

**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
DIVISION OF PLANNING AND URBAN DESIGN**

**DATE:** September 9, 2025 **FILE:** 24-JV-31b

**TO:** Planning and Development Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Umar Javed, Planner II

**SUBJECT:** Oakwood Plaza LP & Oakwood Business Center LP/Brandon Reynolds regarding the request for a Variance to permit the reduction of setbacks for internal and external public rights-of-ways within the Planned Development (PD) zoning district in the Oakwood Activity Center.

**REQUEST:**

Recommendation for a variance to permit the reduction of setbacks for internal and external public rights-of-ways within the Planned Development (PD) zoning district, amending the Oakwood Master Development Plan Ordinance O-2023-09

**RECOMMENDATION:**

Variance: Approval.

**BACKGROUND**

The subject site comprises approximately 8.20 acres located at 2800 Oakwood Boulevard within the Oakwood Activity Center. The Oakwood Activity Center was established by the City Commission on June 6, 2021, as part of a citywide initiative to encourage mixed-use redevelopment in underutilized commercial and industrial areas.

The subject site is situated within the Oakwood Plaza area, specifically within the Oakwood Activity Center, bounded by, I-95 to the west, Stirling Road to the north, and Sheridan Street to the south, with direct access to Oakwood Boulevard and regional access to I-95. Surrounding uses include large-format retail, commercial services, and regional shopping destinations within, a community lake to the east, residential/commercial uses to the north, and residential uses to the south.

On June 7, 2023, the City Commission approved the rezoning of the greater Oakwood Plaza area, including the subject property, from Low Intensity Industrial and Manufacturing (IM-1) to Planned Development District (PD) through Ordinance O-2023-09. The intent of the rezoning was to facilitate the comprehensive redevelopment of the Oakwood Plaza area, transitioning the district from its historical industrial and commercial character to a higher-density mixed-use environment with an emphasis on pedestrian connectivity, multimodal mobility, and placemaking. The Activity Center land use designation and PD zoning framework were applied to expand the City's housing stock, broaden the commercial

footprint, and promote long-term economic vitality consistent with the Comprehensive Plan’s goals of encouraging infill redevelopment, diversifying housing opportunities, and fostering walkable, mixed-use centers.

The Applicant is the owner of the approximately 112-acre Oakwood Plaza property. The Oakwood Plaza PD Zoning District Design Guidelines were approved as part of the Rezoning Ordinance and incorporated by reference into the ordinance as Exhibit B (“Design Guidelines”). The Design Guidelines include specific provisions regarding the setbacks within the PD being reduced to 0’ for internal and external roadways (page 22-23). While these Oakwood Setbacks were reviewed and included in the attachment to the rezoning ordinance, they were not explicitly identified or referenced in the enacting ordinance. Staff note that previous applications and requests met the existing PD setback requirements. However a new Design and Site Plan application (24-DP-31B) has been proposed to facilitate the construction of a 281 unit multi-family residential development, which is the first application that requires relief from the current setback requirements in the PD. Accordingly, the variance request is to enable setbacks that were previously contemplated at the time the Master Development Plan was established.

**REQUEST**

The Applicant is requesting a variance from the City Zoning and Land Development Regulations, specifically Section 4.15.E.3.d., to permit reduced building setbacks along internal and external public rights-of-way for the property located at 2800 Oakwood Boulevard within the Oakwood Planned Development (PD) District.

The requested variances are as follows:

1. *Internal Streets:* To allow building setbacks of less than the required 25 feet in depth along internal public rights-of-way within the Planned Development District.
2. *External Streets:* To allow peripheral landscaped setbacks of less than the required 25 feet in depth along all external streets of the Planned Development District.

The variance seeks to approve the same setbacks already established in the Oakwood Planned Development District Design Guidelines, which were reviewed and approved as part of the PD rezoning process under Ordinance O-2023-09. The requested variances would ensure consistency between the Phase 2 Design and Site Plan and the previously approved PD Design Guidelines, providing flexibility in building placement while maintaining the overall objectives of the Oakwood Planned Development District.

Approval of these variances would allow the project to proceed in accordance with the established master plan and design guidelines, while ensuring an integrated, cohesive development that balances residential uses, pedestrian connectivity, and streetscape design within the Oakwood Activity Center.

**PROJECT INFORMATION**

<b>Owner/Applicant:</b>	Oakwood Plaza LP & Oakwood Business Center LP/Brandon Reynolds
<b>Address/Location:</b>	2800 Oakwood Boulevard
<b>Net Size of Property:</b>	357,100 sq. ft. (8.12 acres)
<b>Land Use:</b>	Oakwood Activity Center
<b>Existing Zoning:</b>	Planned Development (PD)
<b>Present Use of Land:</b>	Varies

## ADJACENT LAND USE

<b>North:</b>	Oakwood Activity Center
<b>South:</b>	Oakwood Activity Center
<b>East:</b>	Oakwood Activity Center
<b>West:</b>	Industrial (IND)

## ADJACENT ZONING

<b>North:</b>	Planned Development (PD)
<b>South:</b>	Planned Development (PD)
<b>East:</b>	Planned Development (PD)
<b>West:</b>	Low Intensity Industrial and Manufacturing District (IM-1)

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Oakwood Activity Center the subject site is surrounded primarily by commercial properties. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The intent of the Oakwood Activity Center land use designation is to *encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the area, encourages redevelopment of the area, and provides a model for new development within the Oakwood Activity Center.

Together the architectural elements create a design that is non-intrusive while establishing a strong design tone for the future development of the Oakwood Activity Center. Furthermore, the design uses landscaping to enhance the property and soften the transition between the building and its context. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape. The building meets all building and parking setbacks.

The project is consistent with the Comprehensive Plan based on the following Objectives:

***Land Use Element – Objective 5:*** *Encourage appropriate infill, redevelopment in blighted areas throughout the City, and economic development in blighted business and tourist areas.*

***Land Use Element – Objective 6:*** *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 3, geographically defined by the Dixie Highway to the east, I-95 to the west, Stirling Road to the north and Pembroke Road to the south. This area includes residential

neighborhoods, the Oakwood Activity Center, and City Hall. The proposed request is consistent with City-Wide Master Plan based upon the following:

**Guiding Principle:** *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

**Policy CW.44:** *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

**Policy 6.7:** *Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment*

The City-Wide Master Plan recognizes the need for mixed-use development along the corridors in this sub-area. The Oakwood Activity Center land use designation contemplates mixed use developments that reduce the reliance on the automobile to move between land uses. The proposed project is the second phase (residential component) of a multi-phase development that provides a variety of uses within the area, further reinforcing the objectives of the City Wide Master Plan.

#### **APPLICABLE CRITERIA**

**Analysis of Criteria and Findings for Variances** as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.3.F.

**VARIANCE 1:**                   **Variance request pursuant to Article 4, Section 4.15.E.3.d pertaining to internal and external streets, to allow building setbacks of less than the required 25 feet in depth along internal public rights-of-way within the Planned Development District.**

**CRITERION 1:**                   That the requested Variances maintain the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

**ANALYSIS:**                   The requested variances to provide zero (0) setbacks for internal and external streets maintain the basic intent and purpose of the PD zoning regulations, which is to allow larger tracts of land under unified control to be planned and developed as a whole, providing flexibility beyond the detailed restrictions of conventional zoning. The Oakwood Setbacks apply solely within the Oakwood PD and will not affect the stability or appearance of the City. These setbacks encourage design flexibility for the phased Oakwood development, resulting in overall benefits to the City.

**FINDING:**                       Consistent

**CRITERION 2:**                   That the requested Variances are otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**ANALYSIS:**                   The Oakwood Setbacks were previously reviewed and approved by the City as part of the Design Guidelines within the Rezoning Ordinance. They are compatible with surrounding land uses, as they provide flexibility for a cohesive and carefully

considered development. The flexibility supports an organized and unified Oakwood Plaza development, which aligns with the existing context and is not detrimental to the community.

**FINDING:** Consistent

**CRITERION 3:** That the requested Variances are consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

**ANALYSIS:** The requested variances are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. The variance process provides flexibility where strict compliance is impractical. Here, zero (0) setbacks for internal and external streets within the Oakwood PD uphold the PD zoning intent: to allow larger tracts under unified control to be planned comprehensively, with design flexibility exceeding conventional zoning limitations. The Oakwood Setbacks, included in the approved Design Guidelines, further ensure a cohesive and well-designed development consistent with the City's vision for the area.

**FINDING:** Consistent

**CRITERION 4:** That the need for requested Variances are not economically based or self-imposed.

**ANALYSIS:** The requested variances are neither economically driven nor self-imposed. They do not reduce costs or increase profits. Rather, they are necessary to accommodate flexibility in the phased development of Oakwood Plaza, as originally contemplated and approved by the City.

**FINDING:** Consistent

**CRITERION 5:** That the Variances are necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

**FINDING:** Not applicable

## **ATTACHMENTS**

Attachment A: Application Package  
Attachment B: Land Use and Zoning Map  
Attachment C: Ordinance O-2023-09

**ATTACHMENT A**  
**Application Package**

June 12, 2025

**EMAIL AND FEDEX (TRK# 881991300665)**

**Tel. No.: (954) 921-3471**

[CPALMER@hollywoodfl.org](mailto:CPALMER@hollywoodfl.org)

Cameron Palmer

City of Hollywood Principal Planner/Supervisor  
Development Services | Planning and Urban Design  
Development Services Hub - Second Floor Library  
City Hall Circle  
2600 Hollywood Blvd  
Hollywood, FL 33020

**Re:** City of Hollywood Development Services Planning Division Application-Request for Setback Variance  
**Our Matter:** Kimco Realty- Permitting with City of Hollywood (Oakwood Plaza)  
**Our File No.:** 49579.0001

Dear Mr. Palmer,

On behalf of Elizabeth Somerstein, Esq., enclosed are the following items regarding the above-mentioned matter:

1. (1) Check (No. 216864188 for \$4,458.00)-Application Fee
2. (1) City of Hollywood Development Services Planning Division Application for a Variance
3. (1) Narrative and Supporting Documents
4. (3) Sketches & Legal Descriptions

The above-referenced items are intended to support our request for a setback variance.

Please contact me should you have any questions or require additional information.

Sincerely,

GREENSPOON MARDER LLP

  
Angelica Arrous, Paralegal

ES/aa

Enclosures

cc:

[greg.wilfong@kimley-horn.com](mailto:greg.wilfong@kimley-horn.com); [abalram@hollywoodfl.org](mailto:abalram@hollywoodfl.org); [awingett@hollywoodfl.org](mailto:awingett@hollywoodfl.org);  
[breyolds@kimcorealty.com](mailto:breyolds@kimcorealty.com); [jgelfman@kimcorealty.com](mailto:jgelfman@kimcorealty.com); [dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)



# GENERAL APPLICATION

**APPLICATION DATE:** \_\_\_\_\_

**2600 Hollywood Blvd**  
 Room 315  
 Hollywood, FL 33022  
 Tel: (954) 921-3471  
 Email: Development@Hollywoodfl.org

**SUBMISSION REQUIREMENTS:**

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

**NOTE:**

This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

**APPLICATION TYPE (CHECK ALL THAT APPLIES):**

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

**PROPERTY INFORMATION**

**Location Address:** See attached sheet.

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): See attached sheet.

Zoning Classification: PD Land Use Classification: Oakwood Activity Center

Existing Property Use: Oakwood Plaza Sq Ft/Number of Units: \_\_\_\_\_

Is the request the result of a violation notice?  Yes  No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): Yes; specific to this variance request see O-2023-09

**DEVELOPMENT PROPOSAL**

Explanation of Request: Variance request; see attached narrative.

Phased Project: Yes  No  Number of Phases:  Variance applies to all of Oakwood PD which will be developed in phases.

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/> )
Height (# of stories)	(# STORIES) <input type="text"/> ( <input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text"/> FT.)

N/A as the variance applies to the Design Guidelines for the entire Oakwood PD.

**Name of Current Property Owner:** Oakwood Plaza LP/Oakwood Business Center LTD PRT/Oakwood Plaza

Address of Property Owner: 1 Oakwood Boulevard, Suite 70 | Hollywood, FL 33020

Telephone: (754) 208-5217 Email Address: igelfman@kimcorealty.com

**Greenspoon Marder, LLP attn: Elizabeth Somerstein, Esq.**

**Applicant** \_\_\_\_\_ **Consultant**  **Representative**  **Tenant**

Address: 200 East Broward Blvd., Suite 1800 Telephone: 9545272459

Email Address: elizabeth.somerstein@gmlaw.com

Email Address #2: \_\_\_\_\_

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes  No

If Yes, Attach Copy of the Contract.

**Noticing Agent** (FTAC & Board submissions only) : \_\_\_\_\_

E-mail Address: \_\_\_\_\_



# GENERAL APPLICATION

## CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: *Brandon Reynolds* Date: \_\_\_\_\_

**PRINT NAME:** Brandon Reynolds, Authorized Agent Date: 6/2/25

Signature of Consultant/Representative: *Elizabeth Somerstein* Date: 6/12/2025  
Signed by: 7B1FC840D35A4E5...

**PRINT NAME:** Elizabeth Somerstein Date: 6/12/2025

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ Date: \_\_\_\_\_

### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for variance to my property, which is hereby made by me or I am hereby authorizing Greenspoon Marder, LLP to be my legal representative before the any and all boards or committees (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 28th day of June, 2025

Rose Osborne  
Notary Public  
State of Florida

*Rose Osborne*



*Brandon Reynolds*  
Signature of Current Owner

Brandon Reynolds, Authorized Agent  
Print Name

My Commission Expires: 2027 (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_

## Narrative

The Applicant is the owner of the approximately 112 gross acre property known as Oakwood Plaza, located east of I-95, between Stirling Road and Sheridan Street (“Property”). The Property is zoned PD Planned Development District, which was established by Ord. O-2023-09 (“Rezoning Ordinance”). The Oakwood Plaza Planned Development (PD) Zoning District Design Guidelines were also approved for the Oakwood PD as part of the Rezoning Ordinance and incorporated by reference into said Ordinance as Exhibit B (“Design Guidelines”). The Design Guidelines provide for the following with respect to the setbacks permitted for development within the entire Oakwood PD:

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

- (1) Except where required to meet applicable Fire Codes and/or utility and drainage easements, no building setback is required from internal property/lot lines, and/or other structures within the PD. Setbacks shall be measured from the face of curb to the face of the building. This standard shall apply to all parcels, lots or similar including corner lots, multiple frontage lots and through lots.**
- (2) Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PD property line or at the right-of-way line.**
- (3) Building Attachments as identified in Section (C) below, may encroach into the required setbacks providing they do not interfere with pedestrian, vehicular movements and proposed landscape buffer, or restrict utilities. Building Attachments included in this PD are not subject to City Code.**
- (4) Buildings are not required to be relocated if the setback is reduced due to future right-of-way dedication(s) after the building has been constructed.**

(“Oakwood Setbacks”). Although the Design Guidelines and Oakwood Setbacks underwent full City review and approval, the Oakwood Setbacks vary from those provided in Section 4.15.E.3.d. of the City Zoning and Land Development Regulations.

The Rezoning Ordinance does not contain a specific reference to the granting of a variance for the Oakwood Setbacks within the Design Guidelines. This variance request is to approve the same Oakwood Setbacks that have already been reviewed and approved by the City, as set forth in the Design Guidelines attached and incorporated by reference into the Rezoning Ordinance.

## Variance Description

Required	Provided
<p>1. Internal streets. There shall be a setback of not less than 25 feet in depth abutting all public road rights-of-way within a Planned Development District.</p> <p>2. External streets. There shall be a peripheral landscaped setback from all external streets of the Planned Development of not less than 25 feet in depth.</p>	<p>Except as provided below, Front or side street: zero feet (0'); Side Interior and Rear: zero feet (0)'. Setbacks are measured from current and or proposed property lines.</p> <p>(1) Except where required to meet applicable Fire Codes and/or utility and drainage easements, no building setback is required from internal property/lot lines, and/or other structures within the PD. Setbacks shall be measured from the face of curb to the face of the building. This standard shall apply to all parcels, lots or similar including corner lots, multiple frontage lots and through lots.</p> <p>(2) Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PD property line or at the right-of-way line.</p> <p>(3) Building Attachments as identified in Section (C) below, may encroach into the required setbacks providing they do not interfere with pedestrian, vehicular movements and proposed landscape buffer, or restrict utilities. Building Attachments included in this PD are not subject to City Code.</p> <p>(4) Buildings are not required to be relocated if the setback is reduced due to future right-of-way dedication(s) after the building has been constructed.</p>

### Response to Variance Criteria

- a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; and

**Response:** The requested variance to provide zero (0) setbacks for internal and external streets maintains the basic intent and purpose of the PD zoning regulations, which is to permit larger tracts of land under unified control to be planned and developed as a whole with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. The Oakwood Setbacks apply only within the Oakwood PD and will not affect the stability or appearance of the city. The Oakwood Setbacks will encourage flexibility in the design of the phased Oakwood development, which will provide an overall benefit to the city.

- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

**Response:** The Oakwood Setbacks were previously reviewed by the city and approved as part of the Design Guidelines within the Rezoning Ordinance. Further, the Oakwood Setbacks are compatible with the surrounding land uses. Specifically, the Oakwood Setbacks apply only within the Oakwood PD and were expressly included within the Design Guidelines in order to provide greater design flexibility to allow for a carefully considered and cohesive design. This flexibility will allow for an organized and unified development of Oakwood Plaza which is inherently compatible with the surrounding uses within Oakwood Plaza. The Oakwood Setbacks will encourage flexibility in the design of the phased Oakwood development, which will provide an overall benefit to the city and therefore not be detrimental to the community.

- c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and

**Response:** The requested variance regarding the Oakwood Setbacks is not inconsistent with the Goals, Objectives and Policies of the Comprehensive Plan or other similar plans. The variance process is designed to provide applicants with flexibility when strict compliance with certain regulations is impractical. In this case, the applicant proposes to provide zero (0) setbacks for internal and external streets within the Oakwood PD. This maintains the basic intent and purpose of the PD zoning regulations, which is to permit larger tracts of land under unified control to be planned and developed as a whole with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. Further, the Oakwood Setbacks apply only within the Oakwood PD and were expressly included within the approved Design Guidelines in order to provide greater design flexibility to allow for a carefully considered and cohesive design.

- d. That the need for the requested Variance is not economically based or self-imposed; or

**Response:** The requested variance is neither economically driven nor self-imposed, as it does not reduce costs or increase profit margins. Instead, it is necessary to accommodate flexibility in the phased development of Oakwood Plaza as originally contemplated and approved by the City.

- e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

The variance is not necessary to comply with State or Federal Law. The requested variance is minimal and will meet the intent of the regulation while allowing the flexibility of the phased development of Oakwood Plaza as originally contemplated and approved by the City.

Location

Folios:

514204080070  
514204080010  
514204110020  
514204000150  
514204080030  
514204100030  
514204090010  
514204080040  
514204080041  
514204080060  
514204080020

514204120620  
514204120629  
514204120631  
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514204120623  
514204120624

514204120594  
514204120710  
514204120590



**STONER & ASSOCIATES, INC.**

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

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

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

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**CERTIFICATE:**

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

IN  
VAL SURVEYORS  
STATUTES.

DATE OF SIGNATURE: 4/8/20

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA



REVISIONS	DATE	BY

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

SHEET 1 OF 5

SKETCH NO. 18-8637 LUPA N.



**STONER & ASSOCIATES, INC.**

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

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

Tel. (954) 585-0997

Fax (954) 585-3927

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

LEGAL DESCRIPTION: (CONTINUED)

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

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

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

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

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

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

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

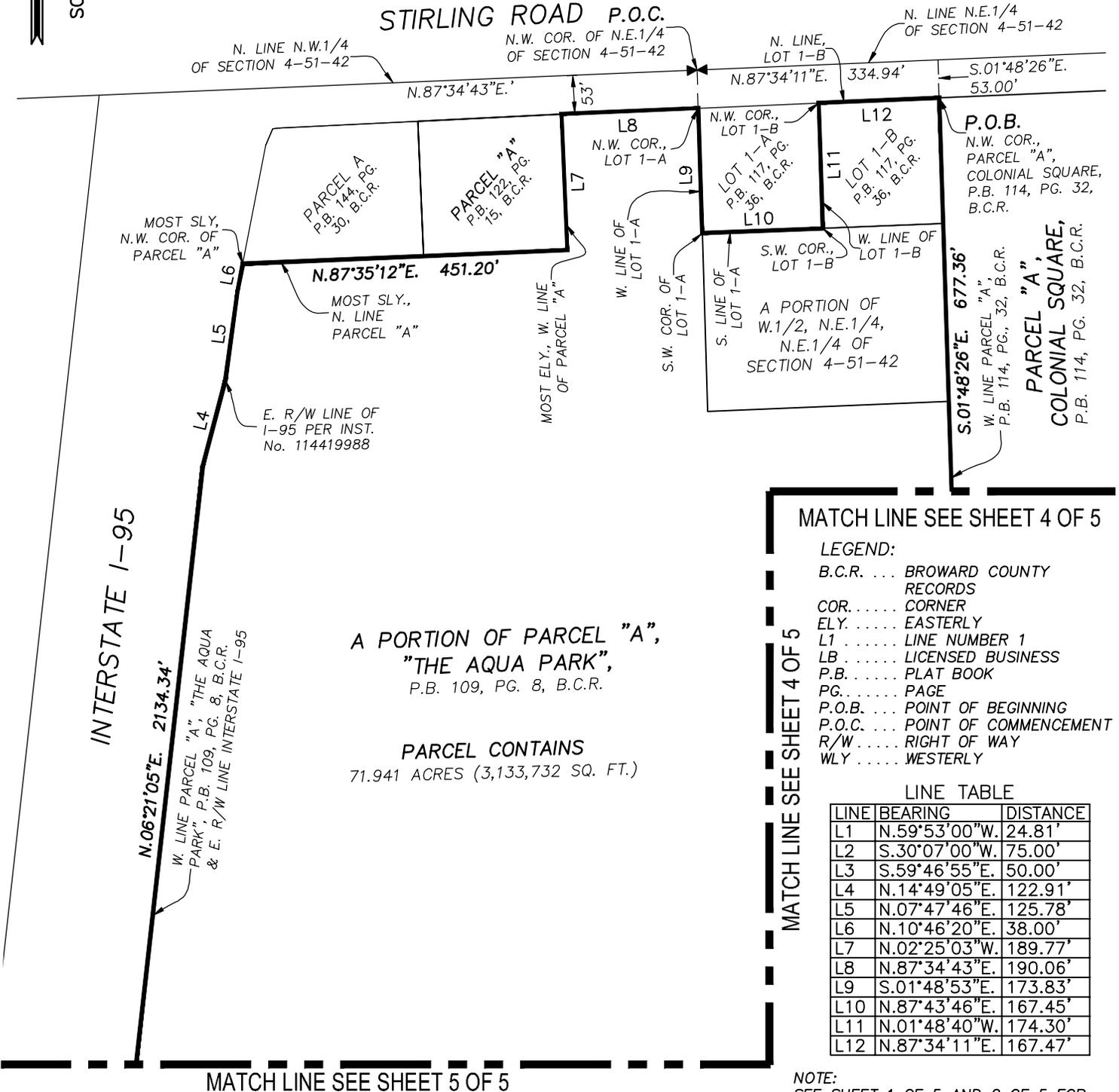
SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, FLORIDA AND CONTAINING 71.941 ACRES (3,133,732 SQUARE FEET), MORE OR LESS.

