

RESOLUTION NO. R-2013-365

P-08-02 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AN AMENDMENT TO THE PLAT KNOWN AS "SHERIDAN STATION", BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND GENERALLY LOCATED BETWEEN INTERSTATE 95 AND THE CSX RAILWAY FROM SHERIDAN STREET TO TAFT STREET.

WHEREAS, in 2005, Okomo Associates, LLC ("Okomo"), Stationside Village Associates, LLC and the Florida Department of Transportation (the "FDOT") initiated development approvals for a public/private joint venture project which included a 99 year lease relating to the property known as Sheridan Stationside Village to create a transit oriented mixed-use development on lands generally located between Interstate 95 and the CSX Railway from Sheridan Street to Taft Street; and

WHEREAS, on July 16, 2008, the City Commission passed and adopted Resolution No. R-2008-252 which approved the "Sheridan Station" Plat and was subsequently approved by the Broward County Commission; and

WHEREAS, as a result of the national economy falling into a recession, the Applicants have not moved forward with plat recordation and have decided to terminate their development lease agreement; and

WHEREAS, given the current ownership interests, the development of the property will now be a two phase project as follows: (1) Phase 1 is now proposed to be 500 residential units on the Okomo Property; and (2) Phase 2 will be developed on the FDOT property and includes 300,000 square feet of Commercial, 245,000 square feet of office, a 150 unit hotel and the remaining 550 residential units; and

WHEREAS, due to the current ownership interests, the development rights have to split between the remaining property owners to reflect ownership lines, and other amendments to the previously approved plat are necessary to allow each owner to continue with the implementation of a similar project under a phased approach based on ownership lines; and

WHEREAS, Stationside Village Associates, LLC will no longer have an interest in developing the land owned by FDOT, nor are they a fee simple owner, and as such, the entity is no longer required to execute the Plat; and

WHEREAS, the proposed Plat Amendment includes the creation of a new Parcel D from Parcel A to reflect the ownership lines between Okomo and FDOT as more specifically depicted on Exhibit 1; and

WHEREAS, the proposed Plat Amendment will now show that South 29<sup>th</sup> Avenue is being rededicated to accommodate direct public access from Sheridan Street to Parcel D;and

WHEREAS, the existing Concurrency Note on the Plat is being amended to reflect the splitting of development rights between Okomo and FDOT as follows:

Existing (From) Note:

THIS PLAT IS RESTRICTED TO 300,000 SF OF COMMERCIAL USE, 245,000 SF OF OFFICE USE, A 150-ROOM HOTEL, AND 1,050 MID-RISE RESIDENTIAL UNITS ON PARCELS A AND C. PARCEL C IS FURTHER RESTRICTED TO NO MORE THAN 14 DWELLING UNITS OR 28 HOTEL ROOMS AND OFFICE AND/OR RETAIL SALES OF MERCHANDISE OR SERVICES, PARCEL B IS RESTRICTED TO A PASSIVE PARK. NO FREE STANDING BANKS OR DRIVE-THRU BANK FACILITY ARE PERMITTED WITHIN A COMMERCIAL USE, AND NO BANKS OR COMMERCIAL/RETAIL ARE PERMITTED WITHIN THE OFFICE USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN ACCORDANCE WITH ORDINANCE 2008-1, EFFECTIVE JUNE 2, 2008, MID-RISE UNITS ARE DEFINED AS THREE OR MORE ATTACHED DWELLING UNITS IN A BUILDING WITH FOUR (4) TO EIGHT (8) RESIDENTIAL STORIES (EXCLUSIVE OF PARKING LEVELS).

