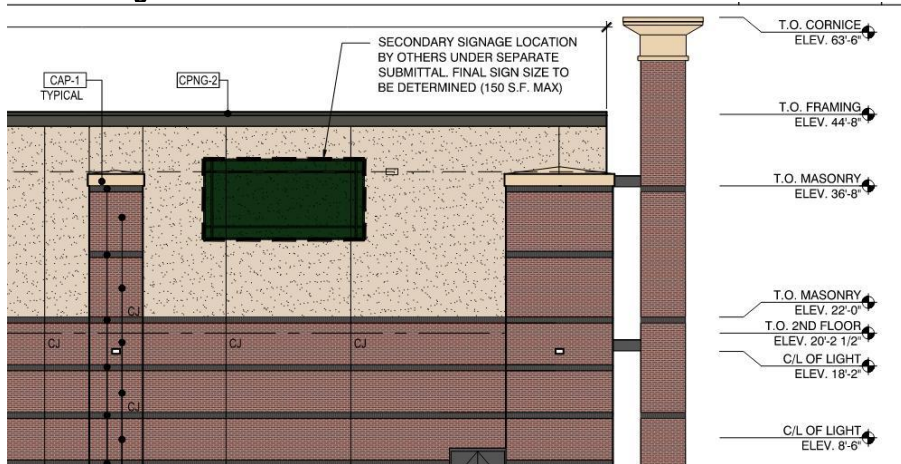
***The proposed building signage is shown on the Elevations sheet A-300 which is also shown below:
North facing: 272 s.f.***



West facing: 150 s.f. max.



East facing: 150 s.f. max.



24.0 Lighting

The proposed lighting system will meet current PD requirements.

25.0 Utilities

Water and wastewater infrastructure is presently available to the property and provisions have been made for the connection to these systems; connection points will be coordinated with the City of Hollywood. The water service shall connect to the existing private 8-inch PVC water main. The sewer service shall connect to the existing private 8-inch PVC gravity main. Utility designs will meet City of Hollywood Water and Sewer, Broward County and Florida Department of Health and Environmental Protection Standards.

Development will comply with Florida State Statutes 633, Florida Administrative Code 69A, currently adopted NFPA codes, the currently adopted edition of The Florida Fire Prevention Code and the currently adopted edition of the Broward County Amendments to The Florida Fire Prevention Code.

Our project will comply with these requirements.

26.0 Stormwater

Stormwater design will meet the requirements as approved as part of the Oakwood Activity Center Land Use Plan Amendment and shall remain privately owned and maintained.

27.0 Site Plan Submittals

Site Plan review shall follow City Article 6.22 Site Plan review process using these established PD Guidelines.

Our project will comply with these requirements.

28.0 Other Provisions

Sustainability

SFA Atlantis Associates, LP & Oakwood Business Center Ltd. Prt. (Master Developer) is committed to the long-term success of the Oakwood Plaza PD. Environmental, Social and Governance (ESG) principles are embedded into Master Developer's design & construction process. The Master Developer will also comply with Chapters 151.150 through 151.160 of the City's Code regarding Mandatory Green Building Practices.

- Temporary easements for construction shall be permitted on-site by the Master Developer.
- Due to the nature of PD and its improvements (private), a maintenance and responsible party agreement shall be provided with each respective Site Plan. The Oakwood Plaza will be maintained up to the minimum standards, included within a declaration of covenants restrictions and easements as administered by the Master Developer.
- Master Developer approval is required to be submitted prior to the submittal of the building permit submittal.
- Any permit, building or similar, submitted by a third-party applicant requires approval in writing by the PD Master Developer prior to submittal to the City of Hollywood.
- Redevelopment. Existing uses including those located within the PD may continue as currently approved and or developed including but not limited to building height, signage, parking, buffers, roadway networks, driveway locations, landscaping areas or other changes can be made if less than 50 percent of the total structure value and land values are made within the existing parcel areas within the redevelopment. If this requirement is met the PD Guidelines would not have to be adhered to.

Our project will comply with these requirements.

29.0 City of Hollywood Goals, Objectives and Policies

The PD is consistent with the goals, objectives, and policies of the City Land Use Plan as outlined below:

GOAL: Promoted a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property.

Our project will maximize the use by having a new two story retail store which will activate the rear of the shopping center.

Policy 7.24 To ensure through coordination with the South Florida Water Management District (SFWMD), the Broward County Water Resources Management Division (WRMD), and the Broward County Environmental Protection Department in the development review process to ensure that new development is required to provide adequate drainage measures to service itself and to neutralize any deficiencies which would be created by such new development.

Our project is constructing the site and drainage system to meet adopted Broward County, City of Hollywood, and FEMA requirements.