NOTES:

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



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



MATCH LINE SEE SHEET 4 OF 5

**LEGEND:**

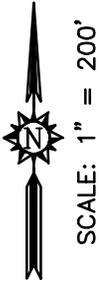
- B.C.R. ... BROWARD COUNTY RECORDS
- COR. .... CORNER
- ELY. .... EASTERLY
- L1 ..... LINE NUMBER 1
- LB ..... LICENSED BUSINESS
- P.B. .... PLAT BOOK
- PG. .... PAGE
- P.O.B. .... POINT OF BEGINNING
- P.O.C. .... POINT OF COMMENCEMENT
- R/W ..... RIGHT OF WAY
- WLY ..... WESTERLY

**LINE TABLE**

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

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

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

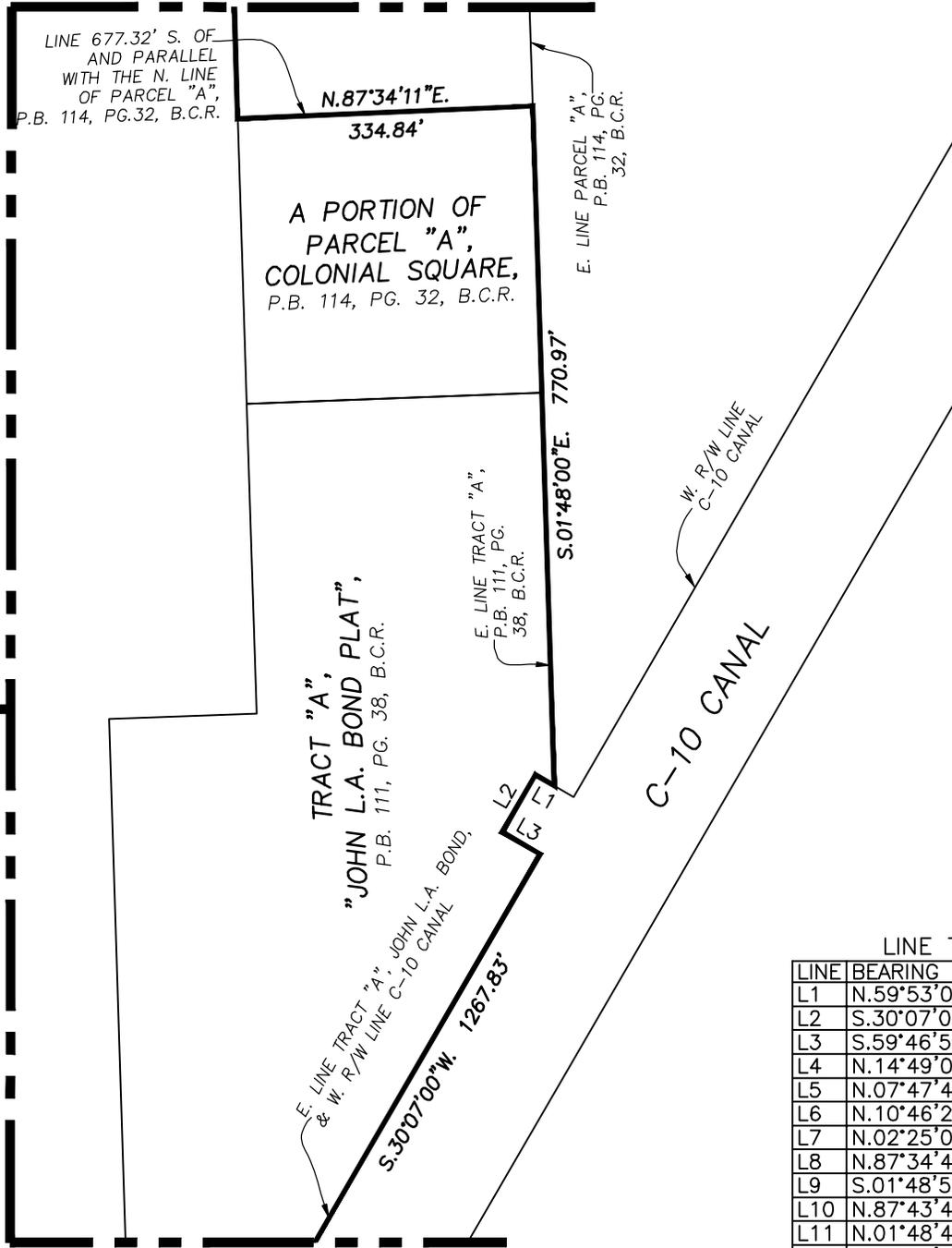


SCALE: 1" = 200'

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 5 OF 5



LINE TABLE

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

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

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

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

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



**STONER & ASSOCIATES, INC.**

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

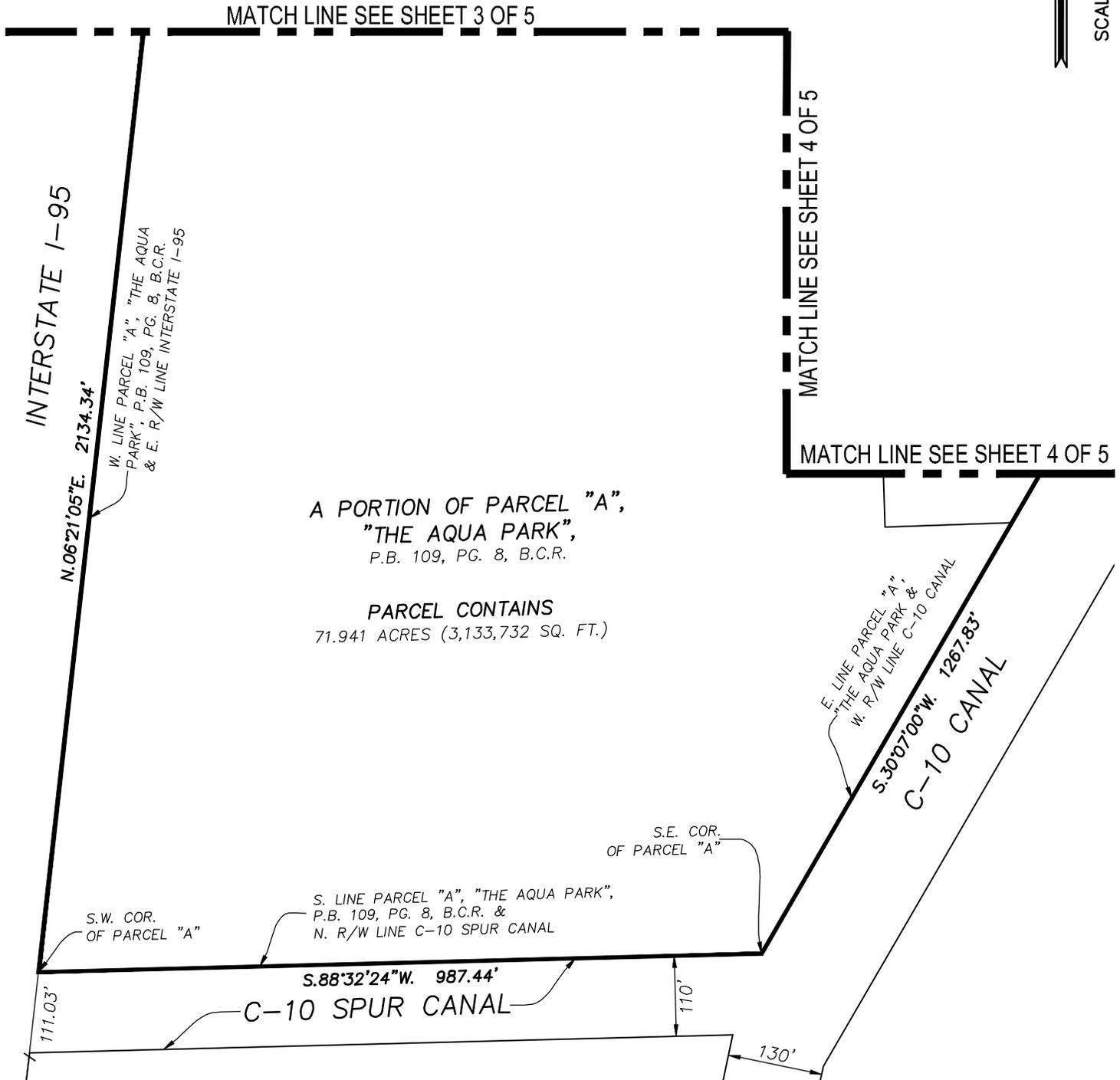
Tel. (954) 585-0997

Fax (954) 585-3927

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



SCALE: 1" = 200'



**LEGEND:**

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

**LEGEND:**

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

**NOTE:**

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

SHEET 5 OF 5

SKETCH NO.  
18-8637 LUPA N.



# STONER & ASSOCIATES, INC.

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

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

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

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

### LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

### NOTES:

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

### CERTIFICATE:

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

IN  
JAL SURVEYORS  
STATUTES.

DATE OF SIGNATURE: 4/8/20

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

REVISIONS	DATE	BY

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



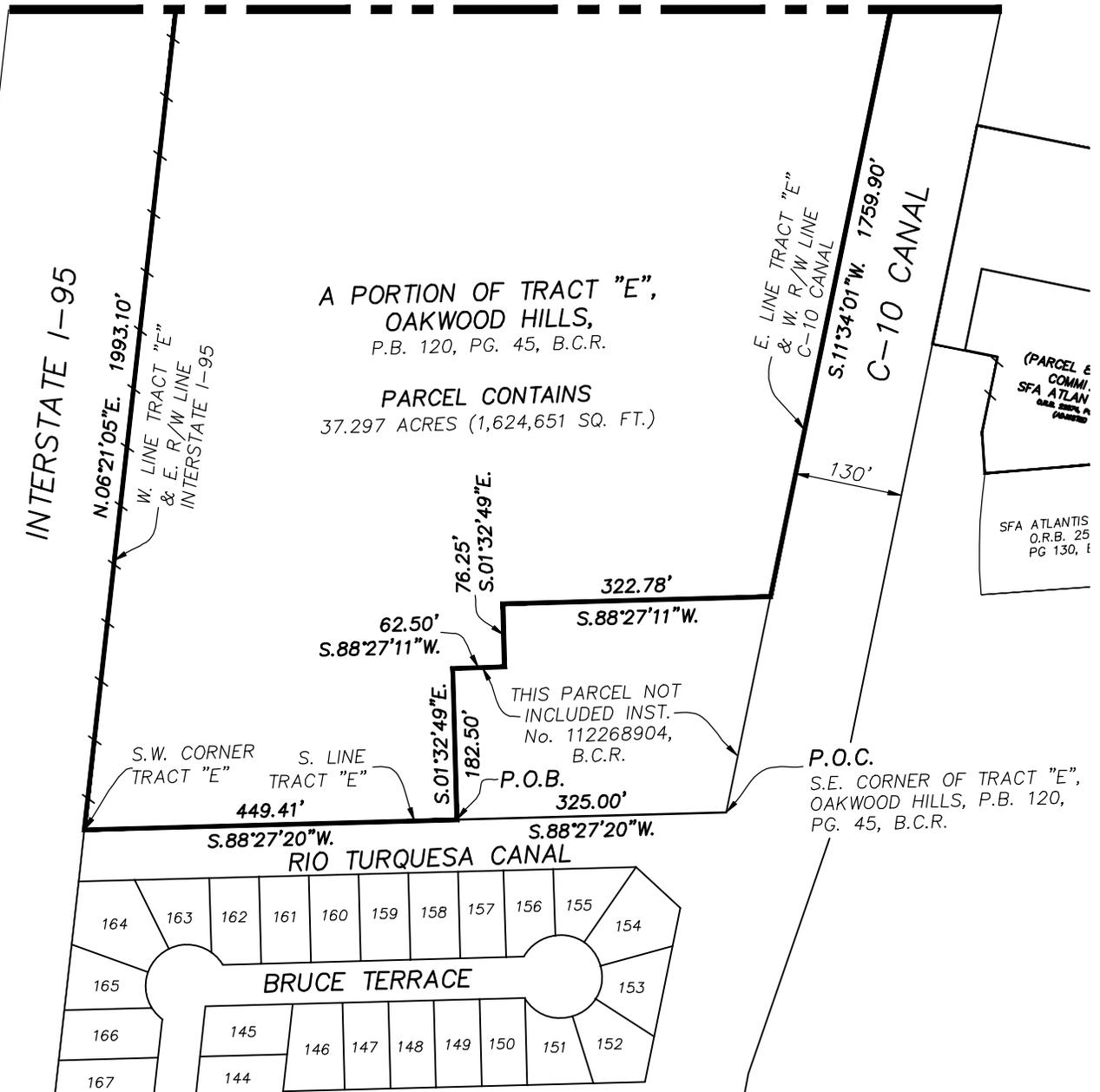
SHEET 1 OF 3

SKETCH NO.  
18-8637 LUPA S.

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



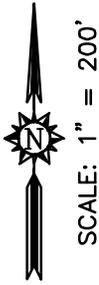
MATCH LINE SEE SHEET 3 OF 3



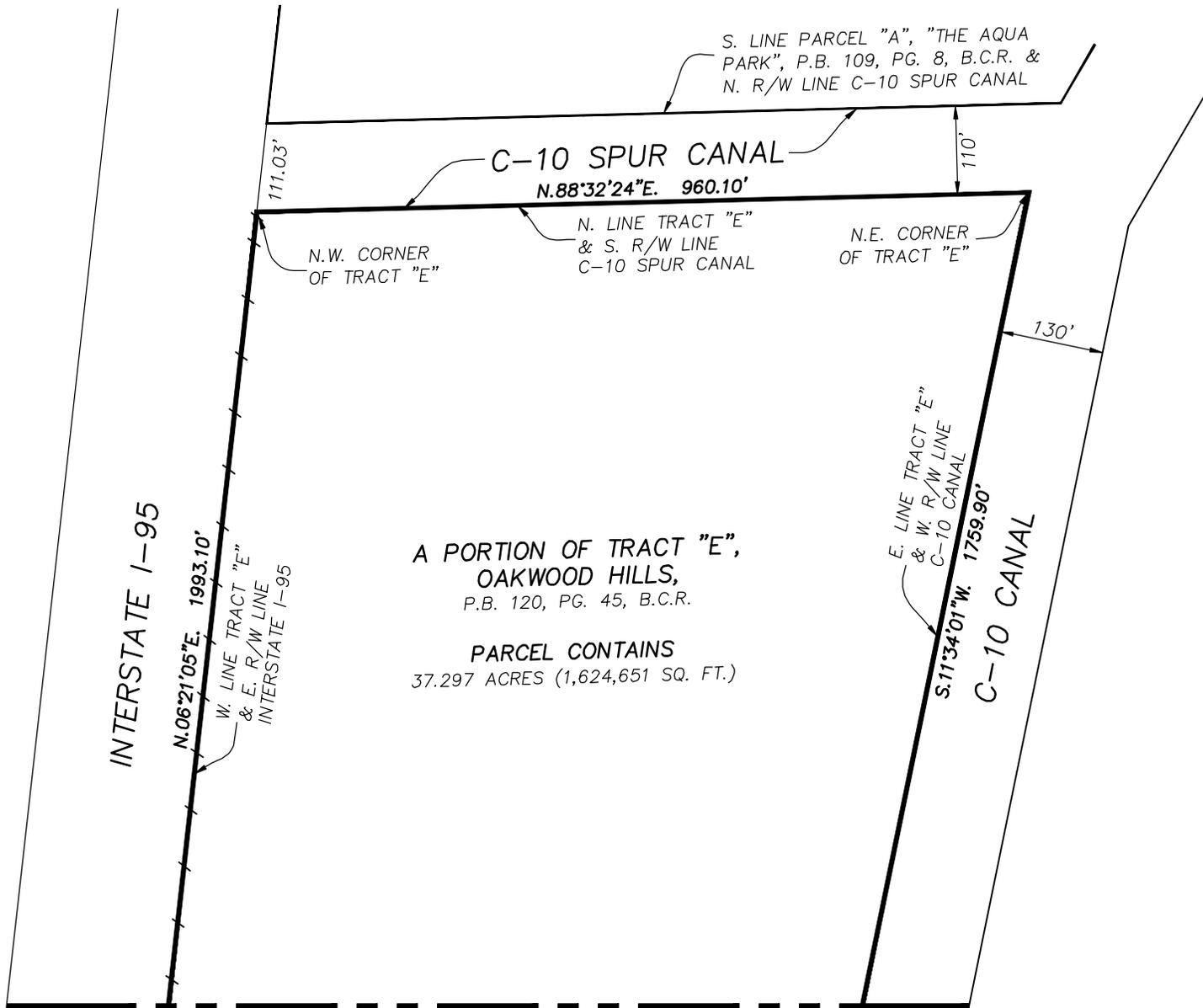
**LEGEND:**  
 B.C.R. ... BROWARD COUNTY RECORDS  
 C ... CENTERLINE  
 C1 ... CURVE NUMBER 1  
 L1 ... LINE NUMBER 1  
 LB ... LICENSED BUSINESS  
 P.B. ... PLAT BOOK  
 PG. ... PAGE  
 P.O.B. ... POINT OF BEGINNING

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

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



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



A PORTION OF TRACT "E",  
OAKWOOD HILLS,  
P.B. 120, PG. 45, B.C.R.  
  
PARCEL CONTAINS  
37.297 ACRES (1,624,651 SQ. FT.)

MATCH LINE SEE SHEET 2 OF 3

**LEGEND:**

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

**LEGEND:**

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

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



**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS  
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4341 S.W. 62nd Avenue  
Davie, Florida 33314

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

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES:

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

CERTIFICATE:

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

IN AL SURVEYORS STATUTES.

DATE OF SIGNATURE: 4/8/20

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

REVISIONS	DATE	BY

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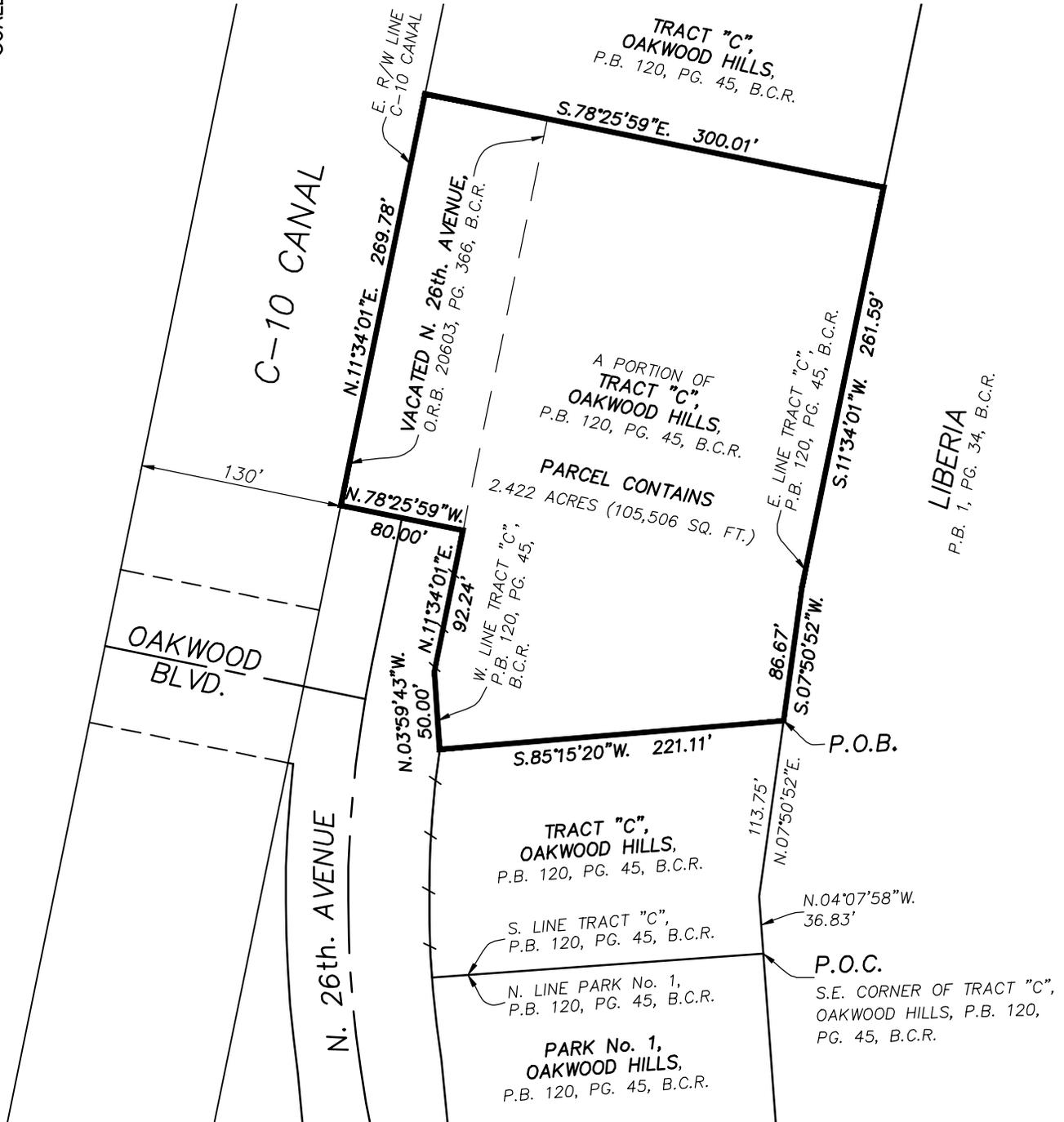
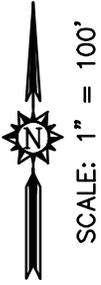
DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/07/2020	JDS	LSG	N/A



SHEET 1 OF 2

SKETCH NO. 18-8637 LUPA E.

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

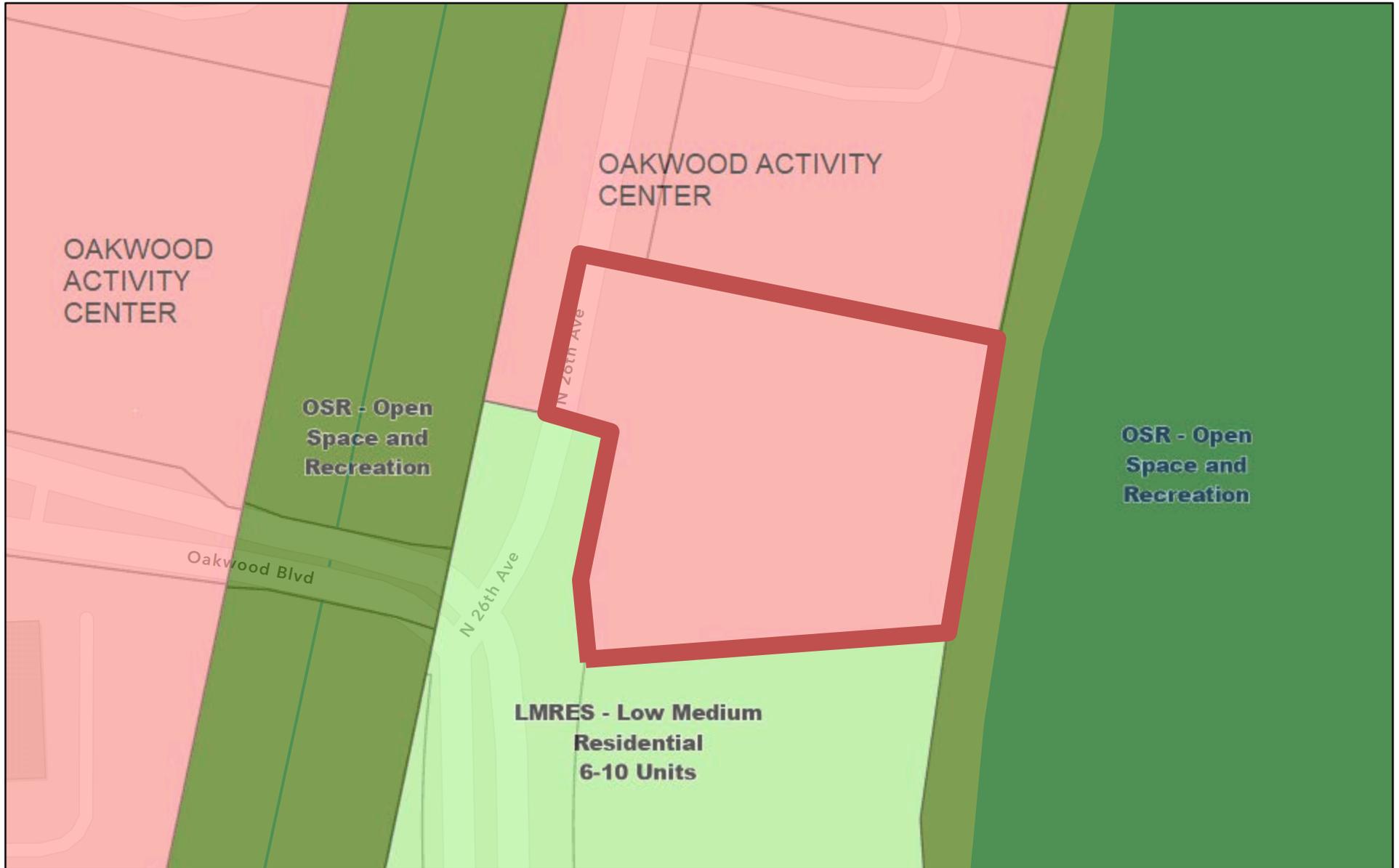


**LEGEND:**  
 B.C.R. . . . . BROWARD COUNTY RECORDS  
 C . . . . . CENTERLINE  
 C1 . . . . . CURVE NUMBER 1  
 L1 . . . . . LINE NUMBER 1  
 LB . . . . . LICENSED BUSINESS  
 P.B. . . . . PLAT BOOK  
 PG. . . . . PAGE  
 P.O.B. . . . . POINT OF BEGINNING

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

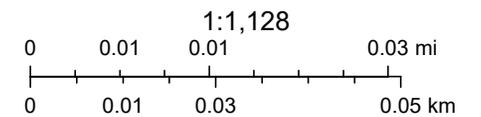
**NOTE:**  
 SEE SHEET 1 OF 2 FOR THE  
 LEGAL DESCRIPTION OF THE  
 SKETCH GRAPHICALLY SHOWN  
 HEREON.

# 2800 Oakwood Boulevard



## Legend

- Streets
- Subject Property
- OAKWOOD ACTIVITY CENTER
- OPEN SPACE RECREAT. (OSR)
- LOW MEDIUM RES. (LMR)
- INDUSTRIAL (IND.)
- Zoning: PD



# ATTACHMENT C

Ordinance

O-2023-09

ORDINANCE NO. 0-2023-09

(22-Z-57)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 2609 N. 26 AVENUE AND ADJACENT PARCELS TO THE NORTH AND WEST, LOCATED AT 200 & 300 OAKWOOD BOULEVARD, AND ADJACENT PARCELS TO THE SOUTH LOCATED AT 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3901-3921, 4001-4101, 4150 OAKWOOD BOULEVARD, 2700 STIRLING ROAD AND OAKWOOD BOULEVARD, HOLLYWOOD, FLORIDA, GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF INTERSTATE 95, FROM LOW INTENSITY INDUSTRIAL AND MANUFACTURING (IM-1) TO THE PLANNED DEVELOPMENT (PD) DISTRICT; APPROVING THE PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY; APPROVING LANDSCAPE AND PARKING MODIFICATIONS; AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

WHEREAS, the City's Zoning and Land Development Regulations provide that an application for a change of zone may be filed; and

WHEREAS, an application (22-Z-57) was filed by SFA Atlantis Associates LP/Oakwood Plaza LP and Oakwood Business Center LP with the Department of Development Services, Planning and Urban Design Division, requesting a change of zoning from Low Intensity Industrial and Manufacturing (IM-1) to the Planned Development (PD) District, for property located at 2609 N. 26 Avenue and adjacent parcels to the north and west, located at 200 & 300 Oakwood Boulevard, and adjacent parcels to the south located at 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3901-3921, 4001-4101, 4150 Oakwood Boulevard, 2700 Stirling Road and Oakwood Boulevard, Hollywood, Florida, generally located south of Stirling Road and east of Interstate 95, that contains approximately 112.5 gross acres/111.8 net acres, as more particularly described in the attached Exhibit "A" ("Subject Property"); and

WHEREAS, the purpose of the request for change in zoning designation is to facilitate redevelopment, augment use of the property from only commercial use to a higher density mixed-use, increase the City's housing stock, expand the existing commercial footprint of the City and spur economic growth; and

WHEREAS, the Subject Property has a current City zoning designation of IM-1 and an existing Land Use Designation of Activity Center (Oakwood Activity Center); and

WHEREAS, the Subject Property is adjacent to Medium Intensity Commercial (C-3), Medium Intensity Industrial and Manufacturing (IM-3), Planned Mixed Use Development (PMUD) - Dania Beach and Commercial (C-2) Dania Beach on the North; Single Family (RS-3) and Open Space (OS) on the south; Low Intensity Industrial and Manufacturing (IM-1), Medium Intensity Industrial and Manufacturing (IM-3), Single Family (RS-6), Single Family (RS-1), Planned Development (PD), Government Use (GU) and Open Space (OS), on the east, and Interstate 95 on the west; and

WHEREAS, staff, following analysis of the application and its associated documents, has determined that the proposed change of zoning district is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan and the City-Wide Master Plan, and therefore recommends that it be approved; and

WHEREAS, the PD (Planned Development District) ordinance requires that a Master Development Plan be submitted by the applicant for review by City staff and the Planning and Zoning Board; and

WHEREAS, the Master Development Plan, as described in the attached Exhibit "B" shall include (1) a boundary survey; (2) schematic representation of the land uses; (3) delineation of internal circulation; (4) points of connection of the local streets to the trafficways; (5) general location and size of any community facility to be included in the PD; (6) an indication of existing vegetation and other natural features with plans for conservation and mitigation; (7) schematic depiction of existing and proposed surface water management elements; and (8) schematic depiction of the water distribution and wastewater collection facilities and drainage system; and

WHEREAS, staff, following analysis of the proposed Master Development Plan and its associated documents, has determined that the proposed Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan, and therefore recommends that the Master Development Plan be approved with the following conditions:

1. Prior to the rezoning becoming effective, Land Use Plan Amendment 20-L-32 shall be recertified by the Broward County Planning Council as required by Ordinance No. O-2022-04, adopted by the City Commission on April 6, 2022.
2. At the time of submittal of the first site plan application for the first phase of development on the Subject Property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit an updated Master Development Plan for all land within the Planned Development District. The updated Master Development Plan shall address: all requirements for Master Development Plans as enumerated in Section

4.15.F.3 of the City of Hollywood Zoning and Land Development Regulations; pedestrian and vehicular mobility; signage; and include revisions to the Design Guidelines that may result from changes to the Master Development Plan. The updates shall be processed administratively by the Director of Development Services, provided the changes comply with the requirements for "minor changes" in Section 4.15.G of the City of Hollywood Zoning and Land Development Regulations.

3. At the time submittal of the first site plan application for the first phase of development on the Subject Property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit documentation demonstrating each phase of development's compliance with all requirements of Section 4.15 "PD Planned Development District" of the City of Hollywood Zoning and Land Development Regulations.
4. At the time submittal of the first site plan application for the first phase of development on the Subject Property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit evidence documenting the allocation of approved, proposed and remaining development entitlements on the Subject Property consistent with the allocations for the Oakwood Activity Center. This shall include any existing development as well as any required allocations of affordable housing.
5. At the time of submittal of the first site plan application for the first phase of development, the Applicant shall submit legal documents to constitute evidence of the unified control of the entire area within the proposed Planned Development, which shall be reviewed and certified by the City Attorney and Director of Development Services.

