

Exhibit “B”

DEVELOPMENT GUIDELINES FOR SHERIDAN STATIONSIDE VILLAGE

City of Hollywood, Florida
November 15th, 2007
Revised: September 10th, 2014

The existing multi-modal Tri-rail Station area is envisioned by FDOT and Tri-Rail to become a more ***intensely developed*** station site area with potential ***mixed-uses*** that will be directly connected to the rail system, the interstate roadway system and the City of Hollywood.

In consonance with the concept of creating discrete development nodes, and taking advantage of the existing and future synergies to be created at Sheridan Station, the City-Wide Master Plan envisions the long-term potential creation of a mixed-use ***transit village***. . . . Linked to the Tri-Rail Station and its associated development, this concept would create an activity node that will offer a ***unique lifestyle*** with direct ***access to all major regional centers*** and the City of Hollywood.

— *City of Hollywood – City-Wide Master Plan Document*

The point of cities is multiplicity of choice.

— *Jane Jacobs*

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INDEX

INTRODUCTION	1
SHERIDAN STATIONSIDE VILLAGE	2
1-SCHEMATIC REPRESENTATION	3
SCHEMATIC OVERVIEW	4
LAND USES	5
MAXIMUM DEVELOPMENT PROGRAM TABLE	6
DENSITY & INTENSITY TABLE	6
MAXIMUM BUILDING HEIGHTS TABLE	6
PHASING	7
AUTOMOBILE PARKING & LOADING	8
2-INTERNAL CIRCULATION	10
STREETS	11
DIMENSIONAL DATA	12
THOROUGHFARE	13
AVENUE	14
PARK DRIVE	15
PERIMETER SERVICE ROAD	16
RESIDENTIAL DRIVE	17
ALLEY	18
OUTDOOR SEATING REGULATIONS	19
BICYCLE CIRCULATION & PARKING	21
3-POINTS OF CONNECTION	22
POINTS OF CONNECTION	23
4-COMMUNITY FACILITIES	24
THE 6-ACRE PARK	25
THE HISTORIC CORAL ROCK HOUSE	25
THE ZOCALO & EVENTS SPACE	25
5-LANDSCAPE DESIGN GUIDELINES	26
LANDSCAPE & IRRIGATION DESIGN	27
HARDSCAPE MATERIALS	27
LANDSCAPE MATERIALS	28
LANDSCAPE CONSTRUCTION MATERIALS	29
IRRIGATION	30
6-ENGINEERING DESIGN GUIDELINES	31
ENGINEERING DESIGN GUIDELINES	32
7-GENERAL REQUIREMENTS	33
GENERAL REQUIREMENTS	34
8-APPENDIX	35
EXAMPLE PARKING REQUIREMENT CALCULATION	36
GLOSSARY	37

INTRODUCTION

SHERIDAN STATIONSIDE VILLAGE

A NEW MODEL FOR DEVELOPMENT

Bounded by the Tri-Rail System on the West and I-95 on the East, Sheridan Stationside Village is anticipated to become a hub for multi-modal transportation in Broward County. It will be one of the first in Broward County to realize the potential of Transit Oriented Development (TOD), and, by incorporating urban design concepts into the TOD model, it will provide a response to the local need for residential and commercial development in a manner which is both environmentally sensitive and civically aware.

Since further greenfield expansion in Hollywood is constrained, Sheridan Stationside Village will also serve as a new model for urban in-fill development. Through efficient site design, higher urban residential density, and careful design of the street environment, the development will reduce vehicular traffic and encourage walking, bicycling and the use of transit as significant means of transportation.

For its residents, Sheridan Stationside Village will provide a dynamic neighborhood that promotes interaction in a public environment through its extensive park, community amenities, and vibrant streets and plazas.

The design guidelines presented here elaborate Sheridan Stationside Village's concept and provide direction, in order to ensure that the development will:

- Provide diversity in building envelopes to evoke and excite the development's varied public realm;
- Establish a compatible mixed-use development where daily needs are within walking distance;
- Utilize compact building forms and efficient circulation systems to maximize the urban in-fill opportunity;
- Conserve a part of the Live Oak tree canopy area as a park and the community's recreational destination;
- Creatively capture the TOD's pedestrian energy through engaging streets and plazas, and thereby affect a memorable public 'Place'.
- Be environmentally responsible and ensure long-term neighborhood sustainability by using applicable City of Hollywood green building codes. LEED established guidelines in conjunction with Chapter 52 of South Florida Building Code or other innovative concepts and green building programs are also acceptable;
- Ensure a pedestrian-friendly environment by integrating ground floor building uses with the streets and utilizing traffic calming concepts;
- Provide the region with a destination for living, working, shopping, and recreating that is less reliant on the personal automobile;
- Create venues for civic and cultural events.



Site Location

SCHEMATIC REPRESENTATION

SCHEMATIC OVERVIEW

In order to maximize site potential and make for a better neighborhood transition, the Sheridan Stationside Village district is divided into the following three quarters:

- The Mixed-Use Quarter,
- The Residential Quarter, and
- The Park Quarter

Additionally, in order to provide for a pedestrian-friendly street-life while accommodating the needs of the various uses, six street types are classified, and in order of their

traffic volume/prominence, they are:

- Thoroughfare,
- Avenue,
- Residential Drive,
- Park Drive,
- Alley, and
- Perimeter Service Road

As a focal point of the district, the center of the site is an urban plaza called the Zocalo. It will provide a public gathering space incorporating the civic and cultural uses that are critical to providing the Village a unique identity.

Complementing the Zocalo is the 6-acre park at the south end of the site. It draws its character from the dense canopy of mature Live Oaks.

THE MIXED-USE QUARTER

Retail, office, hotel, and residential uses are intended for this Quarter, and the goal is to create a vibrant street-life.

That part of the Zocalo which falls into this Quarter must offer a place for members of the urban community to relax in a visually stimulating environment.

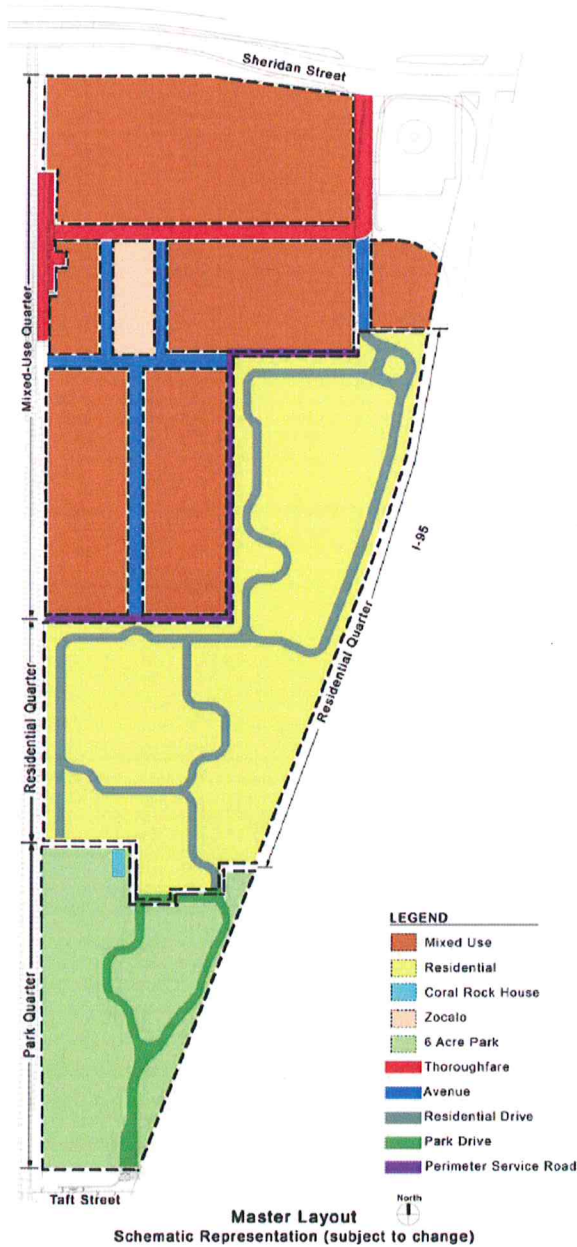
THE RESIDENTIAL QUARTER

The Residential Quarter offers a living experience in close proximity to the natural landscape (the 6-acre park).

THE PARK QUARTER

The Park Quarter contains the coral rock house and the 6-acre park. A maximum area of 2 acres is permitted within the 6 acre park for rainwater retention for the park and the Residential Quarter.

It is the intention of this quarter to provide for passive recreational activities and a place for community gatherings.



Permitted Street Types For The Quarters

Mixed-Use Quarter

- "Thoroughfare"
- "Avenue"
- "Alley"
- "Perimeter Service Road"

Residential Quarter:

- "Avenue"
- "Alley"
- "Perimeter Service Road"
- "Residential Drive"

Park Quarter:

- "Park Drive"

but are not limited to hair salons, spas, laundry and dry cleaning (drop off only), pet grooming salon, shoe repair, alterations, tailoring and jewelry repair, photographic studios, reducing salons, health clubs, and clothing retail.

- Restaurant, Outdoor Cafe
- Retail (indoor and outdoor), which may include the sale of commodities or goods which are sold to the ultimate consumer.

The following uses are prohibited within the Mixed-Use and Residential Quarters:

- Assembly of pre-manufactured parts for sale on the premises
- Automotive Paint Body
- Automotive sales, new
- Automotive sales, old
- Automotive repair and storage
- Carwash or detailing
- Consignment Shops
- Funeral Homes
- Outdoor Storage
- Pawnshops
- Psychic Help Uses
- Service Stations
- Thrift Shops
- Wholesaling and Warehousing

The average dwelling unit size must be a minimum of 750 s.f.

Twenty percent of all residential units must be designated as workforce housing, and should be affordable to households making between 80 and 140% of the county average income.

LAND USES

Permitted Land Uses for Sheridan Stationside Village include:

- Retail
- Office
- Hotel
- Residential
- Coral rock house, and
- Parking Garage

The permitted uses for office and retail shall include the following uses:

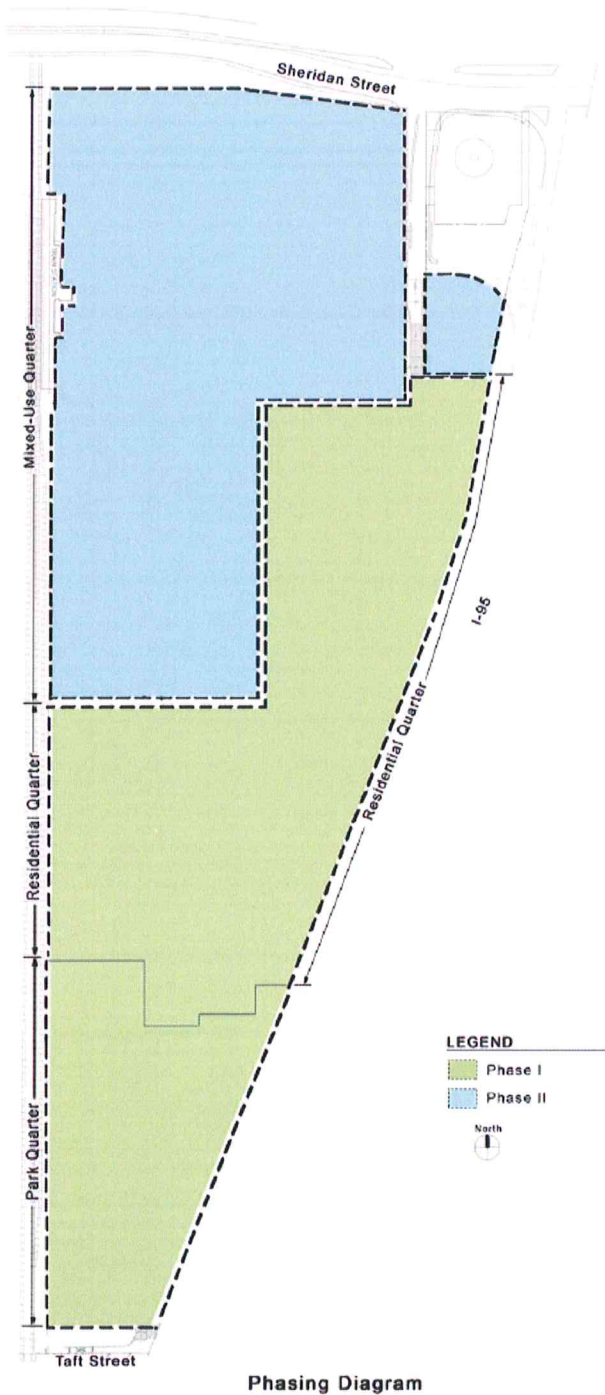
- Commercial Uses, which may include any activity where there is an exchange of goods or services for monetary gain. Such activities include but are not limited to retail sales, offices, eating and drinking facilities, theaters, transient lodging facilities and similar uses.
- Office Uses, which may include administrative, professional, research, and financial offices.
- Pedestrian Oriented Commercial Uses, which may include a use that provides retail, service, eating/drinking or entertainment services which primarily rely upon walk-in customers or clients and are open to the public for a minimum of six hours between the hours of 9:00 a.m. and 6:00 p.m., Monday through Friday.
- Personal Services, which may include establishments which are primarily engaged in providing services involving the care of a person, his or her apparel, or pets. These uses include

Maximum Development Program	
<i>Retail</i>	300,000 s.f.
<i>Office*</i>	245,000 s.f.
<i>Hotel</i>	150 keys
<i>Residential</i>	1,050 units
<i>Existing coral rock house</i>	1,700 s.f.

