

ATTACHMENT C
Revised Master Plan Ordinance
(O-2015-30)

ORDINANCE NO. O-2015-30

(14-DFJPV-84)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE SIAN MASTER DEVELOPMENT PLAN RELATING TO PHASE III (ORIGINALLY APPROVED BY ORDINANCE NO. O-2006-36); AND APPROVING THE ALLOCATION OF 77 RESERVE UNITS FROM FLEXIBILITY ZONE 92 TO APPROXIMATELY 2.41 NET ACRES (3.60 GROSS ACRES) OF THE PROPERTY LOCATED AT 4000 SOUTH OCEAN DRIVE, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS AND POLICY 2.04.05 OF THE BROWARD COUNTY LAND USE PLAN.

WHEREAS, on November 15, 2006, the City Commission passed and adopted Ordinance No. O-2006-36 which waived the 10 acre minimum acreage requirement for a Planned Development (PD), changed the zoning designation for the property generally located at 4000 South Ocean Drive and 4001 South Ocean Drive (the northern parking area only, a portion of Surf Road, and 4053 South Surf Road from C-1 and RM-25 to PD, and approved the Master Development Plan for the Project known as Sian; and

WHEREAS, the Project consisted of four (4) phases as follows: (1) Phase I is the completed Crown Plaza; (2) Phase II is the completed 49 unit condominium; (3) Phase III will be the proposed residential and condo-hotel building that previously was included in Phase II; and (4) Phase IV will encompass a retail center, including meeting rooms; and

WHEREAS, Article 4 of the Zoning and Land Development Regulations provide for modifications/amendments to PD Master Development Plans; and

WHEREAS, an application was filed by PRH 4000 South Ocean, LLC., requesting approval of an amendment to the PD Master Development Plan previously approved by the City Commission pursuant to Ordinance No. O-2006-36; and

WHEREAS, the proposed amendment to the PD Master Development Plan is for a mixed-use development in Phase III located on 4000 South Ocean Drive adjacent to the intracoastal and will consist of 77 residential units ranging from one to three bedroom condominium units as well as 265 condo-hotel rooms which will be limited in

owner occupancy, amenities to include pool areas, cabanas, BBQ area, a gym, restaurant space, and meeting rooms; and

WHEREAS, the Department of Development Services, after analyzing the application and its associated documents has determined that the proposed amendment to the PD Master Plan is a substantial modification to the previously approved plan as the proposed modifications are a change in the use or character of the Planned Development; and

WHEREAS, since the proposed amendment is for substantial modifications to the proposed development project, City Commission approval is required; and

WHEREAS, the requested substantial modifications will result in the development of the project as set forth above and as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, the Department of Development Services has determined that the proposed substantial modifications are consistent with the City's Zoning and Land Development Regulations and are consistent with the City's Comprehensive Plan and have forwarded a recommendation of approval to the City Commission with the following condition:

The Developer/Applicant shall submit a Unity of Title or Unity of Control, 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); and

WHEREAS, on July 9, 2015, the Planning and Development Board met and heard the request for the proposed amendment to the Master Development Plan and have forwarded a recommendation of approval with Staff conditions, to the City Commission; and

WHEREAS, the City Commission finds that the proposed amendments to the PD Master Plan are consistent with the City of Hollywood's Comprehensive Plan and the Zoning and Land Development Regulations and are in the best interest of the citizens of the City of Hollywood; and

WHEREAS, the Applicant is proposing to introduce residential units into the hotel component of the property wherein they have filed an application request to allocate 77 reserve units to approximately 2.41 net acres (3.60 gross acres) as more specifically described in Exhibit "A" pursuant to Section 3.19 C. of the City's Zoning and Land Development Regulations and Policy 2.04.05 of the Broward County Land Use Plan; and

WHEREAS, Section 3.19 C. of the City's Zoning and Land Development Regulations provide that an application for Reserve Units may be filed and processed using the criteria for a rezoning; and

WHEREAS, the subject parcel contains approximately 2.41 net acres (3.60 gross acres), has a current City Land Use Plan Designation of General Business and a County Land Use Plan Designation of Commercial; and

WHEREAS, the subject parcel has a current zoning designation of PD (Planned Development) with Planned Development to the north, the City of Hallandale Beach to the south, Low Intensity Commercial (C-1) to the east, and the Intracoastal Waterway to the west; and

WHEREAS, the current General Business Land Use designation allows for retail, office, commercial, hotels, condo-hotels, as well as subordinate uses, but only allows for residential through the application of Flexibility or Reserve Units; and

WHEREAS, an allocation of residential Reserve Units cannot exceed 25 units per acre; and

WHEREAS, the current approved project included Phase I (Crowne Plaza), Phase II (which was the property along the Beach as well as a portion along the Intracoastal) a condo-hotel building, condominium building, parking garage, meeting space, restaurant, landscaping, paving of the access drive and promenade, and the residential units from the 4000 South Ocean Drive plot were transferred to the 4053 South Ocean Drive plot in order to construct 49 condominiums; and

WHEREAS, due to the transfer of residential units a Declaration of Covenants was required which states that there are no remaining residential development rights to the two Medium/High Residential 17-25 units/acre plots on the 4000 South Ocean Drive plot; and

WHEREAS, Phase II was only developed for the condominium building known as Apogee and as such the proposed amendment to the Master Development Plan will include the construction of the residential and condo-hotel building in Phase III; and

WHEREAS, the allocation of 77 Reserve Units from Flexibility Zone 92 to the approximate 2.41 net acres (3.60 gross acres) of the subject property will leave a balance of approximately 19 Reserve Units in Flexibility Zone 92; and

WHEREAS, the Department of Development Services, following analysis of the application and its associated documents, has determined that the application of the allocation of 77 Reserve Units from Flexibility Zone 92 are consistent with the City of Hollywood's Comprehensive Plan, and has therefore recommended that it be approved with the following conditions:

- (1) That, the Reserve Units shall be available as long as the Master Development Plan or active building permit is maintained, however, if the Plan or permit is not maintained then the 77 Reserve Units shall revert back to Flexibility Zone 92; and
- (2) That, if at the time the Certificate of Occupancy (C/O) is issued by the City for the subject project, the Developer has not used any or all of the 77 allocated Reserve Units, then the remaining units at the time of C/O shall revert back to Flexibility Zone 92; and

WHEREAS, on July 9, 2015, the Planning and Development Board, acting as the local planning agency, met and reviewed the above noted request for the allocation of Reserve Units and have forwarded a recommendation of approval with Staff's conditions to the City Commission; and

WHEREAS, the City Commission met and held an advertised public hearing to consider the request for the allocation of 77 Reserve Units and the City Commission made the following findings pursuant to the rezoning criteria set forth in Article 5 of the Zoning and Land Development Regulations:

- (a) That the Petition for the allocation of Reserve Units does not result in spot zoning or contract zoning; and
- (b) That the proposed change (allocation of 77 Reserve Units) is consistent with, and in furtherance of the Goals, Objectives and Policies of the City's Comprehensive Plan; and
- (c) That the conditions have substantially changed from the date the present zoning district (PD) was placed on the property, which makes the passage of the proposed change (allocation of 77 Reserve Units for a hybrid project including residential, condo-hotel, and hotel) necessary; and
- (d) That the proposed change (allocation of 77 Reserve Units) will not adversely influence living conditions in the neighborhood.