; and

WHEREAS, the Applicant is also requesting parking and landscape modifications within the Master Development Plan, as described in the attached Exhibit "C", Appendix B and Appendix D; and

WHEREAS, staff, following analysis of the modification requests, recommends approval; and

WHEREAS, on May 9, 2023, the Planning and Zoning Board, acting as the Local Planning Agency, met and reviewed the above noted request for approval of the proposed Master Development Plan, and forwarded a recommendation of approval to the City Commission with staff conditions and the following condition:

1. No freestanding self-storage businesses unassociated with the residents and business with the Oakwood Activity Center/PD be permitted.

; and

WHEREAS, on May 9, 2023, the Planning and Zoning Board, acting as the Local Planning Agency, met and reviewed the above noted request for a change of zoning to the Planned Development (PD) District for approval of the proposed Master Development Plan, with approval of the parking and landscape modifications, and forwarded a recommendation of approval to the City Commission.

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

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: That the Applicant has presented competent substantial evidence that the requested rezoning request to PD is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and there is no legitimate public purpose in maintaining the existing zoning.

Section 3: That the Subject Property as more particularly described in the attached Exhibit "A" is rezoned from the zoning designation of IM-1 to PD.

Section 4: That the Planned Development Master Plan, as more specifically described in the attached Exhibit "B" is approved with the following conditions:

1. Prior to the rezoning becoming effective, Land Use Plan Amendment 20-L-32 shall be recertified by the Broward County Planning Council as required by Ordinance No. O-2022-04, adopted by the City Commission on April 6, 2022.
2. At the time of submittal of the first site plan application for the first phase of development on the Subject Property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit an updated Master Development Plan for all land within the Planned Development District. The updated Master Development Plan shall address: all requirements for Master Development Plans as enumerated in Section 4.15.F.3 of the City of Hollywood Zoning and Land Development Regulations; pedestrian and vehicular mobility; signage; and include revisions to the Design Guidelines that may result from changes to the Master Development Plan. The updates shall be processed administratively by the Director of Development Services, provided the changes comply with the requirements for "minor changes" in Section 4.15.G of the City of Hollywood Zoning and Land Development Regulations.
3. At the time submittal of the first site plan application for the first phase of development on the Subject Property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit documentation demonstrating each phase of development's compliance with

all requirements of Section 4.15 "PD Planned Development District" of the City of Hollywood Zoning and Land Development Regulations.

4. At the time submittal of the first site plan application for the first phase of development on the Subject Property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit evidence documenting the allocation of approved, proposed and remaining development entitlements on the Subject Property consistent with the allocations for the Oakwood Activity Center. This shall include any existing development as well as any required allocations of affordable housing.
5. At the time of submittal of the first site plan application for the first phase of development, the Applicant shall submit legal documents to constitute evidence of the unified control of the entire area within the proposed Planned Development, which shall be reviewed and certified by the City Attorney and Director of Development Services.
6. No freestanding self-storage businesses unassociated with the residents and business with the Oakwood Activity Center/PD be permitted.

Section 5: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the City Commission's consideration thereof, the requested modifications described in Exhibit "C", Appendix B and Appendix D from parking and landscaping regulations set forth in Article 7 and Article 9 of the City's Zoning and Land Development Regulations, the City Commission **approves** the requested modifications; and

Section 6: That the City Commission, pursuant to Section 166.041(3)(c), Florida Statutes, elects by a majority plus one vote to conduct the second reading prior to 5:00 p.m. at a regularly scheduled City Commission public hearing.

Section 7: That the Official Zoning Map of the City of Hollywood is amended to incorporate the above-described change in zoning designation for the Subject Property.

Section 8: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict are repealed to the extent of such conflict.

Section 9: That if any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 2609 N. 26 AVENUE AND ADJACENT PARCELS TO THE NORTH AND WEST, LOCATED AT 200 & 300 OAKWOOD BOULEVARD, AND ADJACENT PARCELS TO THE SOUTH LOCATED AT 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3901-3921, 4001-4101, 4150 OAKWOOD BOULEVARD, 2700 STIRLING ROAD AND OAKWOOD BOULEVARD, HOLLYWOOD, FLORIDA, GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF INTERSTATE 95, FROM LOW INTENSITY INDUSTRIAL AND MANUFACTURING (IM-1) TO THE PLANNED DEVELOPMENT (PD) DISTRICT; APPROVING THE PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY; APPROVING LANDSCAPE AND PARKING MODIFICATIONS; AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

Section 10: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

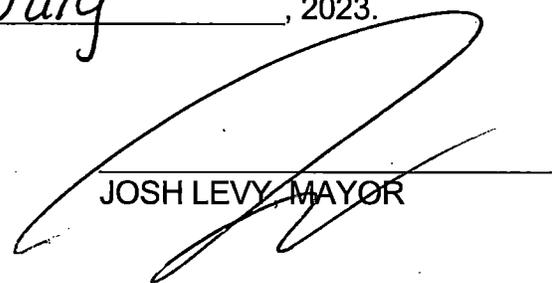
Advertised June 15, 2023.

PASSED on first reading this 7 day of June, 2023.

PASSED AND ADOPTED on second reading this 5 day of July, 2023.

RENDERED this 11 day of July, 2023.

ATTEST:  
  
  
PATRICIA A. CERNY, MMC  
CITY CLERK

  
\_\_\_\_\_  
JOSH LEVY, MAYOR

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
DOUGLAS R. GONZALES JB  
CITY ATTORNEY



**STONER & ASSOCIATES, INC.**

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

**LEGAL DESCRIPTION:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**CERTIFICATE:**

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

IN  
VAL SURVEYORS  
STATUTES.

DATE OF SIGNATURE: 4/8/20

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA



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

SHEET 1 OF 5

SKETCH NO. 18-8637 LUPA N.



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Fax (954) 585-3927

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

**LEGAL DESCRIPTION: (CONTINUED)**

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

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

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

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

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

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

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

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

**NOTES:**

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



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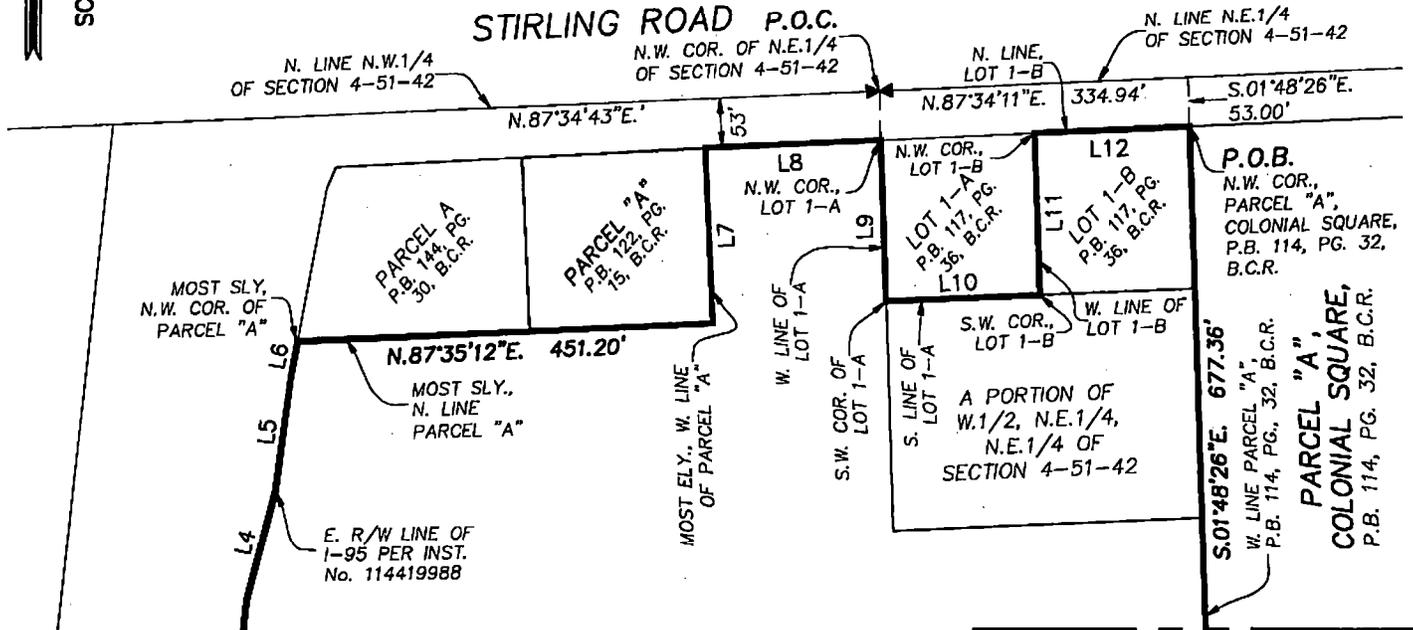
Tel. (954) 585-0997  
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SCALE: 1" = 200'

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

**STIRLING ROAD P.O.C.**



**INTERSTATE 1-95**

A PORTION OF PARCEL "A",  
"THE AQUA PARK",  
P.B. 109, PG. 8, B.C.R.

PARCEL CONTAINS  
71.941 ACRES (3,133,732 SQ. FT.)

MATCH LINE SEE SHEET 4 OF 5

- LEGEND:**
- B.C.R. ... BROWARD COUNTY RECORDS
  - COR. .... CORNER
  - ELY. .... EASTERLY
  - L1 ..... LINE NUMBER 1
  - LB ..... LICENSED BUSINESS
  - P.B. .... PLAT BOOK
  - PG. .... PAGE
  - P.O.B. ... POINT OF BEGINNING
  - P.O.C. ... POINT OF COMMENCEMENT
  - R/W ..... RIGHT OF WAY
  - WLY ..... WESTERLY

MATCH LINE SEE SHEET 4 OF 5

**LINE TABLE**

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

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

MATCH LINE SEE SHEET 5 OF 5



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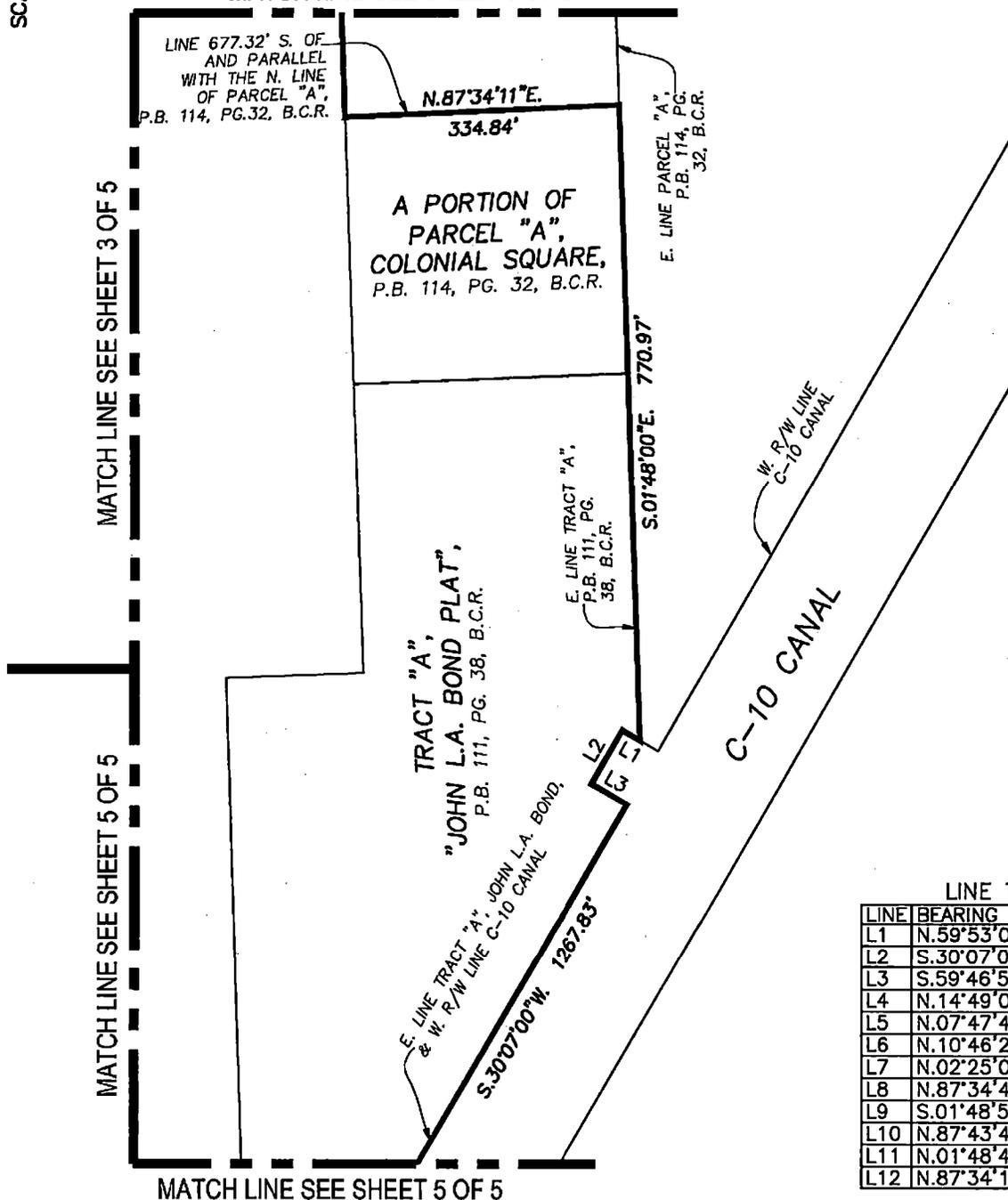
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SCALE: 1" = 200'

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

MATCH LINE SEE SHEET 3 OF 5



LINE TABLE

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

LEGEND:

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

LEGEND:

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

NOTE:

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



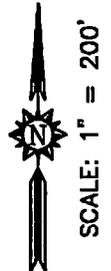
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**EXHIBIT "A"**  
**SKETCH OF LEGAL DESCRIPTION**  
**NORTH LUPA PARCEL - OAKWOOD PLAZA**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
**SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST**



MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 4 OF 5

MATCH LINE SEE SHEET 4 OF 5

INTERSTATE I-95

N.06°21'05"E. 2134.34'

W. LINE PARCEL "A", "THE AQUA PARK", P.B. 109, PG. 8, B.C.R. & E. R/W LINE INTERSTATE I-95

A PORTION OF PARCEL "A",  
"THE AQUA PARK",  
P.B. 109, PG. 8, B.C.R.

PARCEL CONTAINS  
71.941 ACRES (3,133,732 SQ. FT.)

E. LINE PARCEL "A",  
"THE AQUA PARK" &  
W. R/W LINE C-10 CANAL

S.300°7'00"W. 1267.83'  
C-10 CANAL

S.E. COR.  
OF PARCEL "A"

S.W. COR.  
OF PARCEL "A"

S. LINE PARCEL "A", "THE AQUA PARK",  
P.B. 109, PG. 8, B.C.R. &  
N. R/W LINE C-10 SPUR CANAL

S.88°32'24"W. 987.44'

C-10 SPUR CANAL

111.03'

110'

130'

**LEGEND:**

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

**LEGEND:**

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

**NOTE:**

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

SHEET 5 OF 5

SKETCH NO.  
18-8637 LUPA N.



**STONER & ASSOCIATES, INC.**

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

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

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

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

**LEGAL DESCRIPTION:**

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

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

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

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

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

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

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

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

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

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

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

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

**NOTES:**

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

**CERTIFICATE:**

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

IN  
VAL SURVEYORS  
STATUTES.

DATE OF SIGNATURE: 4/8/20  
**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA



REVISIONS	DATE	BY

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

DATE OF SKETCH: 4/02/2020	DRAWN BY JDS	CHECKED BY LSG	FIELD BOOK N/A
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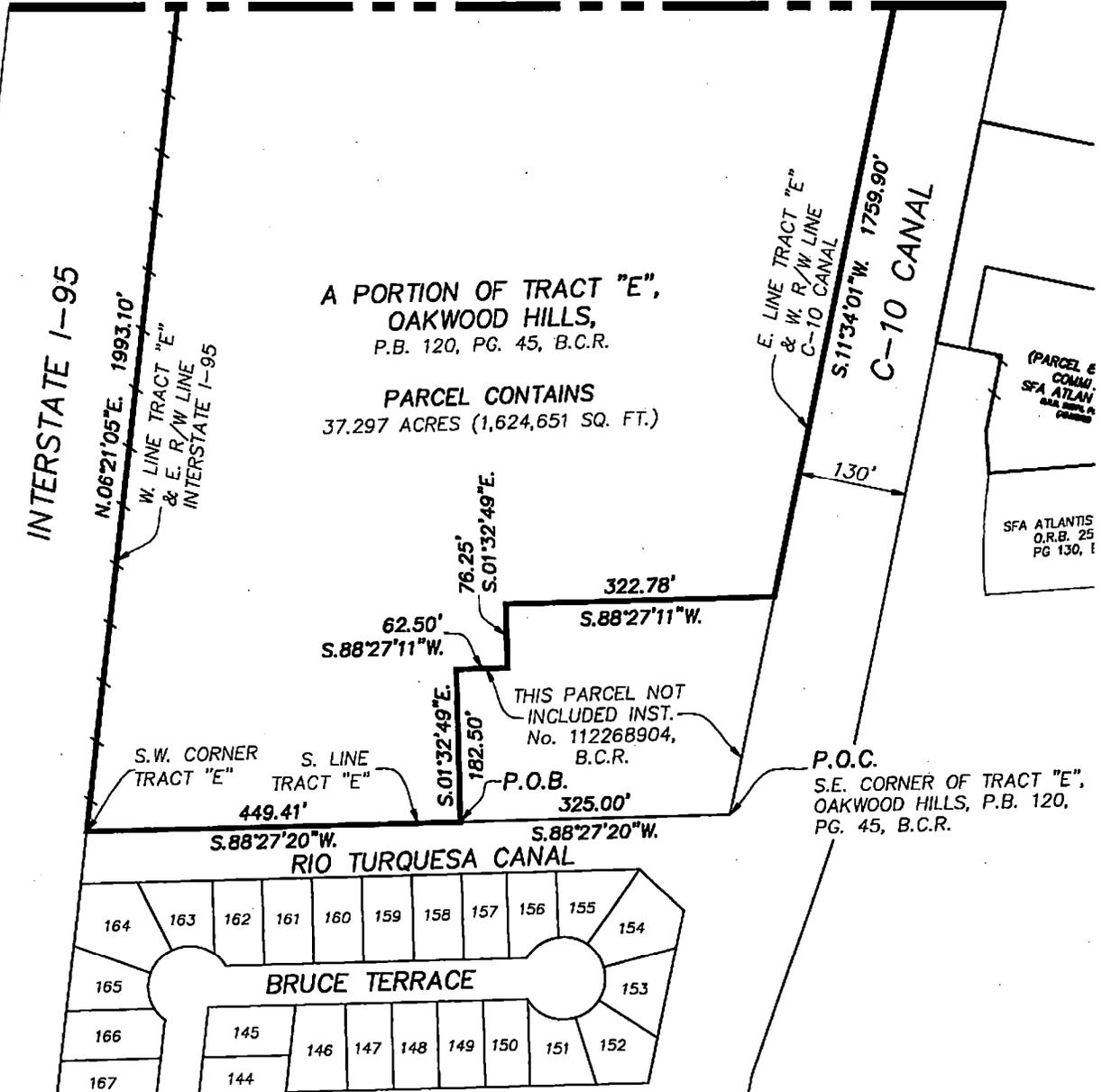
SHEET 1 OF 3

SKETCH NO.  
18-8637 LUPA S.

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



MATCH LINE SEE SHEET 3 OF 3



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

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

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



**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS  
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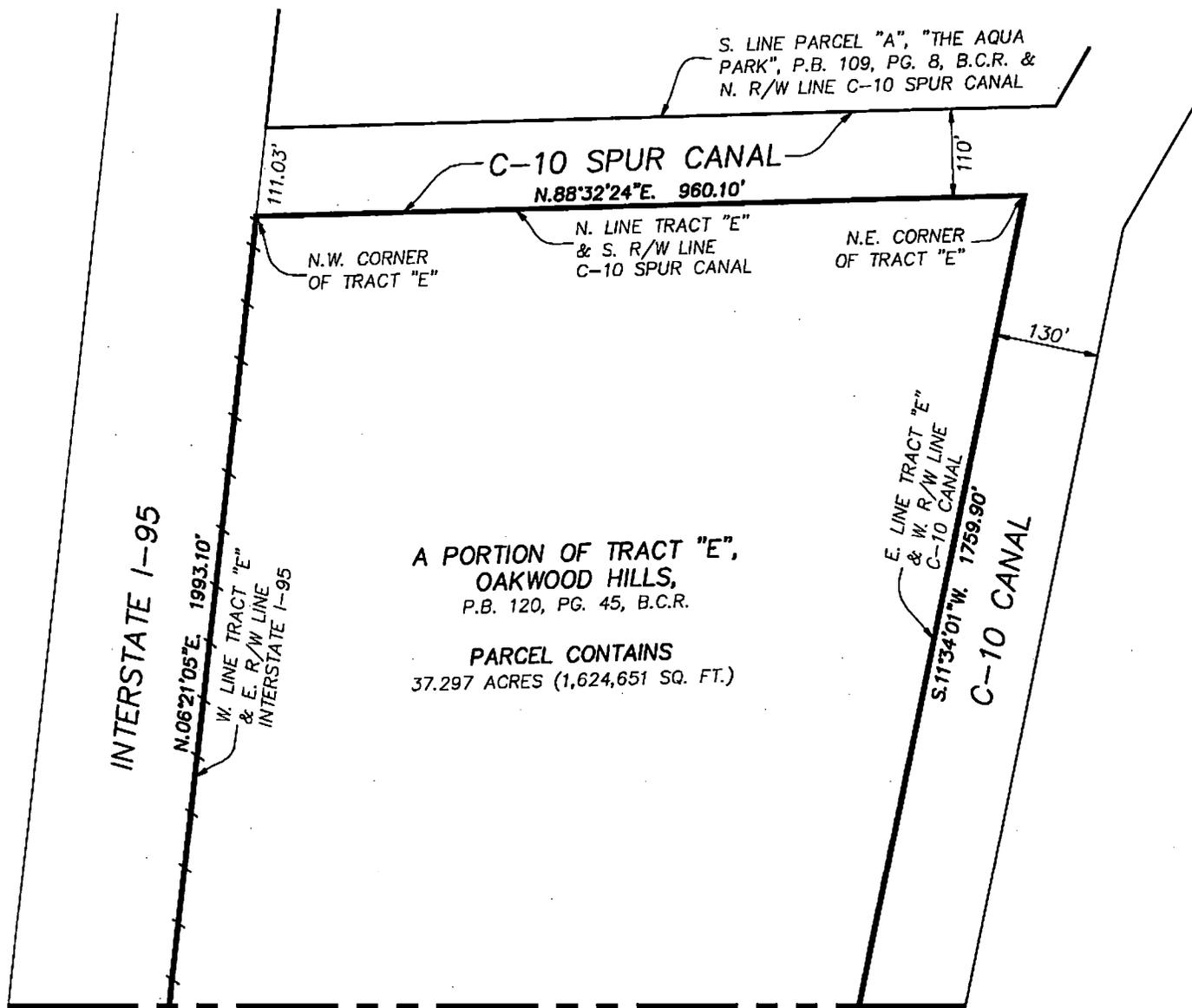
4341 S.W. 62nd Avenue  
Davie, Florida 33314

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



SCALE: 1" = 200'

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



MATCH LINE SEE SHEET 2 OF 3

**LEGEND:**

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

**LEGEND:**

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

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



**STONER & ASSOCIATES, INC.**

**SURVEYORS - MAPPERS**  
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Davie, Florida 33314

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

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

**LEGAL DESCRIPTION:**

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

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

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

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

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

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

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

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

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

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

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

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

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

**NOTES:**

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

**CERTIFICATE:**

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

IN  
AL SURVEYORS  
STATUTES.

REVISIONS	DATE	BY

DATE OF SIGNATURE: 4/8/20

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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



SHEET 1 OF 2

SKETCH NO. 18-8637 LUPA E.

# Oakwood Plaza



COOPER CARRY 

**OAKWOOD PLAZA  
PLANNED DEVELOPMENT (PD)  
ZONING DISTRICT  
DESIGN GUIDELINES  
Date: March 1, 2022  
Adoption Date:**

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<b>Appendix A: Code Comparison Article 4.15 PD Planned District.....</b>	<b>.....</b>
<b>Appendix B: Code Comparison Article 7 Off-Street Parking and Loading.....</b>	<b>.....</b>
<b>Appendix C: Code Comparison Article 8 Sign Regulations.....</b>	<b>.....</b>
<b>Appendix D: Code Comparison Article 9 Vehicular Use Area Landscaping.....</b>	<b>.....</b>
<b>Appendix E: Planning and Development Board Article 5.3.K.2.....</b>	<b>.....</b>

Oakwood Plaza Planned Development ("Oakwood Plaza", "PD" or "Project") is an approximately 112.50 + gross acres mixed use project located within the City of Hollywood generally located on the east side of I-95, west of the existing lake, south of Stirling Road and north of Sheridan Street. (see Figure 1). The Project's existing and proposed Zoning are provided in Figures 2 and 3 respectively. The Oakwood Plaza PD is regulated by the adopted Oakwood Activity Center Land Use Plan Amendment which has been approved by both the City of Hollywood and Broward County. The Oakwood Plaza Planned Development is a mixed-use project comprised of retail, office, hotel and residential uses, utilizing a consistent design and approach that provides for:

1. Efficient (more efficient) use of the land by horizontally and or vertically integrating uses within "blocks" and buildings;
2. Encourage a block form of development interconnected through a network of multi-modal corridors; See Sec (1) Master Development Plan below for references to "blocks";
3. Addresses and reacts to the changing market conditions witnessed within the South Florida Region;
4. Provides an enhanced design and development pattern which minimizes potential impacts to the neighboring developments;
5. Maintains connectivity north to south consistent with the current transportation network (further described below); and
6. Provides for not only jobs producing uses but also opportunities for retail, residential resulting in increased internal capture and housing choices within the community.

The applicant is requesting approval to develop the site consistent with Section 4.15, Section 5.3.K.2 of the City's Zoning and other Land Development Regulations with some proposed deviations as shown in code comparisons in Appendixes A-D. The Oakwood Plaza PD and corresponding, implementing standards shall control development of the Project, unless otherwise noted. The Project provides unique attributes that based on its proximity and easy access to Interstate 95 and major arterials, along with internal capture of trips minimizes traffic impacts to neighboring areas and provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining uses while achieving compatibility in design and development. Oakwood Plaza is an urban mixed-use project and is intended to provide greater densities and intensities than typical zoning allowances and address the development pattern identified in the Master Plan (see Figure 4). The Project also proposes a more efficient development pattern which does not contribute to sprawl or impacts typically exhibited by single use or low intensity projects.

Oakwood Plaza proposes a series of design and development standards which provide for enhanced design, unifying themes and predictability. These standards are intended provide an optional development pattern and approach by providing a planning and regulatory framework to support and enhance growth and redevelopment as it occurs within this portion of the City.

