

ATTACHMENT III
Previous Ordinances and Resolutions

July 2008 02

ORDINANCE NO. 0-2008-18

(07-JZ-37)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY BOUNDED BY SOUTH 17TH AVENUE TO THE EAST, FEDERAL HIGHWAY TO THE WEST, HARRISON STREET TO THE NORTH AND VAN BUREN STREET TO THE SOUTH, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", FROM CCC-1 (CENTRAL CITY COMMERCIAL LOW INTENSITY) TO PD (PLANNED DEVELOPMENT DISTRICT); APPROVING THE PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY (HEREINAFTER KNOWN AS "ARTSPARK VILLAGE PLANNED DEVELOPMENT MASTER PLAN"); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

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

WHEREAS, an application (07-JZ-37) as filed with the Office of Planning of the City of Hollywood requesting a change in zoning designation from CCC-1 (Central City Commercial Low Intensity) to PD (Planned Development District), for property generally bounded by South 17th Avenue to the east, Federal Highway to the west, Harrison Street to the north and Van Buren Street to the south, with approximately 2.57 net acres/4.08 gross acres, as more particularly described in Exhibit "A" (the "Property") attached hereto and incorporated herein by reference; and

WHEREAS, the purpose of this request for change in zoning designation is to allow the development of the Property (which is currently comprised of two and three story commercial buildings, an office/building parking garage, a two story residential condominium building and a surface parking lot with approximately 2.47 net acres in size) to proceed in accordance with the PD (Planned Development District) Ordinance, in order to construct a mixed use planned development consisting of 390 residential units, 35,449 sq. ft. of ground floor retail, 52,500 sq. ft. of office space, 107,845 sq. ft. for the Charter School, and 802 parking spaces for two parking garages; and

WHEREAS, the Property has a current zoning designation of CCC-1 (Central City Commercial Low Intensity) and a Future Land Use Designation of RAC (Regional Activity Center); and

WHEREAS, the Property is adjacent to properties GU and CCC-2 to the north, CCC-1 and RMCRA-76 on the south, RMTRCA and GU on the east, and CCC-1 and CCC-2 on the west; and

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

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

WHEREAS, the Director of the Office of Planning and CRA staff, following analysis of the proposed Master Development Plan and its associated documents, have determined that the proposed Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan, and have therefore recommended that the Master Development Plan be approved; and

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

WHEREAS, on December 3, 2007, the Planning and Zoning Board met and reviewed the above noted request for a change in zoning designation to PD (Planned Development District) and for approval of the proposed Master Development Plan, and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the rezoning request to PD (Planned Development District), along with approval of the Master Development Plan, are consistent with the Zoning and Land Development Regulations, are consistent with the City of Hollywood's Comprehensive Plan, and are in the best interest of the citizens of the City of Hollywood;

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

Section 1: That the applicant has presented competent substantial evidence that the rezoning request to PD is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and there is no legitimate public purpose in maintaining the existing zoning.

Section 2: That the Property as is hereby rezoned from the zoning designation of CCC-1 (Central City Commercial Low Intensity) to PD (Planned Development District).

Section 3: That the ArtsPark Village Master Development Plan, as more specifically described in Exhibit "B" attached hereto and incorporated herein by reference, is hereby approved.

Section 4: That the Official Zoning Map of the City of Hollywood is hereby amended to incorporate the above described change in zoning designation for the subject parcel.

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 herewith are hereby 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, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

ORDINANCE REZONING ARTSPARK VILLAGE PROPERTY

Section 7: That this Ordinance shall be in full force and effect immediately upon its passage and adoption and shall remain effective for so long as the Site Plan, approved by R-2008-253, remains in effect. Should no Building Permit for a principal structure be issued pursuant to the Site Plan prior to its expiration, the zoning shall revert back to CCC-1 or its successor zoning designation.

Advertised June 20, 2008.

PASSED on first reading this 2 day of April, 2008.


PASSED AND ADOPTED on second reading this 22 day of July, 2008.

RENDERED this 25 day of July, 2008.




PETER BOBER, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC
CITY CLERK

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



JEFFREY P. SHEFFEL
CITY ATTORNEY

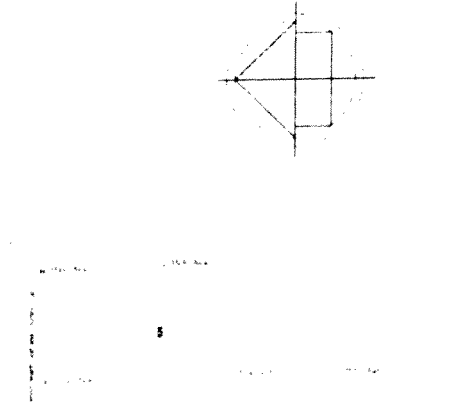
Exhibit "A"

ALTA/ACSM LAND TITLE SURVEY

NET AREA = 112,291 SQ.FT. / 2.5781 ACRES

GROSS AREA = 178,143 SQ.FT. / 4.0896 ACRES

NO.	DESCRIPTION	DATE	FB/EG	OWN	REF
1	...	08/12/07	...	AY	REC
2	...	11/07/01	...	AY	REC
3
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50



REVISIONS
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 REVISIONS PER NEW & REPAIR: 11/07/01

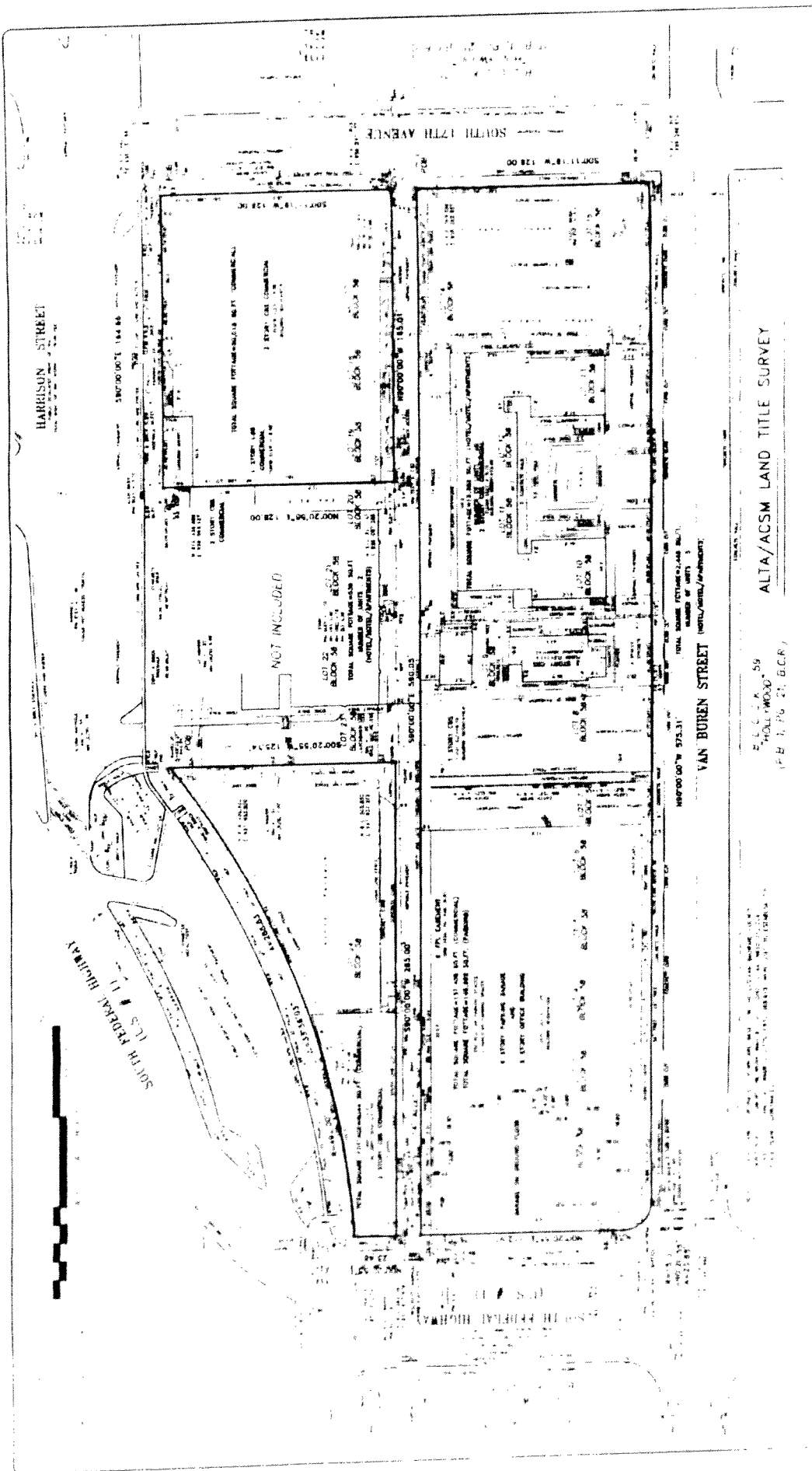
PROJECT NUMBER 3418-04
CLIENT WWS DEVELOPMENT

DATE 08/12/07
BY REC
DATE 11/07/01
BY REC

PROJECT NUMBER 3418-04
DATE 08/12/07
BY REC
DATE 11/07/01
BY REC

PROJECT NUMBER 3418-04
DATE 08/12/07
BY REC
DATE 11/07/01
BY REC

WWS DEVELOPMENT & ASSOCIATES, INC.
 1000 ...
 ...
 ...



ALTA/ACSM LAND TITLE SURVEY

FILE NO. 59
 POLY 4000-59
 (PB 1, PG 2, BCR)

2005 NO SURVEYORS & ASSOCIATES, INC.
 10000 W 975.31
 VAN BUREN STREET (NORTH/SOUTH) (WEST/EAST)
 HARRISON STREET
 SOUTH FEDERAL HIGHWAY (S. 11)
 SOUTH 17TH AVENUE

REVISIONS PER CITY	DATE	FILE NO.	OWN	FILE
ACROSS STATE PLANS, COORDINATE	PROJECT	AV	AV	REV
REVISIONS PER NPA OR E REGIST	IN SURVEY	AV	AV	REV
		AV	AV	REV

PROJECT NUMBER: 5418-04
 CLIENT: [REDACTED]
 ADDRESS COMMENT: [REDACTED]

DATE OF SURVEY	DATE OF SALE
DATE OF PLAN	DATE OF PLAN
DATE OF PLAN	DATE OF PLAN

Exhibit "B"

0715

DATA SHEET

Arts Park Village At Young Circle

PROJECT DATA		RECOMMENDATIONS BY ZONING	
ARTS PARK VILLAGE at YOUNG CIRCLE		RESIDENTIAL BUILDING SETBACKS (Phase 1a)	
ZONING INFORMATION		REQUIRED	PROVIDED
<p>FLOOR AREA RESIDENTIAL BUILDING (Phase 1a)</p> <p>RESIDENTIAL BUILDING 5 FLOOR R/W</p> <p>5 YOUNG CIRCLE</p> <p>RESIDENTIAL BUILDING 5 FLOOR R/W</p> <p>5 YOUNG CIRCLE</p> <p>RESIDENTIAL BUILDING 5 FLOOR R/W</p> <p>5 YOUNG CIRCLE</p>	<p>25'-0"</p> <p>25'-0"</p> <p>25'-0"</p> <p>25'-0"</p> <p>25'-0"</p>	<p>16'-0"</p> <p>16'-0"</p> <p>16'-0"</p> <p>16'-0"</p> <p>16'-0"</p>	<p>3-0'</p> <p>3-0'</p> <p>3-0'</p> <p>3-0'</p> <p>3-0'</p>
FLOOR AREA OFFICE BUILDING (Phase 2)		REQUIRED	PROVIDED
<p>OFFICE BUILDING</p> <p>17TH AVENUE</p> <p>OFFICE BUILDING</p> <p>17TH AVENUE</p> <p>OFFICE BUILDING</p> <p>17TH AVENUE</p>	<p>25'-0"</p> <p>25'-0"</p> <p>25'-0"</p> <p>25'-0"</p> <p>25'-0"</p>	<p>16'-0"</p> <p>16'-0"</p> <p>16'-0"</p> <p>16'-0"</p> <p>16'-0"</p>	<p>3-0'</p> <p>3-0'</p> <p>3-0'</p> <p>3-0'</p> <p>3-0'</p>
FLOOR AREA CHARTER SCHOOL (Phase 1b)		REQUIRED	PROVIDED
<p>CHARTER SCHOOL</p> <p>17TH AVENUE</p> <p>CHARTER SCHOOL</p> <p>17TH AVENUE</p> <p>CHARTER SCHOOL</p> <p>17TH AVENUE</p>	<p>25'-0"</p> <p>25'-0"</p> <p>25'-0"</p> <p>25'-0"</p> <p>25'-0"</p>	<p>16'-0"</p> <p>16'-0"</p> <p>16'-0"</p> <p>16'-0"</p> <p>16'-0"</p>	<p>3-0'</p> <p>3-0'</p> <p>3-0'</p> <p>3-0'</p> <p>3-0'</p>
LOADING SPACES		REQUIRED	PROVIDED
<p>RESIDENTIAL</p> <p>OFFICE</p> <p>SCHOOL</p>	<p>7</p> <p>3</p> <p>3</p>	<p>7</p> <p>3</p> <p>3</p>	<p>7</p> <p>3</p> <p>3</p>
BUILDING HEIGHT		REQUIRED	PROVIDED
<p>RESIDENTIAL BUILDING</p> <p>OFFICE BUILDING</p> <p>CHARTER SCHOOL</p>	<p>6.5 STORIES</p> <p>8 STORIES</p> <p>3 STORIES</p>	<p>6.5 STORIES</p> <p>8 STORIES</p> <p>3 STORIES</p>	<p>6.5 STORIES</p> <p>8 STORIES</p> <p>3 STORIES</p>
RESIDENTIAL UNIT TYPE COUNT			
TOTAL	360 RESIDENTIAL UNITS	TOTAL	360 RESIDENTIAL UNITS
DENSITY/ACRE	96 UNITS/ACRE	DENSITY/ACRE	96 UNITS/ACRE
UNIT TYPES		TOTAL	AVG UNIT SIZE
3% STUDIO	30	3% STUDIO	318 SF
48% 1B0	168	48% 1B0	807 SF
39% 2B0	141	39% 2B0	1007 SF
5% 3B0	21	5% 3B0	1004 SF
TOTAL UNITS	360	TOTAL UNITS	360

15% MAX 3-0" SPACING BETWEEN UNITS AND COLLARS ON SOME PARKING SPACES

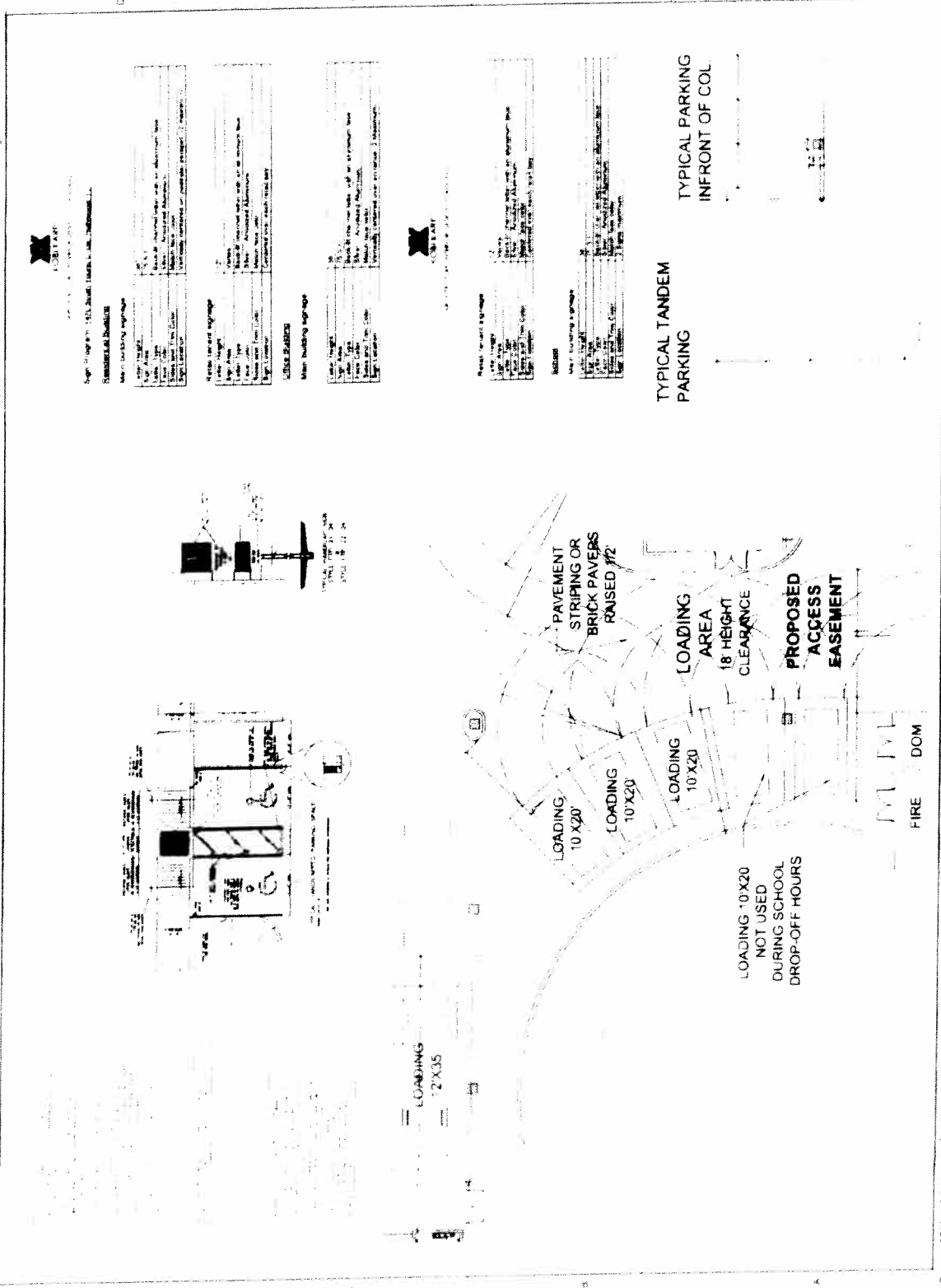
15% MAX 3-0" SPACING BETWEEN UNITS AND COLLARS ON SOME PARKING SPACES

15% MAX 3-0" SPACING BETWEEN UNITS AND COLLARS ON SOME PARKING SPACES

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15% MAX 3-0" SPACING BETWEEN UNITS AND COLLARS ON SOME PARKING SPACES



REVISIONS	
NO.	DESCRIPTION
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2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS

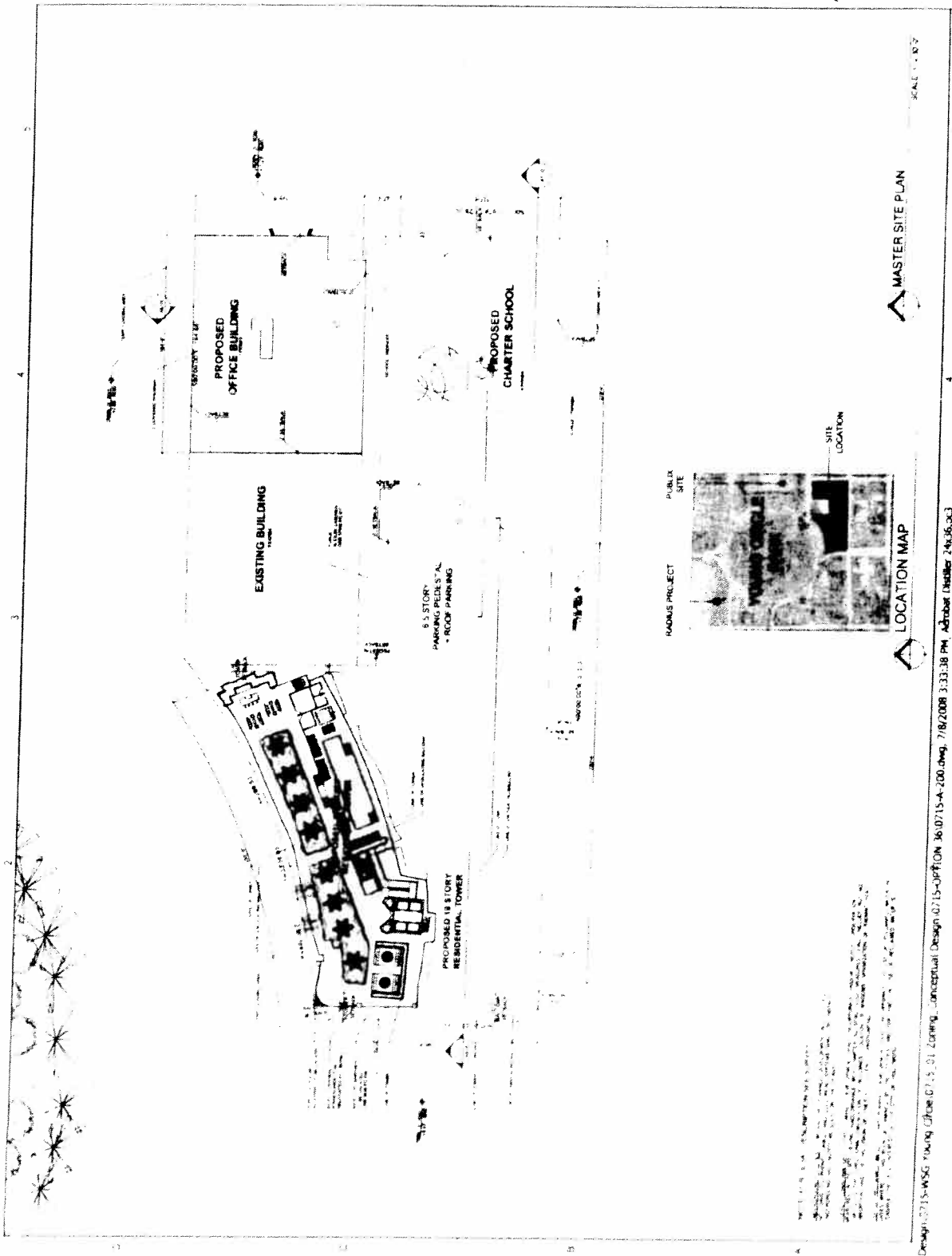
0715

A1.01

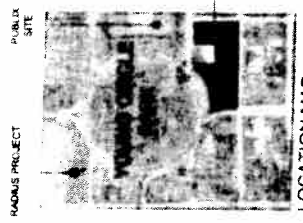
ANT'S PARK VILLAGE AT YOUNG CIRCLE

10000 ANT'S PARK VILLAGE AT YOUNG CIRCLE

MEMPHIS, TN 38115



0715 PROJECT NO. SHEET NO. DATE	MASTER SITE PLAN TITLE	ARTS PARK VILLAGE AT YOUNG CIRCLE PROJECT NAME	WORLDWIDE ARCHITECTURE ARCHITECT		A2.00 SCALE
	0715 PROJECT NO. SHEET NO. DATE				



F:\Design\0715-WISG Young Office\0715_01_Zoning_Conceptual Design\0715-A-200.dwg, 7/18/2008 3:33:38 PM, Acrobat (Number 24636_003)

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CHECKED BY	...
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SCALE	...
DATE	...
PROJECT	...
DESCRIPTION	...
LOCATION	...
CLIENT	...
ARCHITECT	...
ENGINEER	...
PLUMBER	...
ELECTRICIAN	...
Mechanical	...
Structural	...
Foundation	...
Roofing	...
Interior	...
Exterior	...
Site	...
Other	...

0715

Arts Park Village At Young Circle
 145 SOUTH BROADWAY SUITE 1000 ATLANTA, GEORGIA 30303

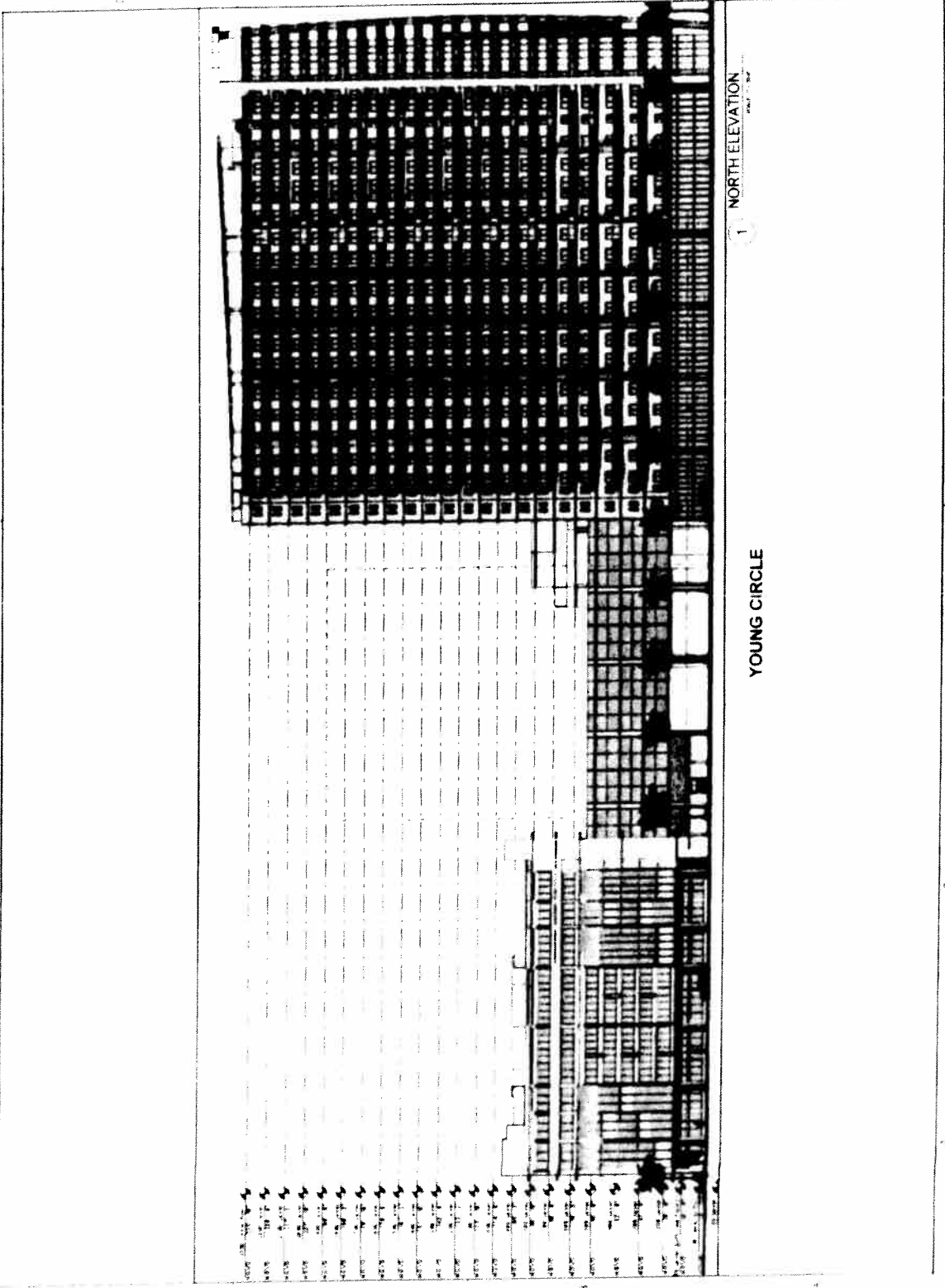
BLOCK ELEVATION

NO. ARCHITECTURE
 145 SOUTH BROADWAY SUITE 1000 ATLANTA, GEORGIA 30303

NO. ARCHITECTURE
 145 SOUTH BROADWAY SUITE 1000 ATLANTA, GEORGIA 30303



A4.00



PROJECT NO.	0715
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SCALE	1/8" = 1'-0"
SHEET NO.	...
TOTAL SHEETS	...
DATE PLOTTED	...
PLotted by	...

Arts Park Village At Young Circle
 10000 VAN BUREN STREET, SUITE 1000
 VAN BUREN, IN 46204

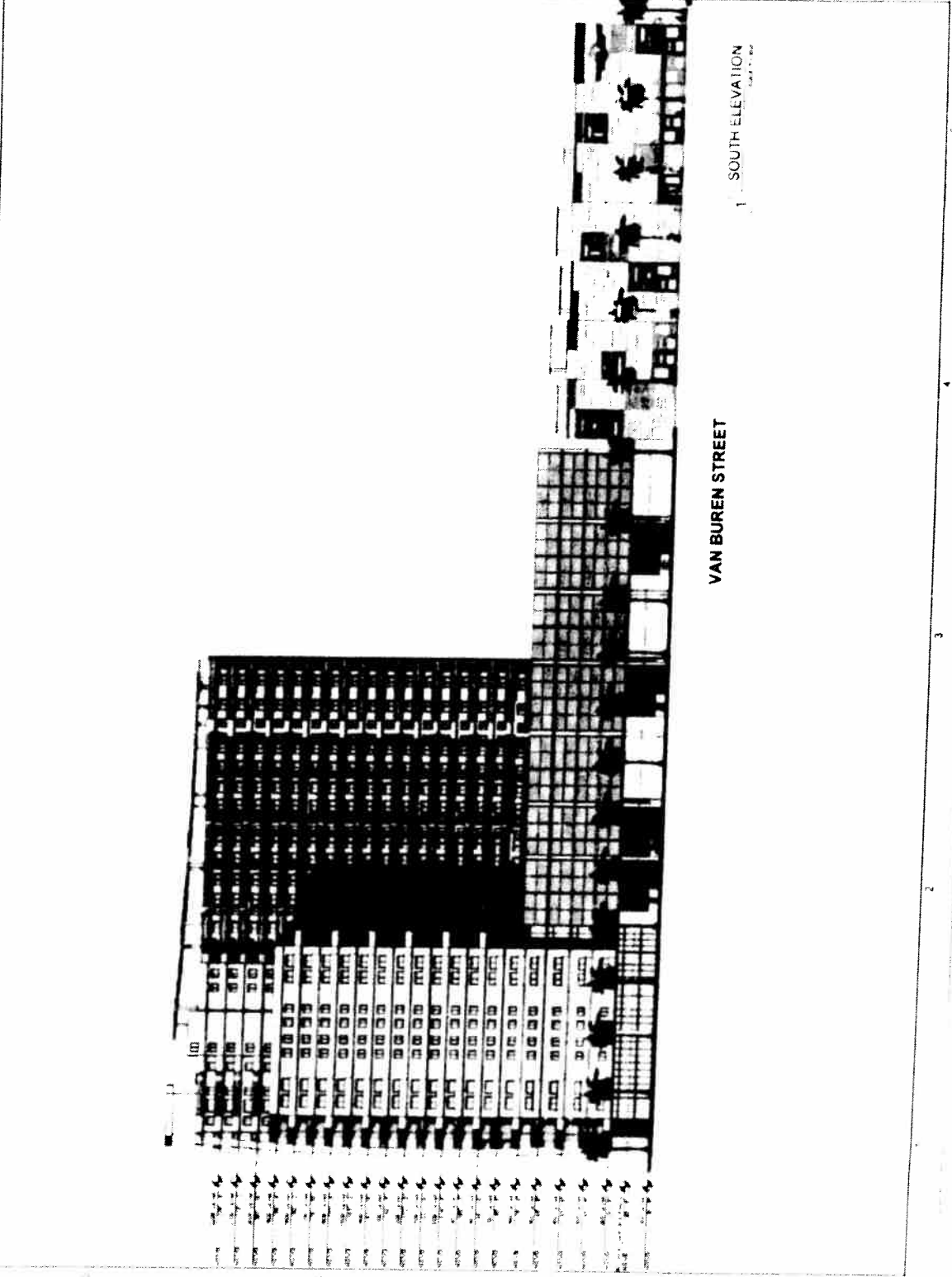
BLOCK ELEVATION

ARCHITECT
 10000 VAN BUREN STREET, SUITE 1000
 VAN BUREN, IN 46204

DATE: 11/15/11
 DRAWN BY: ...
 CHECKED BY: ...



A4.01



ARCHITECT	ARCHITECT
DATE	DATE
SCALE	SCALE
PROJECT NO.	PROJECT NO.
CLIENT	CLIENT
LOCATION	LOCATION
DESCRIPTION	DESCRIPTION
REVISIONS	REVISIONS

0715

Arts Park Village At Young Circle
 100 SOUTH FEDERAL HIGHWAY (U.S.#1)
 MIAMI, FLORIDA 33130

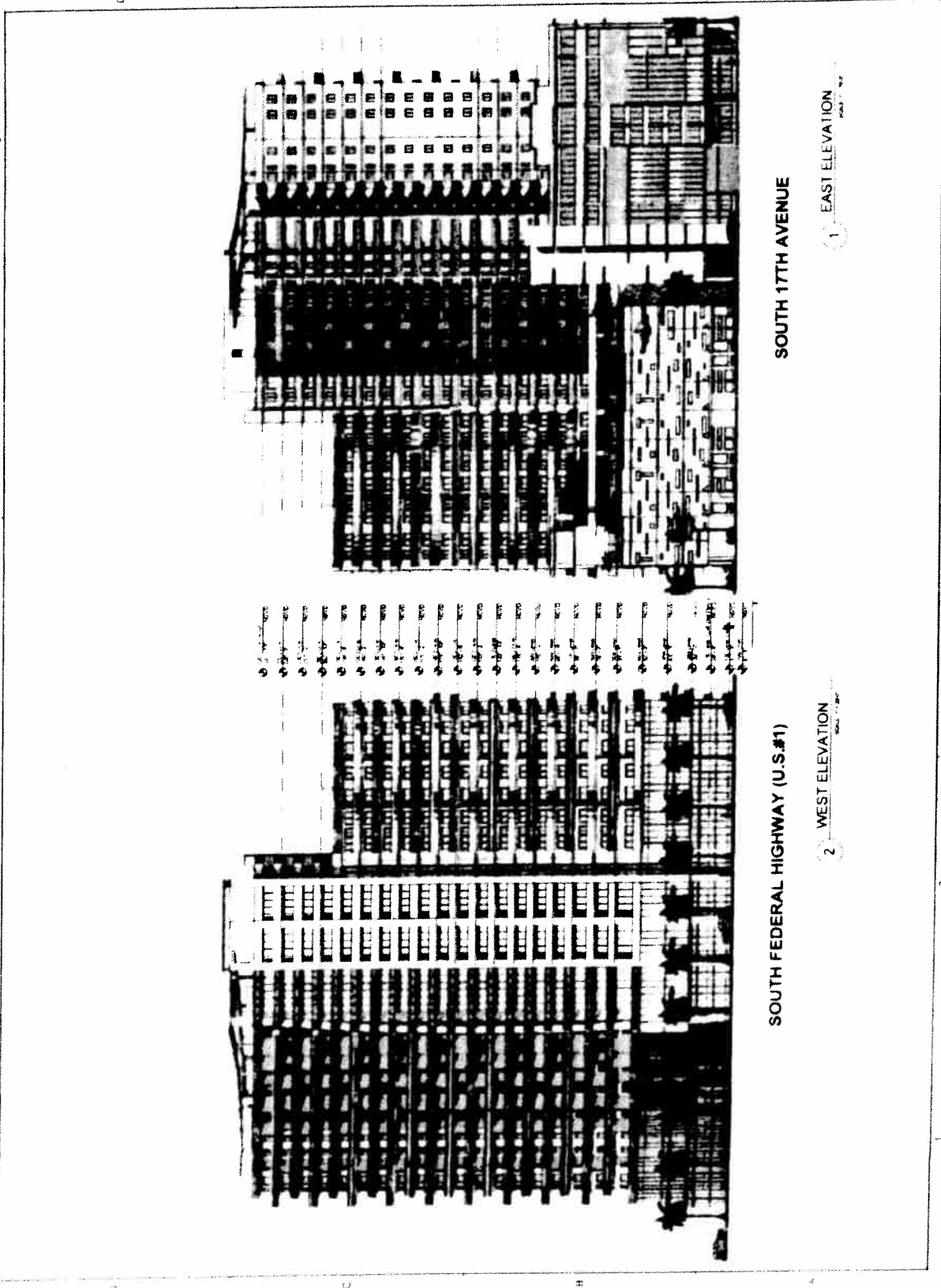
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 100 SOUTH FEDERAL HIGHWAY (U.S.#1)
 MIAMI, FLORIDA 33130

ARCHITECT
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 MIAMI, FLORIDA 33130

ARCHITECT
 100 SOUTH FEDERAL HIGHWAY (U.S.#1)
 MIAMI, FLORIDA 33130



ARCHITECT
 100 SOUTH FEDERAL HIGHWAY (U.S.#1)
 MIAMI, FLORIDA 33130




SOUTH FEDERAL HIGHWAY (U.S.#1)

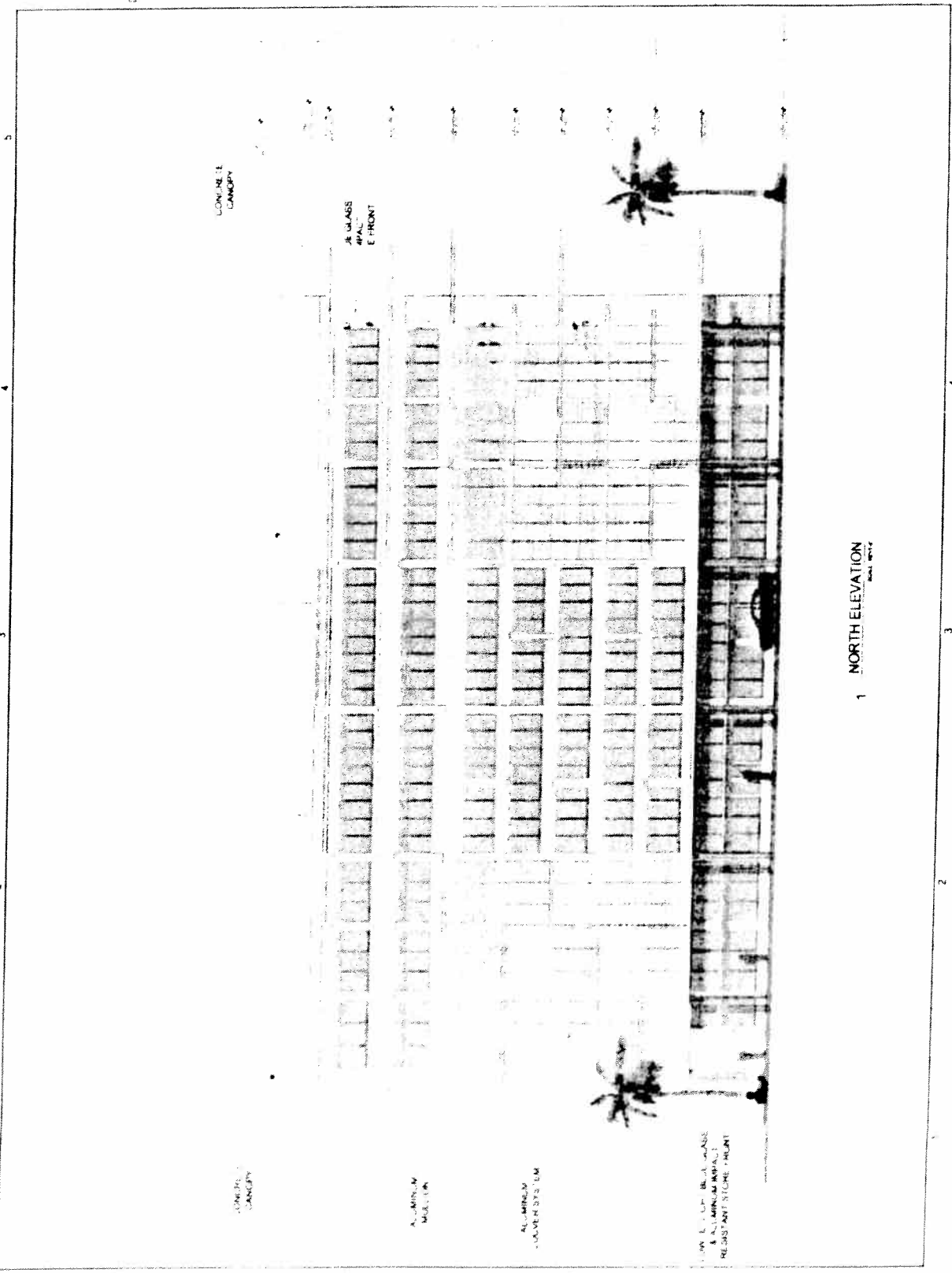
2 WEST ELEVATION

SOUTH 17TH AVENUE

1 EAST ELEVATION

A4.02

PROJECT SUBMISSION NO. 0715 DATE 07/15/07 DRAWN BY [Name] CHECKED BY [Name] APPROVED BY [Name]	ARTS Park Village At Young Circle THE BOX IN THE CIRCLE, PHASE 1, WORKSHEET 0715	MSU DEVELOPMENT 2000 UNIVERSITY AVENUE EAST LANSING, MI 48206	ARCHITECT 1000 UNIVERSITY AVENUE EAST LANSING, MI 48206		A4.07
	OFFICE ELEVATION	MSU DEVELOPMENT 2000 UNIVERSITY AVENUE EAST LANSING, MI 48206	ARCHITECT 1000 UNIVERSITY AVENUE EAST LANSING, MI 48206	A. A. ARCHITECTS 1000 UNIVERSITY AVENUE EAST LANSING, MI 48206	A4.07



1 NORTH ELEVATION
SCALE 1/8" = 1'-0"

REVISIONS SUBMITTED

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8	07/15	ISSUED FOR PERMIT
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0715

ARTS PARK VILLAGE AT YOUNG CIRCLE
OFFICE ELEVATION

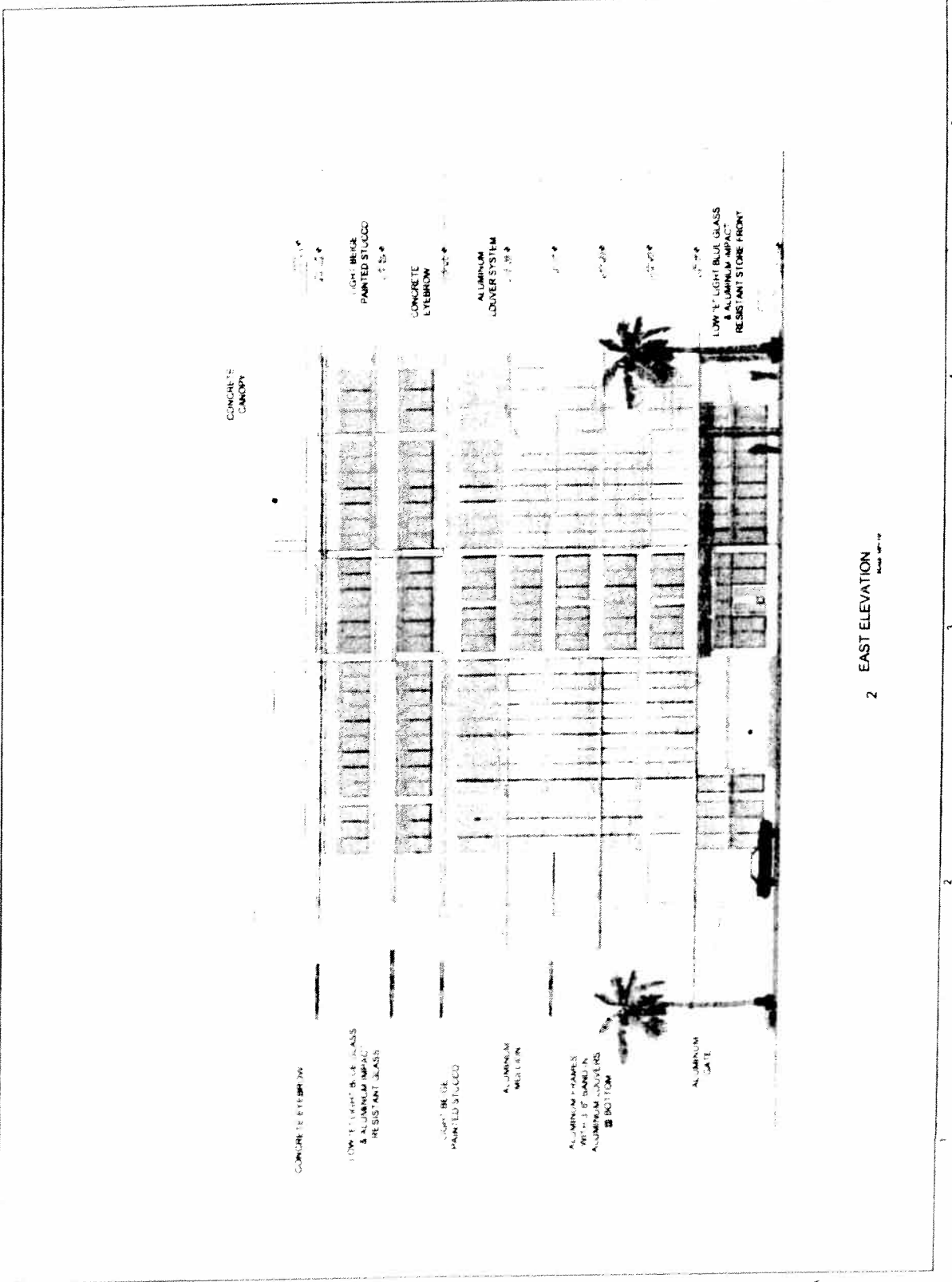
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MSD-DWM-CV-0007
MSD-DWM-CV-0008
MSD-DWM-CV-0009
MSD-DWM-CV-0010

ARCHITECT
1000 N. GARDEN
SUITE 100
DALLAS, TX 75202
TEL: 214.750.1234
WWW.KIMBERLIN.COM



DATE: 07/15
SCALE: 1/8" = 1'-0"

