

EXHIBIT "C" (APPENDIX B & D)
PARKING AND LANDSCAPE MODIFICATIONS

Appendix B
Code Comparison Article 7 Off-Street Parking and Loading

Oakwood Development Guide Article 7 Off-Street Parking and Loading		
City of Hollywood Parking and Loading	Oakwood Plaza Planned Development	Requested Deviation from Code
6. Off-street parking and loading requirements. Off-street parking and loading requirements shall meet all the requirements of Article 7 of the City of Hollywood Zoning and Land Development Regulations unless expressly modified by the City Commission.		
<p>Article 7 Parking and Loading Requirements</p> <ul style="list-style-type: none"> - Apartment Unit - 1.5 spaces per unit plus guest parking at 1 per 5 units - Hotel or motel - 1 space per unit - Office - 1 space per 250 square feet - Retail - 1 space per 250 square feet - Restaurant <ul style="list-style-type: none"> - 60% the gross floor area, then 1 per 60 square feet of the resulting floor area - take out - 1 per 150 square feet - theater and places of assembly with fixed seats - 1 per 4 seats and 1 per movie booth - townhome - 2 spaces per unit plus guest parking at 1 per 5 units <p>Loading - Retail: Less than 10,000 s.f. (None), 10,000-24,999 s.f. is 1, 25,000-59,999 s.f. is 2, 60,000-119,999 s.f. is 3, 120,000-199,999 s.f. is 4, 200,000-289,000 s.f. is 5 and each 90,000 s.f. above 290,000 s.f. 1 additional space. Multifamily or apt/hotel: 50-100 units is 1 space + 1 space for each additional 100 units or major fraction. Places of assembly, museum, hotel, hospital, sports bldg, or institutional uses 20,000-40,000 s.f. is 1 space + 1 space for each 60,000 s.f. over 40,000 s.f. or major fraction</p> <p>Stall and Aisle Dimensions</p> <ul style="list-style-type: none"> - 45 degree - 9' x 19.8', drive aisle width: 13' one way 24' two way - 60 degree - 9' x 21', drive aisle width: 18' one way 24' two way - 90 degree - 9' x 19', Drive aisle width: 24' one way and two way 	<p>Minimum Parking Requirements:</p> <ol style="list-style-type: none"> 1. Non residential Uses <ul style="list-style-type: none"> - Commercial/Office - 3.5 spaces per 1,000 SF GLA - Hotel/Lodging - 0.5 spaces per room 2. Residential Uses <ul style="list-style-type: none"> - Apartments, Condominiums, townhomes - 1.0 space per one dwelling unit and 1.5 spaces for 2 or more dwelling units <p>Stall and Aisle Dimensions</p> <ul style="list-style-type: none"> - 45 degree - 8.5' x 19' 3" (one way drive aisle 13.5') - 60 degree - 8.5' x 20' 8" (one way drive aisle 15') - 90 degree - 8.5' x 18', the length can be reduced to 16' where a 2' overhang is provided over landscape, <p>Drive aisle width: 15' one way 24' two way</p> <ul style="list-style-type: none"> - on street parking: 9' x 18' for 90 degree parking, 8' x 23' for parallel <p>Loading: 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 sharing of such spaces (areas) between individual tenants, uses and buildings within the PD shall be permitted</p>	
7.1 General Provisions	Oakwood Plaza Planned Development	Requested Deviation from Code
A. Off-street parking required.		
1. Every building, use or structure instituted or erected after the effective date of this article, shall be provided with off-street parking facilities in accordance with the provisions of this article for the use of occupants, employees, visitors or patrons.		
2. Such off-street parking facilities shall be maintained and continued as long as the main use is continued.		
3. When a building is enlarged by more than 10% of floor area, volume, capacity or space occupied, then off-street parking facilities shall be provided for that portion of the building that was subject to the alteration or repair.		