The intent of the PD is to provide a framework for planned growth and targeted economic development/redevelopment reflecting changes in traditional suburban retail and shopping center patterns. The development standards contained herein are provided in support of the PD and are specific to the Oakwood Plaza Planned Development. The PD standards were developed as a tool for both the City and the Applicant as redevelopment occurs and recognizes those existing uses within the boundaries of the Project, as may be amended, which are intended to remain, are exempt from these standards until such time as they may be redeveloped.

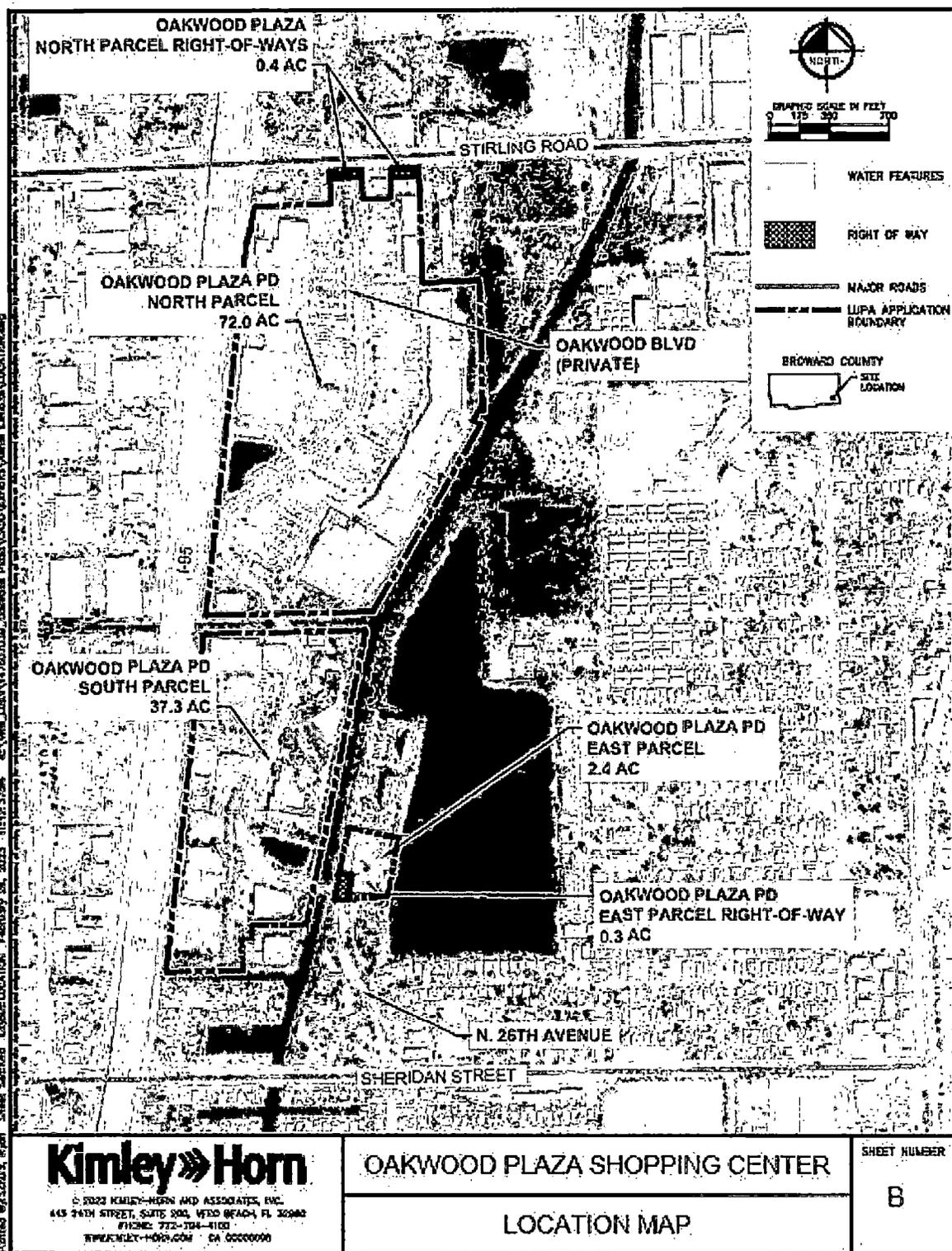
Based on criteria under Planning and Development Board Article 5.3.K.2, there are specific criteria (a-e) shown below, that are considered:

- a. That the petition for a change of zoning district will not result in spot zoning or contract zoning;
- b. That the proposed change is consistent with, and in furtherance of the Goals, Objectives and Policies of the City's Comprehensive Plan;
- c. That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary;

- d. The proposed change will not adversely influence living conditions in the neighborhood; and
- e. That the proposed change is compatible with the development(s) within the same district/neighborhood.

These criteria have been met see Appendix E.

Figure 1: Location Map



LEGAL DESCRIPTION

LEGAL DESCRIPTION: NORTH LUPA PARCEL

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

ALL OF LOT 1-8, HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36; ALL OF TRACT A, JOHN L.A. BOND PLAT, RECORDED IN PLAT BOOK 111, PAGE 38; A PORTION OF PARCEL A, THE AQUA PARK,

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

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

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF

334.94 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF PARCEL A, OF SAID COLONIAL SQUARE;

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

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

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

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

THENCE N.59°53'00"W., A DISTANCE OF 24.81 FEET; THENCE S.30°07'00"W., A DISTANCE OF 75.00 FEET; THENCE S.59°46'55"E., A DISTANCE OF 50.00 FEET;

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

THENCE S.88°32'24"W., ALONG THE SOUTH LINE OF SAID PARCEL A AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 987.44 FEET, TO THE SOUTHWEST CORNER OF PARCEL A, OF SAID THE AQUA PARK, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 1-95;

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

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

THENCE N.07°47'46"E., A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 1-95 AS DESCRIBED INSTRUMENT No. 114419988 OF SAID PUBLIC RECORDS);

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

LEGAL DESCRIPTION:

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

THENCE N.02°25'03"W., ALONG SAID MOST EASTERLY WEST LINE A DISTANCE OF 189.77 FEET. TO A POINT ON A LINE

53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 4;

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

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

THENCE N.87°43'46"E., ALONG THE SOUTH LINE OF SAID LOT 1-A, A DISTANCE OF 167.45 FEET TO THE SOUTHWEST CORNER OF LOT 1-8 OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE N.01°48'40"W., A DISTANCE OF 174.00 FEET, ALONG THE WEST LINE OF SAID LOT 1-8 TO THE NORTHWEST CORNER OF SAID LOT 1-8;

THENCE N.87°34'17"E., ALONG THE NORTH LINE OF SAID LOT 1-8, A DISTANCE OF 167.47 FEET TO THE POINT OF BEGINNING.

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

NOTES:

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

LEGAL DESCRIPTION: SOUTH LUPA PARCEL

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

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

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

THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FT TO THE SOUTHWEST CORNER OF SAID TRACT E, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 1-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT E AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE 1-95, A DISTANCE OF 1993.10 FT TO THE NORTHWEST CORNER OF SAID TRACT E, SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

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

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

THENCE S.88°27'11"W., A DISTANCE OF 322.78 FT; THENCE S.01°32'49"E., A DISTANCE OF 76.25 FT; THENCE S.88°27'11"W., A DISTANCE OF 62.50 FT;

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

SAID LANDS \$/TUA TE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING

37.297 ACRES (1,624,651 SQUARE FT), MORE OR LESS.

NOTES:

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

LEGAL DESCRIPTION: EAST LUPA PARCEL

A PARCEL OF LAND BEING A PORTION OF TRACT C, OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED

N. 26th-AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT C;

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

THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 173.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.85°75'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT C;

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

THENCE N.11°34'07"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT C);

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

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

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

THENCE S. 71°34'01 "W., A DISTANCE OF 261.59 FEET;

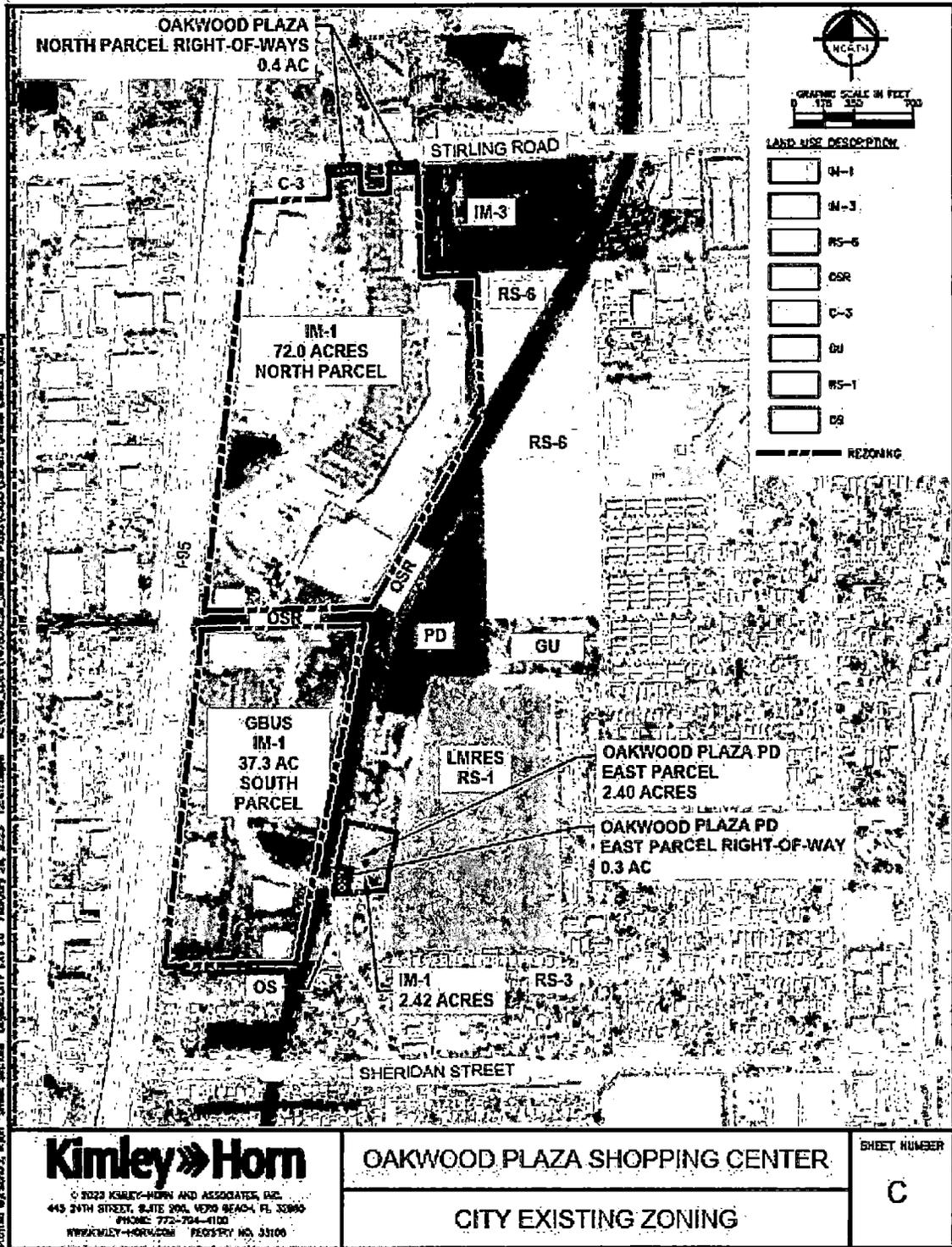
THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT C) TO THE POINT OF BEGINNING.

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

NOTES:

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

Figure 2: Zoning Map (existing)





## OAKWOOD PLAZA PLANNED DEVELOPMENT PURPOSE AND INTENT

*In compliance with the City's requirements, specifically the PD standards included within Section 4.15 of the Zoning and Land Development Regulations ("Code"), the Oakwood Plaza Planned Development Master Development Plan is comprised of several components intended to provide assurance that future development of the property complies with the standards and requirements, as may be amended, and these Standards. These components are more fully described and presented throughout this document and include:*

1. *A project description, purpose and intent statement.*
2. *A Master Development Plan see Exhibit E, has been provided that show the five different blocks. A summary of the uses and intensities are provided in section 3 below. A detailed site plan will be provided with formal site plan application.*
3. *A description of permitted uses.*
4. *Building development standards.*
5. *Connectivity, both internal to Oakwood Plaza and to the adjacent roadway network.*
6. *Parking, loading and access standards.*
7. *Landscape and Buffering standards.*
8. *Open Spaces including Parks, and Site Amenities.*
9. *Signage and Lighting standards.*
10. *Utilities and Stormwater provisions.*
11. *Other Provisions as may be applicable.*

The PD standards and the City's Code are a planning and development level tool that will provide the framework to effectively coordinate land use and development within the Oakwood Plaza Planned Development Project. The applicant is proposing a mixed-use development project intended to provide a compact, attractive, sustainable, and economically vital destination in this strategic location of the City. Redevelopment and revitalization of this area will support the City as a whole and provide for targeted land uses which not only increase the City's tax base but provide for a compact, connected urban form



designed around "blocks" desired by the City. The urban form of the project site and the surrounding area, as it currently exists contains limited consistent design characteristics or theme. The PD are intended to:

- Create an identity for the subject property;
- Provide for a transition from the suburban form existing within the area creating an integrated mixed-use center;
- Integrate uses, either vertically, horizontally or both;
- Improve mobility access and connections for all modes (bike/ped/transit/vehicle);
- Plan a development that is complementary to the surrounding areas.

When a wide variety of uses are located in close proximity to each other, walking and bicycling become practical alternatives to automobile travel. Such areas would support objectives for improved mobility and reduced congestion. Infill development success can be enhanced by planning a mutually supportive mix of



uses. The mixing of uses can add variety and vitality to an area, making it a more attractive, interesting place to live. The PD standards have been developed based on existing site features, available infrastructure, and the development vision for Oakwood Plaza. This provides a sustainable mix of compatible land uses both internally and with adjacent properties and, more importantly, provide flexibility to best respond to current and future land uses, changes in building and development patterns, and community demographics.

Areas (lands) may be added to the overall PD through an amendment to these standards. Depending on the nature and location of these lands, they may either be incorporated into an existing (identified) Block or through the identification of a new Block with applicable development standards upon their redevelopment (assumed to be minor amendments/administrative in nature) providing the proposed modifications are contained within the boundaries of the PD as established.

#### (A) OAKWOOD PLAZA PLANNED DEVELOPMENT DESIGN DEVELOPMENT GUIDELINES

The following identifies the proposed development standards applicable to the Oakwood Plaza Planned Development. Certain items have been identified that are understood to constitute either a minor or major modification to the planning and site plan process. **MINOR CHANGES:** The Director, after receiving staff recommendations, may approve “minor” changes and deviations from the approved master development plan which are in compliance with the provisions and intent of this Article, and which do not depart from the principal concept of the approved master development plan. Other requested changes and deviations not considered minor changes may be approved as provided by the City Code..

**SUBSTANTIAL CHANGES:** The Director may determine that the requested changes and deviations from an approved master development plan constitute a substantial alteration to the character of the development and thus require that the requested changes be reviewed and approved as as provided by the City Code.

Substantial changes are changes that would not constitute:

- a. A change in the use or of the Planned Development;
- b. An increase in overall building coverage;
- c. A substantial increase in traffic generation;
- d. A reduction in required open spaces; and
- e. A reduction of off-street parking.

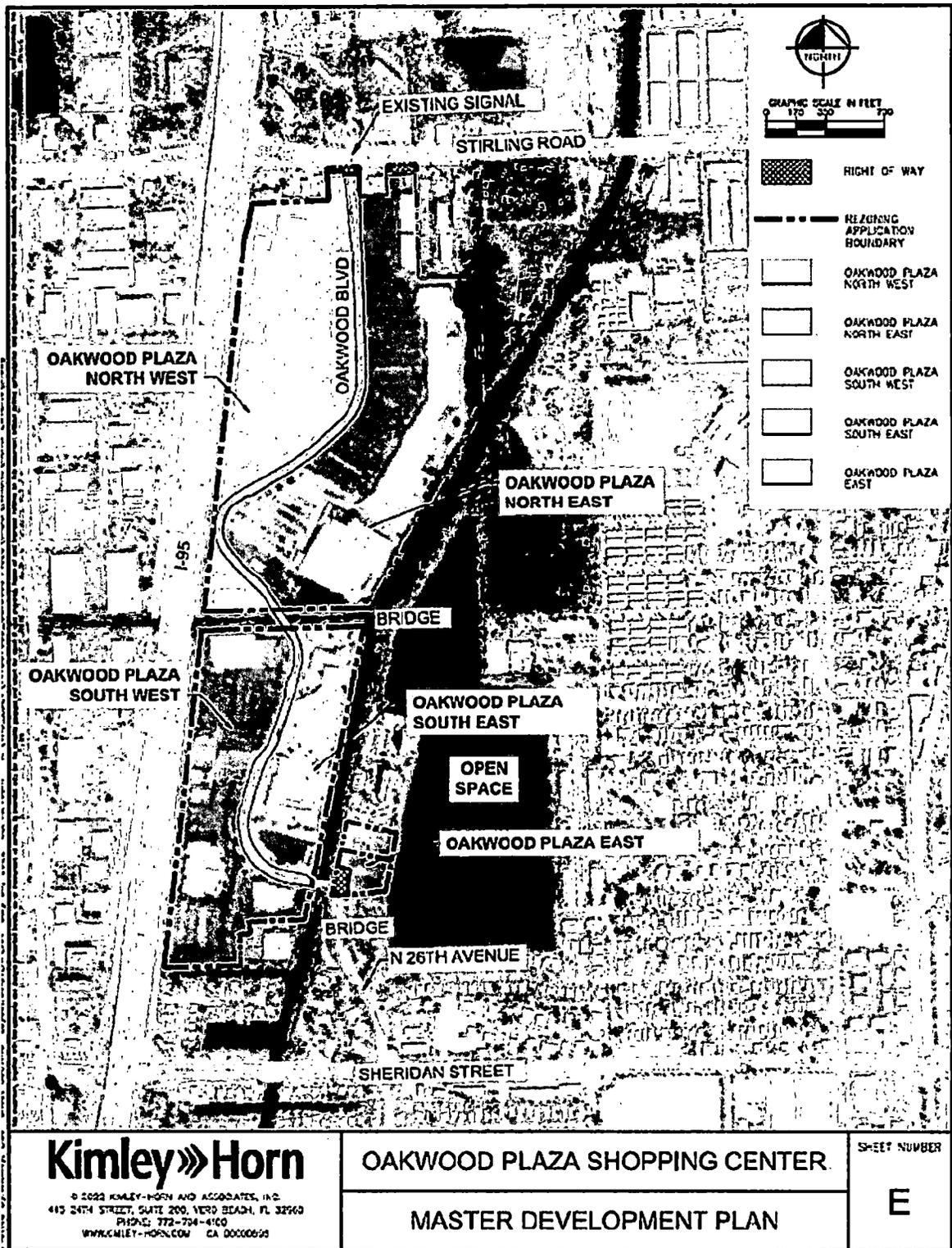
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## SEC (1) MASTER DEVELOPMENT PLAN

The Master Development Plan (“MDP”) provided in Figure 4 identifies the boundaries of the Oakwood Plaza Planned Development. The MDP depicts the locations of the “Blocks” of development including the primary development focus for each Block, subsection A of this section includes the maximum amount of development (i.e., densities and intensities), major internal roadways as defined in Section 6 below, external roadway connections and types, and generalized building types as identified in Section 5 of the PD. Due to the nature of the PD, blocks and building types, as may be provided per this PD, are understood to be generalized and for informational/reference purposes only and not intended to be binding. Certain information and supporting plans may be provided in the Appendix and are referenced as such within the respective sections where applicable. Permitted and Specific Uses are provided in Section 2 of the PD. The PD is created with an overall (total) levels of development listed in Section 3 of the PD. Based on the scale, timing and nature of the development, it is further understood that necessary infrastructure and/or amenities in the form of, but not limited to, utilities, parking, open space and stormwater management, shall not be restricted or limited to the respective Block boundary, however sufficient infrastructure will be provided to support each stage of development as it develops. Furthermore, it is understood the Oakwood Plaza PD is a redevelopment project and that it will be developed in “phases”. These PD are understood to control new development and or redevelopment only with the specific area identified for such activities and shall not apply to existing buildings, uses and or improvements which are understood to be regulated by the current development standards.

For the purposes of this PD, the use of the term “Blocks” refers to the establishment of new blocks of development based on a proposed development pattern or the identification of development areas/pods along the existing roadway network. The Blocks are intended to provide a more balanced mix of uses to increase convenience and provide greater transportation choices within the PD. In addition, convenient commercial and personal services, readily accessible to work sites and residential areas, and convenient cultural or recreational amenities can enhance the attractiveness of infill development. Space should be oriented to create activity zones and areas that promote pedestrian activity, where possible. A site plan application following these PD Guidelines will be submitted which meets the requirements at a future date.

Figure 4: Master Development Plan



**Kimley»Horn**

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 PHONE: 772-734-4100  
 WWW.KIMLEY-HORN.COM CA 00000620

OAKWOOD PLAZA SHOPPING CENTER.

MASTER DEVELOPMENT PLAN

SHEET NUMBER

E

**(A) BLOCKS**

The Master Development Plan identifies a series of "blocks" which are understood to be provided for reference purposes only and to create an illustrative of the potential redevelopment of Oakwood Plaza. Blocks may be developed using one primary building or a series of buildings arranged within the PD including edge treatments (i.e., roadways, driveways/aisles, sidewalks/mobility improvements, landscape buffers or similar). The blocks and or graphics illustrative specific blocks are not regulatory in nature and shall not be used in the determination of specific uses, density and or intensity standards or setbacks. The provisions of this PD as noted below shall govern the development and redevelopment within the boundary of the PD. The blocks, are identified on the MDP and are intended to function as the development's main internal roadways, serving as connectivity corridors within and between the blocks and also generally serve as "dividing lines" between blocks. The development totals identified below are understood to be a reference and may be modified from time to time administratively providing the maximum development totals for Non-residential and Residential are not exceeded.

The MDP illustrates a series of Blocks which include a variety of non-residential uses including retail and may include larger scale commercial uses consistent with the current levels and types of development found on the project site. These may be in the form of a "power center" or "lifestyle center", either as single use or series of buildings, offices, community-oriented retail uses, restaurants, as well as a mix of smaller scale buildings and uses, vertically and or horizontally. These uses are understood to be served by interconnected (limited) surface parking and parking structures, pedestrian connections and similar facilities and parking structures. It is assumed surface parking lots are to be limited in use and may also serve as transitional use areas allowing for redevelopment of Blocks and supporting parking structures while under construction.



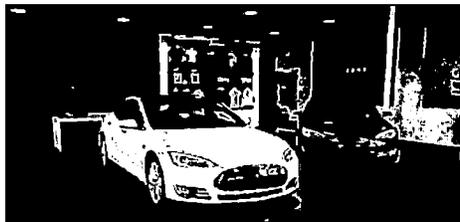
**SEC (2) PERMITTED USES**

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

- (1) Retail/Commercial
- (2) Office
- (3) Residential
- (4) Hotel
- (5) Recreation
- (6) Community Facilities
- (7) Transportation
- (8) Conservation
- (9) Accessory Uses as permitted to serve the PD

Specific uses include the following:

- (1) Community meeting rooms, auditoriums, community centers, recreational facilities, libraries, halls, business center, conference center, private clubs and other places of public assembly.
- (2) Retail and service establishments including department stores, grocery stores, farmer's market, marine market, home improvement centers, major appliance stores, furniture stores, liquor stores, package stores, wine stores, retail/grocery stores with wine and liquor, micro-breweries, restaurants, billiard parlors, bars or taverns for on-premises and or off-premise consumption of alcoholic beverages, night clubs, spas, salons, beauty shops, barbershops, athletic clubs or gymnasiums, group instruction, art gallery, daycare center, pet shop, dry cleaning/laundry, deli, baked goods/bakery including those within a retail/grocery store, bowling alleys, indoor motion picture theaters, and theater for live stage productions; also includes uses utilizing a drive-thru facility, automotive parts sales. Note: with respect to liquor stores, package stores, wine stores, free-standing stores less than 10,000 square feet are permitted.
- (3) Art studios and shops, museums.
- (4) Parking lots and structures (may also be referred to as parking garage throughout the PD. See also Section (5) Building (A) Building Types – Building Type 5 Parking Structures/Garages.
- (5) Banks and financial institutions with and without drive-thru facilities.
- (6) Open-air cafes, restaurants, with or without a drive-thru facility, and bars or taverns, including those with outdoor, rooftop and or sidewalk seating areas.
- (7) Outdoor recreation, including commercial oriented recreational uses.
- (8) Outdoor performance venues, stages and similar.
- (9) Residential including multi-family/condominium.
- (10) "Aging In Place" uses, residential assisted living/adult congregate care facilities, nursing homes, rest homes, convalescent homes, homes for the aged, and assisted living facilities.
- (11) Hotels and lodging uses. Such uses shall provide internal room access only; no external individual room access is permitted.
- (12) Business, medical, dental and professional offices and laboratories.
- (13) Auto Sales, display/showrooms and related services including accessory service facilities, within a building or structure. With respect to auto sales, the intent is to provide facilities for the display and sales of high-end vehicles within a building; however, are not intended to allow surface lots for the storage of vehicles for sale. Below is a image of a possible showroom.



- (14) Medical marijuana facilities/uses where consistent with the City's requirements for such facilities
- (15) Cell phone / cellular telecommunications tower (as existing or as may be relocated within the PD.

#### Prohibited Uses

- (1) Unscreened parking lots and parking garages not consistent with Permitted Uses-Specific Uses (4) identified above and as designed pursuant to Section (5) Buildings below
- (2) Adult Entertainment Businesses
- (3) Tattoo Parlor/shops
- (4) Veterinary hospital, including boarding kennel (whether overnight or daily), stockyard or animal raising establishment
- (5) Industrial, Warehousing or Manufacturing use which is determined to be a principle use.
- (6) Pawn shops
- (7) Auto Salvage Facility
- (8) Agricultural uses unless such uses are associated with a "farm-to-table" use or similar which may include retail sales, restaurants.
- (9) Motels (lodging facilities with external room access(es)
- (10) Free-standing liquor stores greater than 10,000 square feet
- (11) Vehicle Storage, outdoor auto sales, and overnight parking except in association with residential and hotel uses.

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#### SEC (3) DENSITY/INTENSITY

Consistent with the latest Land Use Plan Amendment, Oakwood Plaza Planned Development shall be entitled to develop consistent with the following residential density and non-residential intensity standards in accordance with the Oakwood Activity Center LUPA. Specifically, the PD shall be entitled to develop a maximum of:

- 1.2 M SF of Retail
- 1.89 M SF of Office
- 3,800 Residential Units
- 625 Hotel Rooms

The maximum development amounts show above are applied to the project which include the existing retail and office uses. It is understood that accessory and or ancillary uses including those within hotels including but not limited to breakfast areas, business/meeting rooms, service areas, storage, etc., shall not be included in the maximum development totals above. In addition, outdoor activity spaces, public gathering areas associated with principle uses shall not count towards a specific use's square footage.

The following table further identifies the location, type and maximum amount of development within each area (block) which may be developed providing that the maximum amount of 1.2 M SF of Retail, 1.89 M SF of Office, 3,800 Residential Units and 625 Hotel Rooms is not exceeded within the overall PD. Each block below shows a maximum amount for each use. This is shown to provide flexibility for each block. As development proceeds within each of the five blocks the ranges for retail, office, residential units and hotel rooms will fluctuate, but will not be over the maximum shown. The areas for retail, office, residential and hotel rooms if totaled together would

be over the maximum entitled development amounts, but the intent is just to provide larger amounts for the individual blocks for flexibility but will not exceed the maximum entitled amounts as adopted in the LUPA.

