



CITY OF  
**Hollywood**  
DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

APPLICATION DATE: July 15, 2024

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

### PROPERTY INFORMATION

**Location Address:** 2800 Oakwood Blvd., Hollywood, FL 33020

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

Folio Number(s): 5142 04 12 0620 AND 5142 04 12 0627

Zoning Classification: Oakwood Plaza PD Land Use Classification: Oakwood Activity Center

Existing Property Use: Shopping Center Sq Ft/Number of Units: 739,936 (Main Parcel)

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 all that apply and provide File Number(s) and Resolution(s): 20-L-32 and 23-Z-57 and 24-DP-31

### DEVELOPMENT PROPOSAL

Explanation of Request: Current Regal Movie Theater will be demolished to make way for a new 2-story commercial bldg. spanning @120,00 SF.

Phased Project: Yes  No  Number of Phases: 2

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: <b>SHARED</b>
Height (# of stories)	(# STORIES) <input type="text"/> ( <input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text"/> FT.)

Name of Current Property Owner/ Developer Oakwood Plaza LP & Oakwood Business Center L P

Address of Property Owner: 1 Oakwood Blvd., Ste 70, Hollywood, FL 33023

Telephone: (954) 598-1450 Email Address: breynolds@kimcorealty.com

Applicant Greg Wilfong, Kimley-Horn Consultant  Representative  Tenant

Address: 445 24th St., Ste 200, Vero Beach, FL 32960 Telephone: 772-794-4119

Email Address: greg.wilfong@kimley-horn.com

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

Date of Purchase: 1993 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: \_\_\_\_\_



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# 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: 4/11/2024

PRINT NAME: Brandon Reynolds, Authorized Agent Date: \_\_\_\_\_

Signature of Consultant/Representative: *Greg Wilfong* Date: 7-8-24

PRINT NAME: Greg Wilfong Date: 7-8-24

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 this retail shopping center Oakwood Plaza to my property, which is hereby made by me or I am hereby authorizing Kimley-Horn and Greenspoon Marder to be my legal representative before the TAC and PBD (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 11th day of July, 2024

*[Signature]*  
Notary Public  
State of Florida



*Brandon Reynolds*  
Signature of Current Owner

Brandon Reynolds, Authorized Agent

Print Name

My Commission Expires: 10-4-2027 (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_

July 15, 2024  
147507131

Carmen Diaz  
The City of Hollywood  
Development Services  
Planning Division  
2600 Hollywood Blvd., Room 315  
Hollywood, FL 33020-4807  
954-921-3471

**RE: *Request for Additional Information***  
***Project: Phase I of Oakwood Plaza***  
***Subject: Preliminary Site Plan Review for a commercial building of approximately 120,000 square feet***  
***File Number: 24-DP-31***

Kimley-Horn and Associates, Inc. (Kimley-Horn) is in receipt of the review comments dated May 6, 2024 for the Oakwood Plaza project. The Technical Advisory Committee staff comments are shown below, followed by our responses.

## **A. APPLICATION SUBMITTAL**

Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471

1. Application Form:
  - a. On the Application, provide the information of the developer: address and phone number.

***Response: The application has been updated for final TAC, the property owner is the developer for this project same address and phone number.***

2. Ownership & Encumbrance Report (O&E):
  - a. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

***Response: The ownership and encumbrance report are accurate. There is only one ingress-egress access easement shown along Boulevard and Oakwood Lane. Both of these roads are private. No dedications or easements are required for this project.***

- b. Ensure O&E addresses the requirements on the TAC submittal checklist: <http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>

***Response: The O&E report meets the requirements of the TAC submittal checklist which includes following:***

- ***The date of the O&E Report within 30 days of the submittal package date of 7-15-24***
- ***It was searched from the time of platting.***
- ***The legal description is included for South Parcel 2.***

- *The current name of the property owner is included which is Kimco.*
- *There are hyperlinks to all the documents in the O&E report print outs are not provided but can include if required.*

3. Alta Survey:
  - a. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

***Response: The survey shows the only existing easement which is an ingress-egress easement ORB 22874, Page 952, BCR. Since Oakwood Boulevard and Oakwood Lane are private and all water and sewer lines are private on proposed easements are required.***

4. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

***Response: This has been added to the Cover sheet C-000.***

5. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

- South Florida Industrial Park Association
- North Central Hollywood Civic Association
- Park Civic Association
- Liberia Homeowners Association

***Response: A public participation outreach meeting was held on May 20, 2024, see attached package.***

6. Staff appreciates the preparation of the design guidelines narrative document, but this is mostly comprised of re-articulation of the PD policies and does not provide any analysis and/or discussion on how the proposal conforms to and meets the intent of the policies and direction of the master plan guiding document. For example, on page 7 (please add page numbers) the report re-articulates the building architecture policies of the PD but no discussion is provided of how the submission achieves them. A complete discussion on the proposal's alignment with

the overarching PD should be submitted in the form of a **Planning Rationale Report** and will be needed for this project to advance to Final TAC.

***Response: A revised Planning Rationale report was submitted on June 12, 2024 which was found to be acceptable to be able to submit our Final TAC application package on July 15, 2024.***

7. Please submit a **Phasing Plan**, to help staff's understanding the how the proposed submission will achieve the overarching vision of the Activity Center. Coordination with other concurrent application request for the PD is strongly encouraged, and adequate coordination information will be required in the Planning Rationale Report.

***Response: A phasing plan with lease information was submitted and approved as part of our meeting on May 23, 2024, a copy of the plan has been included for this submittal.***

8. Additional comments may be forthcoming.

***Response: Acknowledged.***

9. Provide written responses to all comments with next submittal.

***Response: Understood.***

## **B. ZONING**

Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471

1. Site Plan:
  - a. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval.

***Response: Please see revised sheet C-200 for site plan approval note.***

- b. Provide the square footage of the building.

***Response: The building square footage is 120,000 sf total for the first and second floor of the building. Please see sheet C-200 for site data and square footage break down.***

- c. Please dimension setbacks on the Site Plan as you show them on the Site Data.

***Response: Dimensions have been added to the site plan. The north setback is not applicable since internal parcel line and its also several hundred feet north. See Site Plan Sheet C-200.***

- d. Building Typer 1 – Commercial of the approved PD (Exhibit B) 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 restaurants.

***Response: The building is Type 1 Retail/Commercial which includes retail store and many other uses, a note has been added to the building see sheet C-200 Site Plan.***

- e. Where is the location of the dumpster? This should be enclosed or screened from public right of way.

***Response: There is a trash compactor at the rear of the building in the loading dock area called out by the Q leader on the plans. There is a landscaping strip located along the back also see Site Plan Sheet C-200.***

- f. Pedestrian zone can include the following:
- Light poles given that ADA compliance is provided and met.
  - Street trees, shrubs, and ground cover.
  - Site furnishings, including but not limited to benches, tables, chairs, potted plants, and trash receptacles.
  - Interconnectivity, ramps, sidewalk connections, planters, etc.

***Response: Acknowledged, please see LA plans for street trees and shrubs along pedestrian areas. A photometrics plan has also been included showing lighting see SL-200.***

- g. Is there a plaza outside the parking lot on the east side adjacent to Oakwood Boulevard? Provide more information of what you are providing in this open public space.

***Response: Please see Landscaping Plan L-200 for blow up of this proposed pedestrian plaza area.***

- h. Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement.

***Response: Please see Landscaping Plan L-200 for blow up of this proposed pedestrian plaza area.***

- i. The row of parking spaces on the east is 17' long. It shall be 18'. Parking spaces shall be 18' long x 8.5' wide.

***Response: The Parking on the east side has been reconfigured. Please see revised site plan C-200.***

2. Work with the City’s Landscape Architect to ensure that all landscape requirements are met.

***Response: Acknowledged, all landscaping requirements have been met based on the PD requirements and code requirements, see planning rationale and updated plans.***

**C. ARCHITECTURE AND URBAN DESIGN**

Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471

1. Phasing Plan missing, staff needs to understand how the proposed will align with the greater vision of the master plan, in light of the 2 additional sights moving forward with development in the PD. Please provide discussion in Planning Rationale Report

***Response: The Master Development Plan with Lease information dated May 21, 2024 has been approved by staff.***

2. First and Second floor plans do not show interior areas. Label interior areas.

***Response: A revised first floor and second floor plan has been included in the set of plans.***

3. Identify the elevations as North, South, East and West.

***Response: The elevations have been updated to reflect direction see updated Elevations Sheet A-300.***

4. Provide more articulation on the building facades to reduce the overall mass of the walls. This articulation shall include façade projections and recesses coordinated with wall colors and materials,

The PD Master Plan document provides:

- a. ***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.***
- b. ***Building facades shall include articulation of the building facade to reduce the overall mass of the walls. This articulation shall include:***
  - i. ***Façade projections and recesses that may be coordinated with changes in wall color or material***
  - ii. ***Variation in overall building height***
  - iii. ***Arcade/colonnade, Canopies or Balconies***

Please demonstrate compliance with the PD Master Plan building design requirements outlined above. Staff does not note any distinct façade treatments for corners, or facades facing the i-95 freeway.

***Response: The updated elevations were submitted on June 12, 2024, and were found acceptable. The proposed building design creates a signature appearance which aligns with the retail tenant’s brand standards nationwide. The building is designed as a four-sided***

*structure, meaning that the design is cohesive across all elevations and reinforcing the design of the façade with the primary entrance. The building materials are primarily brick, synthetic stucco, ACM, metal, and glass which align with the requirements in section (iii) above and also compliment the building architecture. Vision glass will be clear with a low-e coating to comply with the FBC requirements. See Elevations Sheet A300.*

5. Provide color, finish, and materials legend for all elevations. This should not be limited to paint colors and shall include all finishes / materials. It could be a presentation board in PDF format. The master plan directs:

**a. 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.*

*Response: The updated elevations were submitted on June 12, 2024 and were found acceptable. The proposed building design creates a signature appearance which aligns with the retail tenant’s brand standards nationwide. The building is designed as a four-sided structure, meaning that the design is cohesive across all elevations and reinforcing the design of the façade with the primary entrance. The building materials are primarily brick, synthetic stucco, ACM, metal, and glass which align with the requirements in section (iii) above and also compliment the building architecture. Vision glass will be clear with a low-e coating to comply with the FBC requirements. See Elevations Sheet A300. A presentation board of materials has been included in the submittal.*

6. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations.

*Response: There is only a gas meter which is located adjacent to the building which is shown on the site plan C-200 and Landscaping Plan sheet L-200 at the back west corner of*



*the retail building. This is back of house and won't be visible for the general public to see. This has been added to the Elevations also on Sheet A300.*

7. The proposed building does not demonstrate adequate articulation of the façade. Please consider a high-quality urban design for the north and west facades. Staff is strongly recommending the use of high quality and distinct façade treatments. Large scale “big box” commercial uses are to be designed in a thoughtful manner that provides a unique urban experience and that will support future redevelopment of the PD into a more walkable compact urban environment. There are several examples of big box retail being implemented in compact upscale built environment. Staff is requesting buildings to be located as close to street edges and/or pedestrian ways as possible. See examples below:



Publix Aventura - Upscale high-quality facades



Saks Off 5th – Upscale high-quality facades that supports pedestrian activity



Fresh Market –Upscale high-quality facades



Staples –urban scale that is accessible to pedestrians.



Whole Foods –urban scale that is accessible to pedestrians.

***Response: The updated elevations were submitted on June 12, 2024, and were found acceptable. The proposed building design creates a signature appearance which aligns with the retail tenant’s brand standards nationwide. The building is designed as a four-sided structure, meaning that the design is cohesive across all elevations and reinforcing the design of the façade with the primary entrance. The building materials are primarily brick, synthetic stucco, ACM, metal, and glass which align with the requirements in section (iii) above and also compliment the building architecture. Vision glass will be clear with a low-e coating to comply with the FBC requirements. See Elevations Sheet A300.***

8. The Master Plan provides Minor Streets should:

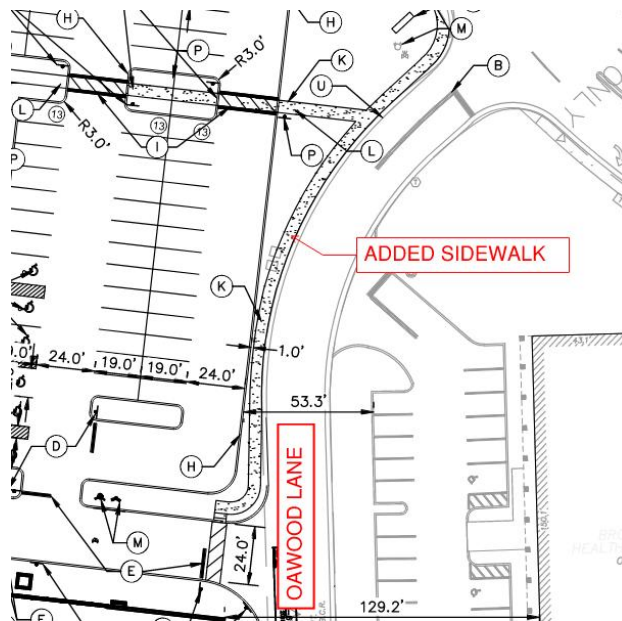
A pedestrian zone may be provided between the travel lanes and the building areas. The pedestrian zone, if utilized shall be at least ten feet (10') measured from the back of curb and shall consist of landscaped areas and sidewalk / pedestrian areas.

**a. Pedestrian zone can include the following:**

- i. Light Poles given that ADA compliance is provided and met. Street trees, which may be in tree grates, planters and similar.**
- ii. 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**

Please demonstrate compliance and provide discussion in the Planning Rationale Report.

**Response:** *The planning rational report was submitted on June 12, 2024, which was acceptable. The existing eastern roadway is Oakwood Boulevard which is maintaining the existing roadway which is grandfathered into the PD Guidelines. The other existing eastern service roadway is Oakwood Lane which is classified as tertiary roadway. A sidewalk has been added to connect to the front of the retail building along the west side see Site Plan Sheet C-200. A photometrics plan has also been included showing lighting see SL-200. The Landscaping Plan Sheet L-200 is a high-level urban design which includes raised planter with shade tree, built in benches, tree grates with large palm trees, bike rack and trash receptables. The Landscaping Plan Sheet L-200 shows a Plaza Area also along Oakwood Boulevard.*



9. Please demonstrate compliance with SIDEWALK section of the Master Plan document and provide discussion in the Planning Rationale Report.

**Response:** *The pedestrian pathway and bus exhibit which shows sidewalk locations was submitted on June 12, 2024, which was acceptable. A copy has been submitted as part of this application.*

10. Please demonstrate compliance with PUBLIC SPACES section of the Master Plan document with regards to the proposed plaza and provide discussion in the Planning Rationale Report. Staff appreciates the inclusion of a public plaza in the plans. Staff encourages the locating of

the public plaza in an area of high pedestrian activity connected to store entrances or future store entrances (to be outlined in a Phasing Plan if applicable). Isolating pedestrian plazas from active uses will reduce their usability and accessibility for pedestrians. A high level of urban design is expected for public areas. See examples below:



***Response: The proposed pedestrian plaza which is shown on the Site Plan sheet C-200 and the Landscaping Plan Sheet L-200 is a high-level urban design which includes raised planter with shade tree, built in benches, tree grates with large palm trees, bike rack and trash receptables. Based on the tenant requirements and operational needs of its store and customers we are not able to have the plaza or field at the front of the parking field.***

11. Please identify which Buffer type is being implemented as per Sec (8) Landscaping-Buffering of the PD Master Plan. demonstrate compliance with all applicable landscaping requirements and provide discussion in the Planning Rationale Report.

**Response: The planning rational report was submitted on June 12, 2024, which was found acceptable. Oakwood Boulevard is an existing private roadway which is grandfathered into our PD Guidelines. Oakwood Lane is Tertiary Roadway which does not required landscaping buffer.**

**Tertiary roads are primarily for vehicular access and service; thus pedestrians are encouraged to use other roadways**

- **Sidewalks shall be a minimum of five feet (5'), and can be reduced to three feet (3') if not used for accessible ingress/egress.**
- **Sidewalks are not required on both sides of the road.**
- **Dedicated bike lane is not required.**
- **Street landscape is not required.**
- **Street parking is allowed, and can be parallel, angled, or perpendicular.**

12. The city's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. Please choose one of the following commitments below:

- **In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public**
- **art fee, with a minimum payment of \$5,000.00.**
- **Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.**
- **Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.**

**Response: The owner/developer agrees to either pay the 1% fee or submit artwork or a combination of both is the commitment.**

**D. SIGNAGE**

Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471

1. Provide the following note: "All signage shall be in compliance with the Oakwood Sign Regulations."

**Response: This note has been added to the Site Plan Sheet C-200.**

2. 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 oriented to FDOT right of way shall follow FDOT requirements.

***Response: Acknowledged, all signs will meet the Oakwood Sign Regulations.***

3. Please refer to Oakwood Sign Regulations.

***Response: Acknowledged, the proposed signs will meet the Oakwood Sign Regulations.***

## **E. LIGHTING**

Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471

1. Provide note on Site Plan: "Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential".

***Response: This note has been added to the Site Plan Sheet C-200. A photometrics plan SL-200 has been included with this TAC submittal.***

## **F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY**

Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.

***Response: A electric vehicle stub out location has been selected on the site plan sheet C-200. A dry utility plan has been included sheet C-402 which shows the proposed 2" conduit which will go to the future electric panel.***

2. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

***Response: A note on the site plan sheet C-200, is shown which specifies Florida Green Building Coalition will be pursued for this project.***

## **G. ENGINEERING**

Azita Behmardi, Deputy Director Development Services ([abehmardi@hollywoodfl.org](mailto:abehmardi@hollywoodfl.org)) 954-921-3251

Clarissa Ip, City Engineer ([cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)) 954-921-3915

Rick Mitinger, Transportation Engineer ([rmitinger@hollywoodfl.org](mailto:rmitinger@hollywoodfl.org)) 954-921-3990

1. Provide plat determination letter from the Broward County Planning Council.

***Response: Plat determination letter has been provided in this submittal.***

2. Please provide a site plan and civil plans for the project including and dimensioning all features of Oakwood Blvd. (Swales, sidewalks, gutters, lane width along entire property frontage, and any adjacent features such as neighboring driveways etc. on both sides of the street/road).

***Response: Please see revised civil plans, we are showing adjacent survey information were appropriate. We are also showing dimensions of the existing roadway.***

3. On the survey and site plan please provide the length of the property line (parcel line) to determine the curb cut requirements. Curb cuts for non-residential properties shall not exceed 30% of the property frontage with a maximum 30-foot width each and a minimum separation of 50 linear feet.

***Response: The existing Oakwood Boulevard private roadway is only being slightly modified at the last two existing southern driveways. There are a total of five driveways along Oakwood Boulevard on the west side which total approximately 142'. The existing eastern project boundary from the legal description is 1,993.10' long. The percentage of curb cuts is slightly above 7%. A table has been added to the Site Plan Sheet C-200.***

4. Please provide curb cut width at the edge of pavement on Oakwood Lane. Additionally provide the width of this curb cut.

***Response: The access to the site will be a 24' wide drive aisle, this has been dimensioned on the plans see Site Plan Sheet C-200.***

5. All driveway access shall have visibility triangles at the intersection of the property line and the driveway. Please show on plans all visibility triangles at all driveway accesses. A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the rights-of-way provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet provide a 12' (along driveway on private property) X 6' (along property line) visibility triangle. All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level. Please address in plans.

***Response: On the Site Plan Sheet C-200, 12'X12' triangles have been added to the site plan for turning visibility requirements. Please keep in mind Oakwood Boulevard is a private roadway.***

6. Please identify all vehicular turning radii.

***Response: A note has been added to the Site Plan Sheet C-200 that all radii are 3' unless otherwise labeled. All other radii that are not 3' are labeled.***

7. Please clearly identify material for the parking lot, walkways, plaza area etc. Ensure the minimum requirements for the material types are shown on the plans and cross sections when applicable. Provide a legend and hatching for all materials on the site plan and PGD plan. Please call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code:
  - a. Concrete: Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the



property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq. ft. and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

- b. Pavers: Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2-inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.
- c. Asphalt: Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

***Response: The proposed two driveways we are reconstructing are asphalt driveways which will be constructed with a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.***

- 8. All walkways shall be dimensioned with length, width, and thickness, material type shall also be identified.

***Response: The walkways are shown on the Site Plan Sheet C-200 with required information.***

- 9. All standard parking stalls are required to be a minimum as per the design guidelines. Some stalls on the plan are shown as 17 feet, ensure all stalls are shown meeting the minimum width and depth requirements. If stalls are intended to be compact spaces with 16' length, they shall be marked as "Compact".

***Response: There are no compact stalls proposed. Please see revised site plan sheet C-200 for updated parking dimensions that are 19'***

- 10. All drive aisles are required to be a minimum of 24 feet wide, please provide drive aisles with a minimum 24-foot clear width. (i.e. North side of parcel).

***Response: All drive aisles are a minimum of 24' wide for the proposed new parking lot see Site Plan sheet C-200.***

- 11. Please dimension each of the loading parking stalls, loading zones are to be a minimum of 10 feet wide X 25 feet in depth. Please annotate each stall and ensure stripping is shown to identify this area as loading.

***Response: Loading will be done at the back of the building in the receiving bay the loading dock stripping is approximately 14' wide by 55' deep, see Site Plan Sheet C-200.***

- 12. Compactor shall be enclosure, please provide a compactor enclosure and identify all gates. Please provide stripping to ensure the area remains clear for removing trash from the site.

**Response: The compactor is self-contained unit which trash and carboard will be disposed in a chute opening at the back of it. The compactor unit is typically picked up by a flat bed semi and a new empty one is placed back in the same position. See Site Plan Sheet C-200 for location in loading dock and typical detail on Site Details Sheet.**

13. Show on plans how garbage is proposed to be managed.

**Response: The garbage will be dropped in chute opening at the back of the compactor. The compactor crushes the trash and cardboard and then once filled will be picked up by flatbed semi-trailer and loaded up and new compactor placed for new trash and cardboard.**

14. All parking stalls are to have wheel stops. Please show in plans.

**Response: The existing shopping center and the PD Guidelines note 16 discourage the use of wheel stops. No wheel stops are proposed or required as part of project.**

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

15. Please number each parking stall.

**Response: Every parking row shows the total number of parking in the proposed parking lot areas see Site Plan Sheet C-200.**

16. Please show the stop bar at the 24-foot curb cut on Oakwood Lane as the other stop bars are represented.

**Response: Please see revised plans, stop bar has been included see Site Plan Sheet C-200.**

17. Please provide detectable warnings in compliance with FDOT. Provide FDOT standard detectable warning detail in plans and show at all driveway and drive aisle crossings/intersections.

**Response: Detectable warnings have been added to the plan at all crossings on site. See Site Plan Sheet C-200.**

18. Show on plans for existing 5' sidewalk along all frontages (parcel lines) to be replaced. Sidewalk shall be flush through driveway, label on the plans.

**Response: There is existing sidewalk along Oakwood Boulevard that is not being modified. We are reconstructing the two driveways with concrete sidewalk flush with the asphalt per**

***the approved detail C-23. See Site Plan Sheet C-200 and associated City Detail sheets included in the submittal.***

19. Please ADA accessible route for all ADA accessible parking stalls. Minimum ADA accessible route width is 5' with ADA compliant pavement marking. Show on site plan how ADA accessibility requirements are being met. ADA accessible route is required between accessibility parking and building access as well as accessible route to the public rights-of-way (Sidewalk) show routes on plans. Show any change in elevation along the route on the plan if the transition is flush identify the transition as flush on the plans, provide ramp slopes as applicable. Please add a note on the site plan and Civil plans stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements.

***Response: Please see revised plans, note has been added to sheets C-200 and C-300. A ADA path of travel is also shown sheet Site Plan sheet C-200.***

20. Please identify the location of the ADA signage, the signage shall not encroach into the clear space of the parking stall or accessible route.

***Response: Please see revised Site Plan Sheet C-200 for ADA signage locations. The details are located on Site Details sheet C-201.***

21. Pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical.

***Response: The required details have been included in the revised Civil Plan set.***

22. Please show streets/roads to be milled and resurfaced. Please add any note necessary on the site plan and Civil plans. Provide legend and hatching to show limitations. Provide different hatching for full pavement restoration and milling and resurfacing.

***Response: We are feathering the northern parking lot to match the existing asphalt per detail C-29 the slopes will vary. See Paving and Grading Plan Sheet C-300.***

23. Please include the latest standard City of Hollywood details in the plan set. Applicant is using old standards. <https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> include all applicable details, i.e. ADA accessible parking signs.

***Response: The latest details from the website have been included see City Detail sheets.***

24. Traffic impact study will be required. Methodology is currently under review by traffic engineering review consultant. Payment for cost recovery in amount of \$9,600.00 has been received. Traffic study methodology review responses dated May 6, 2024, was provided to applicant. Pending applicant response to the methodology comments.

***Response: This fee has been paid and the methodology has already been provided to us. A traffic study has also already been submitted on June 18, 2024.***



30. Where are doors located to enter/exit building does not agree with 1st floor plan and elevations.

***Response: The elevations and site plan are now coordinated see Site Plan Sheet C-200 and Elevations sheet A300.***

31. It appears that some traffic control signage is proposed to be reused. Please provide all new signage.

***Response: All pavement markings and traffic control striping are new within the new parking lot see Site Plan Sheet C-200.***

32. Truck Turn Plan, Sheet C-202, is incomplete. Currently, plan only shows simplified arrows. Please be sure information such as but not limited to all Auto Turn information and edge of pavement, curbing, etc.

***Response: Please see updated truck turn plan on sheet C-202 with the truck turns shown***

33. Please clearly identify existing fences to remain.

***Response: Please see T leader call outs for fence to remain on the Site Plan Sheet C-200.***

34. Provide full civil plans set and include Paving Grading and Drainage Plan.

***Response: Full Civil Plans have been included see revised set.***

35. Overall Site Plan, Sheet C-200, shows a 5' diameter Metal Column for the I-95 billboard sign. Please provide detail information on the existing sign and post conditions to determine if removal/relocation is necessary. If sign were to remain, provide evidence of legal document, i.e. easement, for the sign.

***Response: The sign is owned by Oakwood Plaza LP and Kimco Realty. There is a long term lease between Gold Coast/Clear Channel and the owner which cannot be submitted for public viewing. The sign is going to remain in place.***

36. Overall Site Plan, Sheet C-200, shows irregular parking lot island. See example below.



within 10' from property line. -For new construction, Disposition plan must superimpose the new construction plan.

**Response: We have updated the Tree/Palm survey to include: Tree number, Botanical Name, Common Name, DBH, Height, Spread, Condition, Disposition and Mitigation. Trees on site will be shown to scale. See Sheets L-100 and L-101**

2. Provide a landscape plan on set by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, overhead and underground utilities, Center line , monument line, lot dimensions, and adjacent street names and shall comply with all planning and development board and historic preservation board individual requirements when applicable. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. Landscape plans submitted shall clearly define which trees have been provided as required in terms of number of inches of DBH for trees proposed to be removed and trees required to be planted per landscape code per zoning district. All trees and palms provided should meet City of Hollywood construction activities, it must be clearly shown on plans with tree protection barriers with standard CRZ protection of a minimum of one (1) foot of radius per inch of tree trunk diameter. See RAC zoning for landscape requirements.

**Response: Acknowledged. There are some areas of landscape that fall under PD terms. See Sheets L-200 and L-201**

3. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criterion may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species should be used for mitigation or code: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, Foxtail and Coconut. Minimum height requirements for all palms at planting is 8' of CT.

**Response: Acknowledged. Please review SheetL-200 Plant Schedule.**

4. Provide landscape requirements as per zoning.

**Response: Acknowledged. See Sheets L-200 and L-201**

5. Minimum tree size is 12' with 4" dbh.

**Response: Acknowledged. See Sheet L-200 for Plant Schedule.**

6. On landscape plan show all easements and underground utility lines.

***Response: Acknowledged. See Sheet L-100.***

7. Native requirements: 60% trees, 50% shrubs. All required trees shall be 12' ht, 2" dbh minimum. All required palms shall have 8' CT minimum.

***Response: Acknowledged. See Sheet L-200***

8. Irrigation: Provide a note on the landscape plan indicating 100% irrigation coverage will be provided.

***Response: Acknowledged. See Sheet L- 201.***

9. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d) Add note to plan: Landscaping within the triangular areas shall provide unobstructed cross visibility at a level between 2 feet and 6.5 feet.

***Response: According to code sight visibility is within 30" and 72". Sight triangles have been provided accordingly. See Sheet L-200.***

10. Palm mitigation is 1:1. The following palm species should be used for mitigation or code: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, Foxtail palm and Coconut palm. Minimum height requirements for all palms at planting is 8' of CT. Tree mitigation is inch per inch with a 12' ht, 2" dbh mitigation tree from the approved city list.

***Response: We have existing Washingtonia Palms that will remain along Oakwood Blvd. Any palms removed will be mitigated per requirements. See Sheet L101.***

11. Add note: All landscaping shall be warranted for 1 year after final inspection.

***Response: Acknowledged. Noted on L-201***

12. Add note: No landscape substitutions shall be made without the City of Hollywood approval.

***Response: Acknowledged. Noted on L201***

13. Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines. Provide information requested for further review. Additional comments may follow upon further review.

***Response: Acknowledged. See SheetsL-200 and L-201***

We encourage you to reach out for any questions or clarification at [fperez@hollywoodfl.org](mailto:fperez@hollywoodfl.org) or 954-921-3900. Favio Perez

## I. UTILITIES



Alicia Verea-Feria, Floodplain Development Review Administrator ([averea-feria@hollywoodfl.org](mailto:averea-feria@hollywoodfl.org)) 954-921-3302

1. Surveys sheets 3 of 6 and 4 of 6 illustrate existing stormwater and sewer. Please include existing water mains.

**Response: Understood, this has been included in the survey plans.**

2. Provide a Paving, Grading, and Drainage Plan showing existing and proposed site elevations and drainage and corresponding details.

**Response: Please see revised plan set for the inclusion of the paving, grading and drainage plans.**

3. Include water and sewer demand calculations on Utility Plan (Sheet C-400).

**Response: Demand calculations have been added to the Water Plan Sheet C-401 and Sewer Plans sheet C-400.**

4. Please revise Page 30 of 55: Utilities and Stormwater Sections as follows:

#### 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 the water service shall connect to the existing private 8-inch PVC water main. Utilities are intended to be designed and developed as public infrastructure.~~ Utility designs will meet ~~City of Hollywood Water and Sewer~~, 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; Aa~~ 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.

#### STORMWATER

Stormwater design shall meet the requirements as approved as part of the Oakwood Activity Center Land Use Plan Amendment and ~~shall remain privately owned and maintained.~~

**Response: The Oakwood Plaza South Retail Shopping Center Planning Rationale page 24 has been updated based on these comments see attached.**

5. Include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link: <http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>

**Response: The revised utility details for water and sewer have been included see City Detail Sheets.**

6. The proposed Finished Floor Elevations (FFE) shall comply with the **greatest** of the following three (3) conditions, as applicable.
  - a. Section 154.50 of the City’s Code of Ordinances requires the minimum FFE for non-residential use within a special flood hazard area shall be BFE + 1-foot, at a minimum; OR
  - b. Broward County FEMA Flood Map to be effective July 31, 2024, at a minimum, BFE + 1-foot, available online via the following link: [https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a#data\\_s=id%3AdataSource\\_1-Proposed\\_FEMA\\_Flood\\_Zone\\_Changes\\_2019\\_NoSymb\\_211%3A111961](https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a#data_s=id%3AdataSource_1-Proposed_FEMA_Flood_Zone_Changes_2019_NoSymb_211%3A111961); OR
  - c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link: <https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

**Response: Per conversations with BCSWL Division and during our call, the FFE will be set at 8.0 NAVD.**

7. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor.

**Response: Please see Sheet C-300 for PGD information, FFE is proposed at 8.0 NAVD**

8. Provide perimeter cross-sections across all property limits including transition areas meeting adjacent property grades.

**Response: Cross sections have been including into the paving and grading plan set see Sheet C-300 thru C-302**

9. Provide preliminary drainage calculations including pre and post development ensuring all stormwater is retained onsite.

**Response: Please see provided drainage report.**

10. Indicate how roof drainage will be collected and connected to the on-site drainage system.

**Response: Please see sheet Paving, Grading and Drainage Plans C-300 thru C-302 for roof leader connection locations.**

11. Submit Erosion Control Plan.

**Response: Erosion Control Plans have been included in the set of plans see sheets C-100 thru C-102.**

12. Landscape plans shall coordinate with civil plans to accommodate for drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention.

**Response: Understood.**

13. Permit approval from outside agencies will be required.

**Response: Understood.**

14. NPDES – Over 1 acre:

The construction activity on this site is regulated and required to obtain the NPDES Construction Generic Permit (CGP) from DEP. Failure to obtain permit coverage and/or maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to \$27,500.00 per day.

Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required and CGP Notice of Intent (NOI) must be submitted to DEP. SWPPP must be maintained at the job site at all times until the project is terminated and Notice of Termination (NOT) filed with DEP. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff.

Construction sites and operations shall be required to maintain during and after all construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in stormwater runoff.

For additional information regarding NPDES regulations please contact:

Florida Department of Environmental Protection  
2600 Blair Stone Road, MS #2500  
Tallahassee, FL 32399-2400  
(850) 245-7522

Visit DEP's Web site at: [www.dep.state.fl.us/water/stormwater/npdes](http://www.dep.state.fl.us/water/stormwater/npdes)

**Response: Understood.**

15. Additional comments may follow upon further review of requested items.

**Response: Understood.**

## J. BUILDING

Russell Long, Chief Building Official ([rlong@hollywoodfl.org](mailto:rlong@hollywoodfl.org)) 954-921-3490

Daniel Quintana, Assistant Building Official ([dquintana@hollywoodfl.org](mailto:dquintana@hollywoodfl.org)) 954-921-3335

1. No comments received. Circulation Path. An exterior or interior way of passage provided for pedestrian travel including but not limited to walks, hallways, courtyards, elevators,

platform lifts, ramps, stairways, and landings. FBC accessibility.

***Response: The pedestrian path of travel is shown on the Site Plan Sheet C-200.***

2. 302.1 Occupancy classification. Occupancy classification is the formal designation of the primary purpose of the building,

***Response: The proposed building occupancy type is Building Type: II-B, Mercantile this has been added to the building on Site Plan Sheet C-200.***

3. General Building height and areas CH 5 T504.3, T504.4

***Response: The proposed building height is 64' see Site Plan Sheet C-200 and Elevations on Sheet A300.***

4. Type of Construction General.CH Buildings and structures erected or to be erected, altered, or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5.

***Response: The proposed building occupancy type is Building Type: II-B, Mercantile.***

5. Fire Protection Fire-resistance rating requirements for structural elements and separation CH7.

***Response: The proposed building occupancy type is Building Type: II-B, Mercantile and will be fully sprinklered.***

6. Sprinkler system. Determine if the height of the building will require fire sprinkler system FBC CH9

***Response: The proposed building is 64' and will be fully sprinklered***

7. Means of egress. A means of egress consists of three separate and distinct parts: the exit access, the exit, and the exit discharge. CH 10.

***Response: The pedestrian path of travel is shown on the Site Plan Sheet C-200. The exits from the building have ADA compliant sidewalks or paved surfaces.***

8. Permit approval from outside agencies will be required.

***Response: Acknowledged.***

**K. FIRE**

Chris Clinton, Fire Marshal ([cclinton@hollywoodfl.org](mailto:cclinton@hollywoodfl.org)) 954-967-4404

Marcy Hofle, Deputy Fire Marshall ([mhofle@hollywoodfl.org](mailto:mhofle@hollywoodfl.org)) 954-967-4404

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.

***Response: Acknowledged***

2. Define the building's occupancy type on the plans as per NFPA 101 (2021 Ed.) Chapter 6.

***Response: The proposed building occupancy type is Building Type: II-B, Mercantile this has been added to the building on Site Plan Sheet C-200.***

3. Show all radii measurements for the fire department apparatus route (plan page C-202).

***Response: The fire truck turn and turn radii are shown on Sheet C-202.***

4. On plan page C-400, label the fire DDCV and all underground fire lines so they may be easily identifiable.

***Response: Please see revised water utility plan on sheet C-401.***

5. Provide a note on civil drawing that all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

***Response: Note added to sheet Water Utility Plan C-401 under Fire Water Note 1.***

6. If a fire pump is needed, show the location on the plan in compliance with NFPA 20 (2019 Ed.).

***Response: Acknowledged***

7. Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- [underground@hollywoodfl.org](mailto:underground@hollywoodfl.org)

After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

## Fire Flow Calculations

**(sample of format to be used)**

Based on Type II (222) construction.