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

Section 1: That the Applicant has presented competent substantial evidence that the proposed Amended Sian Master Development Plan meets the intent of the City's Zoning and Land Development Regulations and all other applicable City ordinances, and that the proposed changes in the development project are suitable in terms of the their relationship to the City's Comprehensive Plan and the surrounding area and are consistent with the adopted goals, policies and objectives for growth and development.

Section 2: That the Sian Master Development Plan (originally approved by Ordinance No. O-2006-36) for the property generally located at 4000 South Ocean Drive is hereby amended as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference with the following condition:

The Developer/Applicant shall submit a Unity of Title or Unity of Control, 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); and

Section 3: That based upon its findings set forth above, it hereby authorizes and approves the allocation of 77 Reserve Units from Flexibility Zone 92 to approximately 2.41 net acres (3.60 gross acres) of the property located at 4000 South Ocean Drive pursuant to Section 3.19. C. of the City's Zoning and Land Development Regulations, the City's Comprehensive Plan and Policy 2.04.05 of the Broward County Land Use Plan with the following conditions:

- (a) That the Reserve Units shall be available as long as the Master Development Plan or active building permit is maintained, however, if the Plan or permit is not maintained then the 77 Reserve Units shall revert back to Flexibility Zone 92; and
- (b) That if at the time the Certificate of Occupancy (C/O) is issued by the City for the subject project, the Developer has not used any or all of the 77 allocated Reserve Units, then the remaining units at the time of C/O shall revert back to Flexibility Zone 92.

Section 4: That all sections or parts of sections of the Zoning and Land Development Code, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

ORDINANCE AMENDING SIAN MASTER DEVELOPMENT PLAN (ORIGINALLY APPROVED BY ORDINANCE NO. O-2006-36) AND ALLOCATING 77 RESERVE UNITS.

Section 6: That the City of Hollywood's Land Use Map is hereby amended to incorporate the above described change in land use designation for the subject parcel.

Advertised NOV 20, 2015.

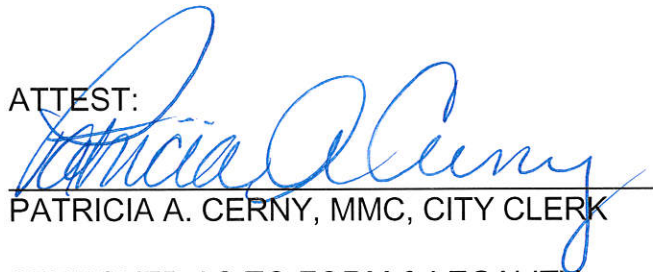
PASSED on first reading this 18 day of Nov, 2015

PASSED AND ADOPTED on second reading this 2 day of Dec, 2015.



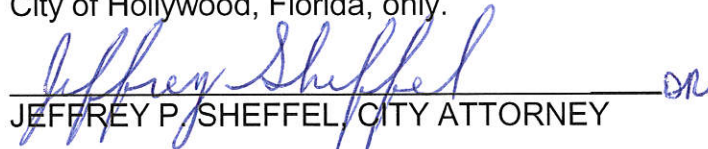
PETER BOBER, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC, CITY CLERK

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



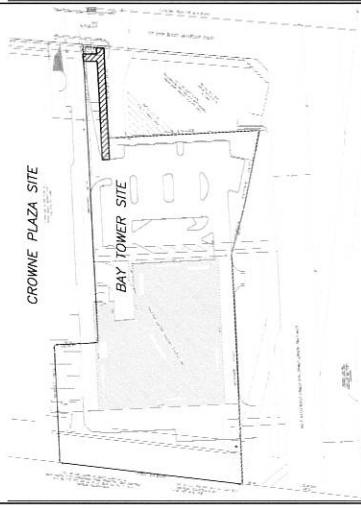
JEFFREY P. SHEFFEL, CITY ATTORNEY

EXHIBIT A

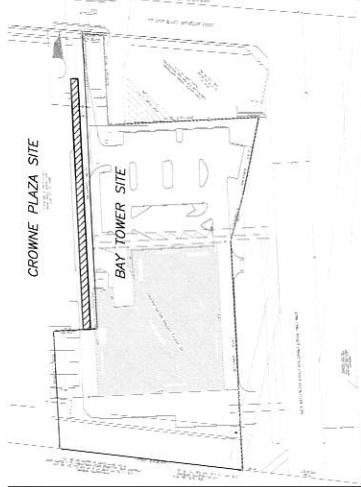
A PORTION OF INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, AT PAGE 168 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE RUNNING WESTERLY ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 297.15 FEET TO A POINT ON THE WEST LINE OF THE RIGHT OF WAY OF U.S. ROAD A-1-A (STATE ROAD #140, KNOWN AS OCEAN BEACH ROAD) AS DESCRIBED IN EASEMENT DEED FROM HALLANDALE BEACH IMPROVEMENTS CO., A FLORIDA CORPORATION TO THE STATE OF FLORIDA, DATED APRIL 13, 1932, AND RECORDED IN DEED BOOK 232, PAGE 265, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 796.36 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING THE SOUTHEAST CORNER OF LOT 18 SEACREST PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 273.23 FEET TO A POINT; THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS WEST 3.03 FEET TO A POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 28.63 FEET TO A POINT; THENCE SOUTH 87 DEGREES 09 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 121.74 FEET TO A POINT; THENCE SOUTH 02 DEGREES 50 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 207.50 FEET TO A POINT; THENCE NORTH 78 DEGREES 30 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 109.36 FEET TO A POINT; THENCE NORTH 74 DEGREES 48 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 62.07 FEET TO A POINT; THENCE SOUTH 87 DEGREES 09 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 312.87 FEET TO A POINT; THENCE NORTH 06 DEGREES 38 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 252.35 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 159.82 FEET TO A POINT; THENCE SOUTH 02 DEGREES 54 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 401.85 FEET TO THE POINT OF BEGINNING.

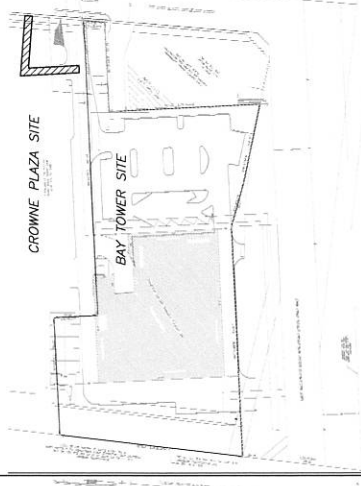
THE ABOVE REFERENCE PARCEL CONTAINS 104,820 SQ. FEET MORE OR LESS, 2.41 ACRES MORE OR LESS.