4. When a building is changed in use that results in more than a 25% increase in the required number of parking spaces, then off-street parking facilities shall be provided to meet the parking requirements for the new use. For the purposes of this section, a change of use shall mean a change from one category of off-street parking requirements to a different category.		
5. It shall be unlawful for an owner or operator of any building, structure or use affected by this section to discontinue, change or dispense with, or cause the discontinuance or reduction of the required parking facilities. The sale or transfer of the required parking spaces without establishing alternative vehicle parking facilities in accordance with this article is prohibited.		
6. It shall be unlawful for any person, firm, or corporation to utilize such building, structure or use without providing the off-street parking facilities to meet the requirements of and be in compliance with this article.		
7. Aisles on parking lots shall be numbered.		
B. Location, character and size of required parking spaces.		
1. The off-street parking facilities required by this article shall be located on the same lot or parcel of land they are intended to serve or within 700 ft. from such lot. If the required parking facilities are not located on the same lot as the main permitted use, a Unity of Title or perpetual easement shall be prepared for the purpose of insuring that the required parking is provided. The Unity of Title or perpetual easement shall be executed by the owners of the properties concerned, approved as to form by the City Attorney and recorded in the public records of Broward County as a covenant running with the land. The covenant shall be filed with the Department of Planning and Development Services and attached to plans or permit applications that are filed with the city.		
a. Exception. In instances where the development site is located within a Community Redevelopment District, the required number of parking spaces may be provided pursuant to a lease agreement with the city or a least agreement with a private entity in which the required number of parking spaces in a parking facility are specifically reserved for use by the applicant. Agreements regulating privately owned parking facilities shall be approved by the City Attorney, those relating to city-owned property shall be approved by the City Commission. All agreement pursuant to this section shall be recorded in the public records of Broward County, Florida.		
2. Design of all required parking spaces.		
a. As specified in Diagrams No. 1, No. 2 and No. 3.		
b. Each parking space shall be directly accessible from a street or alley, or from an adequate aisle or driveway leading to a street or alley according to the minimum dimensions specified in Diagram No. 1, No. 2 and No. 3 except for the following:		
1. When all parking spaces required by the provisions of this article are provided with direct access to an alley or street.		
2. Single family homes, duplexes and townhomes may have tandem spaces.		
c. Minimum driveway width dimensions: 12 ft. for one way traffic and 24 ft. for two way traffic. For parking facilities that have less than 8 required parking spaces, the minimum width for two way traffic may be 12 ft., subject to the owner recording in the public records of Broward County a covenant running with the land that holds the city harmless against any claims arising from accidents. One way drive-through facilities may have 9 ft. wide driveways.	Drive aisles with two-way angled parking may be a reduced based on above.	Reduction in drive aisle width of 2 feet for 45 degree and 60 degree parking only. 90 degree parking will still provide the 24 foot driveway width.