A4.08



2 EAST ELEVATION

REVISIONS

1	REVISED	07/15
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9	REVISED	07/15
10	REVISED	07/15

0715

Arts Park Village At Young Circle
SCHOOL
ELEVATION

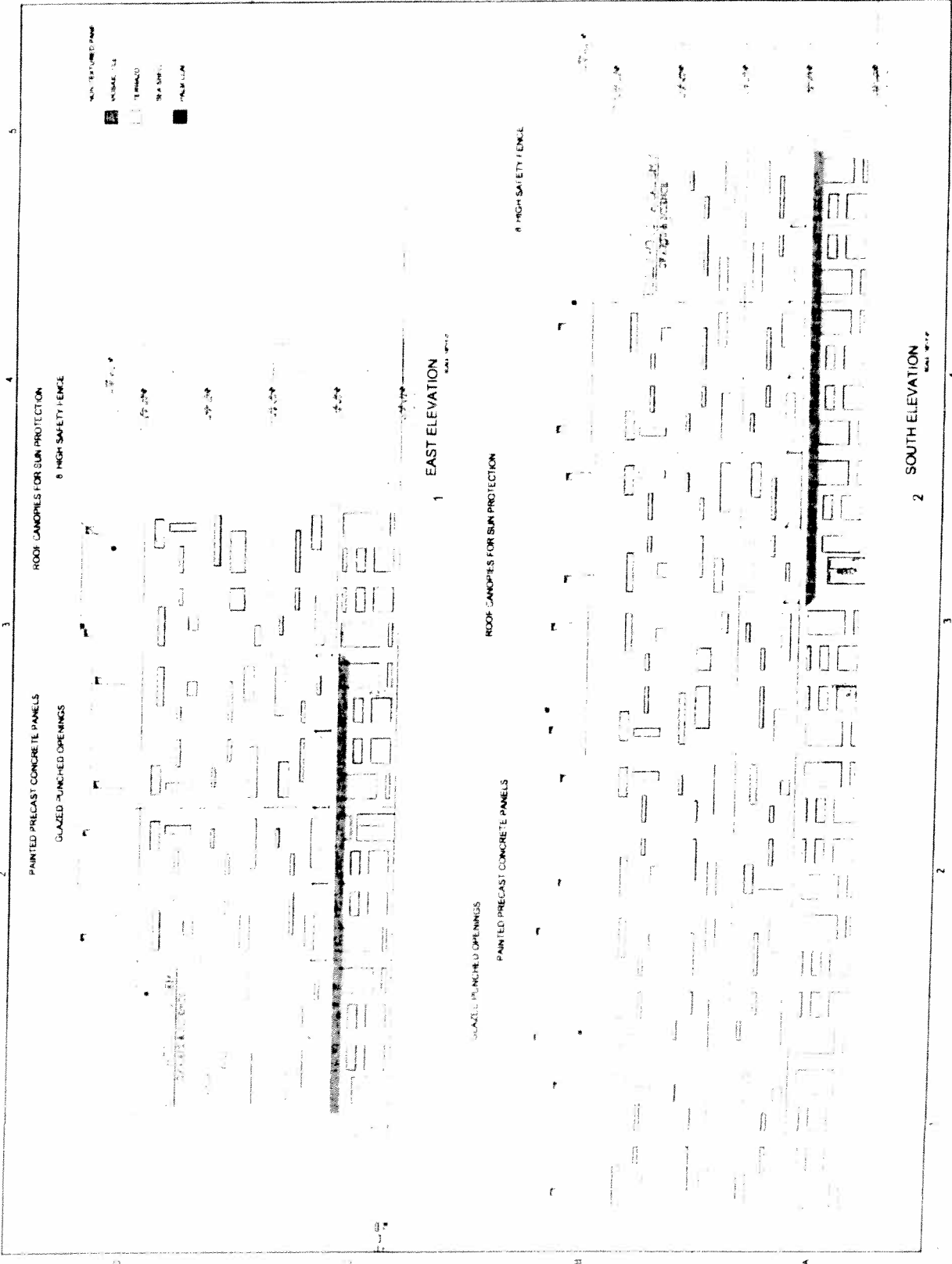
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ARCHITECTURE
1000 W. 10TH AVENUE
DENVER, CO 80202
TEL: 303.733.1111
WWW.MSOARCHITECTURE.COM

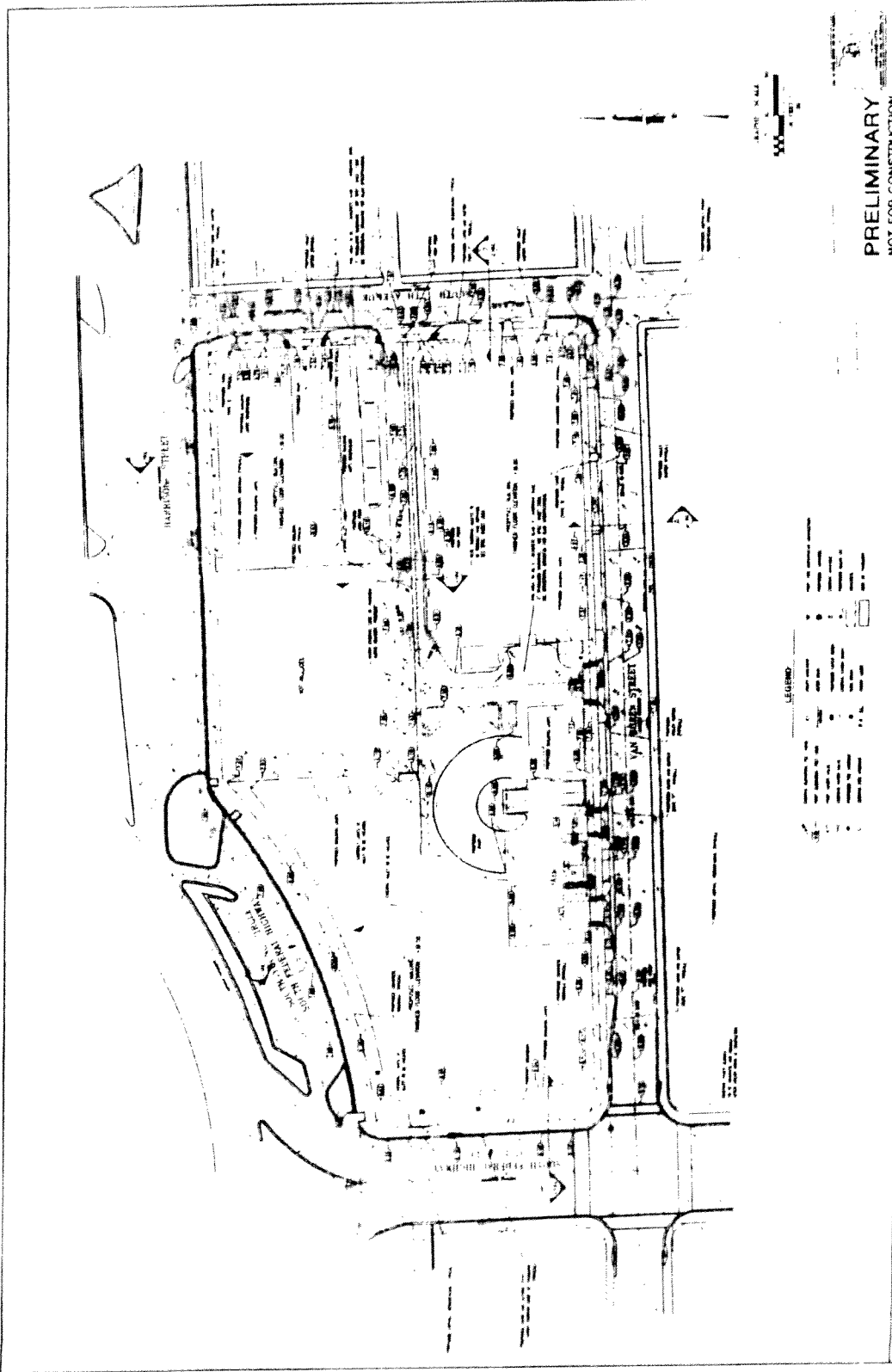
1000 W. 10TH AVENUE
DENVER, CO 80202
TEL: 303.733.1111
WWW.MSOARCHITECTURE.COM

ARCHITECT
1000 W. 10TH AVENUE
DENVER, CO 80202
TEL: 303.733.1111
WWW.MSOARCHITECTURE.COM



DATE: 07/15
A4.09





PRELIMINARY
NOT FOR CONSTRUCTION

C100

THE ARTS PARK VILLAGE
AT
YOUNG CIRCLE
PAVING AND GRADING PLAN

LEGEND

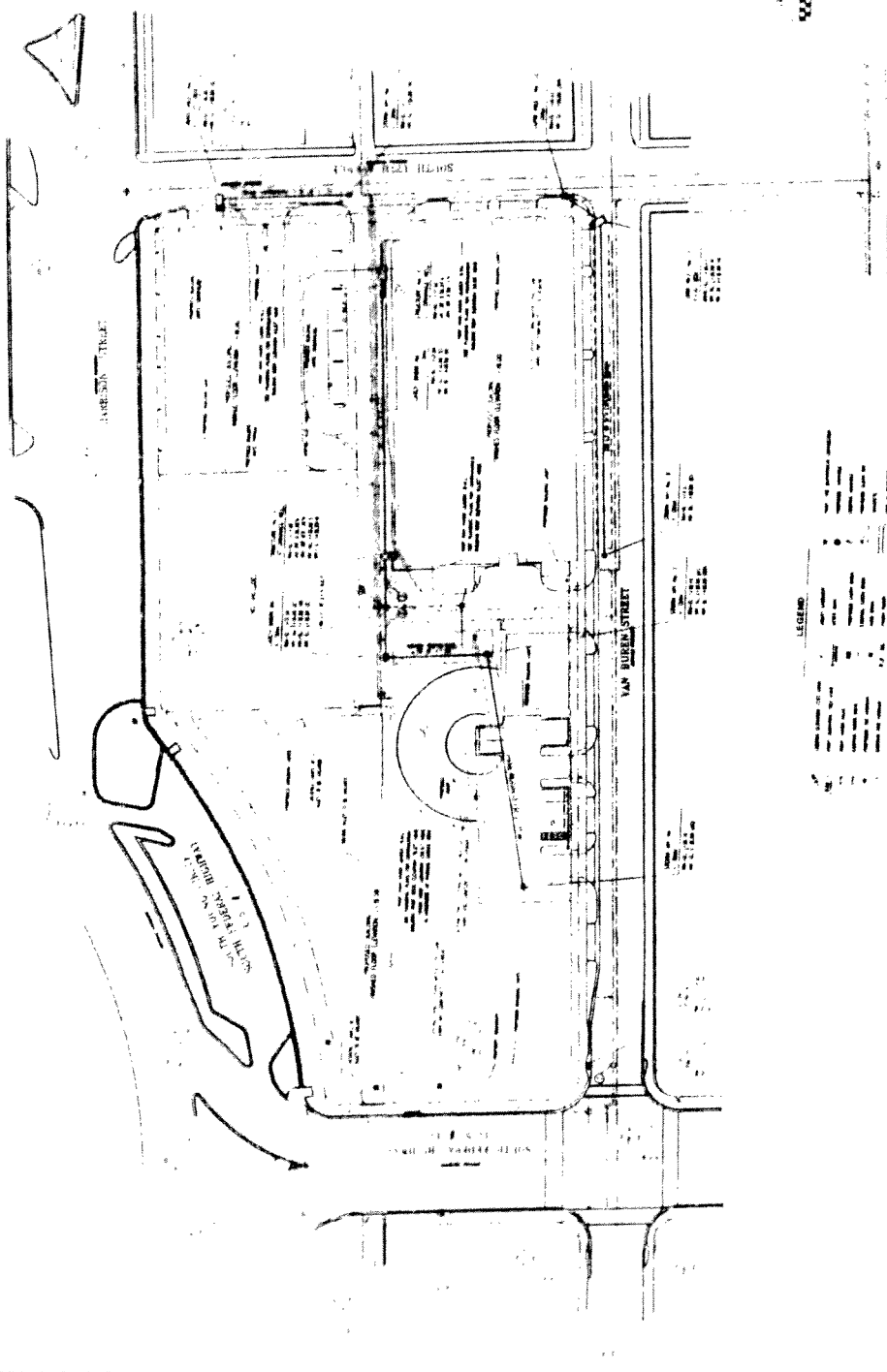
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[Symbol]	PROPOSED GUTTER
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED BIKEWAY
[Symbol]	PROPOSED PLANTING
[Symbol]	PROPOSED UTILITY



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CHECKED BY	...
APPROVED BY	...

DATE: 1/15/11

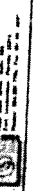
PROJECT: THE ARTS PARK VILLAGE AT YOUNG CIRCLE



PRELIMINARY
NOT FOR CONSTRUCTION

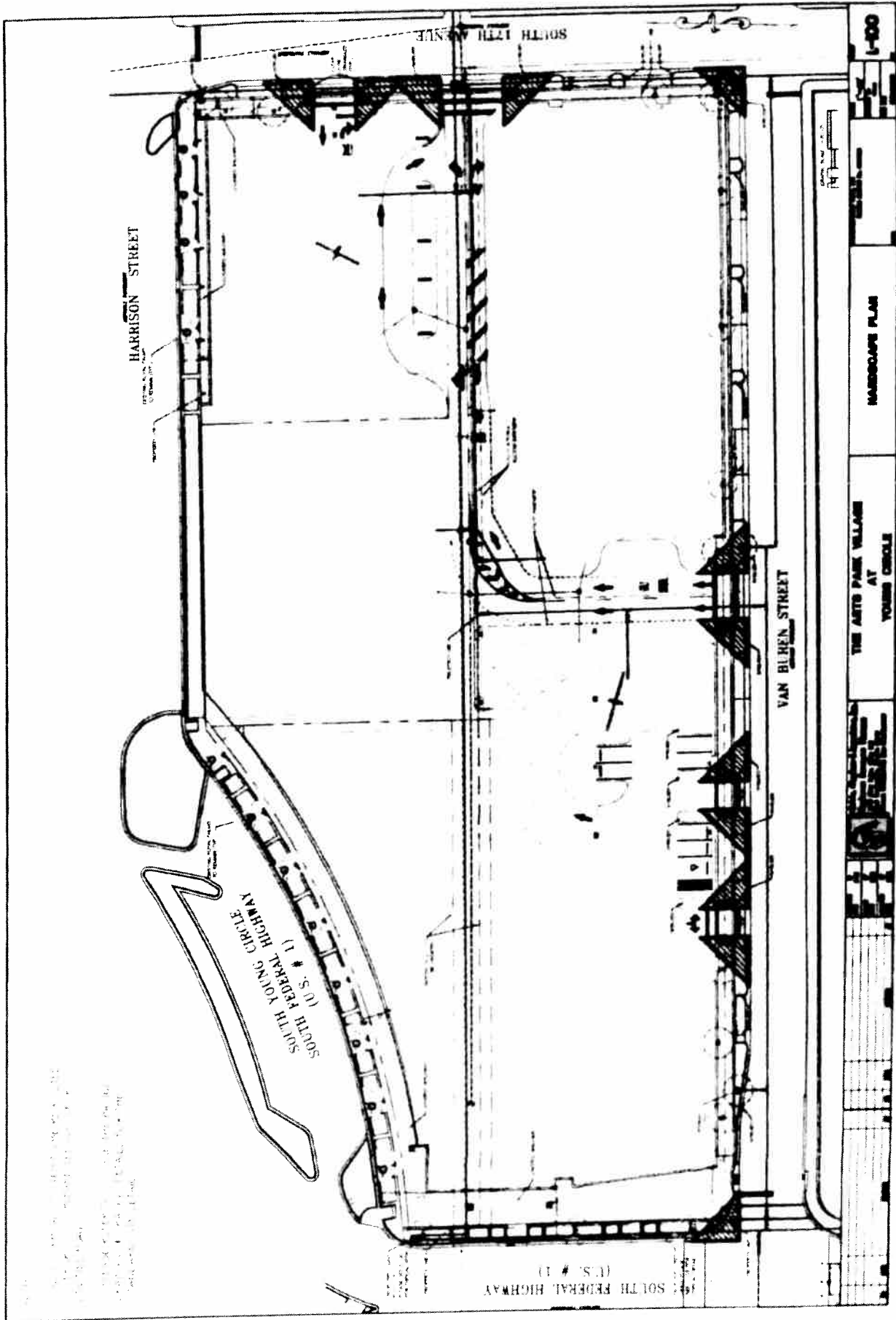
STORM WATER DRAINAGE PLAN

THE ARTS PARK VILLAGE
AT
YOUNG CIRCLE



LEGEND

C101

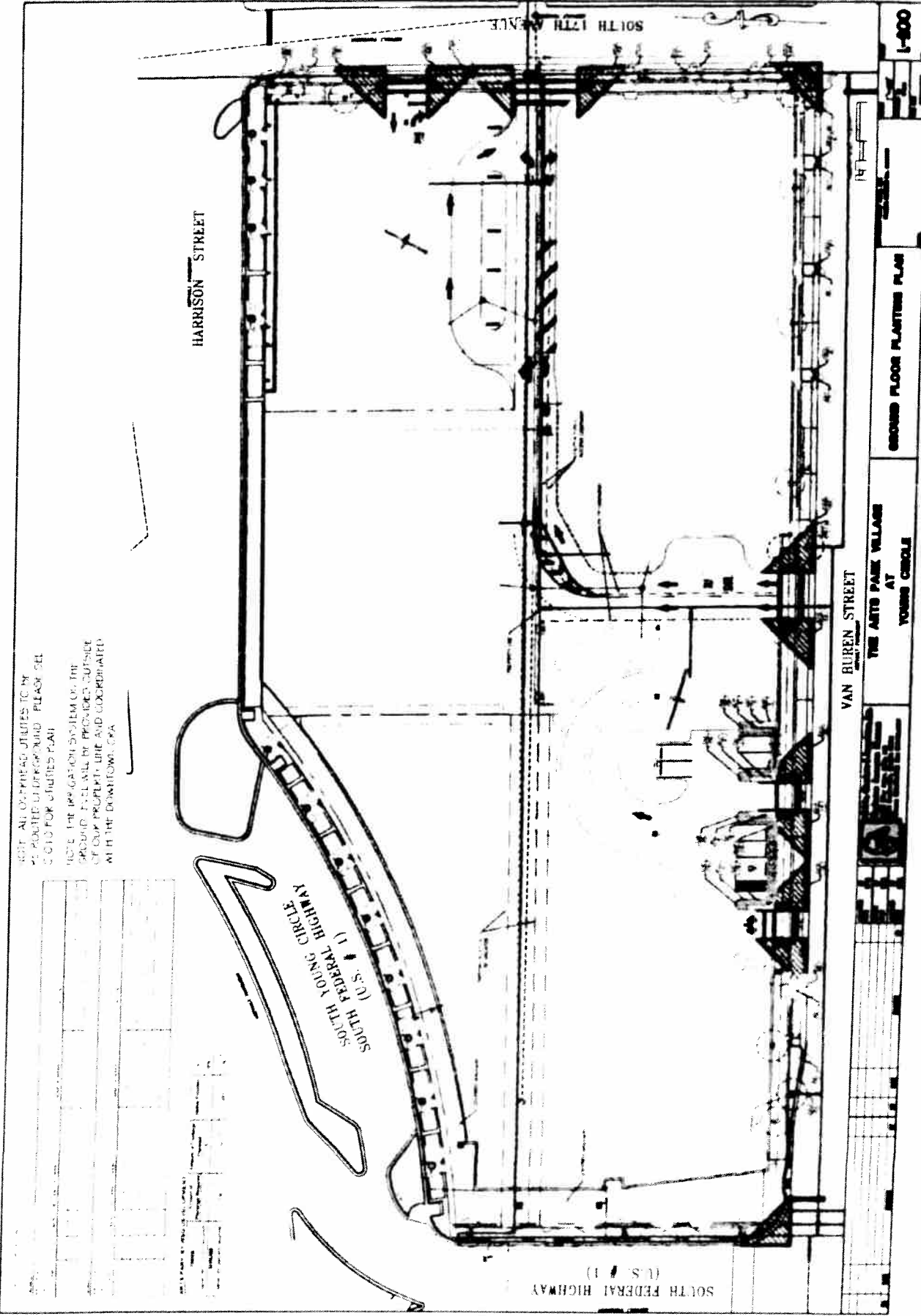


THE AUTO PARK VILLAGE AT YOUNG CIRCLE
 ARCHITECTURAL SITE PLAN
 DRAWING NO. 1-100
 PREPARED BY THE ARCHITECTS
 AND ENGINEERS
 ASSOCIATION OF THE DISTRICT OF COLUMBIA

SOUTH FEDERAL HIGHWAY (U.S. # 1)
 SOUTH FEDERAL HIGHWAY (U.S. # 1)
 HARRISON STREET
 VAN BLUEN STREET
 SOUTH 17TH AVENUE
 THE AUTO PARK VILLAGE AT YOUNG CIRCLE
 LANDSCAPE PLAN
 1-100

NOTE: ALL OVERHEAD UTILITIES TO BE
AS SHOWN ON PREVIOUS DRAWING. PLEASE SEE
C-1010 FOR STUDY PLAN.

NOTE: THE IRRIGATION SYSTEM OF THE
GROUND LEVEL SHALL BE PROVIDED OUTSIDE
OF OUR PROPERTY LINE AND COORDINATED
WITH THE DOWNTOWN CPA.



GROUND FLOOR PLANTING PLAN

THE ARTS PARK VILLAGE
AT
YOUNG CIRCLE

VAN BUREN STREET

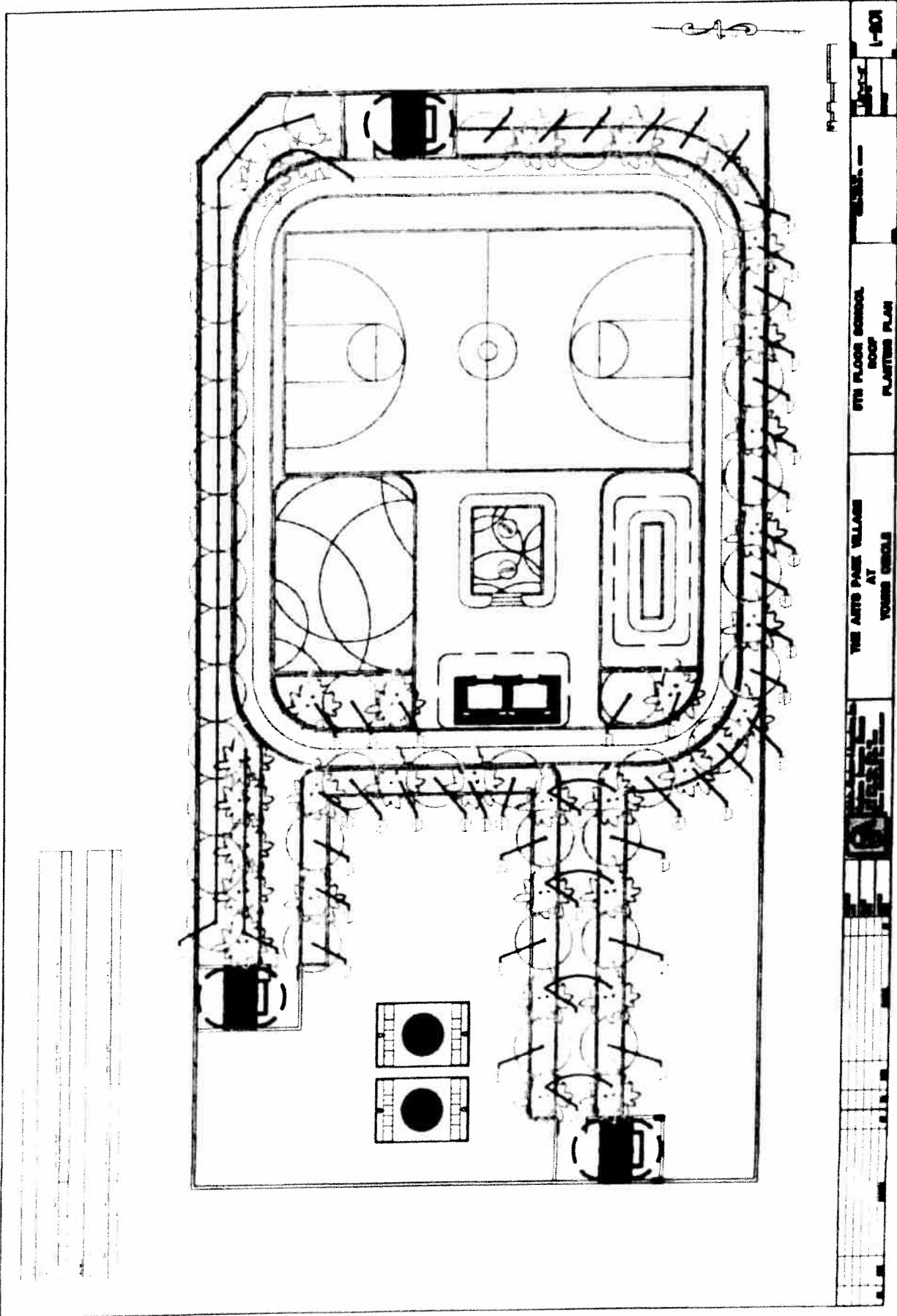
HARRISON STREET

SOUTH YOUNG CIRCLE
(U.S. #1)

SOUTH FEDERAL HIGHWAY
(U.S. #1)

14'

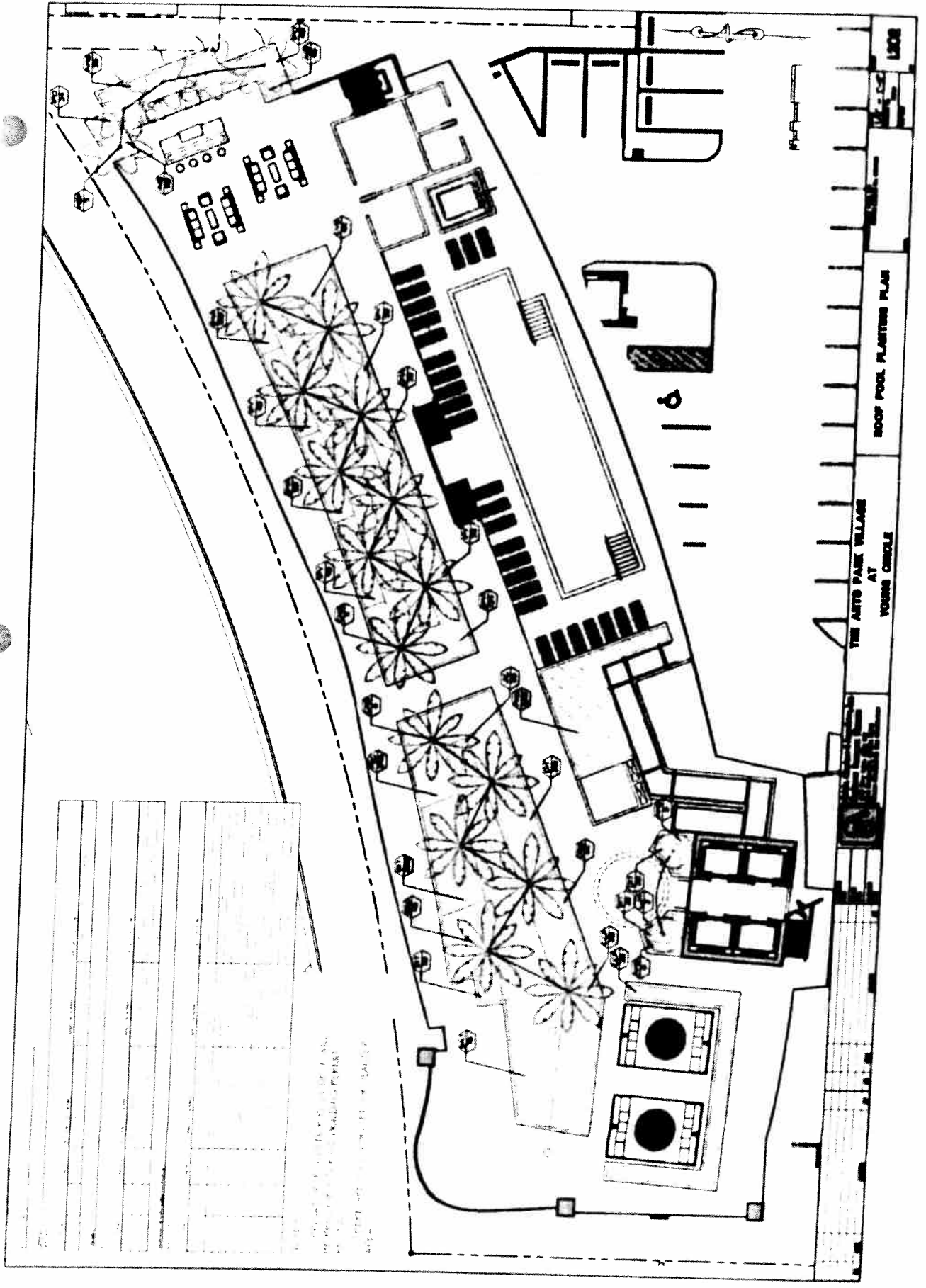
1-800



THE ARMS PARK VILLAGE
 AT
 YOUNG ORCHARD

5TH FLOOR SCHOOL
 ROOF
 PLANTING PLAN

1-301

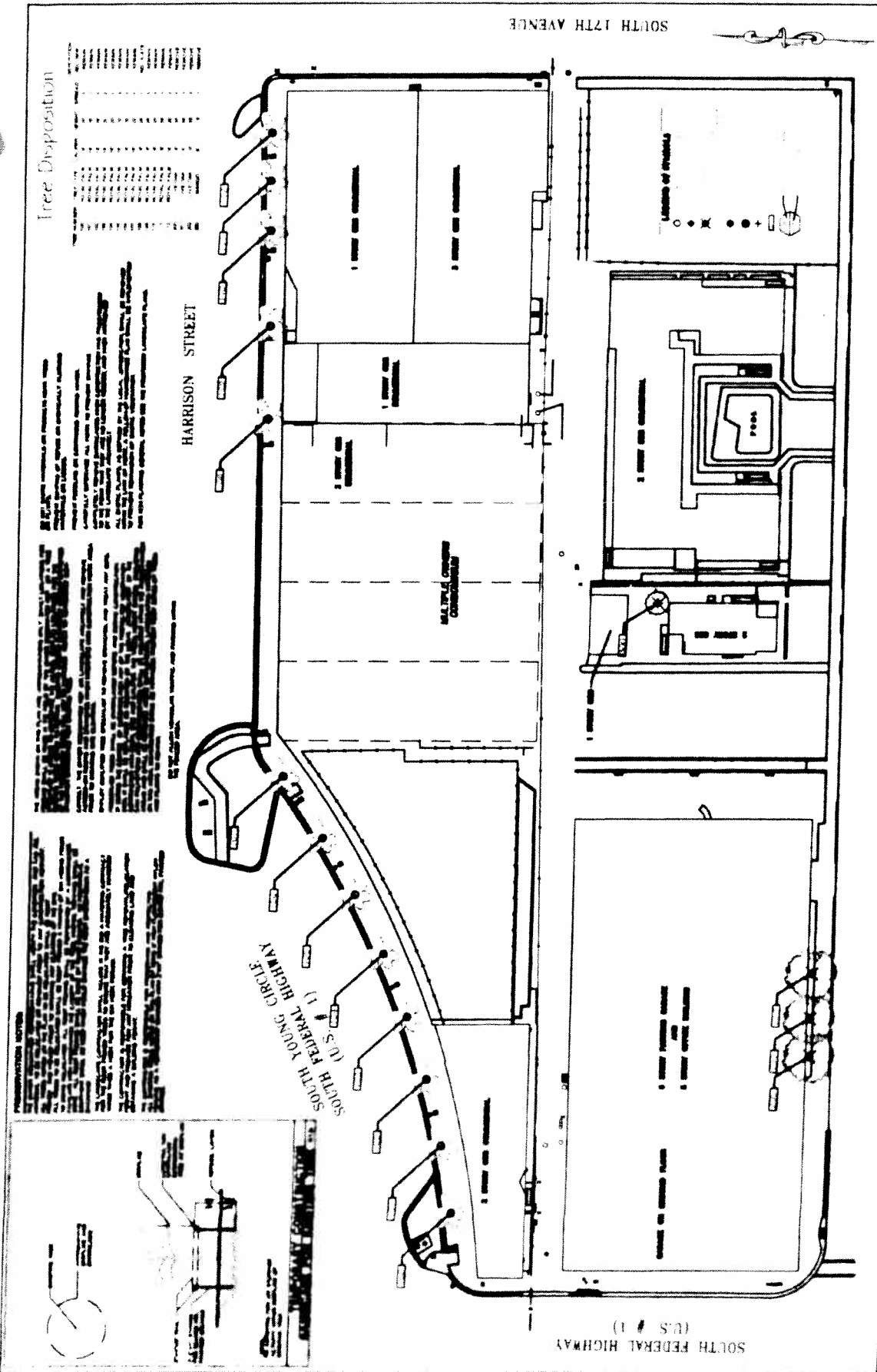


THE ARTS PARK VILLAGE
AT
YOUNGS CIRCLE

ROOF POOL PLANTING PLAN

1/2008

THE ARTS PARK VILLAGE AT YOUNGS CIRCLE
ROOF POOL PLANTING PLAN
DATE: 1/2008



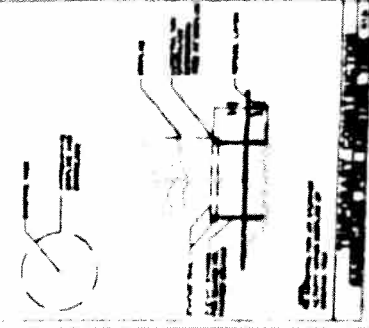
Free Disposition

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U-100

EXISTING PLANTING PLAN

THE ARBO PAPER VILLAGE AT VAN BUREN STREET

U.S. # 1

CITY OF HOLLYWOOD
DEVELOPMENT REVIEW BOARD

RESOLUTION NO. 07-DV-37

A RESOLUTION OF THE CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD APPROVING THE REQUEST FOR A VARIANCE AND GRANTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A MIXED USED DEVELOPMENT GENERALLY LOCATED BETWEEN SOUTH 17TH AVENUE TO THE EAST, FEDERAL HIGHWAY TO THE WEST, HARRISON STREET TO THE NORTH, AND VAN BUREN STREET TO THE SOUTH, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Development Review Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances and design review approval; and

WHEREAS, the Board is duly empowered to grant variances and design review approval in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations; and

WHEREAS, WSG Hollywood Development, LLC, (the "Applicant"), in File Number 07-JZ-37, applied for a variance and design review approval for the construction of a mixed used development generally located between South 17th Avenue to the east, Federal Highway to the west, Harrison Street to the north, and Van Buren Street to the south, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Development Review Board reviews and considers all applications/petitions for variances and design review approval, excluding certain exceptions not applicable herein; and

WHEREAS, the Board met and held an advertised public hearing to consider the Applicant's requests on December 13, 2007; and

WHEREAS, the Board reviewed the application for the variance and design review approval for the construction of a mixed use development, reviewed the evidence submitted and testimony received at the public hearing, and the Board applied the criteria for granting the variances and design review approval as set forth in the City of Hollywood Zoning and Land Development Regulations at Section 5.3, and made the

1 City of Hollywood
Office of Planning
Room 315
2600 Hollywood Boulevard
Hollywood, FL 33022-9045

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following findings:

1. As to the variance to waive the required 25 foot landscape setback from all internal/external streets, the Board makes the following findings based on the criteria listed in Section 5.3 F of the Zoning and Land Development Regulations:

- a) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.
- b) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.
- c) That the requested variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.
- d) That the requested variance is the minimum variance reasonably necessary.

2. As to the design review approval for the mixed used development (comprised of approximately 437 residential units; 27,000 square feet of retail space; 60,000 square feet of office space; a 108,000 square foot school; and 2 parking garages), the Board makes the following findings based on the criteria set forth in Section 5.3 I. 6. of the Zoning and Land Development Regulations:

- a) The design of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, landscaping structures, signs and lighting and screening devices is consistent with the City's Design Review Manual.
- b) The dimensions of all buildings, structures, setbacks, parking spaces, height, lot coverage and any other information is consistent with the City's Design Review Manual.
- c) The color, design, selection of landscape materials and architectural elements of exterior building surfaces are consistent with the City's Design Review Manual.
- d) The design of the proposed development indicates a sensitivity to and is compatible with the natural environment. Particular attention must be paid to conserving clusters or groupings of naturally occurring trees and vegetation.

- e) The design and layout of the site provide an efficient arrangement of buildings. Particular attention shall be given to safety, crime prevention, pedestrian sight lines and view corridors.
- f) The design of pedestrian improvements within the site ensure that all parking spaces are conveniently arranged in terms of their relationship to the proposed structure, entrances, and exits.
- g) The design of all lighting fixtures ensures safe movement of persons, vehicles and reflection on public property for security purposes and minimizes glare and reflection of adjacent properties.
- h) Landscape and paving materials ensure that a complimentary relationship with the overall project will result from these improvements.
- i) Buffering materials ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view and pedestrian areas.
- j) The overall project complies with the architectural design standards listed in duly adopted Neighborhood Plans that apply to or affect the subject property or in the Comprehensive Plan should they exist.
- k) The design reduces crime and the fear of crime through the use of Crime Prevention through Environmental Design Guidelines and Strategies.

NOW, THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the criteria listed herein for granting variances, the variance to waive the required 25 foot landscape setback from all internal/external streets is hereby granted based on the plans submitted by the Applicants and reviewed by the Board.

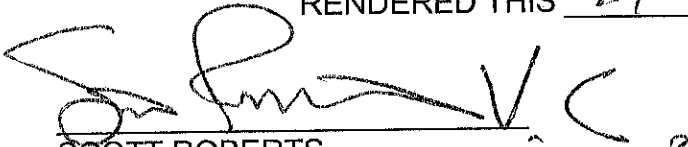
(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 07-DV-37)

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the design review criteria, the design review approval is hereby granted based on the plans submitted by the Applicants and reviewed by the Board with the following conditions: (i) Subject to any changes the City Commission may deem necessary while considering the Master Development Plan and Site Plan; (ii) That the height of the Charter School shall be restricted to a maximum height of sixty-four (64) feet to the top of the parapet.

Section 3: That the Office of Planning is hereby directed to forward a copy of this resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution granting the variance will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

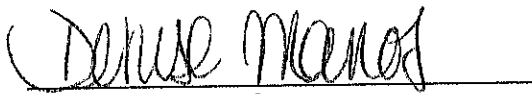
PASSED AND ADOPTED THIS 13th DAY OF DECEMBER, 2007.

RENDERED THIS 24th DAY OF January, 2008.



SCOTT ROBERTS,
BOARD VICE CHAIR

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



DENISE MANOS,
BOARD ATTORNEY

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 07-DV-37)

LEGAL DESCRIPTION

Lot 1, LESS THE WEST 15 FEET, FURTHER LESS AND EXCEPT: That part of Lot 1, in Block 58, of the "TOWN OF HOLLYWOOD", according to the Plat thereof, as recorded in Plat Book 1, at Page 21, of the Public Records of Broward County, Florida, in Section 15, Township 51 South, Range 42 East, which is included in the external area formed by a 15-foot radius arc which is tangent to the South line of Lot 1 and tangent to a line which is 15 feet East of and parallel to the West line of said Lot 1. This property was conveyed to the State of Florida by Deed recorded in Official Records Book 5062, Page 444, and all of Lots 2 through 19, inclusive, and Lot 24 less the West 15 feet thereof, in Block 58, of the "TOWN OF HOLLYWOOD", according to the Plat thereof, as recorded in Plat Book 1, at Page 21, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida.

Exhibit "A"

RESOLUTION NO R-2008-253

(07-SP-37)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE SITE PLAN FOR ARTSPARK VILLAGE PLANNED DEVELOPMENT (APPROVED BY ORDINANCE NO O-2008-18) FOR PROPERTY BOUNDED BY S 17TH AVENUE TO THE EAST, FEDERAL HIGHWAY TO THE WEST, HARRISON STREET TO THE NORTH AND VAN BUREN STREET TO THE SOUTH (1740 SOUTH YOUNG CIRCLE), APPROVING AND GRANTING MODIFICATIONS FROM THE OFF-STREET PARKING AND LOADING REQUIREMENTS OF ARTICLE 7 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 22, 2008, O-2008-18 was passed and adopted by the City Commission, which approved the rezoning to Planned Development District (PD) and the Master Development Plan, (the "Ordinance") for the project known as "ArtsPark Village," on property generally bounded by S 17th Avenue to the east, Federal Highway to the west, Harrison Street to the north and Van Buren Street to the south (1740 South Young Circle) with approximately 2.57 net acres/4.08 gross acres (the "Property") as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference, and

WHEREAS, the City of Hollywood Zoning and Land Development Regulations requires that all development projects which are located in a PD District must receive site plan approval, from the City Commission, prior to the issuance of any building permits; and

WHEREAS, an application was filed with the Office of Planning requesting site plan approval for the construction of a mixed use development consisting of 390 residential units, 35,449 sq. ft. ground-floor retail, 52,500 sq. ft office, and 107,845 sq. ft. Charter School, for the Property; and

WHEREAS, the final site plan submitted by the Applicant was reviewed by the Technical Advisory Committee ("TAC"), which recommends the following conditions

- (1) That, prior to the issuance of any building permit, the Applicant shall continue to work with the Downtown District of the Hollywood

Community Redevelopment Agency, and appropriate City staff, to ensure that hardscape, landscape and lighting details are consistent with the Young Circle plan, and

- (2) That the Developer shall submit to the City documentation providing either a unity of title, or other legally binding recorded document, expressly stating that: "The parties hereby agree that the properties are being developed as a planned development which is under unified control and no land within the 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 and site plan." Such documentation shall be provided prior to a Building Permit being issued.

, and

WHEREAS, on December 13, 2007, the Development Review Board ("DRB") passed and adopted Resolution No 07-DV-37, which approved a variance for the waiver of the required 25 ft. landscape setback from all external/internal streets as well as Design Approval with the following conditions

- (1) That the height of the Charter School be restricted to a maximum height of 64 feet to the top of the parapet; and
- (2) That the Design Review approval is subject to any conditions the City Commission may deem necessary while considering the Master Development Plan and Site Plan.

, and

WHEREAS, subsequent to First Reading of the PD Ordinance by the City Commission, the applicant worked with CRA and City staff to address concerns raised at First Reading and the Office of Planning recommends the following conditions:

- (1) The fire escape on the east elevation of the residential tower be enclosed;
- (2) Ensure sidewalks along 17th Avenue be a minimum 7' wide, sidewalks along Van Buren Street and Harrison Street be a minimum 10' wide, sidewalks along Young Circle be a minimum 20' wide and sidewalks along Federal Highway be a minimum 20' wide;

- (3) Supports for the overhang on the office building shall be situated to minimize its footprint and maximize unimpeded pedestrian walkways

WHEREAS, Section 4 15 E. 6 of the Zoning and Land Development Regulations sets forth that off-street parking and loading requirements in a Planned Development District shall meet all requirements of Article 7, unless expressly modified by the City Commission; and

WHEREAS, the Applicant has requested that the City Commission approve modifications to the off-street parking and loading requirements of Article 7 as it relates to the number of parking spaces required and required number of loading spaces; and

WHEREAS, the applicant is requesting the following modifications to the off-street parking and loading requirements of Article 7 of the Zoning and Land Development Regulations:

- (1) The amount of required off-street parking shall be reduced from 1,115 parking spaces to 773, unreserved, parking spaces;
- (2) Parking stall dimensions shall be 8'6" x 18' with a 24' backup (except parking stall dimensions next to a wall shall be 10'6" x 19' with a 24' backup),
- (3) The four westernmost columns within the parking garage may be less than 3' from the entrance of adjacent parking stall/spaces;
- (4) The required number of loading spaces is reduced from twelve to seven loading spaces; and
- (5) Prior to the issuance of a Building Permit, the applicant shall submit to the City a copy of language, acceptable to the City Attorney, to be included in all future lease documents (or subsequent sale documents), advising of the unreserved parking conditions;

, and

WHEREAS, the City Commission has reviewed the proposed site plan for the project and has determined the site plan should be approved with the aforementioned conditions,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA.

Section 1 That it hereby approves The ArtsPark Village Planned Development Site Plan attached hereto, and incorporated herein by reference as Exhibit "B," with the following conditions.

- (1) The fire escape on the east elevation of the residential tower be enclosed;
- (2) Ensure sidewalks along 17th Avenue be a minimum 7' wide, sidewalks along Van Buren Street and Harrison Street be a minimum 10' wide, sidewalks along Young Circle be a minimum 20' wide and sidewalks along Federal Highway be a minimum 20' wide,
- (3) Supports for the overhang on the office building shall be situated to minimize its footprint and maximize unimpeded pedestrian walkways.
- (4) That the Applicant shall continue to work with the Downtown District of the Hollywood Community Redevelopment Agency, and appropriate City staff, to ensure that hardscape, landscape and lighting details are consistent with the Young Circle plan, and
- (5) That the Developer shall submit to the City documentation providing either a unity of title, or other legally binding recorded document, expressly stating that: "The parties hereby agree that the properties are being developed as a planned development which is under unified control and no land within the 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 and site plan" Such documentation shall be provided prior to a Building Permit being issued.

Section 2: That the off-street parking and loading requirements of Article 7 of the Zoning and Land Development Regulations are hereby modified as they relate to the parking garage as follows:

- (1) The amount of required off-street parking shall be reduced from 1,115 parking spaces to 773, unreserved, parking spaces,

- (2) Parking stall dimensions shall be 8'6" x 18' with a 24' backup (except parking stall dimensions next to a wall shall be 10'6" x 19' with a 24' backup),
- (3) The four westernmost columns within the parking garage may be less than 3' from the entrance of adjacent parking stall/spaces;
- (4) The required number of loading spaces is reduced from twelve to seven loading spaces;
- (5) Prior to the issuance of a Building Permit, the applicant shall submit to the City a copy of language, acceptable to the City Attorney, to be included in all future lease documents (or subsequent sale documents), advising of the unreserved parking conditions, and
- (6) Any future revision to the site plan that does not include at least 773 unreserved parking spaces shall be considered a major modification to this approval


Section 4 That this resolution shall be in full force and effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 22 day of July, 2008

RENDERED this 29 day of July, 2008



PETER BOBER, MAYOR

ATTEST


PATRICIA A. CERNY, MMC,
CITY CLERK

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



JEFFREY P. SHEFFEL, CITY ATTORNEY

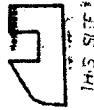
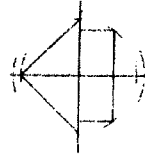
ALTA/ACSM LAND TITLE SURVEY

NET AREA = 12 291 SQ FT / 2 5781 ACRES

CROSS AREA = 178 143 SQ FT / 4 0896 ACRES

EXHIBIT A

NO.	DESCRIPTION	DATE	BY	REVISIONS
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2	FINAL SURVEY	11/17/77	W.S. D-VELOPVEN	
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MAP TO

C - S N S SURVEYORS & ASSOCIATES INC
 # 5-48
 OF

PROJECT NUMBER 54 B-1-1
 CLIENT W.S. D-VELOPVEN

REVISIONS PER CITY
 REVISED PER NEW & REPORT

DATE FEB 2 1978
 DIVISION
 REVISIONS PER CITY
 REVISED PER NEW & REPORT

COMBIN. NUMBER
 NAME, MODEL
 ZONE
 BASE F
 COUNTY, STATE

JOHN H. SURVEYORS & ASSOCIATES, INC.