As per NFPA 1 (2018 Ed.) Section 18.4.4.2 --- "The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors."

The total area of the three largest successive floors is 24,228 square feet, and as per NFPA 1 (2018 Ed.) Table 18.4.5.2.1, the fire flow required is 1,750 gpm for a duration of 2 hours.

As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2, the required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm.

$1,750 \text{ gpm} \times 75\% = 1,312.5 \text{ gpm}$  (Fire Flow Credit)

$1,750 \text{ gpm} - 1,312.5 \text{ gpm} = 437.5 \text{ gpm}$

As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2, the fire flow shall not be less than 1,000 gpm.

***Response: Fire Flow calculations have been attached.***

8. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2021 Ed.) Section 16.5.3.1.1. --- Provide a note on the plans.

***Response: Note added to sheet Water Utility Plan C-401 under Fire Water Note 2.***

9. Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

***Response: Note added to sheet Water Utility Plan C-401 under Fire Water Note 3.***

## L. PUBLIC WORKS

Joseph S. Kroll, Public Works Director ([Jkroll@hollywoodfl.org](mailto:Jkroll@hollywoodfl.org)) 954-967-4207  
Daniel Millien, Environmental Service Manager ([dmillien@hollywoodfl.org](mailto:dmillien@hollywoodfl.org)) 954-967-4207

1. No comments at this time.

**Response: Acknowledged.**

**M. PARKS, RECREATION AND CULTURAL ARTS**

David Vazquez, Assistant Director ([dvazquez@hollywoodfl.org](mailto:dvazquez@hollywoodfl.org)) 954-921-3404

- 1. Not applicable.

**Response: Acknowledged.**

**N. COMMUNITY DEVELOPMENT**

Ryon Coote, Community Development Director ([rcoote@hollywoodfl.org](mailto:rcoote@hollywoodfl.org)) 954-921-2923

Liliana Beltran, Housing inspector ([lbeltran@hollywoodfl.org](mailto:lbeltran@hollywoodfl.org)) 954-921-2923

- 1. No comments received.

**Response: Acknowledged.**

**O. ECONOMIC DEVELOPMENT**

Joann Hussey, Interim Director ([jhussey@hollywoodfl.org](mailto:jhussey@hollywoodfl.org)) 954-924-2922 Herbert Conde-Parlato,

Economic Development Manager ([hconde-parlato@hollywoodfl.org](mailto:hconde-parlato@hollywoodfl.org)) 954-924-2922

- 1. What type of commercial activities will take place in this new space?

**Response: It's a retail store, we cannot disclose specific user at this time.**

- 2. How many new jobs would be anticipated as a result of this project?

**Response: The new user is anticipating approximately 230-240 full time jobs.**

**P. POLICE DEPARTMENT**

Chantel Magrino, Police ([cmagrino@hollywoodfl.org](mailto:cmagrino@hollywoodfl.org)) 954-967-4371

Steven Bolger, Police ([sbolger@hollywoodfl.org](mailto:sbolger@hollywoodfl.org)) 954-967-4500

Doreen Avitabile, Police ([davitabile@hollywoodfl.org](mailto:davitabile@hollywoodfl.org)) 954-967-4371

- 1. EXPLANATION:

The following recommendations were developed during the Crime Prevention Through Environmental Design review of the blueprints for "2800 Oakwood Blvd. - Hollywood, Florida – Preliminary".

RECOMMENDATION:

Note: Application is substantially compliant.

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

## CPTED Strategies

Provide clear border definition of controlled spaces. Examples of border definition may include buildings, fences, landscaping, signs, lighting, to express ownership and define public, semi-public, and private space, natural territorial reinforcement occurs. Also, clearly mark the public paths, so it will make private areas harder for non-employees to access.

## External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

- Parking Lots	3-5	foot candles
- Walking Surfaces	3	foot candles
- Recreational Areas	2-3	foot candles
- Building Entryways	5	foot candles

- These levels may be subject to reduction in specific circumstances where after-hours use is restricted.
- All entrance/exit ways should be well-lit and well-defined.
- Fully illuminate the exterior of the property at night.
- A system of lighting fixture identification should be developed.
- The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- Exterior lighting should be controlled by automatic devices (preferably by photocell).
- Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.
- Lighting fixtures selected must do more than just providing ample, glare-free lighting.
- Lighting fixtures must also be reliable, easy to maintain, able to withstand the elements and protected from vandalism.
- Loading docks, internal footpaths should be well lit.

## Natural Surveillance

- Use a single, clearly identifiable, point of entry/exit.
- Maintain clear visibility from the interior/exterior of all areas of the property.
- Public entrances should be clearly defined by walkways and signage.
- Illuminate and define all entrances so that they are visible to Fire/Police Emergency Personnel and to the public.
- Designate visitor parking.
- Loading area (drop off/pickup), should be clearly visible and should not enable hiding places.
- Install a “peephole” on exterior doors to allow employees to verify deliveries.
- Avoid creating hiding places in alleys, storage yards, loading docks, etc.
- Cash registers should be located at the front of the store, near main entrance.
- Allow window signs to cover no more than 15 percent of the window.



- Consider using perpendicular parking in front of stores, rather than parallel, to allow greater visibility between cars.
- Interior shelving and displays should be no higher than five feet for increased visibility.
- Position restroom entrances to be visible from the main pedestrian areas, but away from outside exits.

## Natural Access Control

- Site entrances should be easily securable.
- Entrances to parking areas should be controlled by a fence or gate.
- Keep building entrances to a minimum and well monitored.
- Dead-end spaces should be blocked by a fence or gate.
- Delivery entrances should be separate, well-marked and monitored.
- If deliveries are made, they should be made during the daytime hours.
- Common building entrances should have locks that automatically lock when the door closes.
- Employee parking should be close to the building.
- Dumpsters should be enclosed.
- Restrict access to roofs by way of dumpsters, loading docks, stacked items, ladders, etc.
- Provide rear public access to shops if rear public parking is offered.

## Landscaping:

- Keep landscaping trimmed and well maintained.
- Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
- Plants/Shrubbery should not be more than 2ft in height.
- Tree canopies should not be lower than 6ft in height.

## Building(s) Perimeter Doors

- Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- Ideally, exterior doors should be equipped with electronic propped door alarms, which announce either locally and/or at the security office.
- Perimeter doors should be designed for "heavy duty" (ANSI Grade III) application.

## CCTV

- CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.
- Check all CCTV systems and ensure that they provide a clearly visible facial picture.

## Fencing

- (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

## Non-Pedestrian Building Entry Points

- Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- Locations where gas and electric utilities enter buildings should be well lit.
- Electrical service disconnects and gas valves should be equipped with locking devices.
- Dumpster areas should be enclosed and secured.

## Signage

- Ensure proper signage is posted throughout the property.

***Response: These advisory comments will be reviewed and incorporated if warranted.***

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

## **Q. DOWNTOWN AND BEACH CRA**

Jorge Camejo, Executive Director ([jcamejo@hollywoodfl.org](mailto:jcamejo@hollywoodfl.org)) 954-924-2980

Susan Goldberg, Deputy Director ([sgoldberg@hollywoodfl.org](mailto:sgoldberg@hollywoodfl.org)) 954-924-2980

Francisco Diaz-Mendez, Project Manager ([fdiaz-mendez@hollywoodfl.org](mailto:fdiaz-mendez@hollywoodfl.org)) 954-924-2980

1. Not applicable.

***Response: Acknowledged.***

## **R. PARKING**

Jovan Douglas, Parking Director ([jdouglas@hollywoodfl.org](mailto:jdouglas@hollywoodfl.org)) 954-921-3548

Angela Kelsheimer, Parking Operation Manager ([Akeilsheimer@hollywoodfl.org](mailto:Akeilsheimer@hollywoodfl.org)) 954-921-3548

1. No comments received.

***Response: Acknowledged.***

## **S. ADDITIONAL COMMENTS**

Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471

1. Additional comments may be forthcoming.

***Response: Acknowledged.***

Should you have any additional questions please do not hesitate to contact me at (772) 794-4119 or [greg.wilfiong@kimley-horn.com](mailto:greg.wilfiong@kimley-horn.com).

Sincerely,



Greg Wilfong, P.E.  
Project Manager

## Ownership and Encumbrance Report

**First American Issuing Office:**

First American Title Insurance Company National  
Commercial Services  
666 Third Avenue, 5th Floor  
New York, NY 10017

**File No.:** 3020-1209874

**Prepared For:**

Kimco Realty®  
6060 Piedmont Row Dr S Ste 200  
Charlotte, NC 28287-3888

**Update and Revision: 05/31/2024**

Brought Effective Date forward; deleted Items 161, 162 and 163; added Items 183, 184, 185, 186, 187, 188 and 189.

**Legal Description:**

PARCEL 1:

(LUPA EAST 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 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.

PARCEL 2:

(LUPA SOUTH 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 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-WAYLINE 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

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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.

PARCEL 3:

(LUPA NORTH 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-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"; 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.

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1. **Grantee(s) In Last Deed of Record:**

Oakwood Plaza Limited Partnership, a Delaware limited partnership (as to Parcels 1, 2 and 3) and Oakwood Business Center Limited Partnership, a Delaware limited partnership (as to a portion of Parcel 2)

2. **Encumbrances/Matters Affecting Title**

(Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary), (unless such document is released or satisfied of record):

(X) Exhibit Attached    () Exhibit Not Attached.

<b><u>Type of Instrument</u></b>	<b><u>O.R. Book</u></b>	<b><u>Page or Instrument No.</u></b>
01. Plat of The Aqua Park	Plat <a href="#">Book 109</a>	<a href="#">8</a>
02. Plat of John L.A. Bond	Plat <a href="#">Book 111</a>	<a href="#">38</a>
03. Plat of Colonial Square	Plat <a href="#">Book 114</a>	<a href="#">32</a>
04. Plat of Hollywood Commercial Center	Plat <a href="#">Book 117</a>	<a href="#">36</a>
05. Plat of Oakwood Hills	Plat <a href="#">Book 120</a>	<a href="#">45</a>
06. Reservations contained in Deed	Deed Book <a href="#">557</a>	<a href="#">261</a>
07. Easement	<a href="#">4601</a>	<a href="#">627</a>
08. Easement	<a href="#">4608</a>	<a href="#">618</a>
09. Easement contained in Quit Claim Deed	<a href="#">7551</a>	<a href="#">141</a>
10. Easement	<a href="#">8829</a>	<a href="#">842</a>
11. Utility Easement Deed	<a href="#">8999</a>	<a href="#">601</a>
12. Declaration of Covenants and Restrictions	<a href="#">9114</a>	<a href="#">125</a>
13. Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	<a href="#">12859</a>	<a href="#">669</a>
14. Grants of Easements	<a href="#">12859</a>	<a href="#">681</a>
15. Easement Agreement	<a href="#">13526</a>	<a href="#">14</a>
16. Easement Agreement	<a href="#">14009</a>	<a href="#">994</a>
17. Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	<a href="#">15169</a>	<a href="#">915</a>
18. Agreement for Amendment of Notation on Plat	<a href="#">15201</a>	<a href="#">55</a>
19. Amendment to Easement	<a href="#">15731</a>	<a href="#">442</a>
20. Assignment of Easement	<a href="#">15809</a>	<a href="#">463</a>
21. Assignment of Permits, Licenses or Approvals in Existence with Respect to, Pertaining to, or in Connection with, that Certain Bridge Traversing the C-10 Canal	<a href="#">15809</a>	<a href="#">473</a>
22. Assignment	<a href="#">15809</a>	<a href="#">488</a>
23. Notice	<a href="#">16117</a>	<a href="#">366</a>
24. Assignment of Easements contained in Quit-Claim Deed	<a href="#">16239</a>	<a href="#">887</a>
25. Assignment of Easements contained in Quit-Claim Deed	<a href="#">16773</a>	<a href="#">803</a>
26. Ordinance No. 90-25	<a href="#">17737</a>	<a href="#">179</a>

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27. Agreement	<u>17762</u>	<u>553</u>
28. Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	<u>18061</u>	<u>313</u>
29. Notice of Preliminary Development Agreement	<u>19477</u>	<u>917</u>
30. Declaration of Restrictive Covenants	<u>19601</u>	<u>446</u>
31. Notice of Adoption of a Development Order	<u>19683</u>	<u>124</u>
32. Second Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center	<u>19965</u>	<u>661</u>
33. Amendment to Agreement	<u>20099</u>	<u>254</u>
34. Agreement	<u>20099</u>	<u>289</u>
35. Agreement Relating to Nonvehicular Access Lines	<u>20193</u>	<u>599</u>
36. Agreement to Place a Notation on Plat	<u>20295</u>	<u>259</u>
37. Agreement to Place a Notation on Plat	<u>20295</u>	<u>263</u>
38. Agreement Relating to Nonvehicular Ingress and Egress Lines	<u>20295</u>	<u>329</u>
39. Agreement to Place a Notation on Plat	<u>20295</u>	<u>340</u>
40. Memorandum of Lease	20319	779
41. Memorandum of Lease	<u>20543</u>	<u>906</u>
42. Declaration of Easement	<u>20553</u>	<u>360</u>
43. Resolution 93-338	<u>20553</u>	<u>369</u>
44. Amendment to Second Concurrency Agreement	<u>20744</u>	<u>757</u>
45. Memorandum of Lease	<u>20795</u>	<u>328</u>
46. Grant of Easement	<u>20818</u>	<u>58</u>
47. Declaration of Unity of Title	<u>20917</u>	<u>691</u>
48. Notice of Adoption of Development Order Amending the Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center Development of Regional Impact	<u>21017</u>	<u>944</u>
49. Memorandum of Lease	<u>21018</u>	<u>457</u>
50. Memorandum of Lease	<u>21082</u>	<u>290</u>
51. Agreement for Amendment of Notation on Plat	21256	299
52. Agreement for Amendment of Notation on Plat	<u>21769</u>	<u>708</u>
53. Agreement for Amendment of Notation on Plat	<u>21769</u>	<u>720</u>
54. Memorandum of Lease	<u>21877</u>	<u>301</u>
55. Agreement for Easements, Covenants and Restrictions Affecting Land	<u>21877</u>	<u>304</u>
56. Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center	<u>21906</u>	<u>202</u>
57. Notice of Sewer Easement Relocation and Partial Easement Release	<u>21906</u>	<u>211</u>
58. Estoppel Certificate	<u>21906</u>	<u>216</u>
59. Amendment to Declaration of Covenants and Restrictions	<u>21990</u>	<u>352</u>

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60. Easement	<u>22125</u>	<u>731</u>
61. Traffic Maintenance Easement	<u>22633</u>	<u>916</u>
62. Agreement for Amendment of Notation on Plat	<u>22692</u>	<u>606</u>
63. Corrective Easement	<u>22874</u>	<u>929</u>
64. Easement	<u>22874</u>	<u>942</u>
65. Declaration of Easement	<u>22874</u>	<u>952</u>
66. Declaration of Easement	<u>22874</u>	<u>972</u>
67. Agreement for Amendment of Notation on Plat	<u>23121</u>	<u>383</u>
68. Third Traffic Concurrency Agreement Third Traffic Concurrency Agreement	<u>23193</u>	<u>441</u>
69. Short Form of Lease	<u>23370</u>	<u>50</u>
70. Declaration of Restrictive Covenant, Shopping Center	<u>23370</u>	<u>61</u>
71. Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood	<u>23447</u>	<u>317</u>
72. Easement	<u>23465</u>	<u>172</u>
73. Conservation Easement	<u>23586</u>	<u>751</u>
74. Non-Exclusive Deed of Utility Easement	<u>23657</u>	<u>771</u>
75. Notice of Permit	<u>23745</u>	<u>201</u>
76. Agreement Relating to Nonvehicular Access Lines	<u>23799</u>	<u>58</u>
77. Conservation Easement	<u>24126</u>	<u>431</u>
78. Agreement for Amendment of Notation on Plat	<u>24145</u>	<u>948</u>
79. Agreement for Amendment of Notation on Plat	<u>24145</u>	<u>989</u>
80. Notice of Adoption of an Amendment to Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center DRI in the City of Hollywood, Broward County	<u>25011</u>	<u>312</u>
81. Real Estate Mortgage, Assignment of Security and Loan Agreement	<u>25213</u>	<u>722</u>
82. Assignment of Rents and Leases	<u>25213</u>	<u>758</u>
83. Modification of Mortgage, Assignment, Security and Loan Agreement	<u>25443</u>	<u>664</u>
84. Conveyance Agreement	<u>25505</u>	<u>667</u>
85. Easement	<u>25505</u>	<u>692</u>
86. Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DRI	<u>26083</u>	<u>857</u>
87. Easement	<u>26358</u>	<u>858</u>
88. Declaration of Easements	<u>26400</u>	<u>285</u>
89. Non-Exclusive Easement for Passenger Vehicular Parking	<u>26400</u>	<u>298</u>
90. Declaration of Restrictions	<u>26400</u>	<u>304</u>
91. Non-Exclusive Right, License and Privilege	<u>26400</u>	<u>318</u>
92. Amendment of Declaration of Easement	<u>26560</u>	<u>263</u>



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93. Memorandum of Lease	<u>26637</u>	<u>506</u>
94. Agreement for Amendment of Notation on Plat	<u>26914</u>	<u>319</u>
95. Memorandum of Lease	<u>27208</u>	<u>840</u>
96. Short Form Lease Agreement	<u>27347</u>	<u>805</u>
97. Assignment of Lease	<u>27528</u>	<u>24</u>
98. Assignment of Lease and Memorandum of Lease	<u>27924</u>	<u>53</u>
99. First Amendment to Memorandum of Lease	<u>27924</u>	<u>57</u>
100. First Amendment to Agreement for Easements, Covenants and Restrictions Affecting Land	<u>27924</u>	<u>65</u>
101. Amended and Restated Memorandum of (Sub) Lease Interests	<u>28017</u>	<u>560</u>
102. Assignment of Lease	<u>28226</u>	<u>330</u>
103. Amended and Restated Memorandum of (Sub) Lease Interests	<u>28641</u>	<u>606</u>
104. Assignment of Lease	<u>28869</u>	<u>1920</u>
105. Assignment of Note, Mortgage, and Other Loan Documents	<u>29177</u>	<u>898</u>
106. Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	<u>29177</u>	<u>901</u>
107. Assignment of Rents and Leases	<u>29177</u>	<u>927</u>
108. Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	<u>29181</u>	<u>1</u>
109. Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood	<u>29190</u>	<u>1547</u>
110. First Amendment to the Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	<u>29352</u>	<u>1050</u>
111. First Amendment to Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	<u>29352</u>	<u>1058</u>
112. Memorandum of Lease	<u>29466</u>	<u>1271</u>
113. Assignment of Lease	<u>29466</u>	<u>1279</u>
114. Memorandum of Assignment of Lease	<u>29466</u>	<u>1285</u>
115. First Amendment to Memorandum of Lease	<u>29466</u>	<u>1291</u>
116. Collateral Assignment of Lease	<u>29466</u>	<u>1296</u>
117. Assignment of Assignment of Leases and Rents	<u>29789</u>	<u>1671</u>
118. Assignment of Beneficial Interest Under Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	<u>29789</u>	<u>1677</u>
119. Assignment of Beneficial Interest	<u>29796</u>	<u>1689</u>

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Under Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing		
120. Memorandum of Lease	<u>29839</u>	<u>1176</u>
121. Corrective Declaration of Restrictions	<u>29960</u>	<u>1832</u>
122. Memorandum of Sublease	<u>31217</u>	<u>1708</u>
123. Amendment to Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DRI	<u>32379</u>	<u>1557</u>
124. Partial Release of Easement	<u>32389</u>	<u>1328</u>
125. Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood	<u>32573</u>	<u>1589</u>
126. Affidavit	<u>33011</u>	<u>220</u>
127. Agreement for Amendment of Notation on Plat	<u>33030</u>	<u>27</u>
128. Amendment to Short Form Lease Agreement	<u>33257</u>	<u>334</u>
129. Lease	<u>33652</u>	<u>1991</u>
130. Amended Memorandum of Lease	<u>34028</u>	<u>1195</u>
131. Easement	<u>34412</u>	<u>234</u>
132. Memorandum of Lease	<u>34469</u>	<u>646</u>
133. Amendment to Nonvehicular Access Lines	<u>36832</u>	<u>1502</u>
134. Memorandum of Lease	<u>41358</u>	<u>1770</u>
135. Amendment to Declaration of Restrictions	<u>44865</u>	<u>313</u>
136. Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	<u>45922</u>	<u>1929</u>
137. Assignment of Note and Mortgage	<u>46282</u>	<u>980</u>
138. Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	<u>47023</u>	<u>1132</u>
139. Resolution No. 11-DP-22	<u>48209</u>	<u>1733</u>
140. Resolution No. 11-DP-22a	<u>48536</u>	<u>1517</u>
141. Easement	<u>48646</u>	<u>476</u>
142. Resolution No. 11-DP-22a (Re- recorded)	<u>48775</u>	<u>611</u>
143. Resolution No. 11-DP-22b	<u>48810</u>	<u>343</u>
144. Memorandum of Shopping Center Lease	<u>49101</u>	<u>1398</u>
145. Transportation Concurrency Agreement relating to Plats and Unplatted Land within the Rescinded Oakwood Plaza DRI	<u>49303</u>	<u>1500</u>
146. Amendment to Memorandum of Lease	Instrument No. <u>112915953</u>	
147. Assignment and Assumption of Lease	Instrument No. <u>113010183</u>	
148. Assignment of Leases and Rents	Instrument No. <u>113439895</u>	
149. Amendment to Declaration of Restrictive Covenants for Oakwood Hills	Instrument No. <u>113555356</u>	

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Commerce Center 150. Agreement for Amendment of Notation on Plat Instrument No. <a href="#">113749591</a> Third Amended and Restated Mortgage, Security	Instrument No. <a href="#">113749591</a>
151. Memorandum of Lease	Instrument No. <a href="#">114601597</a>
152. Memorandum of Lease	Instrument No. <a href="#">115061672</a>
153. Agreement, Financing Statement, Fixture Filing and Assignment of Rents	Instrument No. <a href="#">115022132</a>
154. Agreement for Termination of Sublease	Instrument No. <a href="#">117805200</a>
155. Ordinance No. 2022-06	Instrument No. <a href="#">117929776</a>
156. Ordinance No. 2022-07	Instrument No. <a href="#">117930016</a>
157. Easement	Instrument No. <a href="#">118510903</a>
158. Assignment and Assumption of Leases	Instrument No. <a href="#">118528001</a>
159. Memorandum of Lease	Instrument No. <a href="#">118528002</a>
160. Memorandum of Lease	Instrument No. <a href="#">118528003</a>
161. Intentionally Deleted	
162. Intentionally Deleted	
163. Intentionally Deleted	
164. Notice to Contest Lien	Instrument No. <a href="#">118752396</a>
165. Declaration of Restrictive Covenants	Instrument No. <a href="#">118771001</a>
166. Notice of Commencement 05-10- 2023	Instrument No. <a href="#">118846538</a>
167. Notice of Commencement 06-22- 2023	Instrument No. <a href="#">118937173</a>
168. Notice of Commencement 08-08- 2023	Instrument No. <a href="#">119028710</a>
169. Notice of Commencement 08-09- 2023	Instrument No. <a href="#">119030258</a>
170. Notice of Commencement 08-28- 2023	Instrument No. <a href="#">119069154</a>
171. Notice of Commencement 09-12- 2023	Instrument No. <a href="#">119097746</a>
172. Notice of Commencement 09-12- 2023	Instrument No. <a href="#">119097747</a>
173. Notice of Commencement 09-26- 2023	Instrument No. <a href="#">119125144</a>
174. Notice of Commencement 10-06- 2023	Instrument No. <a href="#">119149502</a>
175. Notice of Commencement 10-27- 2023	Instrument No. <a href="#">119196815</a>
176. Assignment and Assumption of Easements	Instrument No. <a href="#">199299909</a>
177. Notice of Commencement 12-22- 2023	Instrument No. <a href="#">119300382</a>
178. Notice of Commencement 01-08- 2024	Instrument No. <a href="#">119321051</a>
179. Notice of Commencement 01-09- 2024	Instrument No. <a href="#">119326122</a>
180. Notice of Commencement 02-05- 2024	Instrument No. <a href="#">119374247</a>
181. Claim of Lien 02-20-2024	Instrument No. <a href="#">119399825</a>

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182. Notice of Commencement 02-22-2024	Instrument No. <a href="#">119408155</a>
183. Notice of Commencement 03-14-2024	Instrument No. <a href="#">119450451</a>
184. Notice of Commencement 04-03-2024	Instrument No. <a href="#">119488757</a>
185. Notice of Commencement 04-03-2024	Instrument No. <a href="#">119488764</a>
186. Notice of Commencement 04-03-2024	Instrument No. <a href="#">119490241</a>
187. Notice of Commencement 04-11-2024	Instrument No. <a href="#">119506682</a>
188. Notice of Commencement 05-07-2024	Instrument No. <a href="#">119559604</a>
189. Notice of Commencement 05-29-2024	Instrument No. <a href="#">119600378</a>

Copies of the Encumbrances/Matters Affecting Title ( X ) are ( ) are not included with this Report.

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0590 (As to Parcel 1) for tax year 2023  
Gross Tax: \$14,772.44 ( X ) Paid ( ) Not Paid.  
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0594 (As to Parcel 1) for tax year 2023  
Gross Tax: \$20,021.92 ( X ) Paid ( ) Not Paid.  
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0600 (As to Parcel 1) for tax year 2023  
Gross Tax: \$531.20 ( X ) Paid ( ) Not Paid.  
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0610 (As to Parcel 1) for tax year 2023  
Gross Tax: \$279.67 ( X ) Paid ( ) Not Paid.  
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0710 (As to Parcel 1) for tax year 2023  
Gross Tax: \$330.48 ( X ) Paid ( ) Not Paid.  
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0620 (As to Parcel 2) for tax year 2023  
Gross Tax: \$222,966.36 ( X ) Paid ( ) Not Paid.  
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0622 (As to Parcel 2) for tax year 2023  
Gross Tax: \$93,064.45 ( X ) Paid ( ) Not Paid.  
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0623 (As to Parcel 2) for tax year 2023  
Gross Tax: \$166,858.77 ( X ) Paid ( ) Not Paid.  
Unpaid Taxes for Prior Years (if none, state "none"): None

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Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0624 (As to Parcel 2) for tax year 2023

Gross Tax: \$160,643.58 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0625 (As to Parcel 2) for tax year 2023

Gross Tax: \$190.53 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0627 (As to Parcel 2) for tax year 2023

Gross Tax: \$129,965.00 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0628 (As to Parcel 2) for tax year 2023

Gross Tax: \$51,529.42 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0629 (As to Parcel 2) for tax year 2023

Gross Tax: \$188,793.38 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0631 (As to Parcel 2) for tax year 2023

Gross Tax: \$111,990.98 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0650 (As to Parcel 2) for tax year 2023

Gross Tax: \$43,757.45 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0660 (As to Parcel 2) for tax year 2023

Gross Tax: \$38,560.22 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0670 (As to Parcel 2) for tax year 2023

Gross Tax: \$48,639.44 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-00-0150 (As to Parcel 3) for tax year 2023

Gross Tax: \$150,053.87 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-00-0170 (As to Parcel 3) for tax year 2023

Gross Tax: \$161.31 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0010 (As to Parcel 3) for tax year 2023

Gross Tax: \$266,338.28 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0020 (As to Parcel 3) for tax year 2023

Gross Tax: \$215,491.90 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

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Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0030 (As to Parcel 3) for tax year 2023

Gross Tax: \$326,626.45 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0040 (As to Parcel 3) for tax year 2023

Gross Tax: \$328,761.87 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0041 (As to Parcel 3) for tax year 2023

Gross Tax: \$31,351.61 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0050 (As to Parcel 3) for tax year 2023

Gross Tax: \$1,867.35 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0060 (As to Parcel 3) for tax year 2023

Gross Tax: \$186.09 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0070 (As to Parcel 3) for tax year 2023

Gross Tax: \$135,898.38 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-09-0010 (As to Parcel 3) for tax year

Gross Tax: \$634,950.33 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-10-0030 (As to Parcel 3) for tax year 2023

Gross Tax: \$145,378.29 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-11-0020 (As to Parcel 3) for tax year 2023

Gross Tax: \$29,043.28 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

**Certificate**

This Ownership and Encumbrance Report ("Report") is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from September 10, 1946 to May 24, 2024 at 8:00 a.m.

The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Broward County, Florida, affecting title to the property described therein. Liability for any incorrect information contained in this Report is limited (1) to the person or entity to whom the Report is directed, and (2) to a maximum of \$1,000.00 pursuant to Section 627.7843(3), Florida Statutes. This Report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance.

First American Title Insurance Company



By: \_\_\_\_\_

Dated: May 31, 2024

THIS REPORT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS REPORT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.



July 9, 2024

VIA EMAIL: [cpalmer@hollywoodfl.org](mailto:cpalmer@hollywoodfl.org)

Cameron Palmer AICP, MCIP-I  
Principal Planner - Supervisor  
Division of Planning and Urban Design  
Department of Development Services  
City of Hollywood

Re: Community Outreach Summary - Oakwood Plaza South Retail Shopping Center– Site Plan Application (“Site Plan” or “Project”)

Dear Cameron:

On behalf of Oakwood Plaza Limited Partnership (“Applicant”), please consider this letter as a summary of community outreach efforts undertaken in relation to proposed Site Plan application.

At 6:00 p.m. on May 20, 2024, we held a virtual meeting. An invitation was sent to all property owners within the City’s required notice radius. Approximately eight (8) property owners or interested parties participated in the meeting. The participant list is attached along with the invite list along with contact information.

The development team on the call included the following:

- Elizabeth Somerstein, Greenspoon Marder, Esq.
- Brandon Reynolds, Kimco Realty
- Josh Gelfman, Kimco Realty
- Greg Wilfong, Kimley-Horn and Associates

During the meeting, Elizabeth Somerstein, Greenspoon Marder, Esq. presented the development proposal using a PowerPoint presentation. The presentation materials are attached. Ms. Somerstein discussed the following topics in her presentation:

- The overall location of Oakwood Plaza;
- The zoning and land use for Oakwood Plaza, including the Oakwood Plaza PD master development plan;
- The comparison of the relative size and location of the existing movie theater to the Project;
- Details of the proposed Site Plan, including the pedestrian pathways, the pedestrian plaza, the landscaping plan, the building size and height as well as open space, parking, and setback requirements under the Oakwood Plaza PD master development plan;



- Sample Project elevations; and
- A draft alternative plan for the Site Plan which would include the green space/field used as an amenity creating an active environment.

Upon conclusion of the presentation, Ms. Somerstein thanked the participants for joining and opened the meeting to public comment. The participants' comments are summarized below.

**Speaker Bettina August:**

- Thanked applicant for the Site Plan design in this location versus 10/12 story office building.
- Requested to know the proposed retailer.

**Speaker Bruce Braxton:**

- Question if the field will be used for live entertainment (outdoor music, concerts, etc.)
- Question if the field will have lighting and utilized at night.
- Questions regarding potential noise from the trucks in the loading area.
- Questions regarding access and traffic on to 26<sup>th</sup> and Sheridan.
- Commented regarding the signs and lighting of signs.
- Questions regarding the canal with respect to drainage and sewer and potential flooding.
- Requested information about development timeframe.
- Requested information on south property boundary is and neighborhood easements.
- Requested information on development on the property adjacent to canal.

**Speaker Nir E:**

- Requested information on what is on the southeast corner building the building.

**Speaker Jackie:**

- Questions regarding the canal and flooding.
- Comment regarding what potential signage.
- Comment regarding increasing traffic on 26<sup>th</sup> Avenue.

**Speaker James Field:**

- Comments regarding a prior broken sewer line in the City and its impact on the canal.
- Comments regarding FDOT's installation of the soundwall on I-95.
- Comments regarding the area in the south of the property and that members of the public go to the site and shoot iguanas in that area with pellets. Suggested fencing off this area.

The development team addressed the speakers comments and provided the following information:

- The applicant is currently in lease negotiations and cannot share the retailer information at this time. Will share the retailer information when possible.

- The field is not limited to daytime use, and it is applicant's understanding the field is not intended for live entertainment/music. The lighting design for field is not yet complete.
- The property boundary line was shown to the participants. Applicant unaware if neighborhood has easement but that applicant has no intention of modifying any existing easements they may have.
- The site plan still needs to go through the City approval process. Estimated apx. one year for approval and building permits.
- The loading zone will have landscape planter and wall. The applicant does not have retailer's delivery schedule.
- Landscape buffer on south end of the property will remain.
- Access to the property will remain the same. This is a multi-phased project that will be happening over time. Access and traffic for additional development within Oakwood Plaza will be addressed at the time of that development.
- Drainage will be addressed with each development phase. With respect to sewer, the movie theater had more sewer capacity/ sewer requirements than this Project. We have confirmed capacity for this Project with the City for the lift station. For drainage, handling all stormwater on site through a series of most likely underground chambers and exfiltration trench. Part of the approval process involves confirmation that the site complies with all relevant regulations and updated regulations, including, without limitation, Broward County, FEMA, and the City. Noted City also in process of upgrading lift stations.

Please contact me at (772) 794-4119 if you have any questions or comments regarding this summary letter or the community outreach meeting.

Please contact me if you have any questions.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.