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d. The required off-street parking facilities for all development excluding single family, shall be painted with paint strips in accordance with the City Engineer's requirements. The off-street parking facilities including access aisles and driveways shall be surfaced with a hard dustless material and maintained in a smooth well graded condition. (This does not include a rolled rock base, covered with a sand seal finish.)		
e. Drainage for all off-street parking facilities shall be as required by the City Engineer.		
f. Lighting shall be arranged and designed to prevent glare or excessive light on adjacent property.		
g. A site plan shall be submitted with every application for a building permit for any use or structure which is required to provide off-street parking facilities. The site plan shall designate the required parking spaces, access aisles, driveways and the relation to uses or structures with the off-street parking facilities they are intended to serve.		
h. No column shall be within 3 ft. of the entrance to a parking space.		
i. The minimum required width of parking spaces which are adjacent to a wall or other solid obstruction shall be 10.5 ft.	(1) Parking within structures may be eight feet, six inches (8'-6") wide by eighteen (18') feet long. A one (1') foot clearance from columns and walls is allowed. Parking garage slopes may vary per structure design. If sanitation, emergency or maintenance vehicles are designed to be allowed to the lower floor of structures, a fourteen (14') foot clearance shall be provided. The Florida Building Code minimum width and clearance must be maintained at all times.	A reduction of the minimum required parking width adjacent to a wall or solid obstruction in a parking structure by one foot.
j. Minimum ramp angles for driveway access to above grade and or below grade parking structures shall be subject to approval by the City Engineer.		
k. All parking spaces shall have concrete car stops (6 ft. long) or curbing, except for tandem spaces and parking spaces in single family districts. Bollards shall be used in combination with flush curbing.		
l. The use of angled parking spaces should be encouraged and reviewed as part of the Site Plan Review Process.		
C. Head-in/back-out parking. Parking spaces shall not have direct access to or from a street or alley; except as provided below:		
1. Detached single family homes shall be permitted parking spaces with direct access to or from a street or alley.		
2. Multiple family residential buildings of 4 units or less (including duplex residences) may have parking spaces with direct access to a street or alley provided that:		
a. There is an attached and enclosed garage facility.		
b. The garage is setback as permitted in single family residences in accordance with § 4.1.D. of the Zoning and Land Development Regulations.		
c. The area between the driveways is not less than 6 feet.		
3. Parking spaces for a duplex residence may have direct access to or from an alley provided that sufficient back-out area is maintained.		
D. Curb cuts. All curb cuts shall conform to the design and construction standards as required by the City Engineer.		
E. Handicap parking spaces. These spaces may be counted towards the required parking calculation.		
F. Joint use of parking facilities. Parking facilities for two or more buildings or uses by two or more owners or operators may be used within the required parking calculation provided that:		
1. The total of such parking spaces shall not be less than the sum of the requirements of the several individual uses when computed separately.		
2. A Unity of Title shall be prepared for the purpose of insuring that the required parking is provided and available at all times. The Unity of Title shall be executed by the owners of the properties concerned, approved as to form by the City Attorney, recorded in the public records of Broward County as a covenant running with the land and shall be filed with the Department of Planning and Development Services, City Engineer and attached to plans or permit applications that are filed with the city.		
G. No part of an off-street parking area required for a building or use shall be included as part of an off-street parking area similarly required for another building or use.		
H. Calculation of required off-street parking spaces.		
1. The requirements for off-street parking for any use not specifically mentioned in § 7.2 shall be the same as provided in this Article for the use most similar to the one sought as determined by the Director.		
2. Fractional measurements. Shall be calculated to the nearest whole number. A fraction of 1/2 shall be rounded to the highest whole number.		
3. Mixed uses. The total requirements for off-street parking shall be the sum of the requirement of the various uses computed separately, except where specific requirements are stipulated in this article. Off-street parking spaces for one use shall not be considered as providing the required off-street parking for any other use.		
4. Method of measurement. For the purposes of this article, floor area shall mean the gross floor area inside of the exterior walls; in hospitals, bassinets shall not count as beds. In stadiums, sport arenas, churches and other places of assembly in which occupants utilize benches, pews or other similar seating facilities, each 24 linear inches of such seating facilities shall be counted as one seat for the purpose of computing off-street parking requirements.		
I. Vertical and horizontal tandem parking. Vertical and horizontal tandem parking, including the use of mechanical parking lifts or similar mechanical systems, may be permitted with the following conditions:		
1. The use of mechanical parking lifts or similar mechanical systems shall only be permitted within parking garages and on at-grade parking lots located under a building; and shall not increase the overall building massing;		
2. All portions of parking lifts and automobiles stationed on such lifts shall be fully screened from public view;		