PROJ. NO. 54-8-14
SHEET NO. 11

DATE: JUNE 2, 1964
BY: RICHARD E. COLSON
CHECKED BY: JAMES W. GIBSON

LEGEND
CORNER MARK
ELEVATION
SPRING
ELECTRIC SERVICE
BOUNDARY LINE
ADJACENT PROPERTY
REMARKS

1. CORNER MARK AT N.W. CORNER OF LOT 10, TRACT 1, T. 12N., R. 15W., S. 14E.
2. ELEVATION OF CORNER MARK 102.45 FEET
3. SPRING LOCATED NEAR S.E. CORNER OF LOT 10
4. ELECTRIC SERVICE FROM LOT 10 TO LOT 11
5. BOUNDARY LINE WITH ADJACENT PROPERTY (LOT 11) AT N.E. CORNER OF LOT 10
6. ADJACENT PROPERTY (LOT 11) BOUNDARY LINE AT S.E. CORNER OF LOT 10
7. CORNER MARK AT S.E. CORNER OF LOT 10, TRACT 1, T. 12N., R. 15W., S. 14E.
8. ELEVATION OF CORNER MARK 102.45 FEET
9. SPRING LOCATED NEAR S.E. CORNER OF LOT 10
10. ELECTRIC SERVICE FROM LOT 10 TO LOT 11
11. BOUNDARY LINE WITH ADJACENT PROPERTY (LOT 11) AT N.E. CORNER OF LOT 10
12. ADJACENT PROPERTY (LOT 11) BOUNDARY LINE AT S.E. CORNER OF LOT 10

JOHN H. SURVEYORS & ASSOCIATES, INC.

PROJ. NO. 54-8-14
SHEET NO. 11

THE FOLLOWING IS A SUMMARY OF THE RECORDS AND INFORMATION OBTAINED IN THE COURSE OF THE SURVEY.
1. RECORDS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWING THE ORIGINAL RECORD OF THE SURVEY OF THE PROPERTY DESCRIBED IN THE INSTRUMENT DATED JANUARY 15, 1964.
2. RECORDS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHOWING THE ORIGINAL RECORD OF THE SURVEY OF THE PROPERTY DESCRIBED IN THE INSTRUMENT DATED JANUARY 15, 1964.
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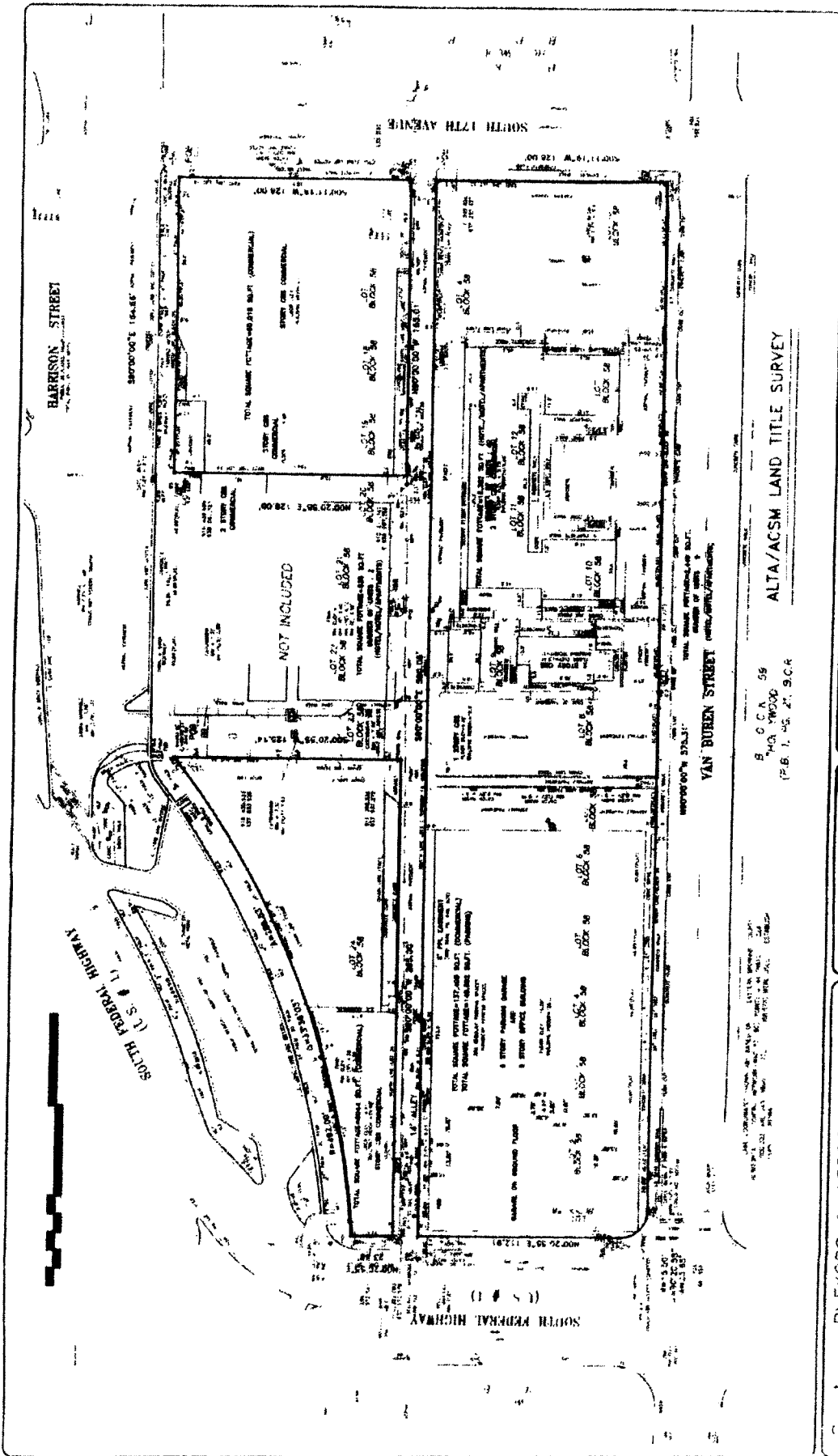
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JOHN H. SURVEYORS & ASSOCIATES, INC.
PROJ. NO. 54-8-14
SHEET NO. 11

REVISIONS
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ALTA/ACSM LAND TITLE SURVEY

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 (P.B. 1, 25, 27, S.C.R.)

JOY SURVEYORS & ASSOCIATES INC
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PROJECT NUMBER 5418-04
 CLIENT W. D. ELLIOTT

REVISIONS PER CITY
 ADDED STATE PLANNING DEPARTMENT
 REVISIONS PER CITY 18-1
 ADDED STATE PLANNING DEPARTMENT 05-16
 REVISIONS PER CITY 05-16

COMP. NO.	DATE
NAME	
NO.	
DATE	

EXHIBIT B

CITY COMMISSION MEETING
JULY 15, 2008

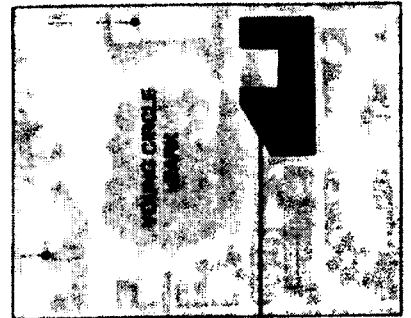
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1-100 SITE PLAN	1-100 SITE PLAN

Arts Park Village at Young Circle

OWNER
WORLD DEVELOPMENT
400 AVENUE 100
SUITE 1000
MIAMI BEACH, FL 33139

ARCHITECTS
KIM HARRIS ARCHITECTURE
2001 BAYVIEW BLVD
SUITE 1000
MIAMI BEACH, FL 33139

CALVIN GIORDANO & ASSOCIATES
1000 BAYVIEW BLVD
SUITE 1000
MIAMI BEACH, FL 33139



<p>0715</p> <p>Arts Park Village at Young Circle</p>	<p>COVER</p>	<p>WORLD DEVELOPMENT</p>	<p>ARCHITECTS</p>	<p>OWNER</p>
--	--------------	--------------------------	-------------------	--------------

PROJECT DATA ARTS PARK VILLAGE at YOUNG CIRCLE

ZONING INFORMATION

NAME: _____
 ADDRESS: _____
 CITY: _____
 STATE: _____
 ZIP: _____
 PHONE: _____
 FAX: _____
 E-MAIL: _____
 PROJECT DEVELOPMENT TO: _____
 NAME: _____
 ADDRESS: _____
 CITY: _____
 STATE: _____
 ZIP: _____

FLOOR AREA RESIDENTIAL BUILDING (Phase 1a)

TOTAL FLOOR AREA: _____
 TOTAL GROSS AREA: _____
 TOTAL NET AREA: _____
 TOTAL GROUND AREA: _____
 TOTAL OPEN SPACE: _____
 TOTAL PARKING SPACES: _____
 TOTAL DRIVE ISLES: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____

FLOOR AREA OFFICE BUILDING (Phase 2)

TOTAL FLOOR AREA: _____
 TOTAL GROSS AREA: _____
 TOTAL NET AREA: _____
 TOTAL GROUND AREA: _____
 TOTAL OPEN SPACE: _____
 TOTAL PARKING SPACES: _____
 TOTAL DRIVE ISLES: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____

FLOOR AREA CHARTER SCHOOL (Phase 1b)

TOTAL FLOOR AREA: _____
 TOTAL GROSS AREA: _____
 TOTAL NET AREA: _____
 TOTAL GROUND AREA: _____
 TOTAL OPEN SPACE: _____
 TOTAL PARKING SPACES: _____
 TOTAL DRIVE ISLES: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____

OPEN SPACE

PROVIDED: _____
 REQUIRED: _____
 TOTAL: _____

PARKING DATA

PARKING REQUIRED

REQUIRE: _____
 PROVIDED: _____
 SURPLUS: _____
 DEFICIT: _____
 TOTAL: _____

PARKING PROVIDED

TOTAL PROVIDED: _____
 TOTAL HANDICAP SPACES: _____
 TOTAL DRIVE ISLES: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____
 TOTAL DRIVE ISLE DIMENSIONS: _____

PARKING SPACE DIMENSIONS

REQUIRED: _____
 PROVIDED: _____
 TOTAL: _____

DRIVE ISLES DIMENSIONS

REQUIRED: _____
 PROVIDED: _____
 TOTAL: _____

RESIDENTIAL BUILDING SETBACKS (Phase 1a)

REQUIRED: _____
 PROVIDED: _____
 RECOMMENDATIONS BY ZISCO/ACH: _____

RESIDENTIAL BUILDING SETBACKS (Phase 1a)	REQUIRED	PROVIDED	RECOMMENDATIONS BY ZISCO/ACH
RESIDENTIAL BUILDING S. FEDERAL HWY 5 YOUNG CIRCLE	25'-0"	10'-0"	4'
SOUTH FEDERAL HWY (U.S.)	25'-0"	10'-0"	5'-0"
VAN BUREN	25'-0"	19'-0"	10'-0"
EAST INTERIOR STREET	25'-0"	19'-0"	10'-0"
TOWER	25'-0"	19'-0"	10'-0"
TOWER	25'-0"	19'-0"	10'-0"
TOWER	25'-0"	19'-0"	10'-0"
TOWER	25'-0"	19'-0"	10'-0"

OFFICE BUILDING SETBACKS (Phase 2)

OFFICE BUILDING SETBACKS (Phase 2)	REQUIRED	PROVIDED	RECOMMENDATIONS BY ZISCO/ACH
HARRISON STREET	25'-0"	0'-0"	0'-0"
17TH AVENUE	25'-0"	0'-0"	0'-0"
SOUTH ALLEY	25'-0"	0'-0"	0'-0"
WEST INTERIOR STREET	25'-0"	0'-0"	0'-0"

SCHOOL BUILDING SETBACKS (Phase 1b)

SCHOOL BUILDING SETBACKS (Phase 1b)	REQUIRED	PROVIDED	RECOMMENDATIONS BY ZISCO/ACH
NORTH ALLEY	25'-0"	10'-0"	5'-0"
17TH AVENUE	25'-0"	11'-0"	0'-0"
VAN BUREN STREET	25'-0"	11'-0"	0'-0"
WEST INTERIOR STREET	25'-0"	11'-0"	0'-0"

LOADING SPACES

REQUIRED: _____
 PROVIDED: _____
 TOTAL: _____

BUILDING HEIGHT

BUILDING HEIGHT	REQUIRED	PROVIDED
RESIDENTIAL BUILDING	62'-0"	65 STORIES
OFFICE BUILDING	228'-0"	22 STORIES
CHARTER SCHOOL	87'-0"	8 STORIES
TOWER	56'-0"	5 STORIES

RESIDENTIAL UNIT TYPE COUNT

RESIDENTIAL UNIT TYPE COUNT	REQUIRED	PROVIDED
TOTAL DENSITY/ACRE:	380 RESIDENTIAL UNITS/58 UNITS/ACRE	380

UNIT TYPES

UNIT TYPES	REQUIRED	PROVIDED	AVERAGE UNIT SIZE
5% STUDIO	19	19	518 SF
40% 1BD	152	152	807 SF
38% 2 BD	144	144	1102 SF
5% 3 BD	29	29	1404 SF
TOTAL UNITS	380	380	


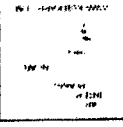

0715

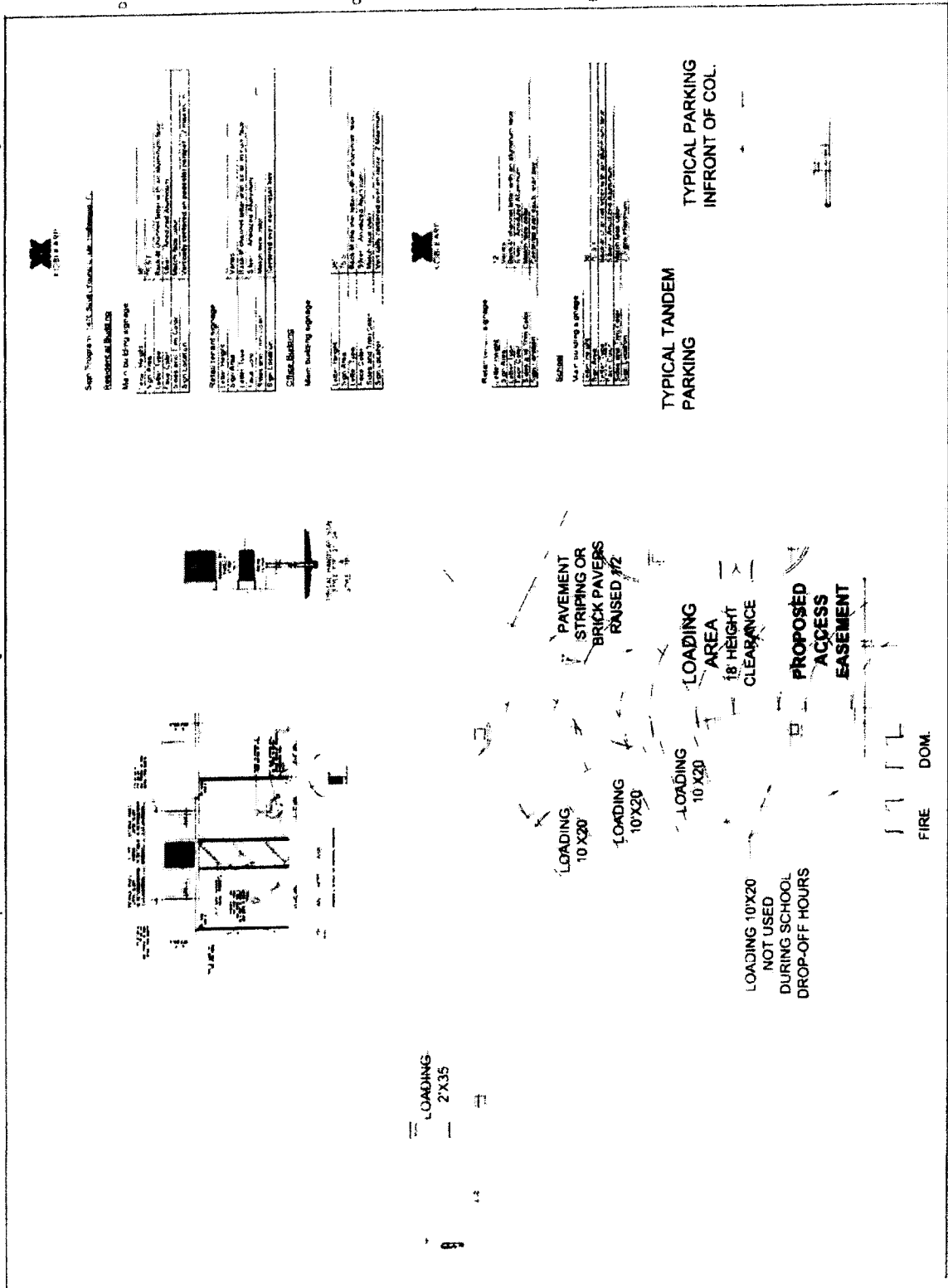
DATA SHEET

Arts Park Village At Young Circle

W. D. M. P. W. N.

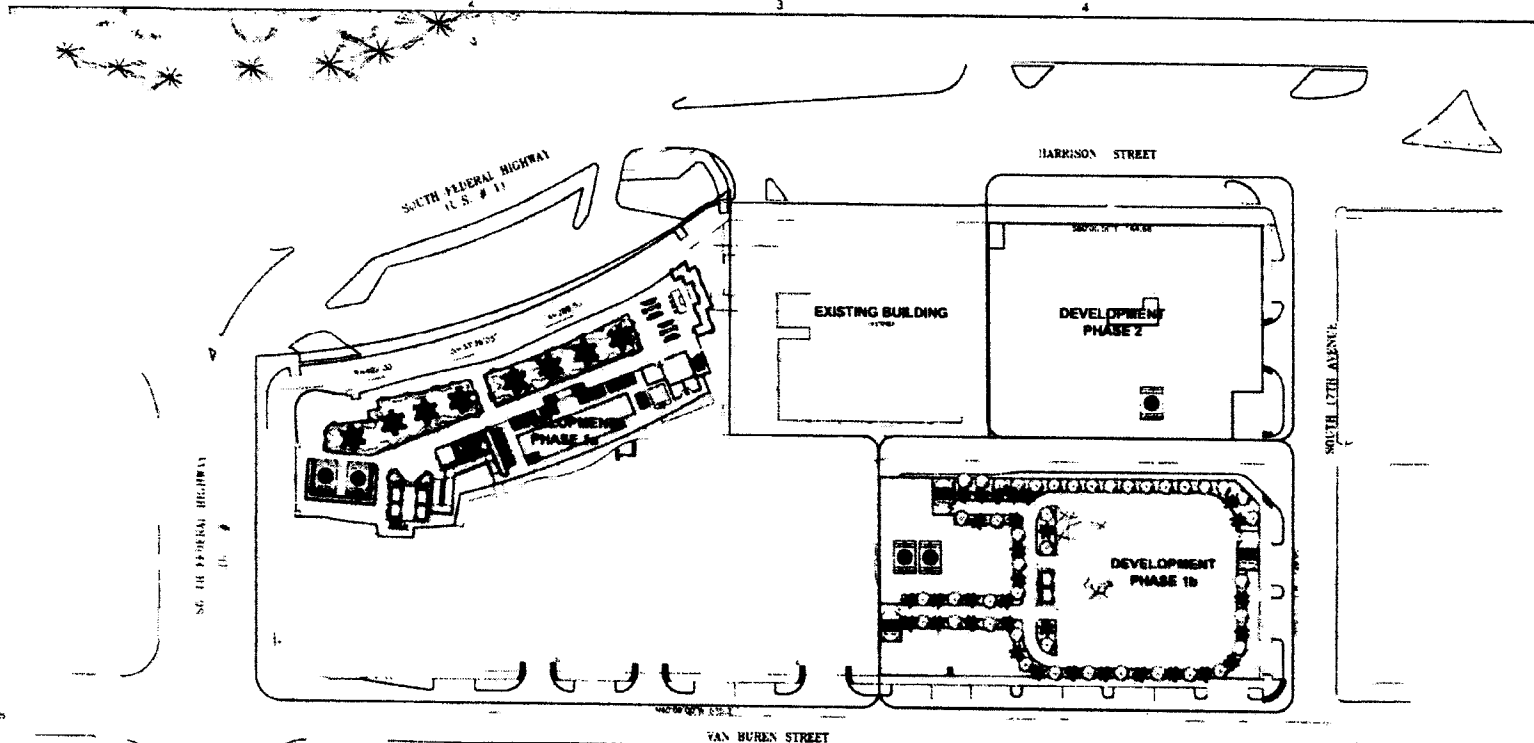
A1 00

	0715 Arts Park Village At Young Circle	MS DEVELOPMENT		A101
	PARKING DETAILS			



Site Notes:

Site Notes: 1. All work to be done in accordance with the approved plans. 2. All materials to be used shall be of the highest quality. 3. All work to be done in accordance with the approved specifications. 4. All work to be done in accordance with the approved schedule. 5. All work to be done in accordance with the approved budget.	Notes: 1. All work to be done in accordance with the approved plans. 2. All materials to be used shall be of the highest quality. 3. All work to be done in accordance with the approved specifications. 4. All work to be done in accordance with the approved schedule. 5. All work to be done in accordance with the approved budget.
---	--



PHASE 1a (RESIDENTIAL BUILDING)

OPEN SPACE
 PROVIDED 12%

PARKING DATA

REQUIRED	PROVIDED
565	638 SPACES
76	
103	
TOTAL REQUIRED	764 SPACES

PHASE 1b (CHARTER SCHOOL)

OPEN SPACE
 PROVIDED 24%

PARKING DATA

REQUIRED	PROVIDED
100 SPACES	
TOTAL REQUIRED	100 SPACES

PHASE 2 (OFFICE BUILDING)

OPEN SPACE
 PROVIDED 18%

PARKING DATA

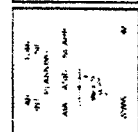
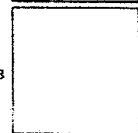
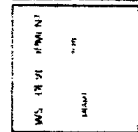
REQUIRED	PROVIDED
149 SPACES	154 SPACES
TOTAL REQUIRED	149 SPACES

DEVELOPMENT PHASE SITE PLAN
 SCALE 1" = 30'




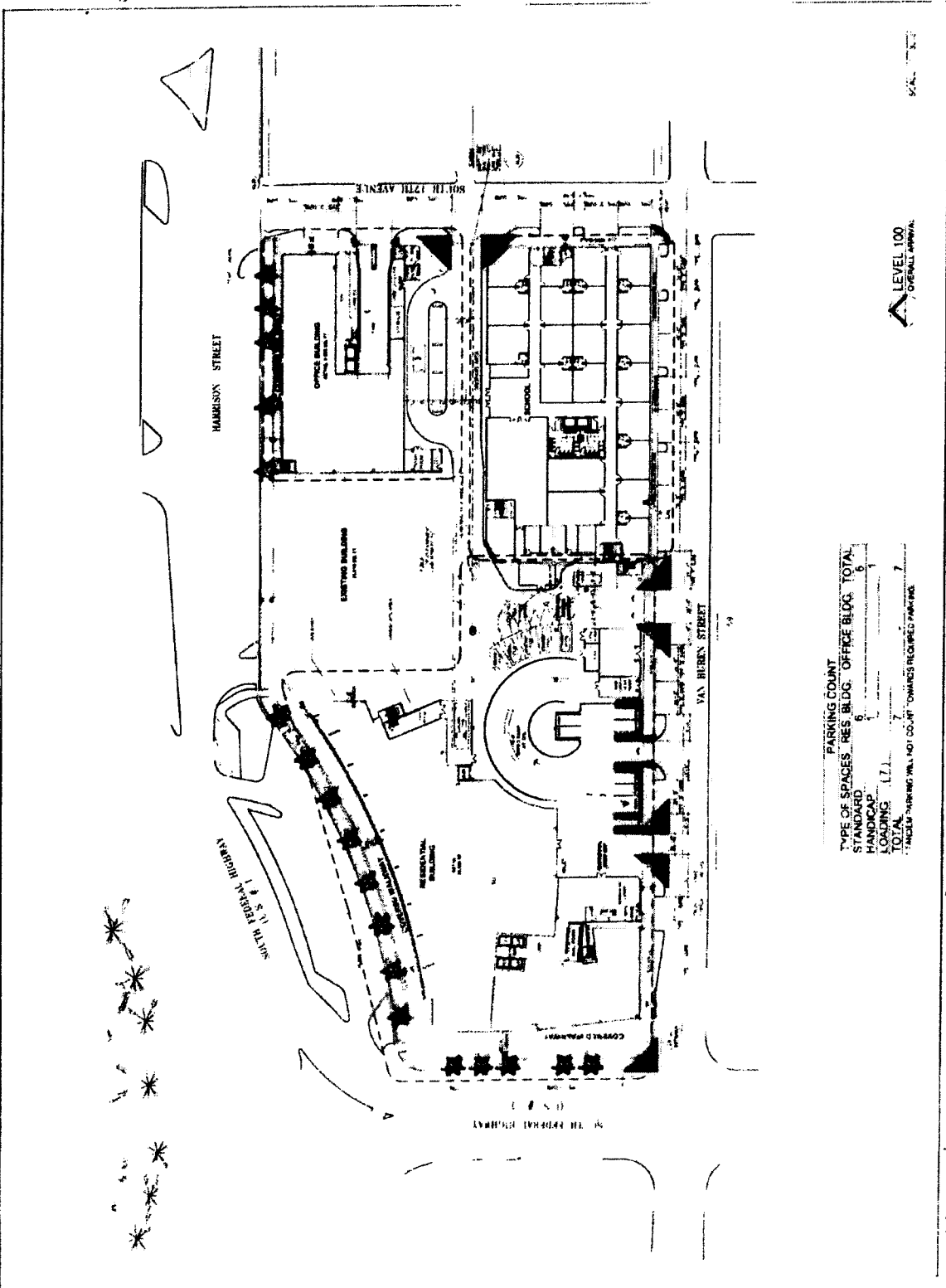
0715

Arts Park Village At Young Circle
 DEVELOPMENT PHASE



A1.04

	A2.01 <small>Overall General</small>
	LEVEL 100 Arts Park Village At Young Circle
0715	ARTS PARK VILLAGE AT YOUNG CIRCLE



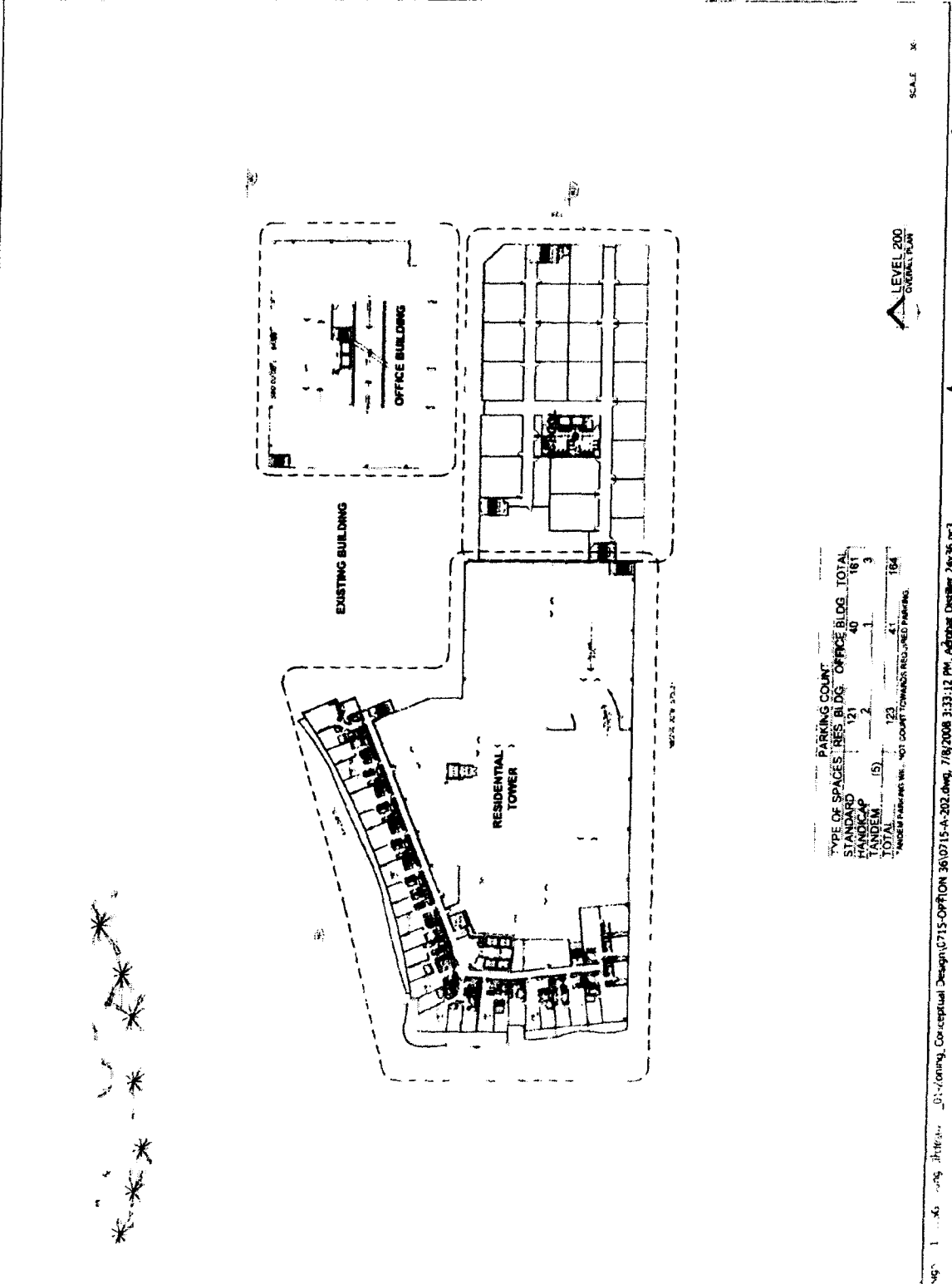
PARKING COUNT

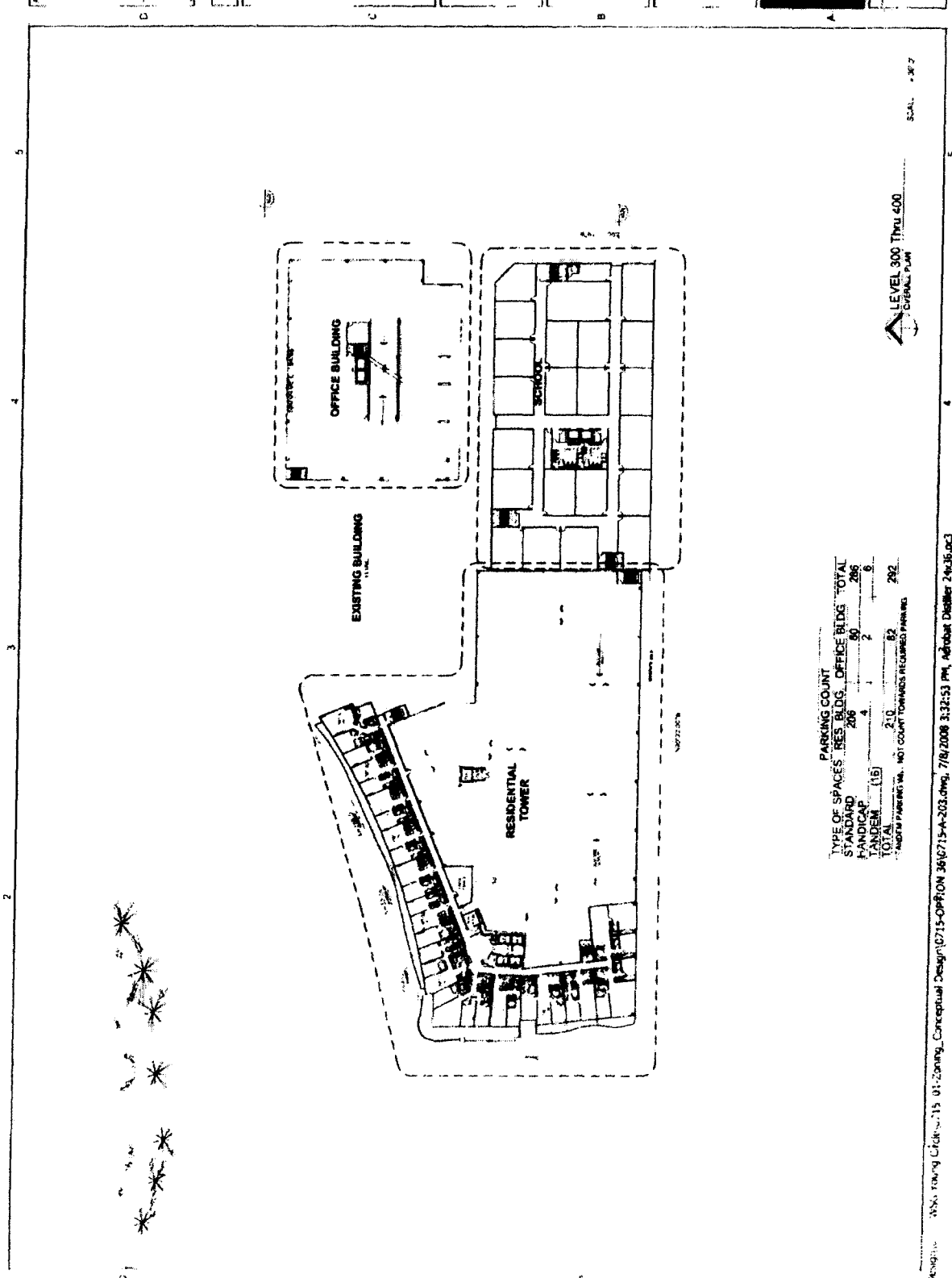
TYPE OF SPACES	RES. BLDG.	OFFICE BLDG.	TOTAL
STANDARD	6	6	12
HANDICAP	1	1	2
LOADING (L)	0	0	0
TOTAL	7	7	14

**INCLUDES REQUIRED MIN. HOV COUNT CHANGES REQUIRED PARKING

LEVEL 100
OVERALL GENERAL

	ARTS PARK VILLAGE AT YOUNG CIRCLE PROJECT NAME 0715 SHEET NO.	LEVEL 200 LEVEL 200	A2.02 SHEET NO.
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0715
 0715
 0715

LEVEL 300 THRU 400
 Arts Park Village At Young Circle

MSI DEVELOPMENT

MSI DEVELOPMENT

MSI DEVELOPMENT



A2.03
 LEVEL 300 THRU 400
 SPECIAL PLAN

PARKING COUNT

TYPE OF SPACES	RES. BLDG.	OFFICE BLDG.	TOTAL
STANDARD	206	60	266
HANDICAP	4	2	6
TANDEM	15	1	16
TOTAL	225	62	287

* NORTH PARKING NO. NOT COUNT TOWARDS REQUIRED PARKING

Design: MSX Young Circle 15 U-1 Zoning, Conceptual Design 0715-OPF-TON 36(715-A-203.dwg), 7/8/2008 3:32:53 PM, Adrobat Distiller 2.0.16.pcl

0715

ARTS PARK VILLAGE AT YOUNG CIRCLE

LEVEL 500 THRU 600

WOODRIVE CONSULTANTS

ARCHITECTS

1000 WEST 10TH AVENUE, SUITE 1000
DENVER, CO 80202

TEL: 303.733.1100
FAX: 303.733.1101
WWW.WOODRIVECONSULTANTS.COM

0715

ARTS PARK VILLAGE AT YOUNG CIRCLE

LEVEL 500 THRU 600

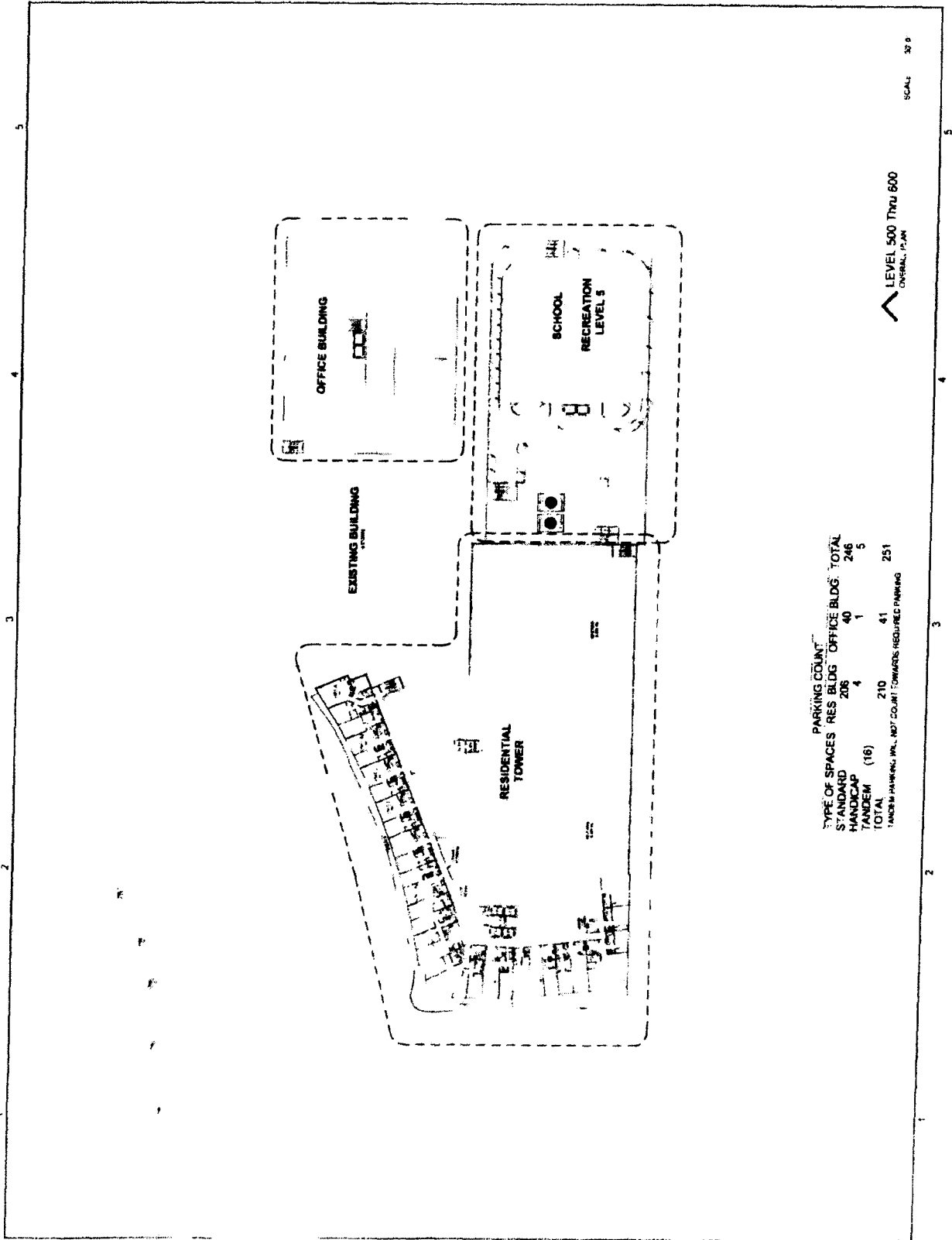
WOODRIVE CONSULTANTS

1000 WEST 10TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.WOODRIVECONSULTANTS.COM

WOODRIVE CONSULTANTS



A2 04



PARKING COUNT

TYPE OF SPACES	RES BLDG	OFFICE BLDG	TOTAL
STANDARD	208	40	246
HANDICAP	4	1	5
TANDEM (16)			
TOTAL	210	41	251

TANDEM PARKING WILL NOT COUNT TOWARDS REQUIRED PARKING

LEVEL 500 Thru 600
GENERAL PLAN

SCALE: 3/8"

0715

LEVEL 700

Arts Park Village At Young Circle

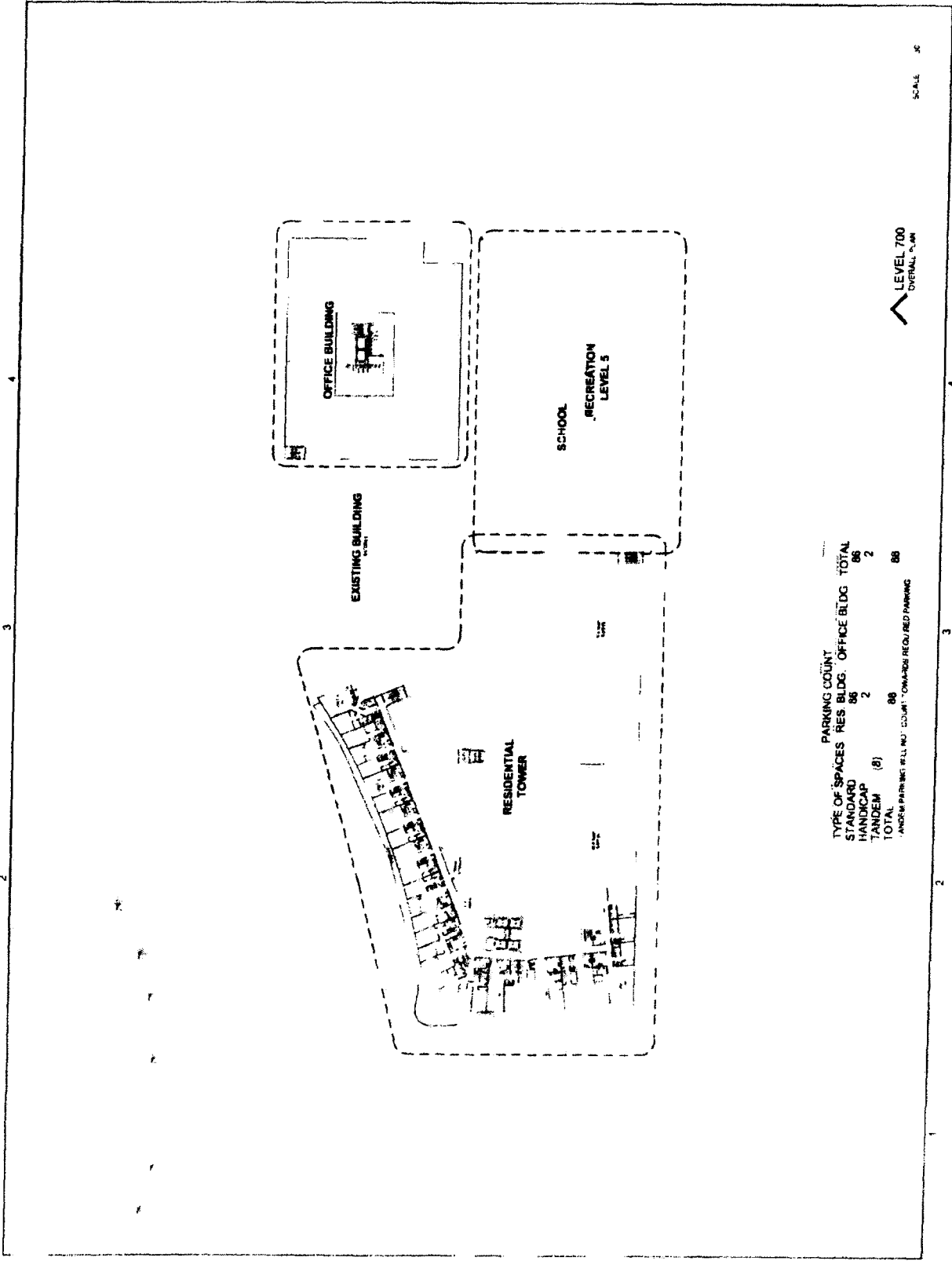
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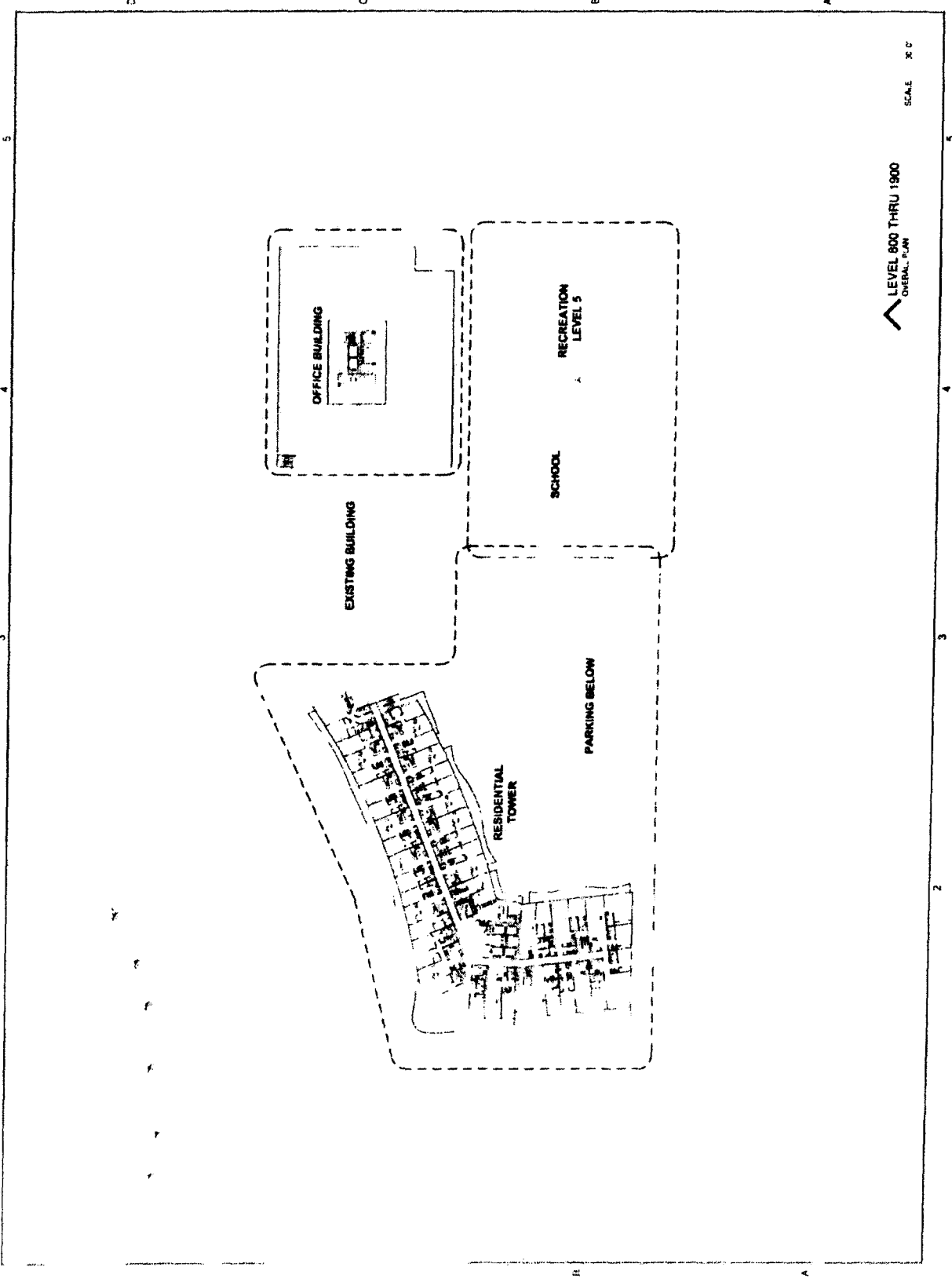
WWW.KENKOR.COM