Greg D. Wilfong, P.E.  
Senior Project Manager

## Zoom Meeting Invite List:

Virtual Community Meeting Oakwood Plaza South Retail Shopping Center

Required Attendees:

- Cameron Palmer <CPALMER@hollywoodfl.org>
- Lisa Smith <LSMITH@hollywoodfl.org>
- Brandon Reynolds
- Elizabeth Somerstein <elizabeth.somerstein@glaw.com>
- JGelfman <JGelfman@kimcorealty.com>
- McWilliams, John
- Bischoff, Samantha
- Johnson, Ben
- jackie jacqueline <jawadent80@gmail.com>

Optional Attendees:

- Brothers, Christina <CBrothers@kimcorealty.com>
- Oftedal, Christopher <COftedal@kimcorealty.com>

Start time: Mon 5/20/2024 6:00 PM Eastern Time (US & Canada)

End time: Mon 5/20/2024 8:00 PM Eastern Time (US & Canada)

Location: <https://kimley-horn.zoom.us/j/92946923983?pwd=bkzdzFVIMkZ4SjdJMU1mV2MyUGZQdz09>

Oakwood Plaza South Retail Shopping Center Virtual Community Zoom Meeting Invite List May 20, 2024 at 6pm				
Name	Address	Phone Number	Email Address	Notes
Brandon Reynolds	1 Oakwood Plaza, Suite 70, Hollywood, FL, 33020	954-956-2118	<a href="mailto:breyolds@kimcorealty.com">breyolds@kimcorealty.com</a>	Kimco Realty: Owner
Joshua Gelfman	1 Oakwood Plaza, Suite 70, Hollywood, FL, 33020	(754) 208-5217	<a href="mailto:jgelfman@kimcorealty.com">jgelfman@kimcorealty.com</a>	Kimco Realty: Owner
Christopher Oftedal	1 Oakwood Plaza, Suite 70, Hollywood, FL, 33020		<a href="mailto:coftedal@kimcorealty.com">coftedal@kimcorealty.com</a>	Kimco Realty: Owner
Christina Brothers	1 Oakwood Plaza, Suite 70, Hollywood, FL, 33020	(503) 336-9206	<a href="mailto:cbrothers@kimcorealty.com">cbrothers@kimcorealty.com</a>	
Elizabeth Somerstein	200 East Broward Boulevard, Suite 1800, Fort Lauderdale, Florida 33301	(954) 527-2459	<a href="mailto:elizabeth.somerstein@glaw.com">elizabeth.somerstein@glaw.com</a>	Greenspoon Marder: Attorney
Greg Wilfong	445 24th Street, Suite 200, Vero Beach, Florida, 32960	772-794-4119	<a href="mailto:greg.wilfong@kimley-horn.com">greg.wilfong@kimley-horn.com</a>	Kimley-Horn and Associates
John McWilliams	8201 Peters Road, Suite 2200, Plantation, FL 33324	954-535-5106	<a href="mailto:john.mcwilliams@kimley-horn.com">john.mcwilliams@kimley-horn.com</a>	Kimley-Horn and Associates
Samantha Bischoff	445 24th Street, Suite 200, Vero Beach, Florida, 32960	772-794-4107	<a href="mailto:samantha.bischoff@kimley-horn.com">samantha.bischoff@kimley-horn.com</a>	Kimley-Horn and Associates
Ben Johnson	445 24th Street, Suite 200, Vero Beach, Florida, 32960	772-794-4098	<a href="mailto:ben.johnson@kimley-horn.com">ben.johnson@kimley-horn.com</a>	Kimley-Horn and Associates
Kyler Durham	445 24th Street, Suite 200, Vero Beach, Florida, 32960	772 621 2758	<a href="mailto:kyler.durham@kimley-horn.com">kyler.durham@kimley-horn.com</a>	Kimley-Horn and Associates
Nr. E.	300 Oakwood Lane, Hollywood, FL 33020	954-783-0100	<a href="mailto:nir@tradingunlimited.com">nir@tradingunlimited.com</a>	Business Owner
Lisa Smith	2600 Hollywood Blvd, Hollywood, FL 33020	954-921-3321	<a href="mailto:smith@hollywoodfl.org">smith@hollywoodfl.org</a>	Office of the Mayor and Commissioners
Patricia Antrican	2534 Fillmore Street, , Hollywood, Florida, 33020	754-294-6319	<a href="mailto:ann2can@bellsouth.net">ann2can@bellsouth.net</a>	President of the North Central Hollywood Civic Association
Jackie Jacqueline			<a href="mailto:jawadent80@gmail.com">jawadent80@gmail.com</a>	Homeowner
Basil Phillips	2515 Polk Street #10, Hollywood, FL 33020		<a href="mailto:basilphillips2@aol.com">basilphillips2@aol.com</a>	Homeowner
Bettina August	2719 BRUCE TER, Hollywood, FL, 33020		<a href="mailto:braugust@mac.com">braugust@mac.com</a>	Homeowner
Cameron Palmer	2600 Hollywood Blvd, Hollywood, FL 33020	954-921-3471	<a href="mailto:cpalmer@hollywoodfl.org">cpalmer@hollywoodfl.org</a>	Planning Administrator, Division of Planning and Urban Design, Development Services, City of Hollywood
Jim Field	2703 BRUCE TER HOLLYWOOD FL 33020	(954)558-5013	<a href="mailto:fieldj1@bellsouth.net">fieldj1@bellsouth.net</a>	Homeowner

Zoom Meeting Attendent List:

Meeting ID	Topic	Start Time	End Time	User Email	Duration (Minutes)	Participants
92946923983	Virtual Community Meeting Oakwood Plaza South Retail Shopping Center	5/20/2024 17:47	5/20/2024 19:26	greg.wilfong@kimley-horn.com	100	14
Name (Original Name)	User Email	Total Duration (Minutes)	Guest			
greg.wilfong@kimley-horn.com	greg.wilfong@kimley-horn.com	100	No			
James Field		100	Yes			
Jackie		92	Yes			
Liz Somerstein		88	Yes			
Brandon Reynolds		87	Yes			
Bettina August		73	Yes			
Idelma Quintana		12	Yes			
Josh Gelfman		79	Yes			
Bruce Braxton		78	Yes			
Nir E		40	Yes			
Josh Levy, Mayor of Hollywood		11	Yes			
Patricia Antrican		3	Yes			

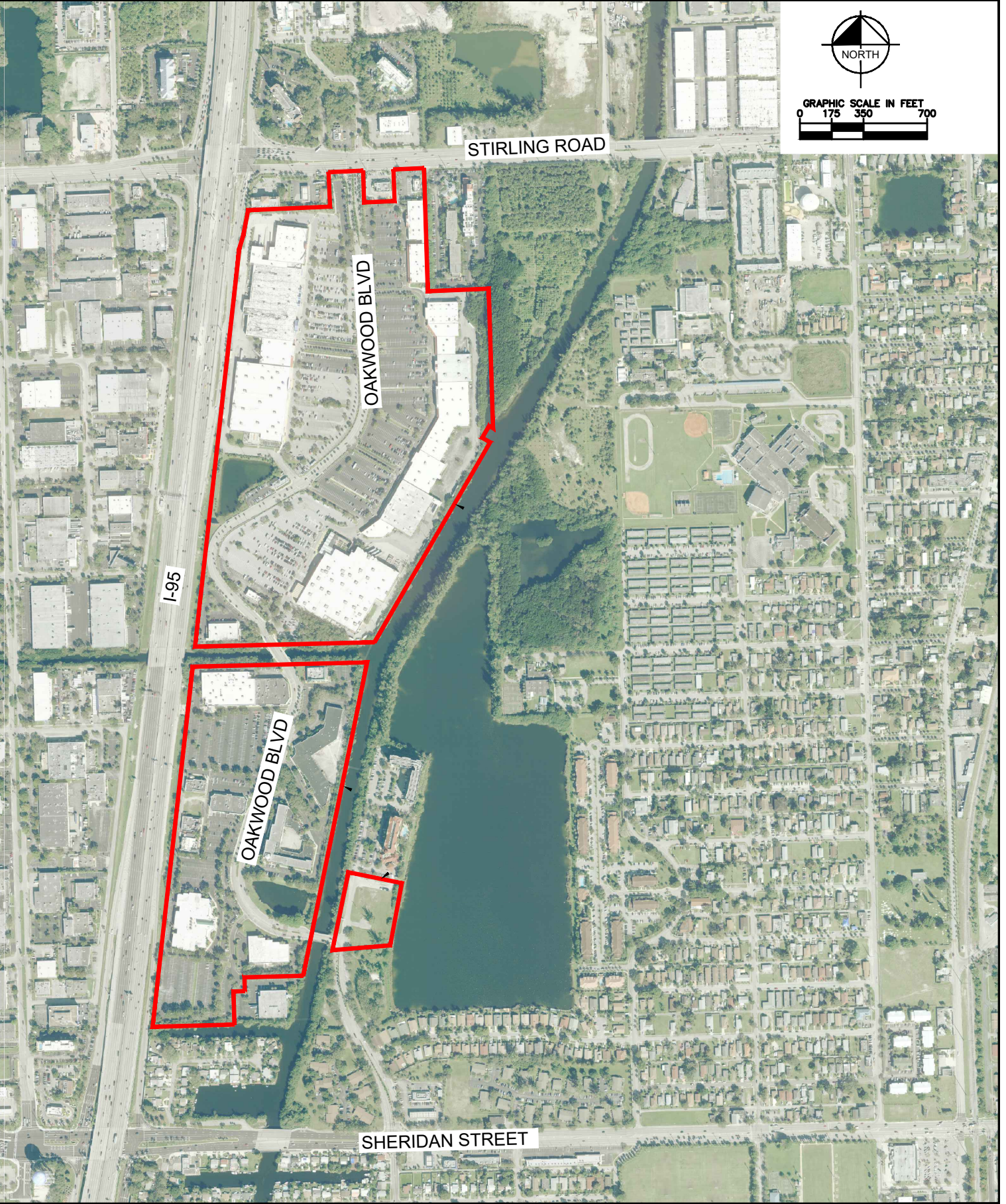
# A Vision for a new Oakwood Plaza



VIRTUAL COMMUNITY MEETING  
MAY 20, 2024  
6PM

Plotted By: Schulz, Ryan Sheet Set: Kna Layout: LOCATION May 17, 2023 11:16:37am K:\VRB\_LDEV\147507039\_Oakwood Plaza\CADD\Exhibits\LOCATION 05-17-23.dwg

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GRAPHIC SCALE IN FEET  
0 175 350 700

# Kimley»Horn

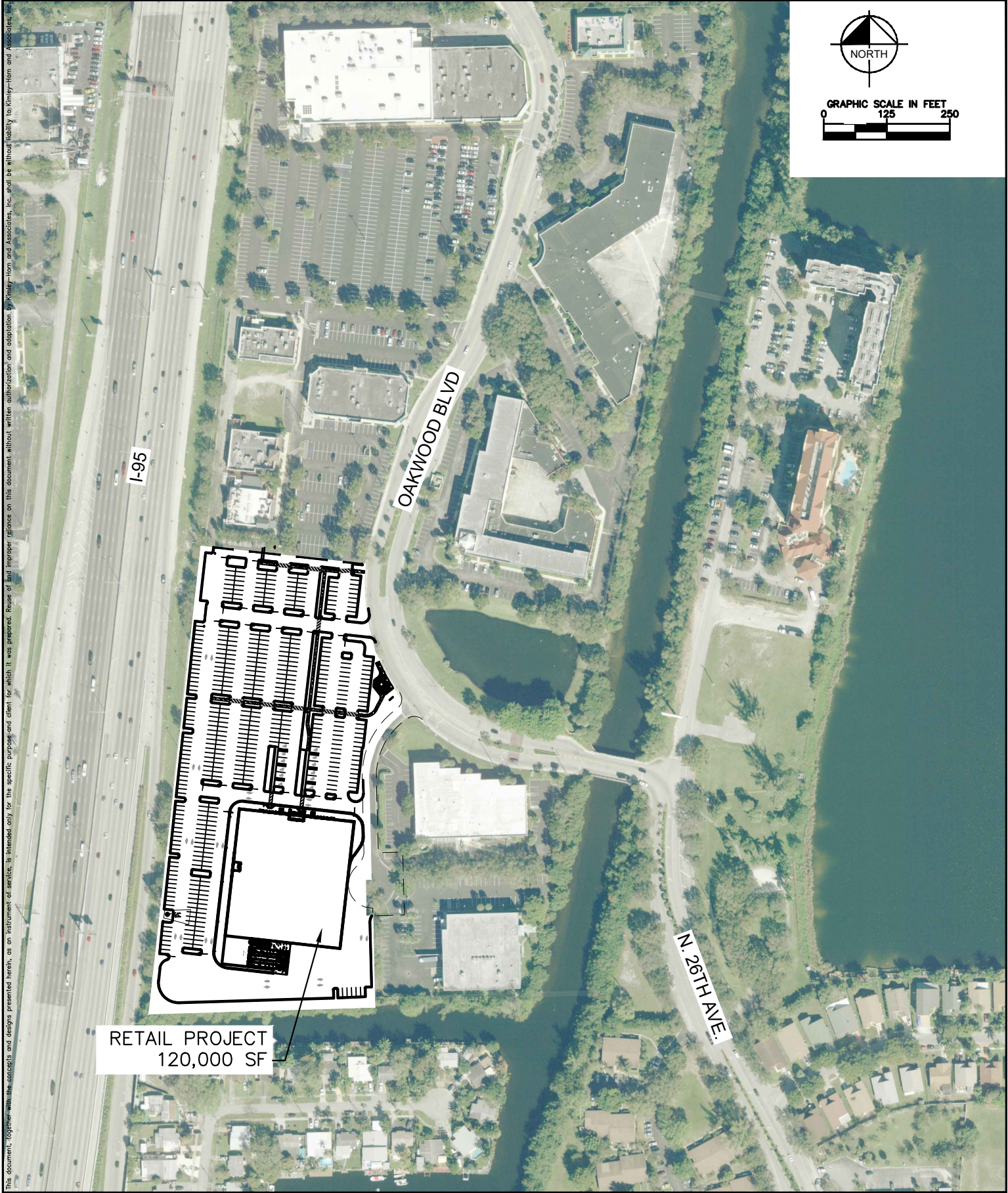
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM CA 0000696

## OAKWOOD PLAZA SHOPPING CENTER

### LOCATION MAP

SHEET NUMBER

1



RETAIL PROJECT  
120,000 SF

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# Kimley»Horn

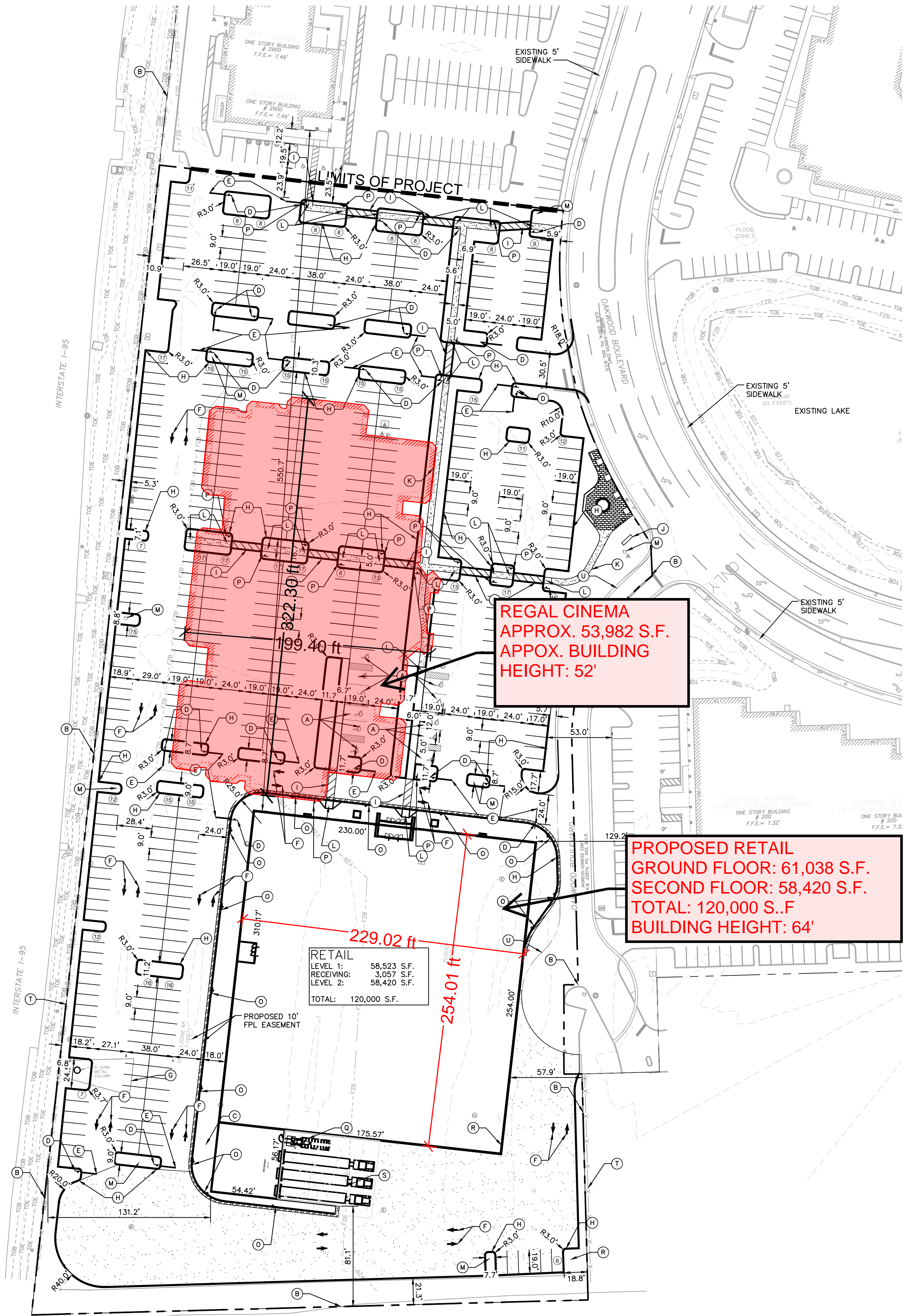
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM CA 0000696

## OAKWOOD PLAZA SHOPPING CENTER

### SOUTH REDEVELOPMENT

SHEET NUMBER

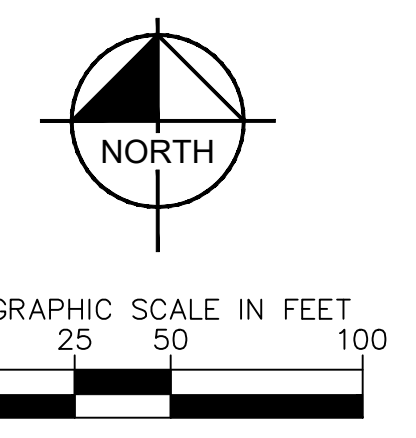
### EX-2



**REGAL CINEMA**  
 APPROX. 53,982 S.F.  
 APPROX. BUILDING HEIGHT: 52'

**PROPOSED RETAIL**  
 GROUND FLOOR: 61,038 S.F.  
 SECOND FLOOR: 58,420 S.F.  
 TOTAL: 120,000 S.F.  
 BUILDING HEIGHT: 64'

**RETAIL**  
 LEVEL 1: 58,523 S.F.  
 RECEIVING: 3,057 S.F.  
 LEVEL 2: 58,420 S.F.  
 TOTAL: 120,000 S.F.



- SITE LEGEND**
- (A) ACCESSIBLE PARKING SPACE (TYP.) SEE SHEET DP3.1 FOR DETAIL WITH ADA SIGN
  - (B) PROPERTY LINE
  - (C) CONCRETE TRANSFORMER PAD AND TRANSFORMER. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
  - (D) "STOP" SIGN
  - (E) STOP BAR
  - (F) PAINTED DIRECTIONAL ARROW (TYP.)
  - (G) EXISTING FREEWAY SIGN TO REMAIN
  - (H) 6" TYPE 'D' CURB
  - (I) INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPING PERPENDICULAR TO DIRECTION OF TRAFFIC
  - (J) PROPOSED MONUMENT SIGN
  - (K) STANDARD DUTY CONCRETE SIDEWALK
  - (L) ACCESSIBLE CURB RAMP
  - (M) PROPOSED OR EXISTING FIRE HYDRANTS
  - (N) FIRE LANE STRIPING
  - (O) "NO PARKING FIRE LANE" SIGN 60" O.C.
  - (P) PEDESTRIAN CROSSING SIGN
  - (Q) COMPACTOR
  - (R) WATER/FIRE EQUIPMENT
  - (S) LOADING DOCK
  - (T) EXISTING FENCE TO REMAIN
  - (U) EXISTING ACCESS EASEMENT

**SITE DATA**

PROJECT DESCRIPTION:

PARCEL ID: 514204120620 514204120627

LOCATION: HOLLYWOOD, FL

ADDRESS: 2800 OAKWOOD BLVD HOLLYWOOD FL 33020

LAND USE: OAKWOOD ACTIVITY CENTER

ZONING DISTRICT: OAKWOOD PLAZA PD

FLOOD ZONE: ZONE AE AND ZONE X

SITE AREA:

SITE COVERAGE:	PROVIDED	
BUILDING AREA:	1.41 A.C.	
OPEN SPACE:	1.00 A.C.	
IMPERVIOUS AREA:	5.78 A.C.	
TOTAL:	8.19 A.C.	357,100 S.F.

**BUILDING SETBACKS:**

	REQUIRED	PROVIDED
EAST:	0	57.9'
SOUTH:	0	81.1'
WEST:	0	131.2'
NORTH:	0	550.7'

**LANDSCAPE BUFFERS:**

	REQUIRED	PROVIDED
NORTH (FRONT):	0	0
EAST (SIDE):	0	5.7'
SOUTH (REAR):	0	21.3'
WEST (SIDE):	0	5.3'

**BUILDING HEIGHT:**

	MAXIMUM	PROVIDED
	300'	64'

**BUILDING STORIES:**

	REQUIRED	PROVIDED
	30	2

**PARKING SUMMARY:**  
(RETAIL: 3.5 / 1,000)

	REQUIRED	PROVIDED
ACCESSIBLE:	9	12
STANDARD:	411	465
FRONT:	420	477 (3.9/1000)

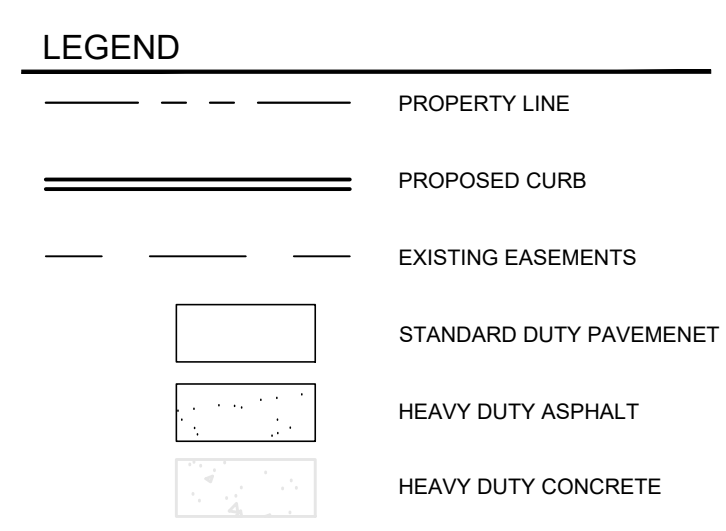
**MAIL DELIVERY NOTE**  
MAIL DELIVERY WILL BE INSIDE STORE

**SITE LIGHTING CONFORMANCE NOTE**  
THE SIGHT LIGHTING OF THE SITE SHALL CONFORM TO THE SITE LIGHTING CRITERIA ESTABLISHED BY THE CITY OF HOLLYWOOD. THIS CONSISTS OF WELL DIRECTED LED LIGHTING WITH MAX FOOT CANDLE LEVEL AT PROPERTY LINE = 0.5 (ADJACENT TO RESIDENTIAL). A PHOTOMETRICS PLAN WILL BE PROVIDED TO THE CITY AT A LATER DATE.

**GREEN ORDINANCE NOTE**  
FLORIDA GREEN BUILDING COALITION (FGBC) COMMERCIAL CERTIFICATION WILL BE PURSUED FOR THIS PROJECT.

**MECHANICAL EQUIPMENT NOTE**  
ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW.

**PHASING INFORMATION**  
SITE WILL BE CONSTRUCTED WITH PAD FOR BUILDING. BUILDING WILL BE CONSTRUCTED AFTER SITE IS CLOSE TO COMPLETE AND SIGNED OFF.



**LEGAL DISCRPTION**  
**PARCEL 2:**  
 (LUPA SOUTH):

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 POINT OF BEGINNING.

KHA PROJECT 147507151

DATE 5/17/24

SCALE AS SHOWN

DESIGNED BY GDW

DRAWN BY RL

CHECKED BY GDW

**OVERALL SITE PLAN**

**OAKWOOD SOUTH RETAIL SHOPPING CENTER**

CITY OF HOLLYWOOD FL

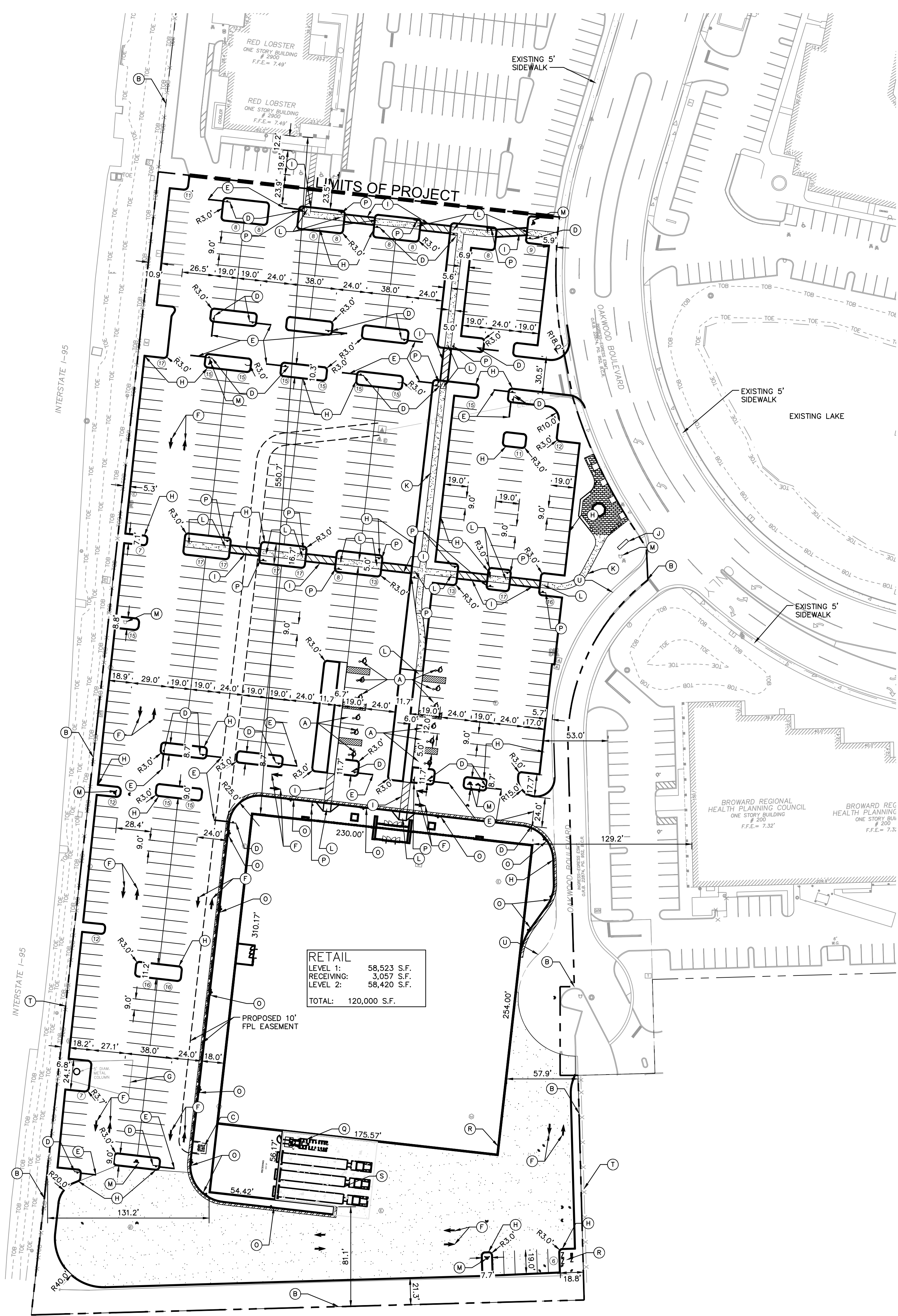
SHEET NUMBER C-200

445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
 PHONE: 772-794-4100  
 WWW.KIMLEY-HORN.COM  
 REGISTRY NO. 35106

NO.	REVISIONS	DATE	BY



Picked By: Biscotti, Serrano, Street 544 OAKWOOD PLAZA, Layout: C-200 SITE PLAN, April 12, 2024, 01:54:13pm, K:\VBB\_LDE\147507131-Dicks House of Sports\CAD\PlanSheets\C-200 SITE PLAN.dwg  
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 LAND USE: OAKWOOD ACTIVITY CENTER  
 ZONING DISTRICT: OAKWOOD PLAZA PD  
 FLOOD ZONE: ZONE AE AND ZONE X  
 SITE AREA:

SITE COVERAGE:	PROVIDED
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OPEN SPACE:	1.00 A.C.
IMPERVIOUS AREA:	5.78 A.C.
TOTAL:	8.19 A.C. 357,100 S.F.

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WEST:	0	131.2'
NORTH:	0	550.7'

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
NORTH (FRONT):	0	0
EAST (SIDE):	0	5.7'
SOUTH (REAR):	0	21.3'
WEST (SIDE):	0	5.3'

BUILDING HEIGHT:	MAXIMUM	PROVIDED
	300'	64'

BUILDING STORIES:	REQUIRED	PROVIDED
	30	2

PARKING SUMMARY:	REQUIRED	PROVIDED
(RETAIL: 3.5 / 1,000)		
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**LEGEND**

- PROPERTY LINE
- PROPOSED CURB
- EXISTING EASEMENTS
- STANDARD DUTY PAVEMENT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE

**LEGAL DISCRPTION**

**PARCEL 2:**

(LUPA SOUTH):

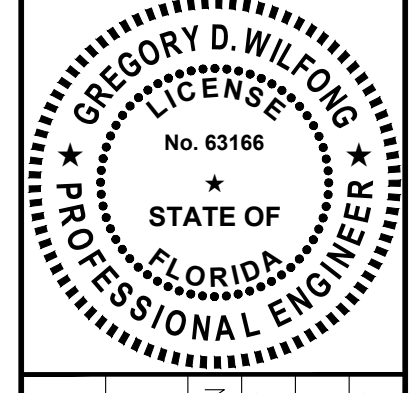
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NO.	REVISIONS	DATE	BY

Kimley»Horn

445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
 PHONE: 772-794-4100  
 WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106



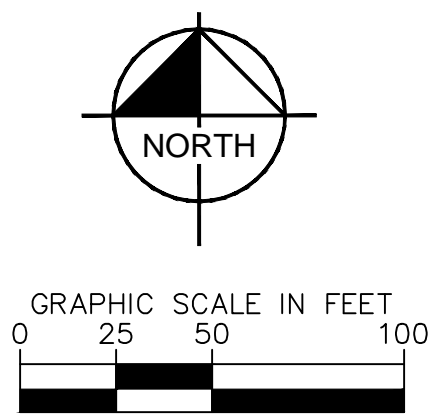
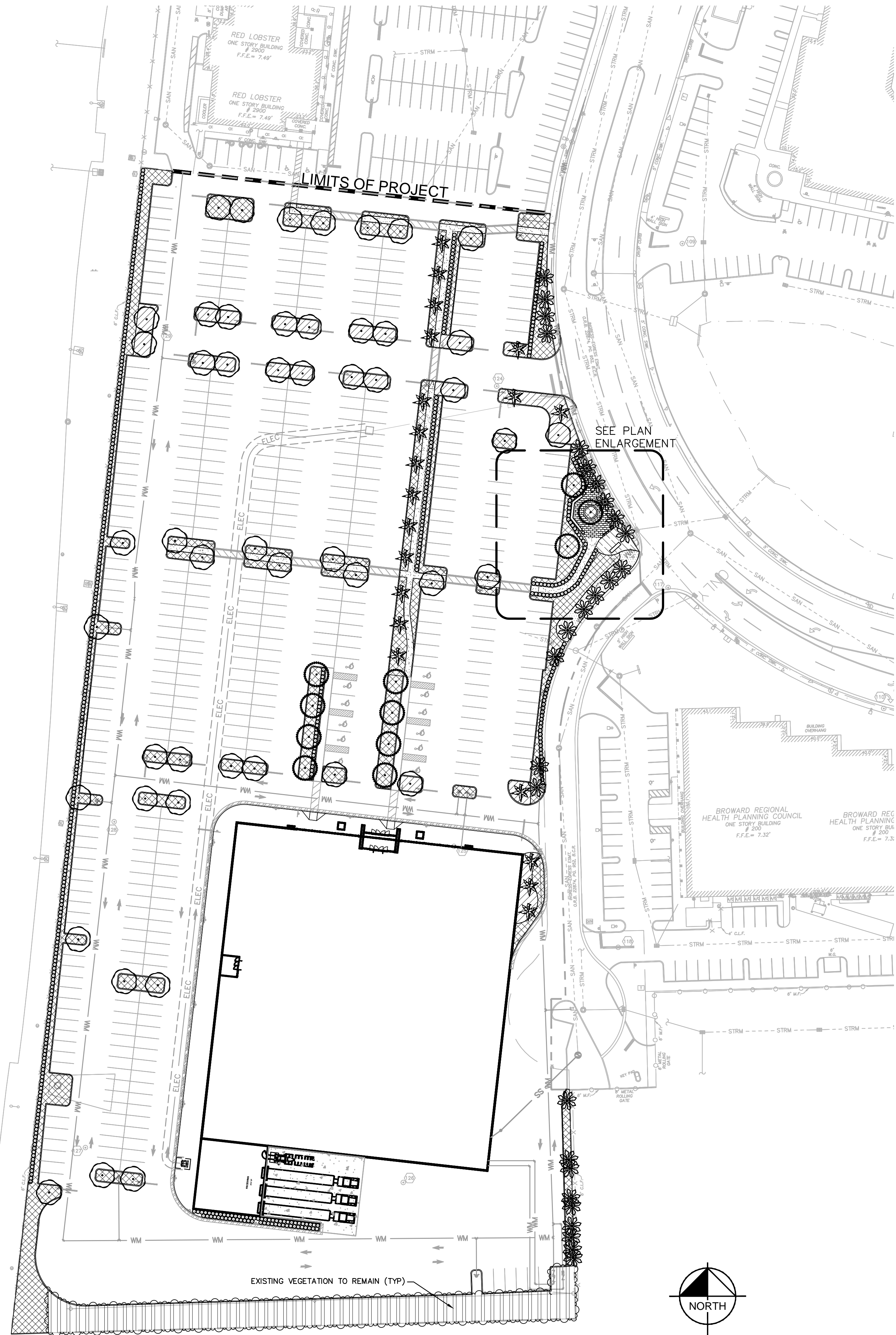
KHA PROJECT 147507131	DATE 4/12/24
DESIGNED BY: GDW	CHECKED BY: GDW
DRAWN BY: RL	
SCALE: AS SHOWN	

OVERALL SITE PLAN

OAKWOOD SOUTH  
RETAIL SHOPPING  
CENTER

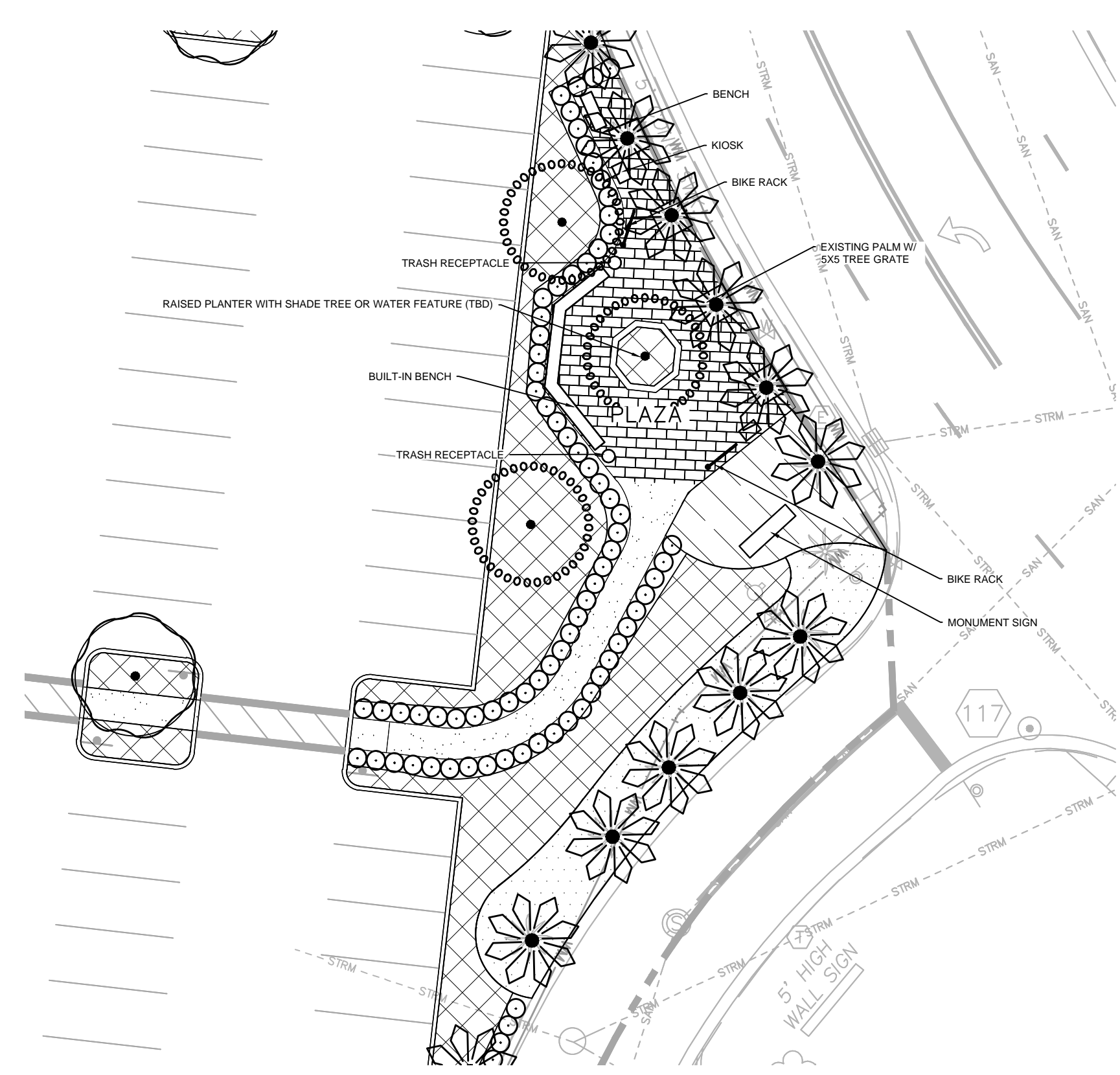
CITY OF HOLLYWOOD    FL

Plotted By: Durham, Kyler Sheet Set: OAKWOOD PLAZA Layout: L200 April 12, 2024 11:52:35am K:\WEB\_DEV\147507131-disk house of sports\CAD\plansheets\LANDSCAPE\L-200 LANDSCAPE.dwg  
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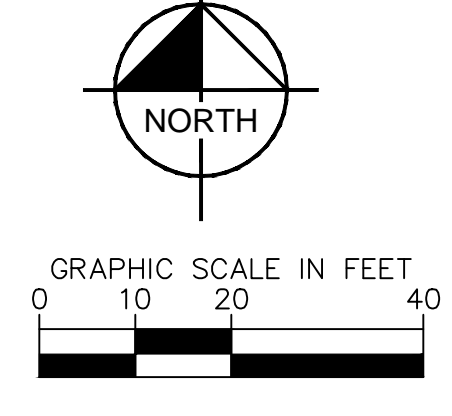