Density & Intensity Table	
Site Area:	
<i>Developable</i>	1,548,980 s.f.
<i>Sites 6-acre park</i>	277,097 s.f.
Total	1,826,077 s.f. 41.92 acres
Residential Density: 1,050	
<i>units/41.92 acres =</i>	25.04 units/gross acre
Hotel Keys (rooms): 150	
<i>keys/41.92 acres =</i>	4 keys/acre
Commercial Area:	
<i>Retail</i>	300,000 s.f.
<i>Office*</i>	245,000 s.f.
Total	545,000 s.f.
Commercial Intensity:	
<i>545,000 s.f./1,826,077 s.f. =</i>	.30 commercial intensity

*The maximum amount of office use may increase to the TOD land use plan amendment approved level of 299,000 s.f. provided that the revised development program is evaluated with respect to any requirement for DRI review.

Maximum Building Heights	
Mixed-Use Quarter	120 feet
Residential Quarter	65 feet
Park Quarter	30 feet
<p><i>A Building's height is measured from a point of average elevation along the street(s) it faces to the top of the flat roof deck at the top habitable floor.</i></p> <p><i>Decorative pitched roof elements, decorative architectural features, elevator rooms, roof stairs, and rooftop mechanical equipment rooms are not included in determining roof height. In no case shall any of these elements exceed 150 feet.</i></p>	



PHASING

Sheridan Stationside Village is to be developed in two major phases:

- Phase I
- Phase II

These phases can be further subdivided into smaller phases, but prior to the issuance of building permits for more than 500 residential units, a minimum of 100,000 square feet of commercial retail and/or office square footage must have been completed or be under construction.

The building program of Phase I is to be developed in the Residential Quarter. Furthermore, phasing might change based on market conditions.

The 6-acre park area will be established in Phase I.

AUTOMOBILE PARKING & LOADING

PARKING DIMENSIONS

All angled parking stalls, including 90 degree stalls shall be a minimum of 9' wide by 18' deep in both structured parking decks and surface parking lots.

The drive aisles for accessing 90 degree parking stalls must be a minimum of 24' wide.

In a structured parking deck, the slope of a parkable ramp cannot exceed 6%, and the slope of a non-parkable speed ramp cannot exceed 12%.

MINIMUM PARKING REQUIREMENTS

The parking requirements for the Sheridan Stationside Village transit-oriented development (TOD) are uniquely calculated based on the interconnectivity of the site, the mix of land uses, and the orientation to and emphasis on non-vehicular traffic. Parking requirements have been based on a review of the City of Hollywood Zoning and Land Development Regulations, as well as material published by the Institute of Transportation Engineers (ITE), the Urban land Institute (ULI), and other sources.

Because the parking characteristics of Sheridan Station Village are unique to a transit-oriented development and this mix of land uses, the requirements have been written to be flexible in case the development is not built as planned. This ensures adequate parking regardless of the final intensities and mix of land uses.

Based on the mix of office and retail uses anticipated for this development (which assumes that a portion of the office workers will also be retail users, creating "internalization") and the availability of mass transit, Sheridan Stationside Village proposes reduced minimum parking rates for each use which are shown in adjacent Table 1.

Additional parking count credits based on time of day variation (Shared Parking) might also be achieved if the parking structure is serving uses which utilize parking at different times of day.

Table 1 - Base Parking Rate

Use Rate	
Hotel	0.75 spaces/ room
Retail/restaurant	3.5 spaces/ 1,000 s.f.
Office	2.5 spaces/ 1,000 s.f.
Residential	** 1.3 spaces/ unit + 1space/ 5 units guest
Residential Quarter	1.5 spaces/ unit + 1space/ 5 units guest

** The retail/restaurant base parking rate can be utilized when total restaurant floor area for the project is less than 15% of total retail floor area. If restaurant floor area exceeds 15% of total retail floor area, the additional restaurant floor area shall provide parking at the rate of 10 spaces per 1,000 s.f.*

*** Guest parking is not required with use of shared parking.*

SHARED PARKING MATRIX

The shared parking matrices may be used if certain uses which utilize parking at different times throughout the day are in proximity to each other. As an example, restaurant uses see peak parking demand in the evening hours, whereas office uses have a low demand in the day hours. The same parking area can accommodate office uses during the day, and restaurant uses in the evening. The time of day variation rate was based on methodologies outlined in the Urban Land Institute's publication Shared Parking. In order for the shared parking rate to be used, the parking areas must be demonstrated to accommodate parking for at least two of the following land uses:

- Hotel
- Retail
- Restaurant
- Office
- Residential
- Tri-Rail/Transit

If at least two of these uses do not utilize the parking area, the shared parking rate cannot be applied. The parking requirement, determined by either of the rates outlined above, as applicable, is multiplied by the percentages in Tables 2 and 3 for each use. The maximum parking demand must be calculated for the weekday time period and for the Saturday time period separately. This maximum demand determines the maximum parking requirement for the combined uses.

The shared parking matrices are illustrated in Tables 2 and 3.

RESIDENTIAL PARKING

Residential parking in the Residential Quarter must be provided at the rate of 1.5 spaces per unit plus guest parking of one space per 5 units. The guest parking requirement is not required if the parking

Table 2 – Shared Parking Matrix (Weekday)

Time	Residential	Retail	Office	Transit	Restaurant	Hotel
6 AM	100%	0%	3%	3%	0%	100%
7 AM	87%	8%	20%	20%	2%	85%
8 AM	79%	18%	63%	63%	5%	65%
9 AM	73%	42%	93%	93%	10%	55%
10 AM	68%	68%	100%	100%	20%	45%
11 AM	59%	87%	100%	100%	30%	35%
12 PM	60%	97%	90%	90%	50%	30%
1 PM	59%	100%	90%	90%	70%	30%
2 PM	60%	97%	97%	97%	60%	35%
3 PM	61%	95%	93%	93%	60%	35%
4 PM	66%	87%	77%	77%	50%	45%
5 PM	77%	79%	47%	47%	70%	60%
6 PM	85%	82%	23%	23%	90%	70%
7 PM	94%	89%	7%	7%	100%	75%
8 PM	96%	87%	7%	7%	100%	90%
9 PM	98%	61%	3%	3%	100%	95%
10 PM	99%	32%	3%	3%	90%	100%
11 PM	100%	13%	0%	0%	70%	100%
12 AM	100%	0%	0%	0%	50%	100%

Multiplying the gross total parking demand of any use by the corresponding distribution percentage at a given time of the day will yield the actual parking demand at that time.

Table 3 – Shared Parking Matrix (Saturday)

Time	Residential	Retail	Office	Transit	Restaurant	Hotel
6 AM	100%	0%	0%	0%	0%	90%
7 AM	95%	3%	3%	3%	2%	70%
8 AM	88%	10%	10%	10%	3%	60%
9 AM	81%	30%	13%	13%	6%	50%
10 AM	71%	45%	13%	13%	8%	40%
11 AM	71%	73%	17%	17%	10%	35%
12 PM	71%	85%	17%	17%	30%	30%
1 PM	70%	95%	13%	13%	45%	30%
2 PM	71%	100%	10%	10%	45%	35%
3 PM	73%	100%	7%	7%	45%	40%
4 PM	75%	90%	7%	7%	45%	50%
5 PM	81%	75%	3%	3%	60%	60%
6 PM	85%	65%	3%	3%	90%	70%
7 PM	87%	60%	3%	3%	95%	80%
8 PM	92%	55%	3%	3%	100%	90%
9 PM	95%	40%	0%	0%	100%	95%
10 PM	96%	38%	0%	0%	95%	100%
11 PM	98%	13%	0%	0%	85%	100%
12 AM	100%	0%	0%	0%	70%	100%

Multiplying the gross total parking demand of any use by the corresponding distribution percentage at a given time of the day will yield the actual parking demand at that time.

structure serving the residential uses is shared with retail, or office uses or if on-street parking is available front of the building.

An entire garage, or individual floors of a garage or surface parking lot may be gated to restrict entry to residents only. All the spaces included in this gated section must be considered reserved and cannot be included in any shared parking calculations.

OFFICE PARKING

Office parking may be reserved during normal business hours on weekdays, but not past 6:00 P.M.

UPDATED PARKING ANALYSIS

Upon occupancy of 75 percent of the total square footage in each development phase, the developer may opt to perform a parking occupancy study, signed and sealed by a Registered Professional Engineer in the State of Florida, to determine the actual parking characteristics of the development and to aid in predicting parking requirements for future phases.

LOADING

Off-street loading spaces shall be provided as follows: For each retail store or similar use which has an aggregate gross floor area of:

- Less than 24,999 sq. ft. will require no off-street loading berths,
- 25,000 sq. ft. - 49,999 sq. ft. will require one off-street loading berth,
- 50,000 sq. ft. - 99,999 sq. ft. will require two off-street loading berths,
- Each 80,000 sq. ft. above 100,000 sq. ft. will require 1 additional off-street loading berth.
- For the Residential Quarter, standard 9' x 18' parking spaces are to be designated with signage as loading spaces from 9am to 5pm on Monday-Friday. These spaces are to be made available to residents at all other times. A minimum of 3 loading spaces are required.

Loading Requirements for all uses not included here shall conform to Article 7 of the City of Hollywood Zoning & Land Development Regulations.

Note: If two or more uses are part of a vertically integrated structure, off-street loading facilities supplied to meet the needs of one use can be considered as meeting off-street loading needs of any other use in the structure.