SCALE 1/8" = 1'-0"



A2.05





LEVEL 800 THRU 1900
OVERALL PLAN

SCALE X 0

A2.06



ARCHITECT
PLANNING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
ARTS AND CRAFTS
DESIGN
GENERAL CONTRACTOR

WSCOTT V. KIMMEL
ARCHITECT

ARTS PARK VILLAGE AT YOUNG CIRCLE
LEVEL 800 THRU 1900

0715

REVISIONS SUBMISSION

PROJECT NO. 0715
 DATE: 07/15/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

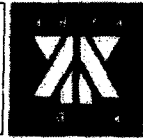
0715

LEVEL 2000 2200
 Arts Park Village At Young Circle
 PROJECT NO. 0715
 DATE: 07/15/07

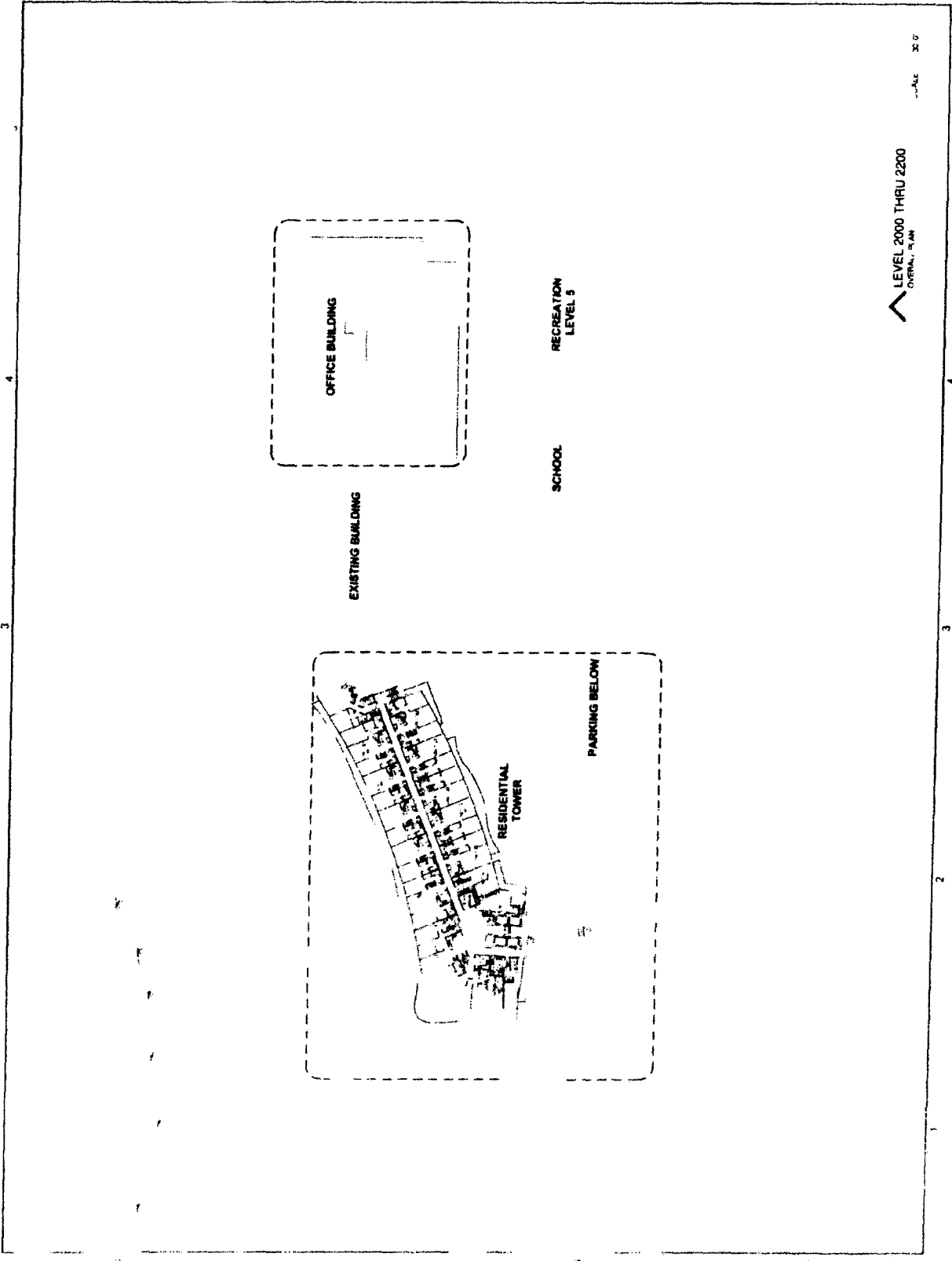
WSP, EX, V, G, MENT

DATE: 07/15/07

PROJECT NO. 0715
 DATE: 07/15/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



A2.07
 LEVEL 2000 THRU 2200
 OVERALL PLAN



PROJECT: SUMMIT BEACH
DRAWING NO.: 0715
DATE: 11/15/07
SCALE: AS SHOWN
SHEET NO.: 08 OF 08

0715

Arts Park Village At Young Circle
ROOF LEVEL

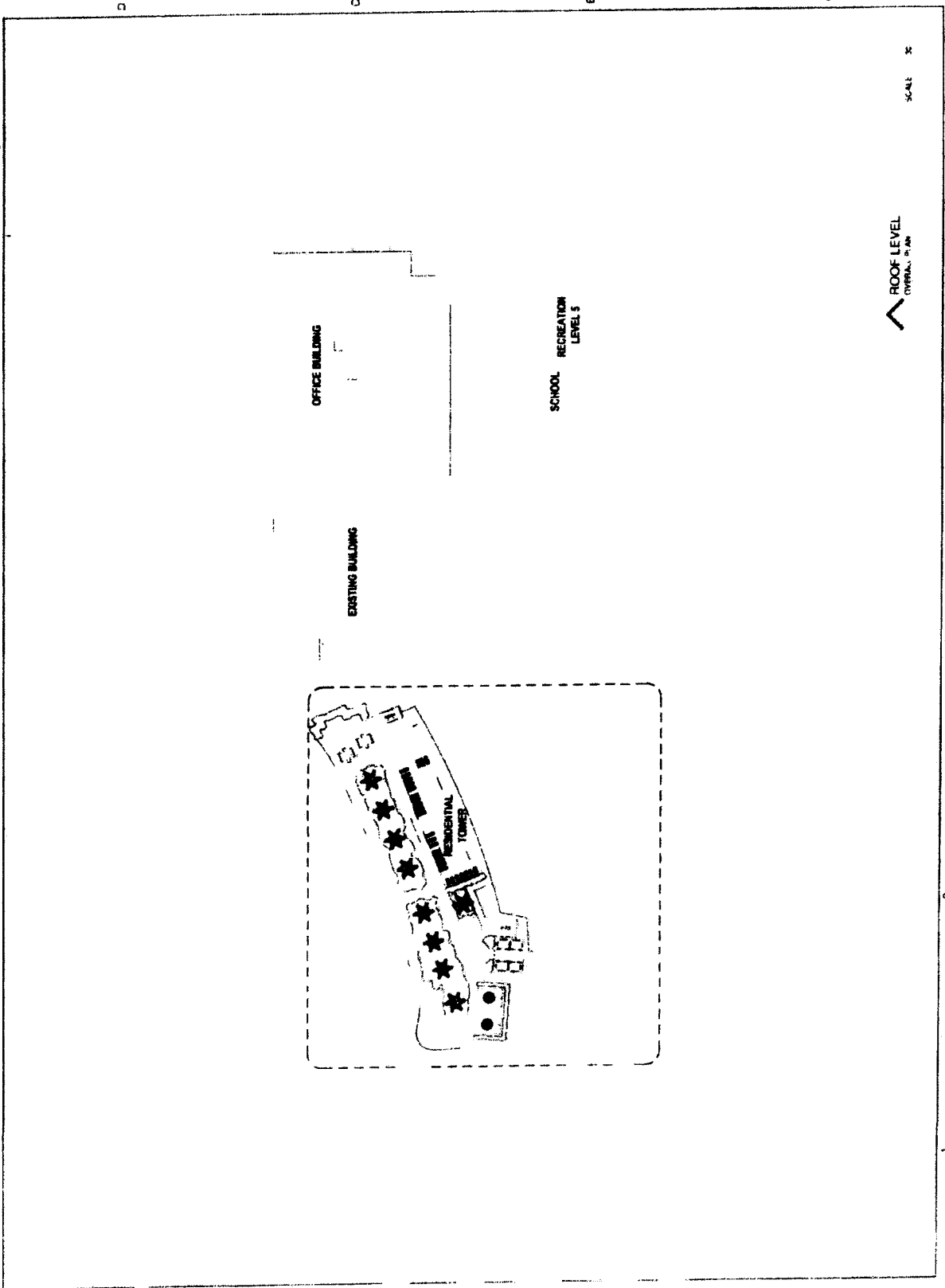
WISCONSIN COUNTY

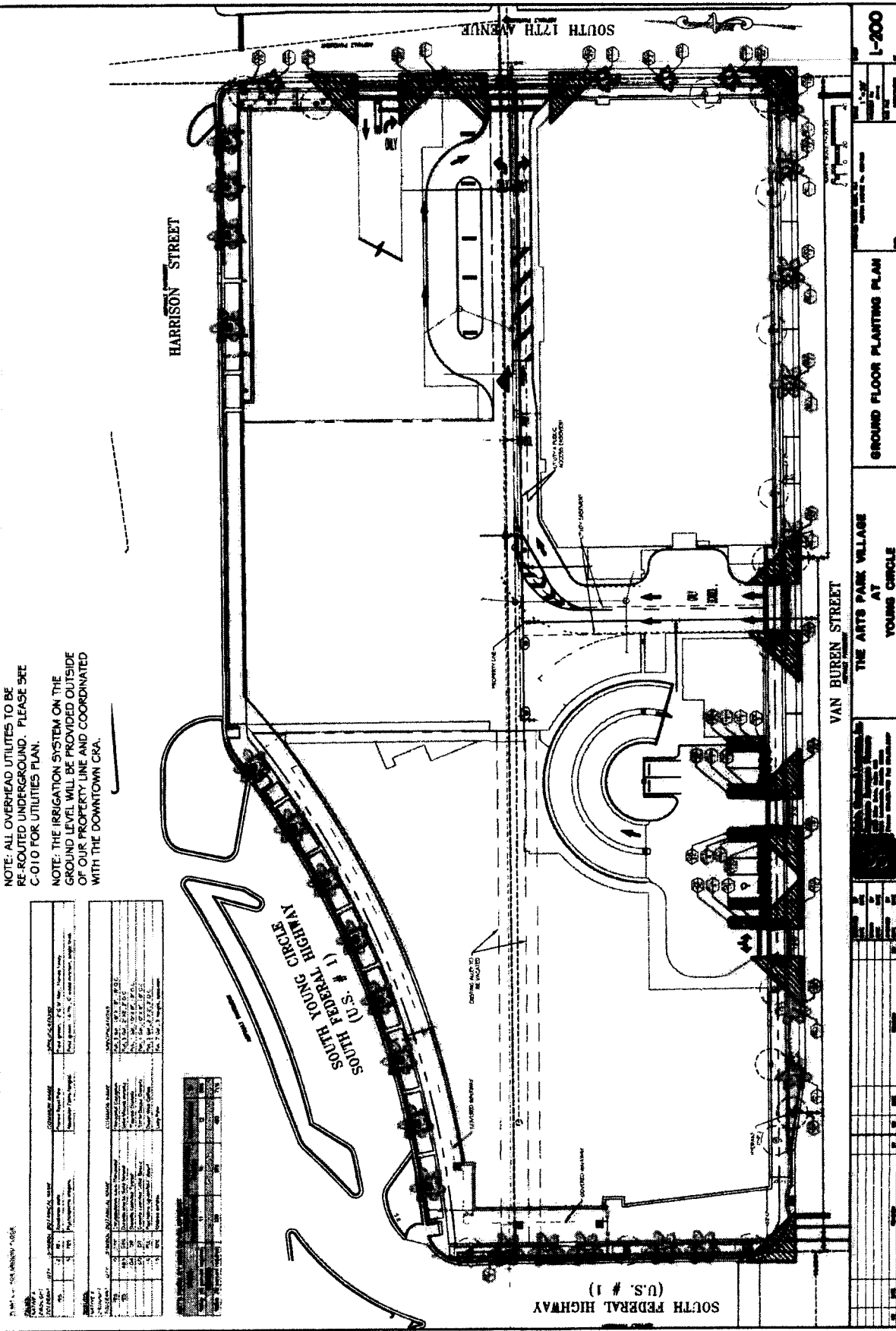
ARCHITECT

ARCHITECT



A2 08





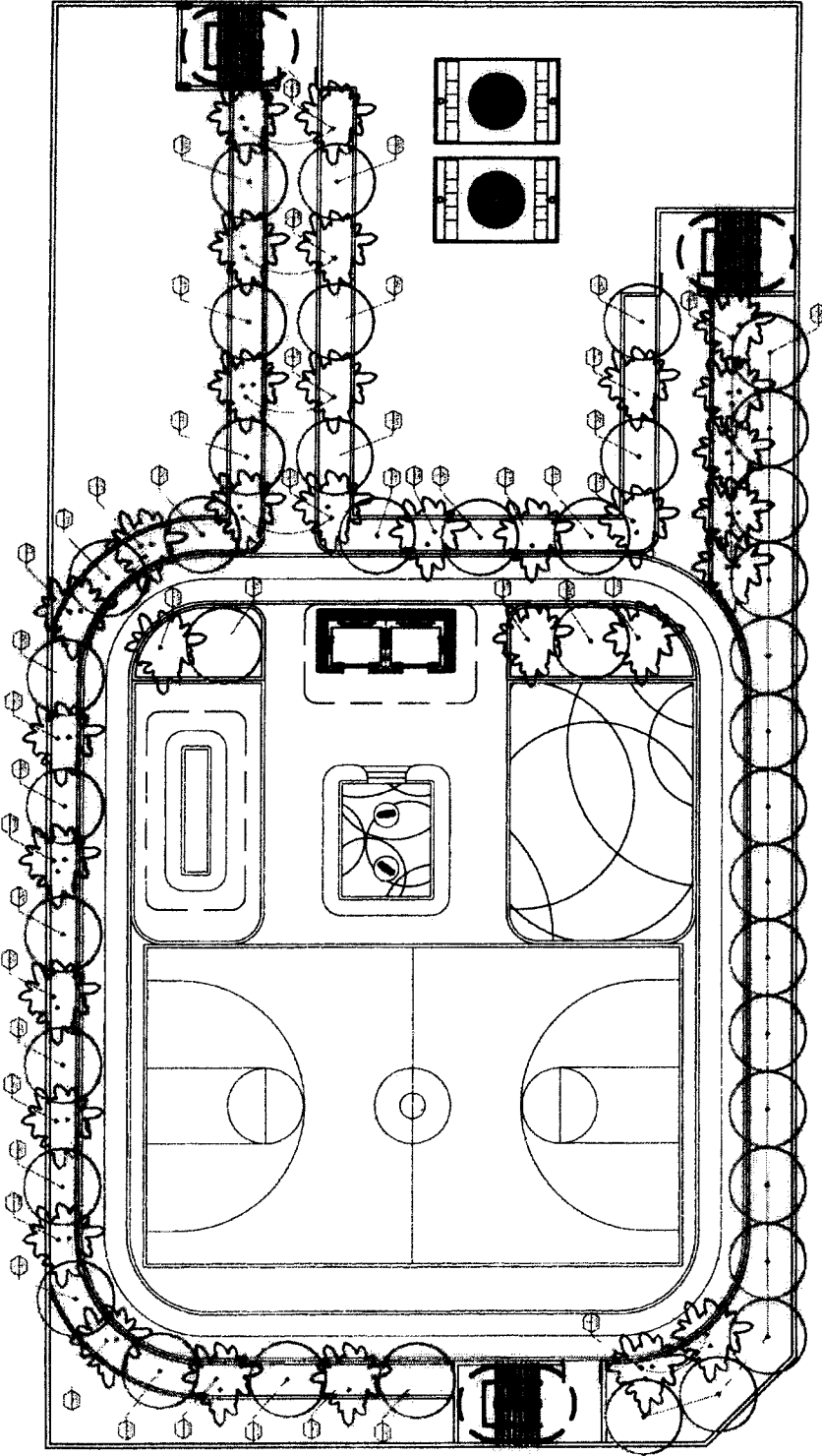
NOTE: ALL OVERHEAD UTILITIES TO BE RE-ROUTED UNDERGROUND. PLEASE SEE C-010 FOR UTILITIES PLAN.

NOTE: THE IRRIGATION SYSTEM ON THE GROUND LEVEL WILL BE PROVIDED OUTSIDE OF OUR PROPERTY LINE AND COORDINATED WITH THE DOWNTOWN CRA.

PROJECT INFORMATION	
PROJECT NAME	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
OWNER	...
ARCHITECT	...
DATE	...
REVISIONS	
NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...

<p>PROJECT NAME: THE ARTS PARK VILLAGE AT YOUNG CIRCLE</p> <p>PROJECT NUMBER: L-200</p> <p>DATE: ...</p> <p>SCALE: ...</p>	
<p>GROUND FLOOR PLANTING PLAN</p>	<p>THE ARTS PARK VILLAGE AT YOUNG CIRCLE</p>

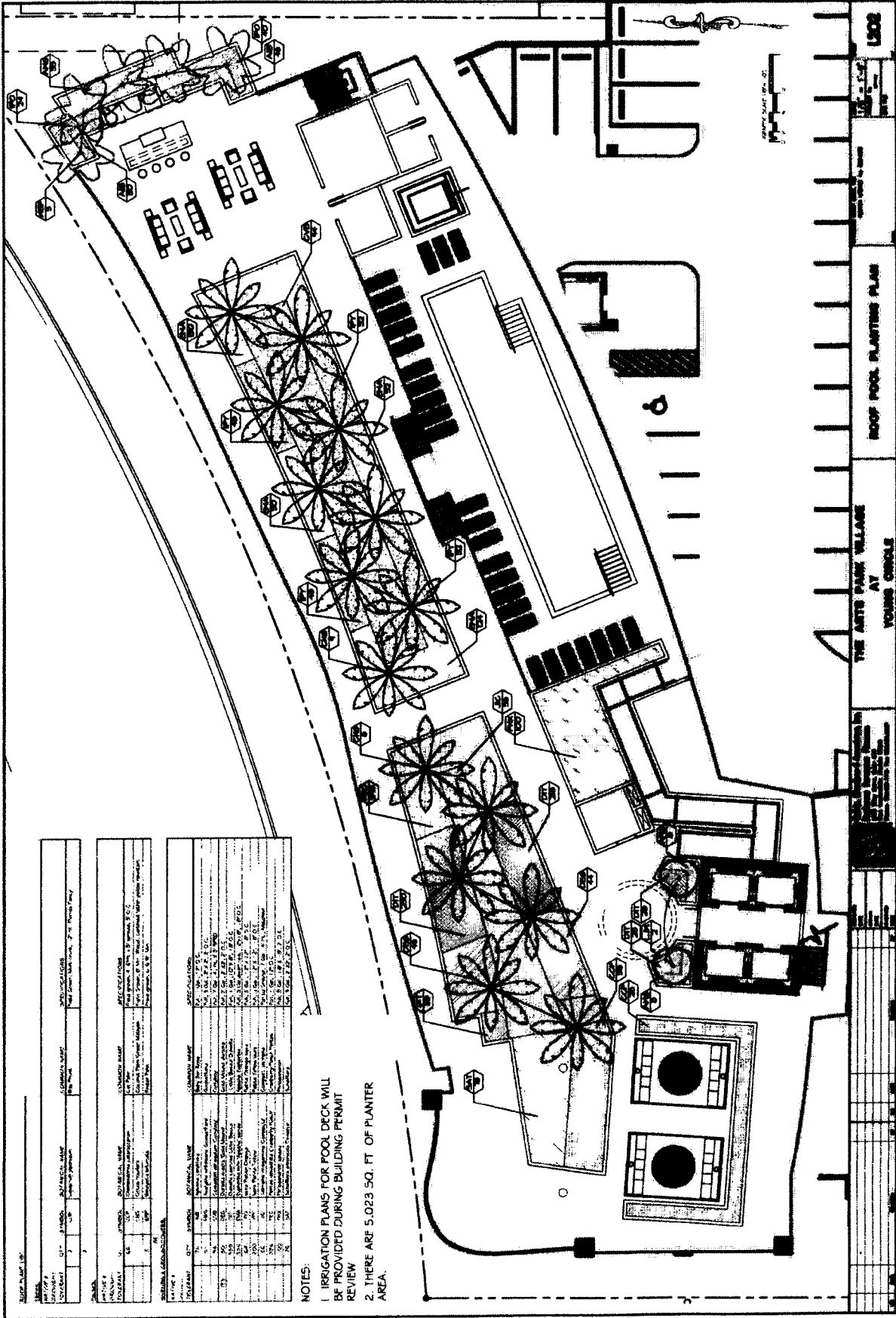
PROJECT NO.		DATE	
DRAWING NO.		SCALE	
DATE	BY	DATE	BY
10/15/78	J.M.	10/15/78	J.M.
PROJECT NAME		PROJECT LOCATION	
THE ARTS PARK VILLAGE		ST. LOUIS, MISSOURI	
AT		YOUNG CIRCLE	
5TH FLOOR SCHOOL		ROOF	
PLANTING PLAN		1-201	



THE ARTS PARK VILLAGE
AT
YOUNG CIRCLE

5TH FLOOR SCHOOL
ROOF
PLANTING PLAN

1-201



PROJECT INFORMATION		DESIGNER		DATE	
PROJECT NO.	101	PROJECT NAME	THE ARTS PARK VILLAGE AT YOUNG CIRCLE	DATE	10/15/08
CLIENT	THE ARTS PARK VILLAGE AT YOUNG CIRCLE	DESIGNER	THE ARTS PARK VILLAGE AT YOUNG CIRCLE	SCALE	AS SHOWN
PROJECT ADDRESS	101	PROJECT ADDRESS	101	PROJECT ADDRESS	101
PROJECT CITY	101	PROJECT CITY	101	PROJECT CITY	101
PROJECT STATE	101	PROJECT STATE	101	PROJECT STATE	101
PROJECT ZIP	101	PROJECT ZIP	101	PROJECT ZIP	101
PROJECT COUNTY	101	PROJECT COUNTY	101	PROJECT COUNTY	101
PROJECT PARCEL	101	PROJECT PARCEL	101	PROJECT PARCEL	101
PROJECT SUBDIVISION	101	PROJECT SUBDIVISION	101	PROJECT SUBDIVISION	101
PROJECT ZONING	101	PROJECT ZONING	101	PROJECT ZONING	101
PROJECT PERMIT	101	PROJECT PERMIT	101	PROJECT PERMIT	101
PROJECT PLAN	101	PROJECT PLAN	101	PROJECT PLAN	101
PROJECT SHEET	101	PROJECT SHEET	101	PROJECT SHEET	101
PROJECT DRAWN BY	101	PROJECT DRAWN BY	101	PROJECT DRAWN BY	101
PROJECT CHECKED BY	101	PROJECT CHECKED BY	101	PROJECT CHECKED BY	101
PROJECT APPROVED BY	101	PROJECT APPROVED BY	101	PROJECT APPROVED BY	101
PROJECT DATE	101	PROJECT DATE	101	PROJECT DATE	101
PROJECT SCALE	101	PROJECT SCALE	101	PROJECT SCALE	101
PROJECT STATUS	101	PROJECT STATUS	101	PROJECT STATUS	101
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PROJECT REVISION 19	101	PROJECT REVISION 19	101	PROJECT REVISION 19	101
PROJECT REVISION 20	101	PROJECT REVISION 20	101	PROJECT REVISION 20	101

NOTES:
 1. IRRIGATION PLANS FOR POOL DECK WILL BE PROVIDED DURING BUILDING PERMIT REVIEW
 2. THERE ARE 5,023 SQ. FT. OF PLANTER AREA.

THE ARTS PARK VILLAGE AT YOUNG CIRCLE
 ROOF POOL PLANTING PLAN
 101

0715

Arts Park Village At Young Circle
NORTH ELEVATION

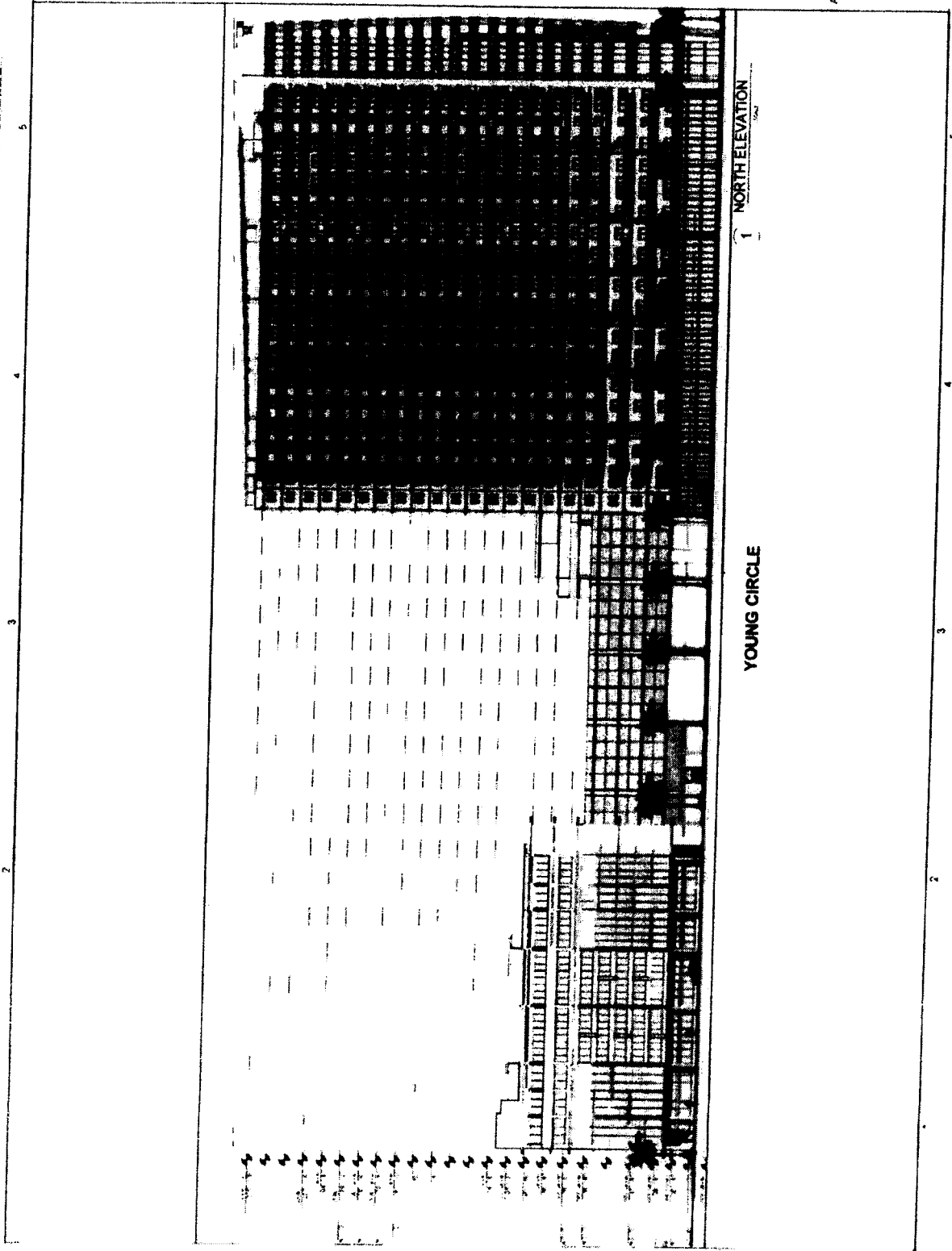
ARCHITECT
1100 N. ...

DATE
...

SCALE
...



A4 00



0715

Arts Park Village At Young Circle
BLOCK ELEVATION

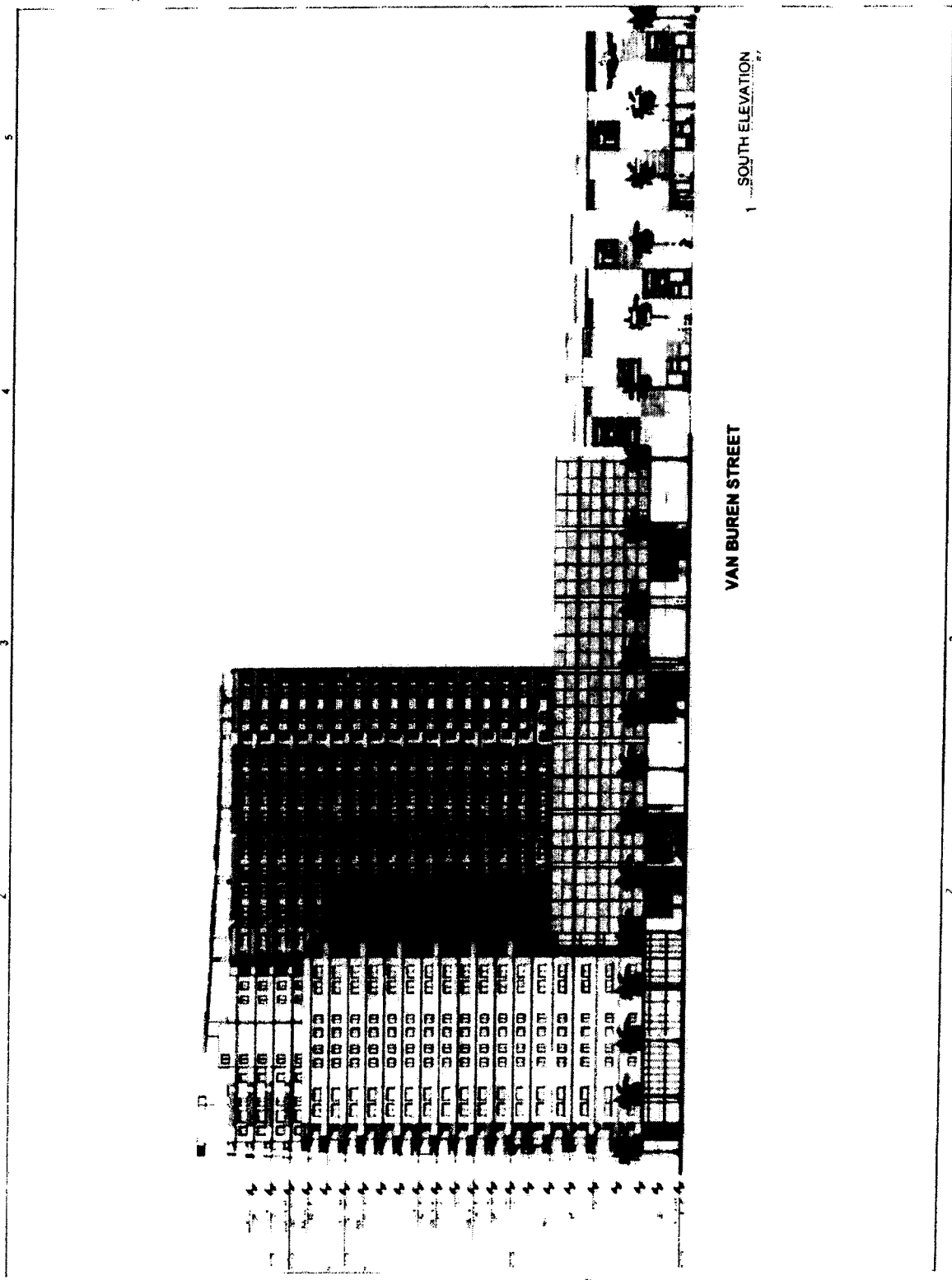
Arts Park Village At Young Circle
BLOCK ELEVATION

Arts Park Village At Young Circle
BLOCK ELEVATION

Arts Park Village At Young Circle
BLOCK ELEVATION



A4 01



VAN BUREN STREET

SOUTH ELEVATION

0715

Arts Park Village At Young Circle
BLOCK ELEVATION

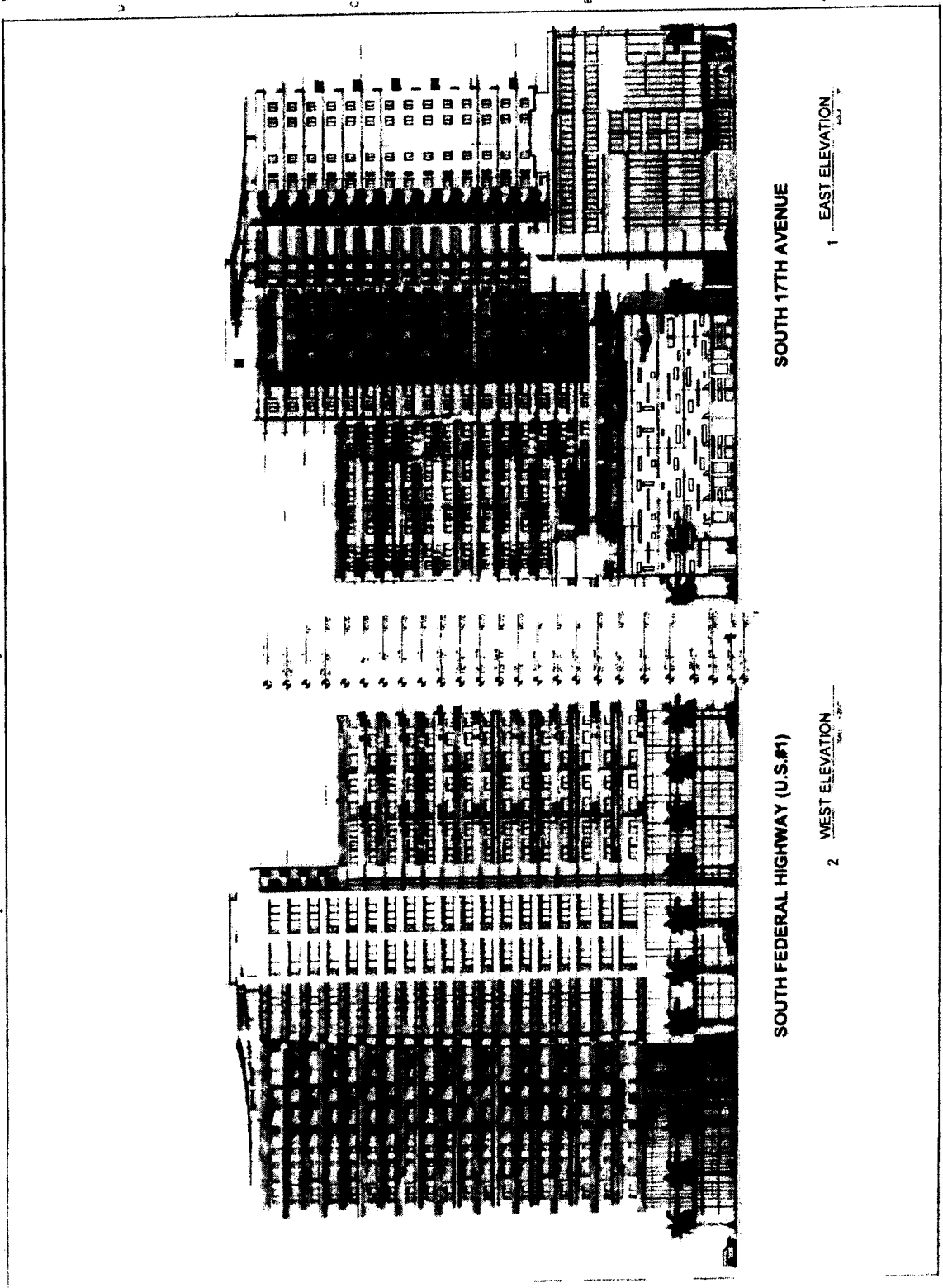
VA: J.P. + PARTNER
ARCHITECTS
ARCHITECTS

ARCHITECTS

ARCHITECTS



A4 02



SOUTH 17TH AVENUE

SOUTH FEDERAL HIGHWAY (U.S.#1)

1 EAST ELEVATION

2 WEST ELEVATION

REVISED DIMENSIONS

DATE: 07/15

BY: [Signature]

PROJECT: [Project Name]

LOCATION: [Location]

0715

OFFICE ELEVATION

Arts Park Village At Young Circle

ARCHITECT: [Firm Name]

PROJECT NO.: [Number]

DATE: [Date]

SCALE: 1/8" = 1'-0"

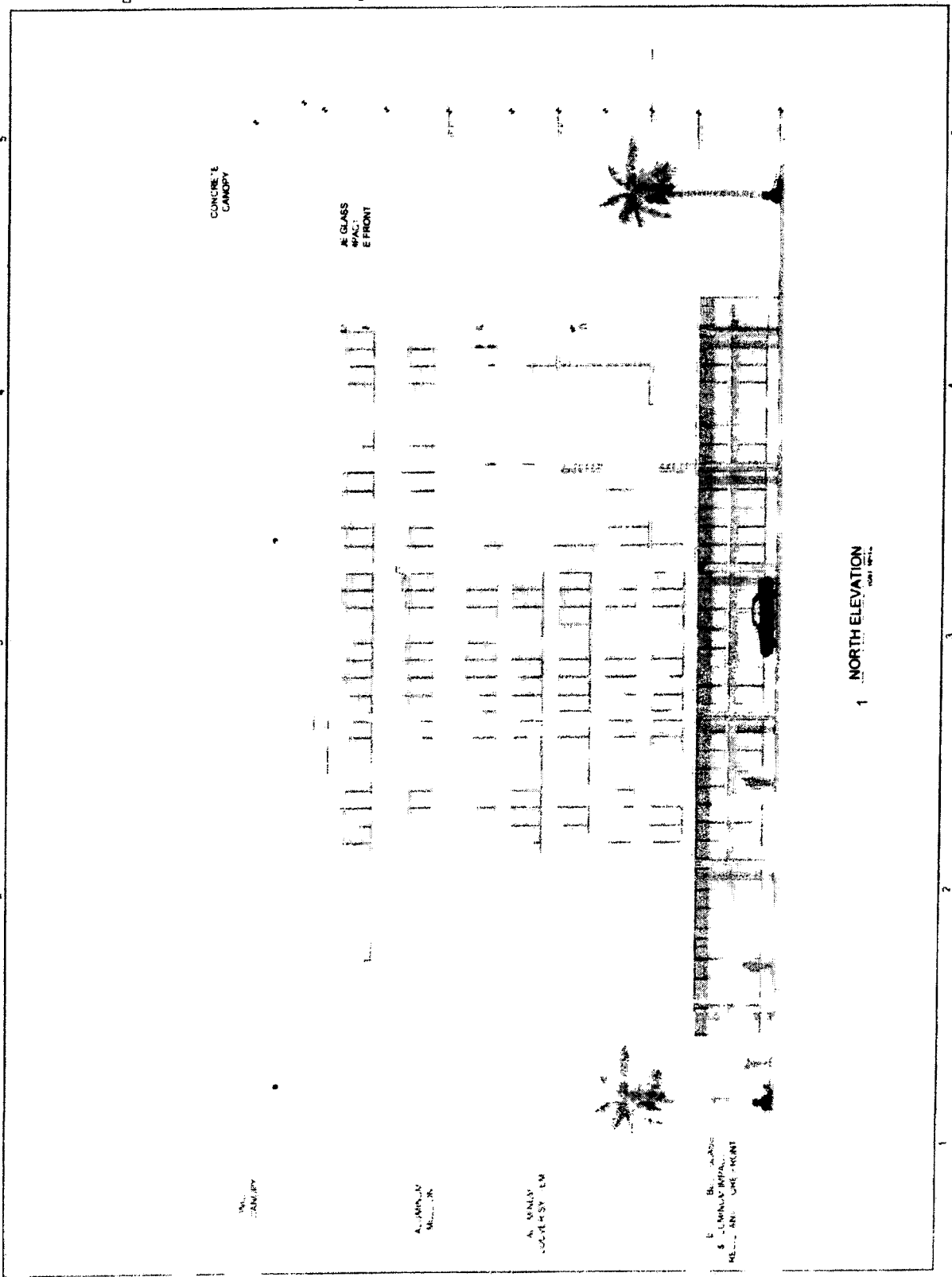
NOTES:

1. SEE GENERAL NOTES

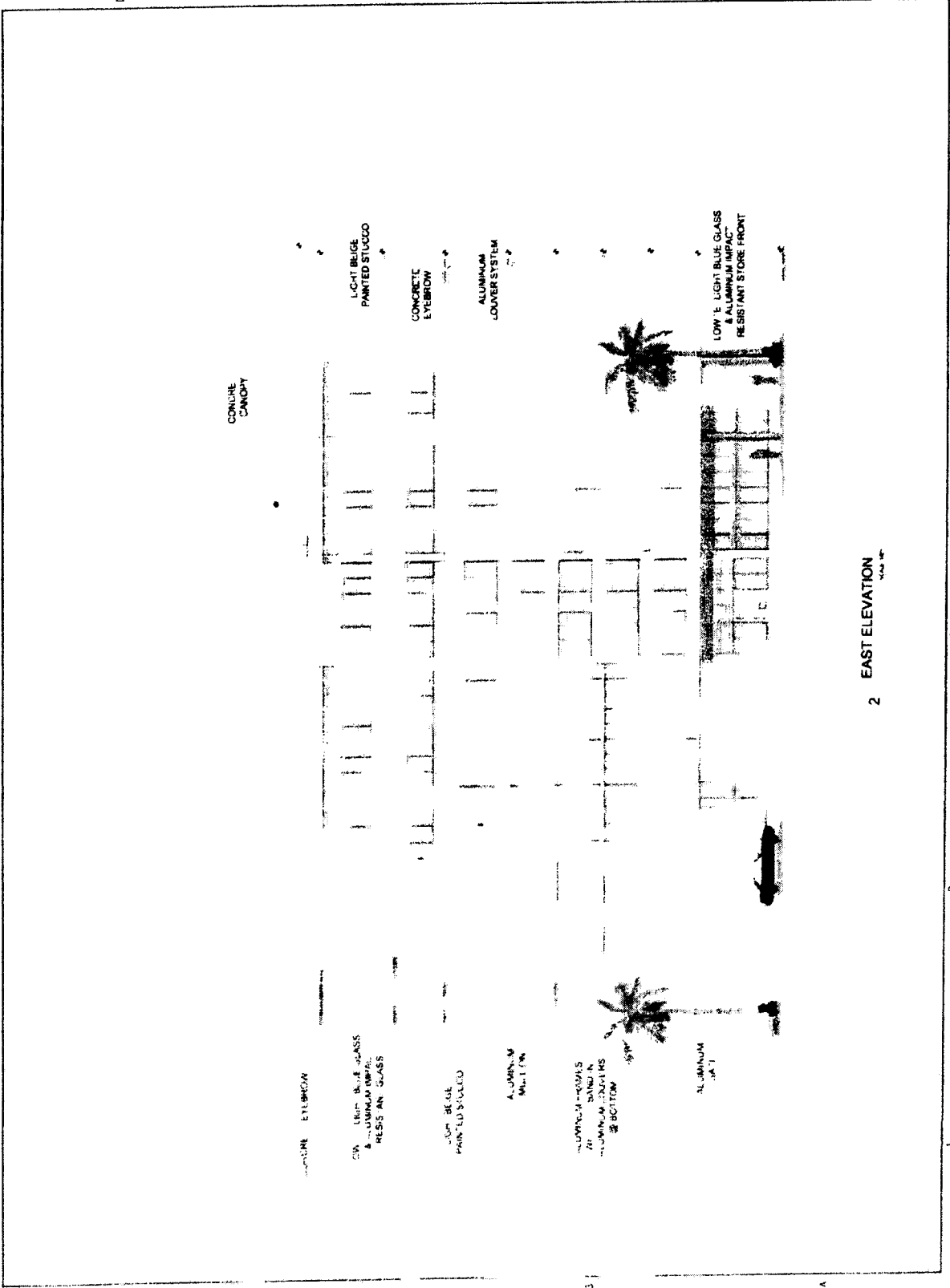
2. SEE SPECIFICATIONS



A4 07



1 NORTH ELEVATION



2 EAST ELEVATION

A4 08



ARCHITECT
 1010 N. W. 10th Ave.
 Miami, FL 33136
 (305) 371-1111
 WWW.KIMBERLIN.COM

PROJECT NO. 0715
 DATE 11/20/08

ANS PARK VILLAGE AT YOUNG CIRCLE
 OFFICE ELEVATION

0715

REVISIONS SUBMISSIONS
 NO. DATE BY
 1 11/20/08 JMM
 2 11/20/08 JMM
 3 11/20/08 JMM
 4 11/20/08 JMM
 5 11/20/08 JMM

PROJECT: A4 09
 SHEET: 0715
 DATE: 12/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

0715

ARTS Park Village At Young Circle
 SCHOOL
 ELEVATION

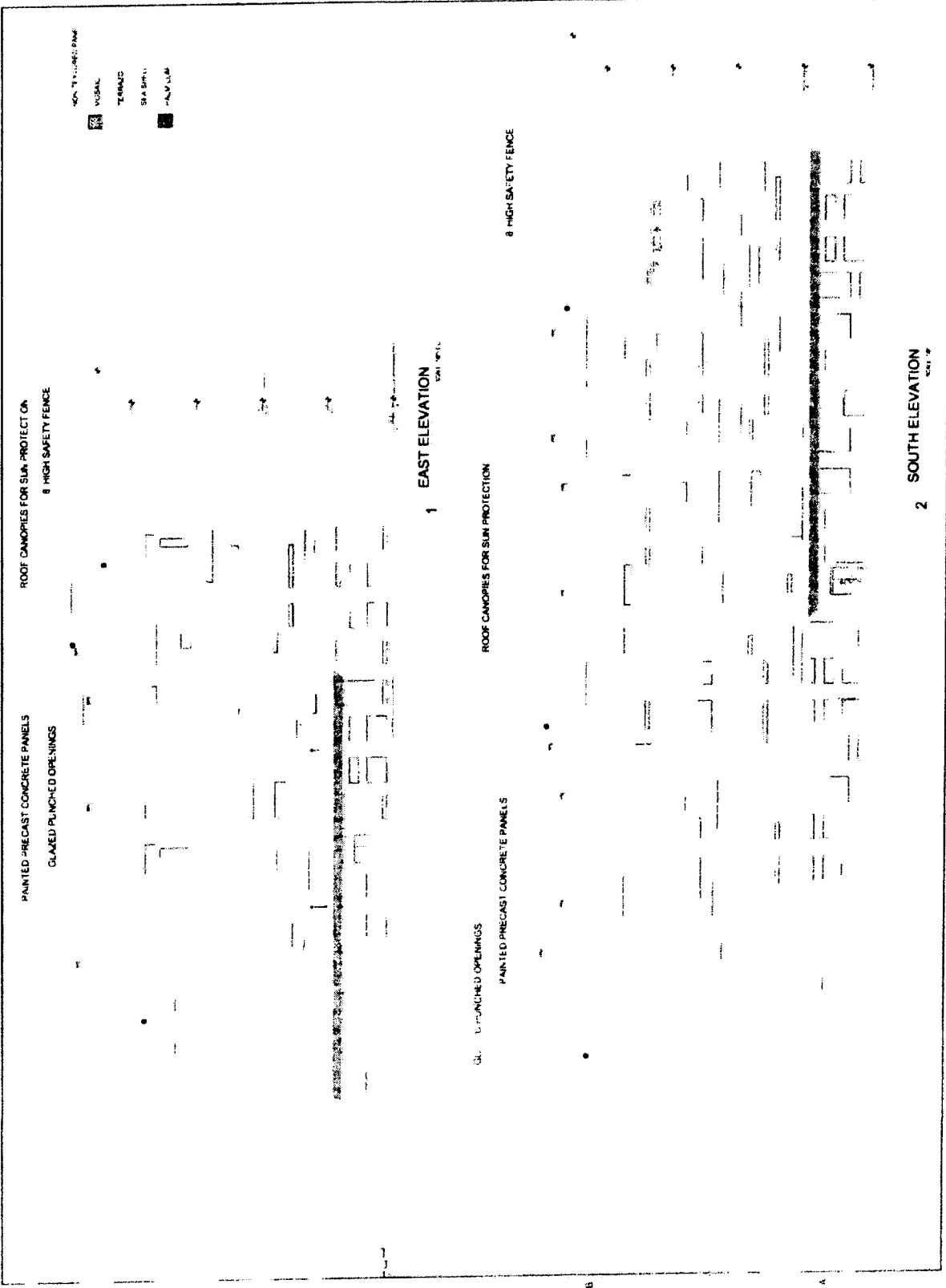
W.S. PRYETT ENGINEERING
 ARCHITECTS

ARCHITECTS
 1000 N. 10TH ST.
 SUITE 100
 DENVER, CO 80202
 (303) 733-1111

ARCHITECTS
 1000 N. 10TH ST.
 SUITE 100
 DENVER, CO 80202
 (303) 733-1111



A4 09



1. EAST ELEVATION
 SUN 10/15/11

2. SOUTH ELEVATION
 SUN 10/15/11

PAINTED PRECAST CONCRETE PANELS
 GLAZED PUNCHED OPENINGS

PAINTED PRECAST CONCRETE PANELS
 GLAZED PUNCHED OPENINGS

ROOF CANOPIES FOR SUN PROTECTION
 8 HIGH SAFETY FENCE

ROOF CANOPIES FOR SUN PROTECTION
 8 HIGH SAFETY FENCE

RESOLUTION NO. R-2009-211

(07-DP-37a)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING MODIFICATIONS TO A PREVIOUSLY APPROVED SITE PLAN FOR ARTSPARK VILLAGE (WSG) PLANNED DEVELOPMENT (APPROVED BY RESOLUTION NO. R-2008-253).