### CONCEPT PLANT SCHEDULE

	<b>PARKING LOT TREES</b> BURSERA SIMARUBA / GUMBO LIMBO CONOCARPUS ERECTUS / BUTTONWOOD MAGNOLIA VIRGINIANA / SHEETBAY MAGNOLIA QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	50
	<b>ACCENT TREES</b> CEIBA SPECIOSA / FLOSS SILK TREE CORDIA SEBESTENA / ORANGE GEIGER TREE DELONIX POINCIANA / ROYAL POINCIANA LAGERSTROEMIA INDICA / GRAPE MYRTLE LIGUSTRUM JAPONICUM / JAPANESE PRIVET	11
	<b>PALMS</b> COCOThRINAX ARGENTATA / FLORIDA SILVER PALM SABAL PALMETTO / CABBAGE PALMETTO THRINAX RADIATA / FLORIDA THATCH PALM	20
	<b>EXISTING PALM</b>	27
	<b>SHRUBS</b> CAPPARIS CYNOPHALLOPHORA / JAMAICA CAPER CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM CLUSIA GUTTIFERA / SMALL LEAF CLUSIA CONOCARPUS ERECTUS F. SERICEUS / SILVER BUTTOWOOD MYRICA CERIFERA / WAX MYRTLE PSYCHOTRIA NERVOSA / WILD COFFEE	583
	<b>SHRUB AREAS</b> CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM CLUSIA GUTTIFERA NANA / DWARF CLUSIA FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG NEPHROLEPIS AURICULATA / SWORD FERN SERENOA REPENS / SAW PALMETTO TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS ZAMIA PUMILA / COONTIE CYCAD	5,726 SF
	<b>EXISTING PLANTING TO REMAIN</b>	9,334 SF
	<b>GROUNDCOVERS</b> ARACHIS GLABRATA 'ECOTURF' / PERENNIAL PEANUT ERNODEA LITTORALIS / GOLDEN CREEPER LIRIOPE MUSCARI / EMERALD GODDESS LIRIOPE MICROSORUM SCOLOPENDRIA / WART FERN	22,306 SF
	<b>SEASONAL PLANTINGS</b> ANNUALS -- / SEASONAL COLOR	465 SF
	<b>SOD</b> STENOTAPHRUM SECUNDATUM 'FLORATAM' / FLORATAM ST. AUGUSTINE GRASS	1,105 SF



PLAN ENLARGEMENT



- PLANTING NOTES:**
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
  - PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
  - PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
  - ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
  - CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
  - THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
  - CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
  - ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION DESIGN TO BE SUBMITTED AT THE TIME OF CONSTRUCTION PLANS.
  - LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO DIGGING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
  - ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
  - SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND VENICE, FL PRIOR TO USE.
  - ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADE AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
  - ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
  - ALL NEW PLANT MATERIAL SHALL BE WARRANTED FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTEE PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY LANDSCAPE INSPECTOR.
  - ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY FOR MINIMAL MATERIAL SIZES, COVERAGE, AND QUALITY.
  - PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
  - ALL TREE AND PALM STAKING AND SUPPORTS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
  - NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.
  - ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
  - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
  - ALL WIRE GUYS AND/OR FABRIC SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
  - MULCHING:
    - ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
    - A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND NEWLY INSTALLED TREES AND PALMS.
    - CYPRESS MULCH SHALL NOT BE USED.
    - NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
 PHONE: 772-794-4100  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 147507131	DATE 04/12/2024	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY KHA	CHECKED BY KHA
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LANDSCAPE PLAN

OAKWOOD SOUTH  
RETAIL SHOPPING  
CENTER

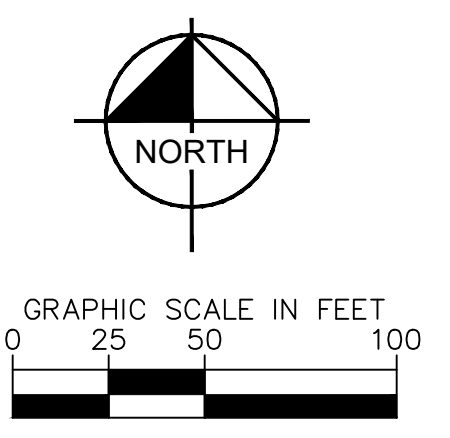
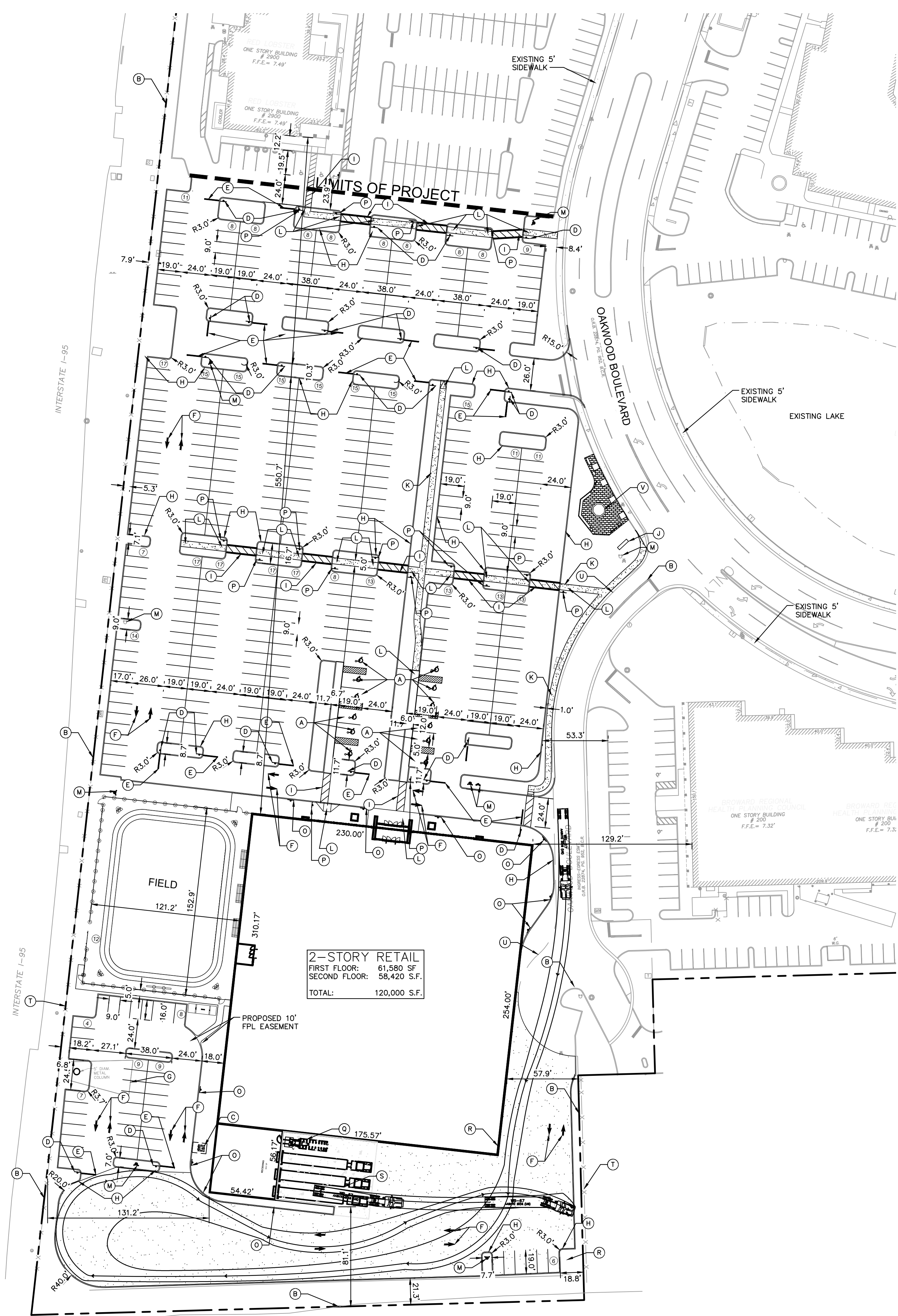
CITY OF HOLLYWOOD FL

SHEET NUMBER  
**L-200**

REVISIONS	NO.	DATE



Plotted By: schultz, Ryan; Sheet: Set: OAKWOOD PLAZA; Layout: C-200; Site Plan; May 20, 2024 12:49:44pm; K:\WEB\_DESIGN\47507131-Dicks House of Sports\CAAD\Plots\Sheet\C-200 SITE PLAN.dwg  
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- (H) 6" TYPE 'D' CURB
- (I) INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPING PERPENDICULAR TO DIRECTION OF TRAFFIC
- (J) PROPOSED MONUMENT SIGN
- (K) STANDARD DUTY CONCRETE SIDEWALK
- (L) ACCESSIBLE CURB RAMP
- (M) PROPOSED OR EXISTING FIRE HYDRANTS
- (N) FIRE LANE STRIPING
- (O) "NO PARKING FIRE LANE" SIGN 60" O.C.
- (P) PEDESTRIAN CROSSING SIGN
- (Q) COMPACTOR
- (R) WATER/FIRE EQUIPMENT
- (S) LOADING DOCK
- (T) EXISTING FENCE TO REMAIN
- (U) EXISTING ACCESS EASEMENT
- (V) PEDESTRIAN PLAZA (SEE LANDSCAPING PLAN)

**SITE DATA**

**PROJECT DESCRIPTION:**  
 PARCEL ID: 514204120620 514204120627  
 LOCATION: HOLLYWOOD, FL  
 ADDRESS: 2800 OAKWOOD BLVD HOLLYWOOD FL 33020  
 LAND USE: OAKWOOD ACTIVITY CENTER  
 ZONING DISTRICT: OAKWOOD PLAZA PD  
 FLOOD ZONE: ZONE AE AND ZONE X  
 SITE AREA:

SITE COVERAGE:	PROVIDED
BUILDING AREA:	1.41 A.C.
OPEN SPACE:	1.00 A.C.
IMPERVIOUS AREA:	5.78 A.C.
TOTAL:	8.19 A.C. 357,100 S.F.

BUILDING SETBACKS:	REQUIRED	PROVIDED
EAST:	0	57.9'
SOUTH:	0	81.1'
WEST:	0	131.2'
NORTH:	0	550.7'

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
NORTH (FRONT):	0	0
EAST (SIDE):	0	1.0'
SOUTH (REAR):	0	21.3'
WEST (SIDE):	0	5.3'

BUILDING HEIGHT:	MAXIMUM	PROVIDED
	300'	64'

BUILDING STORIES:	REQUIRED	PROVIDED
	30	2

PARKING SUMMARY:	REQUIRED	PROVIDED
(RETAIL: 3.5 / 1,000)		
ACCESSIBLE:	9	12
STANDARD:	411	408
FRONT:	420	420 (3.5/1000)

**MAIL DELIVERY NOTE**  
MAIL DELIVERY WILL BE INSIDE STORE

**SITE LIGHTING CONFORMANCE NOTE**  
THE LIGHTING OF THE SITE SHALL CONFORM TO THE SITE LIGHTING CRITERIA ESTABLISHED BY THE CITY OF HOLLYWOOD. THIS CONSISTS OF WELL DIRECTED LED LIGHTING WITH MAX FOOT CANDLE LEVEL AT PROPERTY LINE = 0.5 (ADJACENT TO RESIDENTIAL). A PHOTOMETRICS PLAN WILL BE PROVIDED TO THE CITY AT A LATER DATE.

**GREEN ORDINANCE NOTE**  
FLORIDA GREEN BUILDING COALITION (FGBC) COMMERCIAL CERTIFICATION WILL BE PURSUED FOR THIS PROJECT.

**MECHANICAL EQUIPMENT NOTE**  
ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW.

**PHASING INFORMATION**  
SITE WILL BE CONSTRUCTED WITH PAD FOR BUILDING. BUILDING WILL BE CONSTRUCTED AFTER SITE IS CLOSE TO COMPLETE AND SIGNED OFF.

**LEGEND**

- PROPERTY LINE
- PROPOSED CURB
- EXISTING EASEMENTS
- STANDARD DUTY PAVEMENT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE

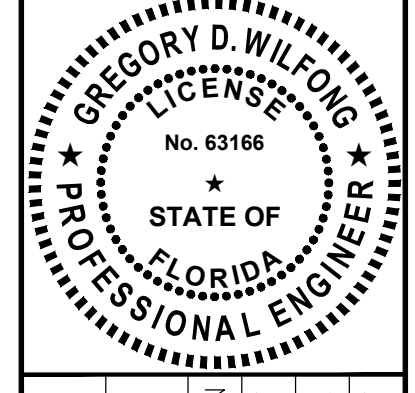
**LEGAL DISCRPTION**

**PARCEL 2:**  
 (LUPA SOUTH):  
 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 POINT OF BEGINNING.

NO.	REVISIONS	DATE	BY

Kimley»Horn

445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
 PHONE: 772-794-4100  
 WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106



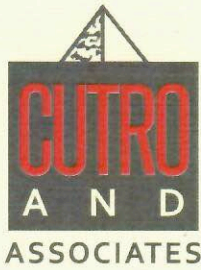
KHA PROJECT	DATE	DESIGNED BY	CHECKED BY
147507131	5/20/24	GDW	GDW
	SCALE AS SHOWN	DRAWN BY	
		RL	

OVERALL SITE PLAN

OAKWOOD SOUTH  
RETAIL SHOPPING  
CENTER

CITY OF HOLLYWOOD, FL

**END OF PRESENTATION**



## CERTIFICATION LETTER

**City of Hollywood**

**Date:** May 2, 2024

**Applicant:** Oakwood Plaza Limited Partnership

**Legal Description:** Portions of Tract E of Oakwood Hills Plat as recorded in Plat Book 120 Page 45 of the Public Records of Broward County, Florida.

**Address or General Location:** 2908-2914 Oakwood Boulevard

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of April 15, 2024, registered Civic Associations within 500 feet and, City Commissioners and Planning Department.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed May 2, 2024.

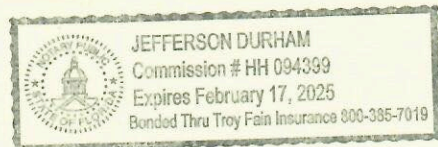
Finally, this letter certifies that the site was posted with three public notice signs that meet the City of Hollywood notification regulations. The signs were posted May 2, 2024.

Thank You,

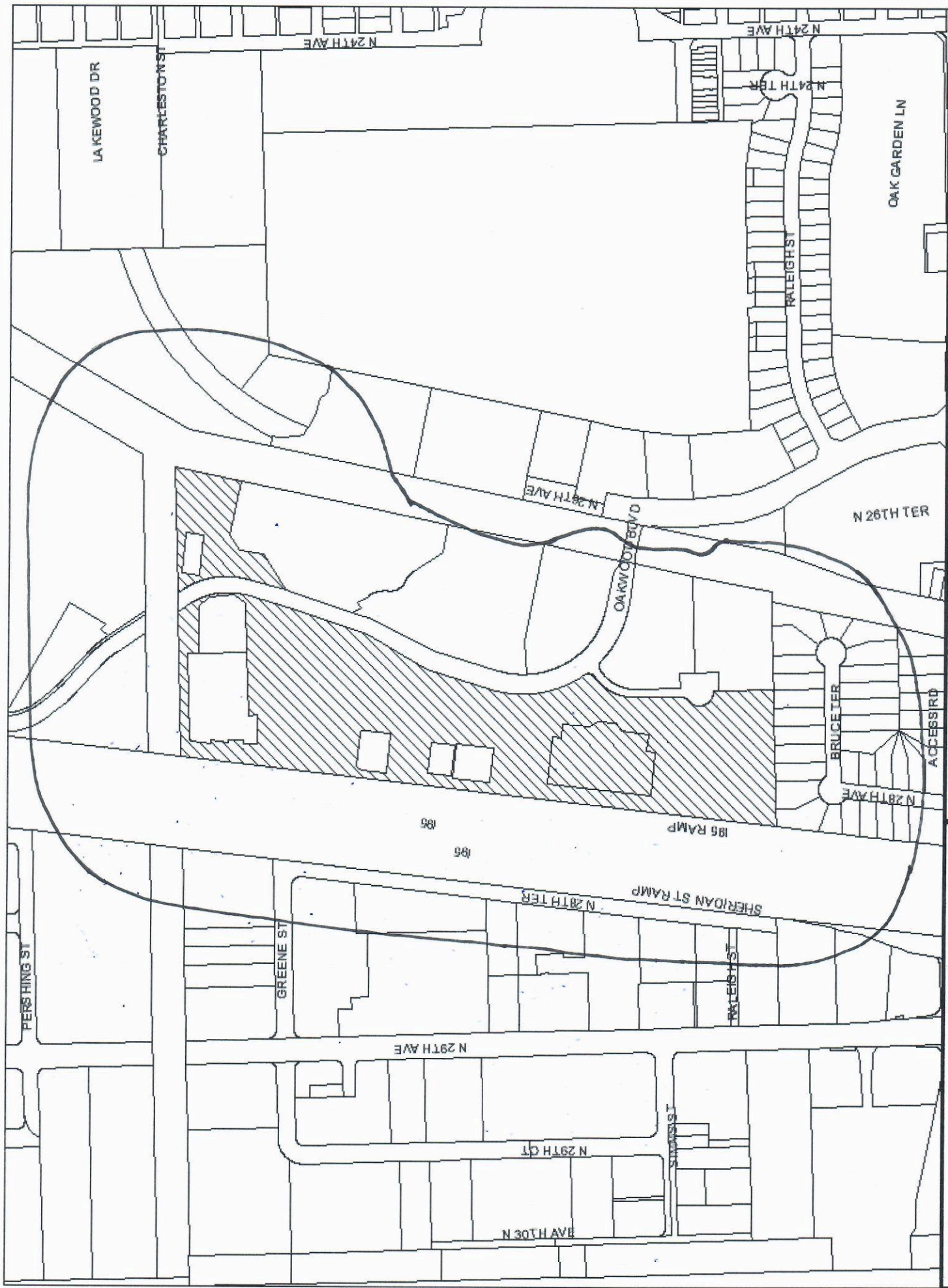
Christina Mathews

Sworn and subscribed before me this 2<sup>nd</sup> day of May, 2024. She is personally known to me.

Signature of Notary



1025 Yale Drive  
Hollywood, Florida 33021  
954-920-2205  
Email: [cutroplanning@yahoo.com](mailto:cutroplanning@yahoo.com)



## **NOTICE OF COMMUNITY MEETING**

Project Name: Oakwood Plaza South  
Retail Shopping Center

FOR VIRTUAL MEETING  
LOGIN INFORMATION EMAIL:

greg.wilfong@kimley-horn.com

MEETING DATE & TIME: 05/20/2024 @ 6:00 PM

Posted: 05/02/2024 By: Cutro



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MEETING DATE & TIME: 05/20/2024 @ 6:00 PM

Posted: 05/02/2024 By: Cutro

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
514204000350	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEAC	FL	33416	4680	4-51-42THAT PT OF HOLLYWOOD (C-10)CANAL LYING IN S 1/4 OF N 1/2 OF SEC 4, AND LYING IN S 1/2 SEC4
514204000370	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDAL	FL	33309	3421	4-51-42PORTION OF I-95 (STATE ROAD 9)LYING WITHIN SEC 4 AS PER R/WMAP 3-18
514204014450	OAKWOOD PLAZA LP%KIMCO REALTY CORP TAX DEPT	500 NORTH BROADWAY #201	JERICHO	NY	11753		LIBERIA 1 ST DEPTG TO TO 24 DEB 25,7 TO 24 DEB 24,ALL DEB 20,1 TO 8 BLK 27,1 TO 8 BLK 28;7 TO 24 BLK 29;7 TO 24BLK 30;7 TO 24 BLK 31;1 TO 10 & 22 TO 30 BLK 34;1 TO 11 & 20 TO 30 BLK 35;1 TO 13 & 19 TO 30 BLK36;1 TO 14 & 17 TO 30 BLK 37;1 TO 30 BLK 40;TOGET WITH RDS &ALLEYS ABUT SAID BLKS;LESS PORSDISC IN FOLIO'S 1204-01-472 &1204-01-449;LESS P/P/A 120-45 BLESS ORS 17562/217 THRU 265 &17593/30 AKA:CRYSTAL LAKE
514204040090	BRE ALPHA INDUSTRIALOWNER LLC % LINK LOGISTICS	PO BOX 2980	CHICAGO	IL	60690		SOUTH FLORIDA INDUSTRIAL PARK63-38 BPAR F LESS N 10 & LESS EXT AREAOF 25 RAD ARC IN NW COR PAR FTOG WITH NEW LIBERIA 6-43 B LOTS9 & 13 LESS N 10 & TOG WITH N1/2OF VAC ALLEY LYING S & ADJ TOLOTS 9 & 13 BLK 20
514204040100	HOLLYWOOD LODGING INC	2601 N 29 AVE	HOLLYWOOD	FL	33020		VAC RALEIGH STTOG WITH NEW LIBERIA 6-43 B POROF LOTS 4 & 5 BLK 71 DESC AS:COMM AT SW COR PAR G,NW 135.73,N 86.39 TO POB,CONT N 192.57,E305.21,SW 35.93,SW 161.73,W261.57 TO POB & TOG WITH POR OFVAC N 28 TERR LYING E & ADJ TOSAID PAR DESC ABOVE
514204040102	SOUND CONNECTION DISTRIBUTORSINC	2801 GREENE ST	HOLLYWOOD	FL	33020		DESC AS BEGAT NE COR OF TR G,SW 302.99,W 226,N 300.10,E 266.79TO POB
514204040110	KD PROPERTIES GROUP LLC	1915 SW 21 AVE STE B305	FORT LAUDERDAL	FL	33312	3104	G DESC AS COMMAT NW COR COR PAR G,S 385.17 TOPOB,S 123.72,E 89.52,S 42.92,E40,S 58.50,E 210,N 10.34,E 0.33,N 27.40,E 165.45,NE 181.63,NWLYARC DIST 42.62,W 481.36,SWLY ARCDIST 39.44 TO POB
514204040120	MAPLE STREET PROPERTY CORP	PO BOX 750	YONKERS	NY	10710	0750	SOUTH FLORIDA INDUSTRIAL PARK63-38 BTHAT PT OF PAR G DESC AS BEG NWCOR OF PAR G,SLY 1010,ELY 340.25TO POB,NLY 410,ELY .33,NLY 27.40ELY 165.45,SWLY PARALLEL WITH &50 W OF E/L OF SAID PARCEL441.94,WLY 102.61 TO POB
514204040130	STAR INVESTMENTS LPELLEN INVESTORS CORP	6499 N POWERLINE RD # 301	FORT LAUDERDAL	FL	33309		SOUTH FLORIDA INDUSTRIAL PARK63-38 BPT OF PARCEL G DESC AS,COMM ATNW COR OF PAR G,SLY 508.89 TOPOB,ELY 89.52,SLY 42.92,ELY 40,SLY 58.50,ELY 200,SLY 399.67,WLY330.25 TO W/L PAR G,NLY 501.11TO POB
514204040160	HOLLYWOOD CROWN 95 LLC	2673 S PARK LN	PEMBROKE PARK	FL	33009		SOUTH FLORIDA INDUSTRIAL PARK63-38 BTHAT PT TR G DESC AS:COMM AT NWCOR PAR G;SW 1333;E 241.15 TOPOB CONT E 155.54;NE 225.31;W 239.42,S 63;E 67;S 91;W 15;S 69 TO POB
514204040161	LSJ REALTY LLC	2830 N 28 TER	HOLLYWOOD	FL	33020		SOUTH FLORIDA INDUSTRIAL PARK63-38 BTRACT G DESC AS FOL FROMNW COR OF TR G SWLY 1703,ELY 150 TO POB ELY 193.8,SLY 113.67,WLY 177.72,NLY112.50 TO POB
514204040162	I-95 PROPERTY TRUST LLC	2600 ISLAND BLVD PH #2	AVENTURA	FL	33160		SOUTH FLORIDA INDUSTRIAL PARK63-38 BTRACT G DESC AS BEG NW COR OFTR G SW/LY 1110,ELY 189.15 TOPOB N 100,ELY 253.71,SLY 101.04,WLY 239.42 TO POB
514204040164	HOLLYWOOD CROWN 95 LLC	2673 S PARK LN	PEMBROKE PARK	FL	33009		SOUTH FLORIDA INDUSTRIAL PARK63-38 BBEG AT PT 1343 S OF NW COR TR G,S 166,E 150,S 10,E 220.10,NLY 187.93,WLY 155.54,NLY69,ELY 15,NLY 91,WLY 67,SLY 170,WLY 189.15 TO POBLESS POR DESC AS:COMM NW CORSAID PAR G;SW 1010,E 189.15,S178.35 TO POB,E 4.05,S 24.40,W4.09,N 24.40 TO POB
514204040165	CAMPANIELLO,THOMAS DBATHOMAS CAMPANIELLO REAL ESTATE	225 E 57 ST	NEW YORK	NY	10022	2822	& 150 EOF NW COR TR G,N 184,E 220.10,SWLY PARA E/L TR G 185.91 M/L,W 193.80 TO POBAKA:REFERENCE #20 PROPERTY &PT VAC RD
514204040166	COX RADIO LLC	6205-A PEACHTREE DUNWOODY	ATLANTA	GA	30328		DESC AS COMM ATNW COR TR G,S ALG W/L 1840.5 TOPOB,CONT S 132.5,E 305.21 TOPT 50 W OF E/L OF TR G,NELY 133.72,W 324.14 TO POB

514204040190	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	SOUTH FLORIDA INDUSTRIAL PARK63-38 BPOR OF PAR G,DESC AS, FROM NW COROF PAR G,S 1815.50 TO POB,S 25E 324.14,NE 25.26,W 327.72 TOPOB
514204040210	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	SOUTH FLORIDA INDUSTRIAL PARK63-38 BPOR OF BLOCK G & J,LESS VAC POROF HOOD ST & POR OF 28 TERR PERORD OR 24155/159AKA:PARCEL 1
514204080010	OAKWOOD PLAZA LP	500 N BROADWAY #201	JERICHO	NY	11753		THE AQUA PARK 109-8 BPARCEL A LESS PAR KNOWN ASK-MART #3818 & LESS PORS KNOWNAS BURLINGTON LEASE PARCEL, BJ'SLEASE PARCEL, INCREDIBLEUNIVERSE ROADWAY PARCEL & LAKEPARCEL & LESS HOME DEPT &WENDY'S, LESS PT IN INSTR #114419988
514204080040	OAKWOOD PLAZA LP%KIMCO REALTY	500 N BROADWAY #201	JERICHO	NY	11753		CORSAID PR A;W 517.95,NW 150.98NWLY 91.34,NW 115.11,NWLLY 36.37NW 69.03,NLY 332.10,NE 494.27,SE 57.11,SE 290.45,SW 86.79,SE 83.12,NE 70.37,NE 17.05,SE231.94,SW 531.98 TO POB,LESS PORDESC AS WENDYS (08-004.1)AKA:HOME DEPOT
514204080041	OAKWOOD PLAZA LP%KIMCO REALTY	500 N BROADWAY #201	JERICHO	NY	11753		SECOR SAID PAR A,W 597.81,N 128.13TO P/C & POB,NWLY 91.34,NW115.11 TO P/C,NWLY 36.37,NW69.03 TO P/C,NWLY 127.30,NE 20,S 14.66,SE 401.70,SW 139.38,NW 25.08,SW 30.58 TO POBAKA:WENDYS
514204080050	OAKWOOD PLAZA LP%KIMCO REALTY	500 N BROADWAY #201	JERICHO	NY	11753		CORSAID PAR A;W 3.18 TO POB;SWLY24.55,SE 172.41,SELY 94.24,SELY94.40,SE 853.35,SWLY 353.54,SW238.44,SWLY 65.27,SW 432.27,SWLY346.09,SE 69.03,SELY 37.47,SE115.11,SELY 89.30,SE 146,W 61.27NW 113.59,NWLY 76.03,NW 115.11,NWLY 44.58,NW 69.03,NELY 436.98,NE 54.86,NE 238.44,NELY 307.81,NW 713.17,NWLY 177.89,NWLY 192,NW 62.02,NWLY 116.55,E 147.61AKA:ROADWAY PARCEL
514204120580	OAK GARDENS LLCSDS HOLLYWOOD TIC LP	2500 N 26 TER	HOLLYWOOD	FL	33020		SW COR OF TR B,NLY ALG W/L112.83,ELY 106.63,SLY 90,ELY350.57 TO PT ON NLY R/W/L OFST RD 822,WLY ALG SAID N/LFOR 481.74 TO POB
514204120590	OAKWOOD PLAZA% KIMCO REALTY	500 NORTH BROADWAY #201	JERICHO	NY	11753		SW COR OF TRACT C,NLY &NELY 146.82,NWLY 50,NE 93.11,NW40,NW 100,SE 260,SW 92.77,SW 86.67,SW 113.75,S 36.83,W212.87 TO POB LESS POR DESC INOR 26400/324 & 33061/1384
514204120595	MERIDIAN PRESERVATION L P	60 COLUMBUS CIR	NEW YORK	NY	10023		OAKWOOD HILLS 120-45 BPOR PAR C TR D & NW 26 AVE DESCAS:COMM MOST NWLY COR PARK NO 2,NE 72.49,NE 739.49 ALG W/L NW 26AVE TO POB,CONT NE 484.48,SE34.95,SW 25.03,SE 58.74,SE 21.22SE 80.04,SE 53.15,SE 30.02,SE72.32,SE 11.09,SE 7.12,SW 324.48ALG E/L TR C,NW 300.00 TO POB
514204120600	OAKWOOD PLAZA LP% KIMCO REALTY	500 NORTH BROADWAY #201	JERICHO	NY	11753		OAKWOOD HILLS 120-45 BTRACT D,LESS PT IN OR 33061/1384
514204120610	OAKWOOD PLAZA% KIMCO REALTY	500 NORTH BROADWAY #201	JERICHO	NY	11753		OAKWOOD HILLS 120-45 BTRACT DD
514204120620	OAKWOOD PLAZA LP% KIMCO REALTY CORP TAX DEPT	500 NORTH BROADWAY #201	JERICHO	NY	11753		OAKWOOD HILLS 120-45 BTRACT E,LESS AREA'S A THRU J &LESS COM SW COR TR E,NLY 1309.83SE 26.11 TO POB N 81.66,NE 21.58SE 110.93,SLY ARC DIST 15.71,SW91,NW 130.50 TO POB & LESS COMMNW COR TR E,SW 821.34,SE 41.09TO POB SE 100,SW 80,NW 100,NE 80TO POB
514204120621	INTERFOT LLC	300 OAKWOOD LN	HOLLYWOOD	FL	33020		COR OF TR E,WLYALG S/L FOR 324.43,NLY182.58,ELY 62.54,NLY 76.30,ELY 322.50 TO PT ON E/L OFTR E,SLY 265.84 ALG E/LTO POBAKA:AREA I
514204120622	OAKWOOD BUSINESS CENTER LTD PRT% KIMCO REALTY CORPORATION	500 N BROADWAY #201	JERICHO	NY	11753		COR OF TR E,NLY ALG E/LOF TR E 265.84 TO POB,WLY322.50,NLY 48.88,WLY 48.37,NLY 148.49 TO P/C,NELY 141.78TOP/C,NELY 30.19 TO P/R/C,SELY 199.46,ELY 14.92,ELY 135.33TO PT ON E/L OF TR E,SLY 197.18ALG E/L TO POBAKA:AREA H

514204120623	OAKWOOD BUSINESS CENTER LTD PRT% KIMCO REALTY CORPORATION	500 N BROADWAY #201	JERICO	NY	11753	OAKWOOD HILLS 120-45 BPOR OF TRACT E DESC AS,COMMSE COR OF TR E,NLY ALG E/LOF TR E 770.62 TO POB,WLY 327.80SWLY 109.81 TO P/C,NLY 99.72,NLY224.10,NELY 228.56,NLY 69.56,SELY 31.47,NELY 17.50,SELY 41.29TO P/C,SELY 71.47 TO P/R/C,SELY68.16 TO P/R/C,SELY 43.79,SELY115.09,ELY 94.47 TO E/L OF TR E,SLY 327.00 ALG E/L TO POBAKA:AREA F
514204120624	OAKWOOD BUSINESS CENTER LTD PRT% KIMCO REALTY CORPORATION	500 N BROADWAY #201	JERICO	NY	11753	OAKWOOD HILLS 120-45 BPOR OF TRACT E DESC AS,COMMNE COR OF TR E,SLY ALG E/LOF TR E 224.36 TO POB,WLY 185.34SWLY 56.57,SLY 80.08,SWLY 139.51SWLY 36.15,SWLY 197.88,SELY31.47,NELY 17.50,SELY 41.29 TOP/C,SELY 71.47 TO P/R/C,SELY68.16 TO P/R/C,SELY 43.79,SELY115.09,ELY 94.47 TO E/L OF TR E,NLY 703.28 ALG E/L TO POBAKA:AREA E
514204120625	OAKWOOD PLAZA LP% KIMCO REALTY CORP TAX DEPT	500 NORTH BROADWAY #201	JERICO	NY	11753	COR OF TR E,SLY 1254.63 TOPOB,WLY 327.80,SWLY 109.81 TOP/C,SELY 196.36 TO P/C,SELY166.34,ELY 130.18,SELY 35.79,ELY 9.45 TO E/L OF TR E,NLY261.46 ALG E/L TO POBAKA:AREA G
514204120626	OAKWOOD PLAZA LP% KIMCO REALTY	500 NORTH BROADWAY #201	JERICO	NY	11753	OAKWOOD HILLS 120-45 BPOR OF TRACT E DESC ASPRIVATE ROADWAYAKA:AREA J
514204120627	OAKWOOD PLAZA LP% KIMCO REALTY	500 NORTH BROADWAY #201	JERICO	NY	11753	COR OF TR E,NLLY 425.28,ELY53.13 TO POB,NLY 347.33,ELY152.91,SLY 31.00,ELY 47.42,SLY88.83,SELY 31.93,SLY 62.52,SWLY31.93,SLY 88.83,WLY 58.00,SLY130.18,WLY 142.33 TO POBAKA:AREA A
514204120628	OAKWOOD PLAZA LP%KIMCO REALTY	500 NORTH BROADWAY #201	JERICO	NY	11753	OAKWOOD HILLS 120-45 BPOR OF TRACT E DESC AS,COMMSW COR OF TR E,NLY 936.35,ELY36.09 TO POB,NLY 124.86,ELY112.05,SLY 124.86,WLY 112.05TO POBAKA:AREA B
514204120629	OAKWOOD PLAZA LP%KIMCO REALTY	500 NORTH BROADWAY #201	JERICO	NY	11753	OAKWOOD HILLS 120-45 BPOR TR E DESC AS COMM NW CORSAID TR E;E 57.31,S 30.44 TOPOB E 283.05,S 195.48,W 209.84,S 29.04,W 93.61,N 46.02,E 12.95,N 52,W 6.35,N 55.47,W 10,N 64.30NELY ARC DIST 10.75 TO POB
514204120631	OAKWOOD PLAZA LP% KIMCO REALTY	500 NORTH BROADWAY #201	JERICO	NY	11753	CORSAID TR E,E 57.31,S 30.44,ELY283.05,SLY 37.50 TO POB ELY158.96,SELY 45.66,SE 84,SW 84.15WLY 165.16,NW 156.98 TO POB
514204120640	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807 OAKWOOD HILLS 120-45 BPARK NO. 2
514204120650	OAKWOOD PLAZA LP% KIMCO REALTY	500 NORTH BROADWAY #201	JERICO	NY	11753	OAKWOOD HILLS 120-45 BPOR OF TRACT E DESC AS,COMMNE COR OF TR E,WLY 215.57,SLY29.84 TO POB,WLY 133.33,SLY60.00,ELY 133.33,NLY 60.00 TOPOBAKA:AREA D
514204120660	OAKWOOD PLAZA LP%KIMCO REALTY	500 NORTH BROADWAY #201	JERICO	NY	11753	OAKWOOD HILLS 120-45 BPOR OF TR E DESC AS:COMM SW CORSAID TR E,NLY 1309.83,SE 26.11TO POB N 81.66,NE 21.58,SE 110.93,SLY ARC DIST 15.71,SW 91,NW 130.50 TO POB
514204120670	OAKWOOD PLAZA LP%KIMCO REALTY	500 NORTH BROADWAY #201	JERICO	NY	11753	CORSAID TR E;SW 821.34,SE 41.09 TOPOB SE 100,SW 80,NW 100,NE 80TO POB
514204120700	HOLLYWOOD INC% MICHAEL SWERDLOW CO INC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042	AS:COMM SE COR TR E OF OAKWOOD HILLNLY 461.25 TO POB;NLY 52.5,SE 25.28,SE 80,SE 25.12,SLY50,NW 25.12,NW 80,NW 25.28TO POB
514204120710	OAKWOOD PLAZA LP%KIMCO REALTY	500 NORTH BROADWAY #201	JERICO	NY	11753	SECOR OF TRACT D,SWLY 116.08,SWLY965.36,SWLY 885.76,ELY 40,NLY100,SE 40,NELY 785.76,NELY885.33,ELY 88.04 TO NE COR OF TRDD,NLY 84.77 TO POB,LESS PORDESC IN OR 26400/324,33061/1384
514204200010	2541 N 29 AVE LLC	15 EAST 40 ST SUITE 304	NEW YORK	NY	10016	DENNY'S HOLLYWOOD STORE 485181-199 BPAR A
514209160560	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDAL	FL	33309	3421 RDTOGETHER WITH S1/2 OF PT OFVAC'D RIO VERDE CANAL ABUTTINGLOT 132
514209160570	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDAL	FL	33309	3421 LOOK HOMESITES NO 2 38-2 BLOT 133 LESS S 10 FOR R/WTOGETHER WITH S1/2 OF VAC'DRIO VERDE CANAL ABUTTING LOT 33