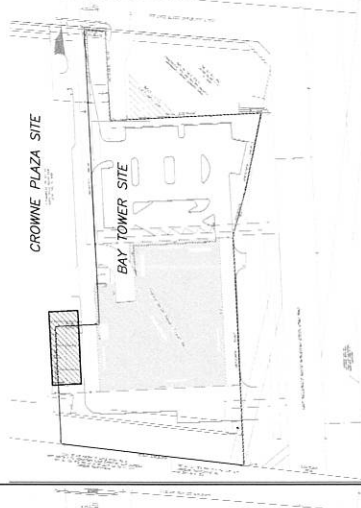
ITEM 20
EXHIBIT "D"
WATER LINE EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1770)



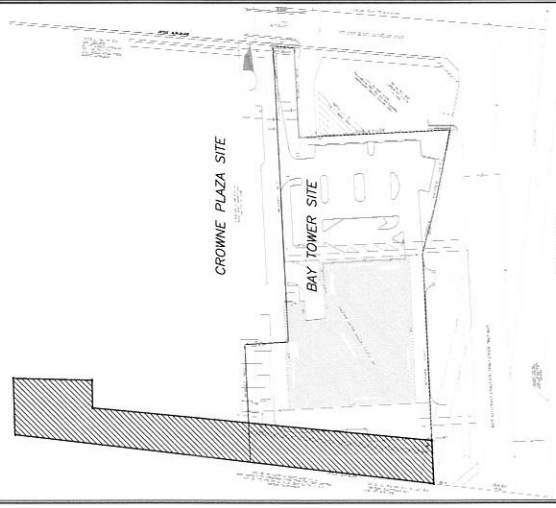
ITEM 20
EXHIBIT "E"
SEWER LINE EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1772)



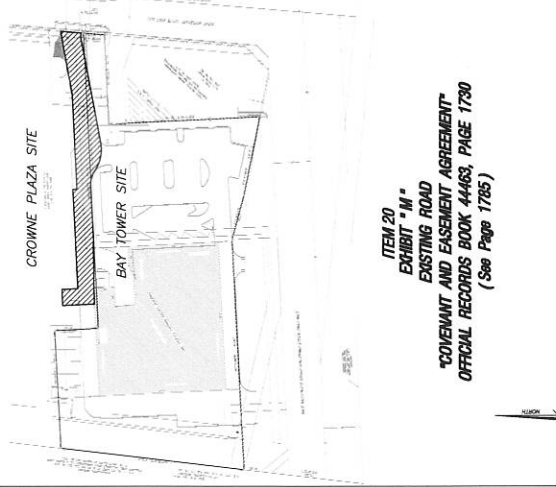
ITEM 20
EXHIBIT "F"
SHARED SEWER LINE EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1774)



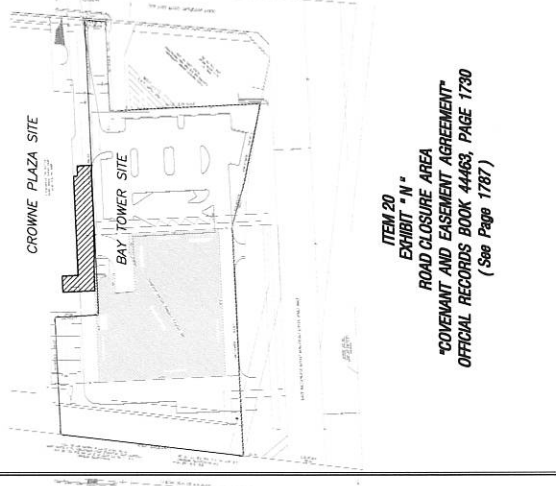
ITEM 20
EXHIBIT "H"
TEMPORARY FUNCTION SPACE EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1777)



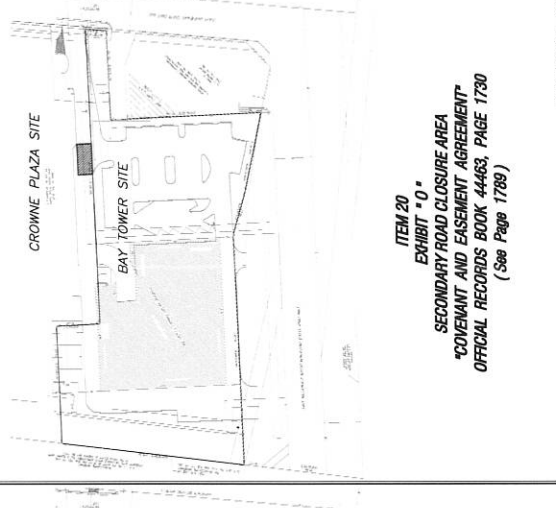
ITEM 20
EXHIBIT "K"
MARINA EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1782)



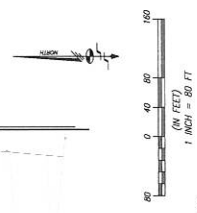
ITEM 20
EXHIBIT "N"
EXISTING ROAD
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1785)



ITEM 20
EXHIBIT "N"
ROAD CLOSURE AREA
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1787)



ITEM 20
EXHIBIT "O"
SECONDARY ROAD CLOSURE AREA
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1788)



ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: RELATED GROUP
A PORTION OF "INDICO BEACH RESORT PLAT" ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 176, AT PAGES 168 THROUGH 170, INCLUSIVE,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

REVISIONS	DATE	BY	DESCRIPTION
1	02/27/2018	SS	ISSUED FOR PERMITTING
2	03/05/2018	SS	REVISED TO SHOW EASEMENT
3	03/05/2018	SS	REVISED TO SHOW EASEMENT
4	03/05/2018	SS	REVISED TO SHOW EASEMENT
5	03/05/2018	SS	REVISED TO SHOW EASEMENT
6	03/05/2018	SS	REVISED TO SHOW EASEMENT
7	03/05/2018	SS	REVISED TO SHOW EASEMENT
8	03/05/2018	SS	REVISED TO SHOW EASEMENT
9	03/05/2018	SS	REVISED TO SHOW EASEMENT
10	03/05/2018	SS	REVISED TO SHOW EASEMENT

REFERENCE: B-1961

Shirley S. Shuler & Associates, Inc.
LAND PLANNERS
ENGINEERS
2500 N.W. 11th Avenue, Suite 200
Fort Lauderdale, Florida 33311
TEL: (954) 432-7000 FAX: (954) 432-7005

DATE: 04-14-2014
DRAWN BY: SS
CHECKED BY: SS
SCALE: AS SHOWN
SHEET: 51-1 of 51-7

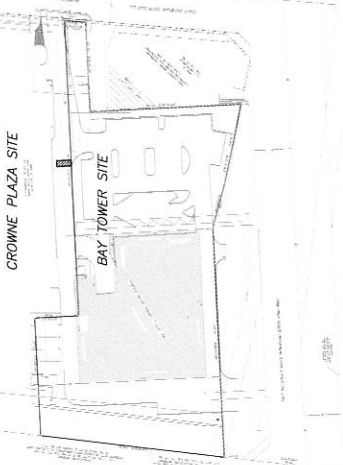
NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This is a "Boundary Survey."