WHEREAS, the City of Hollywood Zoning and Land Development Regulations require that all development projects that are located in a Planned Development District (PD) must receive Site Plan approval from the City Commission prior to the issuance of any Building Permits; and

WHEREAS, on July 22, 2008, the City Commission passed and adopted Resolution R-2008-253 approving a Site Plan for the property generally bounded by S. 17th Avenue to the east, Federal Highway to the west, Harrison Street to the north and Van Buren Street to the south (1740 South Young Circle) with approximately 2.57 net acres/4.08 gross acres as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, an application was filed with the Office of Planning requesting Site Plan Modifications to the original Site Plan approved for construction of a mixed use development consisting of 390 residential units, 35,449 sq. ft. ground-floor retail, 52,500 sq. ft. office, and 107,845 sq. ft. Charter School, for the property generally located at 1740 South Young Circle, Hollywood, Florida, for the project known as (WSG), as more specifically described in Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, Red Apple Hollywood LLC, herein as (the "Applicant") has submitted modifications to Site Plan to include changes to the elevations and roof landscaping materials, incorporation of a first floor semi-enclosed playground, and amending the Phasing Plan to construct the Charter School in Phase 1a, the residential building in Phase 1b and the office building in Phase 2 as shown on Exhibit "B", and

WHEREAS, the Applicant has indicated that the proposed modifications will not change the approved height, number of residential units or traffic flow in and out of the site; and

WHEREAS, the Applicant shall submit, in a form acceptable to the City Attorney, a public access easement for the alley and an alternative parking plan to ensure parking is providing during construction in the event the Bread building is demolished; and

WHEREAS, Staff has reviewed the proposed modifications to the Site Plan for the ArtsPark Village development and is recommending approval; and

WHEREAS, this Resolution will become effective once an alternative parking plan to ensure parking is providing during construction is submitted in a form acceptable to the City Attorney, and is fully executed; and

WHEREAS, the City Commission has reviewed the proposed modifications to the Site Plan for the development and has determined that the Site Plan should be approved; and

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

Section 1: That it hereby approves the ArtsPark Village (WSG) Site Plan modifications attached hereto and incorporated herein by reference as Exhibit "B" and Resolution No. 2008-253 is hereby amended to reflect such modifications, with the following conditions:

- (1) An alternative parking plan to ensure parking is provided during construction shall be submitted in a form acceptable to the City Attorney, and shall be recorded in the Public Records of Broward County prior to a demolition permit being issued for the Bread Building garage;
- (2) A public access easement for alley shall be submitted, in a form acceptable to the City Attorney, and shall be recorded in the Public Records of Broward County, prior to any building permits being issued for the school building.
- (3) Applicant shall provide the City with either a Unity of Title, perpetual easement or lease agreement ensuring that the required off-street parking requirements are satisfied. Such documentation shall be submitted prior to the issuance of any building permits.

A RESOLUTION APPROVING MODIFICATIONS TO A PREVIOUSLY APPROVED SITE PLAN FOR ARTSPARK VILLAGE (WSG) PLANNED DEVELOPMENT (APPROVED BY RESOLUTION NO. R-2008-253).

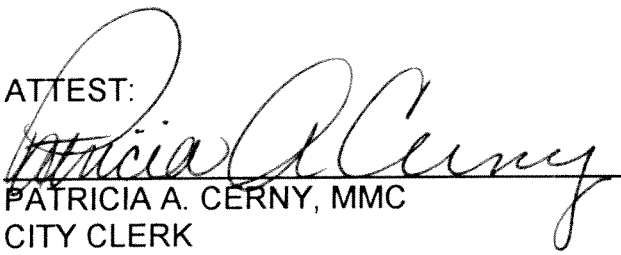
Section 3: That this resolution shall be in full force and effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 1 day of July, 2009.

RENDERED this 14 day of July, 2009.


PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC
CITY CLERK

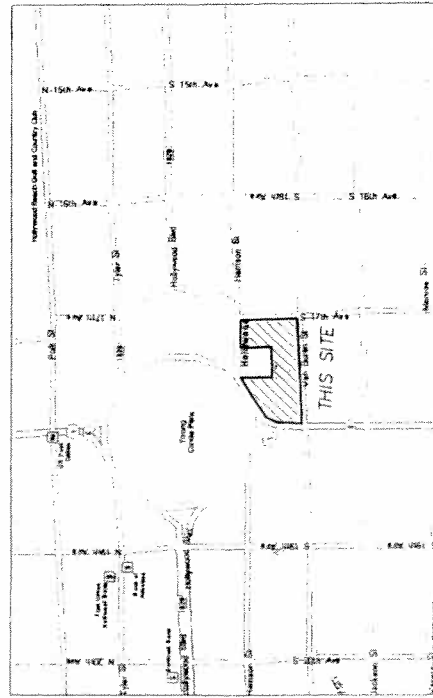
APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida only.


JEFFREY P. SHEFFEL, CITY ATTORNEY

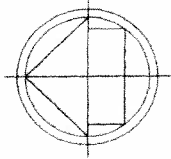
ALTA/ACSM LAND TITLE SURVEY

EXHIBIT A

NET AREA = 112,291 SQ.FT. / 2.5781 ACRES
 GROSS AREA = 178,143 SQ.FT. / 4.0896 ACRES



LOCATION MAP (NTS)



LOADING CODE - CENTRAL CITY COMMERCIAL LOW INTENSITY DISTRICT

ALL PARCELS	ZONING REQUIREMENTS				REMARKS	PROPERTY ADDRESS
	FRONT SETBACK	REAR SETBACK	MIN. LOT WIDTH	MIN. LOT AREA		
1. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
2. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
3. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
4. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
5. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
6. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
7. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
8. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
9. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
10. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
11. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
12. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
13. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
14. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
15. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
16. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
17. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
18. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
19. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
20. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
21. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
22. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
23. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
24. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
25. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
26. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
27. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
28. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
29. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A
30. 11 FEET CLEAR	9 FEET	11 FEET CLEAR	31.1 FEET CLEAR	1. 1 STORY FARMHOUSE 2. 1 STORY OFFICE BUILDING	N/A	138 REGULAR 2. N/A

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)680-9885 FAX (954)680-0213

PROJECT NUMBER : 5418-04
 CLIENT : WSG DEVELOPMENT

REVISIONS PER CITY : 08/12/07
 REVISIONS PER NEW O. & E. REPORT : 11/07/07

DATE : 11/07/07
 FLOOD ZONE INFORMATION : COMMUNITY NUMBER 125113
 PANEL NUMBER 0317 G
 ZONE X
 BASE FLOOD ELEVATION N/A
 EFFECTIVE DATE 10/02/97

PROPERTY ADDRESS :
 SCALE : N/A
 SHEET 1 OF 3

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FROM BEGINNING TO OCTOBER 26, 2007, FILE NO. 1062-1677305
- THIS SURVEY WAS DONE SOLELY TO SHOW BOUNDARY INFORMATION AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- AND THE INITIAL LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND THE SUBSEQUENT METES AND BOUNDS DESCRIPTION WAS PREPARED BY THE SURVEYOR.
- UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK DESCRIPTION: CITY OF HOLLYWOOD BENCHMARK 0 JEFFERSON STREET AND 16TH AVENUE, ELEVATION = 5.70'
- BEARINGS SHOWN HEREON ARE ASSUMED THE SOUTH LINE OF BLOCK 58 BEARS N50°00'00" E.


SETBACK REGULATIONS: 2 STORY OR LESS: NO SETBACKS
 3 STORY OR ABOVE: RESIDENTIAL
 FRONT: 10 FEET
 SIDE FACING A STREET: 10 FEET
 SIDE INTERIOR: 20 FEET
 REAR: 0 FEET

PROPERTY IS ZONED: CCC1 - CENTRAL CITY COMMERCIAL LOW INTENSITY
 REGULAR SPACES = 402
 MANICAP SPACES = 4
 TOTAL SPACES = 406

OWNERSHIP AND ENCUMBRANCE REPORT TITLE COMMITMENT REVIEW
 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS PER PLAT BOOK 1, PAGE 21, B.C.R. (AFFECTS / PLOTTED)
 EASEMENT PER ORB 3639, PG. 646, AS AFFECTED BY SUBROGATION OF UTILITY INTEREST PER ORB 16282, PG. 848 (PARCELS 1, 2 AND 7) (AFFECTS / PLOTTED)
 DECLARATION OF EASEMENTS AND RIGHTS PER ORB 10829, PG. 334, AS MODIFIED BY CONVEYANCE JOINDER TO DECLARATION OF EASEMENTS AND RIGHTS PER ORB 10275, PG. 162, AS MODIFIED BY MODIFICATION OF DECLARATION OF EASEMENTS AND RIGHTS PER ORB 15139, PG. 11 (PARCELS 1, 2 AND 7) (AFFECTS / NOT PLOTTABLE)
 GRANT OF EASEMENT PER ORB 25354, PG. 35 (PARCELS 2 AND 7) (AFFECTS / NOT PLOTTABLE)
 LICENSE AGREEMENT PER ORB 25354, PG. 58 (PARCELS 2 AND 7) (AFFECTS / NOT PLOTTABLE)
 COVENANT RUNNING WITH THE LAND AS CONTAINED IN QUIET CLAIM DEED, PER ORB 28645, PG. 650 (PARCEL B) (AFFECTS / NOT PLOTTABLE)

ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION: LB # 6448
 PHONE (954)680-9885 FAX (954)680-0213



PROJECT NUMBER: 5418-04
 CLIENT: WSG DEVELOPMENT

REVISIONS	DATE	FB/PG	DWN	CHK
REVISED PER NEW O & T REPORT	11/07/07	AV	REC	REC
	09/12/07	AV	REC	REC

FLOOD ZONE INFORMATION	PROPERTY ADDRESS
COMMUNITY NUMBER: 125113	1062-1677305
PANEL NUMBER: 0317 G	1062-1677305
ZONE: X	N/A
BASE FLOOD ELEVATION: N/A	
EFFECTIVE DATE: 10/02/97	

LAND DESCRIPTION:

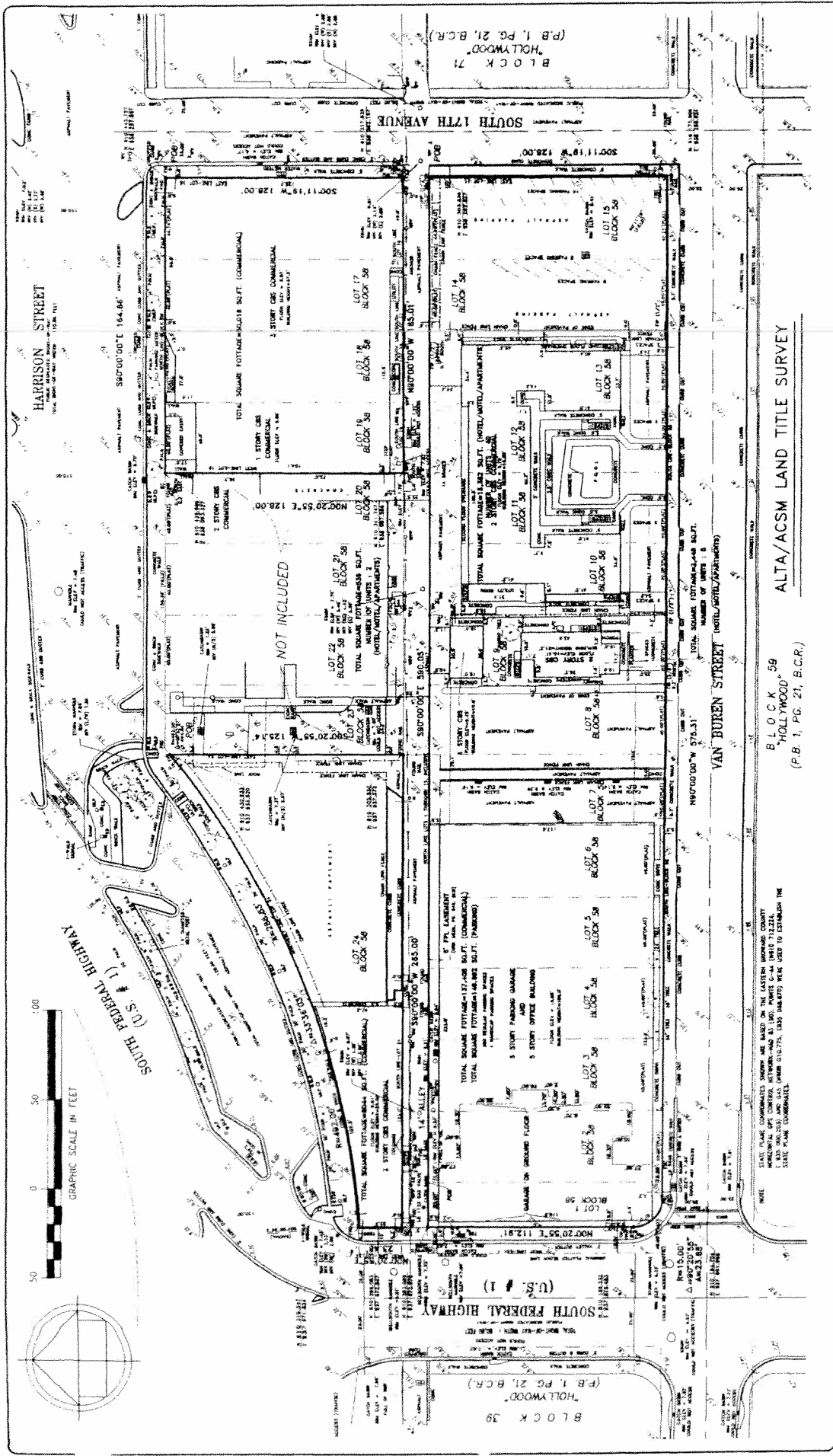
LOT 1 LESS THE WEST 15 FEET, FURTHER LESS AND EXCEPT THAT PART OF LOT 1, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15-FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1. THIS PROPERTY WAS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 5082, PAGE 444, AND ALL OF LOTS 2 THROUGH 19, INCLUSIVE, AND LOT 24 LESS THE WEST 15 FEET, THEREOF, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO LEHMAN BROTHERS HOLDINGS INC., A DELAWARE CORPORATION, INDIVIDUALLY AND AS LEAD PRANGER AND ADMINISTRATIVE AGENT FOR ITSELF AND CERTAIN CO-LENDERS, AND ITS AND THEIR SUCCESSORS AND ASSIGNS, WSG HOLLYWOOD LLC, A FLORIDA LIMITED LIABILITY COMPANY, BERMAN, BENNETT, VOGEL & MANDLER, P.A., AND FIRST AMERICAN TITLE INSURANCE COMPANY, AS OF MAY 17, 2007, THAT THE ATTACHED PRINT OF SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED IN THE PREMISES SHOWN ON SAID ATTACHED PRINT; THAT THE TITLE LINES AND LINES OF ACTUAL VISIBLE POSSESSION ARE THE SAME (EXCEPT ONLY WHERE EXPRESSLY STATED OTHERWISE); THAT SHOWN OR ATTACHED TO SUCH PRINT OF SURVEY IS AN ACCURATE METES AND BOUNDS DESCRIPTION OF SUCH PROPERTY; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR ARE LOCATED ON ADJOINING PREMISES; THAT ALL LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PREMISES; THAT ALL RECORDED EASEMENTS AND OTHER EXCEPTIONS AS NOTED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY'S OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 1062-1677305, DATED FROM BEGINNING TO AUGUST 21, 2007, HAVE BEEN CORRECTLY PLOTTED ON THE SURVEY (EXCEPT ONLY WHERE EXPRESSLY STATED OTHERWISE) AND, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; THAT THE SURVEY SHOWS THE SHORTEST ACTUAL DISTANCES (SETBACKS) FROM EACH BUILDING TO THE NEAREST PROPERTY BOUNDARY (AND TO ANY OTHER PROPERTY BOUNDARIES FOR WHICH THERE ARE RELEVANT SETBACK RESTRICTIONS IN APPLICABLE ZONING OR BUILDING CODES) AND BETWEEN BUILDINGS; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE, AND THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY. THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A) AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 05/17/07 FOR THE FIRM BY: *Richard E. Cousins*
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4186



PROPERTY ADDRESS
BLOCK 59, HOLLYWOOD
LOTS 1-17, PG. 21, B.C.R.
LOT 15, BLOCK 59

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0317 G
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	10/02/97

REVISIONS		DATE	FB/PG	DWN	CKD
REVISIONS PER CITY	08/12/07	AV	REC		
ADDED STATE PLANE COORDINATES	08/30/07	AV	REC		
REVISED PER NEW O & E REPORT	11/07/07	AV	REC		

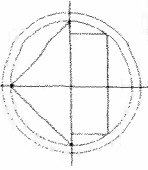
PROJECT NUMBER : 5418-04
CLIENT : WSG DEVELOPMENT

OUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)860-9885 FAX (954)680-0213

ALTA/ACSM LAND TITLE SURVEY

B.L.O.C.K. 59
"HOLLYWOOD"
(P.B. 1, PG. 21, B.C.R.)

NOTE: THIS SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S. ALL MEASUREMENTS WERE MADE TO ESTABLISH THE STATE PLANE COORDINATES.



ATTENTION: STEPHANIE

ORDINANCE: O-2011-12 (PROPOSED ORDINANCE – PO-2011-11)

FROM: Lorna Bailey
City of Hollywood

Twenty (23) pages including this page.

PO-2011-11

ORDINANCE NO. O-2011-12

(11-J-13)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING AND RESTATING ORDINANCE NO. O-2008-18 (WHICH APPROVED THE ARTSPARK VILLAGE PLANNED DEVELOPMENT) IN ORDER TO BIFURCATE THE PD (HEREINAFTER "ARTSPARK VILLAGE-A" AND "ARTSPARK VILLAGE-B"), IN ACCORDANCE WITH THE REVISED MASTER DEVELOPMENT PLAN AND TO SET FORTH THE DEVELOPMENT REQUIREMENTS FOR EACH RESULTING PARCEL.

WHEREAS, on July 22, 2008, the City Commission passed and adopted Ordinance No. O-2008-18, which approved the rezoning to Planned Development District (PD) and a Master Development Plan, for the project known as "ArtsPark Village"; and

WHEREAS, on July 22, 2008, the City Commission passed and adopted Resolution No. R-2008-253, which approved the Site Plan, with conditions, for the ArtsPark Village PD project; and

WHEREAS, on July 1, 2009, the City Commission passed and adopted Resolution No. R-2009-211, which approved modifications, with conditions, to the ArtsPark Village Project, including amending the Phasing Plan to construct the Charter School in Phase 1a, the residential building and parking garage in Phase 1b and the office building in Phase 2; and

WHEREAS, in accordance with both Resolution No. R-2009-211, and Section 4.15(C) of the Land Development Regulations, the Charter School and WSG were required to submit a Unity of Control to the City prior to a Building Permit being issued; and

WHEREAS, presently, Lehman Brothers, Inc. exercises control over WSG with regard to decisions for the subject property but, because of legal issues pertaining to the transfer of assets, it is unable to execute the required Unity of Control; and

WHEREAS, Red Apple Hollywood, LLC (hereinafter "Red Apple") owns the Charter School property in fee simple and desires to move forward with the construction of the previously approved Charter School, subject to any and all conditions applicable to ArtsPark Village-A, as set forth in Ordinance O-2008-18, Resolution. No. R-2008-253 as amended by Resolution No. R-2009-211 and the Development Review Board's Resolution 07-DV-37 (the "Development Approvals"); and

WHEREAS, in order to satisfy the requirement for a Unity of Control and allow Red Apple to move forward with development of their parcel, it is necessary to bifurcate the PD, assigning the conditions from the Development Approvals as necessary to ensure that all conditions are met by the appropriate property owner;

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

Section 1: That it hereby amends and restates Ordinance No. O-2008-18 and authorizes the bifurcation of ArtsPark Village PD, henceforth to be known as ArtsPark Village-A and ArtsPark Village-B, with Red Apple being bound by the following conditions:

(a) The height of the Charter School shall be restricted to a maximum height of sixty-four (64) feet to the top of the parapet;

(b) A parking plan, to ensure parking is provided during construction of ArtsPark Village-B, shall be submitted in a form acceptable to Planning staff and the City Attorney, and shall be recorded in the Public Records of Broward County prior to a building permit being issued for the school building;

(c) Ensure sidewalks adjacent to ArtsPark Village-A along 17th Avenue shall be a minimum of 7' wide, sidewalks along Van Buren Street shall be a minimum 10' wide;

(d) The Applicant shall continue to work with the Downtown District of the Hollywood Community Redevelopment Agency, and appropriate City staff, to ensure the hardscape, landscape and lighting details are consistent with the Young Circle plan;

(e) The Applicant shall provide the City with either a Unity of Title, perpetual easement or lease agreement ensuring that the required off-street parking requirements are satisfied. Such documentation shall be submitted prior to the issuance of any building permits; and

(f) The Applicant shall provide a Unity of Control regarding Parcel "A" The document shall expressly state that: "That the parties hereby agree that the properties are being developed as a planned development which is under unified control and no land within the 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 and site plan." Such documentation shall be provided prior to a Building Permit issued."

Section 2: That it hereby amends and restates Ordinance No. O-2008-18 and authorizes the bifurcation of ArtsPark Village PD, henceforth to be known as ArtsPark Village-A and ArtsPark Village-B, with WSG, or its successor, being bound by the following conditions:

- (a) The fire escape on the east elevation of the residential tower be enclosed;
- (b) Ensure sidewalks along 17th Avenue be a minimum 7' wide, sidewalks along Van Buren Street and Harrison Street be a minimum 10' wide, sidewalks along Young Circle be a minimum 20' wide, and sidewalks along Federal Highway be a minimum 20' wide;
- (c) Supports for the overhang on the office building shall be situated to minimize their footprint and maximize unimpeded pedestrian walkways;
- (d) That the Applicant shall continue to work with the Downtown District of the Hollywood Community Redevelopment Agency, and appropriate City staff, to ensure that hardscape, landscape and lighting details are consistent with the Young Circle plan;
- (e) The Applicant shall provide a Unity of Control regarding Parcel "B". The document shall expressly state that: "That the parties hereby agree that the properties are being developed as a planned development which is under unified control and no land within the 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 and site plan." Such documentation shall be provided prior to a Building Permit issued."
- (f) The amount of required off-street parking shall be reduced from 1,115 parking spaces to 773, unreserved parking spaces;
- (g) Parking stall dimensions shall be 8'6" x 18' with a 24' backup (except parking stall dimensions next to a wall shall be 10'6" x 19' with a 24' backup);
- (h) The four westernmost columns within the parking garage may be less than 3' from the entrance of adjacent parking stall/spaces;
- (i) The required number of loading spaces is reduced from twelve to seven loading spaces;
- (j) Prior to the issuance of a Building Permit, the Applicant shall submit to the City, a copy of language acceptable to the City Attorney, to be included in all future

lease documents (or subsequent sale documents), advising of the unreserved parking conditions;

(k) Any future revision to the site plan that does not include at least 773 unreserved parking spaces shall be considered a major modification to this approval; and

(l) A final parking plan to ensure parking is provided for Red Apple School during construction of the parking garage, shall be submitted in a form acceptable to the City Attorney, and shall be recorded in the Public Records of Broward County prior to a demolition permit being issued for the Bread Building garage.

Section 3: That the ArtsPark Village Master Development Plan is hereby bifurcated to PD ArtsPark Village-A, which shall be comprised of the Charter School, and PD ArtsPark Village-B, which shall be comprised of the remainder of the ArtsPark Village, as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference.

Section 4: That Ordinance O-2008-18, Resolution No. R-2008-253 and Resolution R-2009-211 as they pertain to the remainder of the ArtsPark Village Project, shall remain in full force and effect.

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 herewith are hereby 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, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 7: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised April 22, 2011.

PASSED on first reading this 20 day of April, 2011.

ORDINANCE AMENDING AND RESTATING ORDINANCE NO. O-2008-18 (WHICH APPROVED THE ARTSPARK VILLAGE PLANNED DEVELOPMENT) IN ORDER TO BIFURCATE THE PD (HEREINAFTER "ARTSPARK VILLAGE-A" AND "ARTSPARK VILLAGE-B").

PASSED AND ADOPTED on second reading this 4 day of may, 2011.

RENDERED this 12 day of may, 2011.


PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC
CITY CLERK

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

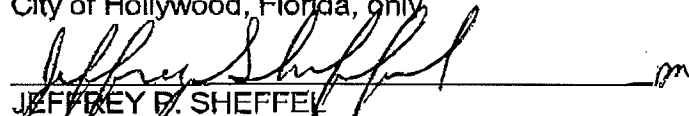

JEFFREY P. SHEFFEL
CITY ATTORNEY

EXHIBIT A

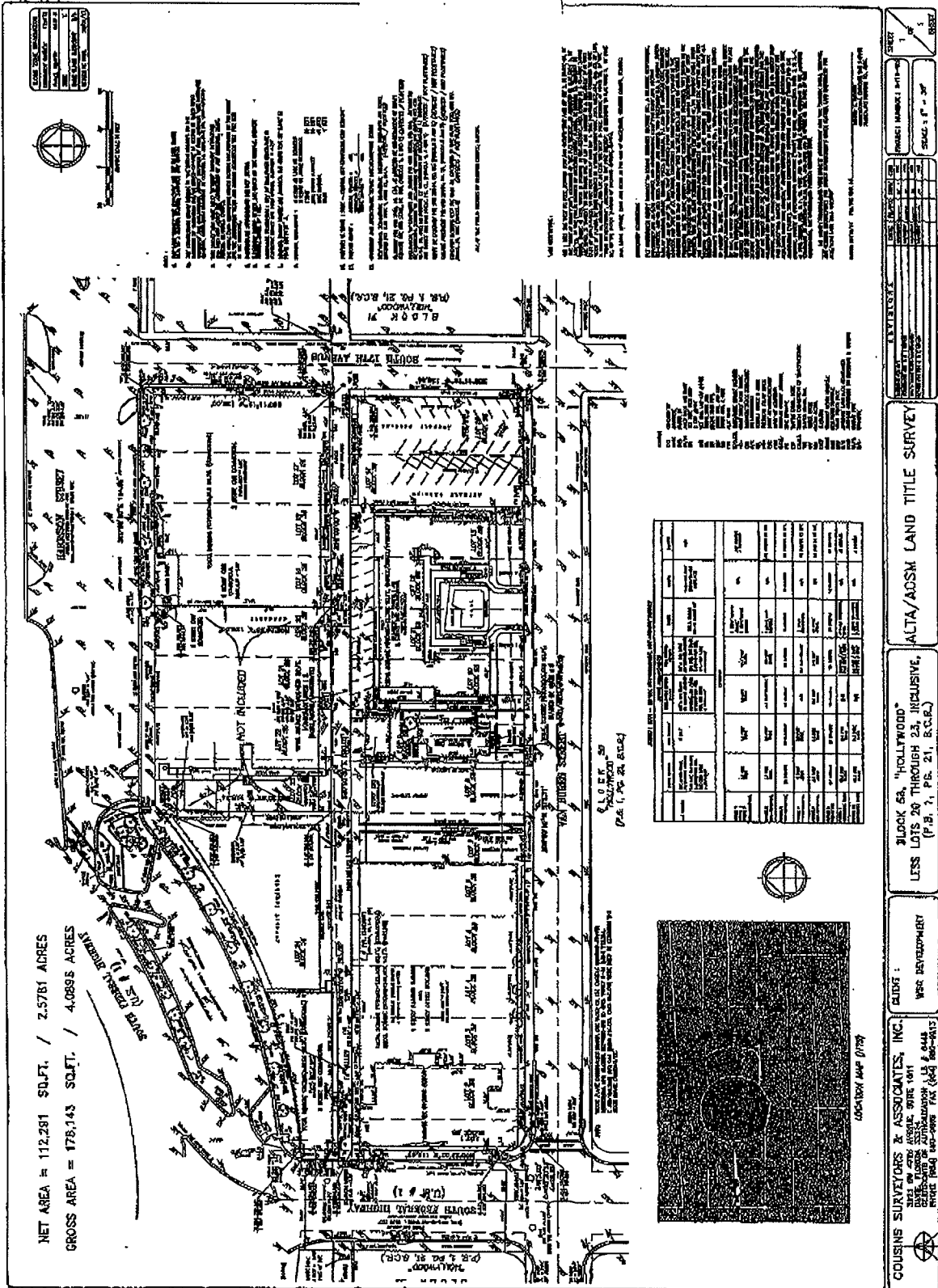
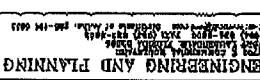


EXHIBIT B

PROJECT DATA

ARTS PARK VILLAGE at YOUNG CIRCLE



ARTS PARK VILLAGE AT YOUNG CIRCLE
 RED APPLE HOLLYWOOD, LLC AND
 MSG HOLLYWOOD DEVELOPMENT, LLC

DATE: DATA SHEET

PROJECT NO. 11-000
 DRAWN BY: J. L. L.
 CHECKED BY: J. L. L.
 DATE: 06-14-11
 SCALE: 1" = 1'-0"

ZONING INFORMATION

PLANNED DEVELOPMENT (PD)
 PLANNED DEVELOPMENT (PD-1 and PD-2)
 MINIMUM LOT AREA: 512,000 SF/2.5 ACRES
 MINIMUM LOT AREA: 178,143 SF/4.05 ACRES

SCHOOL BUILDING SETBACKS (PHASE PD-A)

REQUIREMENTS BY ZONING: 10'-0"
 NORTH ALLEY: 10'-0"
 VAN BURK STREET: 10'-0"
 WEST (INTERIOR SIDE): 0'-0"

FLOOR AREA CHARTER SCHOOL (PHASE PD-A)

CHARTER SCHOOL: 107,856 SF
 GROSS FLOOR AREA: 107,856 SF

RESIDENTIAL BUILDING SETBACKS (PHASE PD-B1)

REQUIREMENTS BY ZONING: 5'-0"
 S. YOUNG CIRCLE: 10'-0"
 S. FEDERAL HWY (US 1): 10'-0"
 VAN BURK: 10'-0"
 EAST (INTERIOR SIDE): 0'-0"
 TOWER: 0'-0"

FLOOR AREA RESIDENTIAL BUILDING (PHASE PD-B1)

RESIDENTIAL FLOOR AREA: 275,530 SF
 RETAIL/COMMERCIAL: 23,640 SF
 GROSS LEASABLE/SUABLE AREA: 305,679 SF

FLOOR AREA OFFICE BUILDING (PHASE PD-B2)

OFFICE: 52,500 SF
 RETAIL: 9,604 SF
 PARKING: 79,944 SF
 CALCULATION/SERVICE: 8,752 SF
 GROSS FLOOR AREA: 150,800 SF

OFFICE BUILDING SETBACKS (PHASE PD-B2)

REQUIREMENTS BY ZONING: 0'-0"
 HARRISON STREET: 0'-0"
 17th AVENUE: 0'-0"
 SOUTH ALLEY: 0'-0"
 WEST (INTERIOR SIDE): 0'-0"

PARKING DATA

TOTAL REQUIRED: 1,115 SPACES
 RESIDENTIAL: 545
 OFFICE: 78
 RETAIL: 103
 TOTAL SF: 258,497 SF/250 = 103
 (LEVEL 1) 8,000 SF/250 = 32
 (LEVEL 2) 8,000 SF/250 = 32
 30 CLASSROOMS + 10 EMPLOYEES = 100

LOADING SPACES

RESIDENTIAL: 6
 OFFICE: 1
 SCHOOL: 1

BUILDING HEIGHT

RESIDENTIAL BUILDING: 6.5 STORIES
 OFFICE BUILDING: 22'-0" (6 STORIES)
 CHARTER SCHOOL: 5 STORIES

RESIDENTIAL UNIT TYPE COUNT

TOTAL: 390 RESIDENTIAL UNITS
 DENSITY/ACRE: 96 UNITS/ACRE
 UNIT TYPES:
 8X STUDIO: 30
 4BX 1 BD: 186
 3BX 2 BD: 157
 3X 3 BD: 21
 TOTAL UNITS: 390
 AVG. UNIT SIZE: 518 SF
 TOTAL: 201,000 SF
 1102 SF
 1454 SF

PARKING SPACE DIMENSIONS

TOTAL PROVIDED: 502 SPACES
 TYPICAL PARKING STALL: 8'-0" x 18'-0" WITH A 24'-0" BACKUP
 PARKING STALL NEXT TO WALL: 10'-0" x 18'-0" WITH A 24'-0" BACKUP
 LESS THAN 3'-0" SPACING BETWEEN DRIVEWAY AND COLUMN OR SOME PARKING STALLS

DRIVE ISLE DIMENSIONS

REQUIRED: 24'-0"

PARKING PROVIDED

RESIDENTIAL: 545
 OFFICE: 78
 CHARTER SCHOOL: 100

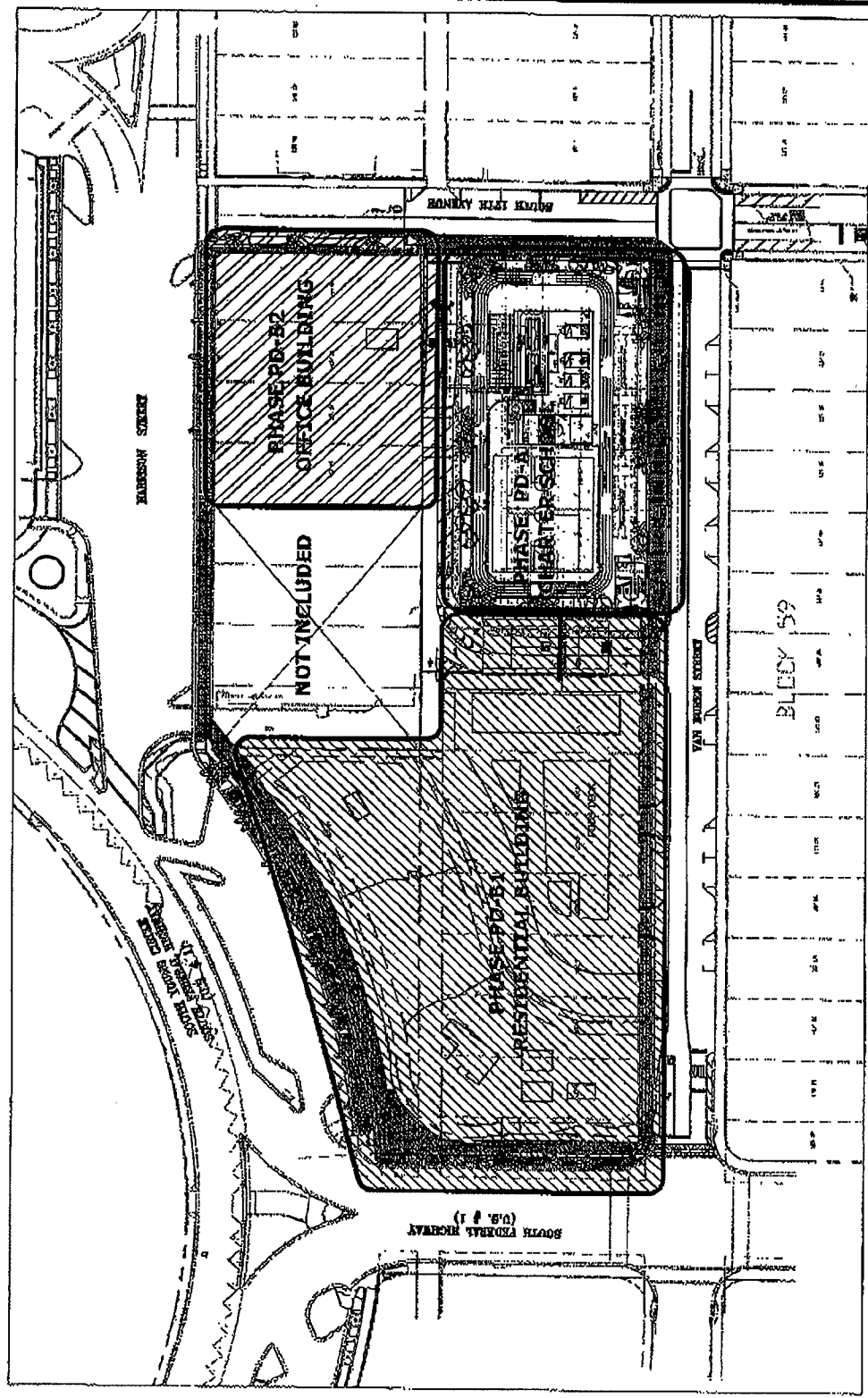
PARKING REQUIRED

RESIDENTIAL: 545
 OFFICE: 78
 CHARTER SCHOOL: 100

ENGINEERING AND PLANNING
 2000 WEST 10TH AVENUE
 SUITE 200 DENVER, CO 80202
 TEL: 303.733.8800 FAX: 303.733.8801
 WWW.ENRPLANNING.COM

PROJECT: **ARTS PARK VILLAGE AT YOUNG CIRCLE**
 PHASE: **DEVELOPMENT PHASE SITE PLAN**
 CLIENT: **RED APPLE HOLLYWOOD LLC AND W56 HOLLYWOOD DEVELOPMENT, LLC**

PROJECT NO.	200803
DATE	06/21/11
DESIGNED BY	SAJ
CHECKED BY	SAJ
DATE	06/21/11
SCALE	AS SHOWN
DATE	06/21/11
BY	J.L.