Proposed (To) Note:

THIS PLAT IS RESTRICTED TO 300,000 SF OF COMMERCIAL USE, 245,000 SF OF OFFICE USE, A 150-ROOM HOTEL, AND 550 HIGH-RISE RESIDENTIAL UNITS ON PARCELS A AND C. PARCEL C IS FURTHER RESTRICTED TO NO MORE THAN 14 DWELLING UNITS OR 28 HOTEL ROOMS AND OFFICE AND/OR RETAIL SALES OF MERCHANDISE OR SERVICES, PARCEL B IS RESTRICTED TO A PASSIVE PARK. PARCEL D IS RESTRICTED TO 300 GARDEN APARTMENT RESIDENTIAL UNITS AND 200 MID-RISE RESIDENTIAL UNITS. NO FREE STANDING BANKS OR DRIVE-THRU BANK FACILITY ARE PERMITTED WITHIN A COMMERCIAL USE, AND NO BANKS OR COMMERCIAL/RETAIL ARE PERMITTED WITHIN THE OFFICE USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

;and

WHEREAS, the transportation improvement projects previously identified to be completed consistent with the development of the project throughout the project development period are being amended to reflect the splitting of ownership interests and the phasing of the project as noted in Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, the designated non-vehicular access line opening located on the east property line of Parcel C is being shifted south forty (40) feet to coincide with the existing slip ramp location onto I-95; and

WHEREAS, the City's Subdivision Review Committee has reviewed the proposed amended "SHERIDAN STATION" Plat, as further described in Exhibit "A" attached hereto and incorporated by reference herein, and determined it to be consistent with the City's Zoning and Land Development Regulations; and

WHEREAS, Article 6, Article I of the City's Zoning and Land Development Regulations, requires that the amended plat be submitted to the City Commission for consideration of approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the "SHERIDAN STATION" amended plat, as described in Exhibit "A", attached hereto and incorporated by reference herein, is hereby approved.

Section 2: That the Sheridan Stationside Village Transportation Improvements and Phasing Plan as identified in Exhibit "B" attached hereto and incorporated herein by reference, is hereby approved.

Section 3: That this resolution shall be in full force and effect immediately upon its passage and adoption.

RESOLUTION APPROVING AN AMENDMENT OF THE PLAT KNOWN AS  
"SHERIDAN STATION"

PASSED AND ADOPTED this 18 day of Dec, 2013.

  
\_\_\_\_\_  
PETER BOBER, MAYOR

ATTEST:

  
\_\_\_\_\_  
PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGALITY  
for the use and reliance of the  
City of Hollywood, Florida, only.

  
\_\_\_\_\_  
JEFFREY P. SHEFFEL, CITY ATTORNEY DR

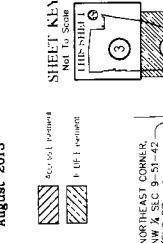




LEGEND:

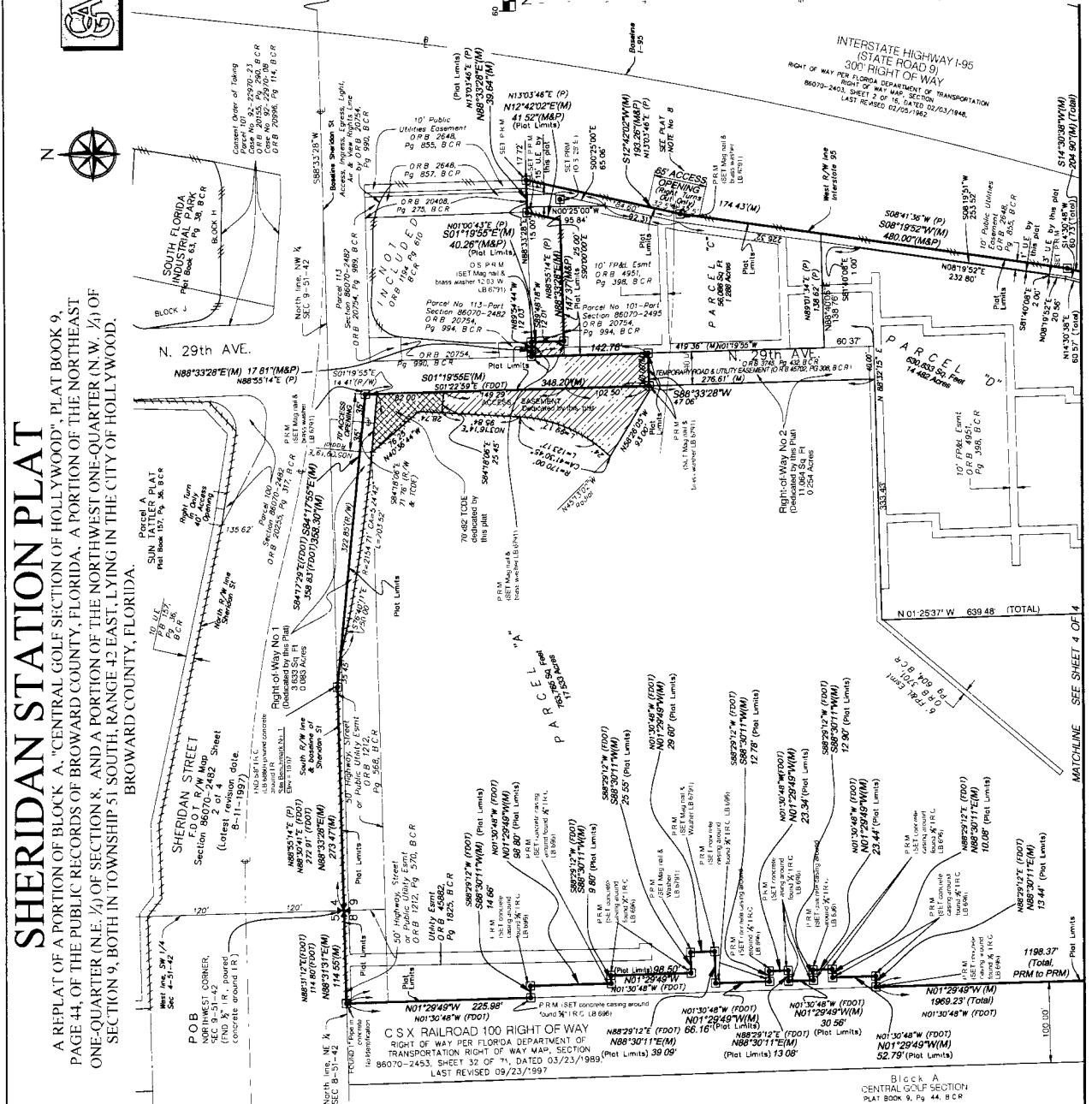
- 1. UNINCORPORATED COUNTY RECORDS
- 2. BOUNDARY
- 3. BENCHMARK
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This Instrument Prepared By  
**Gregory J. Clements, P.S.M.**  
**Carlin, Gardens & Associates, Inc.**  
 Exceptional Solutions  
 1800 Eller Drive, Suite 800  
 Ft. Lauderdale, Florida 33309  
 Phone: (954) 981-7711 Fax: (954) 981-8807  
 Certificate of Substantiation No. LB 8786  
 August 2013



**NOTES:**

1. THIS INSTRUMENT IS A REPLAT OF A PORTION OF BLOCK A, "CENTRAL GOLF SECTION OF HOLLYWOOD", PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 8, AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 9, BOTH IN TOWNSHIP 51 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
2. THE INSTRUMENT IS A REPLAT OF A PORTION OF BLOCK A, "CENTRAL GOLF SECTION OF HOLLYWOOD", PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 8, AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 9, BOTH IN TOWNSHIP 51 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
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**SHERIDAN STATION PLAT**  
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# SHERIDAN STATION PLAT