Block Description	Retail (SF) Maximum	Office (SF) Maximum	Residential (Units) Maximum	Hotel (Rooms) Maximum
Oakwood North West	750,000	1,500,000	2,500	475
Oakwood North East	1,000,000	1,750,000	3,000	625
Oakwood South West	1,000,000	1,750,000	3,000	625
Oakwood South East	750,000	1,500,000	2,500	475
Oakwood East	175,000	500,000	800	475

**SEC (4) Building/Lot Coverage/Lot Size Standards**

Building/lot coverage standards and impervious area standards apply to the Oakwood Plaza Planned Development as a whole; standards shall not be applied to individual lot(s) or development sites within the boundaries of the Planned Development. The maximum building/lot coverage standards indicated in the above table are expressed as Floor Area Ratio (FAR) and are calculated based on buildings and vertical structures only. The FAR standards do not include parking garages/structures or similar and also do not include non-habitable spaces including areas for mechanical equipment, mezzanines or similar. Impervious area standards are calculated based on buildings, vertical structures, roadways, driveways, sidewalks and parking facilities.

- (1) Lot Size Standards (acreage/sq.ft.): No minimum lot size is required.
- (2) Lot Width/Depth: No minimum lot width and/or depth is required.
- (3) The maximum lot (building) coverage shall be 90 percent.
  - o This standard shall not be applied to lease areas which tend to reflect the building pad site only and not the full lot in which the building may be located
- (4) The maximum impervious coverage shall be 90 percent.
- (5) Corner lots, multiple frontage lots and through lots shall be permitted in the PD; setbacks shall be provided in accordance with Section (5)(B) below.

- (6) Open Space: Open space inclusive of pervious spaces as well as plazas, public spaces, sidewalks, pedestrian amenities, amenity areas,



public lakes, stormwater facilities or similar shall be consistent with those standards of the LUPA.

**SEC (5) BUILDINGS**

Building standards include those items generally pertaining to the height, perimeter setbacks and orientation; may also contain general design standards pertaining to development themes and visual appearance. As a mixed-use redevelopment project, Oakwood Plaza Planned Development has the potential for a variety of building heights and building uses according to the MDP. The building types provided in Table 2 are a template for the potential buildings within the Planned Development and are provided for reference purposes only.

**General Building Comments and Notes:**

- (1) **Building Height.** Maximum: 30 stories/300'; this provides flexibility considering the different uses proposed and the possible variety in floor-to-floor height requirements. Buildings exceeding 175' will require coordination and approval with the Federal Aviation Administration, Broward County Aviation Department and/or Florida Department of Transportation (Aviation Division), as applicable.
- (2) There shall be no minimum and or maximum building floorplate within the PD.
- (3) Buildings shall comply with the Florida Building Code, latest edition.
- (4) **Building Materials** shall be per those listed in subsection (E) below; additional building materials may be provided as a minor amendment to these standards.
- (5) **Building Separation:** Buildings shall meet the applicable Florida Building Code requirements for separation and the adopted RAC.

**(A) BUILDING TYPE**

The following table provides a representative list of potential building types. Ancillary uses as noted below in Table 2 are understood to supportive in nature and include up to 49 percent of the floor area.

*Table 2: Building types and Uses*

Building Type	Primary Use
<b>Type 1. Commercial</b>	Commercial
<b>Type 2. Office</b>	Office: may include residential and ancillary commercial, as allowed such as live/work or other similar use.
<b>Type 3. Hotel</b>	Hotel: may include ancillary commercial
<b>Type 4. Residential</b>	Residential: may include ancillary commercial (Townhouse, Low Rise, High Rise)
<b>Type 5. Parking Structure</b>	Parking; may include ground floor commercial or office.
<b>Type 6. Flex/ Other Building</b>	All permitted uses including ancillary and accessory uses

**Building Type 1 – Commercial**

This building type is primarily commercial and may include an individual retail building, major retail store, part of a small retail center and may also be part of a shopping or lifestyle center. Sidewalks may include an arcade. Outdoor cafes and restaurant seating areas may be provided adjacent to the frontage.

#### Building Type 2 – Office

This building type is primarily office and may include residential and/or ancillary commercial. It is likely that this building type will include multiple entrances located at sidewalk level but may also be accessed from upper stories via an attached or detached parking structure.

#### Building Type 3 – Hotel

This building type is primarily a facility offering lodging accommodations to the general public and may provide ancillary services and other uses. These ancillary services may include commercial, restaurants, meeting rooms, entertainment and recreational facilities.

#### Building Type 4 – Residential

This building type is primarily residential and may include ancillary commercial in the low to high rise subtype. Building entrances to be located from the sidewalk or pedestrian areas. Building entrances may also be located within parking structures and internal accessways which may not necessarily be public in nature and provide access to the residents of the building.

#### Building Type 5 - Parking Structures/Garages

This building type is primarily for parking and may consist of either an independent parking structure or a parking structure with ground floor commercial, 1 to 2 story liner buildings and other similar uses and may be attached or detached. Parking garages may also be attached to the residential building and be the same height as the residential building. This is intended to allow for tenant parking on the same floor/level as their residential unit.

#### Building Type 6 – Flex/Other

Building Type 6 is intended to provide alternative building types which may, as part of the mixed-use nature, provide for alternative building types not identified in Building Types 1 through 5 above. Although not illustrated, Building Type 6 may be provided as part of the subsequent permitting process and may include but is not limited to industrial, park buildings, restrooms, mobility hubs, cellular telecommunication towers and accessory (related uses) for such towers, enclosed dumpster and/or similar uses.

#### *(B) SETBACKS*

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

- (1) Except where required to meet applicable Fire Codes and/or utility and drainage easements, no building setback is required from internal property/lot lines, and/or other structures within the PD. Setbacks shall be measured from the face of curb to the face of the building. This standard shall apply to all parcels, lots or similar including corner lots, multiple frontage lots and through lots.

- (2) Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PD property line or at the right-of-way line.
- (3) Building Attachments as identified in Section (C) below, may encroach into the required setbacks providing they do not interfere with pedestrian, vehicular movements and proposed landscape buffer, or restrict utilities. Building Attachments included in this PD are not subject to City Code.
- (4) Buildings are not required to be relocated if the setback is reduced due to future right-of-way dedication(s) after the building has been constructed.

#### *(C) BUILDING ATTACHMENTS*

Building Attachments are generally defined as any feature secured to the façade of the building, such as awnings, loggias, arcades, or similar. Awnings, canopies, or similar shade structures may be provided and may encroach into prescribed building setbacks provided they do not interfere with pedestrian, landscaping materials, and/or vehicular movements. Graphics, including signage may be affixed to building attachments as regulated by the PD. Encroachments by awnings, overhangs and other building features into vehicular and pedestrian-ways are allowed within the PD to the extent limited by the vertical clearance standards within the development. Encroachments can include awnings, overhangs, accessory buildings, etc and will be designed in accordance with the standards established in these PD.

#### *(D) BUILDING ARCHITECTURE*

- (1) Design Intent
  - i. The buildings within the PD are to be designed to create a high-quality signature character while providing a visually interesting mixed-use development. Buildings are exempt from the specific standards of Section 4.23; buildings, building features and articulation are to be provided with the respective Site Plans and as provided below.
- (2) Building Design
  - i. Building facades shall be designed to continue the character established by the front or primary building facade. Buildings located at an internal roadway corner shall feature a distinct corner element.
  - ii. Building facades shall include articulation of the building facade to reduce the overall mass of the walls. This articulation shall include:
    1. Façade projections and recesses that may be coordinated with changes in wall color or material



- 2. Variation in overall building height
  - 3. Arcade/colonnade, Canopies or Balconies
  - iii. Exemption to this standard includes Service Areas. Those portions of the building enclosed or screened for service will not require articulation.
- (3) Building Materials
- i. The building materials will serve as a reinforcement to the objective of creating a high-quality signature character for the PD and shall consist of hard, durable materials that convey an impression of permanence and durability. Materials such as masonry, stone, Synthetic stucco, glass, metal panels, composite panels, terracotta panels, and tile are encouraged.
  - ii. Building materials shall be used to compliment the architectural style of the building and vary in texture and type to accentuate the public entrances / exits, façade projections and other architectural features.
  - iii. Glass used as an exterior material shall be clear or lightly tinted. The use of reflective glass will require coordination and approval with the Federal Aviation Administration and/or Florida Department of Transportation (Aviation Division).
  - iv. Existing buildings shall be exempt from this standard until redeveloped consistent.
- (4) Building Colors

The color palette for the exterior building materials shall compliment the architectural style and shall be neutral tones with accent colors. An accent color may be used to emphasize architectural form or material texture.

Accent colors may also be used to emphasize the brand of the retail establishment in Type 1 Commercial Buildings.

***(E) LOADING/UNLOADING SPACES***

Loading for all proposed developments shall occur internal to the building footprint or from the alley and shall be visually screened from public view as practical. Public rights-of-way, excluding alleys shall not be utilized for maneuvering associated with building loading access. Loading areas shall be convenient to the building(s) in which it serves. Due to the compact nature of the PD, no minimum number of loading/unloading spaces shall be required. The sharing of such spaces (areas) between individual tenants, uses and buildings within the PD shall be permitted. For proposed code deviations see appendix B

***(F) SERVICE STRUCTURES AND USES***

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

- (1) Building Mechanical, Electrical, Communication and Service Equipment
- i. Wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be located in the building service area. Screening shall be as required under building service and loading areas per Section F Loading / Unloading Spaces.
  - ii. Rooftop and sidewall mechanical equipment and other extensions allowed above the building height shall be concealed by or integrated within the roof form or screened from view of the public right-of-way. The following appurtenances or necessary extensions above the roofline that require

screening include air conditioning units, large vents, heat pumps and mechanical equipment.

(2) Building Refuse Collection

- i. Trash dumpsters are to be located in close proximity to the building service areas. For trash dumpsters not located within an enclosed service area provide screen walls that are constructed using materials as listed in the code, complementary material as the adjacent building; landscaping can be provided to screen these areas as well in addition to required wall. Dumpsters, compactors and similar uses shall be enclosed within buildings or screened using walls or fences to match the architecture and color of the building which it serves.
- ii. Trash compactors attached to the building are to be located within the building service area and screened as required under building service and loading areas per Section F Loading / Unloading Spaces.
- iii. There are no minimum or maximum trash/dumpster enclosure sizes. Pedestrian openings are not required except for residential users. Trucks accessing dumpsters are not allowed to back into public roadways or private Roadways, as where practical, and identified through signage or other similar means. Where loading/unloading is proposed within the roadway, at least one vehicular travel lane shall be preserved to ensure the flow of traffic. Dumpsters shall follow the same setback requirements as principal structures.

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

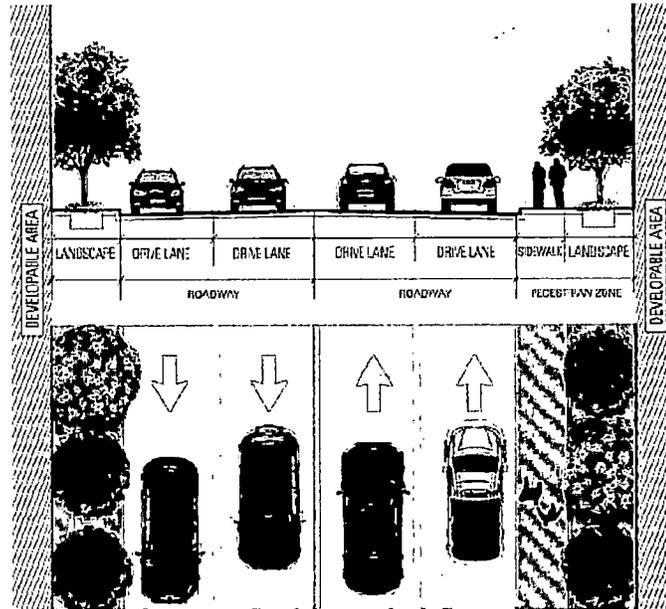
## SEC (6) CONNECTIVITY

Transportation systems are understood to include facilities providing both vehicular and non-vehicular connections within the Oakwood Plaza Planned Development project including incorporating internal multi-modal opportunities. The boulevards, streets and drives (collectively referred to as the "Roadways") throughout the PD will create the framework of redevelopment by providing new developable building areas with both vehicular and pedestrian connectivity. The roadway and sidewalk networks within the PD will be privately owned and maintained, and designed to meet the criteria within these development guidelines and the applicable sections of the Planned Development will be designed to applicable roadway standards, such as FDOT and Broward County. Onsite roadways and sidewalks will be designed to these PD and the applicable portions of the City Code. There currently is a sidewalk that connects to Stirling Road and NW 26<sup>th</sup> Avenue that will remain for the future development.

Typical Roadways are understood to be constructed as redevelopment occurs and any changes to the Primary roadway shall be designed to meet the criteria outlined in this section. The existing Primary roadway as well as any existing parking and development along the existing roadway shall be grandfathered into the PD.

### 1. Existing Oakwood Boulevard:

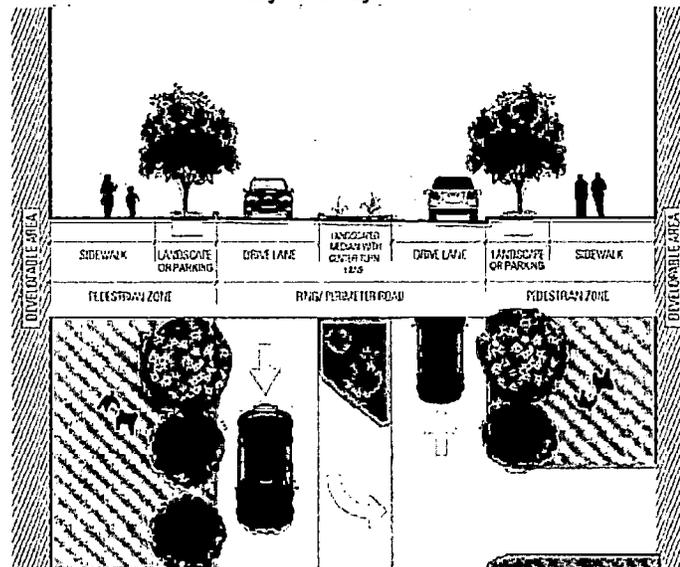
The existing four lane boulevard has two lanes in each direction with a sidewalk and landscaping as shown below. The boulevard may be used for this development.



## 2. Primary Roadway:

The Primary Roadway services as the central “spine” connecting the blocks to the existing arterial roadways (Stirling Road to the north and Sheridan Street to the south). The Primary Roadway shall generally conform to the following cross-section:

### (1) Standards for the Primary roadway:



- i. A minimum of three lanes with one lane as a dedicated turn lane that can be a landscaped median when not utilized as a turn lane. The center lane is only required at intersections.
- ii. Although drive lanes are permitted to be a minimum of eleven feet (11') wide, for fire truck clearance purposes, one-way drive lanes separated by medians and parking shall be a minimum of fifteen feet (15') wide if included adjacent to the

travel lane in place of landscaping. Dedicated bike lane is not required; however, may be provided.

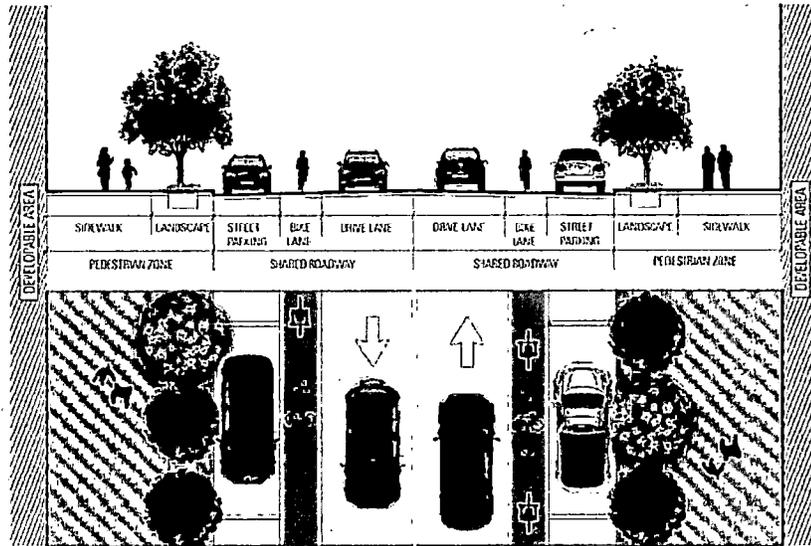
- iii. Street parking is allowed but discouraged to maintain a consistent flow of traffic.
- iv. A pedestrian zone may be provided between the travel lanes / parking areas and the building areas. The pedestrian zone, if utilized, shall be at least ten feet (10') measured from the back of curb and shall consist of landscaped areas and sidewalk / pedestrian areas.
- v. Pedestrian zone can include the following:
  - a. Light Poles given that ADA compliance is provided and met.
  - b. Street trees, which may be in tree grates, planters and similar. Street tree, shrub, and ground cover quantities shall be consistent with Section 8.
  - c. Site furnishings, including and not limited to, benches, tables, chairs, potted plants and trash receptacles
  - d. Art installations, including sculptures
  - e. Water features
  - f. Bicycle rentals and racks
  - g. Interconnectivity, ramps, sidewalk connections, planters
  - h. Canopies, trellis, and fabric awnings that are cantilevered and provide a minimum nine feet (9') high clear
  - i. Outdoor dining providing a clear zone
  - j. Kiosks (such as retail or other appropriate type)
  - k. Totems
- vi. Areas outside the limits of the PD such as existing parking and existing development are not subject to these standards and shall not be required to construct the pedestrian zone.
- vii. The image shown above is graphical in nature and is not intended to require buildings or other improvements to be constructed outside of the PD boundary.

### 3. Secondary Roadways (Avenues and Boulevards)

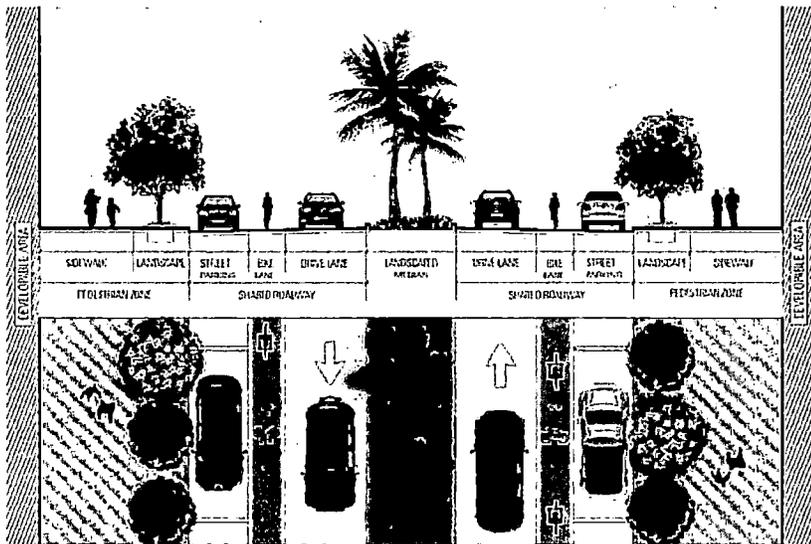
Secondary roadways are internal to the Primary roadway and shall consist of Avenues and Boulevards. The Secondary roadways are the main internal thoroughfares for vehicular, pedestrian and cyclist connectivity. Secondary roadways establish the main developable building areas. They shall be designed to meet the criteria outlined in this section.

#### (1) Standards for Avenues and Boulevards:

- i. Avenues shall generally conform to the following typical section:



- ii. Boulevards shall generally conform to the following typical section:



- (2) Criteria specific to Secondary roadways:

Standards for the Secondary roadway:

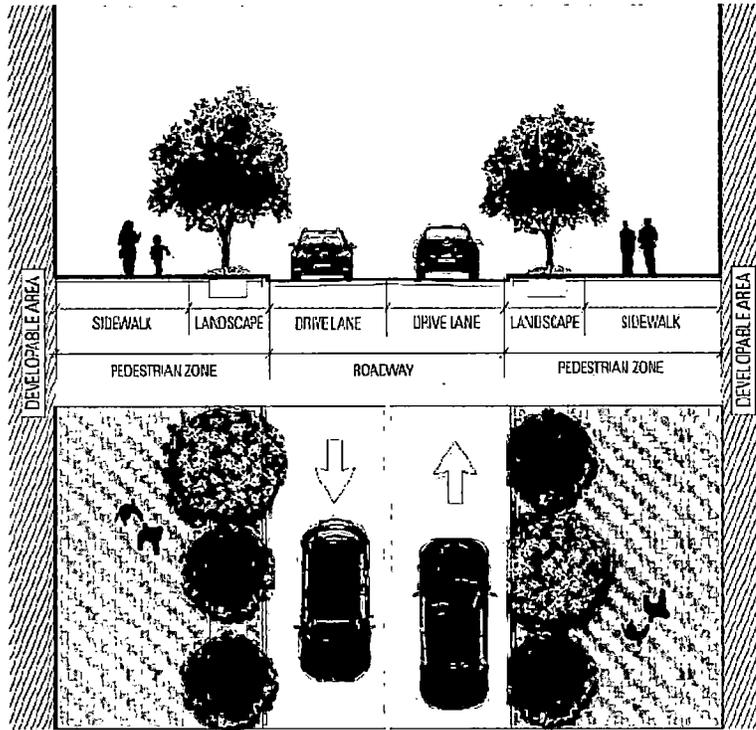
- i. Bike lane, if utilized, shall be a minimum of four feet (4')
- ii. Two lanes, one in either direction, and may be separated by a median. Drive lanes shall be a minimum of eleven feet (11') wide. Although drive lanes are permitted to be a minimum of eleven feet (11') wide, for fire truck clearance purposes, one-way drive lanes separated by medians and parking shall be a minimum of fifteen feet (15') wide.
- iii. Street parking is encouraged and can be either parallel or angled. Street parking shall be designed to meet the criteria in Section 7.

- a. A pedestrian zone may be provided between the travel lanes / parking areas and the building areas. The pedestrian zone, if utilized, shall be at least twelve feet (12') measured from the back of curb and shall consist of landscaped areas and sidewalk / pedestrian areas.
- b. Pedestrian zone can include the following:
  - i. Light Poles given that ADA compliance is provided and met.
  - ii. Street trees, which may be in tree grates, planters and similar. Street tree, shrub, and ground cover quantities shall be consistent with Section 8
  - iii. Site furnishings, including and not limited to, benches, tables, chairs, potted plants and trash receptacles
  - iv. Art installations, including sculptures
  - v. Water features
  - vi. Bicycle rentals and racks
  - vii. Interconnectivity, ramps, sidewalk connections, planters
  - viii. Canopies, trellis and fabric awnings that are cantilevered and provide a minimum nine feet (9') high clear
  - ix. Arcades (upper level extending beyond ground level) provided columns fall in landscaped areas or planters, with a minimum three feet (3') clear from back of curb and a minimum nine feet (9') high clear is maintained, and meets all ADA requirements.
  - x. Outdoor dining providing a clear zone
  - xi. Kiosks such as retail or other appropriate type)
  - xii. Totems

### (3) Minor Roadways (Drives and Streets)

Minor roadways are internal to Primary and Secondary Roadways and shall consist of Streets and Drives. The Minor roadways facilitate vehicular and pedestrian circulation between various buildings within the blocks / pods established by the Primary and Secondary roadways. They shall be designed to meet the criteria outlined in this section.

- I. Two-way drives shall generally conform to the following typical section:



**MINOR STREET SECTION**

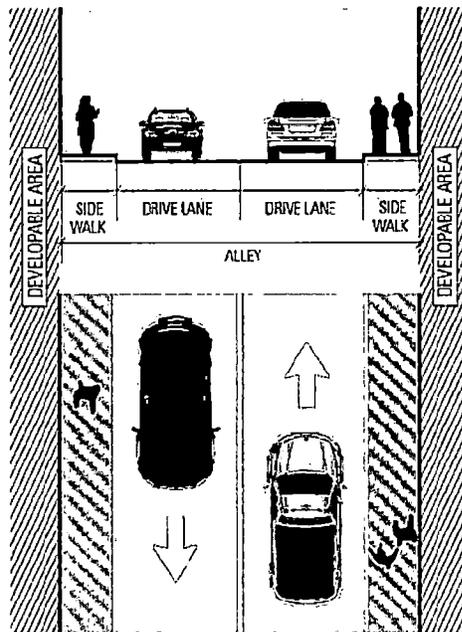
**Standard for Minor Roadways:**

- i. The Minor roadways shall consist of the following:
  - a. Drive lane shall be a minimum of eleven feet (11') wide. If separated by medians or traffic separators, fifteen feet (15') clear drive aisles are required for fire truck access.
  - b. One-way drives shall be fifteen feet (15') wide
  - c. Bike lane is not required
  - d. Street parking is allowed, and can be parallel, angled, or perpendicular
- ii. A pedestrian zone may be provided between the travel lanes and the building areas. The pedestrian zone, if utilized shall be at least ten feet (10') measured from the back of curb and shall consist of landscaped areas and sidewalk / pedestrian areas.
  - a. Pedestrian zone can include the following:
    - i. Light Poles given that ADA compliance is provided and met.
    - ii. Street trees, which may be in tree grates, planters and similar. Street tree, shrub, and ground cover quantities shall be consistent with Section 8.
    - iii. Site furnishings, including and not limited to, benches, tables, chairs, potted plants and trash receptacles
    - iv. Art installations, including sculptures
    - v. Water features
    - vi. Bicycle rentals and racks
    - vii. Interconnectivity, ramps, sidewalk connections, planters

- viii. Canopies, trellis and fabric awnings that are cantilevered and provide a minimum nine feet (9') high clear
- ix. Outdoor dining providing a clear zone
- x. Kiosks (such as retail or other appropriate type)
- xi. Totems

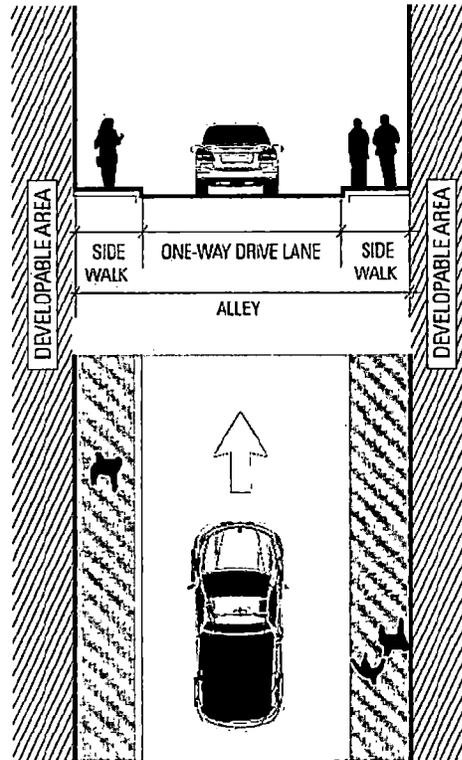
**(4) Tertiary Roadways (Accessways and Alleys)**

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



- i. Two-way accessways shall generally conform to the following typical section:

- ii. One-way accessways shall generally conform to the following typical section:



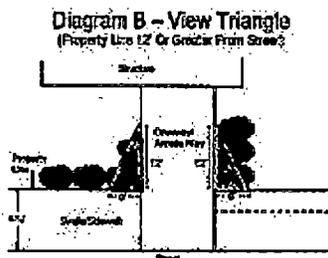
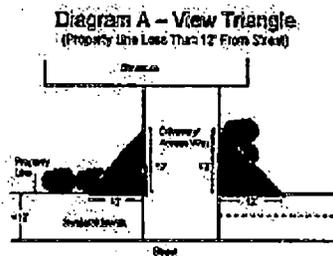
- iii. Criteria specific for Tertiary roadway design:
  - i. One-way accessways and alleys shall be a minimum of fifteen feet (15') wide.
  - ii. Two-way accessways and alleys shall be a minimum of twenty-two feet (22') wide.
  - iii. Tertiary roads are primarily for vehicular access and service, thus pedestrians are encouraged to use other roadways
    - a. Sidewalks shall be a minimum of five feet (5'), and can be reduced to three feet (3') if not used for accessible ingress/egress
    - b. Sidewalks are not required on both sides of the road
    - c. Dedicated bike lane is not required
    - d. Street landscape is not required
    - e. Street parking is allowed, and can be parallel, angled, or perpendicular

**Additional general criteria for roadway design:**

All internal roadways shall conform to the following standards:

- i. Roadways shall provide drainage facilities either through curb and gutter system, crown, inverted crown or alternate.
- ii. Traffic calming measures including but not limited to roundabouts, traffic circles, traffic tables, speed bumps, bulb-outs/neck-downs or similar (including roadway "chokers"), chicanes, signage, striping, raised pedestrian crossings, etc., may be provided within the internal roadways.