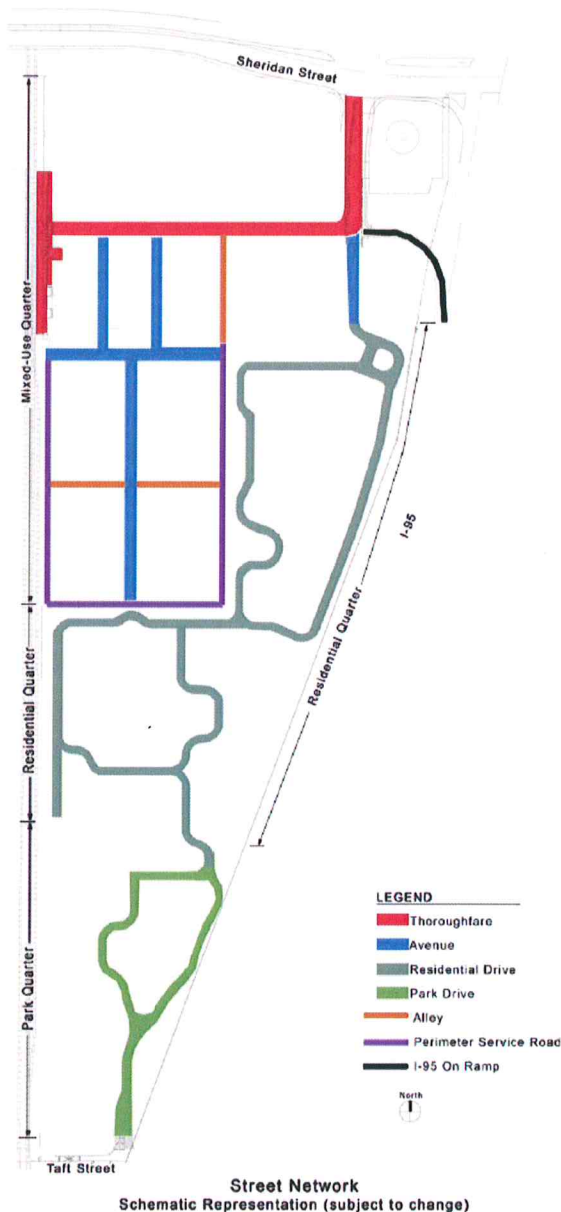
CHAPTER 2 INTERNAL CIRCULATION

STREETS

Traffic calming, pedestrian safety, and the efficient flow of vehicular traffic must be the goal of the street network.

Although PDs typically require building setbacks of 25 feet, in order to lend the district a pedestrian-friendly urban environment, these guidelines propose the following:

- Setbacks for all buildings along internal streets must be as called out in the Dimensional Data Chart (following section).
- Setbacks for all buildings bordering the railroad right-of-way and Sheridan Street must be a minimum of 20 feet.
- Setbacks for all buildings bordering the I-95 right-of-way must be a minimum of 20 feet.



On-street parking is encouraged along the “Avenue” and the “Alley”.

Raised table intersections are encouraged at crosswalk intersections, and they are required within any roadways that traverse the Zocalo.

Crosswalks must be of a contrasting surface treatment to the roadway and will be raised 6” when they occur in areas other than at street intersections.

Within the Mixed Use Quarter, sidewalk amenity zones must include adequate street lights, seating, trash receptacles, and bicycle parking facilities.

On any street in this quarter, the required minimum clear pedestrian walking zone must be separated from the vehicular drive lane by at least one of the following:

- Tree/amenity zone
- Parallel automobile parking stalls
- Bollards

Separated vehicular drop-off areas along a street are permitted only on the “Avenue” and the “Alley”, and only when they measure 140 feet or less between the outer two curb-cuts. Where they are provided, the following applies:

- Where a Porte Cochere structure less than 35 feet in height is provided, the minimum building setback for the Porte Cochere structure may be modified to 5 feet from the back of street-side curb provided that: 1) there are no overhead projections into the modified minimum setback requirement, 2) the continuity of the required minimum clear pedestrian walking zone is maintained, and 3) the required separation between the pedestrian zone and the street side vehicular drive lane is maintained. In such a scenario, a tree/amenity zone is not required in the center island created by the vehicular separation.
- Buildings do not have to conform to the maximum setback requirements of a street for that portion of entire building that fronts the drop-off area. The portion of a building that fronts the drop-off area may be defined as one which occurs anywhere within a distance extending 20’ away from the outer two curb-cuts of the drop-off area along the street.

Whenever a public plaza, garden, or other open space amenity borders a street, the following applies:

- Tree/amenity zone is not required.
- A building that occurs within such a space and is surrounded on all sides by it does not have to conform to the maximum and minimum building setback requirements provided that: 1) there are no overhead projections within 5 feet of the back of curb, 2) the continuity of the required minimum clear pedestrian walking zone is maintained, and 3) the required separation between the pedestrian zone and the vehicular drive lane is maintained.

Transit buses may travel only on the “Thoroughfare”.

DIMENSIONAL DATA

	Thoroughfare	Avenue & Street	Park Drive	Perimeter Service Road	Residential Drive	Alley
Street Dimensional Requirements						
Minimum lane width	11';15' if 1-lane roadway	11'; 15' if 1-lane roadway	11'; 15' if 1-lane roadway	11';20' if 1-lane roadway	11';15' if 1-lane roadway***	11';15' if 1-lane roadway
Maximum dimensions of a parallel parking stall	Not Permitted	8.5' x 24'	8.5' x 24'	8.5' x 24'	8.5' x 24'	8.5' x 24'
Minimum angled parking unit stall size (including 90 deg.)	Not Permitted	9' x 18'; 90 deg. Not Permitted	9' x 18'	9' x 18'	9' x 18'	9' x 18'
Minimum dimensions of parallel truck loading berth	Not Permitted	10' W x 25' L x 14' H	Not Permitted	10' W x 25' L x 14' H	N/A	10' W x 25' L x 14' H
Minimum width of tree/ amenity zone adjoining parallel parking	N/A	5' from back of curb	5' from back of curb*	0' from back of curb	N/A	N/A
Minimum width of tree/ amenity zone adjoining a drive lane	8' from back of curb	8' from back of curb	5' from back of curb*	0' from back of curb	N/A	N/A
Minimum spacing between trees	30'	30'	N/A	None	None	N/A
Minimum size of pervious tree planting area	8'	5'	N/A	N/A	N/A	N/A
Minimum pedestrian walking zone width	7'	8'; 6' if at a ground floor residential use	8'; required on any 1 side only	N/A	N/A	N/A
Minimum headroom clearance at sidewalk	12'	12'	N/A	N/A	N/A	N/A
Front Set-Back Requirements						
Minimum building setback from back of curb	15'	13'	N/A	0'	5'	0'
Maximum building setback from back of curb	30'***	25'	N/A	No Limit	No Limit	No Limit
Maximum overhead projections into required minimum setback	8'	8'	N/A	0'	2'-0"	0'
Usage Requirements						
Residential uses at ground floor permitted	No	Yes	N/A	Yes	Yes	Yes
Structured parking garages at ground floor permitted	No	No	No	Yes	Yes	Yes
Maximum length of façade without intervening fenestration	25'	25'	N/A	No Limit	No Limit	No Limit
Fences permitted	Yes	Only for outdoor seating at mixed-use quarter 3'-0" max at residential quarter	Yes (At perimeter and tot playing areas only)	Yes	Yes	Yes
Maximum height of top rail of fence	8'	3'	6'	10'	8'	10'
Arcades & colonnades (non-residential use) permitted	Yes	Yes	N/A	Yes	N/A	Yes
Minimum interior clear width of arcade (if provided)	8'	8'	N/A	6'	N/A	6'
Minimum interior clear height of arcade (if provided)	12'	12'	N/A	9'	N/A	9'
Minimum distance between buildings in Residential Quarter	N/A	N/A	N/A	N/A	20'****	N/A
Parking & Loading Requirements						
Parallel parking permitted	No	Yes	Yes	Yes	Yes	Yes
Maximum number of continuous parallel parking spaces	N/A	10	3	No Limit	10	No Limit
Angled parking permitted	No	Only if a 2-lane roadway	Yes	Only if 2-lane roadway	Yes	Only if a 2-lane roadway
Maximum number of continuous angled parking spaces	N/A	10	6	No Limit	10*****	No Limit
Stopping permitted	No	Yes	Yes	Yes	Yes	Yes
Loading permitted	No	Yes	No	Yes	Yes	Yes
Enclosed service area access permitted	No	Yes	N/A	Yes	Yes	Yes

*May be reduced for tree preservation

** Setbacks thoroughfare may be increased where thoroughfare abuts public plazas

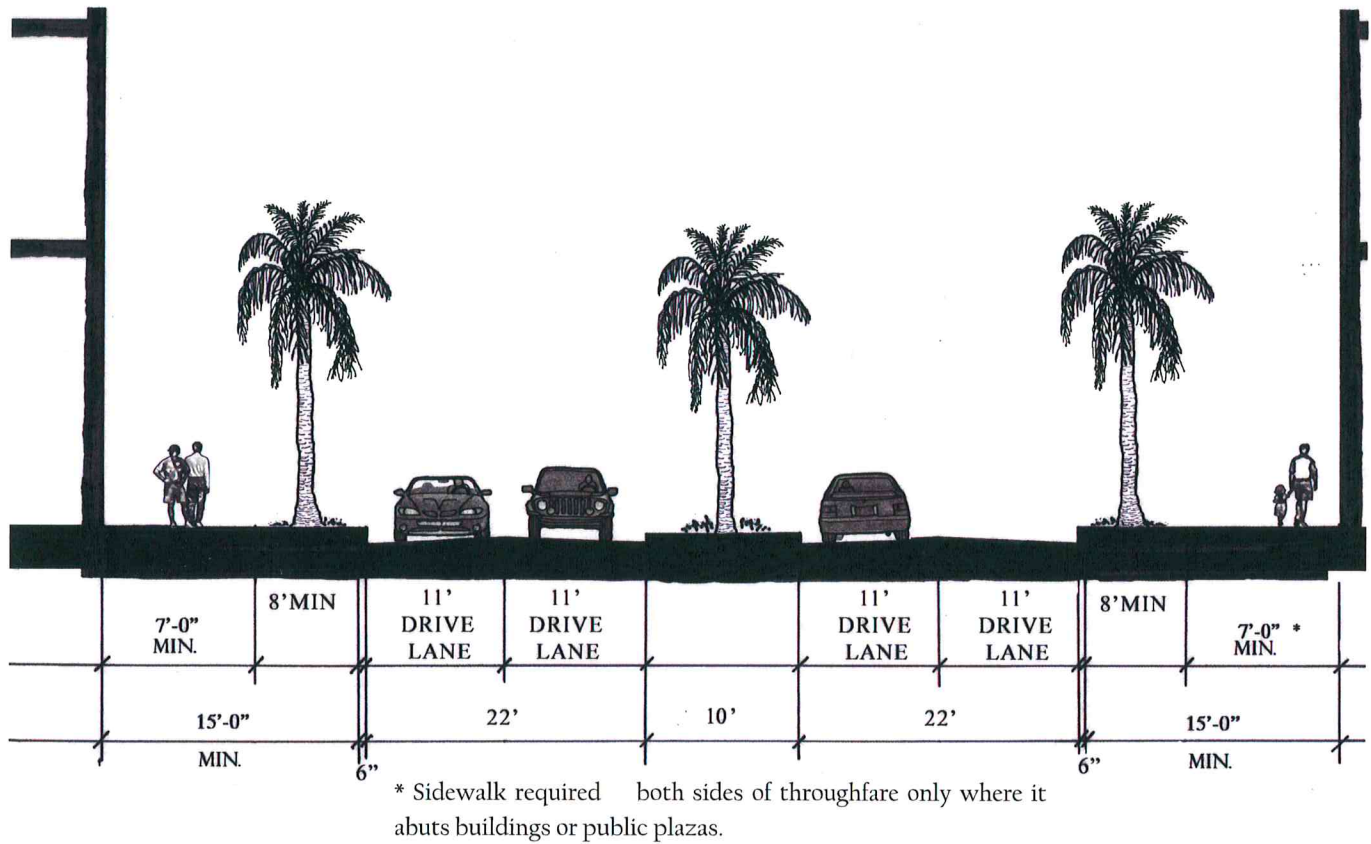
*** Minimum roadway width at surface parking lots with 90 degree parking is 24'-0".

****Residential and commercial uses in the mixed use quarter that are abutting the residential quarter, shall meet the minimum standards of the City of Hollywood land dev. code

*****At the Residential Quarter, provide landscape islands at the ends of all parking rows as per design standards in the City of Hollywood Land Development Manual. Minimum terminal island sizes and area requirements can be satisfied if total area of all landscape islands exceeds the minimum terminal island requirements.