514209160580	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDAL	FL	33309	3421	LOOK HOMESITES NO 2 38-2 BLOT 134 LESS S 10 FOR RD & THAT PT OF S1/2 OF RIO VERDECANAL LYING ADJ TO SAID LOT
514209160590	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDAL	FL	33309	3421	LOOK HOMESITES NO 2 38-2 BLOT 135 & S1/2 OF WATERWAYABUTTING LOT
514209160600	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDAL	FL	33309	3421	LOOK HOMESITES NO 2 38-2 BLOT 136 & S1/2 OF WATERWAYABUTTING LOT
514209160610	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDAL	FL	33309	3421	LOOK HOMESITES NO 2 38-2 BLOT 137 & S1/2 OF WATERWAYABUTTING LOT
514209160620	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDAL	FL	33309	3421	WATERWAYABUTTING LOT, 139,140AKA:PARCEL 104 OF CA 92-22972
514209160650	TUBBS,CHITHARANJANTUBBS,JOANNE	2509 N 28 AVE	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 141 & ELY PT OF WATERWAYABUTTING LOT
514209160660	WARENDA,JACQUELINE I	2513 N 28 AVE	HOLLYWOOD	FL	33020	1815	LOOK HOMESITES NO 2 38-2 BLOT 142 & ELY PT OF WATERWAYABUTTING LOT
514209160670	VELEZ,RODNEY	2522 N 28 AVE	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 143 & ELY PT OF WATERWAYABUTTING LOT
514209160680	LA PORTE,DEWEY A & JEANNETTE	2521 N 28 AVE	HOLLYWOOD	FL	33020	1815	LOOK HOMESITES NO 2 38-2 BLOT 144
514209160690	MAGEN,DAVID H/EQUELER,ARTHUR N	2525 N 28 AVE	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 145
514209160700	SUAREZ,EDUARDO & GABRIELA	2728 BRUCE TER	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 146 & N1/2 OF WATERWAYABUTTING LOT
514209160710	SNOWDEN,NELDA MMEURER,DIANNE M	2724 BRUCE TER	HOLLYWOOD	FL	33020	1817	LOOK HOMESITES NO 2 38-2 BLOT 147 & N1/2 OF WATERWAYABUTTING LOT
514209160720	DANHI,MARTIN G	2606 LIBERTY ST	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 148 & N1/2 OF WATERWAYABUTTING LOT
514209160730	HAKES,CRYSTAL NICOLEWILSON,TONY CHRISTOPHER	2716 BRUCE TER	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 149 & N1/2 OF WATERWAYABUTTING LOT
514209160740	MOSTEIRO,KENNETH	2712 BRUCE TER	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 150 & N1/2 OF WATERWAYABUTTING LOT
514209160750	EMAIRI,DONTE MARQUES	2708 BRUCE TER	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 151 & N1/2 OF WATERWAYABUTTING LOT
514209160760	LOWELL,PETER JAMES	2704 BRUCE TER	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 152 & N1/2 OF WATERWAYABUTTING LOT
514209160770	2700 BRUCE LLC	7178 GOLF COLONY CT #104	LAKE WORTH	FL	33467		LOOK HOMESITES NO 2 38-2 BLOT 153
514209160780	FIELD,JAMESJAMES FIELD LIV TR	2703 BRUCE TER	HOLLYWOOD	FL	33020		LOT
514209160790	LYONS,JAMES	2707 BRUCE TER	HOLLYWOOD	FL	33020	1817	LOT
514209160800	BLUM,RONALD S	2711 BRUCE TER	HOLLYWOOD	FL	33020	1817	LOT
514209160810	YJBBT LLC	210 AZALEA LN	EGG HARBOUR TW	NJ	08234		LOT
514209160820	AUGUST,BETTINA R	2719 BRUCE TER	HOLLYWOOD	FL	33020	1817	LOT
514209160830	VOLKOVA,TETYANA	2723 BRUCE TER	HOLLYWOOD	FL	33020	1817	LOT
514209160840	BRAXTON,BRUCE	2727 BRUCE TER	HOLLYWOOD	FL	33020	1817	LOT
514209160850	ABELLA,JOSE	2731 BRUCE TER	HOLLYWOOD	FL	33020		LOT
514209160860	ON THE WATER GROUP LLC	2735 BRUCE TER	HOLLYWOOD	FL	33020		LOT
514209160870	FESSLER,BENJAMIN MICHAELFESSLER,CARLA A	2739 BRUCE TER	HOLLYWOOD	FL	33020		LOT
514209160880	PRIOR,ERNEST H IV	2534 N 28 AVE	HOLLYWOOD	FL	33020		LOT
514209160890	BOUZA,PATRICIO & GONZALEZ,VERA	11327 SW 147 CT	MIAMI	FL	33196		LOOK HOMESITES NO 2 38-2 BLOT 165
514209160900	VELEZ,JOAN H/EVELEZ,RODNEY	2526 N 28 AVE	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 166
514209160910	VELEZ,JUDY & RODNEY	2522 N 28 AVE	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 167
514209160920	LARA,MELCHOR	2518 N 28 AVE	HOLLYWOOD	FL	33020		LOOK HOMESITES NO 2 38-2 BLOT 168
514209160930	JIMENEZ,DAGOBERTA	2514 N 28 AVE	HOLLYWOOD	FL	33020	1816	LOOK HOMESITES NO 2 38-2 BLOT 169
514209160940	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDAL	FL	33309	3421	LOOK HOMESITES NO 2 38-2 BLOTS 170 & 171 & THAT PT OF LOT172 AS DESC'D IN OR 3254/717
514209161120	PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	4807	LOOK HOMESITES NO 2 38-2 BALL STREETS ARE DEDICATED TO THEPUBLIC PER PLAT, LESS POR LYINGWITHIN SHERIDAN ST (ST RD 822)R/W PER R/W MAP 5-27

	Liberia Homeowner Association Basil Phillips 2515 Polk Street #10 Hollywood, FL 33020						
Josh Levy, Mayor	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Caryl S. Shuham, Commissioner District 1	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Linda Hill Anderson, Commissioner District	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Traci L. Callari, Commissioner District 3	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Adam Gruber, Commissioner District 4	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Kevin D. Biederman, Commissioner District	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Idelma Quintana, Commissioner District 6	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
	CITY OF HOLLYWOOD DEPT. OF PLANNING & DEVELOPMENT SERVICES PO BOX 229045 HOLLYWOOD FL 33022-9045						

# Virtual Community Meeting Invitation

Oakwood Plaza Limited Partnership is inviting you to attend a virtual community meeting to discuss a preliminary site plan application that has been submitted to the City of Hollywood. This meeting is being held to discuss the proposed Oakwood Plaza South Retail Shopping Center project identified in the location map below. All interested parties are encouraged to participate in this virtual meeting. Representatives of Oakwood Plaza Limited Partnership and the project team will be available during the meeting to present the proposed project and address questions.





## VIRTUAL COMMUNITY MEETING DETAILS

Meeting Date & Time: **Monday May 20, 2024 - 6:00 P.M.**

To participate, you must register before **12:00pm on Monday May 20, 2024**

If you have specific questions regarding the proposed development that you would like answered during the community meeting, we request that you send them to Greg Wilfong, Kimley-Horn and Associates at [greg.wilfong@kimley-horn.com](mailto:greg.wilfong@kimley-horn.com) advance of the meeting.

### REGISTRATION

Please send your email address to [greg.wilfong@kimley-horn.com](mailto:greg.wilfong@kimley-horn.com) by **no later than 12:00 p.m. on Monday May 20, 2024.** You will then receive the login information for the meeting.

### INSTRUCTIONS FOR ZOOM MEETING

In order see and hear our presentation you will need a computer, laptop or tablet and speakers or smartphone. Download Zoom on your device using <https://zoom.us/support/download>. When you join the meeting, you will be in Listen Only mode. You will be able to “ask” questions during the presentation by using the [In Meeting Chat](#) function.

If you do not have the equipment listed above, you can also call into the meeting to hear the presentation and ask questions. Use any of the phone numbers below and you will be prompted to enter the meeting ID.

- 1 646 876 9923 US (New York)
- 1 301 715 8592 US (Germantown)
- 1 312 626 6799 US (Chicago)
- 1 669 900 6833 US (San Jose)
- 1 253 215 8782 US (Tacoma)
- 1 346 248 7799 US (Houston)

The meeting ID will be provided when you register for the meeting.



July 10, 2024

Chris Clinton, Fire Marshal  
Marcy Hofle, Deputy Fire Marshall  
City of Hollywood Fire Department

**Re: Oakwood Plaza South Retail Shopping Center**  
2800 Oakwood Boulevard  
24-DP-31  
Fire Flow Calculations

**Below is a summary of the project information:**

Project Address: 2800 Oakwood Boulevard.  
Number of Floors: 2 story  
Ground Floor: 61,580 s.f.  
Second Floor: 58,420 s.f.  
Total Size: 120,000 s.f.  
Building Height: 64'  
Building Type: II B- Mercantile with noncombustible construction and fully sprinklered.

**Fire Flow Calculations:**

Based on Type II (000) Construction:

As per NFPA 1 (2018 Ed.) Section 18.4.4.2—" The fire flow area of a building constructed of Type 1 (443), Type 1 (332), and Type II (000) construction shall be the area of the three largest successive floors."

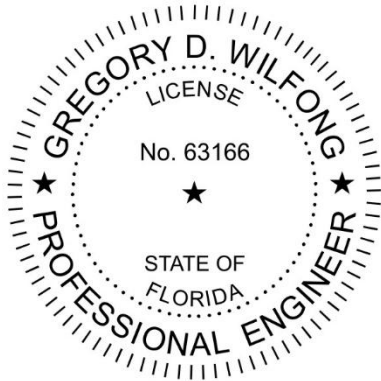
The total area of the two largest successive floors is 120,000 sf., and as per NFPA 1 (2018 Ed.) Table 18.4.5.2.1, the fire flow required is 7,250 gpm for a duration of 4 hours.

As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2, the required fire flow shall be reduced by 75 percent when the building is protected throughout by and approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm.

$$7,250 \text{ gpm} \times 75\% = 5,437.5 \text{ gpm (Fire Flow Credit)}$$

$$7,250 \text{ gpm} - 5,437.5 \text{ gpm} = 1812.5 \text{ gpm}$$

As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2, the fire flow shall not be less than 1,000 gpm.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

---

Gregory D. Wilfong, P.E.

FL PE #63166

## Hydrant Flow Test Procedure

### Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

#### Legend:

**F1 & F2** Designation shall represent first and second flowed hydrants respectively  
**P** Designation shall represent test hydrant for static and residual distribution system pressures.

### Kimberly-Horn and Associ:

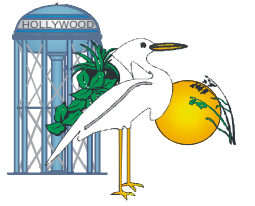
<b>DATE:</b> 7/2/24	<b>Time</b> 9:30am	<b>Static Pressure -</b>	<b>55psi</b>
Residual/Static Hydrant	Address/Location	Residual Pressures	
<b>P - Hydrant</b>  <b>FH002335</b>	2906 Oakwood Blvd	F-1 Only	F-2 Only
		55psi	55psi
		F-1& F-2  55psi	
Flow Hydrants	Address/Location	Flow Rate	
<b>F-1 Hydrant</b> (Individual) <b>FH001937</b>	2800 Oakwood Blvd	GPM	
		<b>1060</b>	
<b>F-2 Hydrant</b> (Individual) <b>FH002336</b>	2940 Oakwood Blvd	GPM	
		<b>1100</b>	
<b>F-1 Hydrant</b> (Both Flowing)		GPM	
		<b>1060</b>	
<b>F-2 Hydrant</b> (Both Flowing)		GPM	
		<b>1100</b>	



# UTILITY ATLAS MAPLET

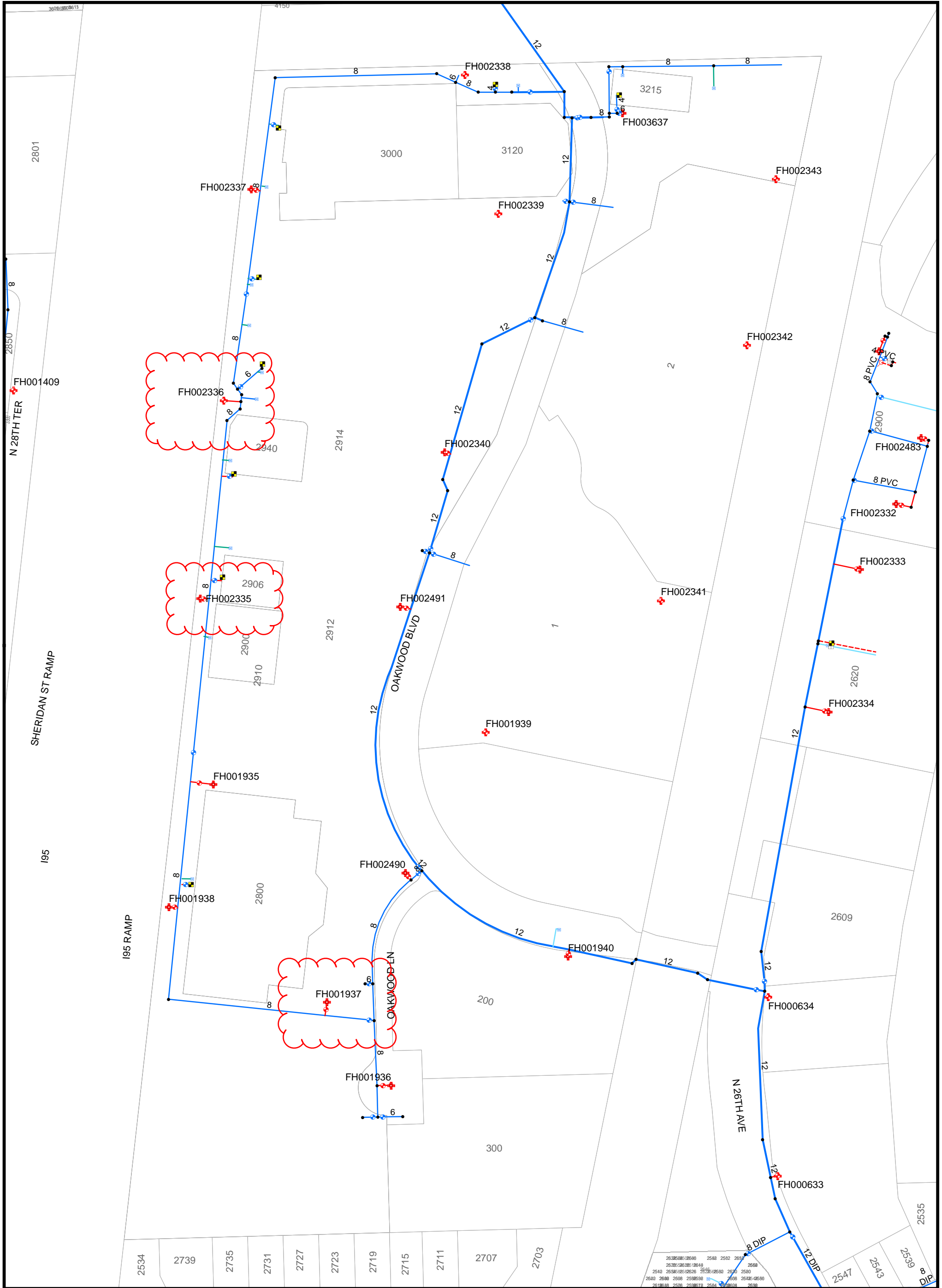
FEET

0 75 150 300 450



ACCESS TO INFORMATION CONTAINED WITHIN THIS DOCUMENT IS RESTRICTED UNDER FLORIDA STATUTE 119.07 SECTION 1 PARAGRAPH (EE) SUBSECTION (3). ALL PERSONS BEING PERMITTED ACCESS TO THIS DOCUMENT SHALL RESTRICT ACCESS TO OTHERS IN ACCORDANCE WITH THE ABOVE REFERENCED STATUTE. IF ANY QUESTION AS TO THE DISSEMINATION OF THIS INFORMATION EXISTS, IT SHALL BE FORWARDED TO THE DIRECTOR OF PUBLIC UTILITIES, CITY OF HOLLYWOOD FLORIDA FOR FINAL DETERMINATION.

INFORMATION PROVIDED IN THIS DOCUMENT, REGARDING SITE CONDITIONS, EXISTING STRUCTURES, AND EXISTING UNDERGROUND UTILITIES IS OFFERED SOLELY AS SUPPLEMENTAL INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL DATA IS FIELD VERIFIED AS TO ELEVATION, SIZE, AND LOCATION.



**ATTACHMENT B**  
Proposed Master Plan

# Oakwood Plaza



Example project in Virginia Beach, VA. Rendering by Yves Rattier

1 FEBRUARY 20, 2020

riil  
COOPER CARRY

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

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## OAKWOOD PLAZA PLANNED DEVELOPMENT - INTRODUCTION

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.

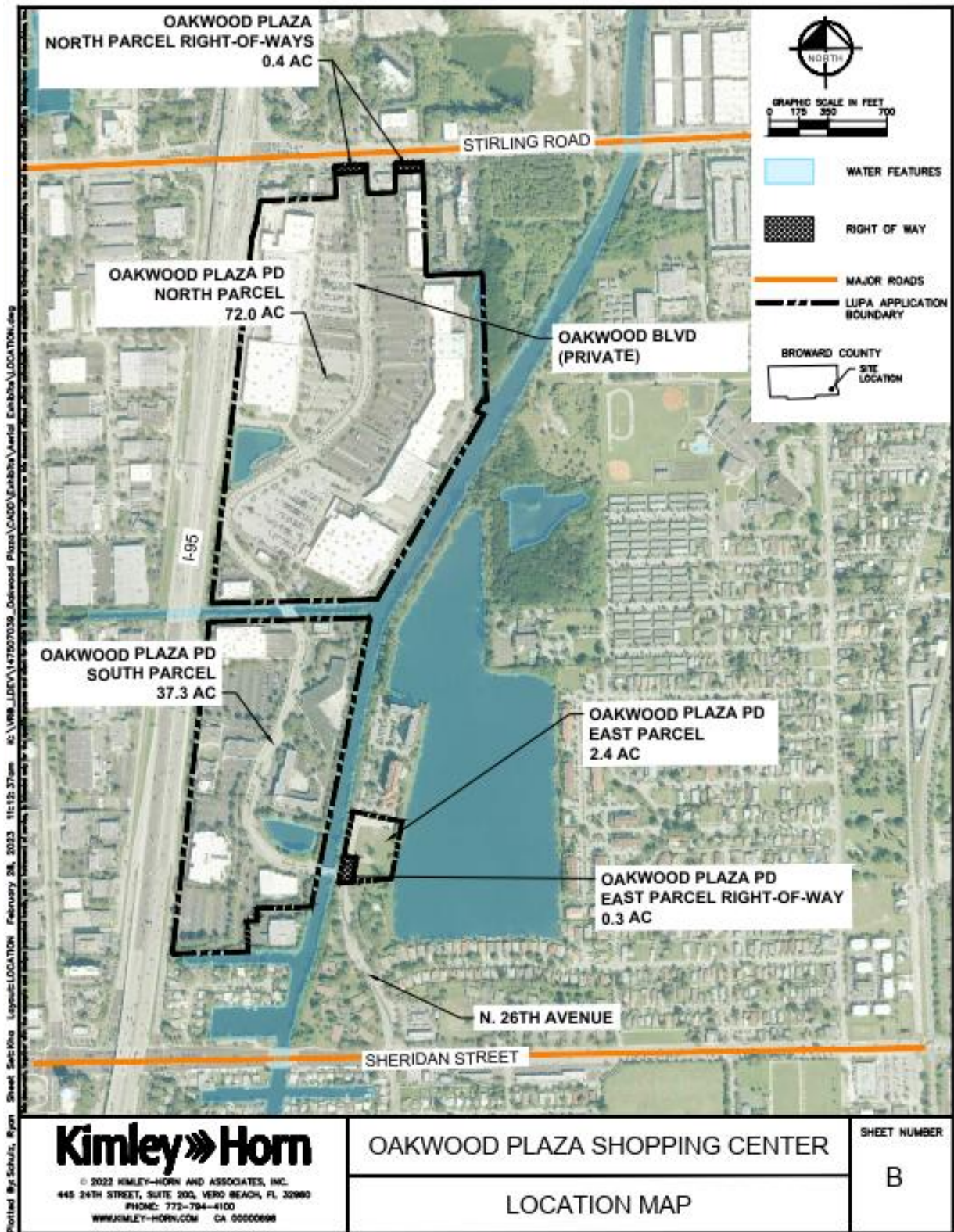
Based on criteria under Planning and Development Board Article 5.3.K.2, there are specific criteria (a-e) shown below, that are considered:

- 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 174.10 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. BJ/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 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.



Figure 2: Zoning Map (existing)

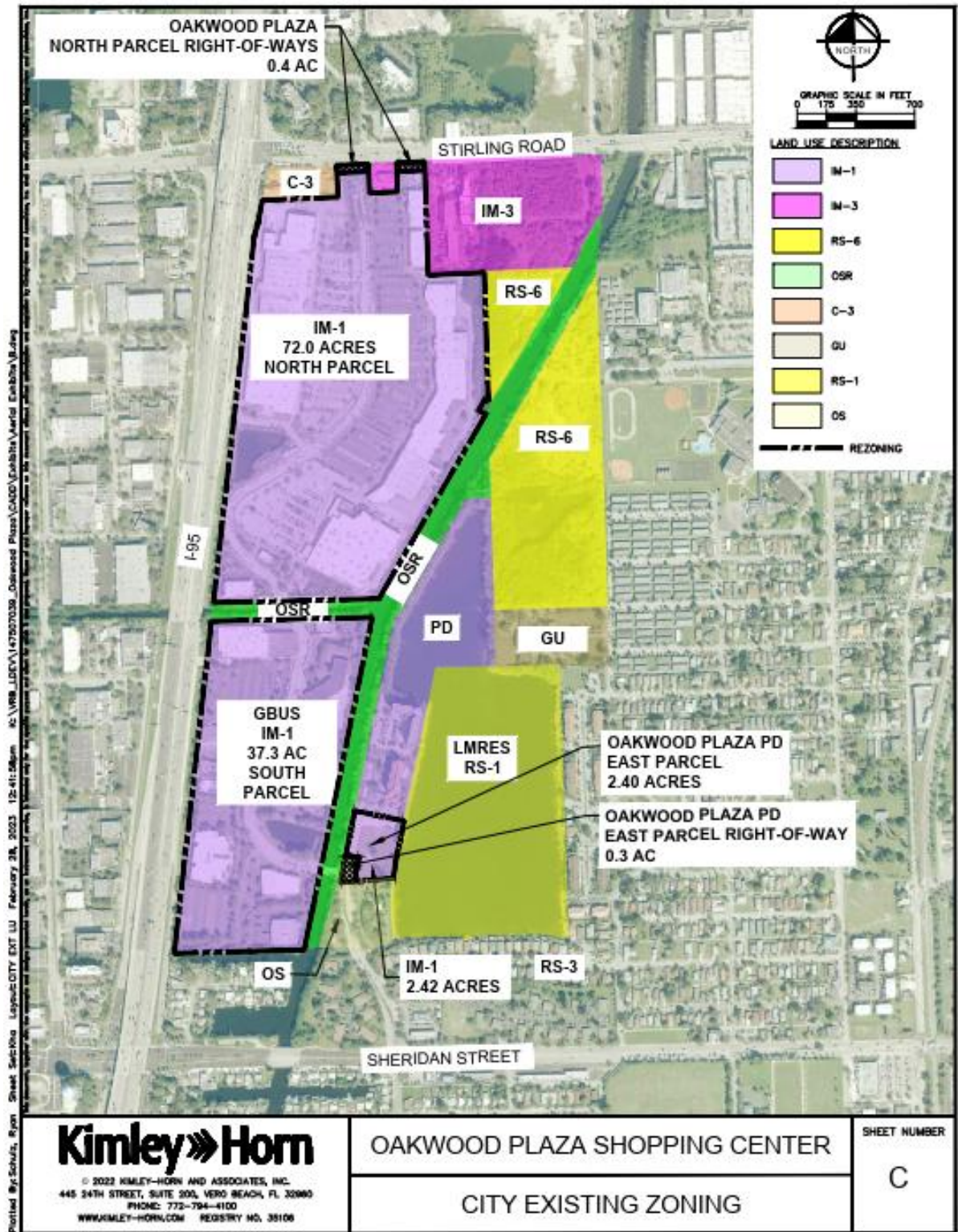
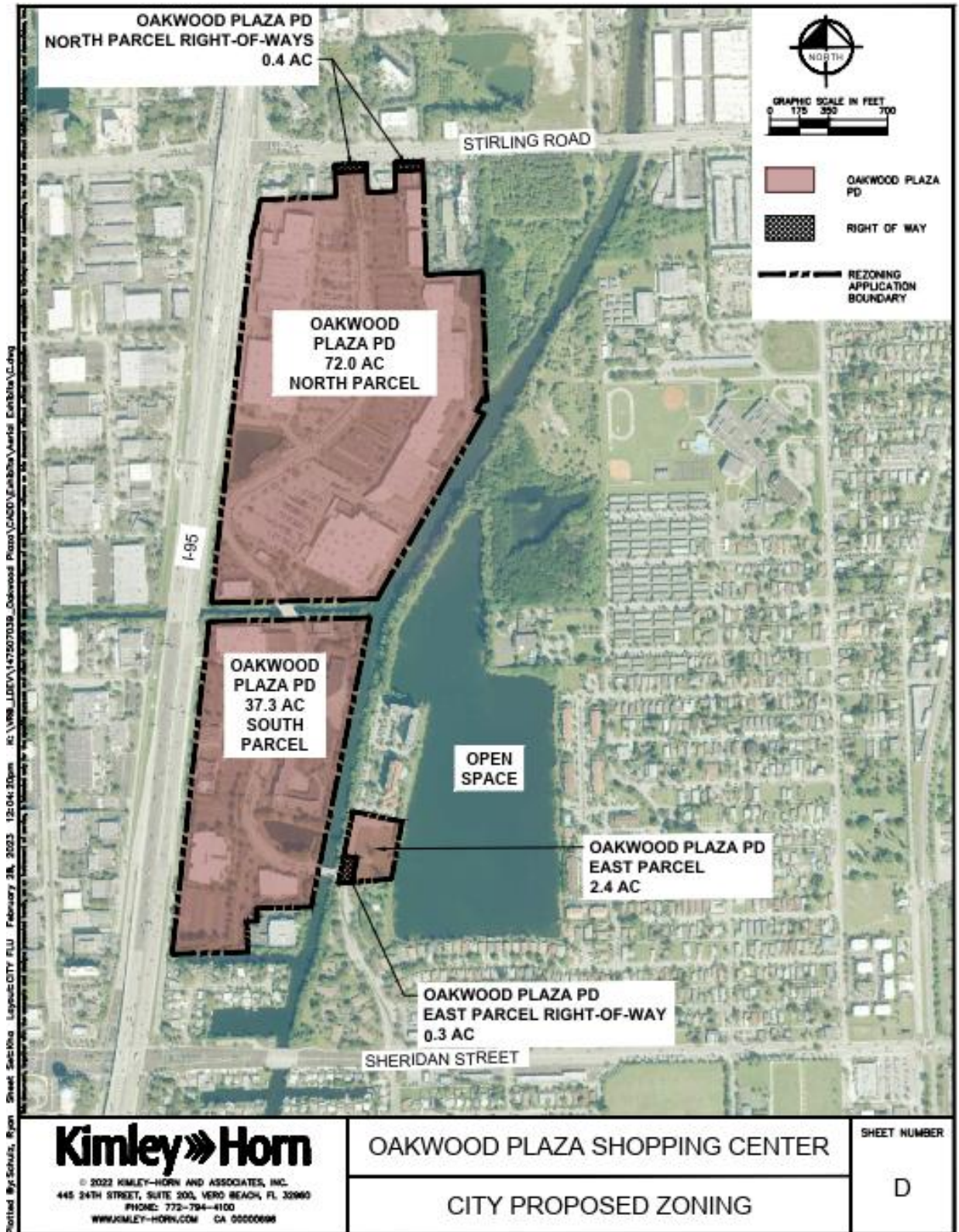


Figure 3: Zoning Map (proposed)



## 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.

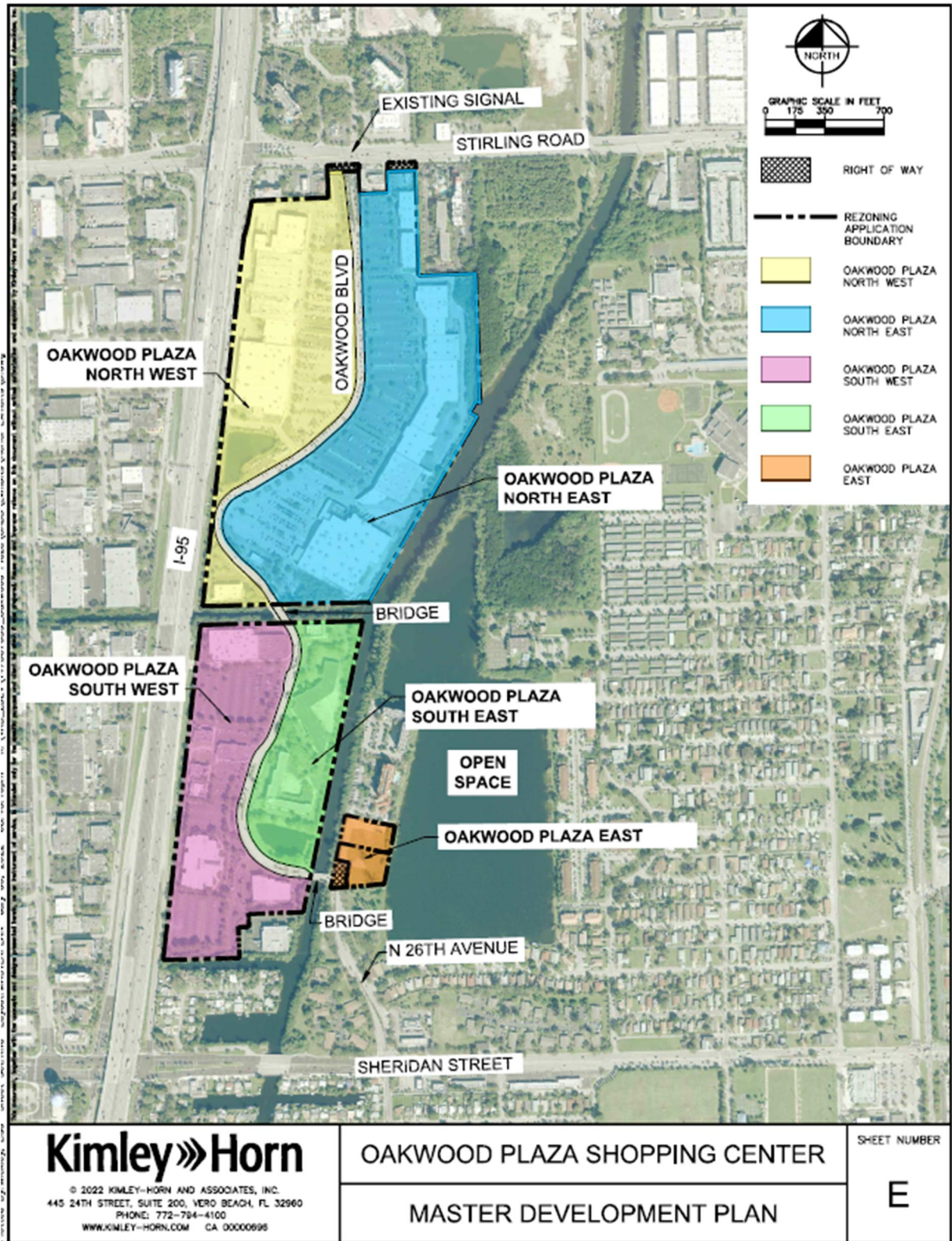
Substantial changes are changes that would not constitute:

- 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.

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



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

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### *(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.

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### *(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.