- iii. Six inch (6") vertical curbs, whether with or without gutter, are allowed, but in no case shall extruded curb placed on top of asphalt be allowed.
- iv. Bike lanes within a striped area and/or pavement markings (sharrows) may be provided. Where provided, on-road bike lanes shall be a minimum of four feet (4') wide. Sharrows are intended for use on one-way drives or single drive aisles separated by medians. Lanes upon which a sharrow may be provided shall be a minimum of fifteen feet (15') wide and sharrows shall be marked on the pavement. Sharrows and bike lanes may be painted white or green.
- v. Encroachments such as awnings and canopies may be allowed where the height provided does not conflict with vehicular traffic and landscape materials.
- vi. Pavers, stamped asphalt and concrete, and other surface treatments are allowed for use on all internal drives, streets, sidewalks, parking and crosswalks.
- vii. Sight triangles at intersections with public roadways shall conform to City/governmental requirements. View triangle area (all zones).
  - (1) The view triangle is the area adjacent to an access way and the private property line where the access way intersects a street. For properties in which the property line parallel to the street and adjacent to the subject access way is located less than twelve feet (12') from the street, the view triangle area is delineated by a line connecting points measured twelve feet (12') distant along the property line from the intersection of the access way and twelve feet (12') distant along the access way, as depicted in Diagram A. For properties in which the property line parallel to the street and adjacent to the subject access way is located more than twelve feet (12') from the street, the view triangle area is delineated by a line connecting points measured twelve feet (12') distant along the property line from the intersection of the access way and six feet (6') distant along the access way, as depicted in Diagram B.



- viii. Medians are allowed within all roadways and are allowed to be planted in accordance with Section 8, however in no case shall a planted "green" median be narrower than two feet (2').

- ix. Landscape between buildings with storefronts or outdoor patios adjacent to roadways is allowed to be placed within tree planters, tree grates, and similar.
- x. Sidewalks may be attached to curb or detached. Sidewalks shall be constructed to meet minimum density requirements set forth by the City Code and as recommended by a licensed geotechnical engineer. Accessible handicap ramps will be provided where required to accommodate the mobility needs of patrons.

#### (A) SIDEWALKS

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

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

#### (B) PUBLIC SPACES

Public Spaces shall also be counted towards open space standards and may be used within PD to highlight prominent areas of the project and to provide opportunities for formal and informal gatherings, pedestrian congregation and other social encounters; outdoor vendors including "food trucks" may be provided on a temporary basis within public spaces. A public space would include open space, plazas, arcades, courtyards, multipurpose fields and will be in the areas noted currently in the PD Entertainment District (Appendix F) and would be where band stands / stages / amphitheater would be limited to. Entertainment district could also include the same amenities of a public space. Public spaces may include storm water facilities or similar, the storm water facility shall be designed to complement the public space through the use of pedestrian pathways, benches, shade structures, signage or similar features. Public space(s) should be located in areas with increased visibility from roadways and in prominent areas of the project.

##### (1) Water Features

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

##### (2) Site Amenities/Hardscape

Pedestrian-scale site amenities and hardscape features shall be included within the PD. These may include seating opportunities, such as benches, low walls and wide planter edges, pedestrian scale lighting, trash receptacles, bicycle racks, bollards, drinking

fountains, kiosks, tables and chairs. Site Amenities listed below are the recommended materials within the PD; materials may be substituted with like kind materials of similar quality and or color as part of a Site Plan: It is understood that Master Developer branded items and features, i.e., those including the Master Developer's logo, brand and or name, may be used throughout the Project and shall not count towards or be considered as signage.

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

#### *(C) TRANSIT*

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

#### **SEC (7) PARKING**

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

##### General:

- (1) Arrangement of spaces. Parking areas shall be so arranged that any automobile may be parked/ unpaired without moving another, except for parking structures which may be designed to allow tandem parking and/or valet services.
- (2) No parking space may encroach, hinder or otherwise block a public roadway, or an internal Boulevard, or Avenues.
- (3) Combined loading areas. Collective, joint or combined provisions for loading areas for two or more buildings or uses may be made.
- (4) Valet parking spaces shall be eight feet six inches (8.5') wide by 18' deep minimum.
- (5) Parking spaces may be located within required building setbacks.
- (6) Parking facilities including spaces and drive aisles may be used for special events and temporary uses providing emergency service access is not restricted.
- (7) Off-street parking provides surface parking within a lot located off a public roadway or internal boulevard. In general, surface parking shall be provided with 90-degree parking, 45-degree or 60-degree parking.
  - a. 90-degree stalls with a minimum dimension of eight feet six inches (8.5') feet wide by

eighteen (18) feet deep with a minimum drive-aisle of twenty-four (24) feet wide; a one-way drive aisle may be a minimum fifteen feet (15') wide. This length may be reduced to sixteen (16) feet where a two (2) foot overhang is provided over landscape. Where the two-foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained.

- b. Angled parking (45 degree and 60 degree) may be used within the PD. For 45-degree angle spaces, on-street parking spaces shall be a minimum of eight feet six inches (8.5') by 19'3" and 60-degree angle spaces eight and half (8.5') by 20'8" with a minimum drive aisle width of 13.5' for 45 degree and 15' for 60 degree.
  - c. Accessible spaces shall meet latest ADA requirements.
- (8) On-street parking provides additional parking opportunities and greater access to businesses. On-street parking spaces shall be a minimum of eight and a half (8.5') feet wide by eighteen (18) long for angled parking or eight and a half (8.5) feet wide by twenty-three (23) feet long for parallel; this length may be reduced to sixteen (16) feet where a two (2) foot overhang is provided over landscape. Where the two-foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained. Where on-street parking occurs, mid-block crossing opportunities will be provided.
  - (9) Vehicle stacking spaces shall measure eight feet six inches (8.5') feet wide by eighteen (18) feet long and shall be provided in a number sufficient for the use of the tenant. A bypass lane is not required.
  - (10) Structured parking provides an increase in the amount of parking provided within a smaller footprint. Some surface parking may be converted to structured parking. Structured parking may be provided as part of proposed commercial, residential, hotel or office uses or independent of any other use.
  - (11) The design and outward appearance of parking facilities and structures (garages) shall incorporate design elements of the PD. Structured parking shall be considered a building and be held to the same requirements noted for buildings. Such uses must be screened landscape features, hardscape features including but not limited to pedestrian facilities, benches, signage, kiosks (retail or other), or similar. Parking structures /facades shall be screened by either liner buildings not to exceed two stories in height or through the use of building design/architectural features; such features shall not exceed 50 percent of the façade to allow for increased light and ventilation.
  - (12) Parking within structures may be eight feet, six inches (8'-6") wide by eighteen (18') feet long. A one foot (1') clearance from columns and walls is allowed. Parking garage slopes may vary per structure design. If the lower floor of structures is designed to accept sanitation, emergency or maintenance vehicles are designed to be allowed to the lower floor of structures, a fourteen feet (14') clearance shall be provided. The Florida Building Code minimum width and clearance must be maintained at all times.
  - ~~(13)~~ Compact spaces shall be a minimum of eight feet wide (8') by sixteen (16') feet long. Compact spaces shall be marked / designated on the Site Plan and when constructed.
  - (14) Dead end parking aisles are permitted when a bump out or back up area is provided. These areas are not permitted to serve as loading/unloading areas unless otherwise noted on the site plan.
  - (15) To the extent feasible, the maximum distance from any parking structure/facility to proposed buildings will be 1000 feet. This is in order to promote walkable and accessible development.
  - (16) The use of wheel stops is discouraged within the PD. If a curb, curb-stop, bollard or similar cannot be provided and wheel stops are used, they shall be painted, provide reflective materials or otherwise set aside from the parking space for increased visibility. The use of wheel stops requires the Planned Development Master Developer's approval.
  - (17) Parking may be shared between uses and buildings provided the minimum parking standard, below, is provided for the entirety of the Oakwood Plaza Planned Development.

- (18) Parking spaces / areas may also be used for short-term pickup of people, goods or services including ride-share and mobile delivery services. Where provided, these spaces shall count towards the overall parking provided within the PD and not be excluded.

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

Minimum Parking Standard:

(1) Non-Residential Uses

Commercial/Office:

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

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)

(2) Residential Uses

Apartments, condominiums, townhouses, etc:

1.0 spaces per one dwelling unit ,1.5 spaces for two or more dwelling units.. Due to the nature of the PD, no additional parking for guests or other shall be required.

Bicycle parking:

Bicycle racks will be provide based on minimum code requirements or what is appropriate based on users whichever is less stringent.

Electric Vehicle (EV) Charging Parking:

- i. EV parking stalls are counted as part of the overall required number of parking spaces. Within mixed-use or non-residential areas, electric vehicle charging kiosks shall be allowed where parking spaces are provided.
- ii. Within residential parking areas, electric vehicle charging stations shall be encouraged as an amenity for the occupants of the residential units.

Exempt Parking Uses:

- i. Outdoor dining
- ii. EV Charging
- iii. Valet parking
- iv. Community centers,
- v. Recreational facilities,
- vi. Other places of public assembly,
- vii. Outdoor theaters/amphitheater,
- viii. Similar uses.

## SEC (8) LANDSCAPING-BUFFERING

Landscaping, including vehicular use areas, within PD shall be integrally designed to enhance the high-quality signature character and visual interest of the overall development while implementing Florida Friendly design principles. Landscaping shall be used and located throughout the development as outlined within the PDs. Buffers and landscaping are proposed based on the intensity of development within the planned development areas. There shall be no required landscape buffers or yards between any structure, property line, lease line, boundary line and similar demising lines internal to the PD, except for the typical street and roadway cross-sections guidelines provided. Buffers along public right of way shall be grandfathered if no changes are proposed. If changes are proposed to the public frontages buffer type 1 will be use.

Where provided and identified on a future Site Plan application, the following buffer types shall be provided. Buffers are not required to be relocated if the setback is reduced due to future right-of-way dedication(s). A list of proposed deviations in the code is shown in Appendix D

- (1) Buffer Dimension and Design. The following establishes the minimum buffer design requirements and minimum widths:

1. Type 1 Buffer: Five feet ( 5') width – one (1) canopy tree and five (5) shrubs for every 40 linear feet.
2. Type 2 Buffer: Ten feet (10') width – one (1) canopy tree and one (1) intermediate or small Tree and five (5) shrubs for every 40 linear feet. Trees shall be staggered within the buffer width to provide a tiered effect.
3. Type 3 Buffer: Fifteen feet (15') width – one (1) canopy tree and one (1) intermediate or small Tree and five (5) shrubs for every 40 linear feet. Trees shall be staggered within the buffer width to provide a tiered effect.

Within Buffers, the required trees and shrubs may be clustered to provide view corridors to signage and allow for clearance for utilities, drainage, and visibility at intersections. The distance between landscape cluster areas shall not exceed eighty feet (80') feet subject to the location of roadways, driveways, signage and or infrastructure. Buffers shall not be required where overhead, underground or similar utilities are provided and or present, and shall not be required to be relocated elsewhere on the property to meet this standard. This also applies to those locations where emergency services including fire department access is needed and such access impacts a buffer and or landscape areas.

- (2) Additional Buffering Standards:

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

- (3) General Landscape Standards:

1. Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement. In general, landscaping when used within a sidewalk shall include trees that provide shade and aesthetic enhancements without conflicting with vehicle or pedestrian movement, awnings or signs.

2. Landscape and Irrigation Plans are required and may be at a consistent scale as the site plans provided as part of specific submittals to the City.
3. Tree grates within sidewalks and other publicly accessible areas shall be provided for trees planted within sidewalks less than ten feet (10') in width. Where tree grates are not provided, raised curbs, shrubs, or other material will be provided.
4. Root Barriers:
  - a. Trees installed within five feet (5') of utilities, or a sidewalk shall provide a root barrier; utilities and site amenities may be permitted to within seven feet, six inches (7'-6") of a tree.
5. Tree Equivalency Standards. For the purposes of calculating required trees (but not for mitigation replacement):
  - a. Five (5) Large Palms from approved list may count as 1 canopy tree. All other palms shall have eight feet (8') CT and counted as 3:1
  - b. A grouping of three (3) palm trees with a typical DBH at maturity of less than twelve inches (12") shall be the equivalent of one (1) canopy tree.
  - c. Palms with typical DBH at maturity of less than twelve inches (12") that are specified with trunks emerging from a common root ball shall be equivalent to one (1) palm tree.
6. Irrigation plan submittals will be provided per City Code for construction permit submittals. Irrigation will be installed prior to the certificate of occupancy.
7. Low-volume drip irrigation may be provided in narrow landscape spaces to avoid overspray onto paved surfaces.
8. Mitigation requirements as outline under section 106.29 will be followed except for item (C) remuneration in lieu of replacement. We are proposing that if any replacement costs are required for removing trees required prior to building permit, these costs would be allowed to be used for public art, pedestrian walkway enhancements, building façade enhancements for the public, open space amenities or other similar items for this particular project.. Street Trees shall be planted along Boulevards, Drives and Avenues, per the following parameters:
  1. Boulevard street trees: One (1) Canopy tree, intermediate tree or palm at fifty feet (50') on center (max) spacing at road edges and 40 feet on center (max) spacing within medians.
  2. Drive and Avenue street trees: One (1) Canopy tree, intermediate tree, or palm at forty feet (40') on center (max) spacing at road edges, planted in a min 4'x4' tree grate, tree planter or as part of a landscaped strip at the road edge.
- (4) Landscaping within non-buffer areas shall be consistent with the following:
  1. Parking structures and garages shall be exempt from landscaping requirements
  2. An area, or combination of areas equal to 8% of the total vehicular use area (VUA), exclusive of perimeter buffers, is required to be devoted to interior VUA landscaping. This standard shall be applied on the overall PD. and is not required for each block, parcel, or individual development. Furthermore, the VUA standard only applies to surface parking and or driveways serving such areas; no VUA is required for parking garages or similar.
  3. Required landscape for non-buffer landscape areas, inclusive of interior VUA landscaping:

- a. One (1) tree or palm and ten (10) shrubs are required for every 2,000 square feet of required non-buffer landscape area, excluding specific purpose landscaped open spaces such as designated recreation spaces (including safety zones), grass amphitheaters, stormwater treatment areas, swales, or similar.
  4. Landscape islands shall be provided at the ends of a parking aisle and are encouraged throughout the surface parking areas to break up the expanses of the parking area. Islands must be of sufficient width to accommodate the plantings being proposed within them or root barriers, drip irrigation and other methods shall be implemented. Interior landscape islands may be clustered so as to provide larger, functional islands at the end caps.
  5. Terminal and intermediate islands shall generally require at least one (1) tree or palm and shall be a minimum of seven feet (7') wide (back of curb to back of curb) or as practical to provide a suitable planting area. Terminal and intermediate islands must be a minimum of seven feet (7') wide for a Canopy tree. A maximum of 20 spaces may be provided between intermediate landscape peninsulas. Wider end islands may be provided if intermediate islands are not provided.
  6. All landscaped areas adjacent to VUAs shall be protected by raised curbing.
  7. A separate buffer is not required between the vehicle use area, public right-of-way and or a building in excess of those required at the property perimeter.
- (5) Project entrances shall provide enhanced landscaping and design; however, entrance landscapes are not required to exceed the minimum requirements of these PDs.
- (6) Plants
1. The plant palette used for the Oakwood Plaza PD shall be composed of a minimum 50 percent native species and nursery stock grown within the region. Trees, shrubs and similar shall, at a minimum, meet Florida No. 1 standards. Plants that are identified as category I and II invasive species per Section 825-50 (Definitions) of the Hollywood Code of Ordinances are prohibited. Plant species should complement the design of previously installed portions within the Oakwood Plaza Planned Development, applying the design precedence observed for previously approved parking lots, buffers, building foundations, and internal roadway plantings. Plant species identified in the Hollywood Landscape Technical Manual shall be utilized for at least 75% of all plantings per landscape plan application.
- (7) Open Space: The Design Guidelines will comply with the standards from the LUPA. Approximately 2.50 acres of open space will be incorporated into the overall 112.50 gross acres as a wet pond/dry pond or other allowed use.

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## SEC (9) SIGNAGE

Master sign plan shall be approved administratively subsequent to the adoption of these PD. A list of proposed deviations in the code is shown in Appendix C.

Signage shall be designed to complement the architecture and designs within the District and shall adhere to the following:

General provisions:

- (1) The types of signs permitted within Oakwood Plaza include, monument, pylon, and pedestal signs, blade signs and letters fixed directly to building walls, projecting and hanging signs, and neon and dynamic LED Digital Display signs for media uses; billboard and similar signage types as regulated by FDOT are also permitted. Digital signs including those identified in Subsection (4).2 and (4).3 below, and or oriented to FDOT right-of-way shall follow FDOT requirements.
- (2) Internally illuminated cabinet signs (i.e., box signs) directly mounted to the wall are not permitted.
- (3) Existing signage within the existing Oakwood Plaza shall not count towards the following Signage Standards; the following apply to new and or redevelopment only.
- (4) The Oakwood Plaza Master Sign Plan (Site Sign Plan) will include all ground signage, excluding tenant and building signage. The Master Sign Plan is schematic in nature and individual signs may be relocated during the Site Plan process providing the size (i.e., sign copy) and sign type is not exceeded. In addition, sign structure, details, colors and materials that do not impact the sign copy may be modified through design process.
  1. Signage including Project Identification Signage, located not closer than one hundred feet (100') to Stirling Road and I-95 are exempt from signage requirements. Those signs within one hundred (100') of Stirling Road and I-95 will be regulated as per this section
  2. Maps/Map Stands and Kiosks are exempt from signage requirements.
  3. Wayfinding and similar internal signage including valet parking signage, shall be governed by the standards listed below.
    - a. Wayfinding signs shall only be used on a localized level in close proximity to the destination when there is no conflict with traffic signs.
    - b. Wayfinding signs shall have a standardized character and be constructed of attractive and durable materials.
    - c. Wayfinding signs shall be developed as a family of signs for different uses.
    - d. Wayfinding signage shall be designed at an appropriate size to relate to the intended reader. For instance, vehicular wayfinding signs shall be larger to be readable at greater speeds, whereas pedestrian signs shall be smaller and on shorter bases.
    - e. Where located within Florida Department of Transportation (FDOT) facilities, wayfinding signage must adhere to the FDOT Plans Preparation Manual as may be amended.
    - f. Signage along I-95 may be raised and or exceed the maximum sign heights listed below if improvements to I-95 are undertaken including the provision of a flyover or similar elevated travel surface obscures the specific signs and or their visibility.
- (5) Sign standards: in addition to those signs provided above, the following sign standards shall apply within Oakwood Plaza Planned Development.
  1. Existing Billboards located along I-95 may be relocated and reconstructed in accordance with F.S. 70.20, subject to a relocation and reconstruction agreement between the City and the Planned Development Master Developer.
  2. Advertising Pylons: Two (2) advertising pylons are proposed adjacent to I-95 in the Northwest parking area. These signs may be up to fifty feet (50') in height as measured from the adjacent finished grade. These signs may include digital displays and may be used for off-site advertising. Digital displays may be up to six hundred seventy-five square feet (675 s.f.) per sign.
  3. Oakwood Plaza PD Identification Monument: One (1) project identity sign is proposed adjacent to I-95, A total of four (4) Identification Monument Signs including one (1) may be provided at the public right of way leading from Stirling Road and one (1) may be provided at Sheridan Street; the additional signs may be located along the spine road at the southern boundary of the North Parcel and the northern

boundary of the South Parcel . These signs may be up to fifty feet (50') feet in height as measured from the adjacent finished grade. Signs may include digital displays and may only be used for onsite advertising. Digital displays may be up to six hundred seventy-five square feet (675 s.f) per sign. See also Sec (9)(1) above. Signs may be placed directly against the back edge of the sidewalk but in all cases, cannot be located in the right-of-way.

4. **Project Tenant Identification Monuments:** Monument signs are proposed that will identify the Project as well as the delineation in blocks. These signs will have tenant identification panels and will include design elements that help to identify the development. These structures will be architecturally compatible with the main design theme of Oakwood Plaza.

- a. **Primary Tenant Monument Signs:** Each block is permitted one (1) primary monument signs for each five hundred feet (500') in length. These signs may contain up to three hundred square feet (300 s.f) of signage per sign face, maximum height shall be thirty-five feet (35'). Signs may include digital displays for on-site advertising. No offsite advertising shall be permitted.

- b. **Secondary Tenant Monument Signs:** Each block with frontage on more than one right-of-way may have one secondary ground-mounted sign. These signs will have tenant identification panels that do not exceed ~~45~~seventeen feet (17') in height from grade and will include a four to six feet (4-6') high design element that identifies the development. These structures will be architecturally compatible with the main design theme of the Planned Development. Tenant signage panels will not exceed one-hundred square feet (100 s.f.).

- c. **Secondary Project Identity Monument Signs:** A series of three (3) vertical signs grouped together to identify the project and may include tenant identification panels. The maximum height shall be twenty feet (20') as measured from the adjacent finish grade; maximum width is six feet (6'). Tenant Identification panels, if provided, may not exceed 20 square feet (20 s.f.) each.

- d. **Tenant Monument/Outparcel Signs:** A freestanding sign may be permitted on developed outparcels and for tenants. An outparcel, or tenant whether a corner or interior parcel, may have no more than one freestanding sign. Freestanding outparcel signs may be placed with the leading edge of the sign directly on the property line, but in all cases cannot be located in the right-of-way. Freestanding signs may not be placed in the vision triangle. Signs may contain up to sixty-five square feet (65 s.f.) of signage per sign face, maximum height shall be thirteen feet (13') measured to the top of the sign.

5. **Vehicular Directional Signage:** Signs directing and guiding traffic to parking areas, entrances, exits, and service areas shall not be required to be shown on the Site Sign Plan. Signs may contain up to twenty square feet (20 s.f.) of signage per sign face, maximum height shall be ten feet (10').

6. **Tenant Signs:**

- a. **Primary wall mounted signs:** These signs identify the individual tenants within the building and are located on the exterior of the building in which the tenant is located. Two square foot per linear foot of building face where the sign is to be located with a maximum of three-hundred square feet (300 s.f.).

- b. **Secondary Wall Mounted Signs:** Tenants are also permitted up to two (2) secondary wall mounted signs that may be placed on a non-entrance/exit side of the building that contains the tenants' space. These signs shall be permitted with a maximum (total) of one-hundred-fifty square feet (150 s.f.)

- c. **Primary and Secondary wall mounted signage** may be traded based on the orientation of the primary customer entrance location and building orientation.

- d. Under Canopy Signs: In addition to the wall mounted tenant signs, each tenant is permitted one pedestrian oriented under-canopy sign with a maximum area of four square feet (4 s.f.) . These under-canopy signs are not permitted to be internally illuminated, must maintain nine feet vertical clearance above pedestrian walkways.
  - e. Single use retail tenants greater than 25,000 square feet gross leasable area consistent with Sec. 2 Permitted Uses (2) shall be permitted one (1) primary wall sign per frontage up to three (3) total signs with a maximum of three-hundred square feet (300 s.f.) for each sign. Two (2) secondary wall mounted signs shall also be permitted. Specific to fueling stations/canopy, one (1) sign shall be permitted per canopy face with a maximum of twenty-five square feet (25 s.f.) per sign; canopy not to exceed one-hundred square feet (100 s.f.) total for the canopy signage.
  - f. Banners affixed to light poles, lighting structures or similar, and signs less than two square feet in size (i.e., including signage located on fuel pumps, cart storage barns, or similar), shall be exempt from the signage requirements.
7. Hotel, Residential and Office Towers: These buildings may include wall signs at or below the roof parapet per City of Hollywood zoning code allowances.
  8. Service/Loading: Signs identifying service and loading areas. These signs may be wall mounted or freestanding. Signs may contain up to fifteen square feet (15 s.f.) of signage.
  9. Existing and or previously permitted building and property signage shall be allowed to remain until redevelopment is proposed consistent with Sec (15)(l).

## SEC (10) LIGHTING

Proper lighting can be one of the most powerful methods of establishing a business image with the public during evening hours. Even if a store is closed during the evening, lighting of the building, signs, and windows is an effective marketing tool.

Lighting is also important in residential projects. It increases visibility of recreation facilities, enhances the views for residents and improves security and safety.

- (1) Within a typical storefront, those elements, which need illumination, include signs, entrances window displays and the interior. The levels of illumination for each of these areas should be varied. It is unnecessary to provide intense, glaring illumination to attract attention to the storefront. In some cases, lighting levels lower than adjacent businesses, but with carefully placed highlights, are more dramatic and attention getting. In residential projects, light levels should clearly denote entrances, high security areas, walkways and other circulation systems.
- (2) Lighting should not be so intense as to draw more attention than the objects it illuminates. Lighting should not be used as a method to make a building stand out or used as an attention getting device. Therefore, indirect hidden spotlights are usually most effective.
- (3) In addition to signs and merchandise it is often desirable to light the structure itself. Many buildings possess attractive and unique architectural details which should be enhanced with discreet architectural/decorative lighting.
- (4) The first story interiors of commercial buildings should be illuminated in the evening to midnight even if they contain only storage or vacant space.
- (5) Backlighting of translucent awnings are discouraged.
- (6) Alleys and rear/side delivery areas should have lighting, which remains on all evening hours.
- (7) Lighting on buildings and in lots should be white light. Sodium vapor, metal halide or quartz halogens are not recommended.

- (8) Decorative lighting of landscape, landscape features, pool decks and recreation areas are recommended.
- (9) All parking areas should have sufficient lighting to provide a safe and functional environment.
- (10) Light fixtures in parking lots should have a maximum height in proportion to the size of the parking lot.
- (11) Exposed bulbs are not recommended.
- (12) See Section on Neon for design guidelines.