THOROUGHFARE

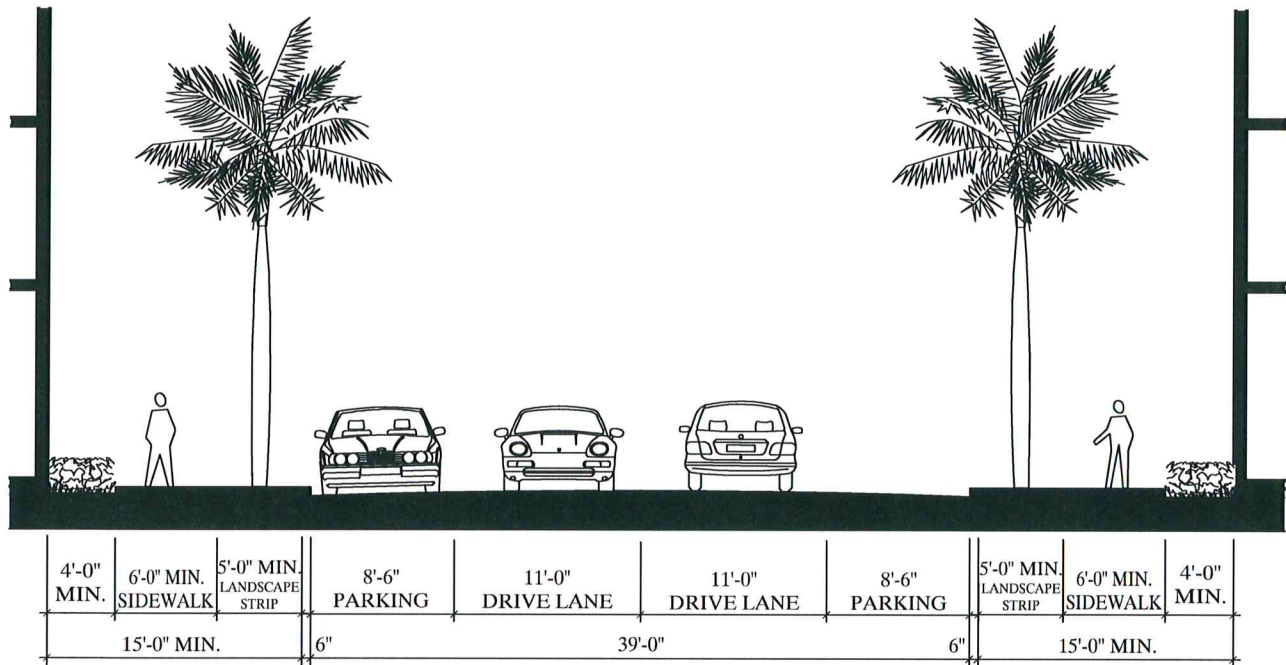
“Thoroughfare” represent the primary vehicular routes into and out of the site. Transit buses and tractor trailers may travel on “Thoroughfare” to reach the Transit Station or service areas.



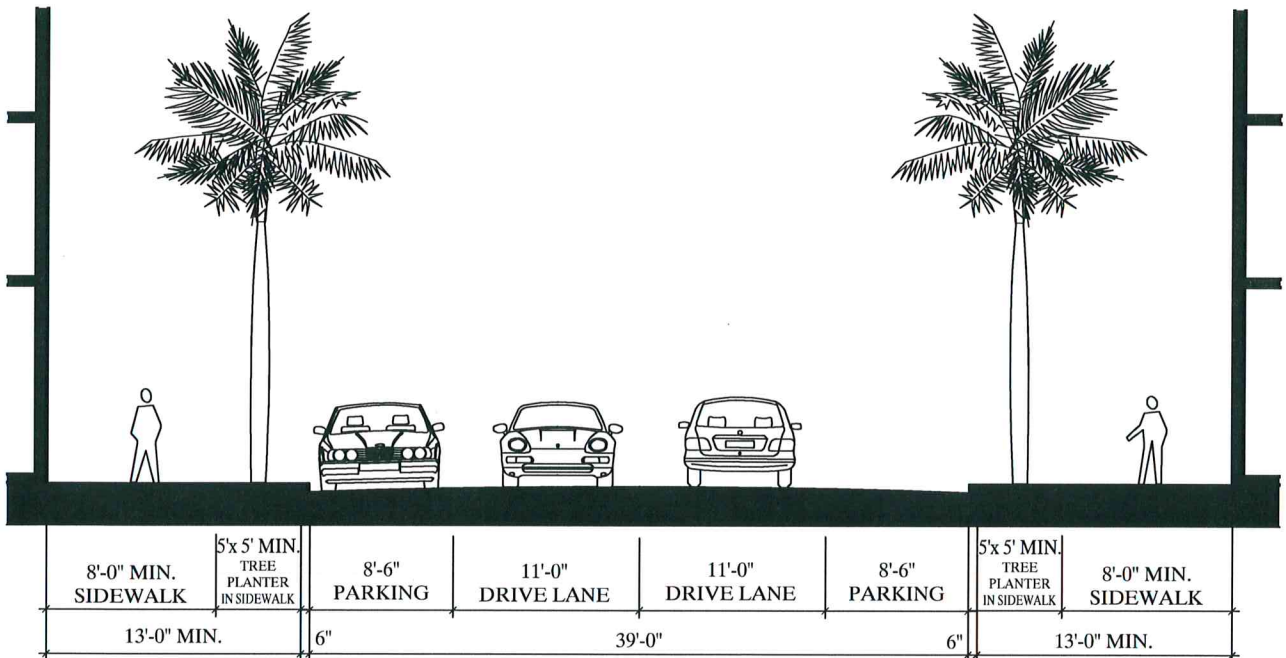
Typical Thoroughfare Section

AVENUE

“Avenue” represents the primary road-form that traverses the Mixed-Use Quarter. The “Avenue” is intended to provide a high level of interaction between vehicles and pedestrians to the storefronts and the Zocalo.



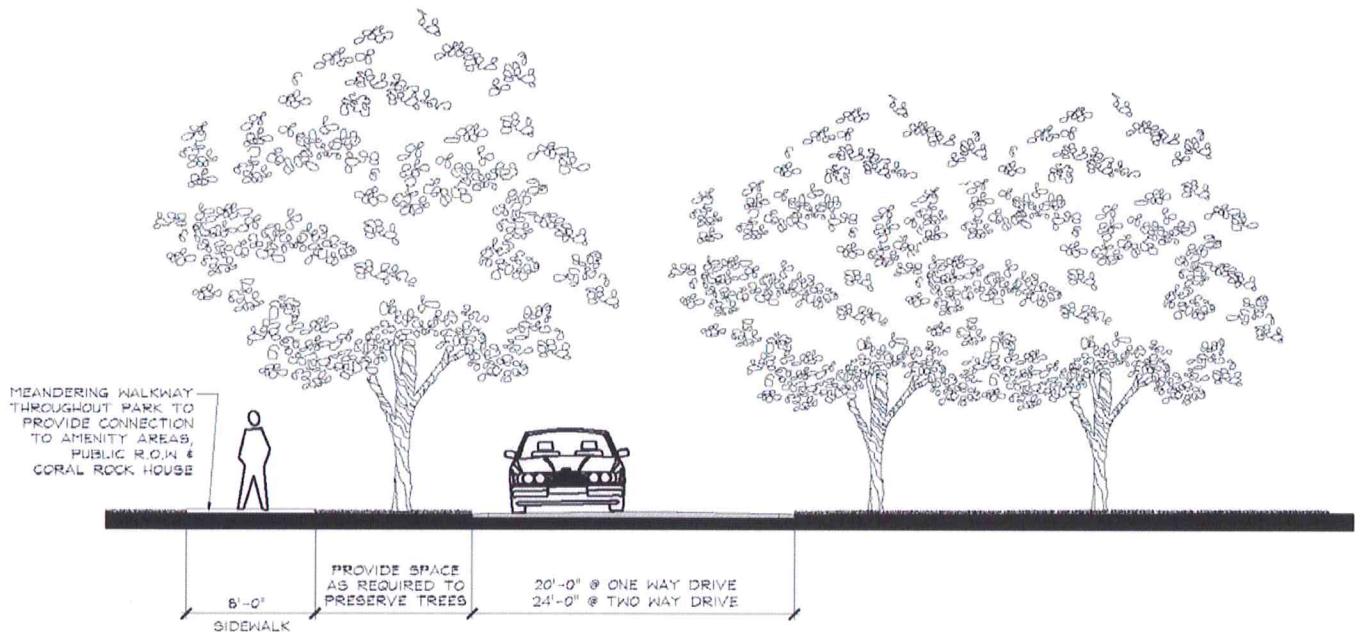
Typical Avenue & Street Section Residential Avenue in the Mixed Use Quarter



Typical Avenue & Street Section Retail Avenue in the Mixed Use Quarter

PARK DRIVE

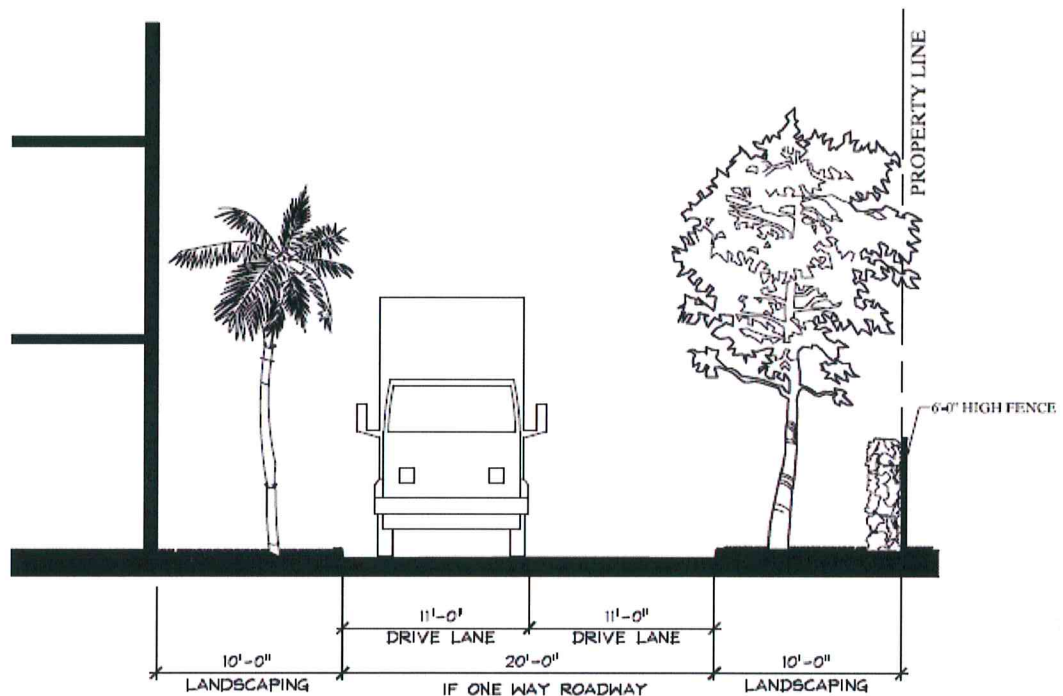
"Park Drive" is a special roadway that traverses the 6-acre park. It is sensitive to the preservation of the existing Live Oak tree canopy and it has a passive level of activity.