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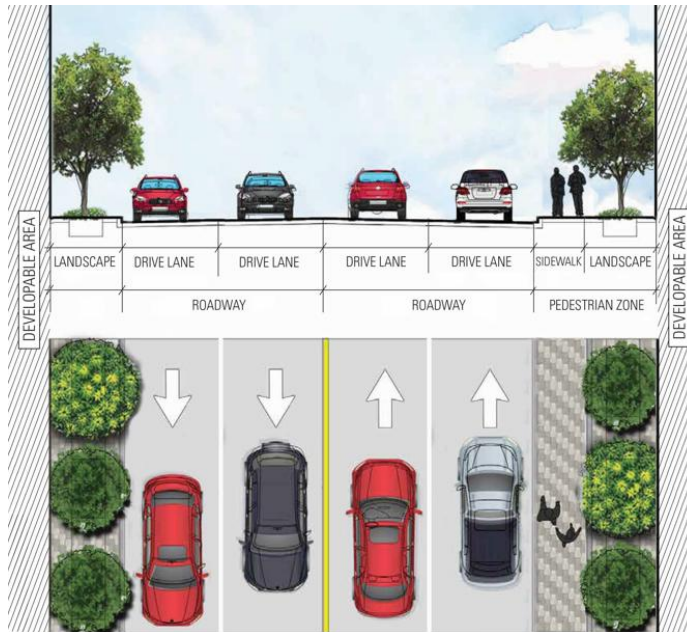
SEC (6) CONNECTIVITY

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:

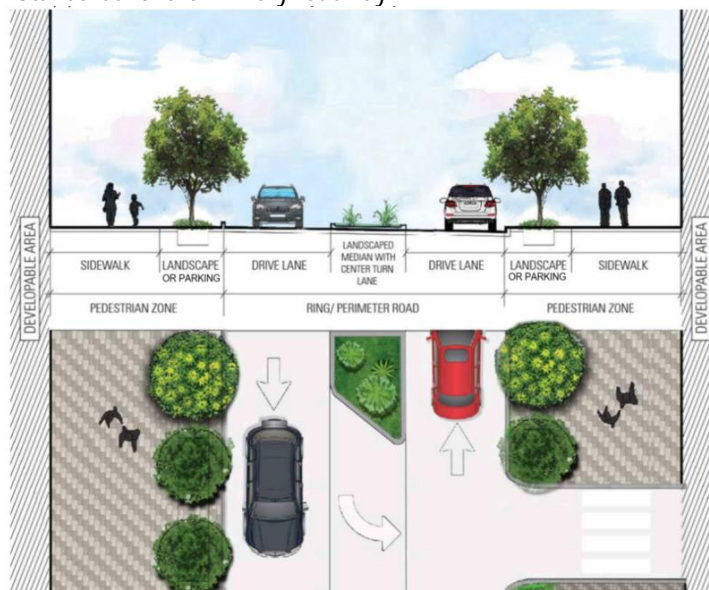
The existing four lane boulevard has two lanes in each direction with a sidewalk and landscaping as shown below. The boulevard may be used for this development.



## 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



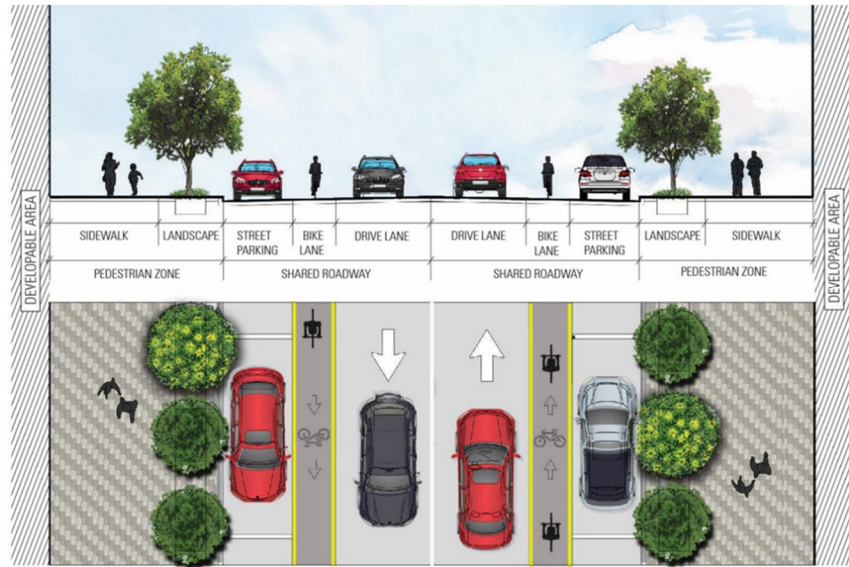
travel lane in place of landscaping. Dedicated bike lane is not required; however, may be provided.

- 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)

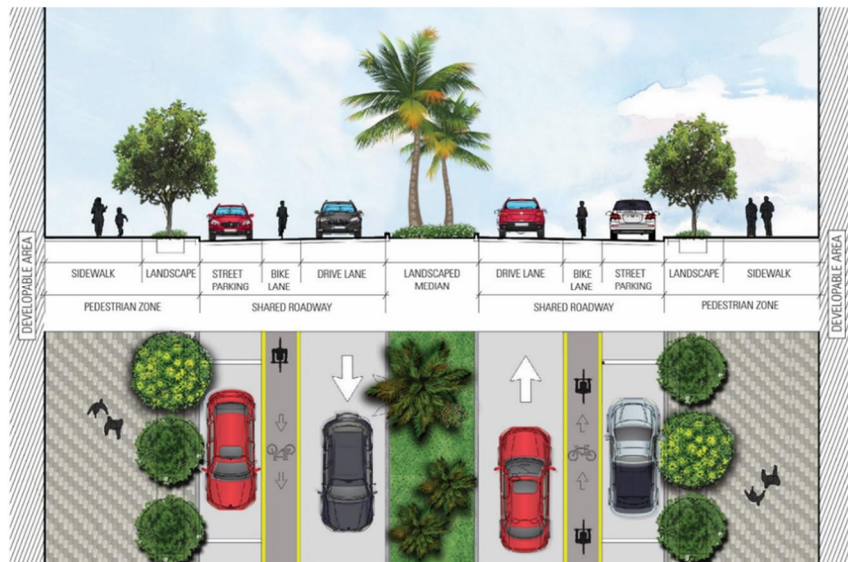
Secondary roadways are internal to the Primary roadway and shall consist of Avenues and Boulevards. The Secondary roadways are the main internal thoroughfares for vehicular, pedestrian and cyclist connectivity. Secondary roadways establish the main developable building areas. They shall be designed to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

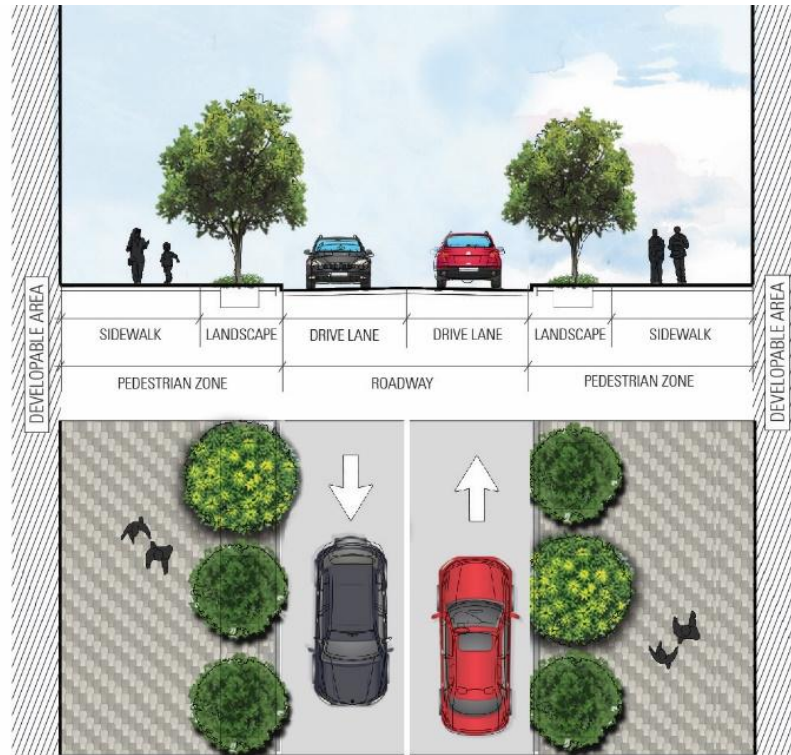
- i. Bike lane, if utilized, shall be a minimum of four feet (4')
- ii. Two lanes, one in either direction, and may be separated by a median. Drive lanes shall be a minimum of eleven feet (11') wide. Although drive lanes are permitted to be a minimum of eleven feet (11') wide, for fire truck clearance 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

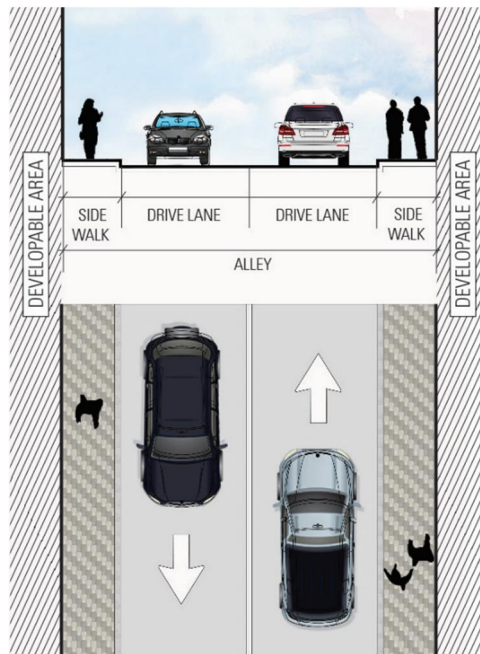
Standard for Minor Roadways:

- 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

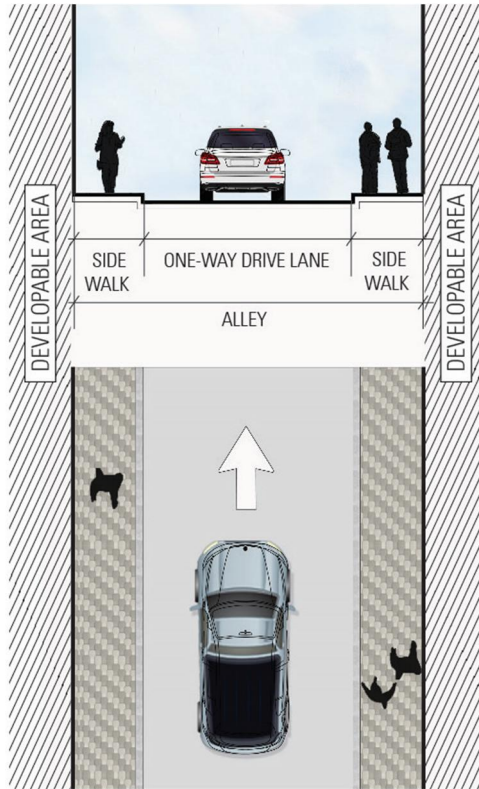
(4) Tertiary Roadways (Accessways and Alleys)

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 of the developable 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:



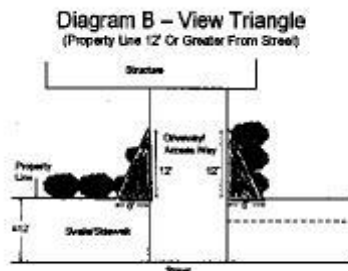
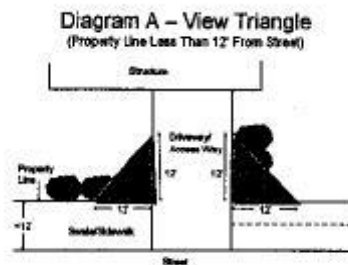
- iii. Criteria specific for Tertiary roadway design:
  - i. One-way accessways and alleys shall be a minimum of fifteen feet (15') wide.
  - ii. Two-way accessways and alleys shall be a minimum of twenty-two feet (22') wide.
  - iii. Tertiary roads are primarily for vehicular access and service, thus 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

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### (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).

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### 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/ unparked 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.

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## 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).

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## 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 effecting 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.

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## SEC (13) SITE PLAN SUBMITTALS

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

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## 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
<p>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;</p> <p>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;</p> <p>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</p> <p>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.</p>	<p>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.</p> <p>No resort uses are proposed with this Planned Development.</p> <p>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.</p> <p>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 Oakwood Plaza PD Design Guidelines.</p>
<p>E. Land use and design regulations.</p> <p>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.</p>	<p>The size of the planned development is 112.50 +/- acres</p>
<p>2 <u>Maximum density.</u></p> <p>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.</p> <p>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.</p>	<p>Development Maximums:</p> <ul style="list-style-type: none"> <li>- 1.2 million SF of Retail</li> <li>- 1.89 million SF of Office</li> <li>- 3,800 Residential Units</li> <li>- 625 Hotel Rooms</li> </ul> <p>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</p>



# 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
- Restaurant
  - 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 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

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 comparison 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 Manual provide direction for perimeter landscaping for PD districts.

The applicant will remove undesirable 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.

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

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.

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

Oakwood Development Guide Article 7 Off-Street Parking and Loading		
City of Hollywood Parking and Loading	Oakwood Plaza Planned Development	Requested Deviation from Code
6. Off-street parking and loading requirements. Off-street parking and loading requirements shall meet all the requirements of Article 7 of the City of Hollywood Zoning and Land Development Regulations unless expressly modified by the City Commission.		
<p>Article 7 Parking and Loading Requirements</p> <ul style="list-style-type: none"> <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 GLA</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>	
<b>7.1 General Provisions</b>	<b>Oakwood Plaza Planned Development</b>	<b>Requested Deviation from Code</b>
A. Off-street parking required.		
1. Every building, use or structure instituted or erected after the effective date of this article, shall be provided with off-street parking facilities in accordance with the provisions of this article for the use of occupants, employees, visitors or patrons.		
2. Such off-street parking facilities shall be maintained and continued as long as the main use is continued.		
3. When a building is enlarged by more than 10% of floor area, volume, capacity or space occupied, then off-street parking facilities shall be provided for that portion of the building that was subject to the alteration or repair.		
4. When a building is changed in use that results in more than a 25% increase in the required number of parking spaces, then off-street parking facilities shall be provided to meet the parking requirements for the new use. For the purposes of this section, a change of use shall mean a change from one category of off-street parking requirements to a different category.		
5. It shall be unlawful for an owner or operator of any building, structure or use affected by this section to discontinue, change or dispense with, or cause the discontinuance or reduction of the required parking facilities. The sale or transfer of the required parking spaces without establishing alternative vehicle parking facilities in accordance with this article is prohibited.		
6. It shall be unlawful for any person, firm, or corporation to utilize such building, structure or use without providing the off-street parking facilities to meet the requirements of and be in compliance with this article.		
7. Aisles on parking lots shall be numbered.		
B. Location, character and size of required parking spaces.		
1. The off-street parking facilities required by this article shall be located on the same lot or parcel of land they are intended to serve or within 700 ft. from such lot. If the required parking facilities are not located on the same lot as the main permitted use, a Unity of Title or perpetual easement shall be prepared for the purpose of insuring that the required parking is provided. The Unity of Title or perpetual easement shall be executed by the owners of the properties concerned, approved as to form by the City Attorney and recorded in the public records of Broward County as a covenant running with the land. The covenant shall be filed with the Department of Planning and Development Services and attached to plans or permit applications that are filed with the city.		
a. Exception. In instances where the development site is located within a Community Redevelopment District, the required number of parking spaces may be provided pursuant to a lease agreement with the city or a least agreement with a private entity in which the required number of parking spaces in a parking facility are specifically reserved for use by the applicant. Agreements regulating privately owned parking facilities shall be approved by the City Attorney, those relating to city-owned property shall be approved by the City Commission. All agreement pursuant to this section shall be recorded in the public records of Broward County, Florida.		
2. Design of all required parking spaces.		
a. As specified in Diagrams No. 1, No. 2 and No. 3.		
b. Each parking space shall be directly accessible from a street or alley, or from an adequate aisle or driveway leading to a street or alley according to the minimum dimensions specified in Diagram No. 1, No. 2 and No. 3 except for the following:		
1. When all parking spaces required by the provisions of this article are provided with direct access to an alley or street.		
2. Single family homes, duplexes and townhomes may have tandem spaces.		
c. Minimum driveway width dimensions: 12 ft. for one way traffic and 24 ft. for two way traffic. For parking facilities that have less than 8 required parking spaces, the minimum width for two way traffic may be 12 ft., subject to the owner recording in the public records of Broward County a covenant running with the land that holds the city harmless against any claims arising from accidents. One way drive-through facilities may have 9 ft. wide driveways.	Drive aisles with two-way angled parking may be a reduced based on above.	Reduction in drive aisle width of 2 feet for 45 degree and 60 degree parking only. 90 degree parking will still provide the 24 foot driveway width.



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>		
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>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. Off-Street loading spaces; general provisions.		
1. Off-street loading spaces shall be provided on the same lot as the main permitted use. These spaces are not counted towards the required parking spaces as established in division A. above.	Parking spaces / areas may also be used for short-term pickup of people, goods or services including ride-share and mobile delivery services. Where provided, these spaces shall count towards the overall parking provided within the PD and not be excluded.	Off-street loading spaces specifically utilized for ride-share services and food and grocery delivery services are counted towards the required parking spaces
2. Where any structure is enlarged or any use is extended so that the size of the resulting occupancy comes within the scope of this article, the full amount of off-street loading space shall be supplied and maintained for the structure or use in its enlarged or extended size. Where the use of a structure or land or any part thereof is changed to a use requiring off-street loading space under this article, the full amount of off-street loading space shall be supplied and maintained to comply with this article.		

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

# Appendix 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>1</sup>	Frontage of less than 100 feet:			<p>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.</p> <p>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.</p> <p>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.</p> <p>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 finished grade; maximum width is six (6) feet. Tenant Identification panels, if provided, may not exceed 20 square feet each.</p> <p>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.</p>		
	6 square feet per side	1 sign per lot	4 feet			
	Frontage of at least 100 feet but less than 200 feet:					
	24 square feet per side	1 sign per street frontage	6 feet			
	Frontage of at least 200 feet but less than 300 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>1</sup>	<p>Frontage of less than 100 feet:</p> <table border="1"> <tbody> <tr> <td>Panel area: 10 square feet</td> <td>1 sign per street frontage</td> <td>5 feet</td> </tr> </tbody> </table>			Panel area: 10 square feet	1 sign per street frontage	5 feet
Panel area: 10 square feet	1 sign per street frontage	5 feet				

Permit 5 development identification signs  
Permit a maximum sign height of 50 feet

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

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

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

Permit one monument sign per outparcel  
Permit a maximum area of 65 square feet  
Permit a maximum height of 13 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
Window sign	15% of the door, window, or storefront area. Signs may be a minimum of 20 square feet	Not applicable	Not applicable
<sup>1</sup> 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.

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.

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.

No deviation is required

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.
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 times in a 12-month period.		
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.I (1-4)); required perimeter landscaped setbacks shall be provided and maintained at a minimum grade elevation of the adjacent paved area.	The proposed Oakwood Plaza Planned Development will comply with these provisions.
B. Terminal islands shall be installed at each end of all rows of parking spaces. Each island shall contain a minimum of 190 square feet of pervious area and shall measure the same length as the adjacent parking stall.	Terminal and intermediate islands shall be a minimum of 7' wide or as practical to provide a suitable planting area
C. Required Landscaping of Paved Vehicular Use Area:	
1. Lots with a width of more than 50 ft.: 25% of the total square footage of the paved vehicular use area shall be landscaped (% calculation excludes required perimeter landscaped setback area).	The majority of the site will be exempt from these requirements as much of the parking provided for this development is within structured parking. Neither the Zoning and Land Development Regulations nor the Landscape Manual provide direction for perimeter landscaping for PD districts or private roadways; see also VUA standard; 8% of total VUA exclusive of perimeter buffer.
2. Lots with a width 50 ft. or less: 15% of the total square footage of the paved vehicular use area shall be landscaped (% calculation excludes required perimeter landscaped setback area).	The majority of the site will be exempt from these requirements as much of the parking provided for this development is within structured parking. Neither the Zoning and Land Development Regulations nor the Landscape Manual provide direction for perimeter landscaping for PD districts.
D. Category I & II plant material contained on the Exotic Pest Plant Council's list of invasive exotic pest plants, as provided in the Landscape Specifications Manual, are prohibited for use in landscaping. Prior to final inspection approval, plant material contained on this list shall be removed from the subject property.	The applicant will remove undesirable exotic vegetation from the site.
E. Native Plant Requirement (as defined in the Hollywood Landscape Specifications Manual), excluding groundcover material, shall be a minimum of 60% trees and 50% shrubs.	50 percent (min) native species; also, plant species may deviate (appx 25%) from City LS Tech Manual
F. Required trees.	
1. One tree per 190 sq. ft. (or portion thereof) of terminal islands and one tree per 1,000 sq. ft. of pervious area of property.	1 tree or palm per terminal and intermediate island, and 1 tree or palm and 10 shrubs per 2,000 sf of non-buffer landscape area
2. Minimum tree size, palm size and number of species as set forth in the Landscape Specifications Manual.	The proposed Oakwood Plaza Planned Development will comply with these provisions.

<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>

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

## 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 a lot of goods and services to the local neighborhoods with a live work experience.

**ATTACHMENT F**  
Ordinance No. O-2022-04

ORDINANCE NO. O-2022-04

(20-L-32)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 2609 NORTH 26<sup>TH</sup> AVENUE AND THE ADJACENT PARCELS TO THE NORTH AND WEST, 200 & 300 OAKWOOD LANE, 1 OAKWOOD BOULEVARD AND THE ADJACENT PARCEL TO THE SOUTH, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3800, 3901-3921, 4001-4101, 4100, AND 4150 OAKWOOD BOULEVARD, 2700 STIRLING ROAD, AND OAKWOOD BOULEVARD, GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF INTERSTATE 95 FROM THE LAND USE DESIGNATION OF GENERAL BUSINESS AND OPEN SPACE AND RECREATION TO ACTIVITY CENTER (OAKWOOD ACTIVITY CENTER); AMENDING THE CITY'S LAND USE MAP TO REFLECT THE CHANGES.

WHEREAS, the City of Hollywood, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan, which has been approved by the State of Florida Department of Community Affairs and certified by the Broward County Planning Council; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a Land Use Plan Amendment may be filed; and

WHEREAS, a valid application was filed (20-L-32) for a change of land use designation from General Business and Open Space and Recreation to Activity Center (Oakwood Activity Center) for the property located at 2609 N. 26<sup>th</sup> Avenue and adjacent parcels to the north and west, and property located at 200 & 300 Oakwood Boulevard and adjacent parcels to the south, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215 3350, 3401. 3501-3881, 3800, 3901-3921, 4001-4101, 4150 Oakwood Boulevard, 2700 Stirling Road, and Oakwood Boulevard, generally located south of Stirling Road and east of Interstate 95 that contains approximately 112.5 gross acres/111.8 net acres as more specifically described in the attached Exhibit "A"; and

WHEREAS, the existing zoning for the subject property is Low Intensity Industrial and Manufacturing (IM-1); and

WHEREAS, the Planning Manager and Planning Administrator, following analysis of the application, recommended that it be approved; and

WHEREAS, on April 13, 2021, the Planning and Zoning Board, acting as the City's Local Planning Agency, recommended that the City Commission approve the applicant's land use request; and

WHEREAS, the City Commission has conducted duly advertised hearings on the future land use amendment proposed through the above referenced petition and has considered all comments received concerning the proposed amendment as required by state law and local ordinances; and

WHEREAS, the City Commission finds that the proposed amendment is consistent with the goals, policies, and objectives of the City's Comprehensive Plan, Article 1 of the Broward County Administrative Rules Document, and Broward County Land Use Plan.

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 land use designation of the property specifically described in the attached Exhibit "A" that contains approximately 111.8 net acres/112.5 gross acres, located in the City of Hollywood, Broward County, Florida, is changed from General Business and Open Space and Recreation to Activity Center ("Oakwood Activity Center").

Section 3: That the Oakwood Activity Center Development for the subject property shall be developed as more specifically set forth in the attached Exhibit "B" and in accordance with Broward County Ordinances 2022-06 and 2022-07.

Section 4: That the Official Land Use Map of the City of Hollywood is amended to incorporate the above listed change in land use designation.

Section 5: 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 6: 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.

Section 7: The effective date of this Ordinance shall be the date upon which the following event has occurred:

- (a) The plan amendment is recertified by the Broward County Planning Council once one of the following has occurred:

(1) a final order is issued by the Department of Community Affairs finding the amendment to be in compliance with Section 163.3184, Florida Statutes; or

(2) a notice of intent is issued by the Department of Community Affairs Administrative Commission finding the amendment to be in compliance with Chapter 163, Florida Statutes.

Section 8: That no development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective. If a final order of non-compliance is issued by the Administrative Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution and ordinance shall be sent to the Department of Community Affairs, Division of Community Planning, Plan Processing Team, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.


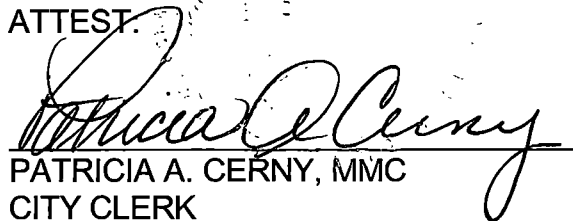
Advertised on May 18, 2021.

Advertised on MARCH 21, 2022.

PASSED on first reading this 2 day of June, 2021.

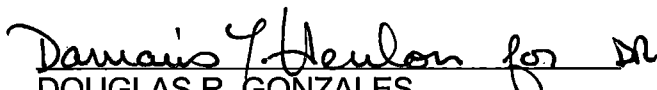
PASSED AND ADOPTED on second reading this 6 day of April, 2022.

ATTEST:

  
  
PATRICIA A. CERNY, MMC  
CITY CLERK

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

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

  
DOUGLAS R. GONZALES  
CITY ATTORNEY

# EXHIBIT "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";

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.

**LEGAL DESCRIPTION: (LUPA SOUTH 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 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.

**LEGAL DESCRIPTION: (LUPA EAST 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 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.



# EXHIBIT "B"

## OAKWOOD ACTIVITY CENTER

Application for Amendment to the  
City of Hollywood and  
Broward County Land Use Plans

Prepared By:

Kimley-Horn and Associates, Inc.  
445 24<sup>th</sup> Street, Suite 200  
Vero Beach, FL 32960  
(772) 794-4100

**Kimley»»Horn**

July 2020

(Revised February 2021)



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EXHIBIT O: BROWARD COUNTY PLAT DETERMINATION LETTER

EXHIBIT P: AFFORDABLE HOUSING MARKET ASSESSMENT

FIGURE 1: FLORIDA LAND COVER AND FORMS CLASSIFICATION SYSTEM MAP

FIGURE 2: SOILS MAP

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**1. TRANSMITTAL INFORMATION**

- A. Letter of transmittal from municipal mayor or manager documenting that the local government acted by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

To be provided.

- B. Name, title, address, telephone, facsimile number and e-mail of the local government contact.**

Leslie A. Del Monte  
Planning Manager  
City of Hollywood  
Division of Planning and Urban Design  
2600 Hollywood Boulevard  
Hollywood, FL 33022-9045  
Phone: (954) 921-3471  
Fax: (954) 921-3347  
Email: [LDelmonte@hollywoodfl.org](mailto:LDelmonte@hollywoodfl.org)

- C. Summary minutes from the local planning agency and local government public hearings of the transmittal of the Broward County Land Use Plan amendment.**

To be provided.

- D. Description of public notification procedures followed for the amendment by the local government including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

Pursuant to Section 163.3225 (2)(a) of the Florida Statutes and the Intergovernmental Coordination Element of the City's Comprehensive Plan, the City of Hollywood provided a public hearing notice for advertisement in the local newspaper and notified in writing all regional, county and local governments surrounding the proposed land use plan amendment application. A copy of the public hearing notice will be attached when transmitted to Broward County.

- E. Whether the amendment is one of the following:**

- \*Development of Regional Impact**
- \*Small scale development activity (Per Florida Statutes)**
- \*Emergency (please describe on separate page)**

None of the above considerations are applicable to the amendment site.

**2. APPLICANT INFORMATION****A. Name, title, address, telephone, facsimile number and e-mail of the applicant.**

Peter S. Flint  
Vice President, Development  
Oakwood Plaza Limited Partnership  
1 Oakwood Boulevard, Suite 70  
Hollywood FL 33023  
Email: [PFlint@kimcorealty.com](mailto:PFlint@kimcorealty.com)  
Phone: (954) 956-2118

**B. Name, title, address, telephone, facsimile number and e-mail of the agent.**

Dennis D. Mele, Esq  
Greenspoon Marder LLP  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, FL 33301  
Email: [dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)  
Phone: 954-527-2409

Greg D. Wilfong, P.E.  
Kimley-Horn and Associates, Inc.  
445 24<sup>th</sup> Street, Suite 200  
Vero Beach, FL 32960  
Email: [greg.wilfong@kimley-horn.com](mailto:greg.wilfong@kimley-horn.com)  
Phone: (772) 794-4119

**C. Name, title, address, telephone, facsimile number and e-mail of the property owner(s).**

Property Owner: Oakwood Plaza L.P. & Oakwood Business Center Limited Partnership  
Contact:  
Peter S. Flint  
Vice President, Development  
Oakwood Plaza Limited Partnership  
1 Oakwood Boulevard, Suite 70  
Hollywood FL 33023  
Email: [PFlint@kimcorealty.com](mailto:PFlint@kimcorealty.com)  
Phone: (954) 956-2118

- D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.**

The amendment site is located along Oakwood Boulevard, east of I-95, south of Stirling Road, and north of Sheridan Road. 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.

This application serves as a request is to change the future land use designations of the amendment site. Specifically, the current designations of General Business and Open Space and Commerce and Open Space (per the City and County Land Use Plans) are requested for amendment; to Oakwood Activity Center. The requested amendment is intended to facilitate the development of a mixed-use property consisting of retail, office, hotel and residential uses. Furthermore, the proposed Oakwood Activity Center Land Use designations promote a compatible mix of uses within a limited geographical area while increasing access to multi-modal transportation options. The integration of these proposed uses has been shown to create opportunities for shared trip ends between consumers and to provide concurrent opportunities for residents to live and work in the same center, thereby reducing potential traffic impacts to the wider area. As an added benefit, the residential component of the amendment site is within comfortable walking distance of the existing transit corridor serving this development. The proposed residential multi-family units will additionally contribute to a variety of housing options needed in the City. Overall, 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 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 use.

### **3. AMENDMENT SITE DESCRIPTION**

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.**

The amendment site encompasses 112.50 gross acres. The survey and legal descriptions depict a total of 111.65 net acres in the City of Hollywood. This has been confirmed as shown in the acreage determination letter located in **Exhibit N**. The amendment site includes Oakwood Boulevard which is a private roadway, and is generally located east of I-95, west of existing the existing lake, south of Stirling Road and north of Sheridan Street.

**B. Sealed survey, including legal description of the area proposed to be amended.**

The survey and legal descriptions of the amendment site is provided. See **Exhibit A.**

**C. Map at a scale clearly indicating the amendment’s location, boundaries and proposed land uses.**

The location map indicating the amendment site boundaries and proposed land use is provided. See **Exhibit B.**

**4. EXISTING AND PROPOSED USES**

**A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and nonresidential uses must be included.**

For the Broward County Land Use Plan, the amendment site is currently designated Commerce (110.9 gross acres) and Recreation and Open Space (1.6 gross acres). For the City of Hollywood Land Use Plan and the same gross acreages, the amendment site is designated General Business and Open Space and Recreation. The applicant is proposing to change the designation to Activity Center for the County Land Use Plan and Regional Activity Center for the City Land Use Plan. 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 use. The survey and legal descriptions depict a total of 111.65 net acres in the City of Hollywood See **Table 1** below.

<b>TABLE 1: LAND USE</b>	
<b>EXISTING LAND USE</b>	<b>Gross Acres</b>
COUNTY: Commerce and Recreation and Open Space	112.50
CITY: General Business and Open Space and Recreation	112.50
<b>PROPOSED ACTIVITY CENTER (Maximum)</b>	
Retail: 1,200,000 square feet	
Office: 1,890,000 square feet	
Residential: 3,800 multi-family dwelling units	
Hotel: 625 rooms	

Maps of the current City and County future land use designations are provided. See **Exhibit C.**

**B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.**

The flexibility provisions have not been utilized for the adjacent areas.

**C. Existing use of amendment site and adjacent areas.**

The existing uses of the amendment site and adjacent areas are provided in **Table 2** below:

<b>TABLE 2A: EXISTING USES (72.4 - gross acres)</b>	
Amendment Site	Commercial Shopping Center
North	Stirling Road
South	Canal
West	I-95
East	Hotel, Vacant, Canal

<b>TABLE 2B: EXISTING USES (37.3- net acre)</b>	
Amendment Site	Commercial Shopping Center
North	Canal
South	Canal, Office
West	I-95
East	Canal

<b>TABLE 2C: EXISTING USES (2.5 – gross acre)</b>	
Amendment Site	Vacant
North	Hotel
South	Park, N 26 <sup>th</sup> Avenue
West	Canal
East	Lake

**D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments,**



also provide each existing non-residential use square footage and existing dwelling units for amendment area.

The uses within the proposed Activity Center will be limited to those in the **Table 3** below:

<b>TABLE 3: PROPOSED USES</b>		
<b>Activity Center</b>	<b>Proposed Intensity</b>	<b>Existing SF/DU</b>
Retail	1,200,000 square feet	1,638,000 square feet
Office	1,890,000 square feet	3,276,000 square feet
Residential	3,800 multi-family units	0 units
Hotel	625 rooms	0 rooms

- E. Maximum allowable development per local government adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations/ for each non-residential use and/or dwelling unit count.**

Based on the existing City land use plan designation and applicable zoning regulations, the amendment site area designated as General Business (112.50 gross AC) is zoned IM-3. This would allow development of one or more industrial structures with a maximum building footprint of approximately 4,282,000 square feet and a maximum height of 35 feet.

**5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**

**A. Potable Water Analysis**

- 1. Provide the potable water level of service per the adopted and certified local land use plan, indicating the adoption date of the 10 Year Water Supply Facilities Workplan.**

The City of Hollywood potable water level of service standard is the Florida Department of Environmental Protection permitted capacity of the city’s potable water treatment facilities. The City adopted its most recent Water Supply Facilities Work Plan in January 2015. The amendment site is served by the City of Hollywood water treatment plant (“HWTP”) with a capacity of 59.5 MGD. Current and committed demand comprise approximately 14.7 MGD. There are no planned expansions at this time. Both City wellfields and the Broward County South Regional Wellfield provide water from the Biscayne and Floridan aquifers. The City’s maximum permitted withdrawal is 30.7 MGD from the Biscayne Aquifer and 8.7 MGD from the Floridan Aquifer. SFWMD Water Use Permit 06-00038-W expires on April 10, 2028.

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the well field serving the area in which the amendment is located including the South Florida Water**

Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

<b>TABLE 4: CITY OF HOLLYWOOD WATER PLANT CAPACITY, DEMAND, AND EXPANSION</b>	
Name of Water Treatment Plant	City of Hollywood Water Treatment Plant
Plant Capacity	59.50 MGD
Current Plant Demand	24.90 MGD (as of 6/2019)
Planned Plant Capacity Expansions	None planned at this time

Source: City of Hollywood

- Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

<b>TABLE 5: POTABLE WATER IMPACT</b>			
	Use	Calculation	Total
<b>Current</b>	Retail: 1,638,000 square feet	x 0.1 GPD per SF	= 163,800 GPD
	Office: 3,276,000 square feet	x 0.2 GPD per SF	= 655,200 GPD
		<b>Subtotal</b>	<b>= 819,000 GPD</b>
<b>Proposed Activity Center</b>	Commercial: 1,200,000 SF	x 0.1 GPD per SF	= 120,000 GPD
	Office: 1,890,000 SF	x 0.2 GPD per SF	= 378,000 GPD
	Multi-family: 3,800 units	x 100 GPD per unit	= 380,000 GPD
	Hotel: 625 rooms	x 20 GPD per unit	= 12,500 GPD
		<b>Subtotal</b>	<b>= 890,500 GPD</b>
<b>Total Existing and Proposed</b>		<b>Net Change</b>	<b>+ 71,500 GPD</b>

Source: Hollywood Potable Water Element Policy 2.2

- Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

The letter from the potable water provider is included as Exhibit D.

**B. Sanitary Sewer Analysis**

- Provide the sanitary sewer level of service per the adopted and certified local land use plan. The level of service in the City of Hollywood is 55.5 MGD in design capacity for the Wastewater

Treatment Plant.

2. Identify the sanitary sewer facilities serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

The subject site is currently being serviced by the City of Hollywood Southern Regional Wastewater Treatment Plant.

<b>TABLE 6: SANITARY SEWER DEMAND, CAPACITY, AND EXPANSION</b>	
Plant Capacity	55.50 MGD
Current + Committed Plant Demand	41.44 MGD
Planned Plant Capacity Expansions	None planned at this time
Year and Funding Sources	N/A

Source: City of Hollywood

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

<b>TABLE 7: SANITARY SEWER IMPACT</b>			
	Use	Calculation	Total
<b>Current</b>	Retail: 1,638,000 square feet	x 0.1 GPD per SF	= 163,800 GPD
	Office: 3,276,000 square feet	x 0.2 GPD per SF	= 655,200 GPD
		<b>Subtotal</b>	
<b>Proposed Activity Center</b>	Commercial: 1,200,000 SF	x 0.1 GPD per SF	= 120,000 GPD
	Office: 1,890,000 SF	x 0.2 GPD per SF	= 378,000 GPD
	Multi-family: 3,800 units	x 100 GPD per unit	= 380,000 GPD
	Hotel: 625 rooms	x 20 GPD per unit	= 12,500 GPD
<b>Subtotal</b>			<b>= 890,500 GPD</b>
<b>Total Existing and Proposed</b>		<b>Net Change</b>	<b>+ 71,500 GPD</b>

Source: Broward County A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application

4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

The letter from the sanitary sewer provider is included in **Exhibit D**.