Lighting for Oakwood Plaza shall be designed to provide safety and security for motorists and pedestrians as well as to enhance the overall character and design of the development after dusk. CPTED (Crime Prevention Through Environmental Design) guidelines will be used in lighting design. Lighting may include skyline lighting for buildings taller than ten (10) stories which will require coordination and approval from FAA / FDOT, accent lighting for building facades accenting key design aspects, decorative building lighting, landscape lighting, pedestrian walkway lighting, parking lot lighting, fountain lighting, up-lighting on buildings and building security lights. Lighting shall be used to provide safety and security for motorists and pedestrians while not adversely affecting properties sharing a property line. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:

1. **Fixture.** The light source shall be concealed behind an opaque surface and recessed within an opaque housing and shall not be visible from adjacent properties.
2. **Fixture Height.** Lighting fixtures, poles or similar will be determined by required photometrics and tenant requirements.
3. **Light Source (Lamp).** Incandescent, florescent, LED, metal halide, or color corrected high-pressure sodium may be used.
4. **Mounting.** Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross the boundaries of the District.
5. **Limit Lighting to Periods of Activity.** The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be provided to conserve energy, provide safety, and promote compatibility between the different Permitted Land Use Areas within the District.

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## SEC (11) UTILITIES

Water and wastewater infrastructure is presently available to the property and provisions have been made for the connection to these systems; connection points will be coordinated with the City of Hollywood. Utilities are intended to be designed and developed as public infrastructure. Utility designs will meet Broward County and Florida Department of Health and Environmental Protection Standards. Easements necessary to serve the development (internal) shall be provided as required by the respective agency; co-location is encouraged.

Easements will be dedicated to the City via a separate instrument; a plat shall not be required.

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

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## SEC (12) STORMWATER

Stormwater design shall meet the requirements as approved as part of the Oakwood Activity Center Land Use Plan Amendment.

## SEC (13) SITE PLAN SUBMITTALS

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

## SEC (14) OTHER PROVISIONS

### (a) Sustainability

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

### (b) Alcohol Sales and Consumption

1. Consistent with Section (2), Permitted Uses, bars, taverns and night clubs are permitted uses within the Oakwood Plaza Planned Development. These facilities may provide both the on and/or off-premise consumption of alcoholic beverages. Due to the nature of PD and the creation of a mixed-use district encompassing entertainment type uses and venues, the following are permitted:
  - a. Minimum distance requirements. There shall be no minimum distance required between any place of business licensed by the state to sell alcoholic beverages within the PD either for consumption on or off premises and any other place of business licensed for the sale and/or service of alcoholic beverages. There shall be no minimum distance requirement between any establishment licensed to sell alcoholic beverages either for consumption on or off premises within the PD and establishments similarly licensed outside of the PD.
  - b. Hours of operation. Establishments licensed by the State of Florida to sell alcoholic beverage either on or off premises within Oakwood Plaza PD shall comply with the City's hours of sale regulations as set forth in City Code as may be amended in the future. Extended hours beyond this time may be permitted pursuant to City zoning permit. Sunday alcohol sales may commence at 9:00 a.m.
  - c. Consumption and possession of alcoholic beverages within the PD. Alcoholic beverages sold for consumption on the premises by a vendor within the PD, shall be transported in a non-glass container, at any location within a certain designated Entertainment District, either indoors or outdoors to the extent it is permitted by the state. This provision shall not permit any consumption in structured parking facilities.
  - d. Hours for music and entertainment. Music and other forms of live entertainment whether amplified or not, shall be permitted indoors at any time during regular business hours of any business within the PD, and in addition music and live entertainment shall be permitted outdoors within a certain designated Entertainment District until the hours of operation as established under the Entertainment District.
  - e. Outdoor sales of alcoholic beverages. Vendors located within certain designated Entertainment Districts licensed under the state beverage laws, may sell and serve alcoholic beverages licensed for such sale and under the control of such licensee, including, but not limited to, sidewalk cafes and outdoor areas in compliance with s. 561.01(11), F.S., provided all such operators of any outdoor facilities vending and

serving alcoholic beverages shall be duly licensed by the state, and permitted to operate pursuant to the City Code.

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

**Appendix A**  
**Code Comparison Article 4.15 PD Planned District**

## Oakwood Development Code Comparison for 4.15

### City of Hollywood Zoning Code Section 4.15

### Oakwood Plaza PD Development Standards

**A. Purpose of (PD) Planned Development District.** To permit larger tracts of land under unified control to be planned and developed as a whole (as a single operation or an approved series of operations) with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. Planned Developments are recognized as serving the public interest and are encouraged because they:

- 1 Allow diversification of uses, structures and open spaces when not in conflict with existing and permitted land uses on abutting properties;
- 2 Allow mixed uses establishing compatible combinations of residential with commercial and/or office uses and supporting facilities;
- 3 Promote resort qualities of the City by encouraging planned resort communities;
- 4 Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of standards contained in conventional land development regulations;
- 5 Conserve the natural amenities of the land by encouraging the preservation and improvement of scenic and functional open space;
- 6 Provide maximum opportunity for application of innovative site planning concepts to the creation of aesthetically pleasing environments for living on properties of adequate size, shape and location;
- 7 Insure that development will occur according to limitations of land use, site design, population density, building coverage, improvement standards and construction phasing authorized through the approval of a master development plan; and
- 8 Insure that development will occur within the guidelines and intent of the Hollywood Comprehensive Plan. Planned Developments are equally adaptable to new development, redevelopment and conservation of land, water and other City resources.

**B. Definition.** A Planned Development is land under unified control, planned and developed as a whole in a single development operation or an approved, programmed series of development operations. It may include principal and accessory uses and structures substantially related to the character of the development itself and the surrounding area of which it is a part. Planned Development Districts are not permitted in the Beach District of the Community Redevelopment Agency. Planned Development Districts may be permitted adjacent to Federal Highway, and Hollywood Boulevard, within the Downtown District of the Community Redevelopment Agency. In the event that a Planned Development within the Beach District or Downtown Districts was approved prior to 2012, such originally approved Planned Development may be expanded, subject to the following conditions:

The project is designed for residents, employees, and non-local consumers to share access to multi-modal mobility options, integrated pedestrian-friendly promenades and shops, and open spaces.

The existing property is comprised of retail, service and office uses including a series of surface parking lots, including Oakwood Boulevard which is a private roadway. The applicant proposes to redevelop portions of the site to add hotel rooms, multi-family dwelling units, retail and meeting spaces with the goal of enhancement and further support the existing non-residential uses.

While the proposed development is not designed as a resort community, it will provide retail and restaurant opportunities for visitors to the area.

The existing property is comprised of retail, service and office uses including a series of surface parking lots. The applicant proposes to redevelop portions of the site to add hotel rooms, multi-family dwelling units, retail and meeting spaces. This will utilize the land more efficiently, and reduce improvement costs.

The approximate 2.50 acres of open space will be incorporated into the overall 112.50 gross acres as a wet pond/dry pond or other allowed public amenity.

The project will utilize site design guidelines identified in the Design Guidelines document. These standards are established to ensure the creation of a pleasing environment for live, work, and play.

Development will occur consistent with the limitations and standards as identified in the LUPA and the Design Guidelines document.

Development will occur consistent with the guidelines and intents of the Hollywood Comprehensive Plan as identified in the LUPA.

The proposed Planned Development is under unified control. The project is designed for residents, employees, and non-local consumers to share access to multi-modal mobility options, integrated pedestrian-friendly promenades and shops, and open spaces. There are no modifications proposed to an existing Planned Development as part of this petition.

## Oakwood Development Code Comparison for 4.15

### City of Hollywood Zoning Code Section 4.15

### Oakwood Plaza PD Development Standards

- 1 An expansion of an approved Planned Development shall only be permitted if the proposed expansion is for property that abuts the existing Planned Development, which may include crossover rights-of-way;
- 2 The area of the expansion shall not exceed the area of the originally approved Planned Development; and
- 3 The maximum height (in feet) within the expanded Planned Development shall not exceed the maximum height of the originally approved Planned Development.

**C. Unified control.** All land included for the purpose of development within a Planned Development District shall be under the control of the applicant (an individual, partnership or corporation, or group of individuals, partnerships or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed Planned Development which shall be certified by the Department. The applicant shall agree in the application for rezoning to the following:

- 1 To proceed with the proposed development according to the provisions of these regulations, conditions attached to the rezoning of the land to Planned Development, and the approved master development plan;
- 2 To provide, subsequent to rezoning and prior to the issuance of a building permit, any agreements, contracts, covenants, deed restrictions or sureties as reasonably deemed necessary by the City, and in a form acceptable to the City, to assure that the development proceeds in accordance with prior approvals and to further provide for continuing operation and maintenance of such areas, functions and facilities which are not proposed to be provided, operated, or maintained at public expense;
- 3 To bind their successors in title to any commitments made as set forth above; and
- 4 If the developer elects to administer common open space through an association or nonprofit corporation, said organization shall conform to the applicable laws of the State of Florida.

**D. Permitted uses.** The uses permitted in a Planned Development, as set forth below, must be consistent with the provisions herein, as may be further restricted by the City of Hollywood Comprehensive Plan:

- 1 All residential uses permitted by the City of Hollywood Comprehensive Plan;
- 2 Business uses located in a Planned Development which is intended to be predominantly residential or intended to meet the neighborhood shopping and service needs of the Planned Development and not the general needs of the surrounding area. Such uses shall be grouped in convenient centers designed as integral, harmonious parts of the Planned Development appropriately buffered and screened from residential uses (whether within or outside the Planned Development) to protect them from unsightliness, noise, odors and other characteristics incompatible with residential uses. Businesses should be pedestrian oriented and accessible to walkways and bicycle paths. The center should consist of neighborhood shopping and personal services consistent with the daily needs of the Planned Development;

The property is controlled by Oakwood Plaza Limited Partnership. Legal documents have been provided.

The Oakwood Plaza Planned Development will be built out according to the regulations and conditions attached to the rezone and approved master development plan.

The Oakwood Plaza Planned Development will comply with this provision.

The Oakwood Plaza Planned Development will comply with this provision.

The Oakwood Plaza Planned Development will comply with this provision.

Residential uses are permitted in the Oakwood Plaza Planned Development consistent with the Activity Center Land Use and the use limitations of the Oakwood Plaza PD Design Guidelines.

Business uses are permitted in the Oakwood Plaza Planned Development consistent with the Activity Center Land Use and the use limitations of the Oakwood Plaza PD Design Guidelines.

## Oakwood Development Code Comparison for 4.15

### City of Hollywood Zoning Code Section 4.15

### Oakwood Plaza PD Development Standards

- 3** Business uses in a Planned Development which is intended to be predominantly commercial, office or resort to include all commercial uses consistent with Medium High/High Residential, General Business and Office categories of the City of Hollywood Comprehensive Plan;
- 4** Resort uses in a Planned Development may include entertainment and recreational uses permitted in the Central Beach and Recreational districts as well as those uses permitted by the City of Hollywood Comprehensive Plan;
- 5** Uses and structures which are customarily accessory and clearly incidental to principal uses and structures may be permitted, subject to regulations applying thereto; and
- 6** In connection with residential uses in waterfront property, wet dockage or moorage of private pleasure craft shall be permitted subject to regulations applying thereto.

- Business uses are permitted in the Oakwood Plaza Planned Development consistent with the Activity Center Land Use and the use limitations of the Oakwood Plaza PD Design Guidelines.
- No resort uses are proposed with this Planned Development.
- Accessory uses are permitted in the Oakwood Plaza Planned Development consistent with the Activity Center Land Use and the use limitations of the Oakwood Plaza PD Design Guidelines.
- Wet dockage or moorage of private pleasure craft, in connection with waterfront residential property, are permitted in the Oakwood Plaza Planned Development consistent with the Activity Center Land Use and the use limitations of the Oak Wood Plaza PD Design Guidelines.

**E. Land use and design regulations.**

- 1** Minimum size of planned development. All Planned Developments shall contain a minimum of ten acres of land under unified control; except within the Downtown District of the Community Redevelopment Agency where Planned Developments shall contain a minimum of two acres of land under unified control. This minimum may be waived by the City Commission upon the recommendation of the Planning and Development Board.
- 2** Maximum density.
  - a.** The total number of dwelling units permitted in a Planned Development shall not exceed the total number of units permitted by the City of Hollywood Comprehensive Plan.
  - b.** For purposes of this section, a hotel unit shall equal one-half of 1 dwelling unit, and any residential unit shall be equal to 1 dwelling unit and shall be exempt from the provisions of Article 2, § 2.2 and Article 3, § 3.26 of the City of Hollywood Zoning and Land Development Regulations.

- The size of the planned development is 112.50 +/- acres
- Development Maximums:
  - 1.2 million SF of Retail
  - 1.89 million SF of Office
  - 3,800 Residential Units
  - 625 Hotel Rooms
- These numbers include any existing uses within the boundary of the PD at the time of adoption. The existing project is grandfathered so there is no compliance issues prior to development

## Oakwood Development Code Comparison for 4.15

### City of Hollywood Zoning Code Section 4.15

### Oakwood Plaza PD Development Standards

**3 Minimum lot area, distance between structures, frontage and setbacks.**

- a. No minimum lot size shall be required within a Planned Development.
- b. No minimum distance between structures shall be required within a Planned Development, except as required by the Florida Building Code. The appropriate distance between structures shall be evaluated on an individual development basis by the City Commission, upon recommendation of the Planning and Development Board, after considering the type and character of the building types within a development.
- c. Each dwelling unit or other permitted use shall have access to a public street, either directly or indirectly, via an approach, private road, pedestrian way, court or other area dedicated to public or private use of a common easement guaranteeing access. Permitted uses are not required to front on a dedicated road. The City shall be allowed access on privately owned roads, easements and common open space to insure the police and fire protection of the area, to meet emergency needs, to conduct City services and to generally insure the health, safety and welfare of the residents of the Planned Development.

- d. There are no required setbacks or yards except for the following:
  - 1. Internal streets. There shall be a setback of not less than 25 feet in depth abutting all public road rights-of-way within a Planned Development District.
  - 2. External streets. There shall be a peripheral landscaped setback from all external streets of the Planned Development of not less than 25 feet in depth.

**4 Maximum height of structures.** No maximum height of structures shall be required within a Planned Development. The City Commission upon recommendation of the Planning and Development Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Hollywood Comprehensive Plan.

**5 Total site coverage.** The City Commission upon recommendation of the Planning and Development Board shall determine the appropriate total site coverage on an individual development basis after considering the character and intensity of the proposed development.

**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.

- a. No minimum lot size is required
- b. Building separation shall meet the applicable Florida Building Code for requirements for separation and the adopted RAC.
- c. The site connects to Stirling Road, N 26th Avenue, and Sheridan Street through the privately owned Oakwood Blvd. All future development will indirectly connect to the public street network through privately owned streets. The City will be allowed access to the property to provide life safety services and conduct required City services to insure the health, safety, and welfare of the residents and visitors of the development.
  - (1) Lot Size Standards (acreage/sq.ft.): No minimum lot size is required.
  - (2) Lot Width/Depth: No minimum lot width and/or depth is required.
  - (3) The maximum lot (building) coverage shall be 90 percent.
    - o This standard shall not be applied to lease areas which tend to reflect the building pad site only and not the full lot in which the building may be located
  - (4) The maximum impervious coverage shall be 90 percent.

- Front or side street: 0'
- Side Interior and Rear: 0'
- 2. Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PD property line or at the right-of-way line.
- 4. Buildings are not required to be relocated if the setback is reduced due to future right-of-way dedication(s) after the building has been constructed.

**Building Height.** Maximum: 30 stories/300'; this provides flexibility considering the different uses proposed and the possible variety in floor-to-floor height requirements. Buildings exceeding 175' will require coordination and approval with the Federal Aviation Administration, Broward County Aviation Department and/or Florida Department of Transportation (Aviation Division), as applicable. The proposed PD proposes a building height maximum as part of the development standards. The applicant is open to discussing height limitations with the Planning and Development Board if they determine that the proposed height is not appropriate for the area.

The maximum lot (building) coverage shall be 90 percent.  
 - This standard shall not be applied to lease areas which tend to reflect the building pad site only and not the full lot in which the building may be located  
 The maximum impervious coverage shall be 90%.  
 The proposed PD proposes a maximum total site number percentage as part of the development standards. The applicant is open to discussing site coverage with the Planning and Development Board if they determine that the proposed total site coverage percentage is not appropriate.

## Oakwood Development Code Comparison for 4.15

### City of Hollywood Zoning Code Section 4.15

### Oakwood Plaza PD Development Standards

**Article 7 Parking and Loading Requirements**

- 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
- Restauarant
  - 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

**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 assmby, 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

**Stall and Aisle Dimensions**

- 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

#### 7 Landscaping

- a. All landscaping shall meet the requirements of Article 9 of the City of Hollywood Zoning and Land Development Regulations unless expressly modified by the City Commission.
- b. All undesirable exotic vegetation, including melaleuca, Brazilian pepper, Australian pine or other vegetation deemed undesirable by the Broward County Urban Forester, shall be removed by the applicant according to a schedule approved by the City. However, the City may allow certain undesirable exotic vegetation to remain at the request of the applicant for good cause.

**8 Underground utilities.** Within the Planned Development, all utilities including telephone, television cable and electrical systems shall be installed underground. Primary facilities providing service to the site may be exempted from this requirement. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. The developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted above ground.

**Minimum Parking Requirements:**

1. Non residential Uses
  - Commercial/Office - 3.5 spaces per 1,000 SF GLA
  - Hotel/Lodging - 0.5 spaces per room
2. Residential Uses
  - Apartments, Condominiums, townhomes - 1.0 space for 1 dwelling unit, 1.5 space for 2 or more dwelling units.

**Stall and Aisle Dimensions**

- 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, Drive aisle width: 15' one way 24' two way
- on street parking: 9' x 18' for 90 degree parking, 8' x 23' for parallel

**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. Due to the mixed use, walkable nature of the Oakwood Plaza development, it is understood that there will be some level of shared parking between uses within the development. Therefore, a reduced minimum parking requirement is warranted.

The majority of off street parking will be provided through

Please see separate sheet for comparrison between Article 9 Vehicular Use Area Landscaping and the vehicular use area landscaping proposed by the PD document. \\Article 9 relates specifically to parking lot landscaping, 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 Manaul provide direction for perimter landscaping for PD districts.

The applicant will remove undesireable exotic vegetation from the site.

Utility designs will meet Broward County and Florida Department of Health and Environmental Protection Standards. Development will comply with Florida State Statutes 633, Florida Administrative Code 69A, NFPA codes, and the adopted Florida Fire Prevention Code and the adopted Broward County Amendments to the FFPC.

## Oakwood Development Code Comparison for 4.15

### City of Hollywood Zoning Code Section 4.15

### Oakwood Plaza PD Development Standards

**9** Internal circulation. A Planned Development shall provide an internal circulation system for use by both motorized and non-motorized transportation modes that is orderly, well oriented to the user, coherent with the structure of use and in balance with the intensity of activity. The circulation system should encourage the safe and convenient use of non-motorized transport modes and dissuade the inefficient or excessive use of the automobile.

Transportation systems are understood to include facilities providing both vehicular and non-vehicular connections within the Oakwood Plaza Planned Development project including incorporating internal multi-modal opportunities. The boulevards, streets and drives (collectively referred to as the "Roadways") throughout the PD will create the framework of redevelopment by providing new developable building areas with both vehicular and pedestrian connectivity. All of the roadway and sidewalk networks within the PD will be privately owned and maintained, and designed to meet the criteria within these development guidelines and the applicable sections of the Planned Development will be designed to applicable roadway standards, such as FDOT and Broward County. Onsite roadways will be designed to these PD and the applicable portions of the City Code.

**10** Energy conservation. A Planned Development shall incorporate passive energy conservation measures in its site design in accordance with Chapter 52, South Florida Building Code. Such measures shall include, but need not be limited to, the directional orientation of buildings, the location of windows, minimization of radiant heat absorption and the inclusion of energy-efficient landscaping.

The Oakwood Plaza Planned Development will be designed consistent with Chapter 52, South Florida Building Code, to incorporate passive energy conservation measures in site design.

**11** Use of reclaimed water. A Planned Development shall incorporate the use of reclaimed water in cases where it has been determined by the Utilities Director that the use of reclaimed water is feasible and in the best interest of the City of Hollywood.

The Oakwood Plaza Planned Development will incorporate the use of reclaimed water as required by the Utilities Director of the City of Hollywood.

**12** Professional services required. Any plans submitted as a part of a petition for a Planned Development shall certify that the services of competent professionals were utilized in the designing or planning process and shall state their names, businesses and addresses. Plans submitted as part of a petition for a Planned Development must be prepared by either a planner who by reason of his or her education and experience, is qualified to become or is a full member of the American Institute of Certified Planners, or an architect licensed by the State of Florida, together with a professional engineer registered by the State of Florida and trained in the field of civil engineering, and/or a land surveyor registered by the State of Florida.

The Oakwood Planned Development Standards document and any plans associated with this petition were prepared by a Certified Planner and a licensed civil engineer in the State of Florida.

**F. Procedures and requirements for rezoning, design, site plans, modifications and variances for a Planned Development.**

**1** Application. An application for a rezoning to Planned Development shall be made only by the owner of the subject property or the owner's authorized agent and processed in the same manner as other applications for rezoning of land except as otherwise provided in these regulations.

The proposed Oakwood Plaza Planned Development has complied with this provision.

## Oakwood Development Code Comparison for 4.15

### City of Hollywood Zoning Code Section 4.15

### Oakwood Plaza PD Development Standards

**2 Application and filing fees**

- a. New applications or applications for major changes to a previously approved master development plan shall be submitted as provided in Article 5 of the City of Hollywood's Zoning and Land Development Regulations and shall be charged a fee amounting to one and one-half times the fee which is charged for an application for a change of zone as established by resolution in accordance with Article 5 of the Zoning and Land Development Regulations.
- b. A filing, as specified in the City Land Development Fee Schedule, shall accompany each request for a minor intermediate revision to a previously approved master development plan. (See also § 4.15.G. herein.)

The proposed Oakwood Plaza Planned Development has complied with this provision.

**3 Contents of Master Development Plan.**

- a. Certified boundary survey;
  - b. General schematic representation of the land uses with densities, intensities, along with a table of computation which depicts parking, building height and site coverage;
  - c. Approximate delineation of internal circulation, with hierarchical classification of streets;
  - d. Points of connection of the local streets to the trafficways, including general indication of the necessary improvements to the trafficways to accommodate the local trips generated by the Planned Development;
  - e. General location and size of any community facility included within the Planned Development such as parks, schools, fire stations, community center, etc.;
  - f. Indication of existing vegetation and all other natural features within the Planned Development together with general plans for the conservation or mitigation thereof;
  - g. Schematic depiction of existing and proposed surface water management elements, including wetlands, retention facilities, drainage easement and swales; and
  - h. Schematic depiction of the water distribution and wastewater collection facilities and drainage system, including easements.
- In addition, the Director may require additional material such as plans, maps and studies which are needed to make findings and determinations that the applicable standards and guidelines have been fully met.

The proposed Oakwood Plaza Planned Development Master Development Plan is conceptual in nature. The applicant intends to build out the property in the long term and desires site design flexibility to accomplish this.

**4 Planned Development Site Plan, Design and Modifications.** At the time of application for a rezoning to Planned Development which includes the Master Development Plan, the applicant shall also submit a Design, Site Plan including any modifications and requests for variances, to the Department of Planning and Development Services. The Site Plan must meet the requirements set forth in Article 6 of the Zoning and Land Development Regulations.

The proposed Oakwood Plaza Planned Development Master Development Plan is conceptual in nature. The applicant intends to build out the property in the long term and desires site design flexibility to accomplish this. A future site plan application will be provided with required level of details.

**5 Staff review.** Prior to the public hearing before the Planning and Development Board, the staff of the various city departments concerned with Planned Development shall review the application for rezoning, design, site planning any proposed modifications and/or requests for variances for adherence to all applicable requirements. As a result of this review, the applicant may choose to revise the master development plan, design and/or site plan prior to the public hearing before the Planning and Development Board. A revision of this nature shall be permitted at no expense to the developer.

The proposed Oakwood Plaza Planned Development will comply with this provision.

## Oakwood Development Code Comparison for 4.15

### City of Hollywood Zoning Code Section 4.15

### Oakwood Plaza PD Development Standards

**6** Consideration by the Planning and Development Board. After the public hearing for rezoning to Planned Development, review of the Design, Site Plan including any modifications or requests for variances, the Board shall make its recommendations to the City Commission. In making its recommendation, the Planning and Development Board shall evaluate whether the plans, maps and documents submitted by the applicant and presented at the public hearing, do or do not meet the intent of this Article 5 and 6 of the Zoning and Land Development Regulations and all other applicable city ordinances. The Board shall also evaluate the suitability of the proposed development in terms of its relationship to the City of Hollywood's Comprehensive Plan and the area surrounding the proposed development and to what extent the development is consistent with adopted goals and objectives for growth and development.

The proposed Oakwood Plaza Planned Development will comply with this provision.

**7** Consideration by the City Commission. Upon the receipt of the recommendations of the Planning and Development Board, the City Commission shall schedule and conduct a public hearing to consider the petition for rezoning, design, site plan including any modifications and variances, if applicable in accordance with the city's rezoning, design, site plan, modification and variance procedures. The City Commission shall evaluate the proposed development in the same manner as required of the Planning and Development Board.

The proposed Oakwood Plaza Planned Development will comply with this provision.

**8** Conditions and stipulations. In granting approval for a Planned Development, the Planning and Development Board may recommend, and the City Commission may attach, reasonable conditions, safeguards and stipulations made at the time of approval, which shall be binding upon the applicant or any successors in interest.

The proposed Oakwood Plaza Planned Development will comply with this provision.

**G.** Conformance to approved Master Development Plan and Site Plan.

**1** Permits. After rezoning to Planned Development District, no permits shall be issued by the city and no development shall commence unless in conformance with the approved Master Development Plan and site plan. The applicant may develop the Planned Development in phases.

The proposed Oakwood Plaza Planned Development will comply with this provision.

**2** Minor changes. The Director, after receiving staff recommendations, may approve "minor" changes and deviations from the approved master development plan which are in compliance with the provisions and intent of this Article, and which do not depart from the principal concept of the approved master development plan. All other requested changes and deviations shall be referred to the City Commission.

The proposed Oakwood Plaza Planned Development will comply with this provision.

## Oakwood Development Code Comparison for 4.15

### City of Hollywood Zoning Code Section 4.15

### Oakwood Plaza PD Development Standards

**3** Substantial changes. The Director may determine that the requested changes and deviations from an approved master development plan constitute a substantial alteration to the character of the development and thus require that the requested changes be reviewed and approved by the City Commission. Substantial changes would include:

- a.** A change in the use or character of the Planned Development;
- b.** An increase in overall coverage of structures;
- c.** An increase in the intensity of use;
- d.** An increase in the problems of traffic circulation and public utilities;
- e.** A reduction in required open spaces; and
- f.** A reduction of off-street parking and loading spaces.

**4** Transfer of ownership. No land within an approved planned development may be transferred in ownership or in any other way removed from unified control without a written agreement between the city and the parties to which such transfer is made stipulating their understanding and agreement to a condition that such transferred land shall continue, under the full terms and provisions of the planned development approval.

The proposed Oakwood Plaza Planned Development will comply with this provision.

The proposed Oakwood Plaza Planned Development will comply with this provision.