Typical Park Drive Section

PERIMETER SERVICE ROAD

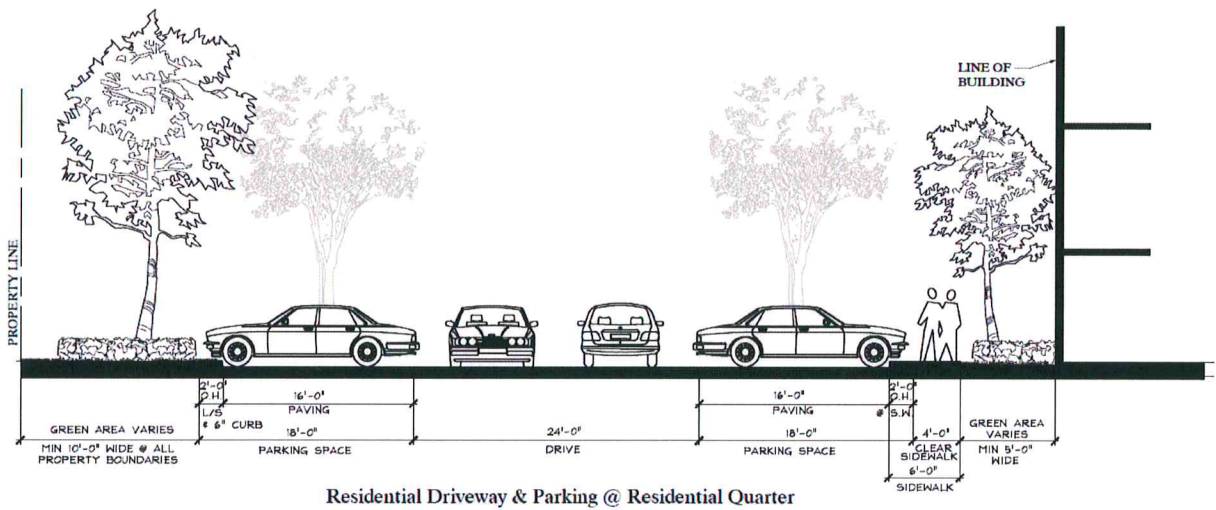
“Perimeter service road” is a roadway for use by large delivery trucks. These roadways are to be located to provide access to commercial loading areas away from pedestrian & public areas.



Perimeter Service Road

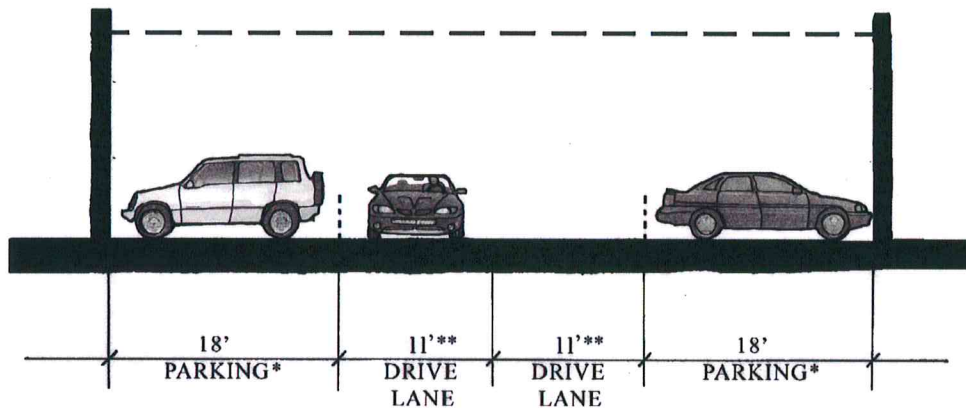
RESIDENTIAL DRIVE

"Residential Drive" is the primary roadway that provides vehicular access through the Residential Quarter.



ALLEY

“Alley” is utilitarian in nature and its primary purpose is to provide access to structured parking decks and building service areas. They also help connect other roadforms so as to form multiple routes to traverse the site.



*Perpendicular/ angled parking optional

**12' required if perpendicular parking is provided

Typical Alley Section

OUTDOOR SEATING REGULATIONS

APPLICABILITY (Mixed Use Quarter)

The following shall only apply to the Mixed-Use Quarter: Outdoor seating shall be permitted as an accessory use to a restaurant, business, or institution serving food or beverages in an enclosed area, subject to the standards listed below:

(1) Entitlement.

A. Non-waiter service. Outdoor seating shall be permitted for any restaurant, business or institution that does not provide waiter service (i.e. coffee shops, fast casual and limited service restaurants etc.) not to exceed 30% of the enclosed Gross Leaseable Area (GLA) of that restaurant, business or institution. In no case shall additional parking or traffic equivalency be required where outdoor seating is permitted for non-waiter service facilities.

B. Waiter service. Outdoor seating shall be permitted for any restaurant, business or institution that does provide full waiter service (i.e. full service restaurants) not to exceed 20% of the enclosed GLA of that restaurant, business or institution. In no case shall additional parking or traffic equivalency be required where outdoor seating is permitted for waiter service facilities.

(2) Access. The outdoor seating area is adjacent to, and has direct access through a doorway to that portion of the business or institution which is enclosed.

(3) Location. The outdoor seating is located directly adjacent to the restaurant or food service establishment and is owned or leased for this purpose.

(4) General circulation. The outdoor seating can be accommodated without impeding the access of the general public to one or more of the following:

A. The enclosed portion of the restaurant or food service establishment;

B. Any other use located within the same building or structure; or

C. Any common elements shared by the restaurant or food service establishment and any other users of the same building or structure.

(5) Safety. Outdoor seating shall comply with all building, fire, and safety code requirements.

(6) Benches. Businesses, institutions, or uses that do not serve food or beverages, excluding vending machines, may be approved for outdoor bench seating.

REVIEW

Outdoor seating may be included as an element of an overall application for development order approval, or as an amendment to an existing development order. In addition to any other requirements contained herein, each application for approval of outdoor seating shall include the following information:

(1) Site plan. A site plan, at a scale acceptable to the city, which indicates the following:

A. The building for which the outdoor seating is proposed;

B. The location of the restaurant or food service establishment;

C. The proposed location of the outdoor seating, including any fencing,

D. Screening or materials to separate the seating area; and

E. The location of any sidewalks or other pedestrian walkways or passageways adjacent to or affected by the proposed outdoor seating; and the location of all existing or additional parking to be provided for the seating.

(2) Consent. A copy of the written consent of the individual, corporation, or other entity that owns the property upon which the outdoor seating will be located.

MINIMUM STANDARDS

Outdoor seating shall, at a minimum, comply with the standard listed below:

(1) Walkways. Outdoor seating shall be arranged, when in use, in a manner that provides a pedestrian walkway of not less than four feet in width adjacent to each table.

(2) Multiple tenants. Outdoor seating located on a pedestrian walkway which provides access to more than one occupant of a building shall provide an unobstructed passageway of at least six feet in width. The unobstructed passageway shall be located adjacent to, but not through, the outdoor seating area.

(3) Location. Outdoor seating can be located only along the perimeter of the affected restaurant or food service establishment, but shall not be located in front of any other user or tenant.

(4) Prohibited location. Outdoor seating shall not be located within any area designated for parking.

(5) Fencing or screening. Unless located within an inner court, outdoor seating shall provide fencing or screening as a means to physically and visually separate such use from any adjacent public passageway or walkway. Fencing and screening shall be a maximum of three feet in height, and may include planter boxes or other dividers. Fencing and

screening shall not be provided through the use of tables, chairs, or other seating.

(6) Compatibility. Outdoor seating, including fencing and screening materials, shall be compatible in color and style with the exterior of the building. Signs, lettering, or advertising, excluding permitted menu board, shall not be attached to outdoor seating. Small labels may be permanently attached to the furnishing to identify ownership for security purposes.

(7) Storage. Outdoor seating and furnishings shall be stored in a secure manner when not in use.

(8) Hours of operation. Excluding outdoor seating located in inner courtyards, outdoor seating service shall comply with the hours of operation noted below:

A. Sunday through Thursday. All sales and service of food and beverages are prohibited between the hours of 11:00 p.m. and 7:00 a.m.

B. Friday through Saturday. All sales and service of food and beverages are prohibited between the hours of 12:00 p.m. and 7:00 a.m.

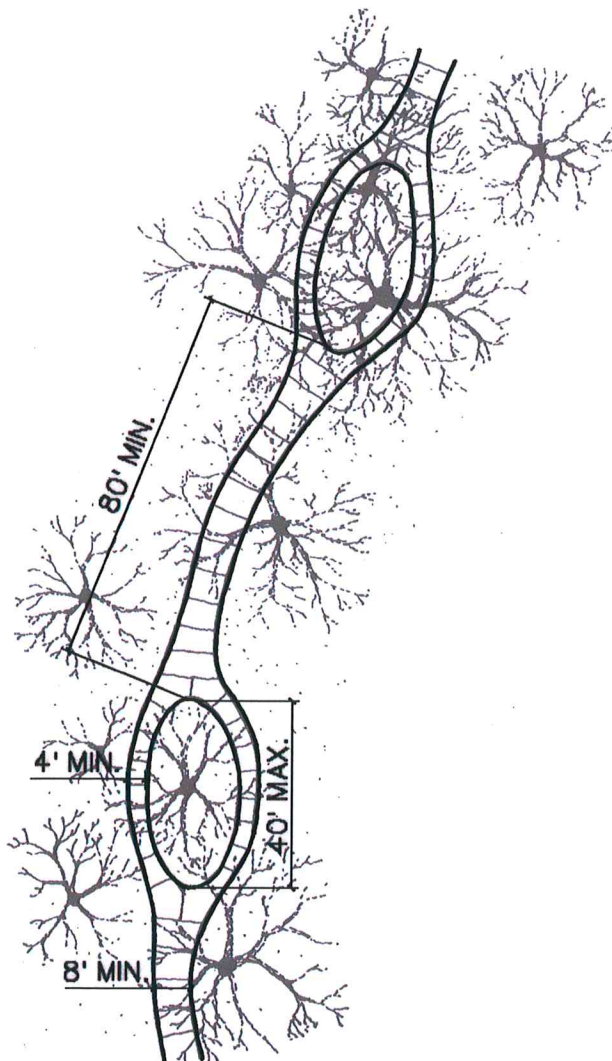
BICYCLE CIRCULATION & PARKING

PARKING

Bicycle parking shall be provided at the rate of 1 space per every 80 car parking spaces and they shall be conveniently located in the tree/ amenity zones of the streets within the Mixed Use and Park Quarters next to major building entrances, recreational areas, and transit facilities. Within the Residential Quarter, the bicycle parking may be located at locations throughout the quarter which are convenient and visually appropriate.

REST AREAS (BIKE NODES)

A minimum of 1 covered rest station called a Bike Node must be provided for cyclists and pedestrians at strategic locations such as the Zocalo and the transit station. Uncovered bike racks to be provided in the park near the Coral Rock House or within the Residential Quarter .



Bike-trail dimensions through the 6-acre park

CIRCULATION

The Park Quarter must include a combined sidewalk/bike trail that must be linked to Taft Street and the Residential Quarter. The minimum width of this sidewalk/bike-trail is 8'. Any portion may be divided into two separate paths of 4' width each in order to 1) avoid low lying branches or trees, 2) better preserve soil aeration capacity, and 3) add variety.