PHASE	REQUIRED	PROVIDED	STATUS
PHASE PD-A (CHARTER SCHOOL)	REQUIRED: 100 CLASSROOMS + 10 EMPLOYEES = 100	24.0%	PROVIDED
PHASE PD-B1 (RESIDENTIAL BUILDING)	REQUIRED: 1 PER 5 UNITS (280/28) = 78 (FIRST FLOOR) 258-60 ST/250 = 103	92.0%	PROVIDED
PHASE PD-B2 (OFFICE BUILDING)	REQUIRED: (LEVEL 1) 8,000 SF/250 = 32 (LEVEL 2-3) 52,000 SF/200 = 260	18.0%	PROVIDED
TOTAL REQUIRED	100 SPACES		100 SPACES
TOTAL PROVIDED			100 SPACES

ENGINEERING AND PLANNING



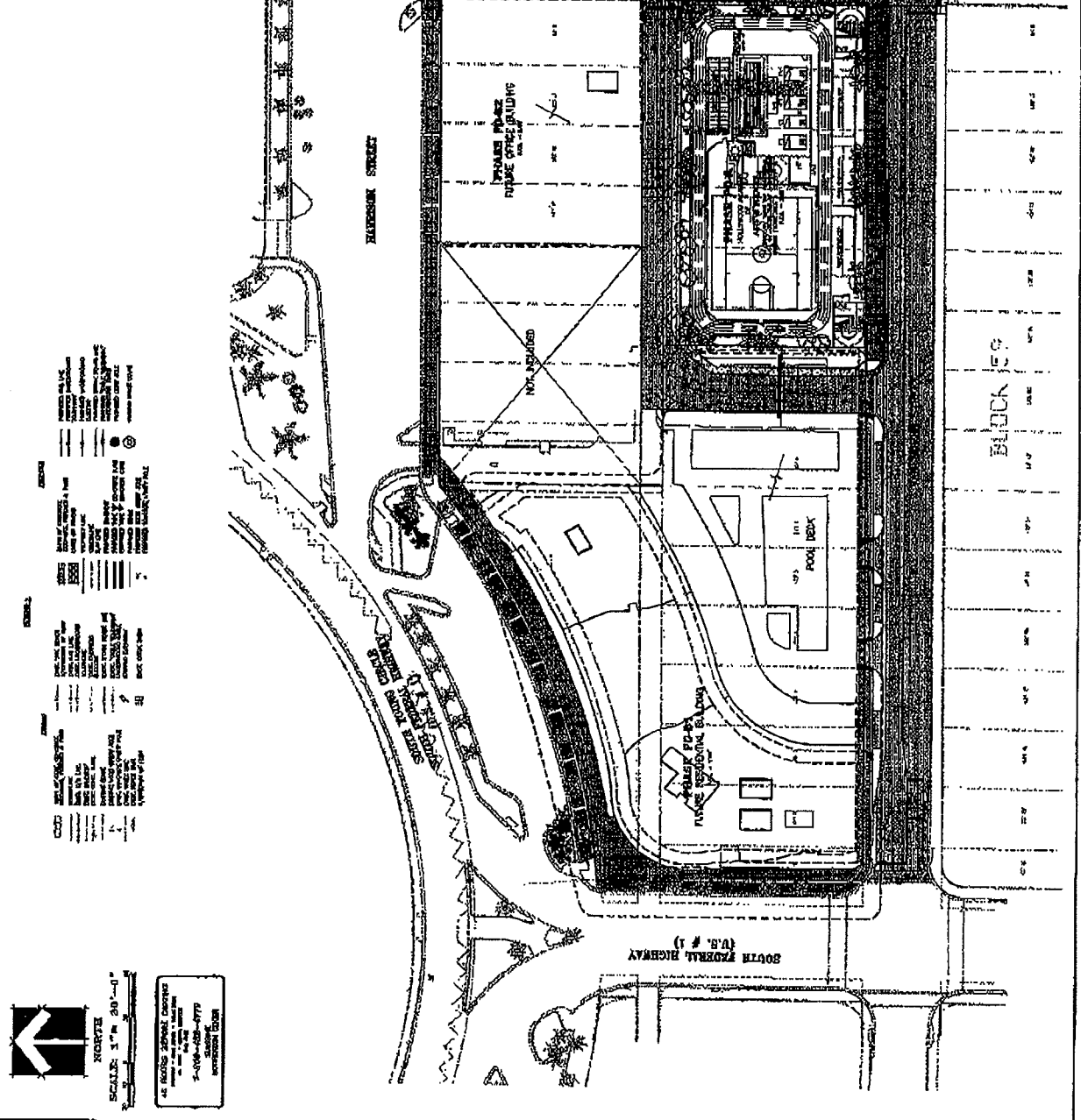
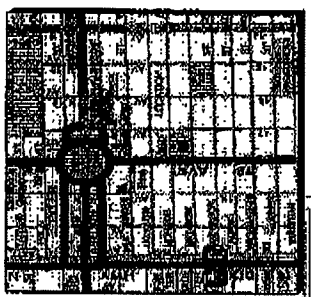
1105 E. GARDNER AVENUE
 SUITE 100
 BOCA RATON, FL 33433
 (561) 995-1100
 FAX (561) 995-1101
 WWW.ENGP.LLPC.COM

DEVELOPER: **WEG DEVELOPMENT AND RED APPLE DEVELOPMENT, LLC.**

PROJECT: **ARTS PARK VILLAGE AT YOUNG CIRCLE**

DATE: 12/10/10

PROJECT NO.	2010-001
DATE	12/10/10
DESIGNED BY	WEG
CHECKED BY	WEG
DATE	12/10/10
SCALE	AS SHOWN
DATE	12/10/10
BY	WEG
CHECKED BY	WEG
DATE	12/10/10



LEGEND

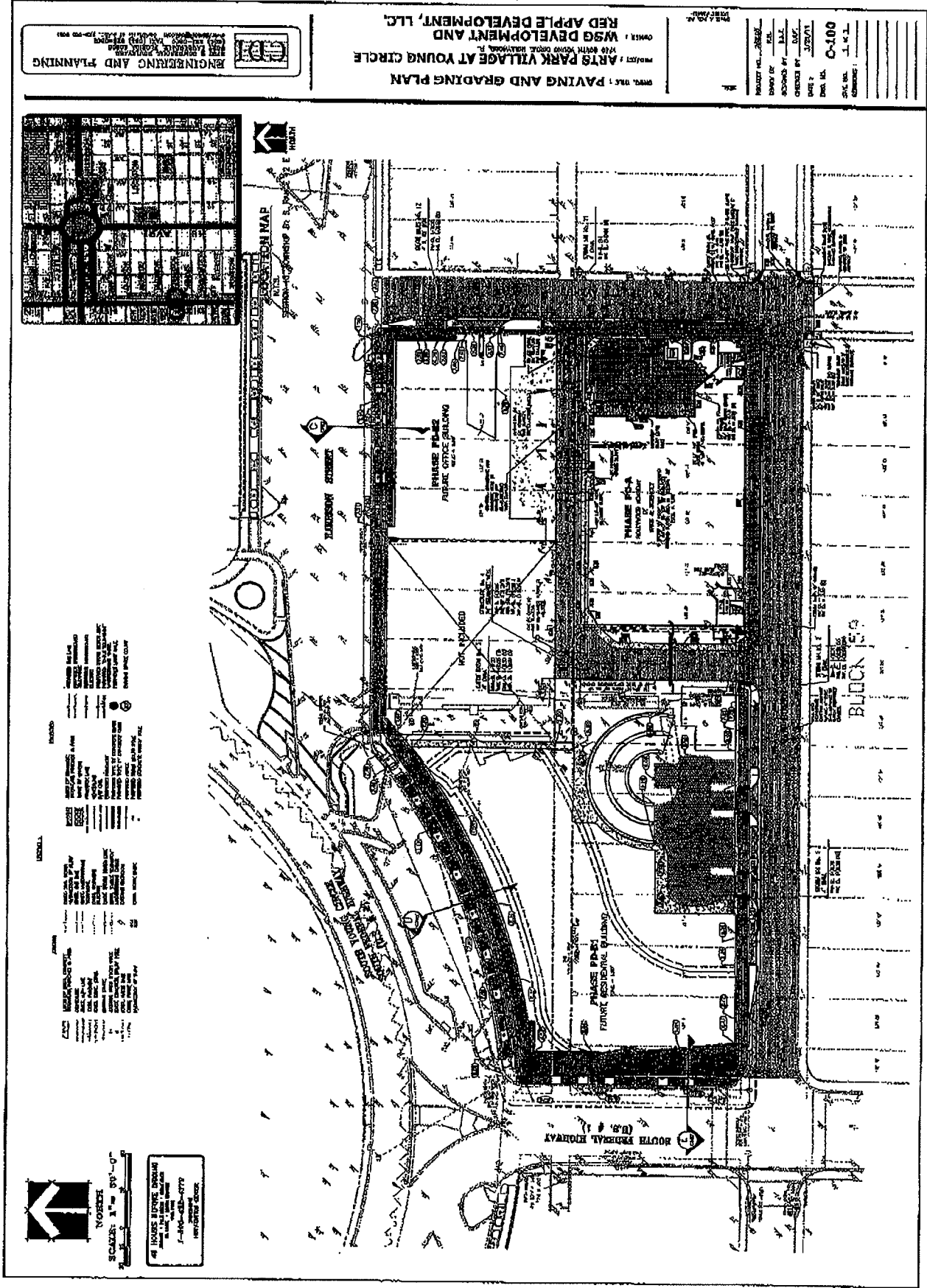
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[Symbol]	Proposed Driveway
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Street
[Symbol]	Proposed Utility
[Symbol]	Proposed Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Access
[Symbol]	Proposed Boundary
[Symbol]	Proposed Survey
[Symbol]	Proposed Other

SCALE: 1" = 30'-0"

DATE: 12/10/10

BY: WEG

CHECKED BY: WEG



ENGINEERING AND PLANNING
 200 N. STATE STREET, SUITE 200
 CHARLOTTE, NC 28202
 (704) 375-9595

OWNER: WSG DEVELOPMENT AND
 RED APPLE DEVELOPMENT, LLC
 PROJECT: ARTS PARK VILLAGE AT YOUNG CIRCLE
 DRAWING NO. 2010-0003
 SHEET NO. 0-100

DATE	DESCRIPTION
06/21/2011	REVISED PER COMMENTS
06/15/2011	REVISED PER COMMENTS
06/10/2011	REVISED PER COMMENTS
06/05/2011	REVISED PER COMMENTS

LEGEND

	EASEMENT
	WALKWAY
	CURB
	DRIVEWAY
	UTILITY
	BOUNDARY

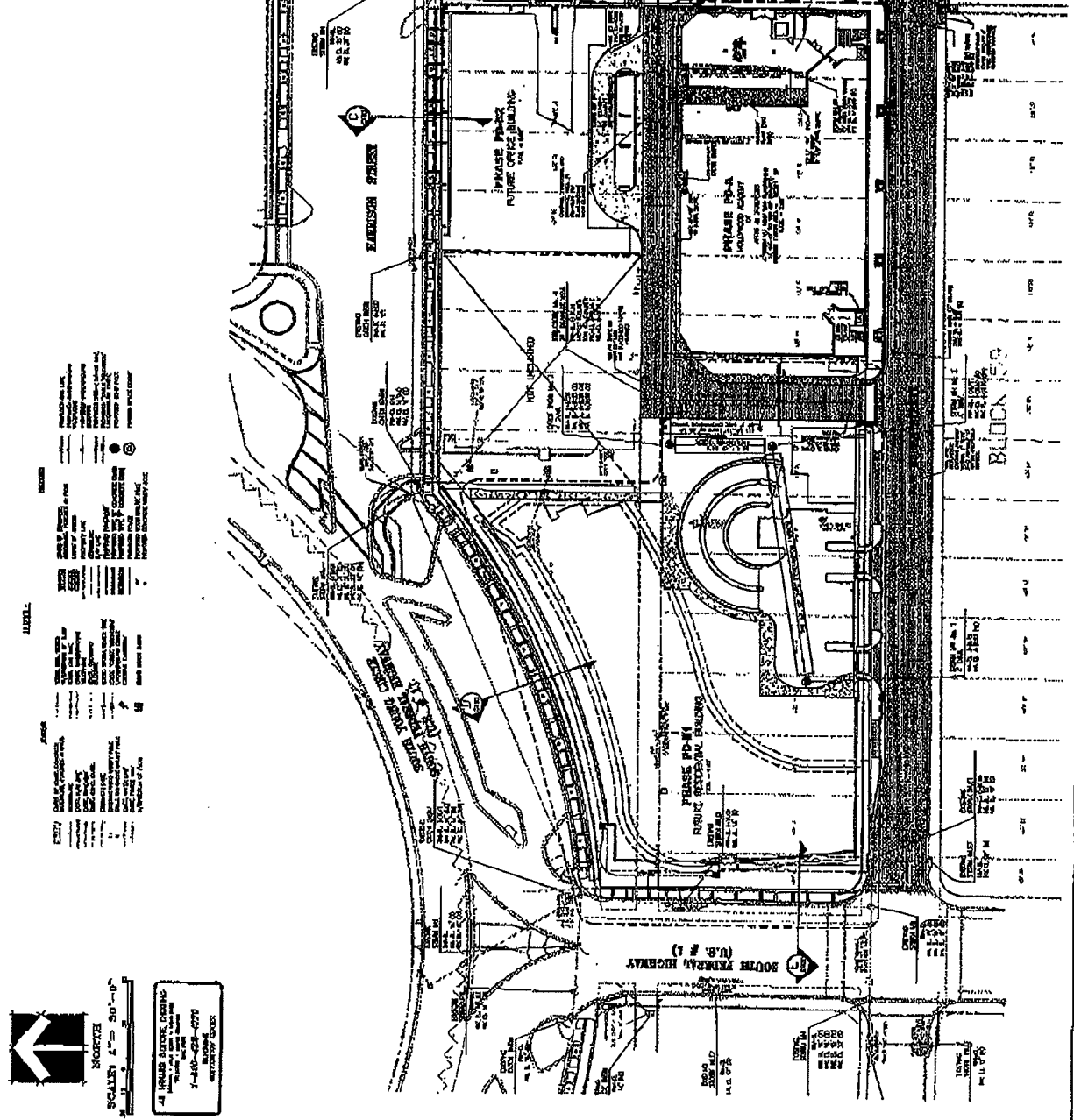
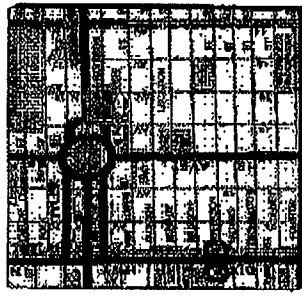
48 INCHES EQUALS 100 FEET

NORSE
 SOUTH BRANCH ROAD
 704-375-9595
 www.wsp.com

ENGINEERING AND PLANNING
 1000 W. UNIVERSITY AVENUE, SUITE 1000
 ANN ARBOR, MI 48106-1000
 TEL: 734.769.1234 FAX: 734.769.1235
 WWW: WWW.ENRPLANNING.COM

STORMWATER DRAINAGE PLAN
ARTS PARK VILLAGE AT YOUNG CIRCLE
 PROJECT: THE SOUTH HAVEN CENTER, ANN ARBOR, MI
 OWNER: WSG DEVELOPMENT AND RED APPLE DEVELOPMENT, LLC

PROJECT NO.	2010-001
DATE	06/21/11
DESIGNED BY	DALE
CHECKED BY	DALE
SCALE	AS SHOWN
DATE	06/21/11
PROJECT NO.	2010-001
DATE	06/21/11
DESIGNED BY	DALE
CHECKED BY	DALE
SCALE	AS SHOWN
DATE	06/21/11



LEGEND

SYMBOL	DESCRIPTION
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(Symbol)	864" x 864" x 864" Catch Basin
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(Symbol)	888" x 888" x 888" Catch Basin
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(Symbol)	900" x 900" x 900" Catch Basin
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(Symbol)	954" x 954" x 954" Catch Basin
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(Symbol)	966" x 966" x 966" Catch Basin
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(Symbol)	978" x 978" x 978" Catch Basin
(Symbol)	984" x 984" x 984" Catch Basin
(Symbol)	990" x 990" x 990" Catch Basin
(Symbol)	996" x 996" x 996" Catch Basin
(Symbol)	1002" x 1002" x 1002" Catch Basin

SCALE: 1" = 30'-0"

NOTES:

1. SEE SHEET 1001 FOR GENERAL NOTES.
2. SEE SHEET 1002 FOR GENERAL NOTES.
3. SEE SHEET 1003 FOR GENERAL NOTES.
4. SEE SHEET 1004 FOR GENERAL NOTES.
5. SEE SHEET 1005 FOR GENERAL NOTES.
6. SEE SHEET 1006 FOR GENERAL NOTES.
7. SEE SHEET 1007 FOR GENERAL NOTES.
8. SEE SHEET 1008 FOR GENERAL NOTES.
9. SEE SHEET 1009 FOR GENERAL NOTES.
10. SEE SHEET 1010 FOR GENERAL NOTES.

DATE: 06/21/11

BY: DALE

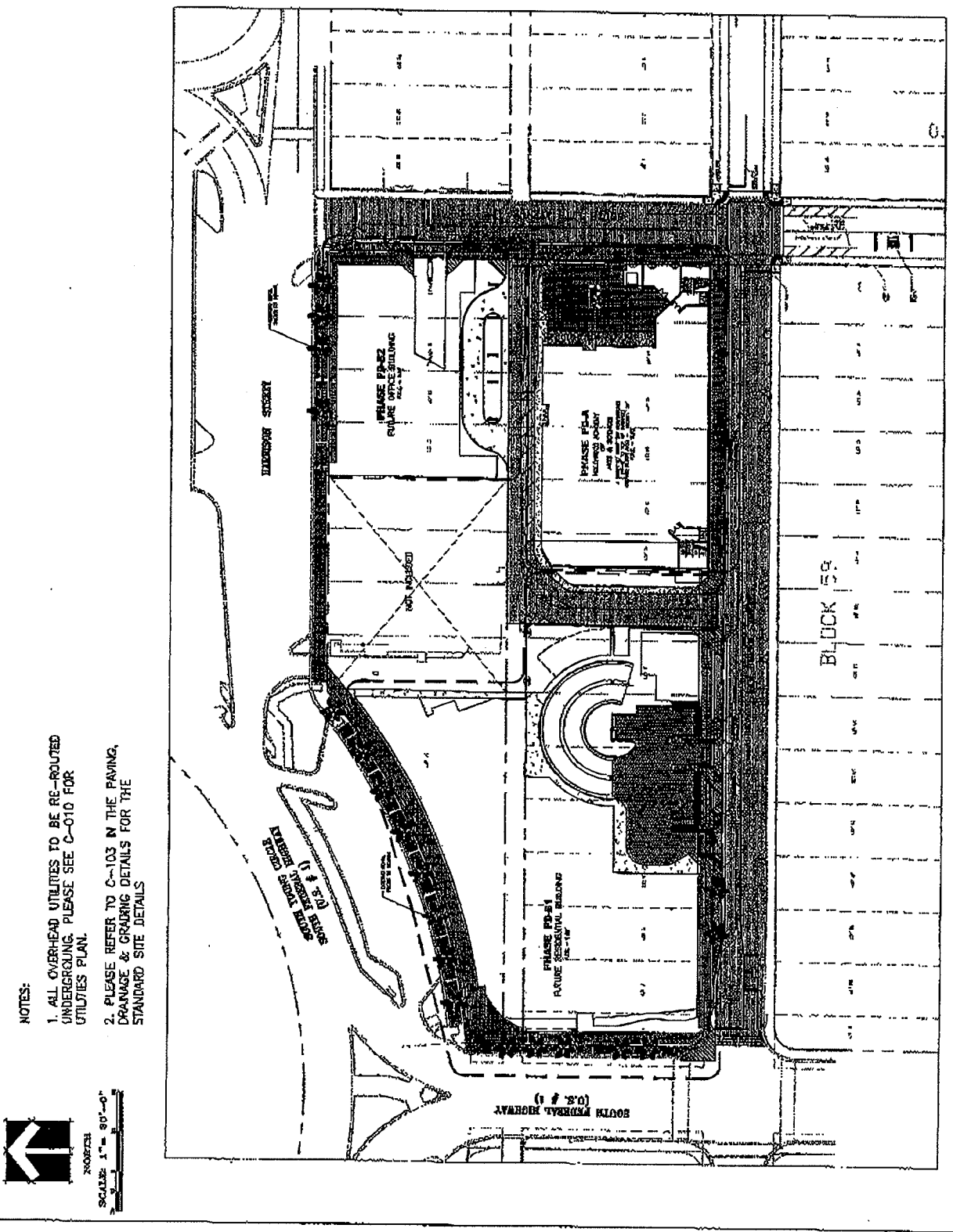
CHECKED BY: DALE

ENGINEERING AND PLANNING
 1719 SOUTH FEDERAL HIGHWAY, SUITE 100
 MIAMI, FLORIDA 33135
 TEL: (305) 551-1100
 FAX: (305) 551-1101
 WWW: WWW.EPFLORIDA.COM



DEVELOPER: **RBD APPLE DEVELOPMENT, LLC**
 PROJECT: **ARTS PARK VILLAGE AT YOUNG CIRCLE**
 1719 SOUTH FEDERAL HIGHWAY, SUITE 100
 MIAMI, FLORIDA 33135

DATE: 06/21/11
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 PROJECT NO.: 2010-001
 SHEET NO.: 001-100



ENGINEERING AND PLANNING
1321 BERRY ROAD, SUITE 1000
CUMMINGS, GEORGIA 31809-5000
(770) 768-4444

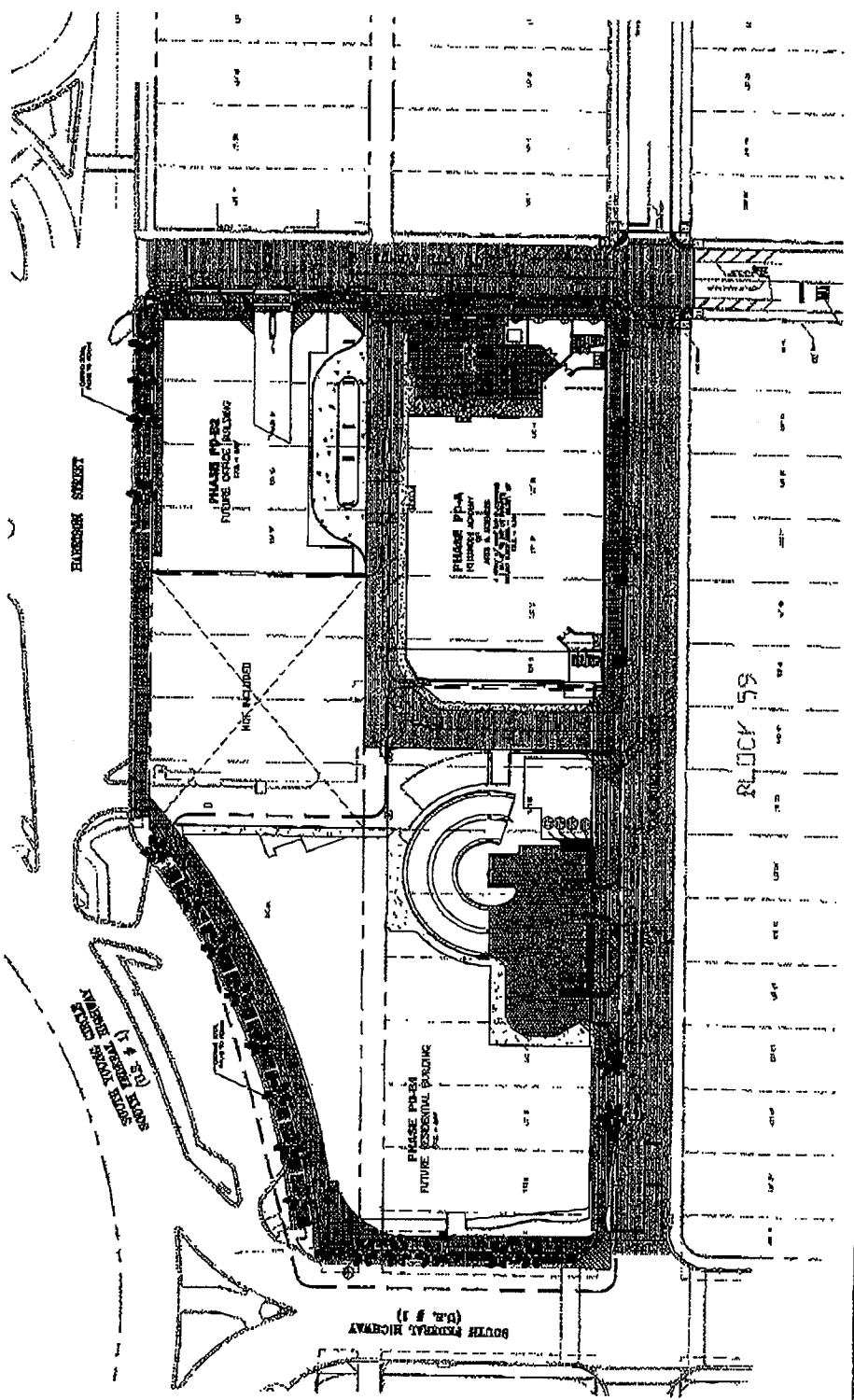
PROJECT: ARTS PARK VILLAGE AT YOUNG CIRCLE
1211 BERRY ROAD, SUITE 1000, CUMMINGS, GA
OWNER: WSG DEVELOPMENT AND
R&D APPLE DEVELOPMENT, LLC

DATE: 6-21-11
ISSUED BY: J.G.
CHECKED BY: J.G.
PROJECT NO. 100-031
DRAWING NO. 1-200
SHEET NO. 1 OF 1
TITLE: ARTS PARK VILLAGE AT YOUNG CIRCLE
DATE: 6-21-11

NOTE: ALL OVERHEAD UTILITIES TO BE
CARRIED OVERHEAD UNLESS NOTED
OTHERWISE. ALL UTILITIES SHALL
BE MAINTAINED AT ALL TIMES.
THESE UTILITIES SHALL BE MAINTAINED
AND PROTECTED THROUGHOUT THE
LIFE OF THE PROJECT. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR ALL UTILITIES
WITHIN THE DEVELOPMENT AREA.

TREES	PLANTING	PLANTING	PLANTING	PLANTING
15	15	15	15	15

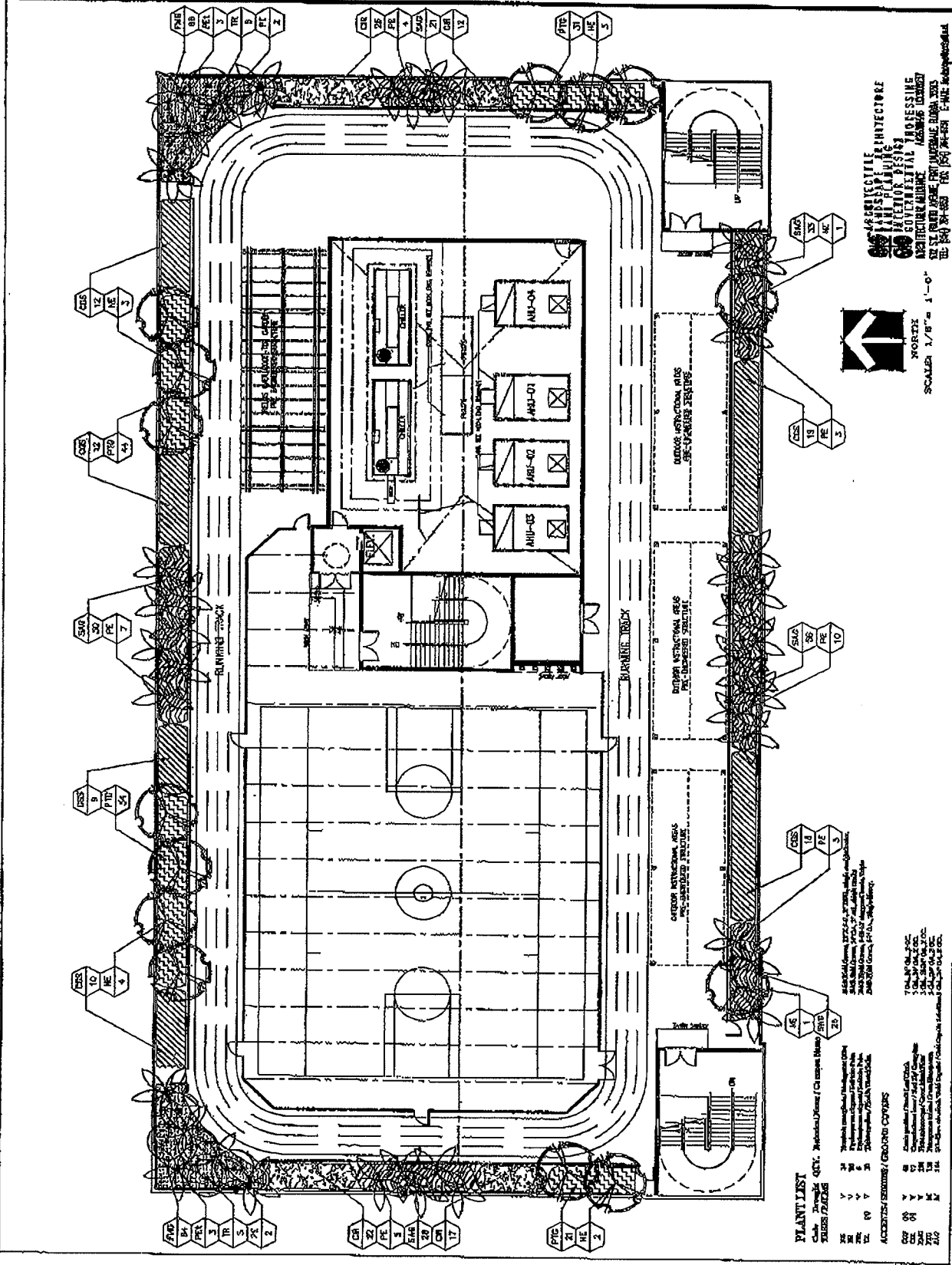
SYMBOL	PLANT	PLANT NAME	PLANT SPECIES
1	15	Small Tree	Small Tree
2	15	Small Tree	Small Tree
3	15	Small Tree	Small Tree
4	15	Small Tree	Small Tree
5	15	Small Tree	Small Tree



ENGINEERING AND PLANNING
 2724 S. GARDENWAY BOULEVARD
 SUITE 200
 DENVER, CO 80202
 TEL: (303) 755-1100 FAX: (303) 755-1101

WEG DEVELOPMENT AND RED APPLE DEVELOPMENT, LLC.
 PROJECT: ARTS PARK VILLAGE AT YOUNG CIRCLE
 1200 WEST WASHINGTON AVENUE, DENVER, CO
 OWNER: WEG DEVELOPMENT AND RED APPLE DEVELOPMENT, LLC.

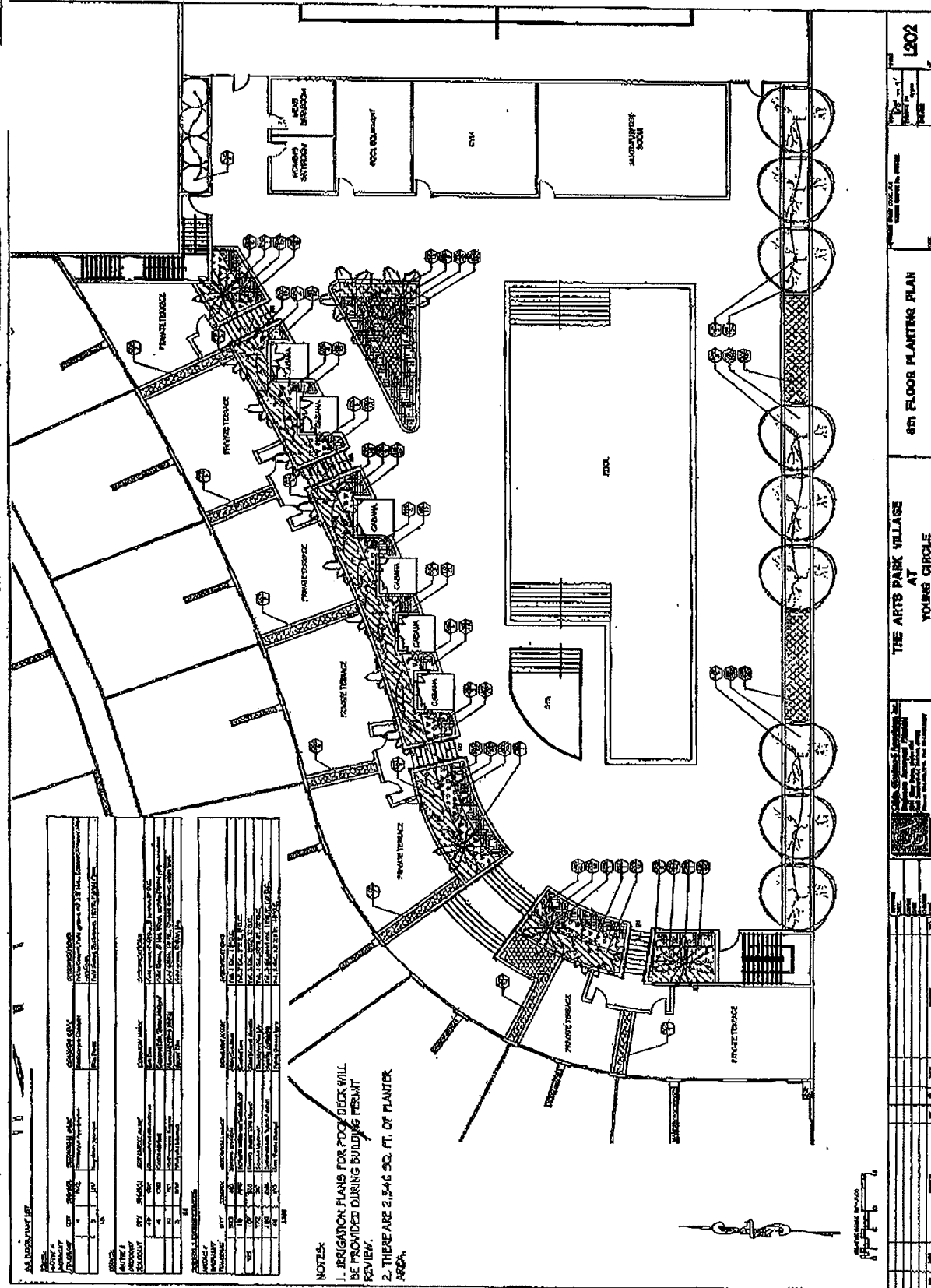
PROJECT NO.: 2010.00
 SHEET NO.: 1
 DATE: 1-20-11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"



ARCHITECTURE
 1200 WEST WASHINGTON AVENUE
 SUITE 200
 DENVER, CO 80202
 TEL: (303) 755-1100 FAX: (303) 755-1101

SCALE: 1/8" = 1'-0"
 NORTH

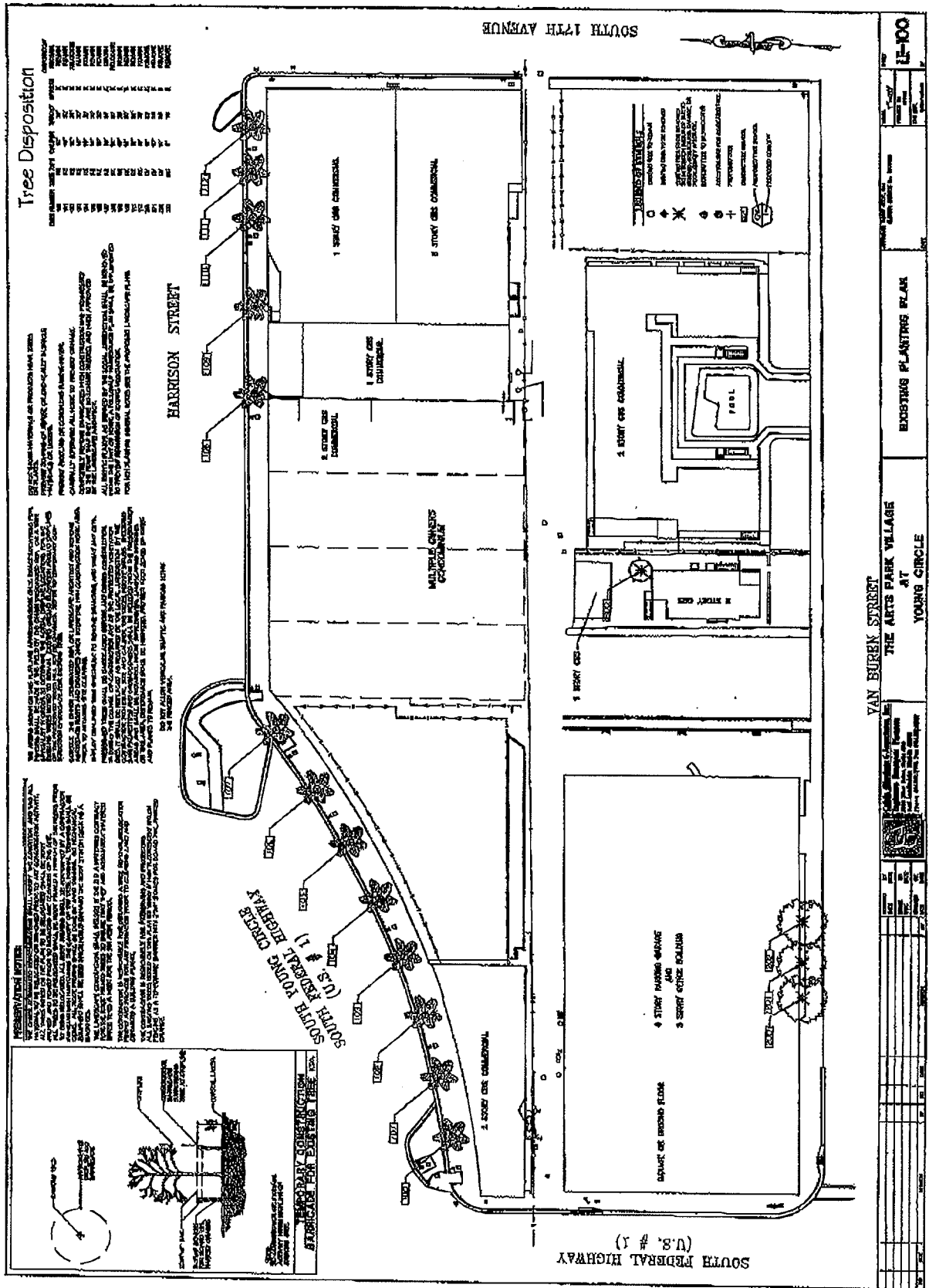
PLANT LIST
 QUANTITY: [Quantity]
 SPECIES: [Species]
 SIZE: [Size]
 COMMENTS: [Comments]



- NOTES:
1. IRRIGATION PLANS FOR POOL DECK WILL BE PROVIDED DURING BUILDING DESIGN REVIEW.
 2. THERE ARE 2,546 SQ. FT. OF PLANTER AREA.

PROJECT INFORMATION		PROJECT NO.	1902
OWNER		OWNER'S NAME	ARTS PARK VILLAGE AT YOUNGS CIRCLE
DESIGNER		DESIGNER'S NAME	ARCHITECTURAL FIRM
DATE		DATE	DATE
REVISIONS		REVISION NO.	REVISION DESCRIPTION
1	DATE	DESCRIPTION	
2			
3			
4			
5			
6			
7			
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50			

SHEET TITLE: 8TH FLOOR PLANTING PLAN		SHEET NO.: 1902	
PROJECT NAME: THE ARTS PARK VILLAGE AT YOUNGS CIRCLE		DATE:	
DESIGNER:		DRAWN BY:	
CHECKED BY:		APPROVED BY:	
PROJECT ADDRESS:		SCALE:	
DRAWING NO.:		SHEET COUNT:	



REVISIONS:

- 1. ADJUST TREE PLACEMENT TO ACCOMMODATE SITE CHANGES.
- 2. REVISE TREE SPECIES TO MORE APPROPRIATE FOR LOCAL CLIMATE.
- 3. ADD TREE PLACEMENT FOR IMPROVED VISIBILITY AND SAFETY.
- 4. REVISE TREE PLACEMENT TO ACCOMMODATE NEW BUILDING FOOTPRINTS.
- 5. REVISE TREE PLACEMENT TO ACCOMMODATE NEW PARKING AREAS.
- 6. REVISE TREE PLACEMENT TO ACCOMMODATE NEW LANDSCAPING FEATURES.
- 7. REVISE TREE PLACEMENT TO ACCOMMODATE NEW UTILITIES.
- 8. REVISE TREE PLACEMENT TO ACCOMMODATE NEW ACCESSWAYS.
- 9. REVISE TREE PLACEMENT TO ACCOMMODATE NEW FENCES.
- 10. REVISE TREE PLACEMENT TO ACCOMMODATE NEW SIGNAGE.

SOILS TO BE REMOVED FROM EXISTING TREE

1. 1' TO 2' (S/D)

2. 1' TO 2' (S/D)

3. 1' TO 2' (S/D)

4. 1' TO 2' (S/D)

5. 1' TO 2' (S/D)

6. 1' TO 2' (S/D)

7. 1' TO 2' (S/D)

8. 1' TO 2' (S/D)

9. 1' TO 2' (S/D)

10. 1' TO 2' (S/D)

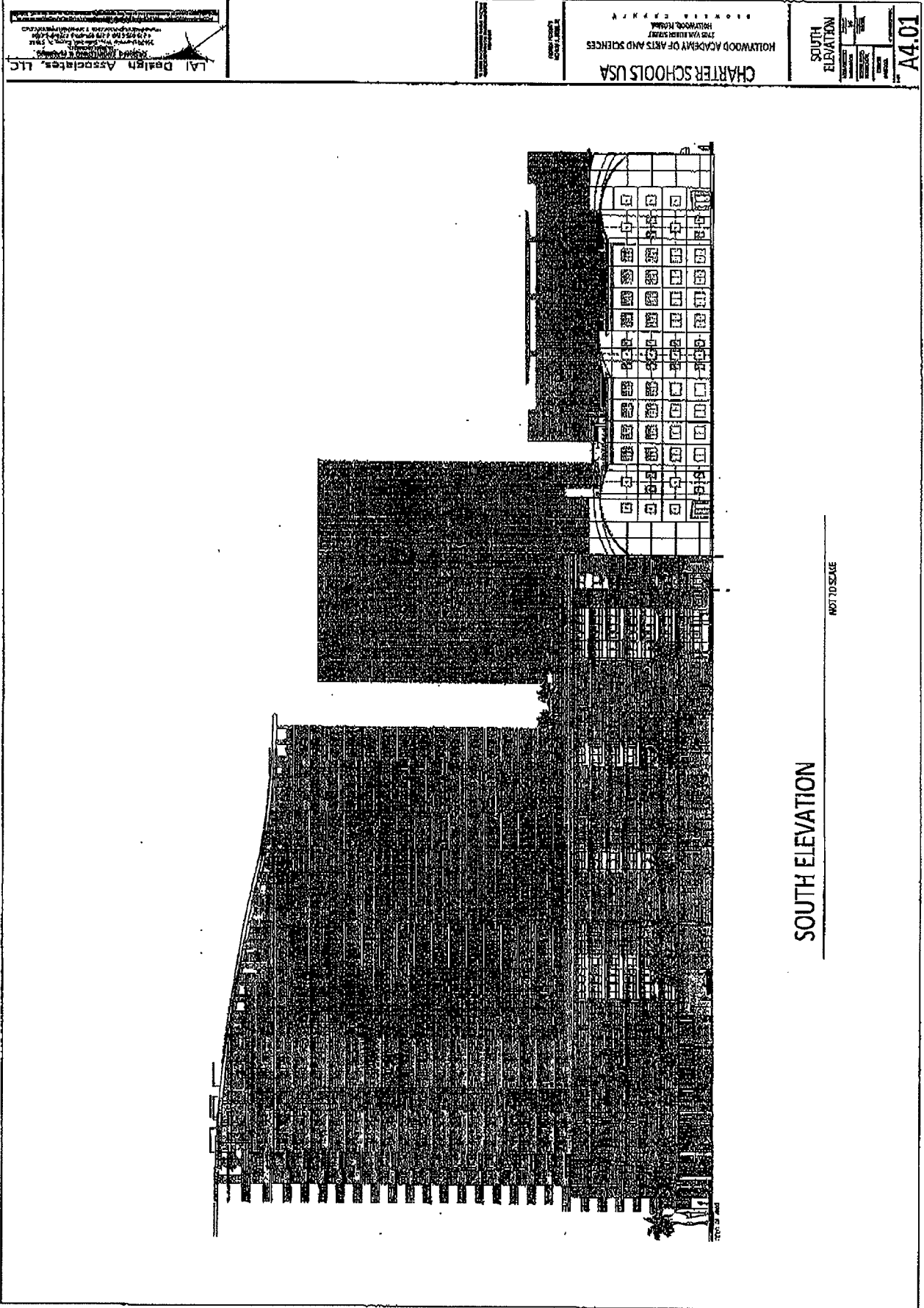
SOUTH FEDERAL HIGHWAY (U.S. # 1)

VAN BUREN STREET
THE ARTS PARK VILLAGE
AT
YOUNG CIRCLE

EXISTING PLANTING PLAN

Symbol	Disposition
(Symbol: Small circle with a dot)	REMOVE EXISTING TREE
(Symbol: Small circle with a cross)	REMOVE EXISTING TREE AND PLANT NEW TREE
(Symbol: Small circle with a circle inside)	REMOVE EXISTING TREE AND PLANT NEW TREE OF DIFFERENT SPECIES
(Symbol: Small circle with a star)	REMOVE EXISTING TREE AND PLANT NEW TREE OF DIFFERENT SIZE
(Symbol: Small circle with a triangle)	REMOVE EXISTING TREE AND PLANT NEW TREE OF DIFFERENT SPECIES AND SIZE
(Symbol: Small circle with a square)	REMOVE EXISTING TREE AND PLANT NEW TREE OF DIFFERENT SPECIES AND SIZE AT DIFFERENT LOCATION
(Symbol: Small circle with a diamond)	REMOVE EXISTING TREE AND PLANT NEW TREE OF DIFFERENT SPECIES AND SIZE AT DIFFERENT LOCATION AND DATE
(Symbol: Small circle with a plus)	REMOVE EXISTING TREE AND PLANT NEW TREE OF DIFFERENT SPECIES AND SIZE AT DIFFERENT LOCATION AND DATE AT DIFFERENT LOCATION
(Symbol: Small circle with a star and a circle)	REMOVE EXISTING TREE AND PLANT NEW TREE OF DIFFERENT SPECIES AND SIZE AT DIFFERENT LOCATION AND DATE AT DIFFERENT LOCATION AND DATE AT DIFFERENT LOCATION
(Symbol: Small circle with a star and a square)	REMOVE EXISTING TREE AND PLANT NEW TREE OF DIFFERENT SPECIES AND SIZE AT DIFFERENT LOCATION AND DATE AT DIFFERENT LOCATION AND DATE AT DIFFERENT LOCATION
(Symbol: Small circle with a star and a diamond)	REMOVE EXISTING TREE AND PLANT NEW TREE OF DIFFERENT SPECIES AND SIZE AT DIFFERENT LOCATION AND DATE AT DIFFERENT LOCATION AND DATE AT DIFFERENT LOCATION
(Symbol: Small circle with a star and a plus)	REMOVE EXISTING TREE AND PLANT NEW TREE OF DIFFERENT SPECIES AND SIZE AT DIFFERENT LOCATION AND DATE AT DIFFERENT LOCATION AND DATE AT DIFFERENT LOCATION
(Symbol: Small circle with a star and a cross)	REMOVE EXISTING TREE AND PLANT NEW TREE OF DIFFERENT SPECIES AND SIZE AT DIFFERENT LOCATION AND DATE AT DIFFERENT LOCATION AND DATE AT DIFFERENT LOCATION

Project No. 12-100
Date: 06/21/2011
Scale: AS SHOWN
Drawing Title: EXISTING PLANTING PLAN
Drawing Set: L
Drawing No.: 017



LAI Design Associates, LLC
 12000 Wilshire Blvd, Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.277.1111
 Fax: 310.277.1112
 www.laidesign.com

CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 2700 VAN ALLEN BLVD
 HOLLYWOOD, CALIFORNIA
 91605-1000
 PHONE: 310.781.1111
 FAX: 310.781.1112

SOUTH ELEVATION

A4.01

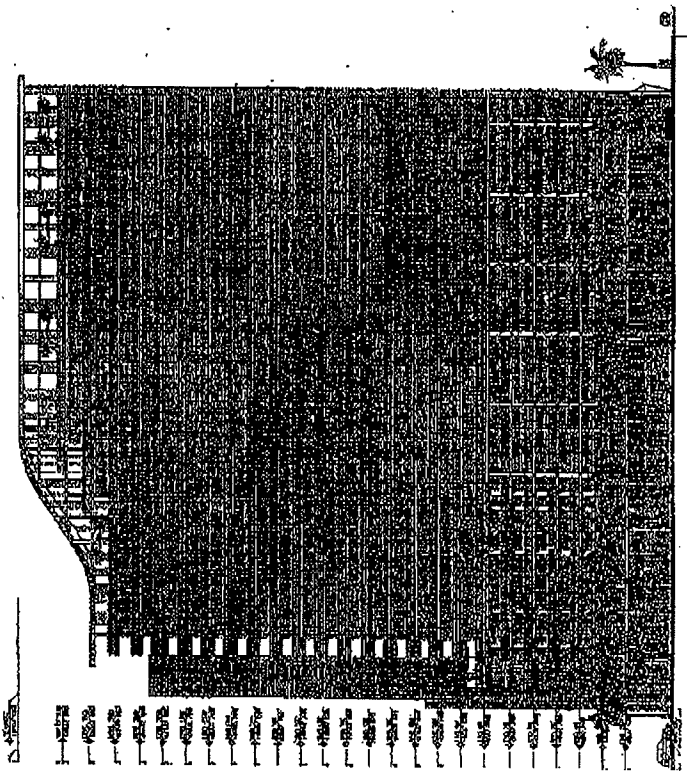
SOUTH ELEVATION

NOT TO SCALE

LAI Design Associates, LLC
 5000 West Loop South, Suite 1000
 Houston, Texas 77056
 Tel: 713.865.1111
 Fax: 713.865.1112
 www.laidesign.com

CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 1705 HOLLYWOOD BLVD
 HOLLYWOOD, FLORIDA
 33020