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3. The garage shall be fully operated by valet services at all times; and		
4. Buildings with 10 units or less may be exempt from provision c. of this section, provided the tandem space (vertical or horizontal) is assigned to- and for the sole use of a single unit; not to include required guest spaces; and a covenant running with the land holds the City harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).		
5. Primarily residential buildings with less than 50 lifts may be exempt from provision 3 of this section, provided the vertical tandem space is assigned to and for the sole use of a single unit, not including required guest spaces, and a covenant running with the land that holds the city harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of permits and recorded in the Public Records of Broward County by the city prior to the issuance of a certificate of occupancy or certificate of completion.		
(Ord. O-94-24, passed 7-6-94; Am. Ord. O-2000-25, passed 6-7-00; Am. Ord. O-2006-17, passed 5-17-06; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2016-22, passed 10-19-16; Am. Ord. O-2013-23, passed 12-6-17; Am. Ord. O-2019-05, passed 3-20-19)		
7.2 Amount of Required Off-Street Parking		
A. The required off-street parking spaces shall be provided and maintained on the basis of the following minimum requirements listed in Article 7 except in the Regional Activity Center and Downtown and Beach Community Redevelopment Districts where each District shall have specific off-street parking requirements as identified in Article 4.		
Use	Oakwood Plaza Planned Development	Requested Deviation from Code
1. Apartment Unit (bldg.) 1.5 unit Development with more than 10 units, then 1 per 5 units (marked guest parking)	1.0 spaces per one dwelling unit , 1.5 spaces for 2 or more dwelling units. Due to the nature of the PD, no additional parking for guests or other shall be required.	reductions based on number of units and provide no separate guest parking
13. Hospital 1 per bed +1 per 200 sq. ft. in outpatient facility (diagnosis and treatment areas), + 1 per 200 sq. ft. of emergency room		
14. Hotel or motel 1 per unit Accessory uses 65% of requirement	Hotel/Lodging: 0.5 spaces per room (Supporting uses provided as part of a hotel or similar use (i.e., restaurant, offices, and convention/meeting space within hotel) are included in the parking rate and shall not require additional parking)	reduction of 0.5 spaces
22. Offices, general, financial, bank medical, dental (including clinics), professional and non- professional 1 per 250 sq. ft. For O-1 zoning districts, see § 4.3.J	3.5 spaces per 1,000 square feet GLA (includes retail, restaurant, financial, fitness & spa, entertainment; no additional parking is required for outdoor dining area/seating)	Reduction of approximately 35 square feet per parking space
27. Restaurant 60% times the gross floor area of bldg., then 1 per 60 sq. ft. of the resulting floor area	3.5 spaces per 1,000 square feet GLA (includes retail, restaurant, financial, fitness & spa, entertainment; no additional parking is required for outdoor dining area/seating)	Reduction of approximately 35 square feet per parking space
28. Restaurant, take out 1 per 150 sq. ft. Only applies to take out restaurants not to be applied to #24		
29. Retail 1 per 250 sq. ft.	3.5 spaces per 1,000 square feet GLA (includes retail, restaurant, financial, fitness & spa, entertainment; no additional parking is required for outdoor dining area/seating)	Reduction of approximately 35 square feet per parking space
34. Shopping Center 1 per 220 sq. ft. No differentiation by Use, except for movie theaters (see Theater, hotel, apartment unit) Outdoor sales 1 per 1000sq. Ft.		
36. Theater and places of assembly with fixed seating 1 per 4 seats 1 per movie booth		
37. Townhome 2 per unit If in a development that has more than 4 units then 1 space per 5 units (marked guest)	1.0 spaces per dwelling unit (does not vary based upon the number of bedrooms per unit). Due to the nature of the PD, no additional parking for guests or other shall be required.	Reduction of 1 parking space per unit and provide no separate guest parking
B. Off-Street loading spaces; general provisions.		
1. Off-street loading spaces shall be provided on the same lot as the main permitted use. These spaces are not counted towards the required parking spaces as established in division A. above.	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.	Off-street loading spaces specifically utilized for ride-share services and food and grocery delivery services are counted towards the required parking spaces
2. Where any structure is enlarged or any use is extended so that the size of the resulting occupancy comes within the scope of this article, the full amount of off-street loading space shall be supplied and maintained for the structure or use in its enlarged or extended size. Where the use of a structure or land or any part thereof is changed to a use requiring off-street loading space under this article, the full amount of off-street loading space shall be supplied and maintained to comply with this article.		