**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
<p>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> <p>Article 7 Parking and Loading Requirements</p> <ul style="list-style-type: none"> <li>- Apartment Unit - 1.5 spaces per unit plus guest parking at 1 per 5 units</li> <li>- Hotel or motel - 1 space per unit</li> <li>- Office - 1 space per 250 square feet</li> <li>- Retail - 1 space per 250 square feet</li> <li>- Restaurant <ul style="list-style-type: none"> <li>- 60% the gross floor area, then 1 per 60 square feet of the resulting floor area</li> <li>- take out - 1 per 150 square feet</li> </ul> </li> <li>- theater and places of assembly with fixed seats - 1 per 4 seats and 1 per movie booth</li> <li>- townhome - 2 spaces per unit plus guest parking at 1 per 5 units</li> </ul> <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"> <li>- 45 degree - 9' x 19.8', drive aisle width: 13' one way 24' two way</li> <li>- 60 degree - 9' x 21', drive aisle width: 18' one way 24' two way</li> <li>- 90 degree - 9' x 19', Drive aisle width: 24' one way and two way</li> </ul>	<p>Minimum Parking Requirements:</p> <ol style="list-style-type: none"> <li>1. Non residential Uses <ul style="list-style-type: none"> <li>- Commercial/Office - 3.5 spaces per 1,000 SF GIA</li> <li>- Hotel/Lodging - 0.5 spaces per room</li> </ul> </li> <li>2. Residential Uses <ul style="list-style-type: none"> <li>- Apartments, Condominiums, townhomes - 1.0 space per one dwelling unit and 1.5 spaces for 2 or more dwelling units</li> </ul> </li> </ol> <p>Stall and Aisle Dimensions</p> <ul style="list-style-type: none"> <li>- 45 degree - 8.5' x 19' 3" (one way drive aisle 13.5')</li> <li>- 60 degree - 8.5' x 20' 8" (one way drive aisle 15')</li> <li>- 90 degree - 8.5' x 18", the length can be reduced to 16' where a 2' overhang is provided over landscape,</li> </ul> <p>Drive aisle width: 15' one way 24' two way</p> <ul style="list-style-type: none"> <li>- on street parking: 9' x 18' for 90 degree parking, 8' x 23' for parallel</li> </ul> <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>	
<p>7.1 General Provisions</p> <p>A. Off-street parking required.</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Such off-street parking facilities shall be maintained and continued as long as the main use is continued.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>7. Aisles on parking lots shall be numbered.</li> </ol> <p>B. Location, character and size of required parking spaces.</p> <ol style="list-style-type: none"> <li>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. <ol style="list-style-type: none"> <li>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 lease 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.</li> </ol> </li> <li>2. Design of all required parking spaces. <ol style="list-style-type: none"> <li>a. As specified in Diagrams No. 1, No. 2 and No. 3.</li> <li>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: <ol style="list-style-type: none"> <li>1. When all parking spaces required by the provisions of this article are provided with direct access to an alley or street.</li> </ol> </li> </ol> </li> <li>3. Single family homes, duplexes and townhomes may have tandem spaces. <ol style="list-style-type: none"> <li>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.</li> </ol> </li> </ol>	<p>Oakwood Plaza Planned Development</p>	<p>Requested Deviation from Code</p>
	<p>Drive aisles with two-way angled parking may be a reduced based on above.</p>	<p>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.</p>

Oakwood Development Guide Article 7 Off-Street Parking and Loading		
City of Hollywood Parking and Loading	Oakwood Plaza Planned Development	Requested Deviation from Code
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;		

Oakwood Development Guide Article 7 Off-Street Parking and Loading		
City of Hollywood Parking and Loading	Oakwood Plaza Planned Development	Requested Deviation from Code
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)		
<b>7.2 Amount of Required Off-Street Parking</b>		
<b>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.</b>		
<b>Use</b>	<b>Oakwood Plaza Planned Development</b>	<b>Requested Deviation from Code</b>
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>B. Off-Street loading spaces; general provisions.</b>		
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.		

<b>Oakwood Development Guide Article 7 Off-Street Parking and Loading</b>		
<b>City of Hollywood Parking and Loading</b>	<b>Oakwood Plaza Planned Development</b>	<b>Requested Deviation from Code</b>
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.		
<b>C. Off-street loading spaces shall be provided as follows:</b>		
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:		
<b>Area of Building (sq. ft.) and Off-Street Loading Space Requirement</b>	<b>Oakwood Plaza Planned Development</b>	<b>Requested Deviation from Code</b>
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 C**  
**Code Comparison Article 8 Sign Regulations**

8.3. Sign Design Regulations

A. Setting and location.

- f. For multiple-tenant buildings and shopping centers, signs with the exception of parapet signs are permitted for ground floor
- g. Parapet signs for multistory buildings, ten stories and above, may be placed anywhere above the ground floor on the facade in which they are permitted, and shall not be limited to the parapet.
- h. Freestanding signs shall maintain a minimum setback of one foot for every two feet of sign height, but not less than three feet.

B. Design.

- 1. Composition.
  - e. Post and panel signs shall be limited to two sides, and supported by one or two permanently mounted wood, metal, stone posts, or similar material. Such posts shall be square in section and not more than six inches in width.

8.4. Permitted Signs

A. Permanent signs.

4. Commercial Districts.

Commercial Districts (C-1, C-2, C-3, C-4, and C-5); Hospital District (HP); commercial and mixed-use buildings within Planned Development (PD) and Planned Unit Development (PUD) Districts; commercial and mixed-use buildings in the Beach Community Redevelopment Districts; and commercial and mixed-use buildings in the Transition, Mixed-Use, and Commercial Districts in the Regional Activity Center, Downtown and Beach Community Redevelopment, and Transit Oriented Corridor Districts.

Type	Maximum Area	Maximum Number	Maximum Height
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One of the following freestanding signs may be permitted per street frontage and/or outparcel:

Monument sign <sup>4</sup>	Frontage of less than 100 feet:		3. Oakwood Plaza PD Identification Monument: One (1) project identity sign is proposed adjacent to I-95, A total of four (4) Identification Monument Signs including one (1) may be provided at the public right of way leading from Stirling Road and one (1) may be provided at Sheridan Street; the additional signs may be located along the spine road at the southern boundary of the North Parcel and the northern boundary of the South Parcel. These signs may be up to fifty (50) feet in height as measured from the adjacent finished grade.	Permit 5 development identification signs Permit a maximum sign height of 50 feet	
	6 square feet per side	1 sign per lot	4 feet	Primary Tenant Monument Signs: Each block is permitted one (1) primary monument signs for each five hundred (500) feet in length. These signs may contain up to 300 square feet of signage per sign face, maximum height shall be thirty-five (35) feet. Signs may include digital displays for on-site advertising. No offsite advertising shall be permitted.	Increase maximum number of signs to 1 tenant monument sign per 500' of frontage per block Increase maximum area of signs by 236 square feet, from 64 square feet to 300 square feet Increase maximum height by 19 feet, from 16 feet to 35 feet
	Frontage of at least 100 feet but less than 200 feet:		Secondary Tenant Monument Signs: Each block with frontage on more than one right-of-way may have one secondary ground-mounted sign. These signs will have tenant identification panels that do not exceed 15 - 17 feet in height from grade and will include a 4 - 6 feet high design element that identifies the development. These structures will be architecturally compatible with the main design theme of the Planned Development. Tenant signage panels will not exceed 100 square feet.	Permit 1 secondary monument sign on blocks that have frontage on more than one right of way Permit a maximum area of 100 square feet Permit a maximum sign height of 17 feet	
	24 square feet per side	1 sign per street frontage	6 feet	Secondary Project Identity Monument Signs: A series of three (3) vertical signs grouped together to identify the project and may include tenant identification panels. The maximum height shall be twenty (20) feet as measured from the adjacent finish grade; maximum width is six (6) feet. Tenant Identification panels, if provided, may not exceed 20 square feet each.	Permit a grouping of 3 vertical signs to create a secondary development identification sign Permit a maximum sign height of 20 feet, with a maximum width of 6 feet Permit tenant identification signs at 20 square feet each on the vertical signs
	Frontage of at least 200 feet but less than 300 feet:		Tenant Monument/Outparcel Signs: A freestanding sign may be permitted on developed outparcels and for tenants. An outparcel, or tenant whether a corner or interior parcel, may have no more than one freestanding sign. Freestanding outparcel signs may be placed with the leading edge of the sign directly on the property line, but in all cases cannot be located in the right-of-way. Freestanding signs may not be placed in the vision triangle. Signs may contain up to 65 square feet of signage per sign face, maximum height shall be 13 feet measured to the top of the sign.	Permit one monument sign per outparcel Permit a maximum area of 65 square feet Permit a maximum height of 13 feet	
	36 square feet per side	1 sign per street frontage	8 feet		
Frontage of more than 300 feet:					
64 square feet per side	1 sign per street frontage	16 feet			
Post and panel sign <sup>4</sup>	Frontage of less than 100 feet:				
	Panel area: 10 square feet	1 sign per street frontage	5 feet		

Two of the following signs may be permitted per ground floor tenant with recognizable entrance:			
Awning sign	75% of the length of the awning	1 sign per street frontage	12 inches
Canopy sign	1.5 square feet per linear foot of canopy frontage	1 sign per street frontage	7.5-foot vertical clearance to ground
Marquee sign	10 square feet	1 sign per street frontage	7.5-foot vertical clearance to ground
Projecting sign	5 square feet	1 sign per street frontage	7.5-foot vertical clearance to ground
Wall sign	1 square foot per linear foot of building frontage where the sign is to be located. Signs may be a minimum of 25 square feet	Single-tenant building: 1 per facade; maximum of 3 signs per building Multiple-tenant building: 1 sign per street frontage	Not applicable
The following additional signs may also be permitted:			
Directory sign	1 square foot per tenant or 6 square feet, whichever is greater	Not applicable	Not applicable
Parapet Sign	For 2-3 story buildings: 1 square foot per linear foot of building frontage where the sign is to be located	1 sign per street frontage	2 feet
	For buildings 4 stories or greater: 1 square foot per linear foot of building frontage where the sign is to be located	1 sign per street frontage	3 feet
	For buildings 10 stories or greater: 15% of the total facade area where the sign is to be located	1 sign per street frontage	Not applicable
	15% of the door, window, or storefront area. Signs may be a minimum of 20 square feet	Not applicable	Not applicable
Window sign	15% of the door, window, or storefront area. Signs may be a minimum of 20 square feet	Not applicable	Not applicable
Prohibited along Broadwalk frontages			
8. Supplemental regulations.			
a. The following signs may also be permitted.			
Type	Maximum Area	Maximum Number	Maximum Height
The following additional signs may also be permitted in all districts, as applicable:			
Address	Not applicable	1 sign per street or alley frontage	6 inches
Directional sign	2 square feet	2 signs per vehicular driveway	4 feet
Directory sign	1 square foot per tenant or 6 square feet, whichever is greater	Not applicable	Not applicable
Incidental	6 square feet	3 signs per establishment	Not applicable
Non-commercial sign	3 square feet	Not applicable	4 feet
The following additional signs may also be permitted for service stations and auto related uses:			
Service station canopy sign	40 square feet	1 sign per street frontage	Not applicable
Service station bay or fueling island sign	5 square feet	1 sign per bay, 2 signs per island	Not applicable
The following additional signs may also be permitted for new automotive sales:			

Under Canopy Signs: In addition to the wall mounted tenant signs, each tenant is permitted one pedestrian oriented under-canopy sign with a maximum area of four (4) square feet. These under-canopy signs are not permitted to be internally illuminated, must maintain nine feet vertical clearance above pedestrian walkways.

Increase permitted number of signs to 1 per tenant  
Permit a sign area of 4 square feet regardless of linear foot of canopy frontage

Primary wall mounted signs: These signs identify the individual tenants within the building and are located on the exterior of the building in which the tenant is located. Two square foot per linear foot of building face where the sign is to be located with a maximum of 300 square feet.

Increase permitted sign area to 2 square feet per linear foot instead of 1 square foot per linear foot  
Provide a maximum sign size of 300 square feet for primary building faces and 150 square feet for secondary building faces

Secondary Wall Mounted Signs: Tenants are also permitted up to two (2) secondary wall mounted signs that may be placed on a non-entrance/exit side of the building that contains the tenants' space. These signs shall be permitted with a maximum (total) of 150 square feet.

1. Maps/Map Stands and Kiosks are exempt from signage requirements.

1. Vehicular Directional Signage: Signs may contain up to twenty square feet of signage per sign face, maximum height shall be ten (10) feet.

Permit an increase in sign area of 8 square feet  
Permit an increase in height of 6 feet

1. Maps/Map Stands and Kiosks are exempt from signage requirements.

One (1) sign shall be permitted per canopy face with a maximum of 25 square feet per sign; canopy not to exceed 100 square feet total for the canopy signage.

No deviation is required

Banners affixed to light poles, lighting structures or similar, and signs less than two square feet in size (i.e., including signage located on fuel pumps, cart storage barns, or similar), shall be exempt from the signage requirements.

Exempt signs less than 2 square feet in size from these requirements

Pole banner sign	24 square feet with no side smaller than 2 feet	2 banners per pole. Pole banner signs shall be no closer than 30 feet apart	Banners shall have a clearance of 12 feet and no portion of the banner should extend above 30 feet, regardless of the height of the pole	Banners affixed to light poles, lighting structures or similar, and signs less than two square feet in size (i.e., including signage located on fuel pumps, cart storage barns, or similar), shall be exempt from the signage requirements.	Exempt signs less than 2 square feet in size from these requirements
B. Temporary signs. Illuminated signs are prohibited.					
1. Banner signs. Banner signs require a sign permit pursuant to § 8.2.					
Type	Maximum Size	Maximum Duration/Number			
Banner	50 square feet	Except for institutional and governmental uses, 1 sign is permitted for 10 consecutive days not more than 3			
2. Temporary sign with an active building permit. All temporary signs with an active building permit require sign permits pursuant to § 8.2. Signs may be erected at the issuance of a building permit and shall be removed at the issuance of a certificate of occupancy or the expiration of the building permit for the project.					
Type	Maximum Area	Maximum Number	Maximum Height		
Two of the following signs may be permitted:					
Fence wrap	100% of fence area	Not applicable	Limited to the fence/wall height pursuant to § 155.12 of the City Code of Ordinances		
Post and panel	Single-family residential districts				
	8 square feet per side	1 sign per street frontage	14 feet		
	Port Everglades Development District (PEDD)				
	32 square feet per side	1 sign per street frontage	8 feet		
	All other districts				
	50 square feet per side	1 sign per street frontage	14 feet		
Wall sign	32 square feet	1 sign per street frontage	Not applicable		
Window sign	100% of window area	Not applicable	Not applicable		

**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 § 4.21.1 (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.

<p>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.</p>	<p>The proposed Oakwood Plaza Planned Development will comply with these provisions.</p>
<p>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.</p>	<p>The proposed Oakwood Plaza Planned Development will comply with these provisions.</p>
<p>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.</p>	<p>The proposed Oakwood Plaza Planned Development will comply with these provisions.</p>
<p>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.</p>	<p>Irrigation plan submittals will be provided per City Code for construction permit submittals. Irrigation will be installed prior to the certificate of occupancy.</p>
<p>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:</p>	<p>Various standards as noted here (column C)</p>

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

## Appendix E:

### Planning and Development Board Article 5.3.K.2

Based on criteria under Planning and Development Board Article 5.3.K.2, there are specific criteria (a-e) shown below, that are considered:

- a. That the petition for a change of zoning district will not result in spot zoning or contract zoning;

The Oakwood Plaza PD is a proposed mixed-use development that is creating these Planned Development Guidelines that will allow for harmonious development and not result in spot or contract zoning.

- b. That the proposed change is consistent with, and in furtherance of the Goals, Objectives and Policies of the City's Comprehensive Plan;

This PD has established Goals, Objectives and Policies that have been adopted under the Land Use Planned Amendment. The PD is consistent with regional issues and goals, objectives, and policies of the County Land Use Plan as outlined below:

**STRATEGY TR-1:** Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.

The site is a proposed "Activity Center" with a development program to redevelop the property into a mixed-use development incorporating and integrating a mix of retail, office, hotel and supporting residential uses at densities supportive of accommodating population and economic growth. The integration of hotel, retail, office and residential uses creates the opportunity for residents to live and work in the same property while also reducing traffic impacts and creating a supportive economic community by having consumers near consumer goods and services. The project design also includes shared access, multi-modal mobility options and pedestrian friendly promenades. The re-designation of the Property therefore furthers Strategy TR-1 by providing for new development that efficiently accommodates population and economic growth.

**STRATEGY MM-2:** Recognize and address the transportation and housing connection.

The residential component is assumed to be fully integrated to the development and will provide for convenient pedestrian access to the commercial and office uses on the site. The housing density within the proposed Activity Center will provide transit-supportive housing on the existing multi-modal corridors.

**POLICY 2.4.1** Permitted residential densities and hotel rooms within areas designated "Activity Center" on the Broward county Land Use Plan (except for any "Activity Center" located east of the Intracoastal Waterway) may be increased by 20% or 500 dwelling units and/or hotel rooms, whichever is less, no earlier than every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, and/or permitted non-residential intensities within areas designated "Activity Center" on the Broward County Land Use Plan may be increased by 20% or 200,000 square feet, which is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, subject to the following:

- a. The local government must document no more than 10% of permitted residential units and/or non-residential intensities proposed for increase are available for allocation at the time the local land use plan amendment is considered by the local government at a hearing.
- b. "Every five (5) years" means starting from the date the 2017 Broward County Land Use Plan is effective for "Activity Centers" included in that Plan, or when a new or revised "Activity Center" is adopted by the County Commission and is effective.
- c. An application for a Broward County Land Use Plan amendment may be submitted at any time for "Activity Center" proposals which would exceed the above referenced residential and non-residential density/intensity increases.
- d. The local land use plan shall include policies addressing the affordable/workforce housing needs of "Activity Center."
- e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including coordination with public schools.

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

POLICY 2.4.3 Residential use required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.

POLICY 2.4.5 Minimum and Maximum FAR (Floor Area Ratio) for non-residential uses within an Activity Center must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non-residential intensities may vary along transit corridors and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)].

POLICY 2.4.6 For proposed new or revised Activity Center, Broward County shall, to address proposed dwelling units and impacts, coordinate and cooperate in assisting municipalities to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas.

POLICY 2.4.7 Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential units, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include "low income" housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

POLICY 2.4.8 Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center.

POLICY 2.4.9 Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.

POLICY 2.4.10 To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.

POLICY 2.4.11 Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.

POLICY 2.4.12 In consideration of non-residential land uses in areas proposed for designation as an Activity Center, the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.

POLICY 2.4.13 Local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops.

POLICY 2.4.14 Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.

POLICY 2.4.15 The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- Integrated transit stop with shelter, or station (within the area).
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).

- Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

POLICY 2.4.16 Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

POLICY 2.4.17 The intent of the required design features is to provide guidelines for municipal implementation of the Activity Center land use category. Municipalities are encouraged to use some or all of the above design elements, or to develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking the Activity Center land use category designations will only determine whether the municipality has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the land use designation sought.

POLICY 2.4.18 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

POLICY 2.4.19 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.

POLICY 2.4.20 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality. A written record reflecting the current status of allocated or assigned dwelling units and floor area square footage for non-residential development for each Activity Center within the municipality's boundary shall be transmitted to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:

1. Dwelling units and floor area square footage for non-residential development included per valid plats which have been approved by the municipality and which have restrictive notes reflecting the level of development; and
2. Dwelling units and floor area square footage for non-residential development included per valid site plans which have been approved by the municipality and which are not included per plats as described in 1. above; and
3. Dwelling units and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

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

#### Land Use Element

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

**Objective 6:** Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promise economic development.

**Objective 7:** Achieve consistency with the Broward County Land Use Plan by adopting the following goals, objectives, and policies into the City's Land Use Element, by references, from other elements of the City's Comprehensive Plan.

**Policy 7.2** Continue to provide and maintain a complete range of recreational facilities and services as well as open space sites to fulfill the recreational needs of residents and visitors of all ages by the adequate and efficient provision of both facilities and programs through the coordination of both private and public development and the utilization of private and public resources.

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

**Policy 7.41** Coordinate traffic circulation with future land use designations as specified by the City's Land Use Plan by reviewing traffic impacts during the development review process and by coordinating with County and State Governments.

**Policy 8.12** The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and City land use plans.

- c. That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary;

The current zoning of this property is Industrial (IM-1), which does not allow our proposed mixed use regulations so this PD is being created for that purpose.

- d. The proposed change will not adversely influence living conditions in the neighborhood; and

The existing Oakwood Plaza Shopping Center currently has retail, restaurants, offices and similar uses. The proposed PD will expand on this and offer a residential component for a live and work experience. This will not adversely impact living conditions in the area as it will enhance and offer more goods and services for the local community.

- e. That the proposed change is compatible with the development(s) within the same district/neighborhood.

The proposed PD will be compatible with the surrounding shopping centers, activity centers and other neighborhoods as we have consistent uses such as residential, office, hotel and apartments. This activity center will bring all of goods and services to the local neighborhoods with a live work experience.

**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
<p>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> <p>Article 7 Parking and Loading Requirements</p> <ul style="list-style-type: none"> <li>- Apartment Unit - 1.5 spaces per unit plus guest parking at 1 per 5 units</li> <li>- Hotel or motel - 1 space per unit</li> <li>- Office - 1 space per 250 square feet</li> <li>- Retail - 1 space per 250 square feet</li> <li>- Restaurant <ul style="list-style-type: none"> <li>- 60% the gross floor area, then 1 per 60 square feet of the resulting floor area</li> <li>- take out - 1 per 150 square feet</li> </ul> </li> <li>- theater and places of assembly with fixed seats - 1 per 4 seats and 1 per movie booth</li> <li>- townhome - 2 spaces per unit plus guest parking at 1 per 5 units</li> </ul> <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"> <li>- 45 degree - 9' x 19.8', drive aisle width: 13' one way 24' two way</li> <li>- 60 degree - 9' x 21', drive aisle width: 18' one way 24' two way</li> <li>- 90 degree - 9' x 19', Drive aisle width: 24' one way and two way</li> </ul>	<p>Minimum Parking Requirements:</p> <ol style="list-style-type: none"> <li>1. Non residential Uses <ul style="list-style-type: none"> <li>- Commercial/Office - 3.5 spaces per 1,000 SF GIA</li> <li>- Hotel/Lodging - 0.5 spaces per room</li> </ul> </li> <li>2. Residential Uses <ul style="list-style-type: none"> <li>- Apartments, Condominiums, townhomes - 1.0 space per one dwelling unit and 1.5 spaces for 2 or more dwelling units</li> </ul> </li> </ol> <p>Stall and Aisle Dimensions</p> <ul style="list-style-type: none"> <li>- 45 degree - 8.5' x 19' 3" (one way drive aisle 13.5')</li> <li>- 60 degree - 8.5' x 20' 8" (one way drive aisle 15')</li> <li>- 90 degree - 8.5' x 18', the length can be reduced to 16' where a 2' overhang is provided over landscape,</li> </ul> <p>Drive aisle width: 15' one way 24' two way</p> <ul style="list-style-type: none"> <li>- on street parking: 9' x 18' for 90 degree parking, 8' x 23' for parallel</li> </ul> <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>	
<p>7.1 General Provisions</p> <p>A. Off-street parking required.</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Such off-street parking facilities shall be maintained and continued as long as the main use is continued.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>7. Aisles on parking lots shall be numbered.</li> </ol> <p>B. Location, character and size of required parking spaces.</p> <ol style="list-style-type: none"> <li>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. <ol style="list-style-type: none"> <li>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 lease 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.</li> </ol> </li> <li>2. Design of all required parking spaces. <ol style="list-style-type: none"> <li>a. As specified in Diagrams No. 1, No. 2 and No. 3.</li> <li>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: <ol style="list-style-type: none"> <li>1. When all parking spaces required by the provisions of this article are provided with direct access to an alley or street.</li> <li>2. Single family homes, duplexes and townhomes may have tandem spaces.</li> </ol> </li> <li>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.</li> </ol> </li> </ol>	<p>Oakwood Plaza Planned Development</p>	<p>Requested Deviation from Code</p>
	<p>Drive aisles with two-way angled parking may be a reduced based on above.</p>	<p>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.</p>

Oakwood Development Guide Article 7 Off-Street Parking and Loading		
City of Hollywood Parking and Loading	Oakwood Plaza Planned Development	Requested Deviation from Code
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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<b>City of Hollywood Parking and Loading</b>	<b>Oakwood Plaza Planned Development</b>	<b>Requested Deviation from Code</b>
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)		
<b>7.2 Amount of Required Off-Street Parking</b>		
<b>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.</b>		
<b>Use</b>	<b>Oakwood Plaza Planned Development</b>	<b>Requested Deviation from Code</b>
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>B. Off-Street loading spaces; general provisions.</b>		
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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<b>City of Hollywood Parking and Loading</b>	<b>Oakwood Plaza Planned Development</b>	<b>Requested Deviation from Code</b>
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.		
<b>C. Off-street loading spaces shall be provided as follows:</b>		
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:		
<b>Area of Building (sq. ft.) and Off-Street Loading Spaces Requirement</b>	<b>Oakwood Plaza Planned Development</b>	<b>Requested Deviation from Code</b>
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 § 4.21.1 (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.

<p>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.</p>	<p>The proposed Oakwood Plaza Planned Development will comply with these provisions.</p>
<p>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.</p>	<p>The proposed Oakwood Plaza Planned Development will comply with these provisions.</p>
<p>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.</p>	<p>The proposed Oakwood Plaza Planned Development will comply with these provisions.</p>
<p>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.</p>	<p>Irrigation plan submittals will be provided per City Code for construction permit submittals. Irrigation will be installed prior to the certificate of occupancy.</p>
<p>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:</p>	<p>Various standards as noted here (column C)</p>

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

LEGAL AD  
CITY OF HOLLYWOOD

NOTICE IS HEREBY GIVEN in accordance with Section 166.041 Florida Statutes that the City Commission of the City of Hollywood, Florida, at a Regular City Commission Meeting, on Wednesday, July 5, 2023, in the City Commission Chambers, Room 219, 2600 Hollywood Blvd, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2022-08 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 2609 N. 26 AVENUE AND ADJACENT PARCELS TO THE NORTH AND WEST, LOCATED AT 200 & 300 OAKWOOD BOULEVARD, AND ADJACENT PARCELS TO THE SOUTH LOCATED AT 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3901-3921, 4001-4101, 4150 OAKWOOD BOULEVARD, 2700 STIRLING ROAD AND OAKWOOD BOULEVARD, HOLLYWOOD, FLORIDA, GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF INTERSTATE 95, FROM LOW INTENSITY INDUSTRIAL AND MANUFACTURING (IM-1) TO THE PLANNED DEVELOPMENT (PD) DISTRICT; APPROVING THE PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY; APPROVING LANDSCAPE AND PARKING MODIFICATIONS; AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION. (22-Z-57)

The proposed ordinance(s) may be inspected by the public in the Office of the City Clerk, Room 221, 2600 Hollywood Blvd, Hollywood, Florida, between the hours of 7:00 AM and 5:45 PM on any regular working day. Interested parties may appear at the aforesaid time and place and be heard with respect to the proposed ordinance(s).

NOTE: Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Please call 954-921-3211 for any questions regarding the above matter.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice) or email: [abehmardi@hollywoodfl.org](mailto:abehmardi@hollywoodfl.org). The current number is still in effect for the hearing and speech impaired at 800-955-8771 (V-TDD).

Dated this 15th day of June, 2023.

Patricia A. Cerny, MMC  
City Clerk  
Hollywood, FL

THE SUN SENTINEL/LEGAL AD – Public Meeting/Public Hearing Notice  
PUBLISH: Thursday, June 15, 2023  
FURNISH PROOF OF PUBLICATION

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