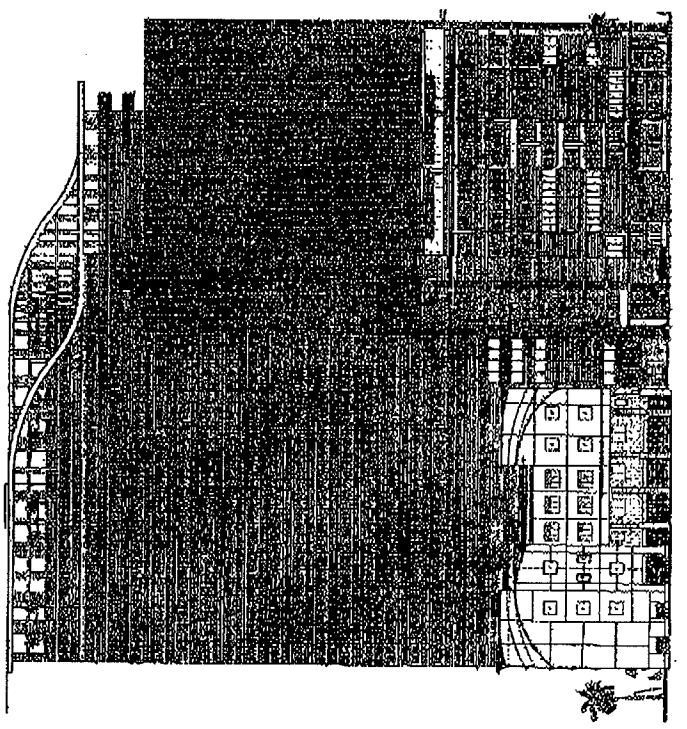
EAST & WEST ELEVATIONS
 A4.02



WEST ELEVATION

NOT TO SCALE

SCHOOL NOT VISIBLE IN VIEW



EAST ELEVATION

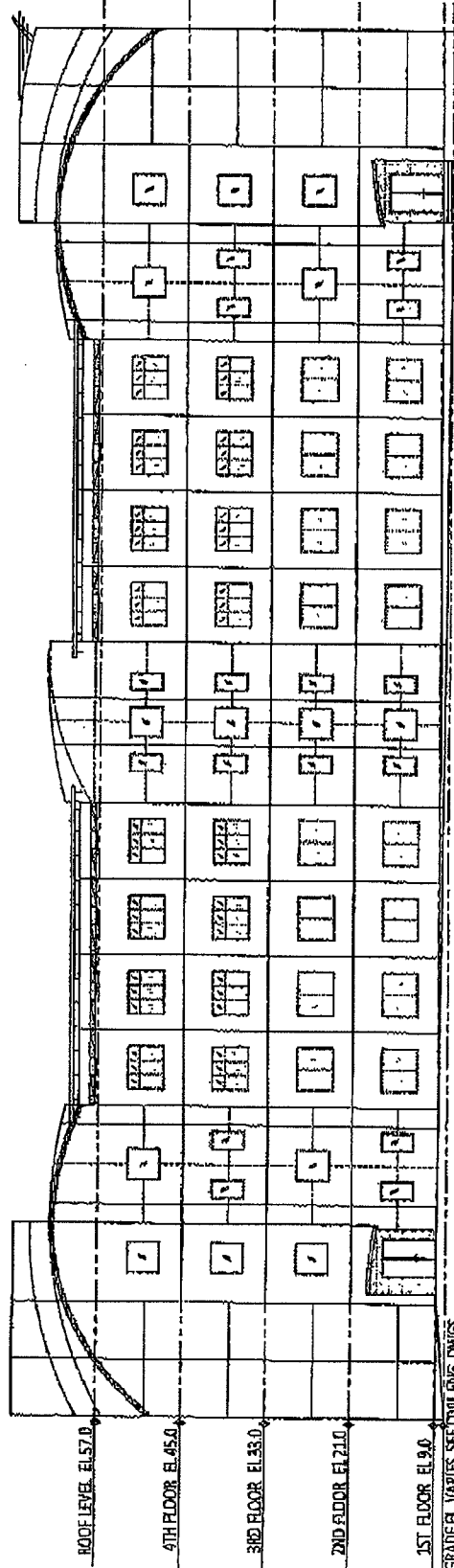
NOT TO SCALE

LAL Design Associates, LLC
 20000 E. Harvard Ave., Suite 100
 Denver, Colorado 80231
 Tel: 303.755.1100
 Fax: 303.755.1101
 www.laldesign.com

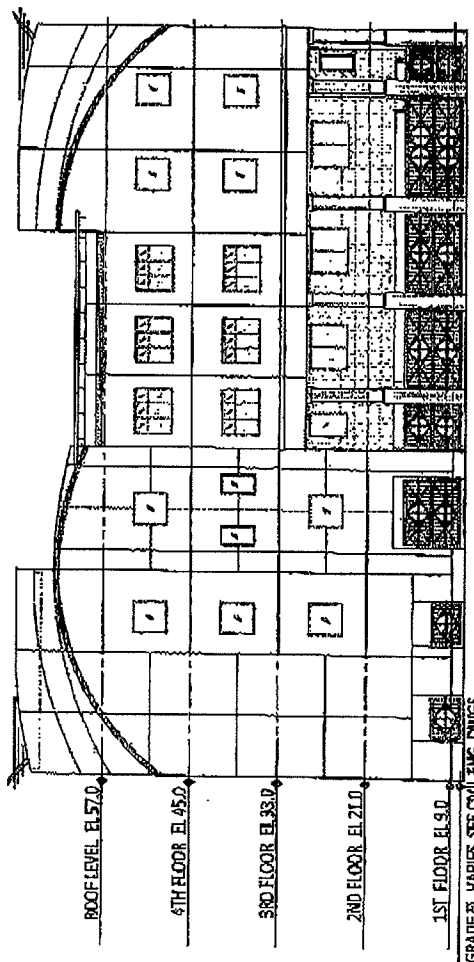
CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 15000 E. Harvard Ave., Suite 100
 Denver, Colorado 80231
 Tel: 303.755.1100
 Fax: 303.755.1101
 www.charterschoolsusa.com

3RD FLOOR PLAN

A4.09a



SOUTH ELEVATION



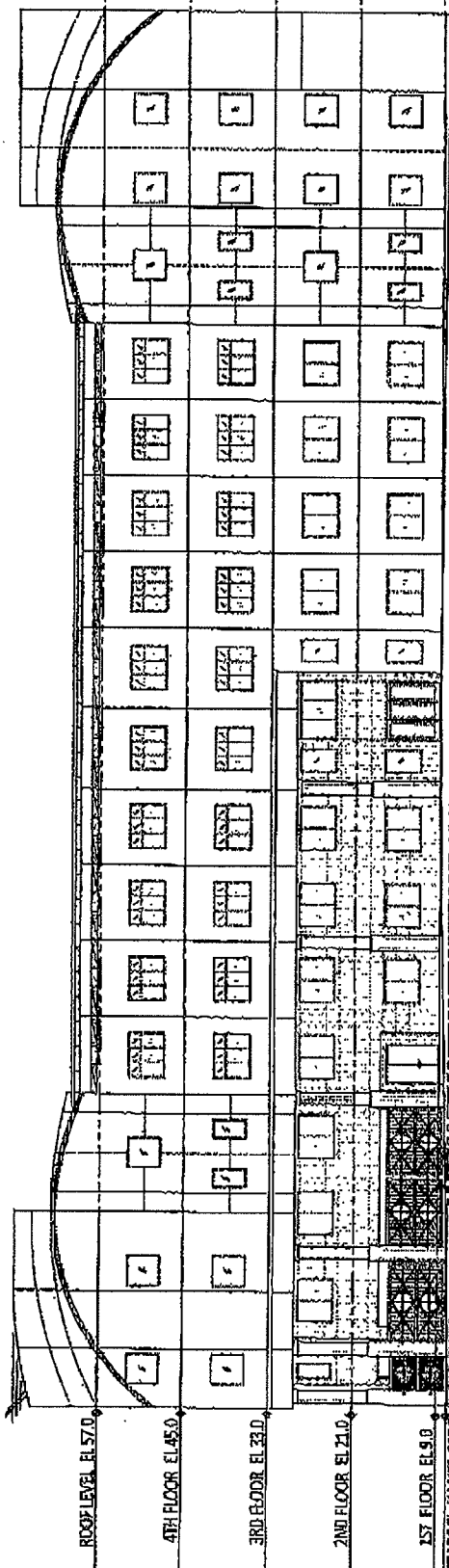
EAST ELEVATION

LAI Design Associates, LLC
 14000 West 10th Avenue, Suite 100
 Denver, Colorado 80202
 Phone: (303) 750-1100
 Fax: (303) 750-1101
 www.laidesign.com

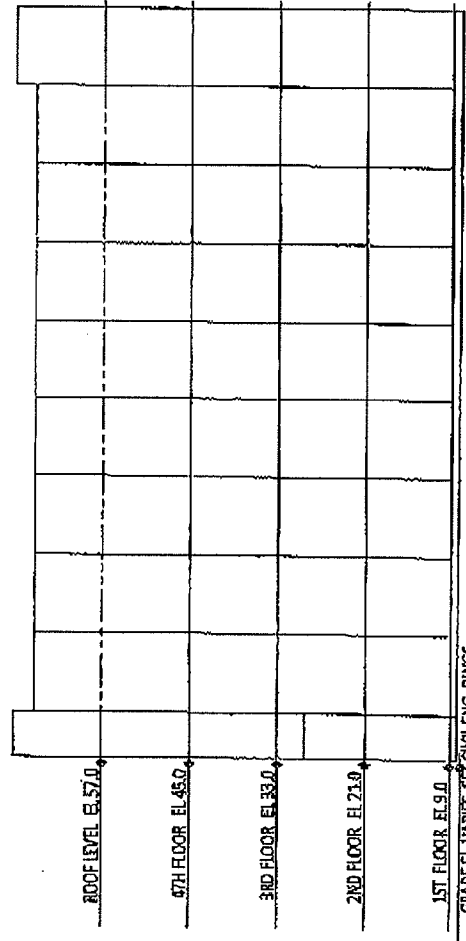
CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 3250 W. MARKS BLVD
 HOLLYWOOD, FLORIDA
 33024-3007

1ST FLOOR PLAN

A4.09b



NORTH ELEVATION



WEST ELEVATION

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, May 4, 2011, in the City Commission Chambers, Room 219, General Joseph W. Watson Circle, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2011-08 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES ENTITLED "ABANDONED REAL AND PERSONAL PROPERTY" TO AMEND SECTION 90.13 TO REQUIRE MORTGAGEES AND/OR OWNERS TO PLACE NO TRESPASSING SIGNS ON VACANT PROPERTIES.

Proposed Ordinance - PO-2011-09 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ARTICLE 5 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS TO CREATE A NEW PLANNING AND DEVELOPMENT BOARD; AMENDING VARIOUS ARTICLES OF THE ZONING AND LAND DEVELOPMENT REGULATIONS TO REFLECT SUCH CHANGES; AND CREATING ARTICLE 6 ENTITLED PLAT APPROVAL AND SITE PLAN PROCEDURES; AND PROVIDING FOR AN EFFECTIVE DATE. (11-T-02)

Proposed Ordinance - PO-2011-10 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING VARIOUS CHAPTERS AND SECTIONS OF THE CODE OF ORDINANCES TO BE CONSISTENT WITH THE CHANGES IN THE ZONING AND LAND DEVELOPMENT REGULATIONS; REPEALING CHAPTERS 153, 161 AND 162; AND PROVIDING AN EFFECTIVE DATE. (11-T-02a)

Proposed Ordinance - PO-2011-11 beginning at: 2:00 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING AND RESTATING ORDINANCE NO. O-2008-18 (WHICH APPROVED THE ARTSPARK VILLAGE PLANNED DEVELOPMENT) IN ORDER TO BIFURCATE THE PD (HEREINAFTER "ARTSPARK VILLAGE-A" AND "ARTSPARK VILLAGE-B"), IN ACCORDANCE WITH THE REVISED MASTER DEVELOPMENT PLAN AND TO SET FORTH THE DEVELOPMENT REQUIREMENTS FOR EACH RESULTING PARCEL. (11-J-13) (Generally located between S 17th Avenue to the east, Federal Highway to the west, Harrison Street to the north and Van Buren Street to the south, portion of Block 58)

The proposed ordinance(s) may be inspected by the public in the Office of the City Clerk, Room 221, General Joseph W. Watson Circle, Hollywood, Florida, between the hours of 8:00 AM and 4:45 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 22nd day of April, 2011.

Patricia A. Cerny, MMC
City Clerk
Hollywood, FL

THE SUN SENTINEL/LEGAL AD
PUBLISH: FRIDAY, April 22, 2011
FURNISH PROOF OF PUBLICATION

h:cityclk\ads\legalad\PO-2011-08,09,10,11

RESOLUTION NO. R-2011-107

(11-P-13)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING MODIFICATIONS TO A PREVIOUSLY APPROVED SITE PLAN FOR ARTSPARK VILLAGE (WSG) PLANNED DEVELOPMENT (APPROVED BY RESOLUTION NO. R-2008-253 AND AMENDED BY RESOLUTION R-2009-211).

WHEREAS, the City of Hollywood Zoning and Land Development Regulations require that all development projects that are located in a Planned Development District (PD) must receive Site Plan approval from the City Commission prior to the issuance of any Building Permits; and

WHEREAS, on July 22, 2008, the City Commission passed and adopted Resolution R-2008-253 approving a Site Plan for the property generally bounded by S. 17th Avenue to the east, Federal Highway to the west, Harrison Street to the north and Van Buren Street to the south (1740 South Young Circle) with approximately 2.57 net acres/4.08 gross acres as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, on July 1, 2009, the City Commission passed and adopted Resolution R-2009-211 approving modifications to the Site Plan including changes to the elevations and roof landscaping materials, incorporation of a first floor semi-enclosed playground, and amending the Phasing Plan to construct the Charter School in Phase 1a, the residential building in Phase 1b and the office building in Phase 2; and

WHEREAS, an application was filed with the Department of Planning and Development Services requesting Site Plan Modifications to the modified Site Plan approved for construction of a mixed use development consisting of 390 residential units, 35,449 sq. ft. ground-floor retail, 52,500 sq. ft office, and 107,845 sq. ft. Charter School; and

WHEREAS, Red Apple Hollywood LLC, herein as (the "Applicant") has submitted modifications to Site Plan to include changes to the elevations and Phasing Plan to show the bifurcation of the PD as shown on Exhibit "B", and

WHEREAS, the Applicant has indicated that the proposed modifications will not change the approved height, number of residential units or traffic flow in and out of the site; and

WHEREAS, Staff has reviewed the proposed modifications to the Site Plan for the ArtsPark Village development and is recommending approval; and

WHEREAS, the City Commission has reviewed the proposed modifications to the Site Plan for the development and has determined that the Site Plan should be approved;

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

Section 1: That it hereby approves the ArtsPark Village (WSG) Site Plan modifications attached hereto and incorporated herein by reference as Exhibit "B" and Resolution Nos. 2008-253 and 2009-211 are hereby amended to reflect such modifications.

Section 2: Upon approval of a site plan, the applicant shall have up to 24 months from the date of this Resolution to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void. However, if site plan approval involves phasing, the site plan for any structure or phase that has been issued a certificate of occupancy shall remain in full force and effect.

Section 3: That this resolution shall be in full force and effective immediately upon its passage and adoption.

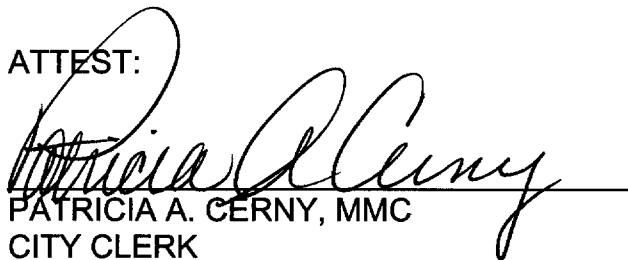
PASSED AND ADOPTED this 4 day of May, 2011.

RENDERED this 11 day of May, 2011.



PETER BOBER, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC
CITY CLERK

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

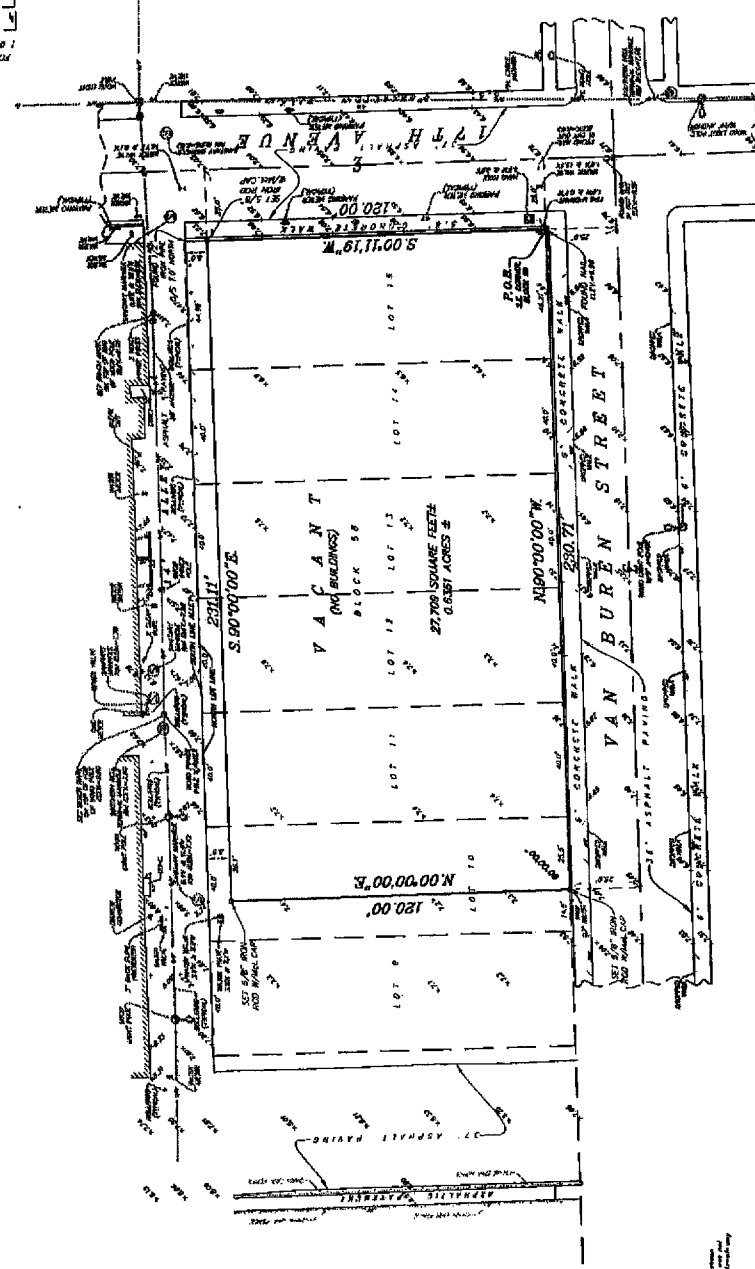
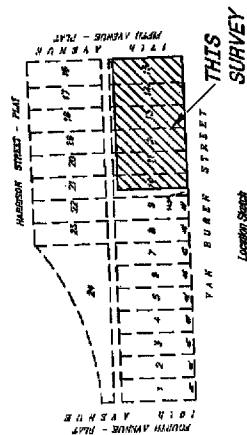


JEFFREY P. SHEFFEL
CITY ATTORNEY

TOPOGRAPHIC SURVEY
PORTION OF LOTS 10-15, BLOCK 58,
PLAT BOOK 1, PAGE 61, S.C.R.

ENGINEERS BY
MCALUSKEY ENGINEERING COMPANY (LBS606)
400 H.E. 3RD AVENUE (1ST FLOOR), FORT LAUDERDALE, FLORIDA
PHONE (864) 782-7871
FAX (754) 782-7815

GRAPHIC SCALE



Legal Description
A Parcel of Lots 10, 11, 12, 13, 14 and 15, Block 58, Holly Wood, according to the plat thereof, recorded in Plat Book 1, Page 21, of the public records of Broward County, Florida, being more particularly described as follows:
Beginning at the Southeast corner of said Block 58, James North 230.71 feet; thence North 00°00'00" East, a distance of 120.00 feet; thence South 90°00'00" East along a line 8.00 feet South of and parallel with the boundary line of said Block 58, a distance of 27.708 feet; thence South 89°15'15" West along the East line of said Block 58, a distance of 120.00 feet to the Point of Beginning.
Said being subjects, lying and being in the City of Hollywood, Broward County, Florida, containing 27,708 square feet or 0.3367 acres, more or less.

CERTIFICATION
We hereby certify that this survey, under the contract mentioned hereon, was made by the undersigned and was approved by the Florida State Board of Professional Engineering Examiners in Division 4252207, Mobile District.
Dated at Fort Lauderdale, Florida, this 7th day of January, 2012.

MCALUSKEY ENGINEERING COMPANY
REGISTERED PROFESSIONAL ENGINEERS
STATE OF FLORIDA
Registration No. 4589

- LEGEND**
- A — CONCRETE
 - B — ASPHALT PAVING
 - C — ASPHALT DRIVE
 - D — ASPHALT DRIVE
 - E — ASPHALT DRIVE
 - F — ASPHALT DRIVE
 - G — ASPHALT DRIVE
 - H — ASPHALT DRIVE
 - I — ASPHALT DRIVE
 - J — ASPHALT DRIVE
 - K — ASPHALT DRIVE
 - L — ASPHALT DRIVE
 - M — ASPHALT DRIVE
 - N — ASPHALT DRIVE
 - O — ASPHALT DRIVE
 - P — ASPHALT DRIVE
 - Q — ASPHALT DRIVE
 - R — ASPHALT DRIVE
 - S — ASPHALT DRIVE
 - T — ASPHALT DRIVE
 - U — ASPHALT DRIVE
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 - X — ASPHALT DRIVE
 - Y — ASPHALT DRIVE
 - Z — ASPHALT DRIVE

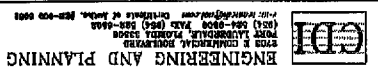
- NOTES:**
- 1) This survey is not to be used for any other purpose than that for which it was made.
 - 2) This survey is not to be used for any other purpose than that for which it was made.
 - 3) This survey is not to be used for any other purpose than that for which it was made.
 - 4) This survey is not to be used for any other purpose than that for which it was made.
 - 5) This survey is not to be used for any other purpose than that for which it was made.
 - 6) This survey is not to be used for any other purpose than that for which it was made.
 - 7) This survey is not to be used for any other purpose than that for which it was made.
 - 8) This survey is not to be used for any other purpose than that for which it was made.
 - 9) This survey is not to be used for any other purpose than that for which it was made.
 - 10) This survey is not to be used for any other purpose than that for which it was made.

OFFICE NOTES:
FIELD BOOK NO. 302, PAGES 137-137/1
JOB ORDER NO. 12-2011
DATE OF SURVEY: 12/20/11
DRAWN BY: [blank]
SCALE: AS SHOWN

PLAT NO: 10-3-001

PROJECT DATA

ARTS PARK VILLAGE at YOUNG CIRCLE



OWNER: RED APPLE HOLLYWOOD, LLC AND WSG HOLLYWOOD DEVELOPMENT, LLC
 PROJECT: ARTS PARK VILLAGE AT YOUNG CIRCLE
 DRAWING TITLE: DATA SHEET

DATE: 03-16-11
 DRAWN BY: D.A.F.
 CHECKED BY: D.A.F.
 SCALE: 1/4" = 1'-0"
 SHEET NO.: A1.00

ZONING INFORMATION

CURRENT ZONING: PLANNED DEVELOPMENT (PD)
 PROPOSED ZONING: PHASED PLANNED DEVELOPMENT (PD-A and PD-B)
 TYPE OF OCCUPANCY: MIXED USE
 NET LOT AREA: 112,087 SF/2.57 ACRES
 GROSS LOT AREA: 178,143 SF/4.08 ACRES

FLOOR AREA CHARTER SCHOOL (PHASE PD-A)

CHARTER SCHOOL: 107,636 SF

FLOOR AREA RESIDENTIAL BUILDING (PHASE PD-B1)

GROSS FLOOR AREA: 107,636 SF

FLOOR AREA OFFICE BUILDING (PHASE PD-B2)

RESIDENTIAL FLOOR AREA: 376,830 SF
 RETAIL/COMMERCIAL: 23,849 SF
 GROSS LEASABLE/SALEABLE AREA: 393,679 SF
 OFFICE: 32,900 SF
 RETAIL: 78,900 SF
 PARKING: 78,900 SF
 CIRCULATION/SERVICE: 8,738 SF
 GROSS FLOOR AREA: 150,802 SF

OPEN SPACE

PROVIDED: 94.8%
 TOTAL LOT COVERAGE: 1% (534 sf)
 LAWNSPACE ON 8th FLOOR: 2% (5161 sf)
 (RESIDENTIAL)

PARKING DATA

PARKING REQUIRED
 TOWER: 585
 RESIDENTIAL: 78
 OFFICE BUILDING: 103
 RETAIL: 39
 OFFICE: 210
 SCHOOL BUILDING: 100
 TOTAL REQUIRED = 1,115 SPACES

PARKING PROVIDED

RESIDENTIAL TOWER: 638 SPACES
 OFFICE BUILDING: 184 SPACES
 TOTAL PROVIDED = 822 SPACES
 *PARKING COUNT DOES NOT INCLUDE THE 45 TANDEM SPACES THAT ARE PROVIDED
 773 SPACES *NUMBER OF SPACES RECOMMENDED PER SHARED PARKING ANALYSIS
 29 *SURPLUS
 TOTAL PROVIDED IN R.O.W. = 86 SPACES
 TOTAL HANDICAP SPACES = 17 SPACES PROVIDED (2% of total: 802 x .02 = 16 SPACES REQUIRED)

PARKING SPACE DIMENSIONS

PARKING REQUIRED
 TYPICAL PARKING STALL: 8'-6"x19'-0" WITH A 24'-0" BACKUP
 PARKING STALL NEXT TO WALL: 10'-6"x19'-0" WITH A 24'-0" BACKUP
 LESS THAN 3'-0" SPACING BETWEEN DRIVEWAY AND COLUMN ON SOME PARKING STALLS

DRIVE ISLE DIMENSIONS

PROVIDED: 24'-0"

SCHOOL BUILDING SETBACKS (PHASE PD-A)

REQUIRED: 0'-0", 25'-0", 25'-0", 0'-0"
 PROVIDED: 10'-0", 1'-8.5", 0'-0", 0'-0"
 NORTH (ALLEY): 5'-0"
 17th AVENUE: 0'-0"
 VAN BUREN STREET: 0'-0"
 WEST (INTERIOR SIDE): 0'-0"

RESIDENTIAL BUILDING SETBACKS (PHASE PD-B1)

RESIDENTIAL BUILDING S. FEDERAL HWY.
 S. YOUNG CIRCLE: 10'-0"
 S. FEDERAL HWY (US 1): 25'-0", 25'-0", 18'-8", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0"
 VAN BUREN: 25'-0", 25'-0", 18'-8", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0"
 EAST (INTERIOR SIDE): 25'-0", 25'-0", 18'-8", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0"
 RECOMMENDATIONS BY ZYSKOVICH: 5'-0", 5'-0", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0", 10'-0"

OFFICE BUILDING SETBACKS (PHASE PD-B2)

REQUIRED: 25'-0", 25'-0", 0'-0"
 PROVIDED: 0'-0", 0'-0", 0'-0"
 HARRISON STREET: 0'-0"
 17th AVENUE: 0'-0"
 SOUTH (ALLEY): 0'-0"
 WEST (INTERIOR SIDE): 0'-0"

LOADING SPACES

RESIDENTIAL: 6
 OFFICE: 1
 SCHOOL: 1
 REQUIRED: 7
 3
 3

BUILDING HEIGHT

RESIDENTIAL BUILDING: 82'-0"
 OFFICE BUILDING: 226'-4"
 CHARTER SCHOOL: 52'-0"
 PEDESTAL = 8.5 STORIES
 TOWER = 22 STORIES
 8 STORIES
 5 STORIES

RESIDENTIAL UNIT TYPE COUNT

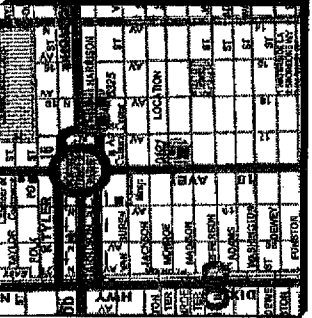
TOTAL: 390 RESIDENTIAL UNITS
 DENSITY/ACRE: 96 UNITS/ACRE
 UNIT TYPES: 8% STUDIO (30), 48% 1 BD (186), 39% 2 BD (153), 5% 3 BD (21)
 TOTAL UNITS: 390
 AVG. UNIT SIZE: 518 SF, 807 SF, 1102 SF, 1434 SF

ENGINEERING AND PLANNING
 1240 SOUTH YOUNG CIRCLE, WILLOWOOD, IL 60091
 (708) 521-0900 FAX (708) 521-0901
 E-MAIL: ENR@ENR.COM Website: www.enr.com



DRAWN TITLE: **SITE PLAN**
 PROJECT: **ARTS PARK VILLAGE AT YOUNG CIRCLE**
 OWNER: **WGS DEVELOPMENT AND RED APPLE DEVELOPMENT, LLC.**

PROJECT NO. 28520
 DRAWN BY: E.S.
 CHECKED BY: D.A.F.
 DATE: 3/26/09
 SHEET NO. 1 of 1
 DWG. NO. SP-1



LOCATION MAP
 N.T.S.
 SECTION 15, TOWNSHIP 51 S, RANGE 42 E NORTH

LEVEL DESCRIPTIONS
 A SERIES OF LEVELS IS SHOWN IN ORDER TO INDICATE THE PROPOSED GRADE OF THE PROJECT. THESE LEVELS ARE BASED ON THE FINISHED GRADE OF THE SURROUNDING AREAS. THE GRADE OF THE PROJECT SHALL BE DETERMINED BY THE ENGINEER IN CONJUNCTION WITH THE LOCAL HEALTH DEPARTMENT. THE GRADE OF THE PROJECT SHALL BE DETERMINED BY THE ENGINEER IN CONJUNCTION WITH THE LOCAL HEALTH DEPARTMENT. THE GRADE OF THE PROJECT SHALL BE DETERMINED BY THE ENGINEER IN CONJUNCTION WITH THE LOCAL HEALTH DEPARTMENT.

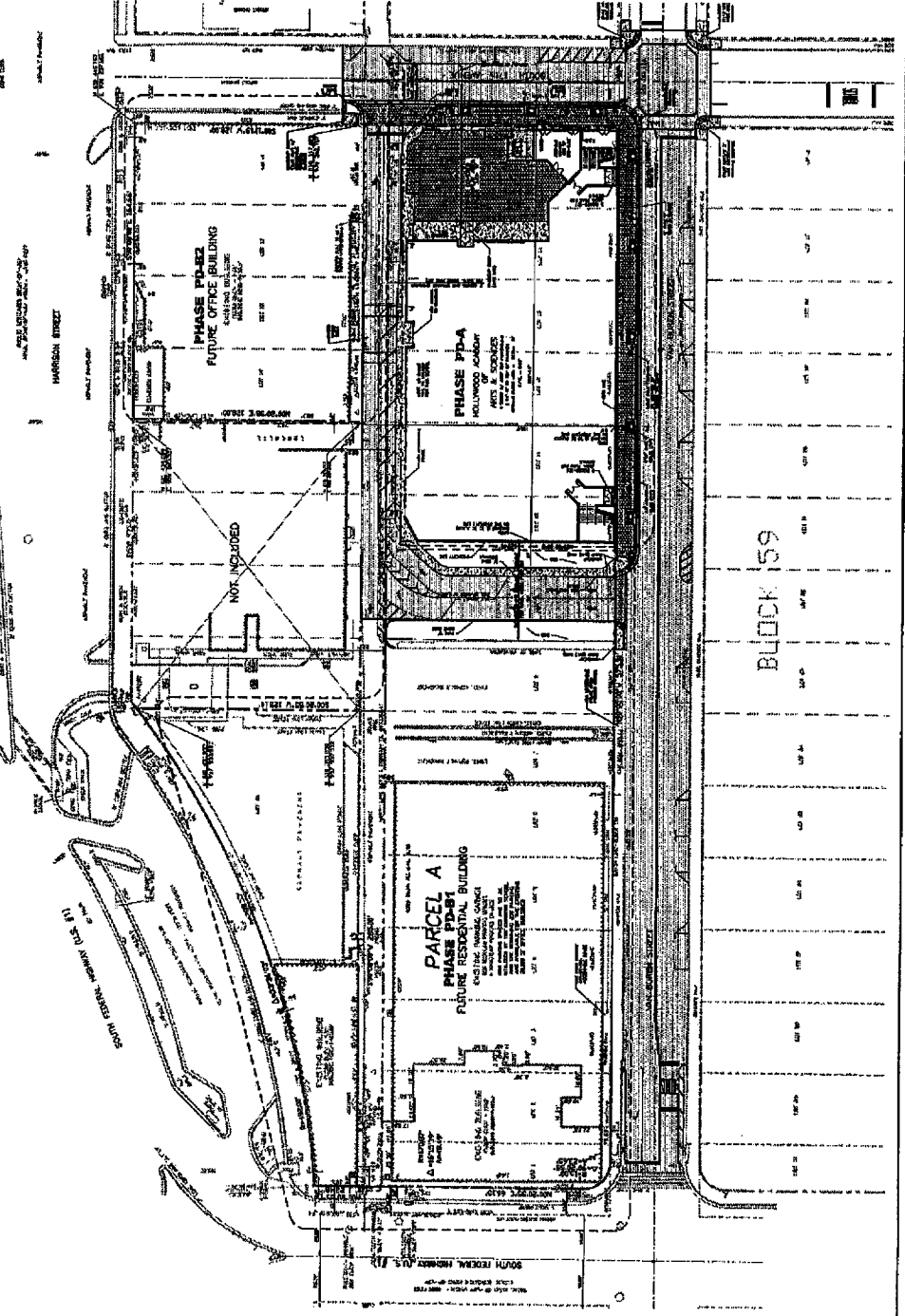
EXISTING UTILITIES
 SHOWN AS DASHED LINES. ALL UTILITIES ARE TO REMAIN UNLESS SHOWN OTHERWISE. ALL UTILITIES ARE TO REMAIN UNLESS SHOWN OTHERWISE. ALL UTILITIES ARE TO REMAIN UNLESS SHOWN OTHERWISE.

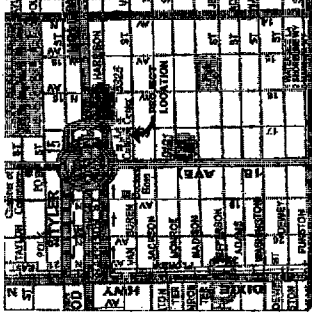
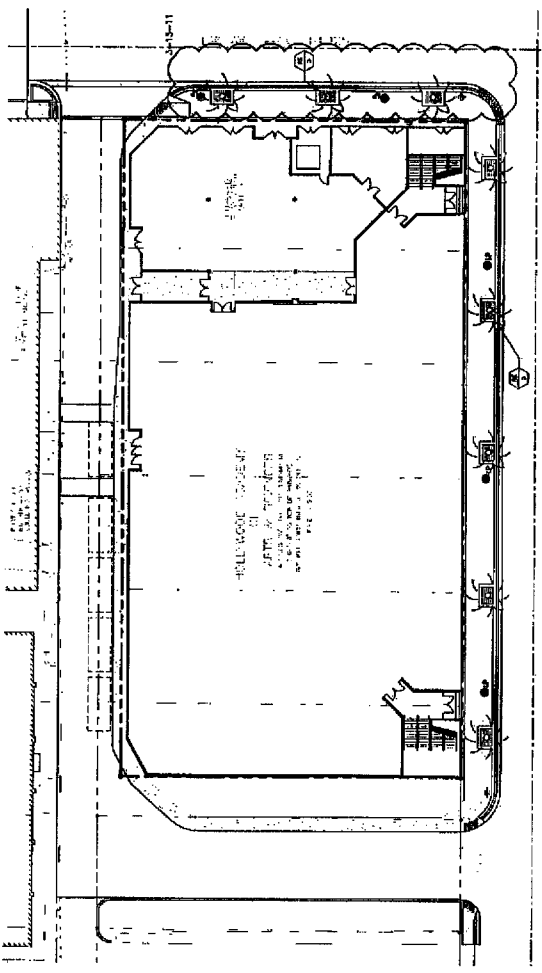
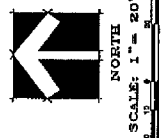
PROPOSED UTILITIES
 SHOWN AS SOLID LINES. ALL UTILITIES ARE TO BE INSTALLED AS SHOWN. ALL UTILITIES ARE TO BE INSTALLED AS SHOWN. ALL UTILITIES ARE TO BE INSTALLED AS SHOWN.

LEGEND

	PROPOSED BUILDING FOOTPRINT
	PROPOSED PARKING
	PROPOSED DRIVEWAY
	PROPOSED ACCESS DRIVE
	PROPOSED WALKWAY
	PROPOSED BICYCLE LANE
	PROPOSED STREET
	PROPOSED ALLEY
	PROPOSED UTILITY
	PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED BOUNDARY
	PROPOSED SETBACK
	PROPOSED ZONING
	PROPOSED FLOOD ZONE
	PROPOSED WETLAND
	PROPOSED TREE
	PROPOSED PLANTING
	PROPOSED STORMWATER MANAGEMENT
	PROPOSED ACCESS POINT
	PROPOSED UTILITY STRUCTURE
	PROPOSED EASEMENT STRUCTURE
	PROPOSED RIGHT-OF-WAY STRUCTURE
	PROPOSED BOUNDARY STRUCTURE
	PROPOSED SETBACK STRUCTURE
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	PROPOSED ACCESS POINT STRUCTURE STRUCTURE STRUCTURE STRUCTURE STRUCTURE STRUCTURE STRUCTURE

48 INCHES BEYOND DRAWING
 SCALE: 1" = 30'-0"
 NORTH
 48 INCHES BEYOND DRAWING
 F-800-432-4770
 NON-COMPUTER CENTER





LOCATION MAP
SECTION 15, TOWNSHIP 51 S, RANGE 42 E NORTH

GENERAL PLANTING REQUIREMENTS

No plant materials shall be placed where they will obstruct views to roadway or be placed within right of way.
All sizes shown for plant materials on the plans are to be confirmed. Minimum height and spread. Any other requirements for specific shapes or effects on road or on the plant(s) will also be required for final approval.

All plant materials furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Plants and shall be established by Florida Nursery Trainers. All materials shall be installed as per CSI specifications.
All plant material to be installed shall be inspected by the landscape contractor for a minimum period of 10 days. All trees shall be 1 1/2" calipers, all shrubs, vines, groundcovers and other landscape planting materials, for which all have room for 60 days after final acceptance by the owner.

All plants material shall be planted in accordance with the following:
1. All plants material shall be planted in holes that are 1/4" larger than the root ball in all directions. All soil shall be replaced and watered.
2. All plants material shall be planted in holes that are 1/4" larger than the root ball in all directions. All soil shall be replaced and watered.
3. All plants material shall be planted in holes that are 1/4" larger than the root ball in all directions. All soil shall be replaced and watered.

All plants material shall be planted within 6' of public infrastructure shall utilize a root barrier system approved by city manager.

All landscape areas shall be covered with landscape or mulched and free of weeds, debris, rocks or any other material. The area shall be maintained for 180 days after final acceptance of the project.

All plants material shall be inspected by the landscape contractor at the time of planting to be sure it is in the form of landscape as per the planting schedule. All plants material shall be placed within 1/4" of the plant ball in turn with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic irrigation system adjusted to provide 100% coverage of all landscape areas. All plants shall be watered during the first 180 days after final acceptance of the project. The irrigation system shall be installed and tested prior to the start of the construction.
The system shall be installed with a rain sensor.
It is the sole responsibility of the landscape contractor to ensure that all over watered areas are not damaged by over watering. The irrigation system shall be installed and tested prior to the start of the construction.

All plants material shall be installed with facilities, which shall be done approved as a complete installation containing the required amount of crop elements in addition to N-P-K of values 19%, of this nitrogen, all of this nitrogen, or organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate agencies to ensure that all existing and existing utility lines are protected and maintained.

All plans, design and plans submitted or requested by AEC drawings are owned by and are the exclusive property of Architectural Alliance.

THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

PLANT LIST

Code	Quantity	Botanical Name / Common Name
RS (S)	4	Rayman's Palm / Florida Royal Palm
		3-15-11



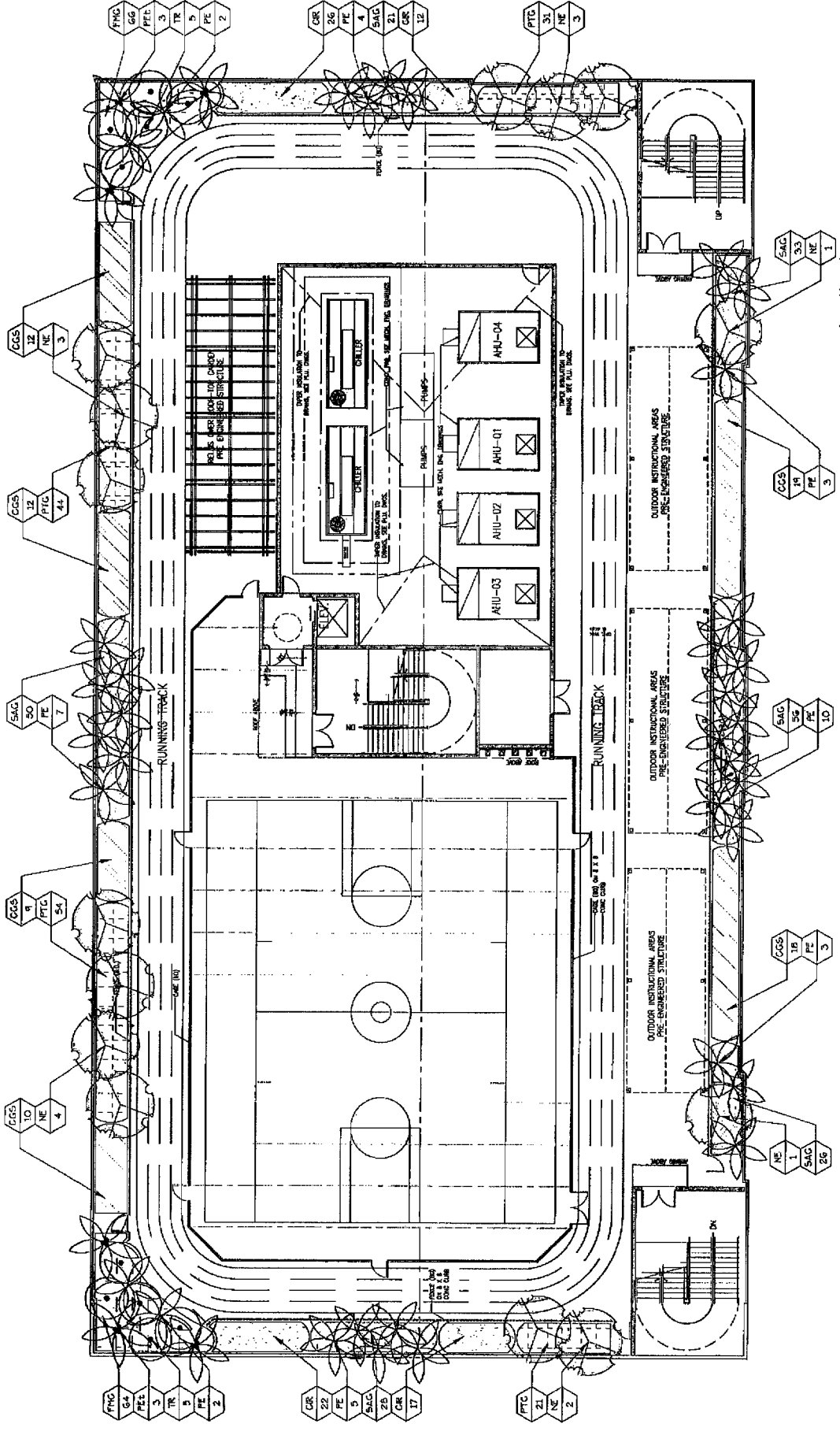
Palm Planting Detail

OWNER: RED APPLE DEVELOPMENT, LLC
PROJECT: HOLLYWOOD ACADEMY OF ARTS & SCIENCES
DRAWING TITLE: LANDSCAPE PLAN

PROJECT NO.: 2023-03
DRAWN BY: J.B.
CHECKED BY: J.B.
DATE: 3/27/2023
SHEET NO.: 1-1
SHEET TOTAL: 1 OF 1

ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
ENVIRONMENTAL PLANNING
ARCHITECTURAL ALLIANCE

CDI ENGINEERING AND PLANNING
980 DATE ROAD
800 326-4325 / 326-4770
4000 WEST 11TH STREET
MIRAMONTE BEACH, FL 33136



ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 INTERIORS
 ENVIRONMENTAL PLANNING
 ARCHITECTURAL ALLIANCE
 11-06-09
 NORTH
 SCALE: 1/8" = 1'-0"

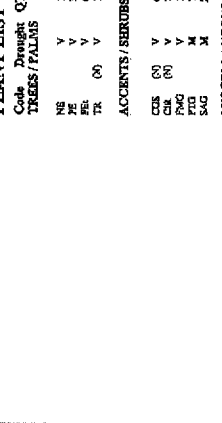
GENERAL PLANTING REQUIREMENTS

No plant materials shall be placed where they will obstruct views to roadway signage or be placed within sight line.
 All items shown for plant material on the plans are to be considered Minimum. All plant material must be installed within 90 days after final acceptance by the owner. All plant material to be installed in the ground shall be installed in accordance with the Florida Nursery Plant and Standard for Florida Nursery Plant and Standard for Florida Nursery Plant and Standard for Florida Nursery Plant as per CSI specifications.
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PLANT LIST

Code	Quantity	Botanical Name / Common Name
NS	14	Neovivian compacta / Multicaulis Olive
PE	2	Psychotrias elegans / Solitate Palm
FR	6	Thrinax radicans / Florida Thatch Palm
TR	00	V
ACCENTS / SHRUBS / GROUND COVERS		
CS	6	Chamaecrista / Small Leaf Clark
PKG	138	Portulaca olerace / Portulaca
PRD	159	Portulaca olerace / Green Plantain
SAG	M	Portulaca olerace / Green Plantain
	M	Portulaca olerace / Green Plantain
	214	Shorea robusta / Gold Capsule / Gold Capsule
MISCELLANEOUS		
(C)		Florida Native Plant Species
L		Low Drizzle Tolerance
V		Moderate Drizzle Tolerance
		Very Drizzle Tolerance

PLANTING DETAIL



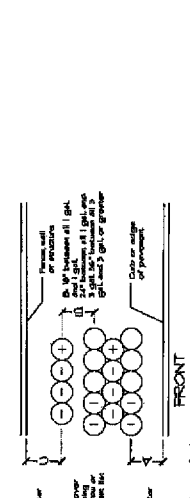
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PLANTING DETAIL



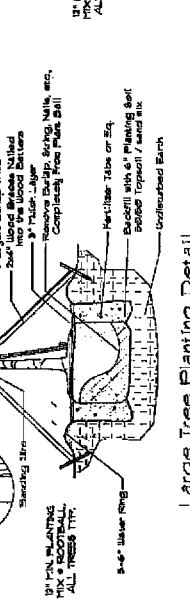
TYPICAL PLANT SPACING



GENERAL PLANTING REQUIREMENTS

No plant materials shall be placed where they will obstruct views to roadway signage or be placed within sight line.
 All items shown for plant material on the plans are to be considered Minimum. All plant material must be installed within 90 days after final acceptance by the owner. All plant material to be installed in the ground shall be installed in accordance with the Florida Nursery Plant and Standard for Florida Nursery Plant and Standard for Florida Nursery Plant and Standard for Florida Nursery Plant as per CSI specifications.
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PLANTING DETAIL

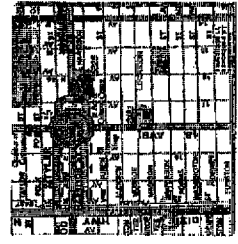
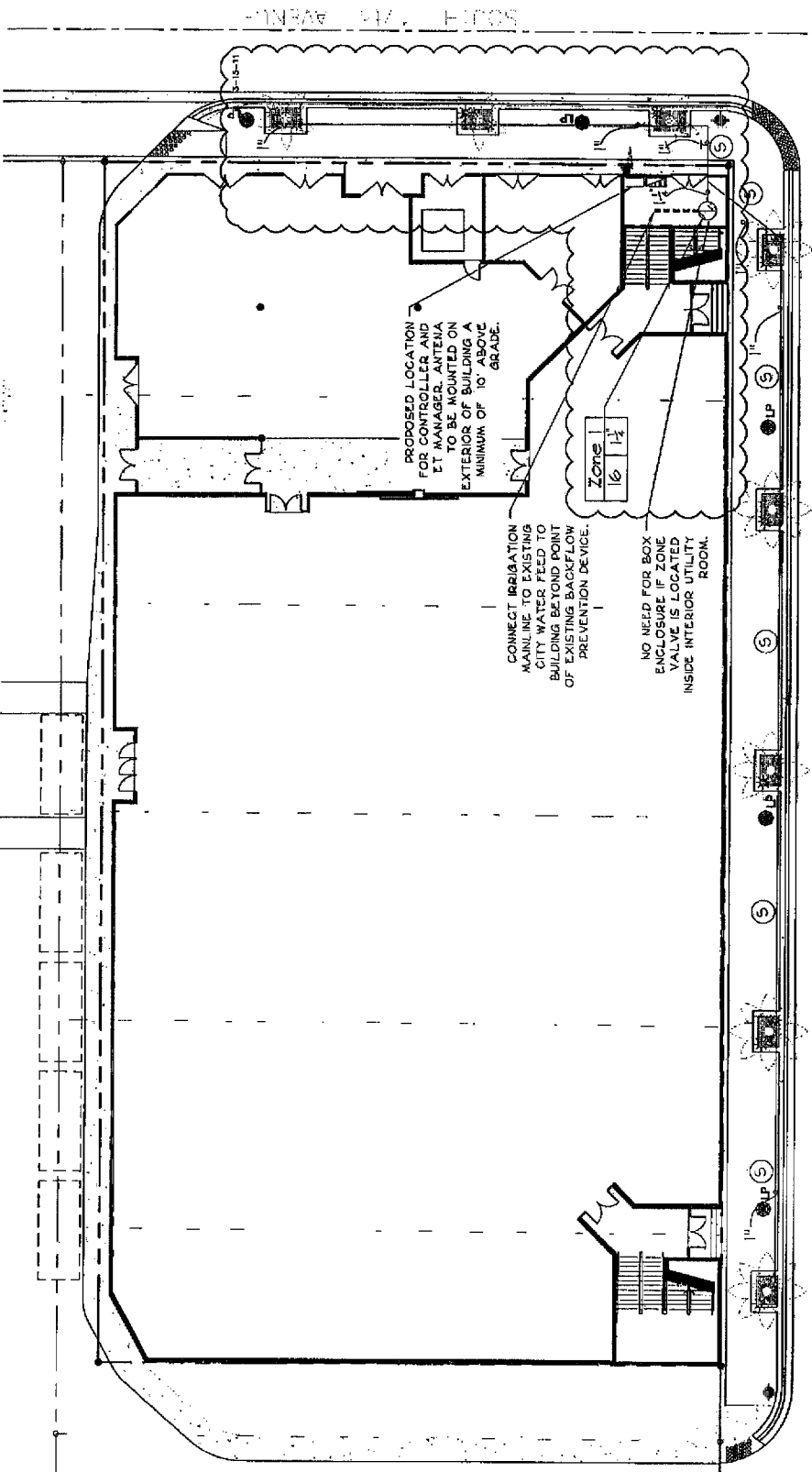


CDI
ENGINEERING AND PLANNING
 230 DAVIS BOULEVARD
 NORTH LAUREL, MARYLAND 21050
 (410) 544-3000 FAX (410) 544-3002
 e-mail: info@cdi-engineering.com Website: www.cdi-engineering.com

OWNER: **RED APPLE DEVELOPMENT, LLC.**
 PROJECT: **HOLLYWOOD ACADEMY OF ARTS & SCIENCES**
 VAN BUREN ST. & 17th St. NW
 GROUND FLOOR IRRIGATION PLAN

SCALE

DATE	BY	REVISION
10/20/08	DAF	1.0
11/05/09	DAF	1.1
11/15/09	DAF	1.2
11/15/09	DAF	1.3
11/15/09	DAF	1.4
11/15/09	DAF	1.5
11/15/09	DAF	1.6
11/15/09	DAF	1.7
11/15/09	DAF	1.8
11/15/09	DAF	1.9
11/15/09	DAF	2.0



LOCATION MAP
 N.T.S.
 SEC 15, TWP 51 S, RING 42 E NORTH



SCALE: 1" = 10'-0"
 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

48 HOURS BEFORE DIGGING
 Call for a copy of the Maryland Uniform Construction Code (M.U.C.C.)
 1-800-432-4779
 www.mddca.org

ARCHITECTURAL ALLIANCE
 ARCHITECTS
 LANDSCAPE ARCHITECTS
 LANS PLANNING
 ENVIRONMENTAL ENGINEERS
 2000 W. BUREN STREET, SUITE 100, WASHINGTON, DC 20004

ENGINEERING AND PLANNING
 325 N. W. 11th St.
 Fort Lauderdale, Florida 33304
 (954) 571-1100 FAX (954) 571-1102
 www.cedip.com



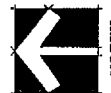
DRWG. TITLE : ROOFTOP IRRIGATION PLAN
 PROJECT : HOLLYWOOD ACADEMY OF ARTS & SCIENCES
 ORDER : W-0028 5/14/04
 ORDER : RED APPLE DEVELOPMENT, LLC.