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3. For the purposes of this article, an off-street loading space shall be an area at the grade level at least 10 feet wide by 25 feet long with 14 feet vertical clearance. Each loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space, and arranged for convenient and safe ingress and egress by motor truck and/or trailer combination. Such loading space shall also be accessible from the interior of any building it is intended to serve.		
4. Off-street loading facilities supplied to meet the needs of one use shall not be considered as meeting off-street loading needs of any other use.		
5. No area or facilities supplied to meet the required off-street parking facilities for a use shall be utilized or be deemed to meet the requirements of this article for off-street loading facilities.		
6. Joint User of Loading Facilities: See § 7.1.F.		
7. Plans for Uses requiring off-street loading facilities under the provisions of this article shall clearly indicate the location, dimensions, clearance and access of all such required off-street loading facilities.		
8. Multi-storied residential developments containing a minimum of 50 units: designated temporary loading spaces for loading and unloading of furniture shall be illustrated on submitted plans with good relationship to the building entrance in a manner which does not restrict the free movement of traffic during their utilization.		
C. Off-street loading spaces shall be provided as follows:		
1. For each retail store, industrial or manufacturing Use, market, restaurant, mortuary, laundry dry cleaning establishment or similar use which has an aggregate gross floor area of:		
Area of Building (sq. ft.) and Off-Street Loading Space Requirement	Oakwood Plaza Planned Development	Requested Deviation from Code
Less than 10,000: None		
10,000 - 24,999: 1		
25,000 - 59,999: 2		
60,000 - 119,999: 3		
120,000 - 199,999: 4		
200,000 - 289,999: 5		
Each 90,000 sq. ft. above 290,000 sq. ft.: 1 additional space		
2. Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.		
3. Places of assembly, museum, hotel, hospital, sports bldg, or institutional uses: 20,000-40,000 sq.ft. - 1 space + 1 space for each 60,000 sq. ft. over 40,000 sq. ft. or major fraction.		
4. For any use not specifically mentioned in this section, the requirements for off-street loading for a use which is so mentioned and to which the unmentioned use is similar shall apply.		
(Ord. O-94-24, passed 7-6-94; Am. Ord. O-95-26, passed 3-22-95; Am. Ord. O-97-28, passed 6-25-97; Am. Ord. O-2002-08, passed 2-6-2002; Am. Ord. O-2004-32, passed 12-15-2004; Am. Ord. O-2007-34, passed 12-18-2007; Am. Ord. O-2008-28, passed 11-19-2008; Am. Ord. O-2009-40, passed 12-2-2009; Am. Ord. O-2016-22, passed 10-19-16; Am. Ord. O-2020-02, passed 1-15-20)		