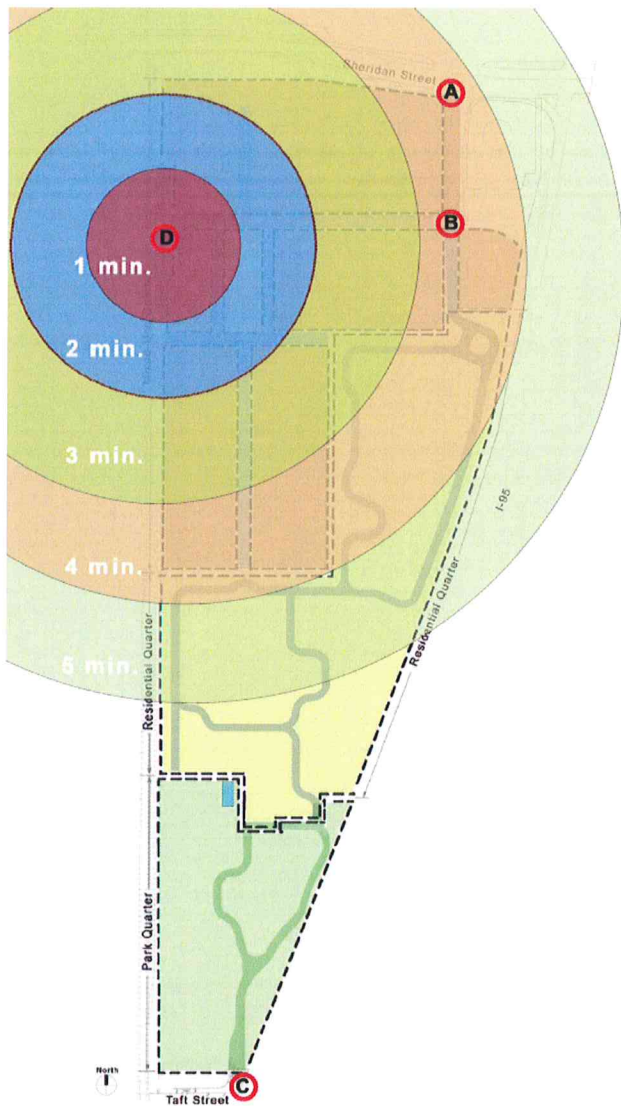
Bike Node, Required Amenities & Standards

- Shaded bench seating
- Trash receptacle
- Bicycle parking facility
- Adequate lighting
- Vegetation in close proximity
- Connection to at least one pedestrian walkway, street, or bike trail

Bike Node, Optional Amenities

- Beverage vending machine
- Emergency Call Box
- A piece of public art
- Drinking waterfountain
- Bike trail/ area map display

CHAPTER 3
POINTS OF CONNECTION



Points of Connection and 5 minute walking radii

POINTS OF CONNECTION

The following are designated as points of connection between the Sheridan Stationside Village district and its regional context:

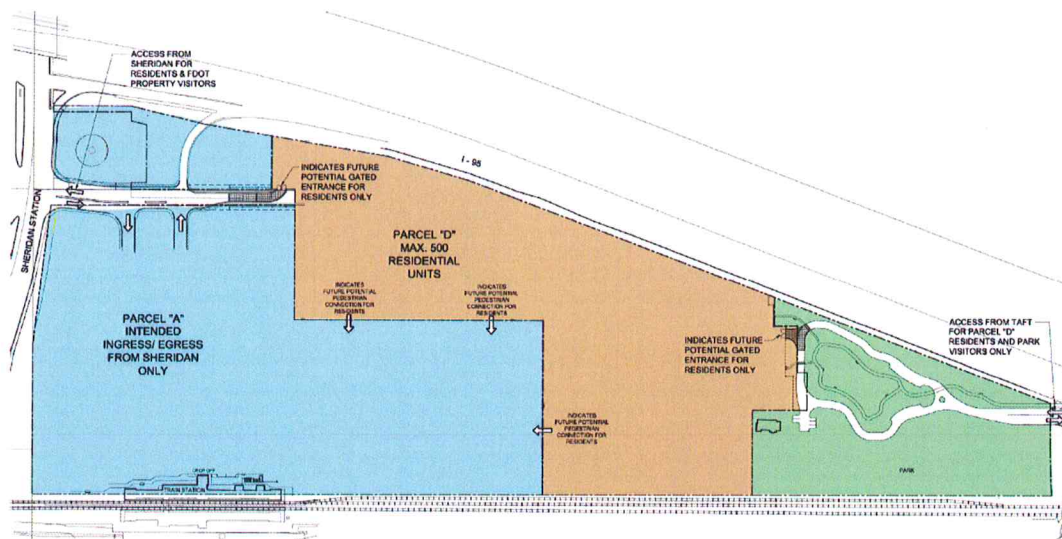
- A. Intersection at Sheridan Street and North 29th Avenue
- B. Existing I-95 southbound ramp access-way and the new extension to it
- C. Intersection at Taft Street and "Park Drive".
- D. Entrance to the existing Tri-Rail "Sheridan Street Station"

It is required that the Intersection at Taft Street and "Park Drive" be located a minimum of 150' away from the railroad right-of-way along Taft Street.

Vehicular connection between Sheridan Street and the transit station is required to be as direct as possible with an emphasis given to establishing an early visual connection between the two.

The Transit Station is required to provide immediate connection to the Bus Station, at least one structured parking deck that provides transit parking, and direct connection to a pedestrian sidewalk and bike trail.

Pedestrian access from the Residential Quarter to the Transit Station shall be provided via sidewalks with gate access for residents (Conceptual Access Plan below).



Conceptual Access Plan

CHAPTER 4 COMMUNITY FACILITIES

THE 6-ACRE PARK

The 6-acre park must be a minimum of 6 acres (including up to 2 acres of retention area), and it shall include biking and walking trails.

Pedestrian trails and bike-paths may coincide in the 6-acre park area without segregation.



Live-Oak Canopy in the 6-Acre Park

THE ZOCALO & EVENT SPACE

Only the “Thoroughfare” and “Avenue” can border on the Zocalo, and the “Alley” and “Perimeter Service Road” is prohibited.

Allowed uses and activities of the Zocalo include:

- Retail sales & services
- Restaurant & Dining uses
- Temporary street vendors
- Water fountains
- Street fairs
- Community gatherings

The Mixed-Use Quarter must provide for an on-site storage location to store a limited amount of equipment and furnishings that may be utilized to hold an event.

THE CORAL ROCK HOUSE

The Coral Rock House is a rare example of an oolitic rock (“coral rock”) construction in the Mediterranean Revival style. All efforts must be made in order to preserve this structure.



Coral Rock House

CHAPTER 5

LANDSCAPE DESIGN GUIDELINES

LANDSCAPE & IRRIGATION DESIGN

Landscape and irrigation requirements shall at a minimum, comply with the latest version of the City of Hollywood Landscape Manual, Hollywood, Florida, unless specifically noted in these design guidelines.

EXEMPTIONS: Parking areas located under or within the building envelope shall be exempt from all landscape requirements as described herein.

HARDSCAPE MATERIALS

The use of “hardscape materials” such as brick pavers, bollards, planters and pots and urns, are encouraged within the Sheridan Stationside Village project. In addition, high albedo materials such as porous concrete and more efficient percolating materials such as turf block may be considered.

CONCRETE AND BRICK PAVERS

Brick pavers shall be used on roads and pedestrian walkways in prominent locations to provide a visual relief from the asphalt and concrete surfaces, and as visual enhancements to denote key intersections, nodes and other ‘areas of interest e.g. clubhouse amenities in residential quarter. The use of brick pavers shall also serve to demark pedestrian zones from vehicular areas, including parking areas and crosswalks. The colors, styles and materials should be consistent and complimentary to the building architecture and color scheme and must follow current ADA guidelines for texture warnings and contrasting colors at crosswalks and curb cuts. Manufacturer specifications for installation, at a minimum, must be followed.

BOLLARDS

Bollards may be used for several functions: Spatial definition, separation of pedestrian and vehicular areas, security and as lighting features.

When used for spatial definition, bollards should be spaced so as not to impede pedestrian circulation and shall adhere, at a minimum, to ADA guidelines for minimum accessible widths. These bollards should be complimentary to the building architecture in both material finish and color.

When used as traffic separators adjacent to parallel parking spaces, bollards shall be placed at a sufficient distance from the edge of curb so as not to interfere with car doors and accessibility.

When used as a security feature, bollards should be selected specifically for that purpose. Reinforced anchoring and heavier, stronger materials should be used, with respect to the building architecture still in mind, but not necessarily the top priority. Incorporating bollards of this type around

drop off areas and the train station should be considered.

When used as a lighting feature, bollards should be placed along the main pedestrian walk ways and intersections. Low wattage fixtures should be given high consideration, as well as ambient light spill, sky pollution and vandal resistance.

HIGH ALBEDO MATERIALS

High Albedo Materials (from the National Ready Mix Concrete Association) - Concrete surfaces have a much higher albedo (measure of reflectance) than competitive paving materials. The inherently light color of concrete naturally reflects heat and light and are therefore encouraged. Studies have shown that concrete’s reflectivity can lower lighting costs by as much as 30% over other pavements.

ON GRADE PLANTERS

On grade planters are planting areas surrounded by and set flush with impervious areas. If these planters are within a brick paver area, they are to be bordered by brick pavers in a single soldier row with mitered corners, with the same paver used for the edge treatment, or outside border, of the paver field. Soil is to be maintained at 3” below the edge of the brick paver to accommodate mulch or other similar treatment in order to prevent washout. These cutouts are not to be used if they occur within a pedestrian area and sufficient ADA accessibility is not achieved around the entire cut out, unless large trees or palms are to be planted and an ADA approved tree grate is used. Manufacturer’s specifications for tree grate installation shall be adhered to. Landscape Plans shall provide an approved detail for this installation.

Raised planters are enclosed above-ground planting areas that are used for vertical relief from the ground plane, for spatial definition, or to add height to other landscape elements. Raised planters, if utilized, shall have a minimum top of wall height of 18” and a maximum wall height of 42”. Raised planters shall not impede vehicular sight lines and shall be filled with drainage gravel, filter fabric and suitable soil as described within the landscape specifications. If large trees or palms are to be planted within raised planters, the minimum inside width of the planter shall be at least 2 times the width of the rootball of the tree or palm. Wall caps, material finishes and colors should compliment building architecture.

POTS AND URNS

Pots and urns may be utilized where raised planters and/or planter cut outs are not feasible or safe. These elements must not block access ways or cause pedestrian walkways to be non-conforming to ADA standards for accessible sidewalk widths. Material and color selections should be complimentary to the building architecture and of a material

that is both durable and vandal resistant. Plant material specified for these elements should be of a type not expected to out grow the restricted space and should be xeric in nature to allow for infrequent hand watering or drip irrigation. Maintenance responsibility for pots and urns shall be by the property owner and/or tenant.

LANDSCAPE MATERIALS

The intention of this section is not to restate the City of Hollywood's Landscape Ordinances or Landscape manual, but to supplement it. The City's codes are to be considered the minimum standards by which these guidelines adhere. When feasible, City minimums should be exceeded.

TREES

The use of native canopy trees are greatly encouraged as a means of providing shade and adhering to Xeriscape, NatureScape, and green building principles. Canopy Trees are encouraged in and around parking areas, to provide shade for parked cars, and along pedestrian walk ways and outdoor seating areas. Any existing on-site trees or palms intended to remain in place, shall be protected as per the City of Hollywood's Landscape Manual. Any on-site existing trees or palms scheduled to be relocated on site shall also adhere to all applicable local and state guidelines for pruning, excavating, storing and transplanting these materials.

Tree sizes should be in proportion to adjacent building heights and shall not interfere with any potential overhead utilities or required lighting. However, if trees are to be planted along the major vehicular and pedestrian streets in the Mixed Use Quarter, they shall be a minimum of 14'-16' overall height, 8' minimum spread, with a clear trunk of at least 6'-7' for pedestrian clearance. Where possible, these trees shall be planted a minimum of 4' from the edge of curb to avoid vehicular damage from overhanging limbs. Where spatial limitations exist, appropriate uncompacted soil volumes will be provided.

Each main ingress/egress point shall have at least one "Signature Tree" (or palm) on each side of the ingress/egress area as an identifying characteristic for the project. This tree should be of a species not commonly utilized and should not be repeated elsewhere on the project. Examples of such trees may include, but not be limited to: Southern Magnolia Tree, Specimen Oak Trees, Satin Leaf, Pandanus, Weeping Podocarpus, or African Tulip. These trees shall be at a minimum 18' height, 10' spread, with 7'-8' of clear trunk and be Florida Fancy or better.

Flowering Trees may also be used, but should be limited to accents and may be considered shade or canopy trees based on their size at maturity.

Trees planted to satisfy the City's perimeter buffer requirements shall adhere to minimum code requirements for size and spacing.

PALMS

In South Florida, palms have become part of the vernacular. They are an easily recognizable symbol of the area and therefore should have a presence at Sheridan Stationside Village. The use of native palms, however, is greatly encouraged, due to their higher drought tolerance when compared to other more exotic species. Phoenix species, however, are a viable and widely acceptable exception to this rule. The City of Hollywood's Landscape Codes regarding minimum and maximum allowable percentages of palms in lieu of trees shall apply.