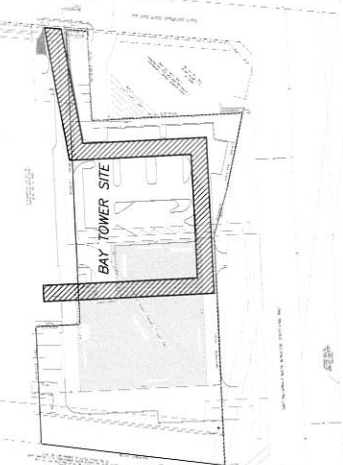
DATE: 04-14-2014
DRAWN BY: SS
CHECKED BY: SS
SCALE: AS SHOWN
SHEET: 51-1 of 51-7



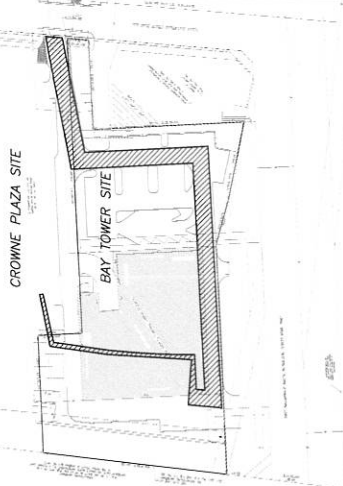
ITEM 20
EXHIBIT "P"
TEMPORARY LOADING DOCK EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1731)



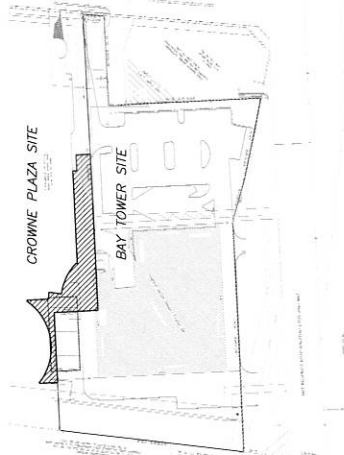
ITEM 20
EXHIBIT "Q"
TEMPORARY LOADING DOCK EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1733)



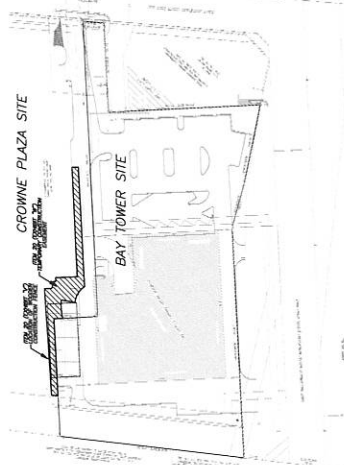
ITEM 20
EXHIBIT "R"
LOADING DOCK ACCESS EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1735)



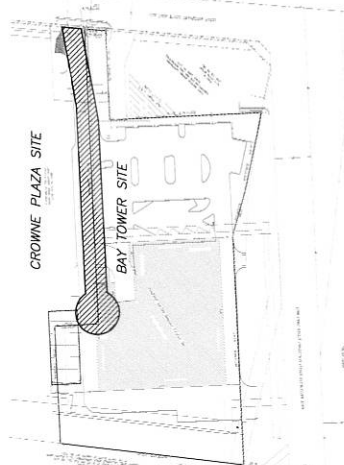
ITEM 20
EXHIBIT "S"
LARGE TRUCK LOADING DOCK ACCESS EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1737)



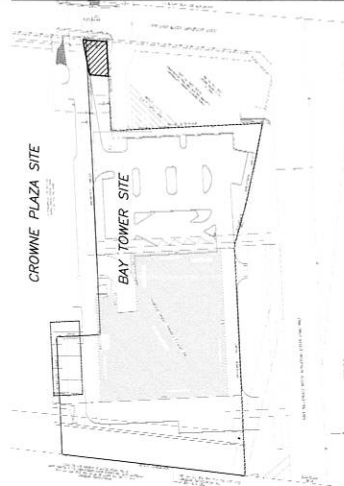
ITEM 20
EXHIBIT "T"
ENCROACHMENT AREA
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1800)



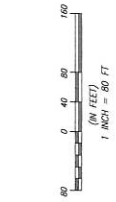
ITEM 20
EXHIBIT "W"
LOCATION OF WOODEN CONSTRUCTION FENCE
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Pages 1802 AND 1804)



ITEM 20
EXHIBIT "Y"
ROADWAY
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1807)



ITEM 20
EXHIBIT "Z"
TEMPORARY SIGN EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1809)



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	REVISED TO REFLECT COMMENTS
3	REVISED TO REFLECT COMMENTS
4	REVISED TO REFLECT COMMENTS
5	REVISED TO REFLECT COMMENTS
6	REVISED TO REFLECT COMMENTS
7	REVISED TO REFLECT COMMENTS
8	REVISED TO REFLECT COMMENTS
9	REVISED TO REFLECT COMMENTS
10	REVISED TO REFLECT COMMENTS

ALTA/ACSM LAND TITLE SURVEY
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Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.

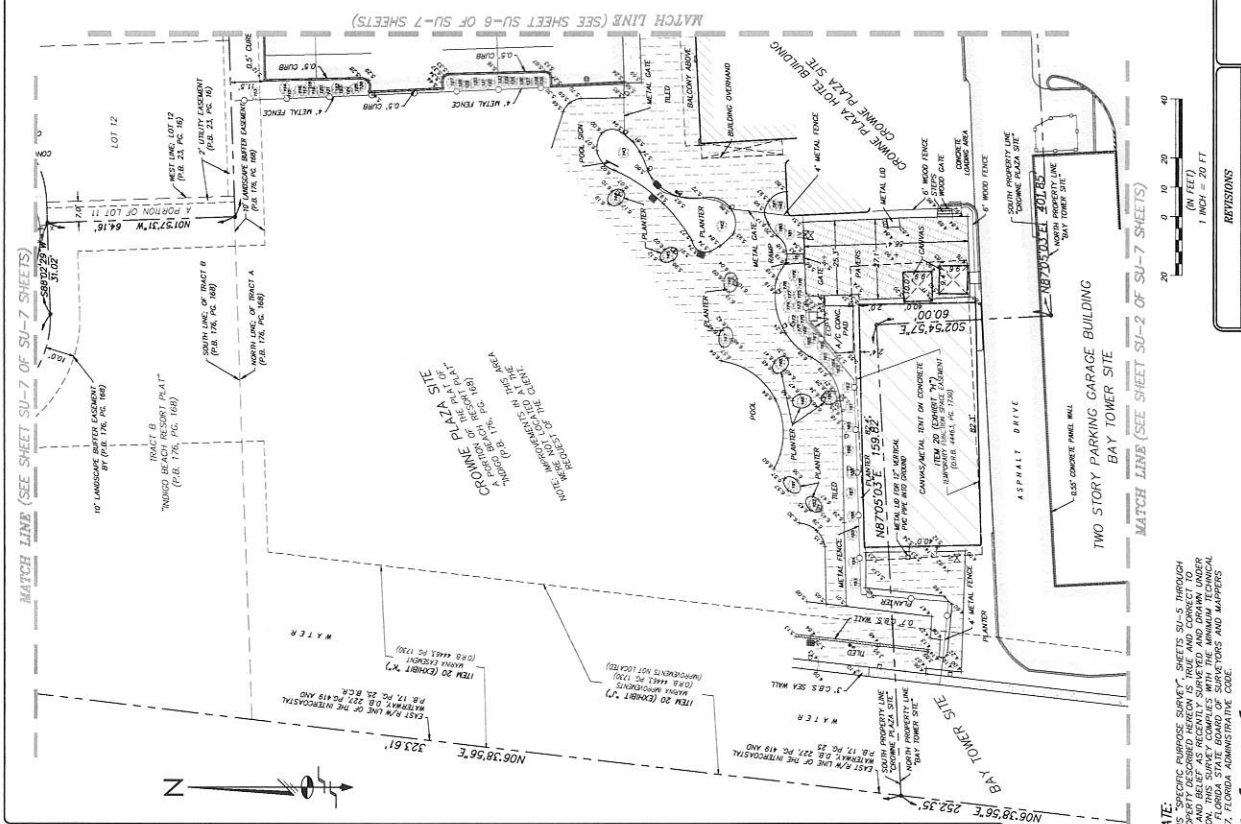
REFERENCE B-19621

Shoreline Surveys & Associates, Inc.
LAND SURVEYORS
2540 CORPORATE BLVD., SUITE 200
FORT LAUDERDALE, FLORIDA 33305
TEL: (954) 432-7979 FAX: (954) 432-3389