Appendix D:
Code Comparison Article 9 Vehicular Use Area Landscaping

Oakwood Development Guide Article 9 Landscaping

City of Hollywood Landscape Standards	Requested Deviation from Code
A. Perimeter landscaped setbacks for at-grade parking lots (as per § 4.21.I (1-4)); required perimeter landscaped setbacks shall be provided and maintained at a minimum grade elevation of the adjacent paved area.	The proposed Oakwood Plaza Planned Development will comply with these provisions.
B. Terminal islands shall be installed at each end of all rows of parking spaces. Each island shall contain a minimum of 190 square feet of pervious area and shall measure the same length as the adjacent parking stall.	Terminal and intermediate islands shall be a minimum of 7' wide or as practical to provide a suitable planting area
C. Required Landscaping of Paved Vehicular Use Area:	
1. Lots with a width of more than 50 ft.: 25% of the total square footage of the paved vehicular use area shall be landscaped (% calculation excludes required perimeter landscaped setback area).	The majority of the site will be exempt from these requirements as much of the parking provided for this development is within structured parking. Neither the Zoning and Land Development Regulations nor the Landscape Manual provide direction for perimeter landscaping for PD districts or private roadways; see also VUA standard; 8% of total VUA exclusive of perimeter buffer.
2. Lots with a width 50 ft. or less: 15% of the total square footage of the paved vehicular use area shall be landscaped (% calculation excludes required perimeter landscaped setback area).	The majority of the site will be exempt from these requirements as much of the parking provided for this development is within structured parking. Neither the Zoning and Land Development Regulations nor the Landscape Manual provide direction for perimeter landscaping for PD districts.
D. Category I & II plant material contained on the Exotic Pest Plant Council's list of invasive exotic pest plants, as provided in the Landscape Specifications Manual, are prohibited for use in landscaping. Prior to final inspection approval, plant material contained on this list shall be removed from the subject property.	The applicant will remove undesirable exotic vegetation from the site.
E. Native Plant Requirement (as defined in the Hollywood Landscape Specifications Manual), excluding groundcover material, shall be a minimum of 60% trees and 50% shrubs.	50 percent (min) native species; also, plant species may deviate (appx 25%) from City LS Tech Manual
F. Required trees.	
1. One tree per 190 sq. ft. (or portion thereof) of terminal islands and one tree per 1,000 sq. ft. of pervious area of property.	1 tree or palm per terminal and intermediate island, and 1 tree or palm and 10 shrubs per 2,000 sf of non-buffer landscape area
2. Minimum tree size, palm size and number of species as set forth in the Landscape Specifications Manual.	The proposed Oakwood Plaza Planned Development will comply with these provisions.

G. Required hedges or perimeter screening. Within the exterior perimeter buffer strips, a hedge, decorative fence or wall, berm, or other durable landscaped visual barrier, shall be installed at a height of not less than 24 inches. If such visual barrier is of nonliving material, its height, design, location and material of construction must be approved by the Department of Planning and Development Services and the equivalent of one shrub or vine shall be planted along each 10 linear feet of said barrier. When abutting a public street or alley right-of-way, said barrier, if of nonliving material, shall be installed at a distance of not less than 5 feet from adjacent right-of-way lines, and the required shrubs shall be planted between the barrier and adjacent public alley or street right-of-way. Minimum sizes, required spacing and recommended species are set forth in the City of Hollywood Landscape Manual. All screening material installed must comply with § 155.12(D) of the City Code of Ordinances.

The proposed Oakwood Plaza Planned Development will comply with these provisions.

H. Required sod or groundcover. All pervious areas shall be landscaped or covered with a living ground cover or sod. Recommended species and specifications are set forth in the Landscape Specifications Manual.

The proposed Oakwood Plaza Planned Development will comply with these provisions.

I. Curbing. Landscaped areas, walls, structures and walks shall be protected from the encroachment or overhang of vehicles by a 6 inch continuous curbing; all parking stalls shall contain wheel stops. Specifications are set forth in the Landscape Specifications Manual.

The proposed Oakwood Plaza Planned Development will comply with these provisions.

J. Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the South Florida Building Code, the Florida State Statutes, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these Regulations.

Irrigation plan submittals will be provided per City Code for construction permit submittals. Irrigation will be installed prior to the certificate of occupancy.

K. Water conservation. Landscaping shall be designed to conserve water by utilizing the principles of "Xeriscaping," as provided by the regulations of the South Florida Water Management district:

Various standards as noted here (column C)

1. Existing native plant communities (landscaping and area surrounding plants) shall be preserved and enhanced on site;	The proposed Oakwood Plaza Planned Development will comply with these provisions.
2. Plants shall be clumped according to their water demands;	The proposed Oakwood Plaza Planned Development will comply with these provisions.
3. Irrigation systems shall be zoned according to the specific needs of the plants within the irrigation zones;	The proposed Oakwood Plaza Planned Development will comply with these provisions.
4. A rain sensor delay shall be installed on all irrigation systems;	The proposed Oakwood Plaza Planned Development will comply with these provisions.
5. The design of the landscape shall minimize the use of turf;	The proposed Oakwood Plaza Planned Development will comply with these provisions.
L. Installation. All landscaping shall be installed in accordance with the City of Hollywood Landscape Manual.	No Change proposed except for percentages provided