Palms are encouraged where there is not sufficient area to support a canopy shade tree. Their overall heights should be proportionate to the surrounding buildings and if palms are to be used as a main vertical element along the primary vehicular and pedestrian circulation routes, they shall be of a species with "vertical" growth characteristics (as opposed to "curved trunk"), with a single trunk, a minimum of 8' of "grey wood", "clear trunk" or "wood to nut" depending on the selected species. Examples of these types of palms include (but are not limited to) Royal Palms, Date Palms and Washington Palms. However, Washington Palms should be used sparingly and discouraged and only used if there is adequate wind protection, due to their susceptibility to severe damage in high winds.

If a "Signature Palm" is used as the identifying characteristic in the ingress/egress area instead of a tree, then this palm should be of a species not commonly utilized and should not be repeated elsewhere on the project. Examples of such palms may include, but not be limited to: Phoenix Reclinata, Canary Island Date Palm, or Bismarkia. These palms, if of a multi-trunk species, shall have a minimum of 7 canes and shall be a minimum of 18' overall height. Single trunk palm species shall have a minimum of 10' of "grey wood", "clear trunk" or "wood to nut". All Signature Palms shall be Florida Fancy or better.

TREE PRESERVATION

Where necessary, trees will be trimmed in accordance to all applicable codes and industry standards, supervised by a certified arborist experienced and skilled in trimming mature trees for structure, reduction and crown cleaning. No more than 25% live foliage shall be removed during this trim cycle.

Also, a tree root protection zone shall be erected. Trees will be protected by constructing a 5' barrier fence, supported by 2x4 rails attached to landscape timbers or 4x4 post. Equipment shall not be allowed under the drip line or within the root protection zone without padding the ground to

distribute the weight of the equipment and minimize compaction of the soil, use of mulch and plywood or mates shall be used for equipment to enter the root protection area. All parking, fueling or dumping within the root zone shall be prohibited.

All areas of excavation must be marked. Prior to excavations, the roots of the trees shall be trimmed back by hand to a minimum of one foot closer to the tree than where disturbance will occur. Excavation shall not occur closer than 6" of the root for each inch of trunk diameter on one side of the tree, and no closer than 1' of the root for each inch of trunk diameter if more than one side must be impacted. Otherwise, removal of the tree should be considered. This work shall be supervised by a certified arborist experienced and skilled in root pruning.

HEDGES/SHRUBS

Hedges and shrubs are to be used for foundation plantings, screening and spatial definition. As mentioned throughout this section, the use of native and drought tolerant plant materials is greatly encouraged. Special attention should be given to the plant's light requirements, as this is an urban setting with many buildings blocking sunlight from penetrating, as well as their potential for environmental or human hazards, especially when planted adjacent to pedestrian walk ways.

When hedges are used for the screening of mechanical equipment or other unsightly above ground services (i.e., dumpsters), they shall be a minimum of 36" in height and planted leaf tip to leaf tip, to form an almost instantaneous screen. When used for foundation plantings, or as a perimeter property hedge, the City of Hollywood's minimum standards shall apply. However, the use of flowering hedges for these applications is strongly discouraged, due to their less opaque nature.

Flowering shrubs used as under planting for street trees or palms, is encouraged, as long as the plant's light and nutritional needs are met. Flowering shrubs as potted plants would also be considered an excellent application of this material. All shrubs shall adhere to the City of Hollywood's minimum standards for sizes and native requirements.

SOD

St. Augustine sod (*Stenotaphrum* spp.) or equivalent substitute shall be used on all areas of the site not covered by concrete, asphalt, brick pavers, building, or any other "hard surface", or shrub, hedge and groundcover beds. The sod line around planting beds, where applicable, should be a minimum of 4" from the edge of the shrubs, hedges and groundcovers, and a minimum of 18" from the trunks of trees and palms. Retention areas may be "seeded" if applicable and if these areas are not in direct public view. Bahia sod (*Paspalum notatum*) is acceptable as a substitute for st. augustine sod in park and retention areas.

LANDSCAPE CONSTRUCTION MATERIALS

PLANTING SOILS

TOPSOIL - Topsoil shall be a 50-50 prepared mix, 50% muck and 50% fine sand thoroughly mixed with a commercial shredder/ blender or equivalent. It shall be suitable for ornamental plant growth and free from clods, stiff clay, hardpan, gravel, subsoil, brush, large roots, refuse or other deleterious materials, and of uniform quality. Min 3" topsoil depth shall be required throughout.

PLANTING SOILS - Planting soil for backfill shall be 50% existing native topsoil and 50% prepared backfill (1/3 muck, 1/3 Canadian peat, 1/3 fine sand). It shall be suitable for ornamental plant growth and free from clods, stiff clay, hardpan, gravel, subsoil, brush, large roots, refuse or other deleterious materials, and of uniform quality.

PALM SOIL - Palm planting soil shall be 50% existing native top soil and 50% prepared backfill mix (2/3 course sand, 1/3 Canadian peat).

Final Specifications for soil conditioners and soil backfill mixtures shall be called out by the Landscape Architect and shall be appropriate for the plant species and micro-environmental conditions indigenous to the job site.

MULCH

Mulch shall be used in all planting beds and tree and palm rings throughout the site. Mulch helps to retain moisture and helps to prevent or minimize weeds. No Cypress Mulch, Melaleuca Mulch (unless sterilized), or colored/dyed mulch should be used as each presents an unnecessary environmental impact. Generally, mulch is applied at 2-3" thick. The City of Hollywood's Landscape Code requirements shall apply.

ROOT BARRIERS

Root barriers shall be used where potential damage caused by certain species of trees known for spreading root systems is a concern. Refer to the City of Hollywood's Landscape Manual for specific root barrier requirements.

TREE BRACING

At a minimum, trees and palms shall be braced per Section 8 of the City of Hollywood's Landscape Manual. Bracing should remain in place for at least 6 months, to allow the tree or palm's roots system to become established. It is also recommended that wood bracing used for palms be painted either a dark green or black to reduce their visual impact. Tree bracing for large trees will be coordinated with an arborist and the City landscape architect.

MINIMUM LANDSCAPE REQUIREMENTS

At a minimum, the landscape requirements established in the City of Hollywood's Land Development Codes and Landscape Manual shall apply. These shall include rights-of-way buffers, perimeter property buffers, parking/vehicular areas, building foundations and equipment/utility screening requirements. Sizes and specifications, if in excess of City codes, shall supersede the City's code requirements. All tree relocations to comply with City Landscape Manual.

LANDSCAPE LIGHTING

Low voltage or solar lighting can be used for pedestrian pathways as well as accent lighting for plant materials. Low voltage is not recommended (or in most cases permitted) for street lights or for illuminating public gathering places, however as a means of energy conservation, is greatly encouraged. Lighting used for the illumination of large trees and palms, should be durable, inconspicuous, and vandal resistant. If lighting is intended for the illumination of large trees and palms within a pedestrian walkway (tree grates), a "flush mounted" type fixture should be used to insure continued compliance with ADA guidelines. All lighting components must be UL (Underwriters Laboratories) approved and installed by a licensed electrician.

IRRIGATION

As South Florida's population continues to grow, so does the demand for potable water and the ever increasing threat of drought. Because of this, water conservation has become extremely important to ensure we have adequate supply for all the area's needs. New landscapes can have the greatest impact on our water supply as over 50% of all water used is for irrigation and other outdoor uses. By applying Xeriscape, Broward NatureScape and LEED principles, this percentage can be reduced significantly. The application of these conservation methods is greatly encouraged. At a minimum, 100% coverage must be achieved. Irrigation sleeves beneath paving to be schedule 80 PVC.

XERISCAPE

Following Xeriscape principles by planting drought tolerant plant materials, materials that require only minor maintenance, providing efficient irrigation and grouping materials with similar irrigation needs, will greatly aid in the conservation of our water supply, reduce long term costs, and be a lasting aesthetic improvement. The seven principles of Xeriscape may be found in Section 6 of the City of Hollywood's Landscape Manual. The Landscape Architect should be familiar with these principles and apply them wherever and whenever possible and applicable.

BROWARD NATURESCAPE

NatureScape encourages the use of native plants in landscaping. These plants are uniquely adapted to living in South Florida. Natives usually require little watering once established, and are naturally pest resistant, meaning limited use of expensive and toxic chemicals. "NatureScape is part of Broward County's overall water resource management plan – the Integrated Water Resource Plan (IWRP). This plan was developed to ensure there is enough quality water for everyone, today and in the future".

LEED FOR NEIGHBORHOOD DEVELOPMENT LEED ND - Leadership in Energy and Environmental Design, Neighborhood Development – principles, as developed by the Congress for New Urbanism, Natural Resources Defense Council, and the U.S. Green Building Council may be pursued. However, compliance with the City of Hollywood Green Building Code is also a sufficient alternative to LEED ND.

IRRIGATION MATERIALS

All piping that is to cross a paved/concrete/or brick paver area, is to be sleeved in Schedule#40 PVC. The use of drip irrigation, especially in contained areas, is encouraged. Low pressure valves, low angle trajectory irrigation heads, and "funny pipe" are also to be used as a means of conserving water and keeping installation and maintenance costs down. Proper, acceptable industry standards regarding workmanship and installation shall be adhered to.

RECLAIMED WATER

To the extent feasible and available by the City of Hollywood, Sheridan Stationside Village will include a dual piping network that includes "purple pipe" to carry reclaimed water for irrigation purposes. The network will be connected to the City's reclaimed water system when it is determined by the Utilities Director that it is feasible and in the best interest of the City of Hollywood. Also, as a part of the desired LEED ND certification, Sheridan Stationside Village will make every effort to implement a comprehensive stormwater management system that infiltrates, reuses, or evapotranspires runoff from 1" of rainfall from a significant percentage of the project's development footprint and other areas that have been graded as to be effectively impervious.

CHAPTER 6
ENGINEERING GUIDELINES

ENGINEERING DESIGN GUIDELINES

Engineering standards shall comply with the City of Hollywood's Land Development Regulations, unless specifically noted in these design guidelines.

ROADWAY

The minimum slope for roadways and roadway swales shall be 0.3% and the maximum shall be 7%.

Curbs shall be painted yellow and proper signs placed to indicate no parking zones in those areas where the Fire Department deems necessary for on-street laddering area. The three feet no parking pavement striping shall be eliminated in lieu of a painted curb and signage.

UTILITIES

Where required by the City of Hollywood or Broward County, water, sewer and drainage utilities shall be located underground, within public right-of-ways or in easements, and they shall be shown on all as-built drawings. Other public utilities (FP&L, Cable TV, BellSouth, gas, etc.) are expected to be randomly placed and will not necessarily be placed within public right-of-ways; however, they will have to be underground and easements based on as-built information will be required.

Minimum separation distances between water, sewer and drainage systems shall comply with F.A.C. Rule 62-555.314.

The following table summarizes those requirements.

DRAINAGE

Underground storage cisterns may be allowed in lieu of or in combination with lakes or other surface-water runoff storage systems.

Dry retention/detention areas shall have a side slope of 3:1.

Lakes may be bordered by bulkhead for its entire perimeter. However, a boat launching system must be provided so as to facilitate maintenance from the water body itself. Lake maintenance easements may be eliminated in lieu of a perimeter walkway system adjacent to the bulkhead and the provision of a boat launching facility.

For safety reasons a six-foot wide earthen shelf, no greater than eighteen inches (18") below the high water table, shall be provided adjacent to and for the entire length of a bulk-headed water body.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	 3 ft. minimum	 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	 Alternate 3 ft. minimum
Vacuum Sanitary Sewer	 10 ft. preferred 3 ft. minimum	 12 inches preferred 6 inches minimum	 Alternate 3 ft. minimum
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	 10 ft. preferred 6 ft. minimum (3)	 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	 Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.

(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.

(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.

(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

CHAPTER 7 GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

To the extent that the provisions of this PD Guidelines (Development Guidelines for Sheridan Stationside Village) constitute a modification to the provisions of Articles 2,5,7 and 9 of the City Code, City Commission approval of these PD Guidelines constitutes express modification of the applicable provisions of Articles 2,5,7 and 9 of the City Code, pursuant to Section 4.15 E. 6 and 7 of the City Code.