Drawn By: J.E.S. Date: 04-14-2014
Checked By: J.E.S. Date: 04-14-2014
Scale: 1" = 80'-0"

Order No. 201212 F.R. No. 75, 54
Sheet 511-4 of 511-7 Sheet(s)

This is a "Boundary Survey."

[illegible][illegible]

GENERAL LEGEND

- 1. ASSESSMENT
- 2. LOT
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ASSESSMENT

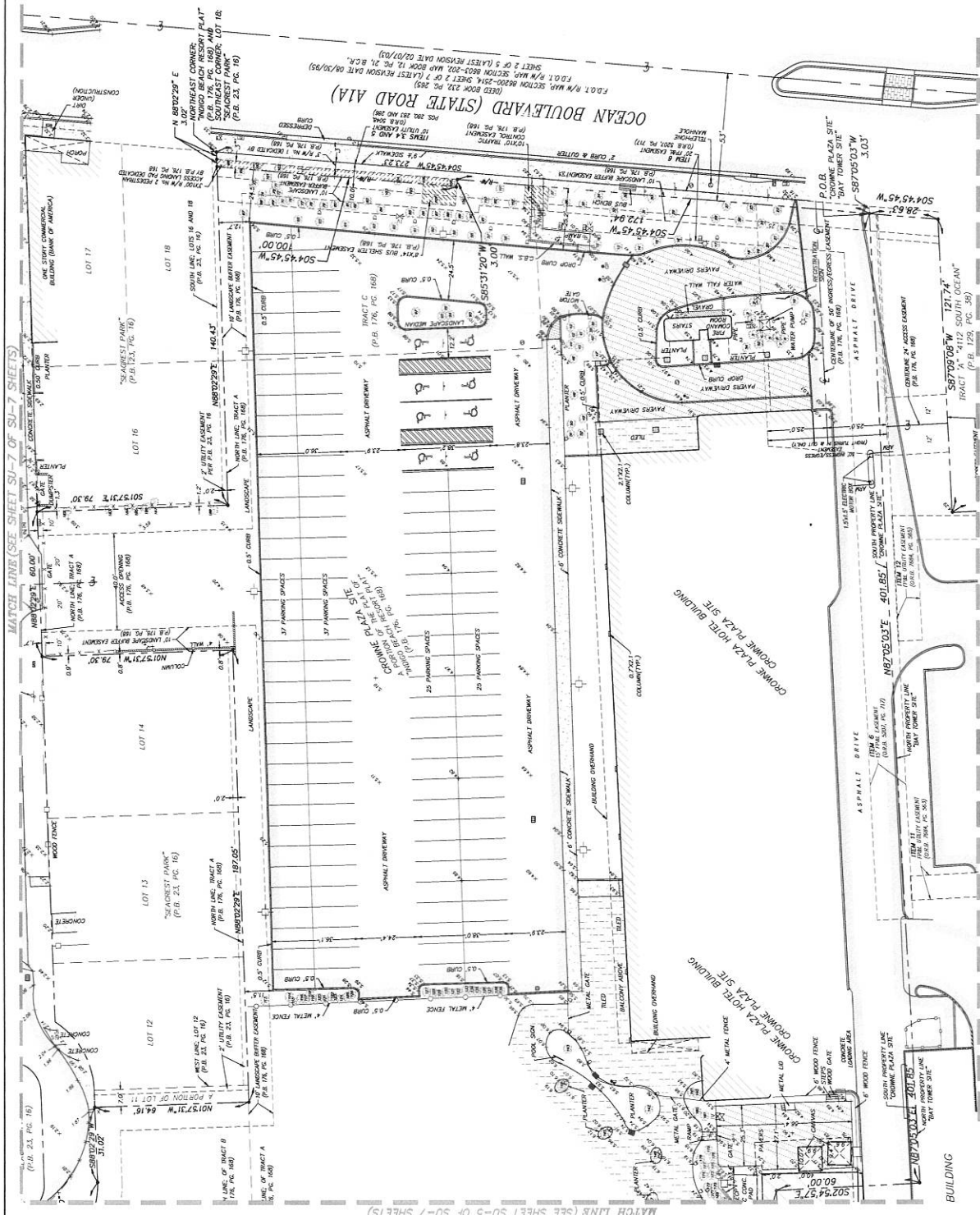
- 1. ASSESSMENT
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REFERENCE B-1974

Schulte Shuler & Associates, Inc.
 LAND PLANNERS
 ENGINEERS
 1400 N. W. 10th Ave., Suite 1000
 Fort Lauderdale, FL 33304
 Phone: (305) 461-1111
 Fax: (305) 461-1112
 E-mail: info@schulteshuler.com

DATE: 10-14-14
BY: JCS
CHECKED BY: JCS
DATE: 10-14-14
SCALE: AS SHOWN
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SCALE: AS SHOWN

SPECIFIC PURPOSE SURVEY

PREPARED FOR RELATED GROUP

A PORTION OF INDOOR BEACH RESORT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Section 26, Township 31 South, Range 42 East, City of Hollywood, Broward County, Florida

REVISIONS

NO.	DATE	DESCRIPTION
1	10-14-14	INITIAL DESIGN
2	10-14-14	REVISIONS TO PLAT
3	10-14-14	REVISIONS TO PLAT
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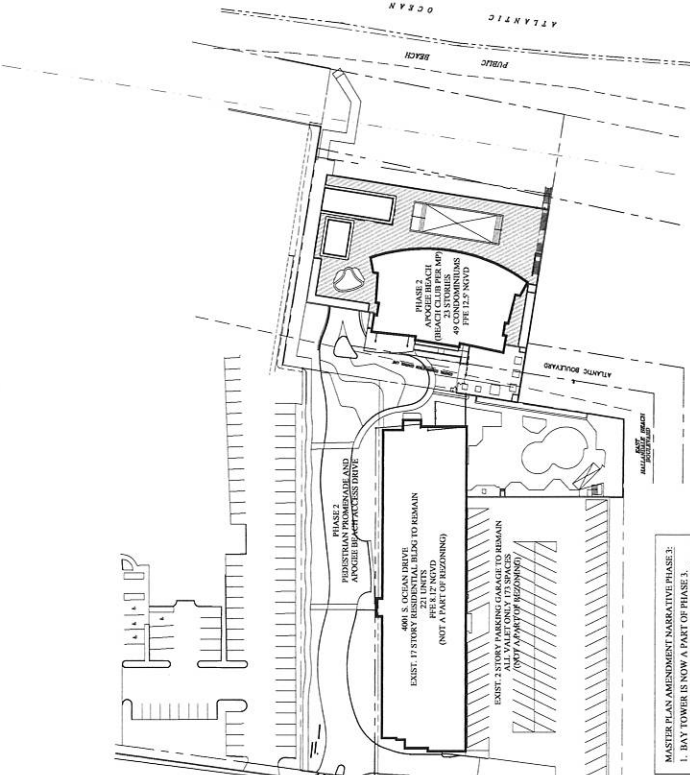
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MASTER DEVELOPMENT PHASING CHART
SCALE 1" = 60'-0"