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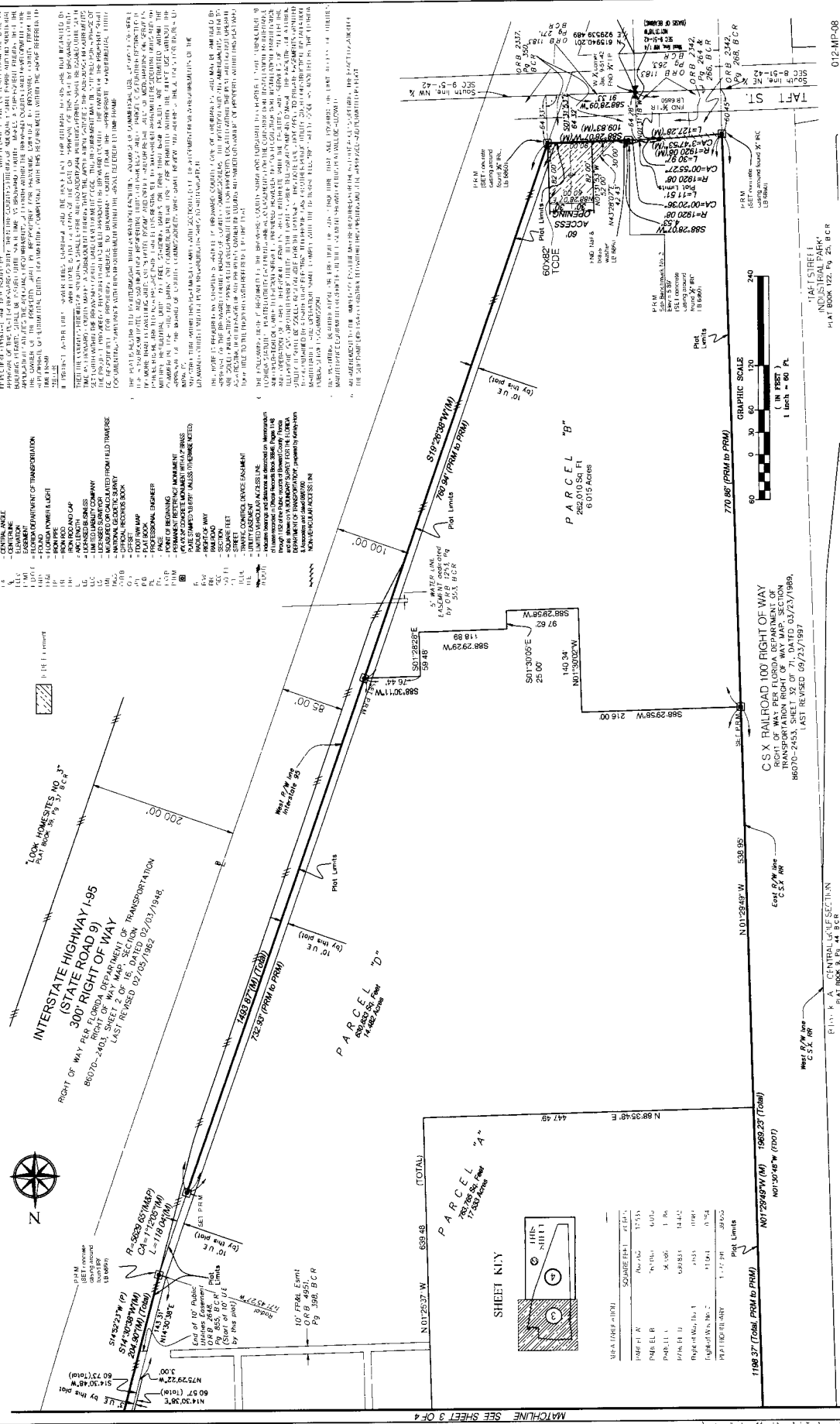
This Instrument Prepared By:  
 Gregory J. Clements, P.S.M.  
**Clements, Gordano & Associates, Inc.**  
 Exceptional Solutions  
 1800 Blier Drive, Suite 600  
 Ft. Lauderdale, Florida 33306  
 Phone 954.961.7961 Fax 954.961.8607  
 Certificate of Automation No. 18 6791  
 August 2013

### NOTES:

1. THE PLAT IS A REPLAT OF A PORTION OF BLOCK A, "CENTRAL GOLF SECTION OF HOLLYWOOD", PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 8, AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 9, BOTH IN TOWNSHIP 51 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
2. BEARING, DISTANCE AND AREA VALUES FOR THE EXISTING LOT LINES ARE LISTED IN THE "LEGEND" HEREON. BEARING, DISTANCE AND AREA VALUES FOR THE EXISTING LOT LINES ARE LISTED IN THE "LEGEND" HEREON.
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### LEGEND:

- 1. BROWN COUNTY RECORDS
- 2. BROWARD COUNTY RECORDS
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AREA (PREP. AREA)	SQUARE FEET	ACRES
PARCEL 17,330 SQ. FT.	17,330	0.396
PARCEL 262,010 SQ. FT.	262,010	6.015
TOTAL	279,340	6.411

1188.37' (Total PRM to PRM) 1989.23' (Total) 1989.23' (Total)  
 1188.37' (Total PRM to PRM) 1989.23' (Total) 1989.23' (Total)

1188.37' (Total PRM to PRM) 1989.23' (Total) 1989.23' (Total)



## EXHIBIT "B"

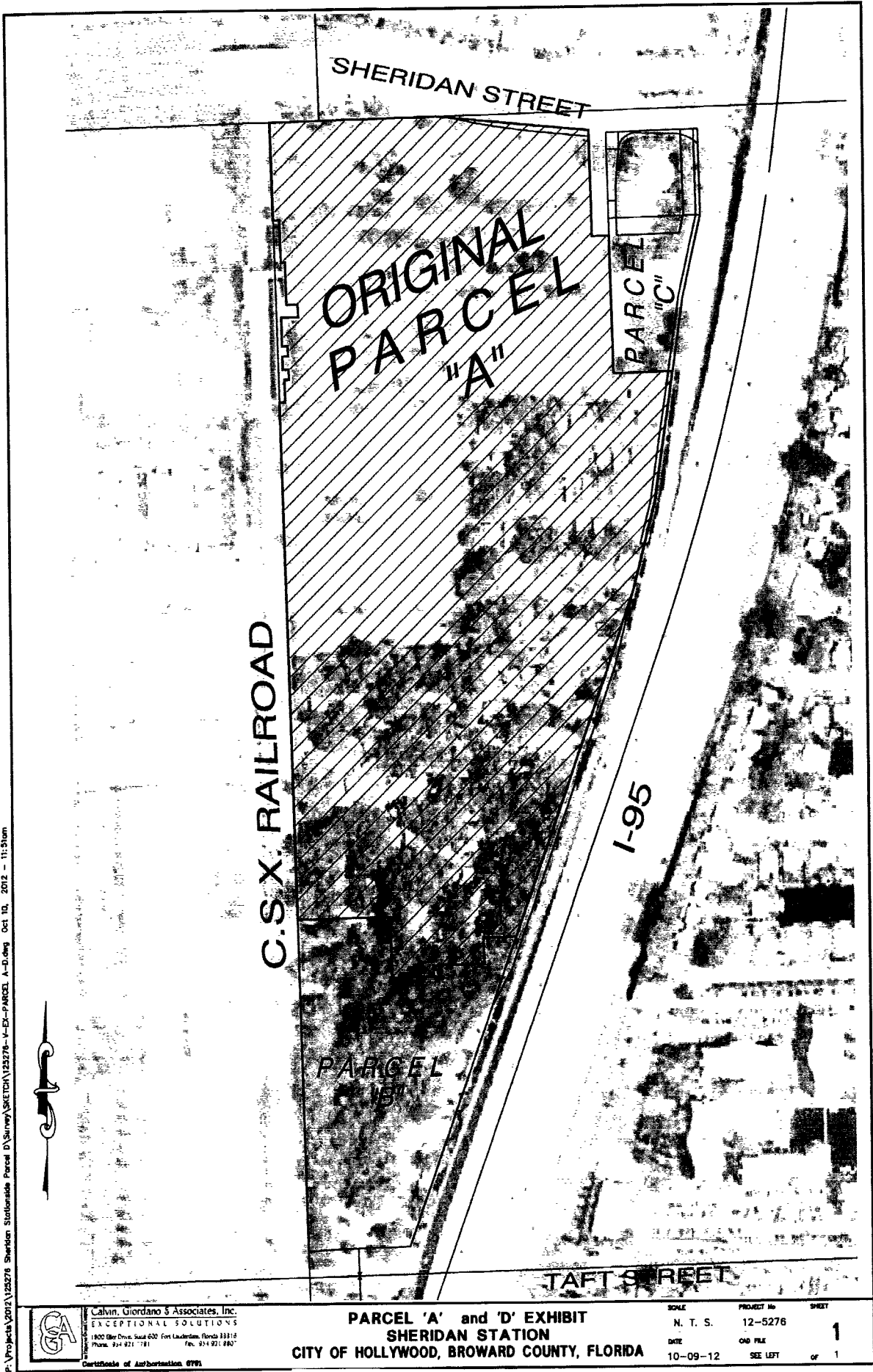
<b>SHERIDAN STATIONSIDE TRANSPORTATION IMPROVEMENT PLAN</b>		
<i><b>Roadway</b></i>	<i><b>Location</b></i>	<i><b>Improvement Description</b></i>
<b>Sheridan Street</b>	S7 / US 441***	Installation of NB, ED and WB right-turn overlap phase
	N 56 <sup>th</sup> Ave ***	Add exclusive NB and SB left-turn lanes
	N 46 <sup>th</sup> Ave***	Add exclusive NB and SB left-turn lanes Extend EB left-turn lane 275' and WB left-turn lane 330'
	N 40 <sup>th</sup> Ave***	Re-stripe pavement markings on north/south legs Signal timing optimization
	N Park Rd***	Installation of NB right-turn overlap phase
	N 29 <sup>th</sup> Ave***	Complete reconstruction of signalized intersection with additional turn lanes
	I-95 ***	Add NB and SB off-ramp left-turn lanes Increase merge distance on the SB entrance ramp
	N 26 <sup>th</sup> Ave***	Installation of SB right-turn overlap phase
<b>Taft Street</b>	SR 7/US 441***	Add exclusive WB right-turn lane Installation of EB right-turn overlap phase
	Okomo Drive *	Add 200' exclusive EB left-turn lane Add exclusive SB left-turn and right-turn lanes
	N 26 <sup>th</sup> Ave ***	Construct new traffic signal and systems communications ( Pending approval of signal warrants by Broward County)
	US1/Federal Hwy ***	Add exclusive EB and WB right-turn lanes
<b>N Park Road</b>	W Park Rd*	Convert SB ramp to a free-flow movement Restrict the NB approach left-turns to Coolidge St Restrict the EB approach left-turns to N Park Road and Coolidge St
	Coolidge St*	Restrict the EB and WB approaches to right-turn only