**C. Solid Waste Analysis**

- 1. Provide the solid waste level of service per the adopted and certified local land use plan.**

The following is the adopted level of service standard for the proposed uses.

**Facility/Service Area Level of Service Standard**

<b>Residential</b>	8.9 lbs per unit per day
<b>Hotel</b>	3.0 lbs per unit per day
<b>Retail</b>	4.0 lb per 100 sq. ft. per day
<b>Office</b>	1.0 lb per 100 sq. ft. per day

Source: Hollywood Utilities Element Solid Waste

- 2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

The existing solid waste collection and disposal is handled under an agreement between the owner and Corporate Services Consultants (CSC). CSC hires a hauling company that takes the solid waste to the Pembroke Park Transfer Station, which is owned by Waste Connections Inc, located at 1899 SW 31st Ave, Hollywood, FL 33009. Then it is transported to a JED Landfill located at 1501 Omni Way, Saint Cloud, FL 34773 which is owned by Waste Connections Inc. The existing JED Landfill has approximately 43 years of airspace capacity remaining. The Pembroke Park Transfer station has a capacity of 1350 tons per day with a demand of 265 tons per day. The JED landfill has a permitted capacity of 81,687,993 cubic feet. The current demand is 22,473,038 cubic yards as of 3/22/2019 which is 27.5% of capacity. There are no current and future plans through 2030 for expansion of existing facilities.

<b>TABLE 8: SOLID WASTE CAPACITY</b>
<b>Landfill/plant capacity:</b>
<ul style="list-style-type: none"> <li>81,687,993 cubic yards</li> </ul>
<b>Current Demand:</b>
<ul style="list-style-type: none"> <li>22,473,038 cubic yards (as of March 22, 2019)</li> </ul>

Source: Waste Connections Inc.

- 3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated**

demand per square foot or dwelling unit.

**Table 9** below identifies the proposed development’s solid waste impact.

<b>TABLE 9: SOLID WASTE IMPACT</b>			
	<b>Use</b>	<b>Calculation</b>	<b>Total</b>
<b>Existing</b>	Retail: 1,638,000 square feet	x 4 lbs per 100 sq. ft./day	65,520 lbs/day
	Office: 3,276,000 square feet	x 1 lbs per 100 sq. ft./day	32,760 lbs/day
	<b>Total Existing</b>		<b>98,280 lbs/day</b>
<b>Proposed</b>	Commercial 1,200,000 SF	x 4 lbs per 100 sq. ft./day	48,000 lbs/day
	Office 1,890,000 SF	x 1 lbs per 100 sq. ft./day	18,900 lbs/day
	Multi Family (3,800 units)	8.9 lbs per unit/day	33,820 lbs/day
	Hotel (625 rooms)	3 lbs per unit per day	1,875 lbs/day
	<b>Total Proposed</b>		<b>102,595 lbs/day</b>
<b>Total Existing and Proposed</b>			<b>+4,315 lbs/day</b>

Source: Broward County Solid Waste Element

- 4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See **Exhibit E** for the solid waste provider information.

**D. Drainage Analysis**

- 1. Provide the drainage level of service per the adopted and certified local land use plan.**

**City of Hollywood**

The land use plan amendment site will be required to comply with the standards contained in Chapter 154.50 Building and Structures Section (C) of City of Hollywood Code of Ordinances for flood damage prevention as follows, or as agreed upon with the City:

- (1) Minimum building elevations.
  - (a) Residential buildings. New construction and substantial improvement of residential buildings shall have the lowest floor, including basement, elevated to or above the elevation required in the Florida Building Code, Residential or Florida Building Code, Building, as applicable, or at least 18 inches above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices as determined by

the Director, Public Utilities.

(b) Nonresidential buildings. New construction and substantial improvement of nonresidential buildings shall have the lowest floor, including basement, elevated or dry floodproofed to or above the elevation required in the Florida Building Code, Building or at least six inches above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices as determined by the Director, Public Utilities.

(2) Minimum lot elevation - finished grade. The minimum lot elevation after finished grading shall not be less than the crown of the adjacent street or top of sidewalk, whichever is higher. Lots shall be provided with drainage facilities as required by the Florida Building Code, to avoid drainage onto adjoining properties. The finished grade at the perimeter of residential buildings shall be a minimum of six inches below the minimum building elevation as specified in this section.

The proposed redevelopment must obtain drainage permits for site development from the Broward County Planning and Environmental Regulations Division prior to obtaining a building permit from the City of Hollywood for work that qualifies for licensing.

#### **Broward County LOS Standard**

The land use plan amendment site will be required to comply with the level of service standards contained in the Broward County Comprehensive Plan – Drainage and Natural Aquifer Groundwater Recharge Element for drainage facilities as follows:

Broward County Environmental Protection and Growth Management Department reviews and approves stormwater plans within the City to ensure that level of service standards is met. These regulatory requirements are applied to all new and redevelopment projects, unless qualifying for an exemption under the Broward County code as this project does, thereby maintaining consistency with the level of service standards for stormwater. The City has adopted the following level of service standards for stormwater per the South Florida Water Management District Requirements:

- Primary Drainage System – 25-year – 3-day storm event. Cumulative rainfall total of 13.98”.
- Secondary Drainage System – 3-year storm event with varying time of concentration duration. Cumulative rainfall derived from Florida Department of Transportation (FDOT).
- Rainfall Intensity Duration – From existing permits.
- Roadways – Except for emergency access roadways these shall have one-half (1/2) of their total width above the flood elevation of the 10-year, 1-day storm event.
- Parking lots/drive aisles/dumpster enclosure pads without floor drains – These shall be above the flood elevation of the 5-year, 1-day storm event.
- Building Structures – The flood level shall not exceed the finish floor elevation of all building structures within the study area during the 100-year, 3-day storm event as

established by existing permits.

**FEMA**

- North:
  - Existing: Generally, buildings are within Flood Zone X, with stormwater pond and parking lot in Flood Zone AE elevation 6.00' NAVD. The canal is AE elev. 4.00'.
- South:
  - Existing: The stormwater pond is in Flood Zone AE elev. 5.00'. Portions of the buildings are in Flood Zone X. The Flood Zone AH with a Base Flood Elevation (BFE) of 7.00' is on the south side of the parcel near the theater. The canals are at 3, 4, and 5.

**2. Identify the drainage district and drainage systems serving the amendment area.**

Drainage in the City of Hollywood is served by South Florida Water Management District (SFWMD) and Broward County; the subject site is served by SFWMD.

**3. Identify any planned drainage improvements, including year, funding sources and other relevant information.**

The subject property was not identified as having any existing drainage issues and no capital improvements are proposed for the associated drainage basin in this area.

**4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

The property currently has, and is subject to, existing SFWMD permits and Broward County Surface Water Licenses as listed below:

**Oakwood Plaza North (71.94 acres) (ERP):**

- Application # 11014-B Permit # 06-00639-S
- Application # 930218-4 Permit # 06-00639-S
- Application # 940324-11 Permit # 06-00639-S
- Application # 000615-24 Permit # 06-00639-S
- Application # 05216-B Permit # 06000639-S

**Oakwood Plaza South (37.29 acres) (ERP):**

- Application # 11014-B Permit # 06-00639-S
- Application # X000013419 Permit # 06-00639-S
- Application # 940909-9 Permit # 06-00639-S
- Application # 91110407 Permit # 06-00639-S

**Broward County Surface Water Licenses:**

- SWM1993-043-0 Oakwood Plaza North (71.94 acres)
- SWM 1994-109-0 Oakwood Plaza South (37.29 acres plus 2.42 acres)

**Oakwood East Side / Lake (ERP)**

- Application # 05114-A Permit # 06-00615-S
- Application # 930325-8 Permit # 06-00615-S
- Application # X000010169 Permit # 06-00615-S
- Application # 940517-12 Permit #06-00615-S
- Application # 01254-A Permit #06-00615-S
- Application # 04297-3 Permit #06-00615-S-02

A SFWMD permit modification and a Broward County Surface Water License including drainage analysis for the proposed qualifying redevelopment project work using already established permit conditions will be completed as part of the site plan development and stormwater permitting process.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.**

The subject site is located within City of Hollywood. The redevelopment within the site will be required to meet the drainage standards of the City, SFWMD, and Broward County Department of Environmental Protection and Growth Management based on existing established permit conditions.

6. **Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit F for Drainage Letter



**E. Recreation and Open Space Analysis**

**1. Provide the recreation level of service per the adopted and certified local land use plan.**

The adopted level of recreation and open space standard in the City of Hollywood is 3 acres of park space per 1,000 population. The LOS requirement is achieved by the approximate 633 acres of park space available in the City. Based on the 2006 population of 144,431 residents, Hollywood had approximately 4.4 acres of recreation and open space for every 1,000 residents. The adopted level of recreation and open space standard for Broward County is 3 acres per thousand persons.

**For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

No new acreage is associated with this amendment. See **Exhibit G** for the City Park Inventory.

**2. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.**

The approximate 2.5 acres of open space will be incorporated into the overall 112.5 gross acres as a wet pond/dry pond or other allowed use. The following below is the impact on demand for the multifamily units.

<b>TABLE 10: RECREATION AND OPEN SPACE IMPACT</b>			
	<b>Use</b>	<b>Calculation</b>	<b>Total</b>
<b>Proposed</b>	3,800 multi-family units	8,892 people <sup>(1)</sup> x 0.003 ac pp <sup>(2)</sup>	= 26.7 acres
		Change	+ 26.7 acres

(1) 3,800 units x 2.34 person/du = 8,892 people

(2) Source: Hollywood Comprehensive Plan

**3. Identify the projected “community parks” acreage needs based on the local government’s projected buildout population.**

<b>TABLE 11: COMMUNITY PARK NEEDS</b>			
<b>Planning Horizon</b>	<b>Population</b>	<b>Demand</b>	<b>Available</b>
2020 (Short)	169,943	x 0.003 = 509.8 acres	633 acres
2030 (Long)	237,920	x 0.003 = 574.4 acres	633 acres

(1) Source: Hollywood Comprehensive Plan

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, April 6, 2022, 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-2022-04 beginning at: 1:30 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING CHAPTER 99 OF THE CODE OF ORDINANCES; PROHIBITING TENTS; AMENDING DISTANCE REQUIREMENTS FOR CANOPIES; PROHIBITING BICYCLES GREATER THAN 48 INCHES WIDE; PROHIBITING LOW-PROFILE RECUMBENT CYCLES WITH A WHEEL DIAMETER OF LESS THAN 24 INCHES; ESTABLISHING BEACH CLOSING HOURS.

Proposed Ordinance - PO-2021-09 beginning at: 5:00 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 2609 NORTH 26TH AVENUE AND THE ADJACENT PARCELS TO THE NORTH AND WEST, 200 & 300 OAKWOOD LANE, 1 OAKWOOD BOULEVARD AND THE ADJACENT PARCEL TO THE SOUTH, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3800, 3901-3921, 4001-4101, 4100, AND 4150 OAKWOOD BOULEVARD, 2700 STIRLING ROAD, AND OAKWOOD BOULEVARD, GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF INTERSTATE 95 FROM THE LAND USE DESIGNATION OF GENERAL BUSINESS AND OPEN SPACE AND RECREATION TO ACTIVITY CENTER (OAKWOOD ACTIVITY CENTER); AND AMENDING THE CITY'S LAND USE MAP TO REFLECT SAID CHANGES (OAKWOOD ACTIVITY CENTER). (20-L-32)

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 Office of the City Manager five business days in advance at 954-921-3201 (voice). If an individual is hearing or speech impaired, please call 800-955-8771 (V-TDD).

Dated this 21st day of March, 2022.

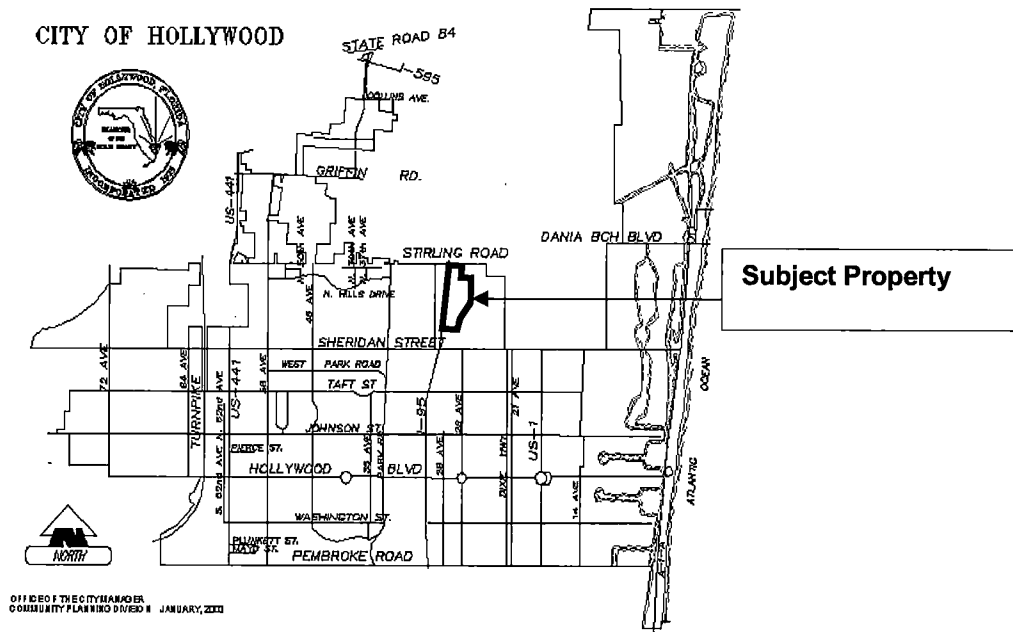
Patricia A. Cerny, MMC  
City Clerk  
Hollywood, FL

THE SUN SENTINEL/LEGAL AD – Public Meeting/Public Hearing Notice  
PUBLISH: Monday, March 21, 2022  
FURNISH PROOF OF PUBLICATION

h:\cityclk\ads\legalad\PO-2021-09, PO-2022-04

# CITY OF HOLLYWOOD SECOND READING

The City of Hollywood City Commission will hold a public hearing on the proposed ordinance on **Wednesday, April 6, 2022 at 5:00 PM**, or as soon thereafter as same can be heard in the City Commission Chambers, Room 219, second floor of Hollywood City Hall, located at 2600 Hollywood Boulevard.



- 1. FILE NO:** PO-2021-09 (20-L-32)
- APPLICANT:** Oakwood Plaza LP and Oakwood Business Center LP c/o Kimco Realty Corporation
- LOCATION:** 2609 N 26 Avenue and adjacent parcels to the north and west, 200 Oakwood Lane, 1 Oakwood Boulevard and adjacent parcel to the south, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3800, 3901-3921, 4001-4101, 4100, 4150 Oakwood Boulevard, 2700 Stirling Road, and Oakwood Boulevard, generally located on the south of Stirling Road and east of Interstate 95
- REQUEST:** AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 2609 NORTH 26TH AVENUE AND THE ADJACENT PARCELS TO THE NORTH AND WEST, 200 & 300 OAKWOOD LANE, 1 OAKWOOD BOULEVARD AND THE ADJACENT PARCEL TO THE SOUTH, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3800, 3901-3921, 4001-4101, 4100, AND 4150 OAKWOOD BOULEVARD, 2700 STIRLING ROAD, AND OAKWOOD BOULEVARD, GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF INTERSTATE 95 FROM THE LAND USE DESIGNATION OF GENERAL BUSINESS AND OPEN SPACE AND RECREATION TO ACTIVITY CENTER (OAKWOOD ACTIVITY CENTER); AND AMENDING THE CITY'S LAND USE MAP TO REFLECT SAID CHANGES (OAKWOOD ACTIVITY CENTER).

A copy of the proposed application materials, and legal description for the above petition(s) is on file in the Department of Development Services, Division of Planning and Urban Design.

Comments of any interested party relative to this matter may be submitted in writing and/or presented in person at the meeting. Any person who decides to appeal any decision made by the board, agency or 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 based. Please call (954) 921-3471, option 3, with questions regarding the above matters.

Two or more members of any other city board, commission, or committee, who are not members of this board may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission, or committee.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Division of Architecture and Engineering five business days in advance at (954) 921-3900, option 4. Hearing or speech impaired individuals, please call (800) 955-8771 (V-TDD).

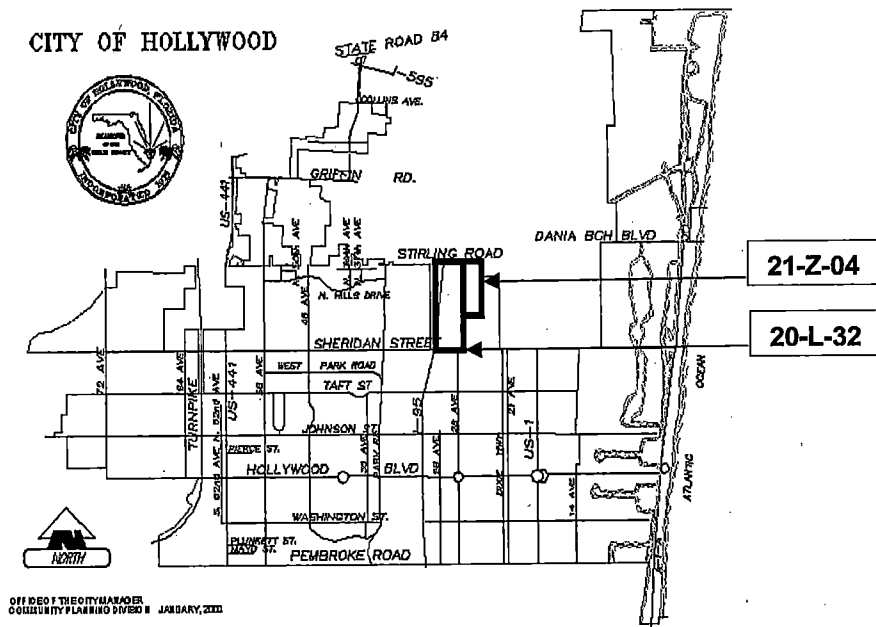
Dated this 21st day of March 2022.

Patricia A. Cerny, MMC  
City Clerk  
Hollywood, FL

THE SUN-SENTINEL- LOCAL SECTION - DISPLAY AD W/MAP, ¼ PAGE  
PUBLISH: Monday, March 21, 2022  
FURNISH PROOF OF PUBLICATION  
FURNISH AFFIDAVIT OF PUBLICATION

# CITY OF HOLLYWOOD FIRST READING

The City of Hollywood City Commission will hold a public hearing on the proposed ordinance on **Wednesday, June 2, 2021 at 1:30 PM**, or as soon thereafter as same can be heard in the City Commission Chambers, Room 219, second floor of Hollywood City Hall, located at 2600 Hollywood Boulevard.



- 1. FILE NO:** 20-L-32  
**APPLICANT:** Oakwood Plaza LP and Oakwood Business Center LP c/o Kimco Realty Corporation

**LOCATION:** 2609 N 26 Avenue and adjacent parcels to the north and west, 200 Oakwood Ln, 1 Oakwood Boulevard and adjacent parcel to the south, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3800, 3901-3921, 4001-4101, 4100, 4150 Oakwood Boulevard, 2700 Stirling Road, and Oakwood Boulevard, generally located on the south of Stirling Road and east of Interstate 95

**REQUEST:** AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 2609 NORTH 26<sup>TH</sup> AVENUE AND THE ADJACENT PARCELS TO THE NORTH AND WEST, 200 & 300 OAKWOOD LANE, 1 OAKWOOD BOULEVARD AND THE ADJACENT PARCEL TO THE SOUTH, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3800, 3901-3921, 4001-4101, 4100, AND 4150 OAKWOOD BOULEVARD, 2700 STIRLING ROAD, AND OAKWOOD BOULEVARD, GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF INTERSTATE 95 FROM THE LAND USE DESIGNATION OF GENERAL BUSINESS AND OPEN SPACE AND RECREATION TO ACTIVITY CENTER (OAKWOOD ACTIVITY CENTER); AND AMENDING THE CITY'S LAND USE MAP TO REFLECT SAID CHANGES (OAKWOOD LUPA).
  
- 2. FILE NO:** 21-Z-04  
**APPLICANT:** CF & A Hill Family LTD  
**LOCATION:** Generally located on the southeast corner of Stirling Road and Compass Way

**REQUEST:** AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF STIRLING ROAD AND COMPASS WAY FROM IM-3 (MEDIUM INTENSITY INDUSTRIAL AND MANUFACTURING DISTRICT) AND RS-6 (SINGLE FAMILY) TO RM-18 (MEDIUM-HIGH MULTIPLE FAMILY); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION. (TOWN HOLLYWOOD REZONING).

A copy of the proposed application materials, and legal description for the above petition(s) is on file in the Department of Development Services, Division of Planning and Urban Design.

Comments of any interested party relative to this matter may be submitted in writing and/or

presented in person at the meeting. Any person who decides to appeal any decision made by the board, agency or 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 based. Please call (954) 921-3471, option 3, with questions regarding the above matters.

Two or more members of any other city board, commission, or committee, who are not members of this board may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission, or committee.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Division of Architecture and Engineering five business days in advance at (954) 921-3900, option 4. Hearing or speech impaired individuals, please call (800) 955-8771 (V-TDD).

Dated this 18th day of May, 2021.

Patricia A. Cerny, MMC  
City Clerk  
Hollywood, FL

Instructions only:

THE MIAMI HERALD -LOCAL SECTION - DISPLAY AD W/MAP, ¼ PAGE, 18 point heading

PUBLISH: Tuesday, May 18, 2021

FURNISH PROOF OF PUBLICATION

FURNISH AFFIDAVIT OF PUBLICATION



January 20, 2021

Greg Wilfong, P.E., Project Manager  
Kimley-Horn and Associates, Inc.  
445 24 Street, Suite 200  
Vero Beach, Florida 32960

*Via Email Only*

Dear Mr. Wilfong:

Re: Platting requirements for a parcel legally described as Lot 1-B, "Hollywood Commercial Center," according to the Plat thereof, as recorded in Plat Book 117, Page 36, of the Public Records of Broward County, Florida, together with Tract A, "John L.A. Bond Plat," according to the Plat thereof, as recorded in Plat Book 111, Page 38, of the Public Records of Broward County, Florida, together with a portion of Parcel A, "The Aqua Park," according to the Plat thereof, as recorded in Plat Book 109, Page 8, of the Public Records of Broward County, Florida, together with a portion of Parcel A, "Colonial Square," according to the Plat thereof, as recorded in Plat Book 114, Page 32, of the Public Records of Broward County, Florida, together with a portion of Tracts C and E, "Oakwood Hills," according to the Plat thereof, as recorded in Plat Book 120, Page 45, of the Public Records of Broward County, Florida, together with a portion of vacated North 26 Avenue. This parcel is generally located on the east side of Interstate 95, between Stirling Road and Sheridan Street, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan. Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plats were recorded on September 29, 1983, December 4, 1981, March 9, 1981, November 2, 1982, and August 28, 1984, respectively. Land platted after June 4, 1953 may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. The City of Hollywood's platting requirements should be investigated.

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, to inquire about whether additional County review, such as plat note modifications, may be required.

**Greg Wilfong**  
**January 20, 2021**  
**Page Two**

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality, or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:CME

cc/email: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood







mcgarchitecture.com

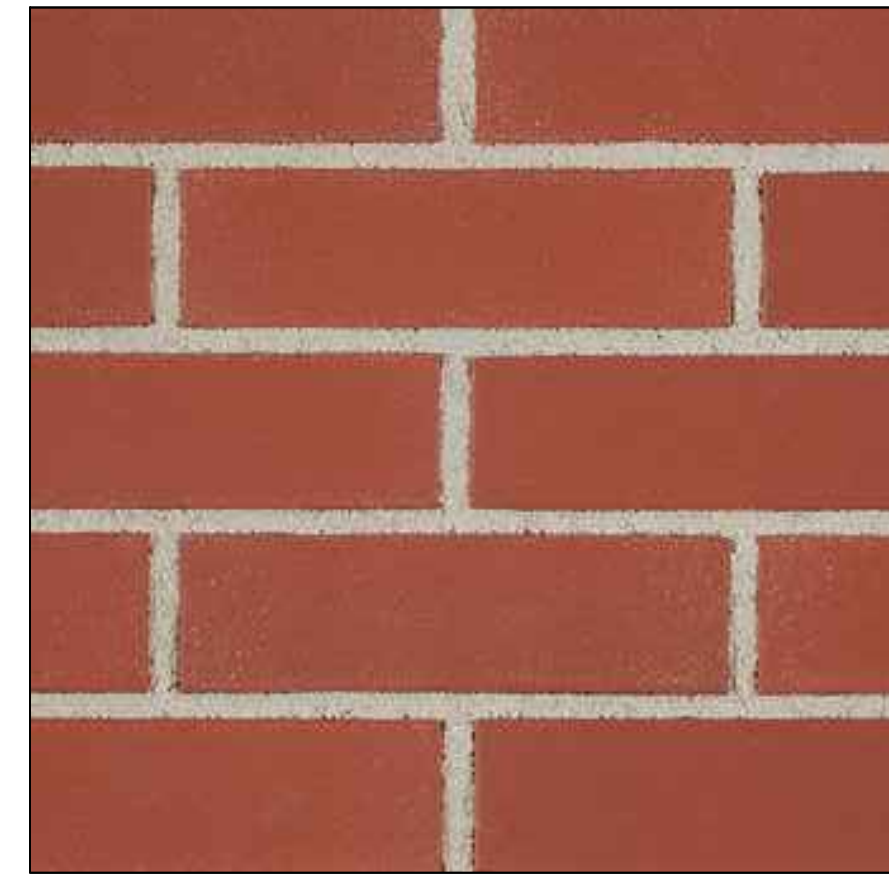
CLEVELAND  
DENVER  
GLENDORA  
IRVINE  
ORLANDO  
PHOENIX  
SAN FRANCISCO

Seal:

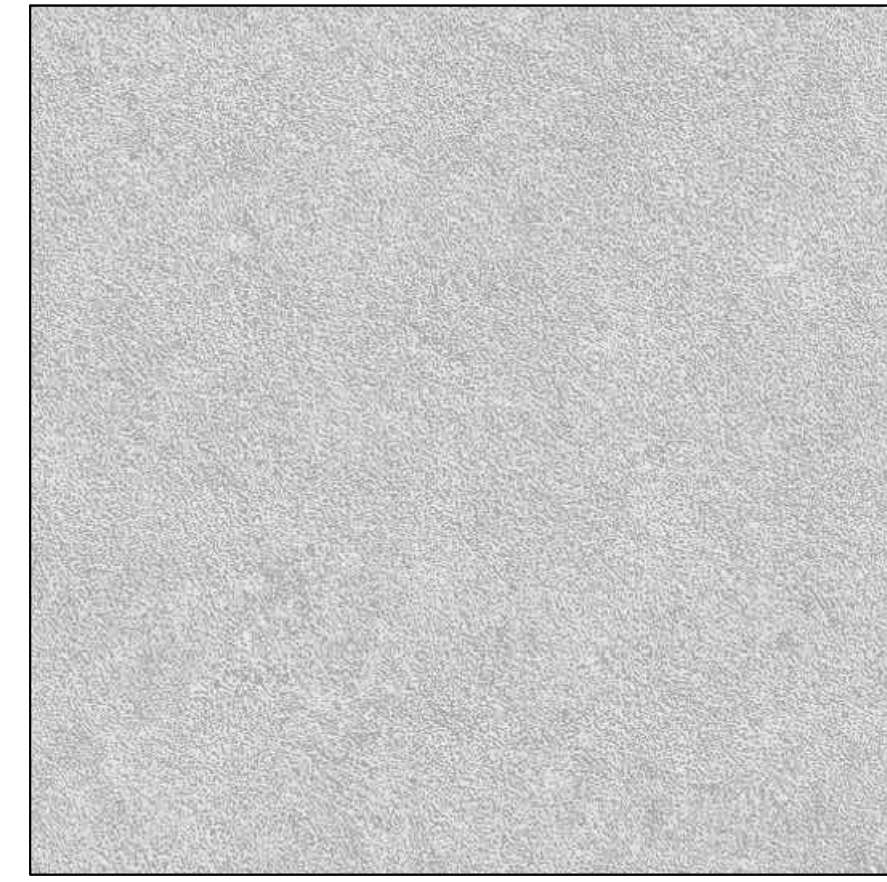
A Project for:

RETAIL REDEVELOPMENT  
OAKWOOD SOUTH RETAIL SHOPPING CENTER  
2800 OAKWOOD BLVD.  
HOLLYWOOD, FL 33020

EXTERIOR MATERIALS	
ACM-1	RAINSCREEN METAL PANEL SYSTEM MANUF: CTADEL OR EQUAL PRODUCT: ENVELOPE 2000 RS OR EQUAL COLOR: MATCH KAWNEER HARTFORD GREEN
ACM-3	ACM PANELS - ALPOLIC COLOR: TO MATCH KAWNEER DARK BRONZE
BRK-1	3/8" MODULAR THIN BRICK REFER TO SPECIFICATION FOR ACCEPTABLE MANUFACTURERS MORTAR - SPEC MIX SM250 'ANTIQUÉ WHITE'
BRK-2	3/8" MODULAR THIN BRICK BELDEN BRICK COLOR: BLACK DIAMOND VELOUR MORTAR - SPEC MIX SM800 'BLACK'
CAP-1	COLUMN CAPITAL SUPPLIED BY VENDOR #24. INSTALLED BY G.C. COLOR: MATCH SW 0028 CAEN STONE
CONC	CAST IN PLACE CONCRETE WITH PARGED HAND RUBBED FINISH
CMU-3	SMOOTH-FACED, STANDARD GRAY DRYBLOCK, SEE SPEC. FINISH + POLYMER MODIFIED CEMENT PARGE, SEE SPEC.
CNPY-2	MAPES PREFABRICATED METAL CANOPY W/ TIE RODS OR APPROVED EQUAL COLOR = TO MATCH KAWNEER DARK BRONZE
CPNG-2	PREFINISHED METAL COPING, SEE SPECIFICATIONS COLOR = TO MATCH KAWNEER DARK BRONZE
DOOR-1	ALUMINUM SLIDING DOOR, SEE SPECIFICATIONS - COLOR= KAWNEER DARK BRONZE
DS-1	PRE-FINISHED METAL DOWNSPOUT - COLOR: TO MATCH KAWNEER DARK BRONZE
EIFS-1	1 1/2" EXTERIOR INSULATION FINISH SYSTEM, SEE SPECIFICATIONS COLOR = MATCH COLOR #449 BUCKSKIN, PEBBLE FINE FINISH
GLAZ-1	EXTERIOR CURTAINWALL COLOR= KAWNEER DARK BRONZE
LIGHT	EXTERIOR LIGHT FIXTURE - REFER TO REFLECTED CEILING AND ELECTRICAL PLANS, TYP.
PANT-1	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = (P-78)
PANT-2	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = MATCH RED BRICK (P-52) DSG BELDON
PANT-3	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = TO MATCH (EIFS-2)
SIGN-1	INDIVIDUAL LETTER SIGNAGE w/ INTERNALLY ILLUMINATED LETTERS, SUPPLIED AND INSTALLED BY VENDOR #8
FILM	WINDOW SECURITY FILM, REFER TO A5.2