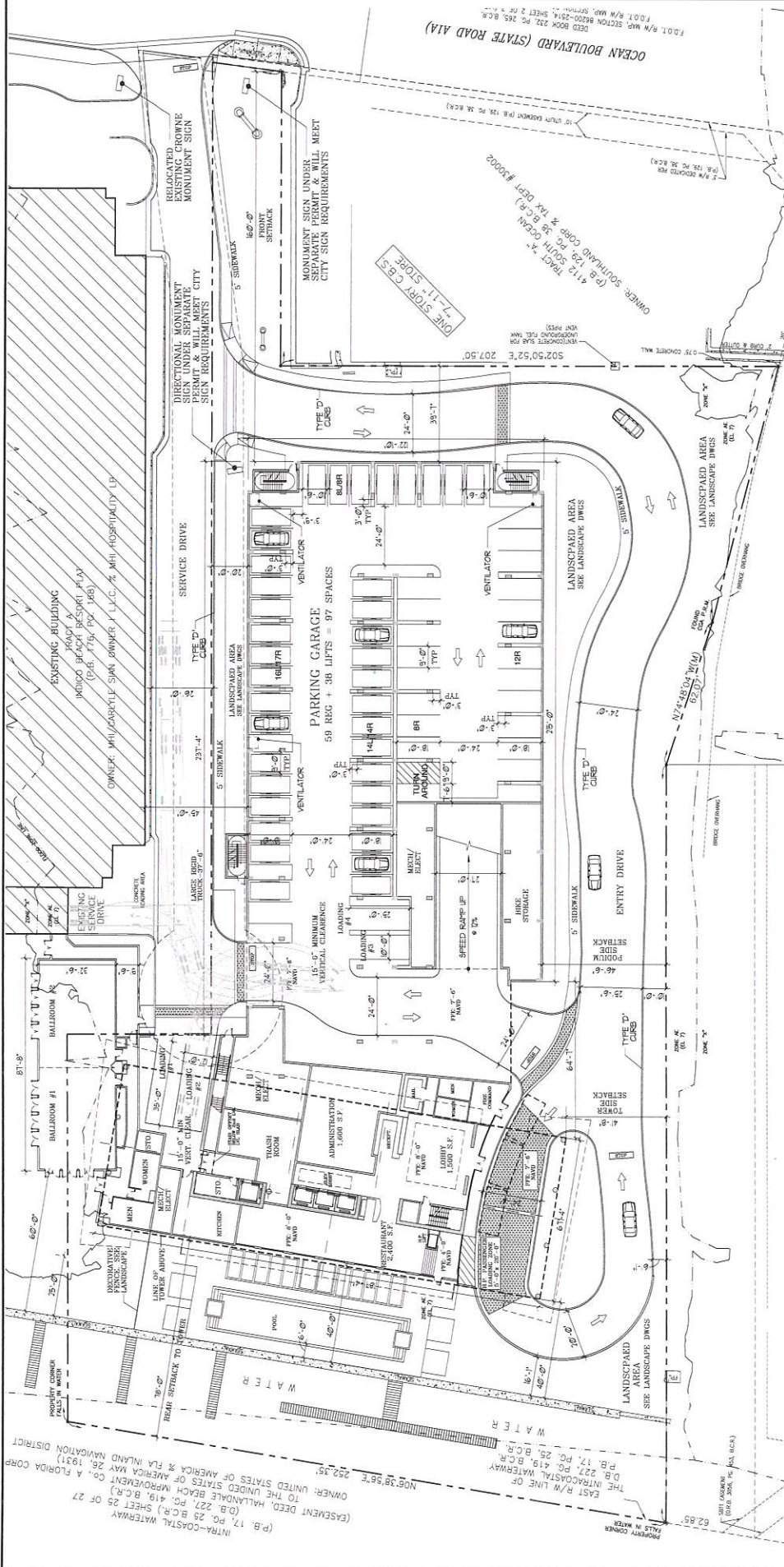
ZONING DATA PHASE 3:

1. ZONING AUTHORITY	2. ZONING DISTRICT	3. ZONING DESCRIPTION	4. DENSITY ALLOWED	5. PROPOSED TOTAL NUMBER OF UNITS	6. TOTAL PARKING REQUIRED	7. TOTAL PARKING PROVIDED	8. BUILDING HEIGHTS	9. SETBACKS	10. OPEN SPACE	11. % OF TOTAL SITE AREA OCCUPIED (BUILDING FOOTPRINTS)	12. UNDEVELOPED GREEN AREA	13. PERVIOUS AREA	14. IMPERVIOUS AREA	15. VEHICULAR USE AREA
CITY OF HOLLYWOOD, FLORIDA	CU-1 Commercial and RM-2D Residential Medium Density	CU-1 Commercial and RM-2D Residential Medium Density	150 ROOMS PER ACRE & 25 UNITS PER ACRE	77 CONDOMINIUMS, 26 CONDOMINIUMS, 44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3

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CITY OF HOLLYWOOD, FLORIDA	CU-1 Commercial and RM-2D Residential Medium Density	CU-1 Commercial and RM-2D Residential Medium Density	150 ROOMS PER ACRE & 25 UNITS PER ACRE	77 CONDOMINIUMS, 26 CONDOMINIUMS, 44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3	44 SPACES, 38 PHASE 1, 44 SPACES, 38 PHASE 2, 44 SPACES, 38 PHASE 3