\*Improvements required to be completed prior to issuance of the first certificate of occupancy for development within Parcel D.

\*\*Prior to the issuance of the first certificate of occupancy for development within Parcel D, Okomo to contribute \$200,000 to the City as a contribution to the installation of this improvement by others; provided, however, in the event the subject improvement has not been installed within 5 years of the date of payment by Okomo, the City will refund the \$200,000 to Okomo.

\*\*\*Improvements required to be completed prior to issuance of the first certificate of occupancy for development within Parcel A or Parcel C.

# Exhibit 1



P:\Projects\2012\125276 Sheridan Station\Sketch\125276-V-ED-PARCEL A-D.dwg Oct 10, 2012 - 11:51am



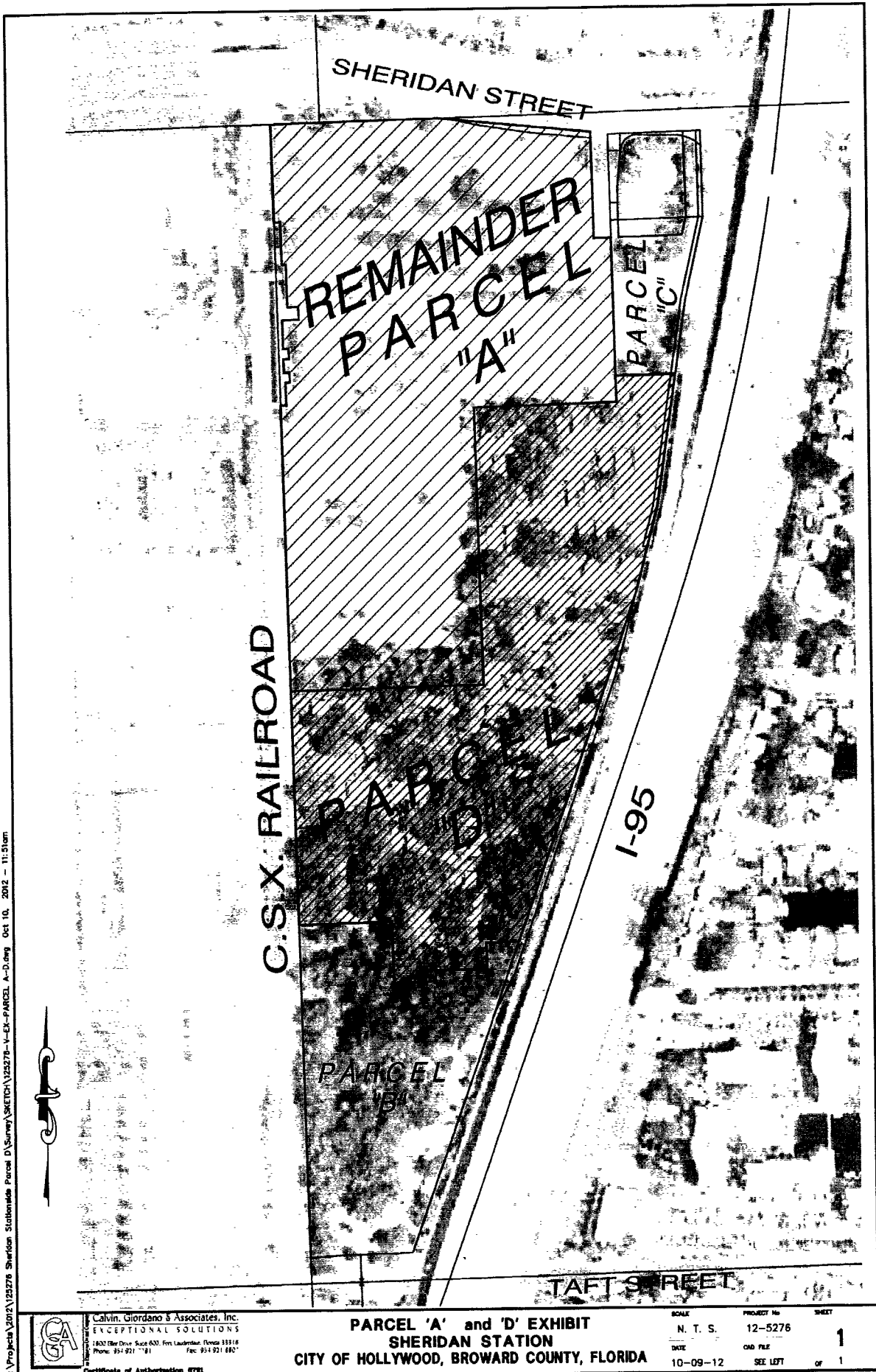
Calvin, Giordano & Associates, Inc.  
 EXCEPTIONAL SOLUTIONS  
 1800 Ober Drive, Suite 600 Fort Lauderdale, Florida 33316  
 Phone: 954-921-7781 Fax: 954-921-8807

Certificate of Authorization 0791

**PARCEL 'A' and 'D' EXHIBIT**  
**SHERIDAN STATION**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

SCALE	PROJECT No	SHEET
N. T. S.	12-5276	1
DATE	CAD FILE	
10-09-12	SEE LEFT	of 1

# Exhibit 1



P:\Projects\2012\125276 Sheridan Station\Sketch\125276-V-EX-PARCEL A-D.dwg Oct 10, 2012 - 11:51am



Calvin, Giordano & Associates, Inc.  
 EXCEPTIONAL SOLUTIONS  
 1802 Elder Drive, Suite 600, Fort Lauderdale, Florida 33318  
 Phone: 954-921-7781 Fax: 954-921-8807  
 Certificate of Authorization: 6791

**PARCEL 'A' and 'D' EXHIBIT**  
**SHERIDAN STATION**  
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SCALE	PROJECT No.	SHEET
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DATE	CMD FILE	
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