All construction standards shall be consistent with and supplement applicable standards in city codes, ordinances and regulations, and other agency standards.

CHAPTER 8
APPENDIX

EXAMPLE PARKING REQUIREMENT CALCULATION

Uses being served by the parking structure:

Office = 150,000 sf

Retail = 100,000 sf

Hotel = 150 rooms

Residential = 100 units

Base Rate required parking:

Office – 150,000 * (2.5/1,000) = 375 spaces

Retail – 100,000 * (3.5/1,000) = 350 spaces

Hotel – 150 * (0.75) = 112.5 spaces = 113 spaces

Res. – 100 * (1.3) + 100/5 = 130 + 20 = 150 spaces

TOTAL = 988 spaces

Shared Parking Table:

In order to prepare the table, you must multiply the base rate required parking for each use by the percentage in each time period that is shown in Tables 2 & 3 of the “Minimum Parking Requirements” section of Chapter I.

Because this parking structure serves other uses, the guest parking requirement of 20 spaces for the residential is waived (Only 130 residential spaces are included in the tables).

Based on the adjacent tables, the required parking for these uses would be the maximum number of spaces needed from any of these two tables.

Total required parking = 821 spaces Parking

required by base rate = 988 spaces Total

parking reduction = 167 spaces (17%)

Time	Res.	Retail	Office	Transit	Rstrnt	Hotel	Total
6:00 AM	130	0	11	0	0	113	254
7:00 AM	113	28	75	0	0	96	312
8:00 AM	103	63	236	0	0	73	475
9:00 AM	95	147	349	0	0	62	653
10:00 AM	88	238	375	0	0	51	752
11:00 AM	77	305	375	0	0	40	796
12:00 PM	78	340	338	0	0	34	789
1:00 PM	77	350	338	0	0	34	798
2:00 PM	78	340	364	0	0	40	821
3:00 PM	79	333	349	0	0	40	800
4:00 PM	86	305	289	0	0	51	730
5:00 PM	100	277	176	0	0	68	621
6:00 PM	111	287	86	0	0	79	563
7:00 PM	122	312	26	0	0	85	545
8:00 PM	125	305	26	0	0	102	557
9:00 PM	127	214	11	0	0	107	460
10:00 PM	129	112	11	0	0	113	365
11:00 PM	130	46	0	0	0	113	289
12:00 AM	130	0	0	0	0	113	243

Time	Res.	Retail	Office	Transit	Rstrnt	Hotel	Total
6:00 AM	130	0	0	0	0	102	232
7:00 AM	124	11	11	0	0	79	224
8:00 AM	114	35	38	0	0	68	255
9:00 AM	105	105	49	0	0	57	316
10:00 AM	92	158	49	0	0	45	344
11:00 AM	92	256	64	0	0	40	451
12:00 PM	92	298	64	0	0	34	487
1:00 PM	91	333	49	0	0	34	506
2:00 PM	92	350	38	0	0	40	519
3:00 PM	95	350	26	0	0	45	516
4:00 PM	98	315	26	0	0	57	495
5:00 PM	105	263	11	0	0	68	447
6:00 PM	111	228	11	0	0	79	428
7:00 PM	113	210	11	0	0	90	425
8:00 PM	120	193	11	0	0	102	425
9:00 PM	124	140	0	0	0	107	371
10:00 PM	125	133	0	0	0	113	371
11:00 PM	127	46	0	0	0	113	286
12:00 AM	130	0	0	0	0	113	243

GLOSSARY

“Funny” Pipe:

This is a type of flexible irrigation pipe that is used in areas that are too small or otherwise restrictive to the use of conventional PVC irrigation pipes. This kind of pipe is usually available as 1/4 inch thick pipe made out of Polyurethane.

High Albedo Materials:

These are materials that are highly reflective of visible light. They help avoid trapping heat from sunlight by reflecting light energy back into the sky. Materials such as concrete or others that are painted white are considered High Albedo Materials.

Purple Pipe:

These pipes are usually the regular PVC pipes that are simply color-coded purple. The color purple on such pipes indicates that it carries reclaimed or recycled water.

PREPARED BY COOPER CARRY, INC.



COOPER CARRY

Synopsis of Additional Amendments

September 10, 2014

Page i

- Update revised date to September 10, 2014.

Page iii

- Delete "Kimley Horn and Associates, Inc., Ft. Lauderdale, FL".

Page 2

- Add "one of" to the statement regarding Transit Oriented Development.
- Add "applicable City of Hollywood green building codes" and "and green building programs are also acceptable" to the bullet point regarding LEED. Replace "and" with "or".

Page 4

- Increase number of street types from 5 to 6.
- Add "Residential Drive" as a permitted street type.
- Delete "which is urban, yet" and "Retail and office establishments are permitted in this Quarter but they are discouraged" from Residential Quarter description.
- Remove "historic" and add "A maximum area of 2 acres is permitted within the 6 acre park for rainwater retention for the park and the Residential Quarter."
- Update Master Layout image.

Page 5

- Add "Residential Drive" to Permitted Street Types for the Residential Quarter.
- Replace "local" with "county" in statement regarding workforce housing.

Page 6

- Increase developable square footage from 1,497,020 s.f. to 1,548,980 s.f..
- Increase Sites 6-acre park square footage from 261,360 s.f. to 277,097 s.f..
- Increase total site area from 1,758,380 s.f. to 1,826,077 s.f..
- Increase total acres from 40.4 to 41.92.
- Decrease number of units per acre from 26 to 25.04. Add "gross".
- Decrease commercial intensity from .31 to .30.
- Decrease maximum building height in the Residential Quarter from 135 ft. to 65 ft.

Page 7

- Replace "Mixed-Use" with the "Residential" Quarter as Phase 1 development.
- Update Phasing Diagram

Page 8

- Add "a minimum of" to the paragraph regarding parking dimensions of angled parking stalls.
- Add "@ Mixed Use Quarter" to Table 1.
- Add "Residential Quarter: 1/5 spaces/unit + 1 space/5 units guest" to Table 1.
- Add "in the Residential Quarter" to Residential Parking section.

Page 9

- Add "or surface parking lot" to paragraph regarding reserved resident parking.

- Add bullet point “For the Residential Quarter, standard 9' x 18' parking spaces are to be designated with signage as loading spaces from 9am to 5pm on Monday-Friday. These spaces are to be made available to residents at all other times. A minimum of 3 loading spaces are required.”

Page 11

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- Delete “are not required” and add “must be a minimum of 20 feet” to statement regarding setbacks.
- Add “Within the Mixed Use Quarter” to the paragraph regarding sidewalk amenity zones.
- Add “In this quarter” to the paragraph regarding the pedestrian walking zone.
- Update Street Network image

Page 12

- Add “Residential Drive” column to Dimensional Data table.
- Add “Minimum distance between buildings in Residential Quarter” row to Dimensional Data table.
- Add “(At perimeter and tot play areas only)” to “Fences Permitted” row under column “Park Drive”
- Delete “Fences @ thoroughfare limited to roadway east of zocalo. No fences permitted @ thoroughfare west of zocalo.”
- Add “***Minimum roadway width at surface parking lots with 90 degree parking is 24'0””
- Add “**** Residential and commercial uses in the mixed use quarter that are abutting the residential quarter, shall meet the minimum standards of the City of Hollywood land dev. Code”
- Add “*****At the Residential Quarter, provide landscape islands at the ends of all parking rows as per design standards in the City of Hollywood Land Development Manual. Minimum terminal island sizes and area requirements can be satisfied if total area of all landscape islands exceeds the minimum terminal island requirements.”

Page 14

- Replace “connects the three Quarters internally” with “that traverses the Mixed-Use Quarter”
- Add “Avenue in the Mixed Use”
- Add “Retail Avenue in the”

Page 15

- Update Typical Park Drive Section Image

Page 16

- Update Perimeter Service Road Image

Page 17

- Add “Residential Drive” page.
- Add “Residential Drive is the primary roadway that provides vehicular access through the Residential Quarter.”
- Update Residential Drive image.

Page 19

- Add “Mixed Use Quarter” to outdoor seating regulations topic.
- Add “The following shall only apply to the Mixed-Use Quarter”

Page 21

- Add “within the Mixed Use and Park Quarters” to the first paragraph regarding bicycle parking.
- Add “within the Residential Quarter, the bicycle parking may be located at locations throughout the quarter which are convenient and visually appropriate.”
- Add “Uncovered bike racks to be provided in the park near the” and “or within the Residential Quarter” to the Rest Area section.
- Remove “historic” from the Rest Area section.
- Delete “Permanent, structured roof cover” from Required Amenities and Standards for the Bike Node.

Page 23

- Update Points of Connection and 5 minute walking radii image.
- Add "Pedestrian access from the Residential Quarter to the Transit Station shall be provided via sidewalks with gate access for residents (Conceptual Access Plan below)." to section regarding Points of Connection.
- Add Conceptual Access Plan Image

Page 25

- Replace "must" with "shall" and Delete "as well as dedicated picnic areas" from section on the 6-Acre Park. Add "(including up to 2 acres of retention area)"
- Delete "historic" from Coral Rock House section.

Page 27

- Add "at a minimum" to Landscape and Irrigation Design section.
- Add "in prominent locations" and "e.g. clubhouse amenities in residential quarter" to the paragraph regarding concrete and brick pavers.

Page 28

- Add "Maintenance responsibility for pots and urns shall be by the property owner and/or tenant to Pots and Urns section.
- Replace "unless otherwise noted, the City's minimums shall apply" with "When feasible, City minimums should be exceeded" in Landscape Materials paragraph.
- Replace "LEED" with "green building" in section regarding trees.
- Replace "through out the project" with "in the Mixed Use Quarter" in statement regarding tree sizes in major streets. Add "where possible" and "Where spatial limitations exist, appropriate uncompacted soil volumes will be provided."
- Replace "shall not" with "may" and add "based on their size at maturity" to flowering tree paragraph.
- Add "and discouraged" and "used" to section regarding Washington Palms.
- Add section on Tree Preservation
"Where necessary, trees will be trimmed in accordance to all applicable codes and industry standards, supervised by a certified arborist experienced and skilled in trimming mature trees for structure, reduction and crown cleaning. No more than 25% live foliage shall be removed during this trim cycle. Also, a tree root protection zone shall be erected. Trees will be protected by constructing a 5' barrier fence, supported by 2x4 rails attached to landscape timbers or 4x4 post. Equipment shall not be allowed under the drip line or within the root protection zone without padding the ground to distribute the weight of the equipment and minimize compaction of the soil, use of mulch and plywood or mates shall be used for equipment to enter the root protection area. All parking, fueling or dumping within the root zone shall be prohibited.
All areas of excavation must be marked. Prior to excavations, the roots of the trees shall be trimmed back by hand to a minimum of one foot closer to the tree than where disturbance will occur. Excavation shall not occur closer than 6" of the root for each inch of trunk diameter on one side of the tree, and no closer than 1' of the root for each inch of trunk diameter if more than one side must be impacted. Otherwise, removal of the tree should be considered. This work shall be supervised by a certified arborist experienced and skilled in root pruning."

Page 29

- Add "or equivalent substitute" to paragraph regarding SOD.
- Replace "Topsoil shall be a 80-20 mix, 80% fresh water sand (medium to coarse grade) and 20% inland glades muck thoroughly mixed with a commercial shredder/blender or equivalent. It shall be suitable for ornamental plant growth and free from hard clods, stiff clay, hardpan, gravel, subsoil, brush, large roots, refuse or other deleterious material, and of reasonably uniform quality. No site mixing will be acceptable. 6 inches of topsoil depth shall be required throughout." with "Topsoil shall be a 50-50 prepared mix, 50% muck and 50% fine sand thoroughly mixed with a commercial shredder/ blender or equivalent. It shall be suitable for ornamental plant growth and free from clods, stiff clay, hardpan, gravel, subsoil, brush, large