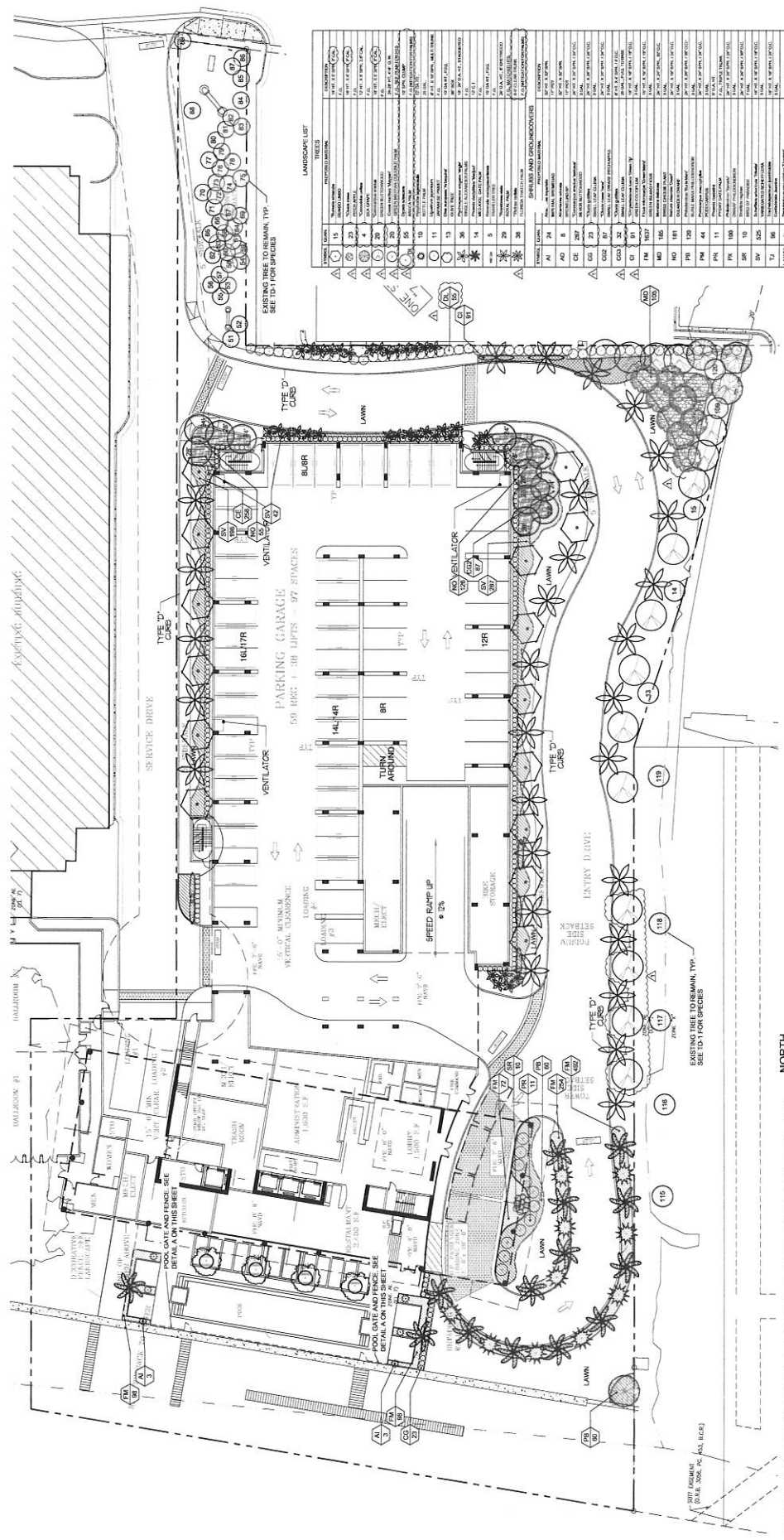
MASTER DEVELOPMENT PHASING CHART

LAND USE DESIGNATION	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	PHASE 12	PHASE 13	PHASE 14	PHASE 15	PHASE 16	PHASE 17	PHASE 18	PHASE 19	PHASE 20	PHASE 21	PHASE 22	PHASE 23	PHASE 24	PHASE 25	PHASE 26	PHASE 27	PHASE 28	PHASE 29	PHASE 30	PHASE 31	PHASE 32	PHASE 33	PHASE 34	PHASE 35	PHASE 36	PHASE 37	PHASE 38	PHASE 39	PHASE 40	PHASE 41	PHASE 42	PHASE 43	PHASE 44	PHASE 45	PHASE 46	PHASE 47	PHASE 48	PHASE 49	PHASE 50	PHASE 51	PHASE 52	PHASE 53	PHASE 54	PHASE 55	PHASE 56	PHASE 57	PHASE 58	PHASE 59	PHASE 60	PHASE 61	PHASE 62	PHASE 63	PHASE 64	PHASE 65	PHASE 66	PHASE 67	PHASE 68	PHASE 69	PHASE 70	PHASE 71	PHASE 72	PHASE 73	PHASE 74	PHASE 75	PHASE 76	PHASE 77	PHASE 78	PHASE 79	PHASE 80	PHASE 81	PHASE 82	PHASE 83	PHASE 84	PHASE 85	PHASE 86	PHASE 87	PHASE 88	PHASE 89	PHASE 90	PHASE 91	PHASE 92	PHASE 93	PHASE 94	PHASE 95	PHASE 96	PHASE 97	PHASE 98	PHASE 99	PHASE 100
LAND USE DESIGNATION	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	PHASE 12	PHASE 13	PHASE 14	PHASE 15	PHASE 16	PHASE 17	PHASE 18	PHASE 19	PHASE 20	PHASE 21	PHASE 22	PHASE 23	PHASE 24	PHASE 25	PHASE 26	PHASE 27	PHASE 28	PHASE 29	PHASE 30	PHASE 31	PHASE 32	PHASE 33	PHASE 34	PHASE 35	PHASE 36	PHASE 37	PHASE 38	PHASE 39	PHASE 40	PHASE 41	PHASE 42	PHASE 43	PHASE 44	PHASE 45	PHASE 46	PHASE 47	PHASE 48	PHASE 49	PHASE 50	PHASE 51	PHASE 52	PHASE 53	PHASE 54	PHASE 55	PHASE 56	PHASE 57	PHASE 58	PHASE 59	PHASE 60	PHASE 61	PHASE 62	PHASE 63	PHASE 64	PHASE 65	PHASE 66	PHASE 67	PHASE 68	PHASE 69	PHASE 70	PHASE 71	PHASE 72	PHASE 73	PHASE 74	PHASE 75	PHASE 76	PHASE 77	PHASE 78	PHASE 79	PHASE 80	PHASE 81	PHASE 82	PHASE 83	PHASE 84	PHASE 85	PHASE 86	PHASE 87	PHASE 88	PHASE 89	PHASE 90	PHASE 91	PHASE 92	PHASE 93	PHASE 94	PHASE 95	PHASE 96	PHASE 97	PHASE 98	PHASE 99	PHASE 100



GROUND
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SCALE 1:20

UNIT BREAKDOWN:									
TYPE	17	18	19	20	21	22	23	24	25
BOOK 1000	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1001	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1002	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1003	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1004	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1005	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1006	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1007	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1008	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1009	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1010	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1011	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1012	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1013	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1014	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1015	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1016	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1017	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1018	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1019	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1020	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1021	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1022	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1023	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1024	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1025	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1026	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1027	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1028	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1029	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1030	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1031	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1032	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1033	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1034	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1035	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1036	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1037	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1038	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1039	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1040	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1041	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1042	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1043	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1044	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1045	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1046	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1047	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1048	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1049	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1050	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1051	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1052	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1053	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1054	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1055	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1056	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1057	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1058	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1059	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1060	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1061	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1062	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1063	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1064	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1065	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1066	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1067	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1068	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1069	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1070	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1071	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1072	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1073	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1074	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1075	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1076	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1077	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1078	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1079	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1080	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1081	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1082	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1083	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1084	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1085	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1086	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1087	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1088	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1089	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1090	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1091	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1092	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1093	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1094	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1095	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1096	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1097	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1098	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1099	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1100	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1101	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1102	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1103	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1104	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1105	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1106	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1107	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1108	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1109	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1110	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1111	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1112	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1113	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1114	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1115	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1116	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1117	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1118	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1119	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1120	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1121	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1122	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1123	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1124	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1125	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1126	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1127	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1128	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1129	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1130	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1131	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1132	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1133	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1134	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1135	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1136	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1137	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1138	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1139	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1140	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1141	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1142	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1143	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1144	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1145	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1146	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1147	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1148	700	800	-	1400-5	-	1400-10P	-	-	30
BOOK 1149	700	800	-	1400-5	-	1400-10P	-	-	