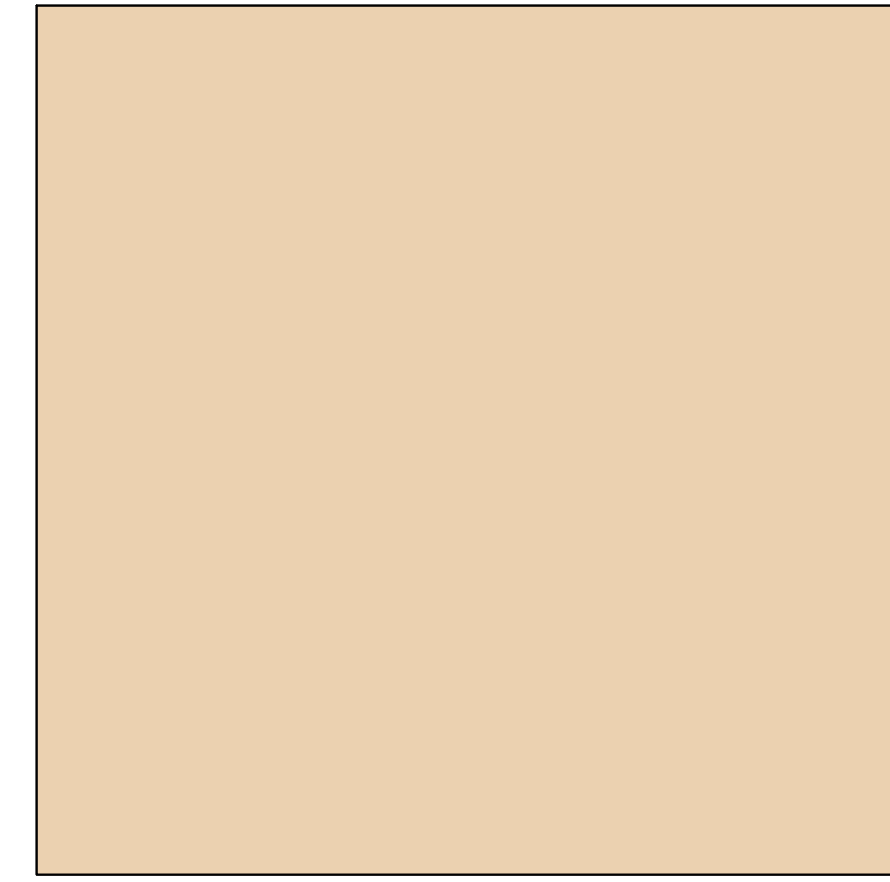
BRK-1



CONC



ACM-1



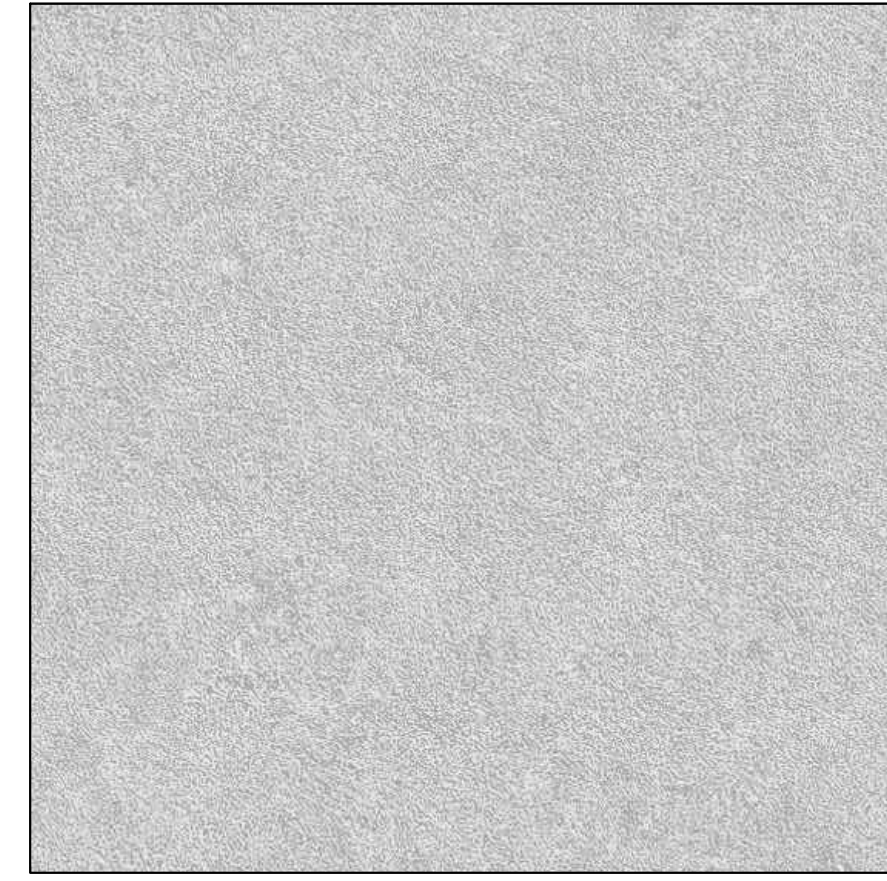
CAP-1



ACM-3 CNPY-2 CPNG-2 DOOR-1 DS-1 GLAZ-1



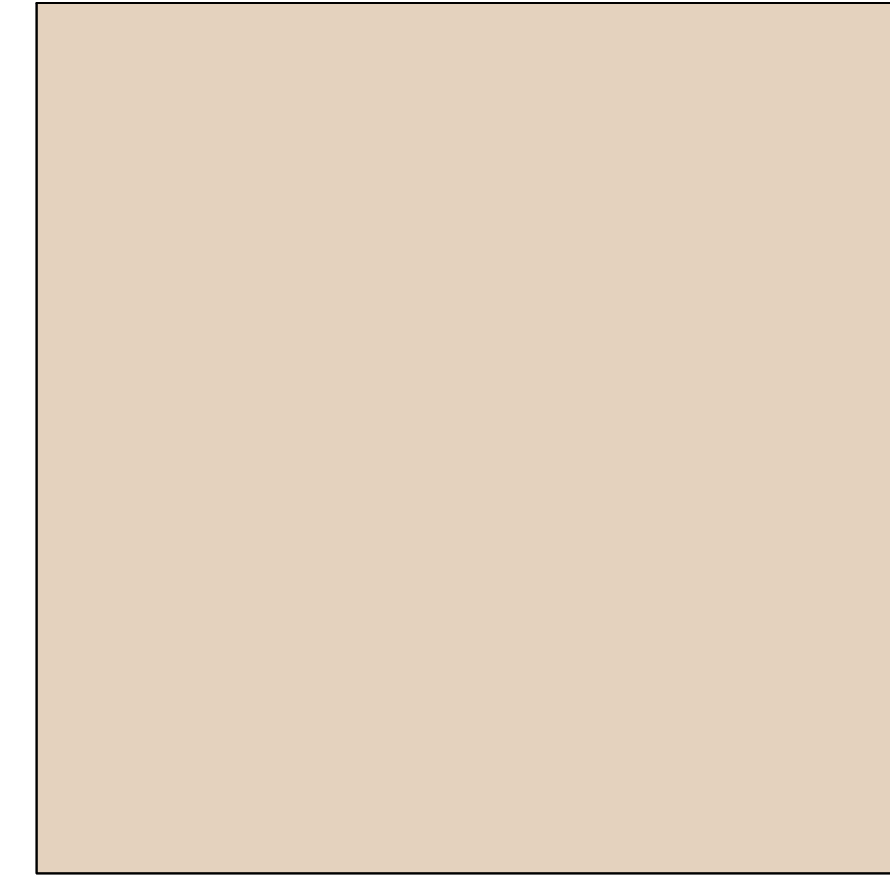
BRK-2



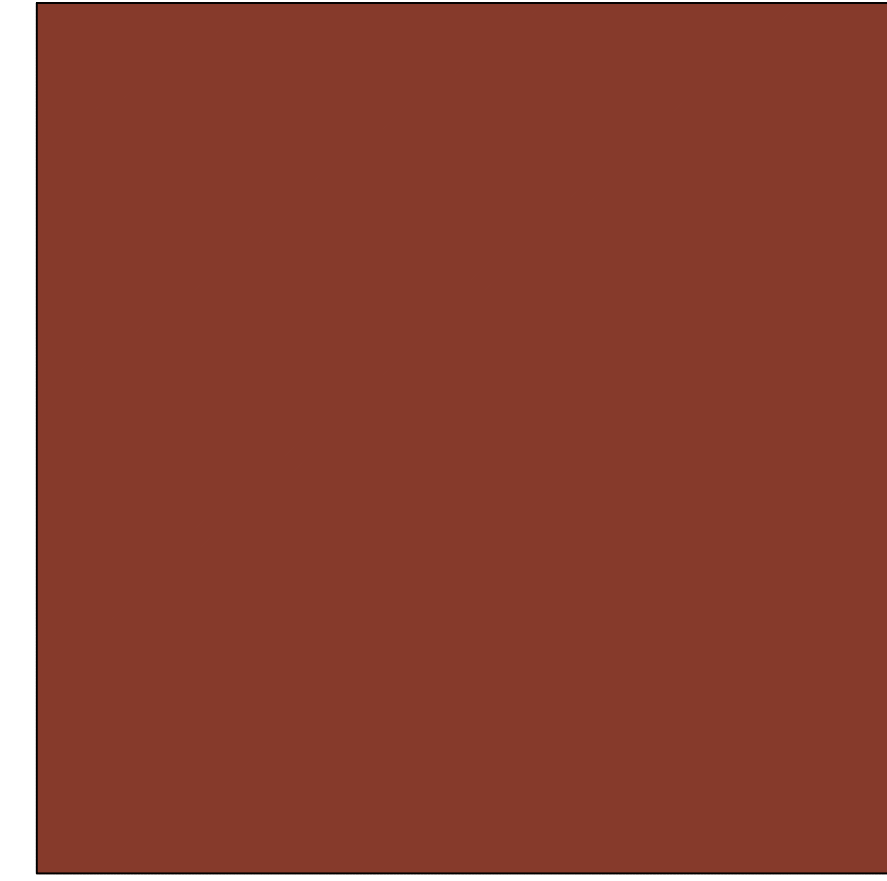
CMU-3



PAINT-1



EIFS-1 PAINT-3



PAINT-2

EXTERIOR MATERIAL LEGEND

SCALE	-
N.T.S.	

MATERIAL PALETTE

SCALE	-
DETAIL	N.T.S.



Client:

KIMCO REALTY

1 OAKWOOD BOULEVARD, SUITE 70  
HOLLYWOOD, FL 33020

Revisions:  
CLIENT REVIEW 07-09-2024

No.	Description	Date
Project No.:		24.251.01
Drawn By:		
Reviewed By:		
Scale:		AS NOTED
Date:		07-09-2024
Filename:		
Sheet Title:		

PROPOSED  
EXTERIOR  
MATERIALS

Sheet #:

A301

EXTERIOR ELEVATION

SCALE

1/8" = 1'-0"

NORTH

© MCG ARCHITECTURE 2024 ALL RIGHTS RESERVED

# Oakwood Plaza



Example provided in Vero Beach, VA. Rendering by Yves Rattier  
JULY 20, 2020

riil  
COOPER CARRY

**OAKWOOD PLAZA SOUTH  
RETAIL SHOPPING CENTER  
PLANNING RATIONALE REPORT  
JULY 2024  
CITY FILE NUMBER 24-DP-31**

## 1.0 Introduction

Over the last several years our team has been obtaining approvals for the existing Oakwood Plaza Shopping Center which include approval for a Land Use Amendment change to Oakwood Activity Center and a Rezoning approval to Oakwood Plaza PD. The Oakwood Plaza PD was approved with a set of design and other objective guidelines which all future projects within the Oakwood Plaza Shopping Center are required to satisfy.

This planning rationale report will demonstrate that this project as outlined below conforms to the intent of the approved Oakwood Plaza PD Guidelines.

The proposed retail shopping center project is located at 2800 Oakwood Boulevard within the existing Oakwood Plaza Shopping Center at the southwestern corner. As part of the proposed project the existing Regal Movie Theater is going to be demolished and a 120,000 s.f. two story retail building is going to be constructed along with associate parking lot improvements.

The following list is a current status of the project:

- A pre-application conceptual overview meeting was held with staff on March 18, 2024.
- A preliminary technical advisory committee application was submitted to the City on April 13, 2024.
- A preliminary technical advisory committee meeting was held on May 6, 2024.
- A virtual neighborhood community meeting was held on May 20, 2024.

## 2.0 Site Location

The proposed project is located within the Oakwood Plaza PD South Parcel as show in the following figures below:



Figure 1 Oakwood PD Location Map



Figure 2 Proposed Project

### 3.0 Legal Description and Owner

The proposed project is within two separate folio numbers which include 5142-04-12-0620 and 5142-04-12-0627. A survey has been submitted showing the legal description.

The site is owned by Oakwood Plaza LP and Oakwood Business Center LP whose address is 1 Oakwood Boulevard Suite 70, Hollywood, FL 33023.

### 4.0 Physical Features of the Site

The proposed project scope of improvements are approximately 8.19 acres.

The existing shopping center includes an existing Regal Movie theater which opened in 1997 that will be demolished along with the associated parking lot improvements.

The existing shopping center currently is in operation and has existing water, sewer, electric, gas, drainage, telephone and other facilities for us to connect into for our project. Based on our current research and findings there is sufficient capacity to serve our project.

**5.0 Purpose and Intent**

The following sections below outline conformance to the previously approved Oakwood Plaza PD Design Guidelines.

***This project has been designed with the intent to meet the following:***

- Integrate uses.
  - ***The proposed retail project is a commercial use and will integrate with the surrounding businesses such as restaurants, other retail establishments, existing and future offices and future residential or hotel uses.***
- Improve mobility access and connections for all modes (bike/ped/transit/vehicle).
  - ***The proposed retail project is proposing to add bike racks, an integrated sidewalk network to connect with the north portion of the existing shopping center and the existing sidewalk along Oakwood Boulevard. Also, we are proposing a pedestrian plaza and seating area, so the public have somewhere to gather and wait for the exiting bus stops which are in the immediate area. A proposed parking lot is also planned that has immediate access to the proposed retail store and direct access to Oakwood Boulevard so they can shop or go to adjacent businesses nearby. The existing sidewalk along Oakwood Boulevard continues south over the bridge to N. 26<sup>th</sup> Avenue which will remain.***
- Complementary to the surrounding areas.
  - ***The proposed retail project is complementary to the surrounding uses since a two-story retail store will provide goods and services to the local residents and activate the southwestern corner that has not been fully utilized to its potential.***

**6.0 Permitted Use**

***The proposed retail project is consistent with the permitted use as outlined below since it's a retail service establishment.***

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

Specific uses include the following:

1. 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 story, 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.

**7.0 Density/Intensity:**

***The following table further identifies the location, type, and maximum amount of development within Oakwood Southwest 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.***

The maximum amount of development for Oakwood Southwest is the following:

Block Description	Retail (SF) Maximum	Office (SF) Maximum	Residential (Units) Maximum	Hotel (Rooms) Maximum
Oakwood South West	1,000,000	1,750,000	3,000	625

The existing retail users within Oakwood Plaza includes the following:

OAKWOOD PLAZA RETAIL	
TENANT	SQ. FT.
Big Lots	20,000
BJ's Wholesale Club	120,251
Just for Sports	15,200
Home Depot	142,280
Home Goods	24,439
Kmart	114,764
Madrag	8,125
Marshalls	30,400
Mattress Firm	4,965
Michaels	25,104
Office Max	23,500
Hair Cuttery	1,000
Old Navy	23,833
Party City	10,049
Vacant (Payless Shoes)	3,000
Vacant (Fallas)	15,000
Vacant (Avenue Plus)	5,002
Dollar Star	3,975
Footlocker	2,975
Famous Footwear	7,001
Sally Beauty	1,508
Vacant (Perfumania)	2,200
Petsmart	20,000
Ross	27,692
Starlite Diner	3,000
Burlington	35,178
Taco Bell	2,780
Trends	7,000
Vacant (Simons Sportswear)	3,000
Wendy's	3,350
Supercuts -	1,421
GNC	2,017
Natbank	4,965
Yum Berry	2,093
Blush Nail & Spa	1,421
EyeLab	3,000
Dave & Busters	57,812
Subway	1,250
You Fit	13,665
Goldensun Tan	1,614
Hair Cuttery	1,250
Hollywood Ale House	7,800
Red Lobster	7,974
Sweet Tomatoes	8,000
TGI Friday's	6,820
Vacant (Jewelry Depot)	7,223
Pearle Vision	3,000
Vacant (Verizon)	3,877
United Nails	997
Sal's Italian Restaurant	2,161
<b>TOTAL</b>	<b>844,931</b>

***Based on the existing retail density of 844,931 s.f. plus the proposed 120,000 s.f. the total would be 964,931 s.f which is less than the maximum amount of 1,200,000 s.f.***

**8.0 Lot Coverage/Lot Size Standards**

***The proposed retail project complies with the following:***

- (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.

***The proposed maximum impervious area for this project is approximately 81 percent which is less than the 90 % requirement. This is shown on our site plan sheet C-300.***

**9.0 Buildings:**

***The proposed retail project complies with the following:***

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.
  - ***Our proposed building is only 2 stories and approximately 64' high.***
- (2) There shall be no minimum and or maximum building floorplate within the PD.
  - ***Our footprint meets this since there is no minimum or maximum.***
- (3) Buildings shall comply with the Florida Building Code, latest edition.
  - ***Our building will comply with all applicable codes.***

**10.0 Building Type:**

***The proposed retail store complies with the Type 1 Building Type as shown below:***

Building Type	Primary Use
<b>Type 1. Commercial</b>	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.

***The proposed building type is a retail building and the other requirements are optional which we are not planning on including.***

**11.0 Setbacks**

***The proposed retail project complies with the setbacks as shown:***

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.

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.

- ***Our proposed building is greater than 0' as shown on the site plan.***

**12.0 Building Architecture**

***The proposed retail project complies with the building architecture as shown:***

Design Intent

- i. The buildings within the PD are to be designed to create a high-quality signature character.

Building Design

- ii. Building facades shall be designed to continue the character established by the front or primary building façade.

Building Materials

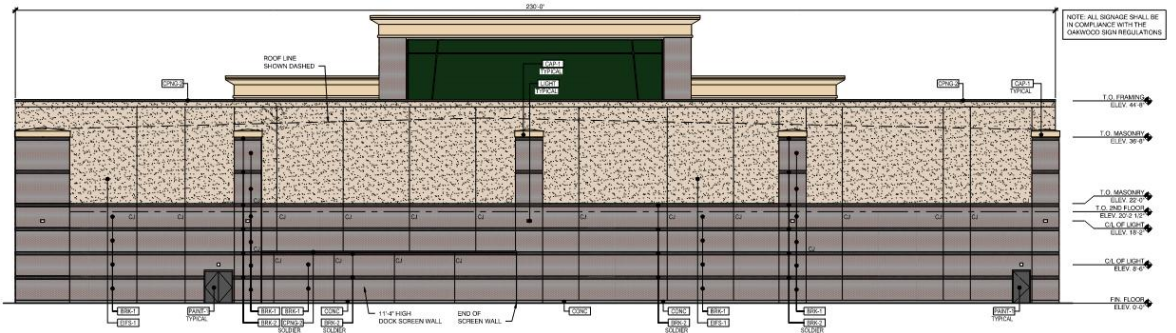
- iii. The building materials will serve as a reinforcement to the objective of creating a high-quality signature character for the PD and shall consist of hard, durable materials that convey an impression of permanence and durability. Materials such as masonry, stone, Synthetic stucco, glass, metal panels, composite panels, terracotta panels, and tile.
- iv. 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.
- v. Glass used as an exterior material shall be clear or lightly tinted.

***The proposed building design creates a signature appearance which aligns with the retail tenant's brand standards nationwide. The building is designed as a four-sided structure, meaning that the design is cohesive across all elevations and reinforcing the design of the façade with the primary entrance. The building materials are primarily brick, synthetic stucco, ACM, metal, and glass which align with the requirements in section (iii) above and also compliment the building architecture. Vision glass will be clear with a low-e coating to comply with the FBC requirements.***

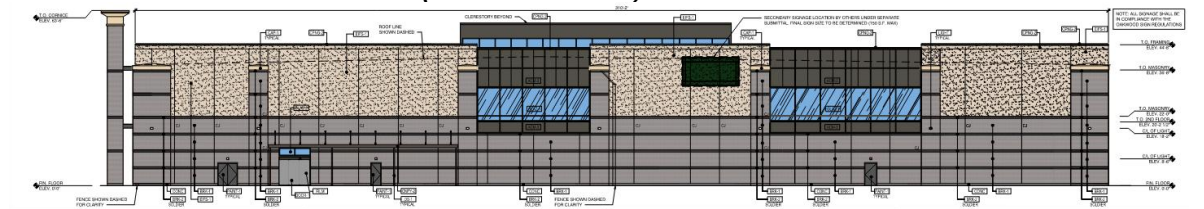
Below are some images from the revised Elevations from Sheet A-300



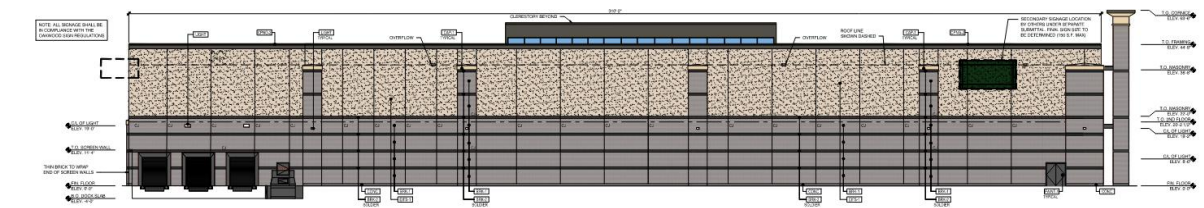
**(NORTH FACING)**



**(SOUTH FACING)**



**(WEST FACING)**



**(EAST FACING)**

13.0 Building Colors

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

**The proposed building colors are neutral and of an earth-tone palette. Accent color is Hartford Green to align with the tenant’s brand.**

**Below are the exterior materials from the revised Elevations from Sheet A-300**

EXTERIOR MATERIALS	
ACM-1	RAINSCREEN METAL PANEL SYSTEM MANUF: CITADEL OR EQUAL PRODUCT: ENVELOPE 2000 RS OR EQUAL COLOR: MATCH KAWNEER HARTFORD GREEN
ACM-3	ACM PANELS - ALPOLIC COLOR: TO MATCH KAWNEER DARK BRONZE
BRK-1	3/8" MODULAR THIN BRICK REFER TO SPECIFICATION FOR ACCEPTABLE MANUFACTURERS MORTAR - SPEC MIX S4250 'ANTIQUE WHITE'
BRK-2	3/8" MODULAR THIN BRICK BELDEN BRICK COLOR: BLACK DIAMOND VELOUR MORTAR - SPEC MIX S1600 'BLACK'
CAP-1	COLUMN CAPITAL SUPPLIED BY VENDOR #24, INSTALLED BY G.C. COLOR: MATCH SW 0028 CAEN STONE
COND	CAST IN PLACE CONCRETE WITH PARGED HAND RUBBED FINISH
CNU-3	SMOOTH-FACED, STANDARD GRAY DRYBLOCK, SEE SPEC. FINISH - POLYMER MODIFIED CEMENT PARGE, SEE SPEC
CNPF-2	MAPES PREFABRICATED METAL CANOPY W/ TIE RODS OR APPROVED EQUAL COLOR = TO MATCH KAWNEER DARK BRONZE
CNPF-3	PREFABISHED METAL COPING, SEE SPECIFICATIONS COLOR = TO MATCH KAWNEER DARK BRONZE
DOOR-1	ALUMINUM SLIDING DOOR, SEE SPECIFICATIONS - COLOR - KAWNEER DARK BRONZE
DS-1	PREFINISHED METAL DOWNSPOUT - COLOR: TO MATCH KAWNEER DARK BRONZE
EIFS-1	1 1/2" EXTERIOR INSULATION FINISH SYSTEM, SEE SPECIFICATIONS COLOR = MATCH COLOR #449 BUCKSKIN, PEBBLE FINE FINISH
GLAZ-1	EXTERIOR CURTAINWALL COLOR - KAWNEER DARK BRONZE
LIGHT	EXTERIOR LIGHT FIXTURE - REFER TO REFLECTED CEILING AND ELECTRICAL PLANS, TYP.
PAINT-1	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = (P-17)
PAINT-2	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = MATCH RED BRICK (P-52) D5G BELDON
PAINT-3	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = TO MATCH (EIFS-2)
SGN-1	INDIVIDUAL LETTER SIGNAGE w/ INTERNALLY ILLUMINATED LETTERS, SUPPLIED AND INSTALLED BY VENDOR #5
FILM	WINDOW SECURITY FILM, REFER TO A5.2

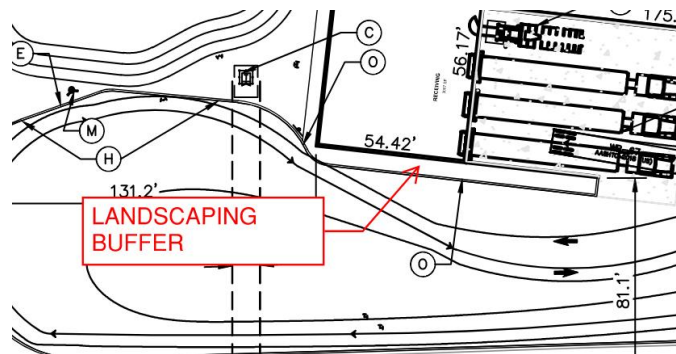
**14.0 Loading Spaces**

*The proposed retail project complies with the loading requirements as shown below:*

Loading 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 proposed loading dock is screened from public view based on the landscaping that is existing and proposed.*

*Here is a blow of the proposed site plan sheet C-200*



**15.0 Service Structures and Uses**

*The proposed retail project complies with the service structures and uses as shown below:*

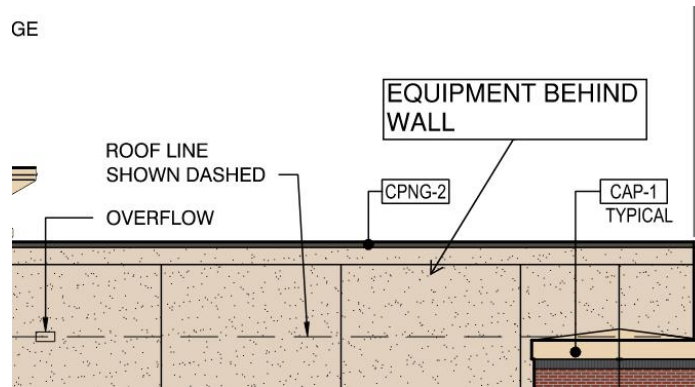
These standards are intended to guide the design and development of service structures and uses including dumpsters and HVAC units, utility boxes and other similar equipment.

Building Mechanical, Electrical, Communication and Service Equipment

- Wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be located in the building service area.
- 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.

**The proposed building will have a parapet wall to screen the mechanical equipment, see dashed line on Elevations sheet A-300.**

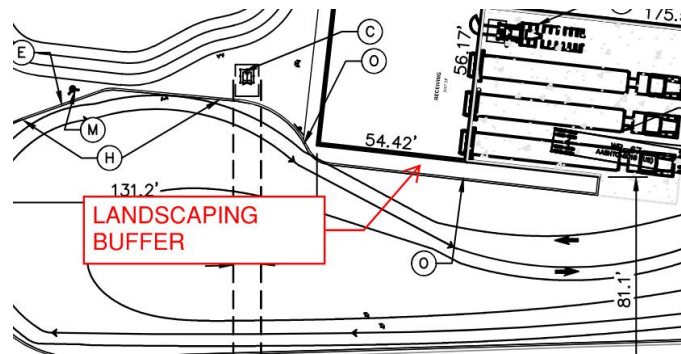


**16.0 Building Refuse Collection**

- 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.
- 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.
- 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.

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

- **The proposed building is using a compactor which is self-contained for trash and recycling products and is in the loading dock area which is screened.**

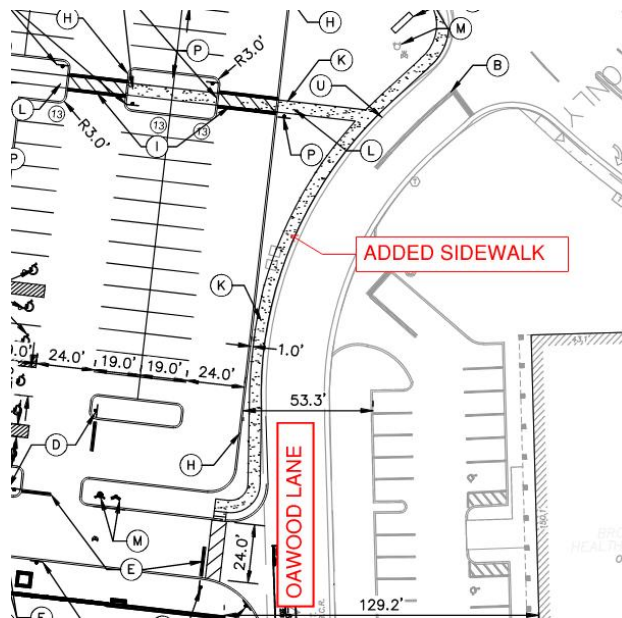


Here is a blow of the proposed site plan sheet C-200

17.0 Connectivity

The proposed retail project complies with the connectivity as shown below:

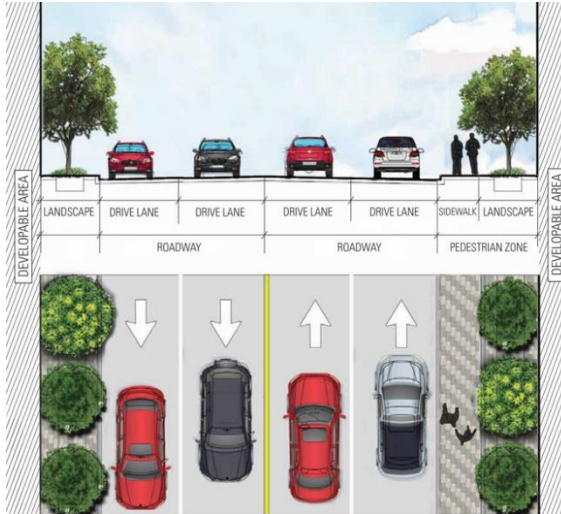
The existing eastern roadway is Oakwood Boulevard which is maintaining the existing roadway which is grandfathered into the PD Guidelines. The other existing eastern service roadway is Oakwood Lane which is classified as tertiary roadway. A sidewalk has been added to connect to the front of the retail building along the west side.



Here is a blow of the proposed site plan sheet C-200

**Oakwood Boulevard**

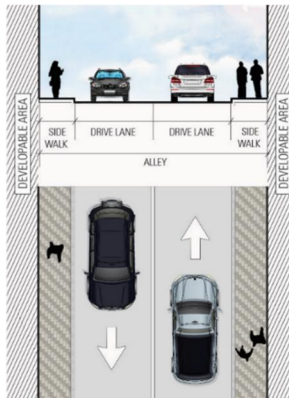
The existing four lane boulevard has two lanes in each direction with a sidewalk and landscaping as shown below. The boulevard may be used for this development.



**Oakwood Lane**

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 of the developable 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.



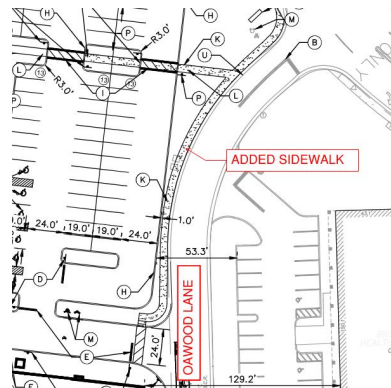
Criteria specific for Tertiary roadway design:

- One-way accessways and alleys shall be a minimum of fifteen feet (15') wide.
- Two-way accessways and alleys shall be a minimum of twenty-two feet (22') wide.

Tertiary roads are primarily for vehicular access and service; thus pedestrians are encouraged to use other roadways

- Sidewalks shall be a minimum of five feet (5'), and can be reduced to three feet (3') if not used for accessible ingress/egress
- Sidewalks are not required on both sides of the road
- Dedicated bike lane is not required
- Street landscape is not required
- Street parking is allowed, and can be parallel, angled, or perpendicular

***The proposed project complies with the existing roadway conditions and with adding a 5' sidewalk along the western side of Oakwood Lane enhances the pedestrian access to the proposed retail store.***



***Here is a blow of the proposed site plan sheet C-200***

**18.0 Sidewalks**

***The proposed retail project complies with sidewalk section as shown below:***

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.

***The proposed project complies with the sidewalk requirements since we are adding pathways to connect to the north shopping area and along the service roadway.***

**19.0 Public Spaces**

***The proposed retail project complies with public spaces section as shown below:***

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

***The proposed project complies with the public space requirements since we are adding plaza area, bike racks, trash bins, seating, and other items.***

**20.0 Public Spaces**

***The proposed retail project complies with the transit section as shown below:***

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).

***The proposed retail project is maintaining the existing transit stops along Oakwood Boulevard and is adding a pedestrian plaza to have additional seating area.***

**21.0 Parking**

***The proposed retail project complies with parking section as shown below:***

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:

- Arrangement of spaces. Parking areas shall be so arranged that any automobile may be parked/ unparked without moving another, except for parking structures which may be designed to allow tandem parking and/or valet services.
- No parking space may encroach, hinder, or otherwise block a public roadway, internal Boulevard, or Avenues.
- Combined loading areas. Collective, joint, or combined provisions for loading areas for two or more buildings or uses may be made.
- Parking spaces may be located within required building setbacks.
- Parking facilities including spaces and drive aisles may be used for special events and temporary uses providing emergency service access is not restricted.
- 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.
  - i. 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.
  - ii. Accessible spaces shall meet latest ADA requirements.

***The proposed parking lot is using a minimum of 9' wide x 18' deep parking stalls. We are allowed to have reduced parking depth of 17' with 2' overhang which we are also doing in a few places.***

- 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.
- The use of wheel stops is discouraged. 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.
- 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.
- 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)

***The proposed project meets the 3.5/1000 parking ratio for commercial using shared parking which is allowed under the PD Guidelines.***

Bicycle parking:

- i. Bicycle racks will be provide based on minimum code requirements or what is appropriate based on users whichever is less stringent.
  - ***The proposed parking lot is using a minimum of 8.5' wide x 18' deep parking stalls. We are allowed to have reduced parking depth of 16' with 2' overhang.***

Electric Vehicle (EV) Charging Parking (if proposed):

- 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.
  - ***We are evaluating adding EV charging stations they maybe added a later time which are optional.***

**22.0 Landscaping-Buffering**

***The proposed retail project complies with the landscaping-buffering section as shown below:***

Landscaping, including vehicular use areas 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. 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. Additional Buffering Standards:

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.

- ***Our project complies with this requirements there is an existing fence along I-95 with a landscaping buffer. Also, at the south side of the project we are keeping a landscaping buffer.***
- 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. 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.
  4. 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.

5. Irrigation plan submittals will be provided per City Code for construction permit submittals. Irrigation will be installed prior to the certificate of occupancy.
  6. Low-volume drip irrigation may be provided in narrow landscape spaces to avoid overspray onto paved surfaces.
  7. 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:
  9. 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.
- 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.
- Project entrances shall provide enhanced landscaping and design; however, entrance landscapes are not required to exceed the minimum requirements of these PDs.
  - 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.
  - 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.

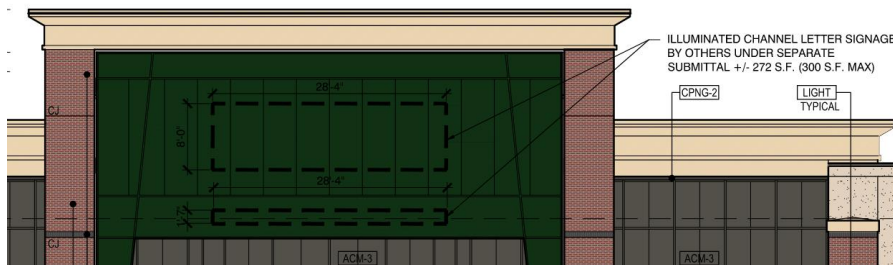
***Our project complies with these landscaping requirements.***

### **23.0 Signage**

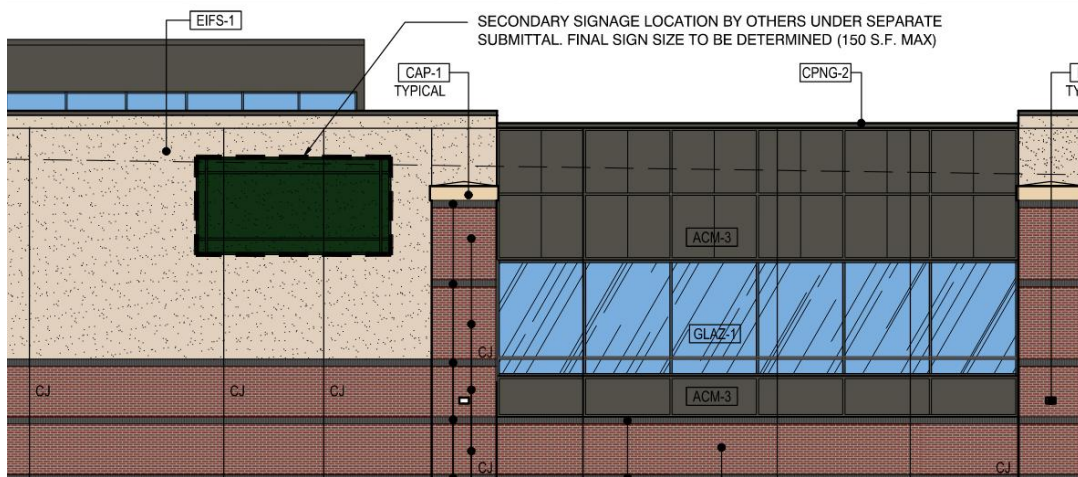
The proposed monument sign will meet current sign program approved as part of the PD.

***The proposed building signage is shown on the Elevations sheet A-300 which is also shown below:***

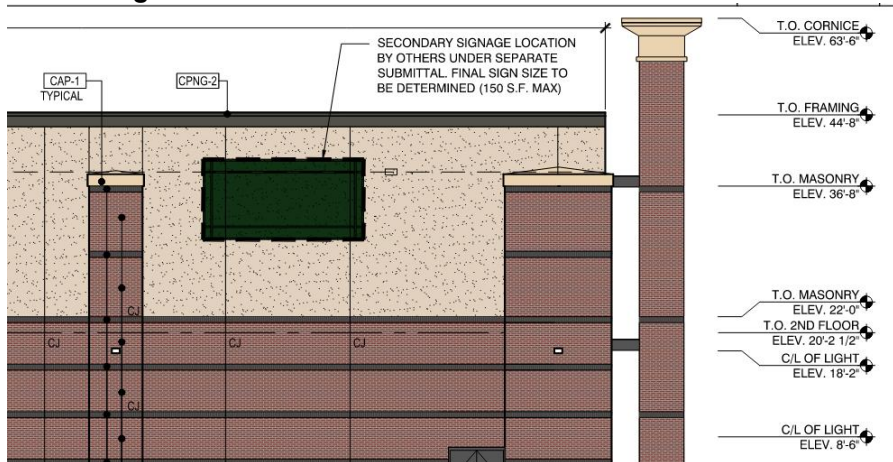
**North facing: 272 s.f.**



**West facing: 150 s.f. max.**



**East facing: 150 s.f. max.**





#### **24.0 Lighting**

The proposed lighting system will meet current PD requirements.

#### **25.0 Utilities**

Water and wastewater infrastructure is presently available to the property and provisions have been made for the connection to these systems; the water and sewer services shall connect to the existing private 8" PVC sewer main and 8" PVC water main. Utility designs will meet City of Hollywood Water and Sewer, 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.

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.

***Our project will comply with these requirements.***

#### **26.0 Stormwater**

Stormwater design will meet the requirements as approved as part of the Oakwood Activity Center Land Use Plan Amendment and shall remain privately owned and maintained.

#### **27.0 Site Plan Submittals**

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

***Our project will comply with these requirements.***

#### **28.0 Other Provisions**

##### 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.

- Temporary easements for construction shall be permitted on-site by the Master Developer.
- 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.
- Master Developer approval is required to be submitted prior to the submittal of the building permit submittal.
- 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.
- 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.

***Our project will comply with these requirements.***

**29.0 City of Hollywood Goals, Objectives and Policies**

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

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

***Our project will maximize the use by having a new two story retail store which will activate the rear of the shopping center.***

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.

**Our project is constructing the site and drainage system to meet adopted Broward County, City of Hollywood, and FEMA requirements.**