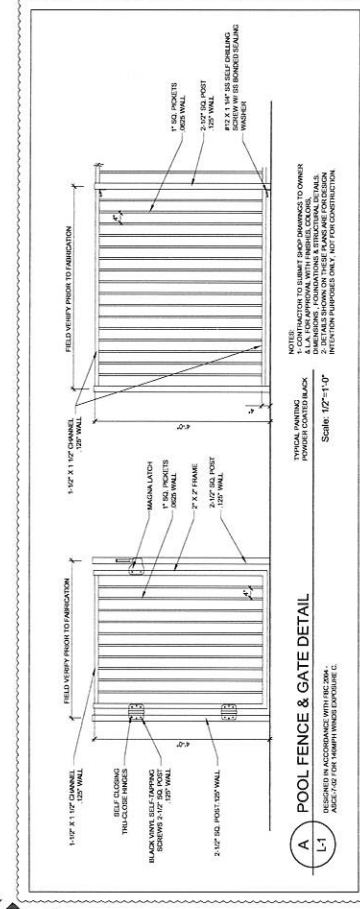


LANDSCAPE LIST

PLANT	QUANTITY	NOTES
1. 12" DB PALM	10	12" DB PALM
2. 12" DB PALM	10	12" DB PALM
3. 12" DB PALM	10	12" DB PALM
4. 12" DB PALM	10	12" DB PALM
5. 12" DB PALM	10	12" DB PALM
6. 12" DB PALM	10	12" DB PALM
7. 12" DB PALM	10	12" DB PALM
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9. 12" DB PALM	10	12" DB PALM
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12. 12" DB PALM	10	12" DB PALM
13. 12" DB PALM	10	12" DB PALM
14. 12" DB PALM	10	12" DB PALM
15. 12" DB PALM	10	12" DB PALM
16. 12" DB PALM	10	12" DB PALM
17. 12" DB PALM	10	12" DB PALM
18. 12" DB PALM	10	12" DB PALM
19. 12" DB PALM	10	12" DB PALM
20. 12" DB PALM	10	12" DB PALM
21. 12" DB PALM	10	12" DB PALM
22. 12" DB PALM	10	12" DB PALM
23. 12" DB PALM	10	12" DB PALM
24. 12" DB PALM	10	12" DB PALM
25. 12" DB PALM	10	12" DB PALM
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27. 12" DB PALM	10	12" DB PALM
28. 12" DB PALM	10	12" DB PALM
29. 12" DB PALM	10	12" DB PALM
30. 12" DB PALM	10	12" DB PALM
31. 12" DB PALM	10	12" DB PALM
32. 12" DB PALM	10	12" DB PALM
33. 12" DB PALM	10	12" DB PALM
34. 12" DB PALM	10	12" DB PALM
35. 12" DB PALM	10	12" DB PALM
36. 12" DB PALM	10	12" DB PALM
37. 12" DB PALM	10	12" DB PALM
38. 12" DB PALM	10	12" DB PALM
39. 12" DB PALM	10	12" DB PALM
40. 12" DB PALM	10	12" DB PALM
41. 12" DB PALM	10	12" DB PALM
42. 12" DB PALM	10	12" DB PALM
43. 12" DB PALM	10	12" DB PALM
44. 12" DB PALM	10	12" DB PALM
45. 12" DB PALM	10	12" DB PALM
46. 12" DB PALM	10	12" DB PALM
47. 12" DB PALM	10	12" DB PALM
48. 12" DB PALM	10	12" DB PALM
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50. 12" DB PALM	10	12" DB PALM
51. 12" DB PALM	10	12" DB PALM
52. 12" DB PALM	10	12" DB PALM
53. 12" DB PALM	10	12" DB PALM
54. 12" DB PALM	10	12" DB PALM
55. 12" DB PALM	10	12" DB PALM
56. 12" DB PALM	10	12" DB PALM
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64. 12" DB PALM	10	12" DB PALM
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66. 12" DB PALM	10	12" DB PALM
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71. 12" DB PALM	10	12" DB PALM
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73. 12" DB PALM	10	12" DB PALM
74. 12" DB PALM	10	12" DB PALM
75. 12" DB PALM	10	12" DB PALM
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77. 12" DB PALM	10	12" DB PALM
78. 12" DB PALM	10	12" DB PALM
79. 12" DB PALM	10	12" DB PALM
80. 12" DB PALM	10	12" DB PALM
81. 12" DB PALM	10	12" DB PALM
82. 12" DB PALM	10	12" DB PALM
83. 12" DB PALM	10	12" DB PALM
84. 12" DB PALM	10	12" DB PALM
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86. 12" DB PALM	10	12" DB PALM
87. 12" DB PALM	10	12" DB PALM
88. 12" DB PALM	10	12" DB PALM
89. 12" DB PALM	10	12" DB PALM
90. 12" DB PALM	10	12" DB PALM
91. 12" DB PALM	10	12" DB PALM
92. 12" DB PALM	10	12" DB PALM
93. 12" DB PALM	10	12" DB PALM
94. 12" DB PALM	10	12" DB PALM
95. 12" DB PALM	10	12" DB PALM
96. 12" DB PALM	10	12" DB PALM
97. 12" DB PALM	10	12" DB PALM
98. 12" DB PALM	10	12" DB PALM
99. 12" DB PALM	10	12" DB PALM
100. 12" DB PALM	10	12" DB PALM

LANDSCAPE LEGEND
CITY OF HOLLYWOOD

PLANT	QUANTITY	NOTES
1. 12" DB PALM	10	12" DB PALM
2. 12" DB PALM	10	12" DB PALM
3. 12" DB PALM	10	12" DB PALM
4. 12" DB PALM	10	12" DB PALM
5. 12" DB PALM	10	12" DB PALM
6. 12" DB PALM	10	12" DB PALM
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13. 12" DB PALM	10	12" DB PALM
14. 12" DB PALM	10	12" DB PALM
15. 12" DB PALM	10	12" DB PALM
16. 12" DB PALM	10	12" DB PALM
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97. 12" DB PALM	10	12" DB PALM
98. 12" DB PALM	10	12" DB PALM
99. 12" DB PALM	10	12" DB PALM
100. 12" DB PALM	10	12" DB PALM



LOBBY/ GROUND FLOOR LANDSCAPE PLAN
Scale: 1"=20'-0"

- SHEET INDEX:
- L-1 GROUND LEVEL LANDSCAPE PLAN
 - L-1A GROUND LEVEL PHASE 3 LANDSCAPE PLAN
 - L-2 LEVEL 5 AMENITY LANDSCAPE PLAN
 - L-3 LEVEL 41 AMENITY LANDSCAPE PLAN
 - L-4 LANDSCAPE DETAILS
 - TD-1 TREE DISPOSITION PLAN
 - TD-1 TREE DISPOSITION PLAN PHASE 3