PROJECT NO. 282-03
 DRAWN BY J.S.
 DESIGNED BY J.S.
 CHECKED BY J.L.
 DATE: 6/22/04
 DWG. NO. L1-2
 SET NO. 2 of 2
 REVISIONS: 10-13-04
 11-05-04

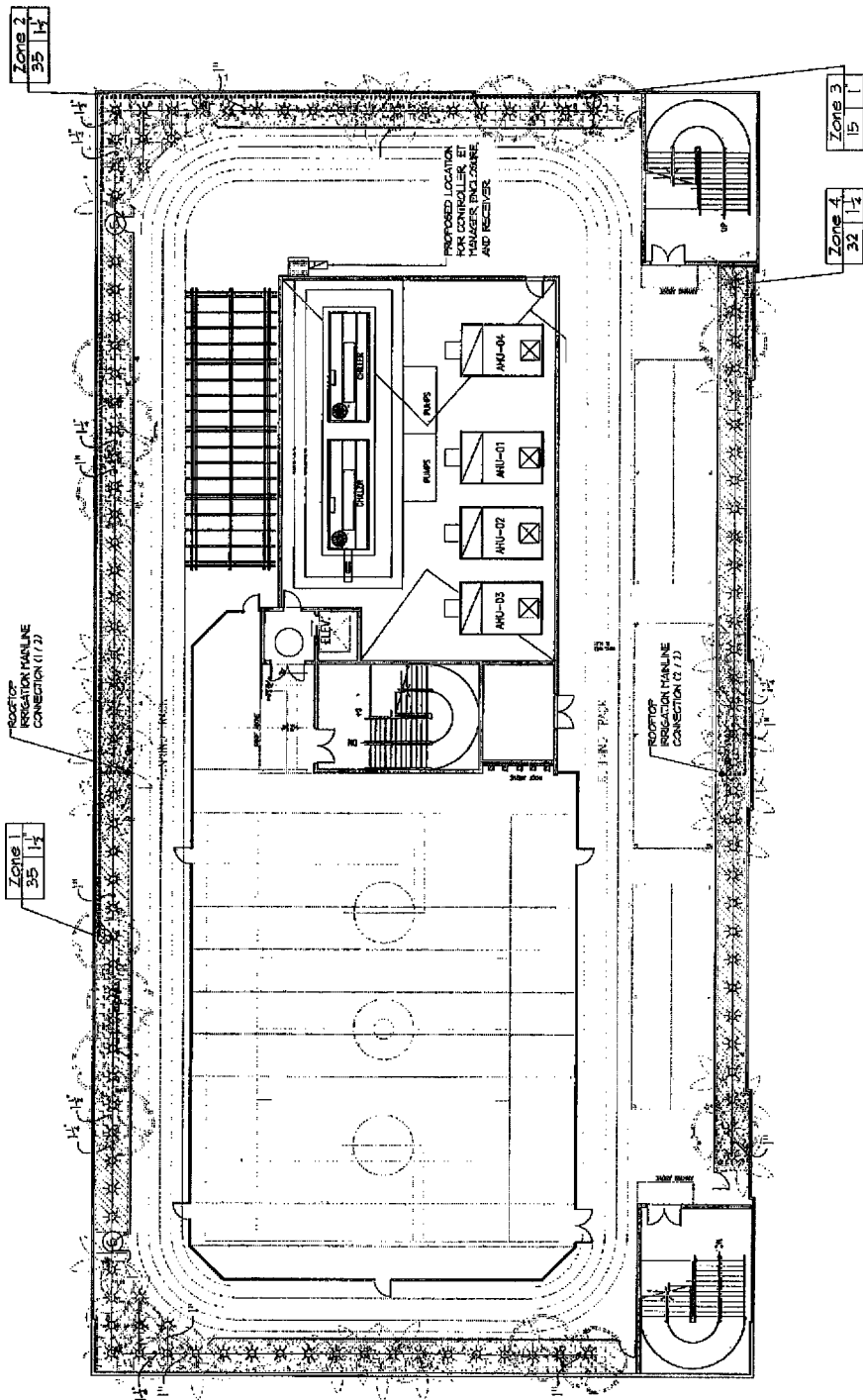
SCALE

ARCHITECTIVE
 INTERIOR ARCHITECTURE
 LAND PLANNING
 INTERIOR DESIGN
 ARCHITECTURAL RENDERING

ARCHITECTURAL ALLIANCE
 1000 N. W. 11th St., Suite 200
 Fort Lauderdale, FL 33304



NORTH
 SCALE: 1" = 10'-0"



L&P Design Associates, LLC
 10000 West 10th Avenue, Suite 100
 Denver, CO 80202
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 www.lpdesign.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/10
2	REVISION	
3		
4		
5		
6		
7		
8		
9		
10		

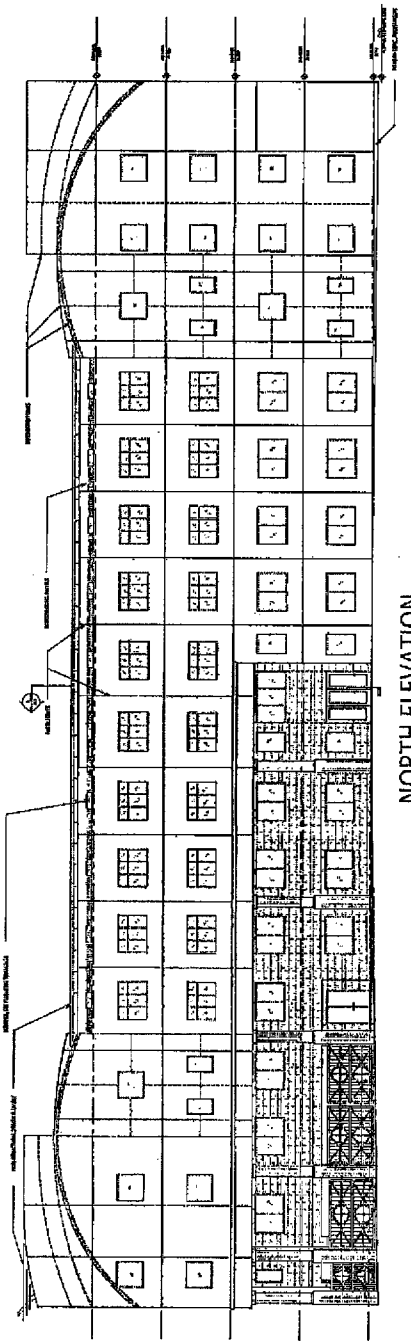
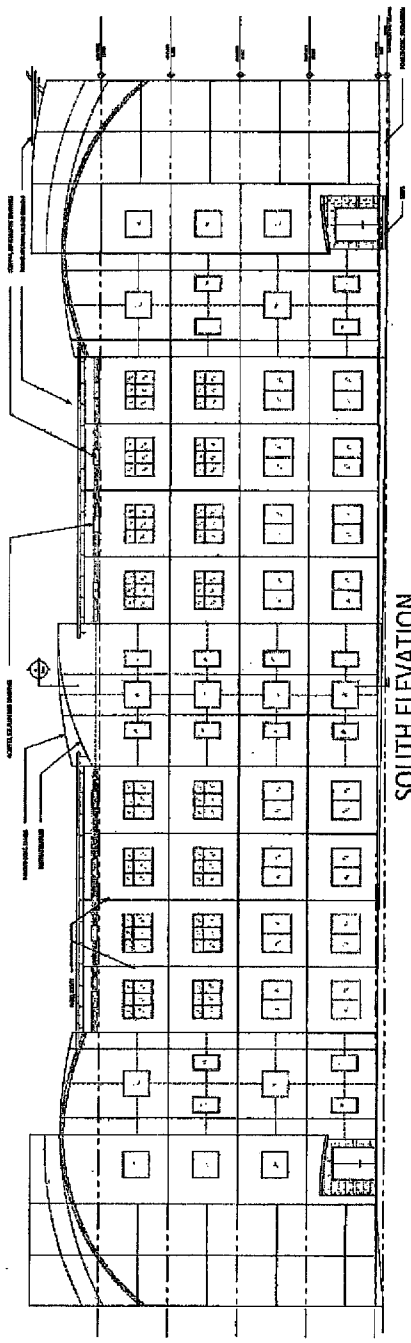
CHARTER SCHOOL USA & RED APPLE DEVELOPMENT
 RED APPLE DEVELOPMENT, LLC
 10000 West 10th Avenue, Suite 100
 Denver, CO 80202
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 www.lpdesign.com

CHARTER SCHOOLS USA
 10000 West 10th Avenue, Suite 100
 Denver, CO 80202
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 www.lpdesign.com

NORTH & SOUTH
 ELEVATIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/10
2	REVISION	
3		
4		
5		
6		
7		
8		
9		
10		

A4.1



ELEVATIONS 1/8" = 1'-0"

LM Design Associates, LLC
 ARCHITECTS
 10000 HOLLYWOOD BLVD., SUITE 1000
 HOLLYWOOD, FL 33025
 TEL: 305.975.1100
 FAX: 305.975.1101
 WWW.LMDA.COM

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	08/14/13
2	ISSUE FOR CONSTRUCTION	08/14/13
3	ISSUE FOR RECORD	08/14/13

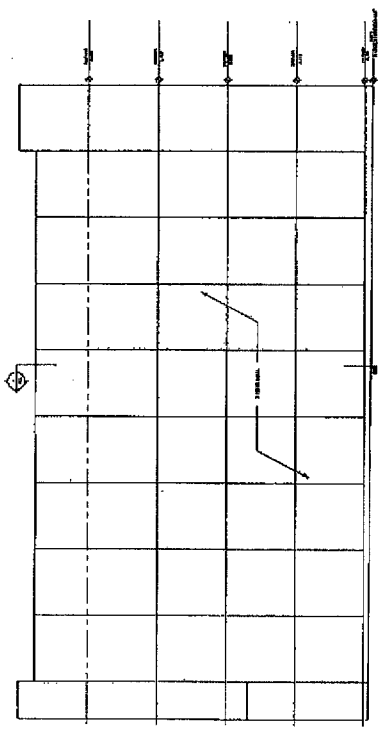
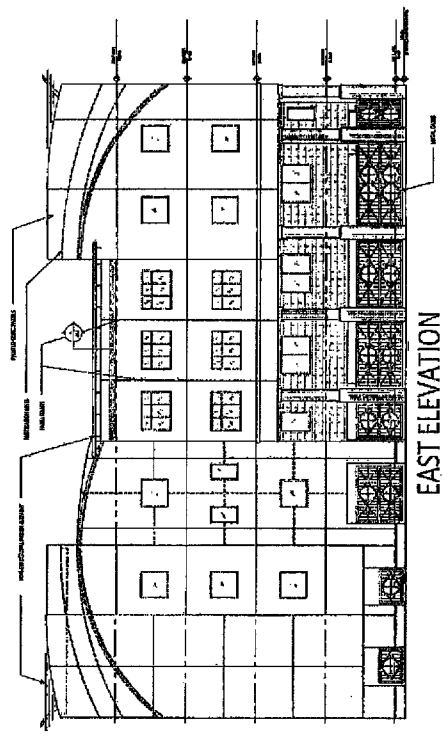
RED APPLE DEVELOPMENT, LLC
 CHARTER SCHOOL USA & RED APPLE DEVELOPMENT
 10000 HOLLYWOOD BLVD., SUITE 1000
 HOLLYWOOD, FL 33025
 TEL: 305.975.1100
 FAX: 305.975.1101
 WWW.CHARTERSCHOOLUSA.COM

CHARTER SCHOOLS USA
 HOLLYWOOD MODERN OF ARTS & SCIENCES
 10000 HOLLYWOOD BLVD., SUITE 1000
 HOLLYWOOD, FL 33025
 TEL: 305.975.1100
 FAX: 305.975.1101
 WWW.CHARTERSCHOOLSUSA.COM

EAST & WEST ELEVATIONS

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	08/14/13
2	ISSUE FOR CONSTRUCTION	08/14/13
3	ISSUE FOR RECORD	08/14/13

A4.2

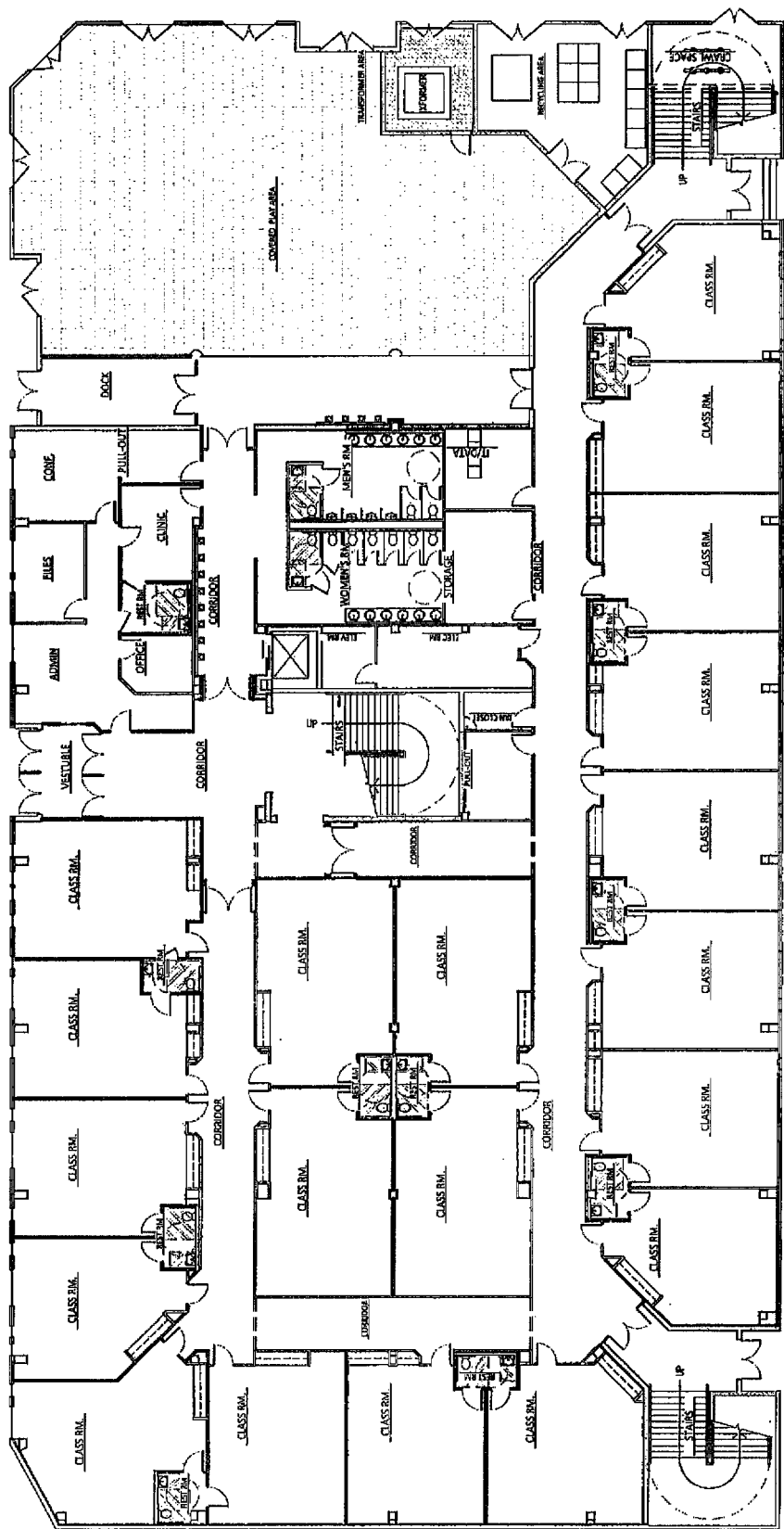


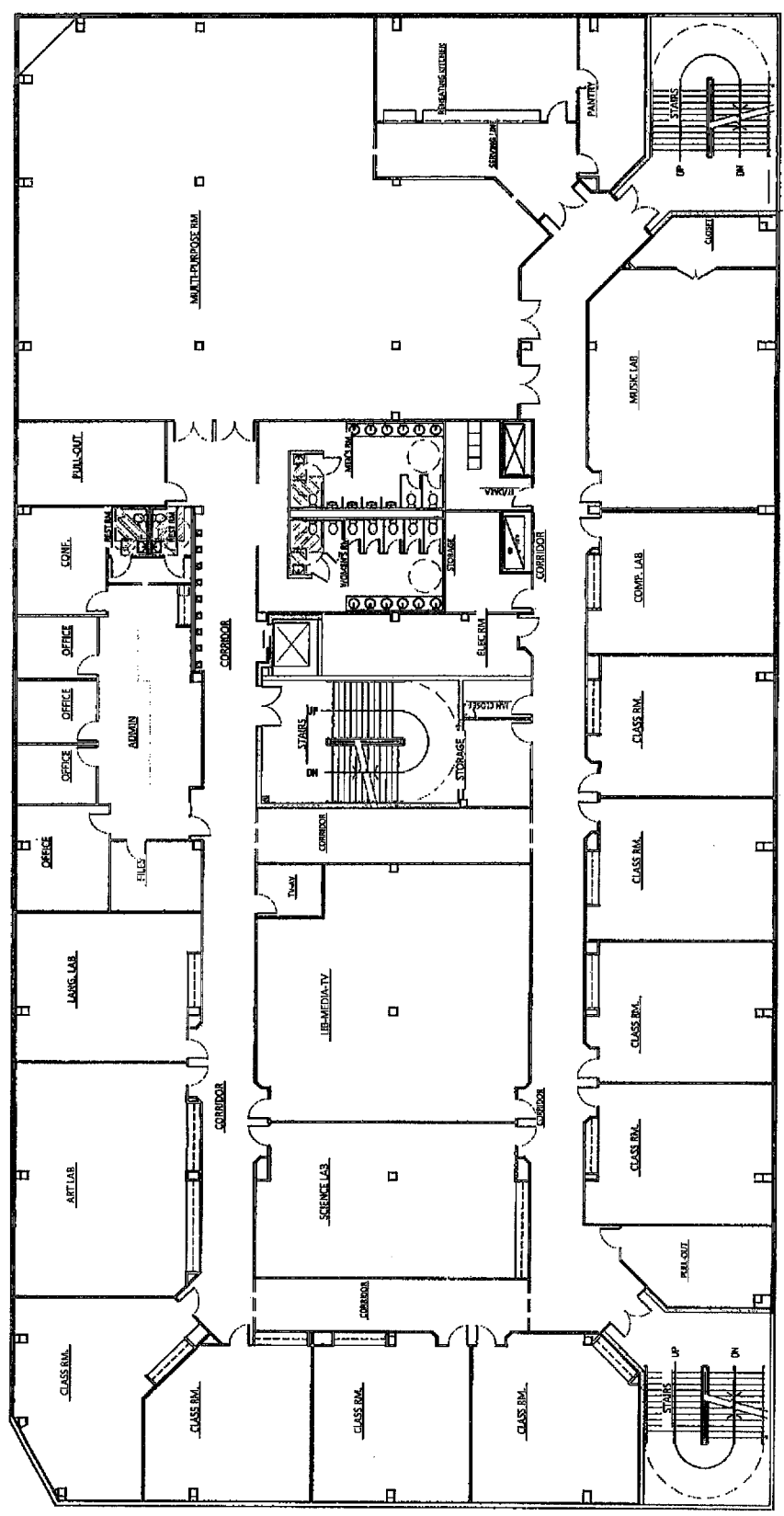
ELEVATIONS
 APP - 104

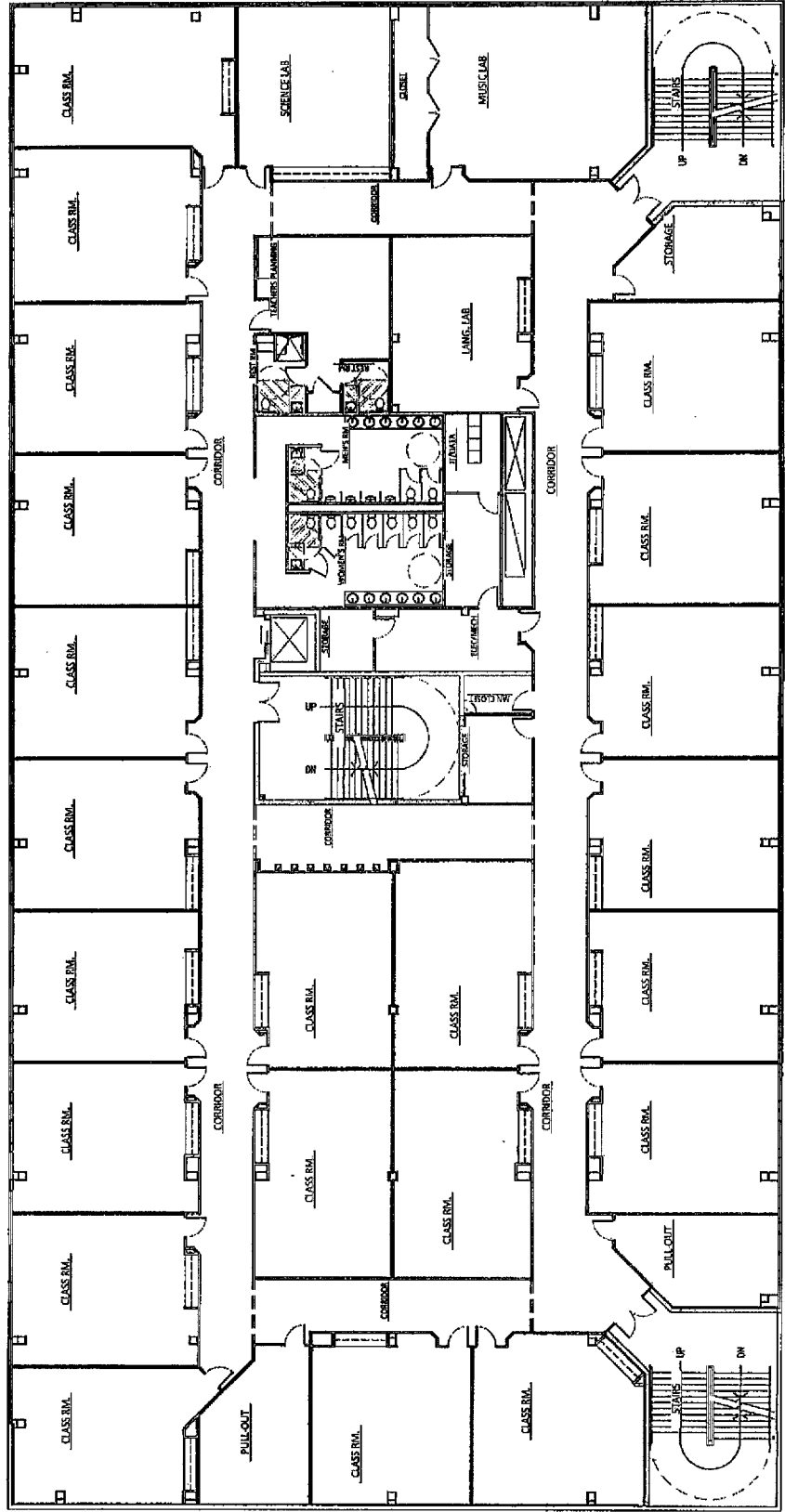
LAI Design Associates, LLC
 DESIGN & ENGINEERING & PLANNING
 1200 W. BIRKEN SWEEP
 HOLLYWOOD, FLORIDA 33020
 PHONE: (954) 966-1111
 FAX: (954) 966-1112
 WWW: WWW.LAIDesign.com

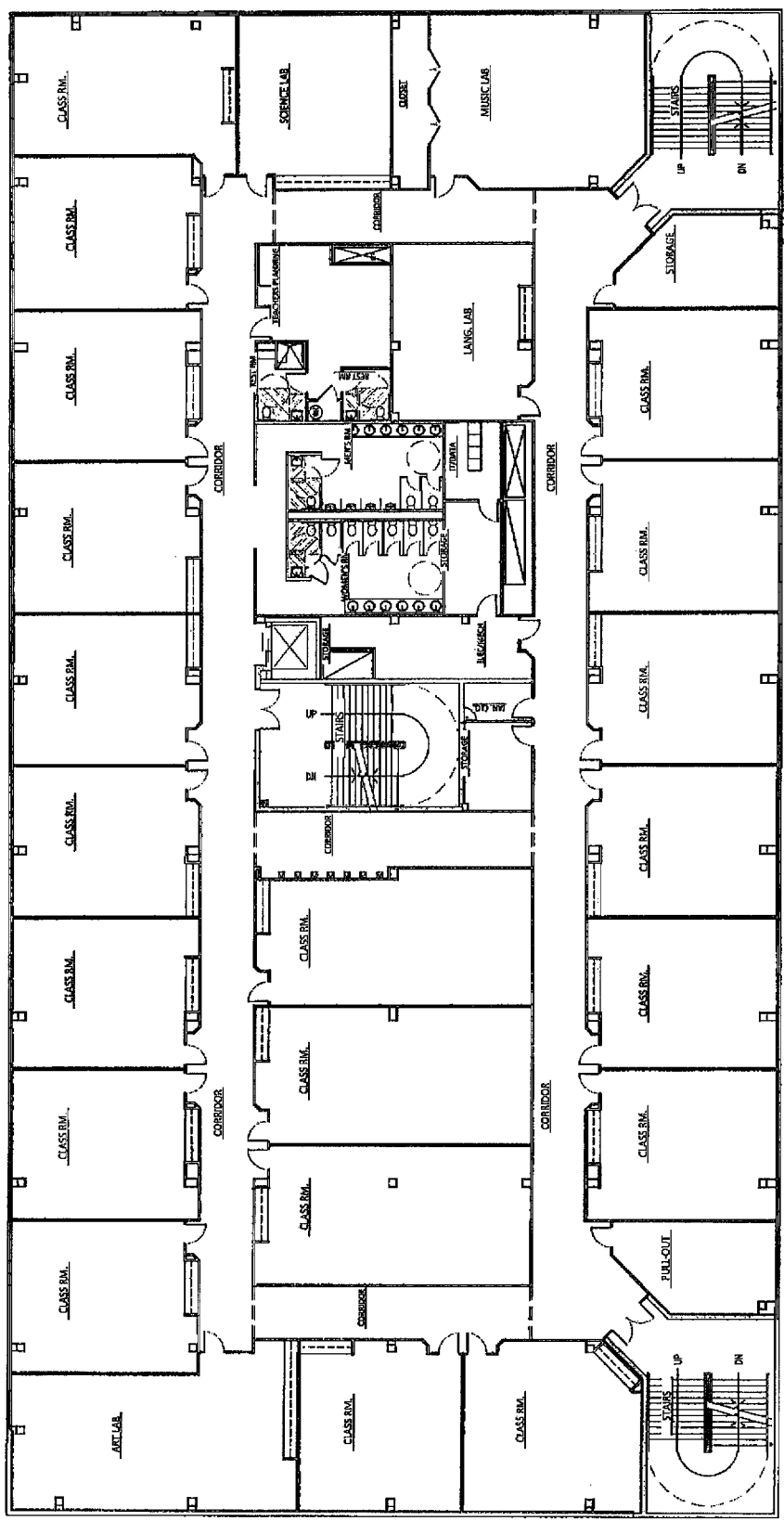
CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 1200 W. BIRKEN SWEEP
 HOLLYWOOD, FLORIDA 33020
 PHONE: (954) 966-1111
 FAX: (954) 966-1112
 WWW: WWW.CHARTERSCHOOLSUSA.COM

1ST FLOOR PLAN
 SK01









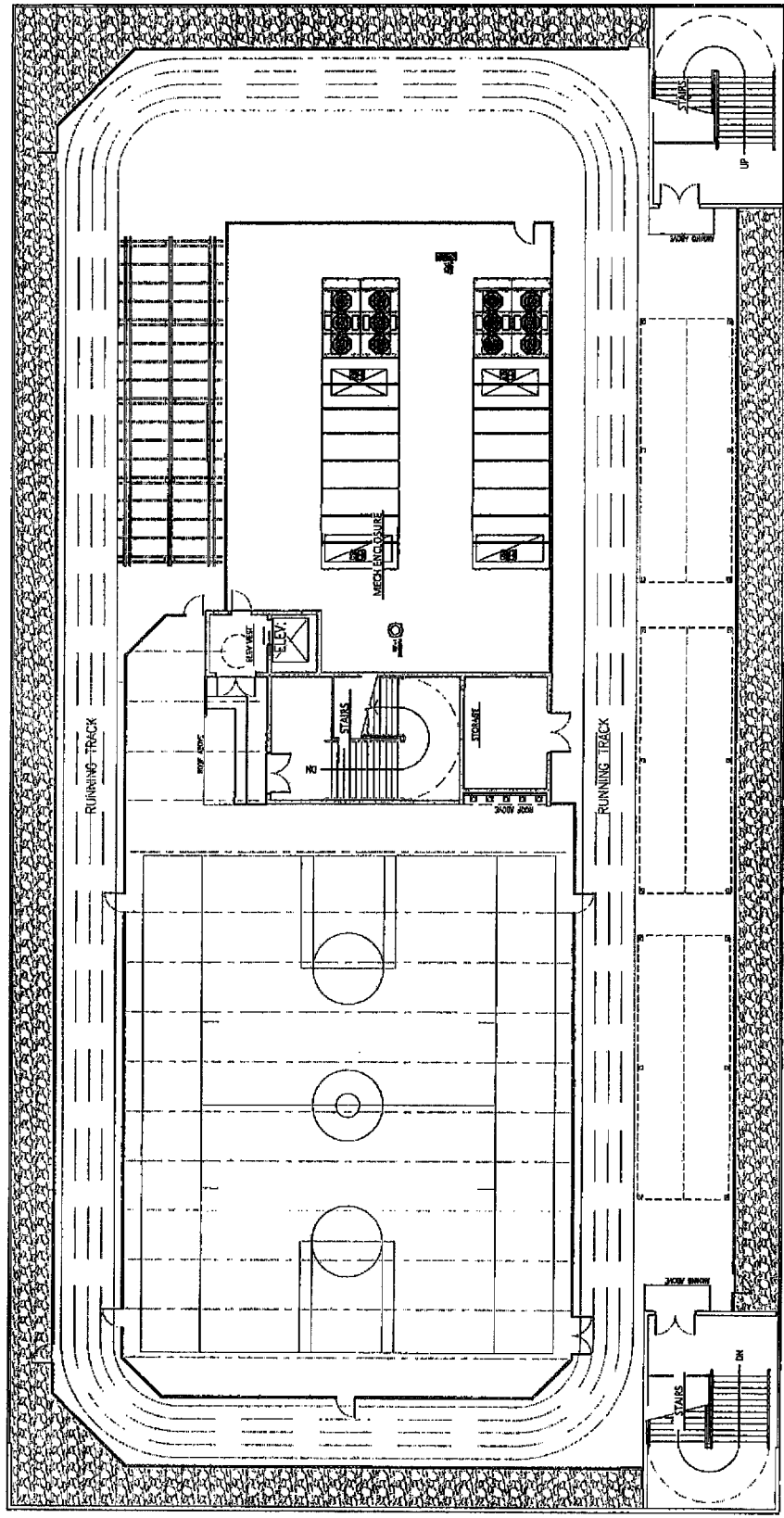
LAI Design Associates, LLC
 DESIGN & ARCHITECTURE PLANNING
 10000 W. 10th Avenue, Suite 1000
 Denver, Colorado 80202
 TEL: 303.733.1100 FAX: 303.733.1101
 WWW.LAIDENIGN.COM

PROJECT NO. 10000
 SHEET NO. SK05
 DATE: 10/15/10

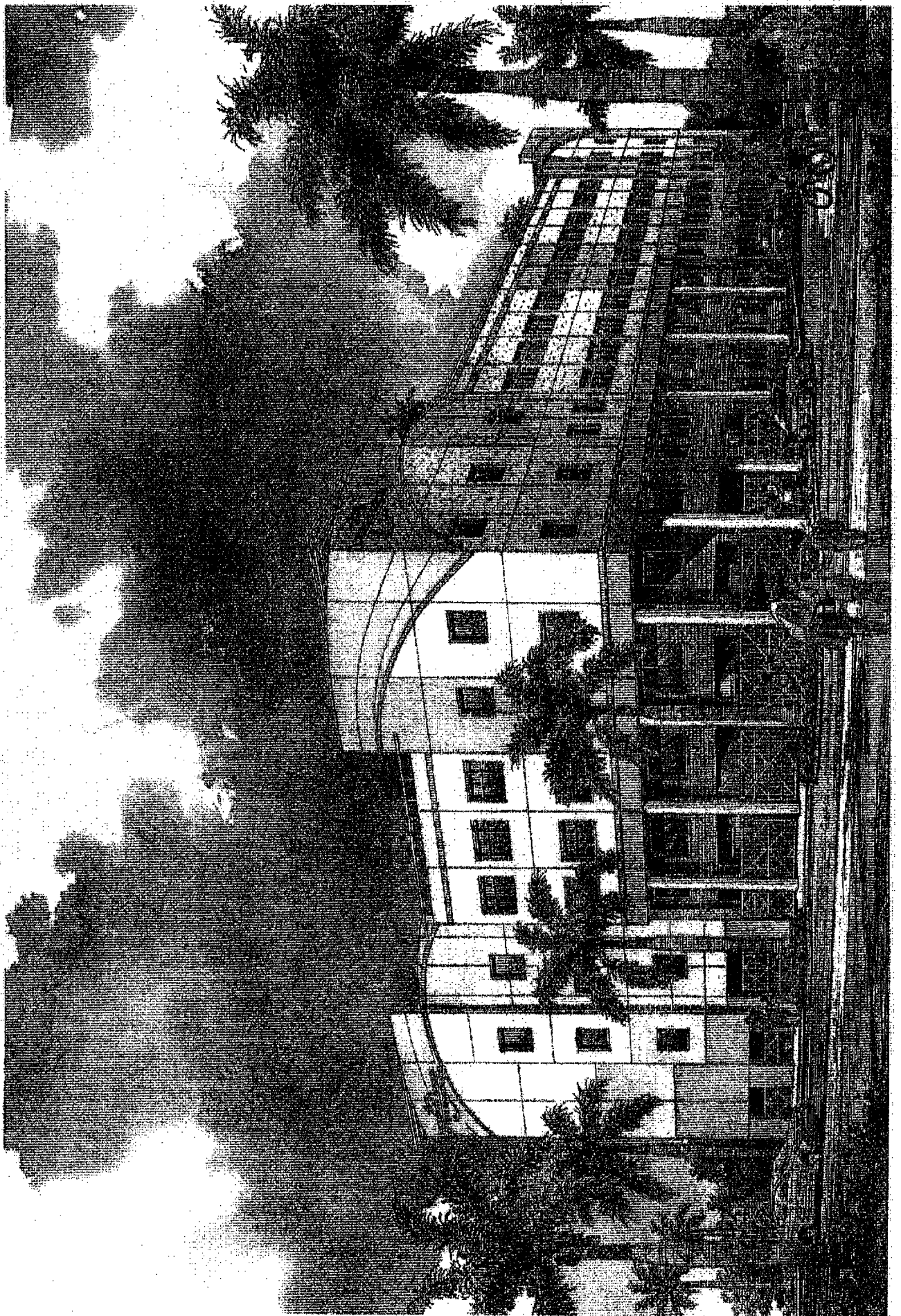
CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 10000 W. 10th Avenue, Suite 1000
 DENVER, COLORADO 80202

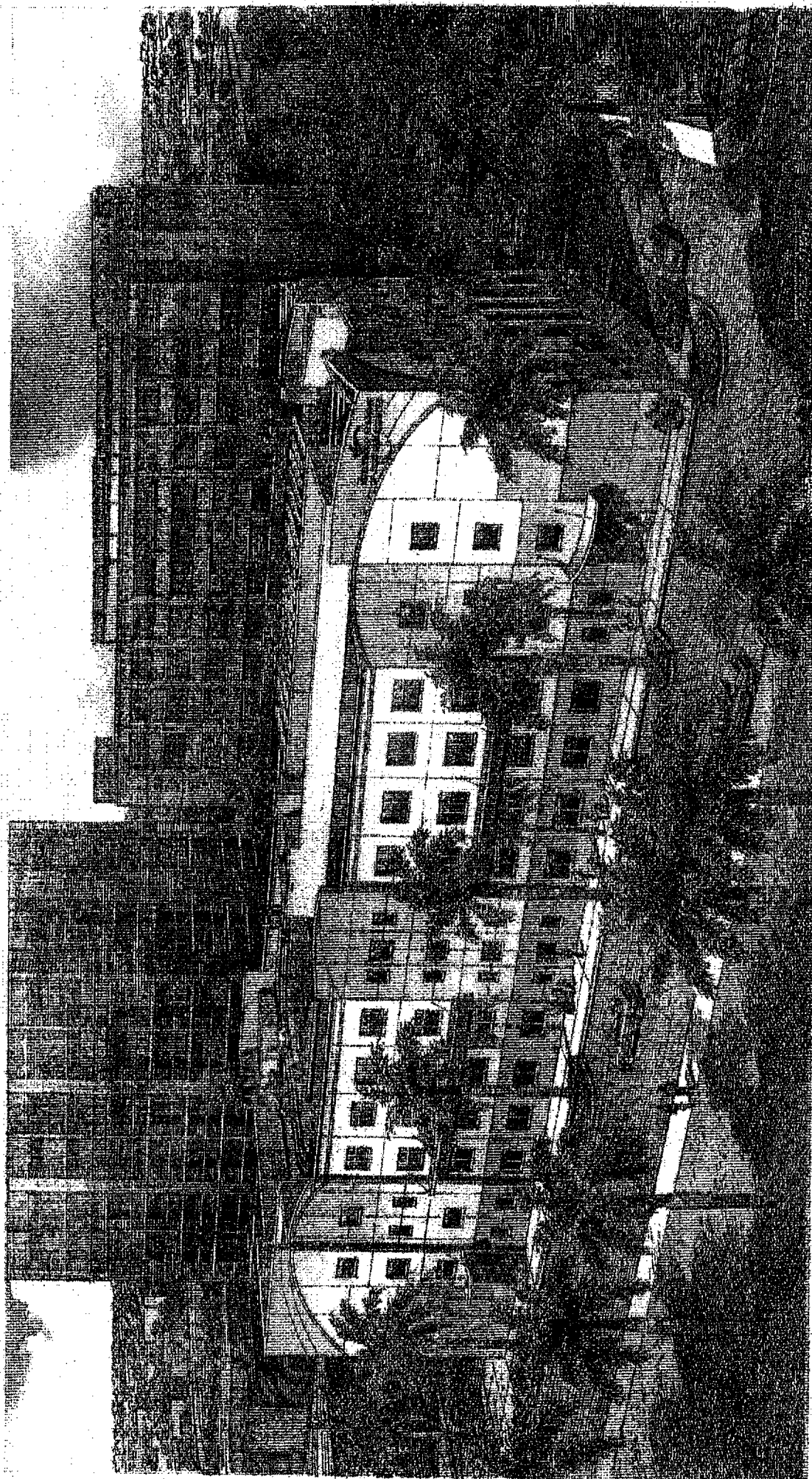
ROOF TOP
 PLAY AREA
 PLAN

NO.	REVISION
1	ISSUE FOR PERMIT
2	ISSUE FOR CONSTRUCTION
3	ISSUE FOR RECORD



SK05





ORDINANCE NO. O-2018-14

(17-DJPV-04)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE REVISED ARTSPARK VILLAGE MASTER DEVELOPMENT PLAN AS IT RELATES TO ARSTPARK VILLAGE-B (ORIGINALLY APPROVED BY ORDINANCE NO. O-2008-18, AS AMENDED AND RESTATED BY ORDINANCE NO. O-2011-12), NOW KNOWN AS "PARC PLACE", PURSUANT TO THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, on July 22, 2008, the City Commission passed and adopted Ordinance No. O-2008-18, which approved the rezoning to Planned Development District (PD) and a Master Development Plan for the project known as "ArtsPark Village"; and

WHEREAS, on July 22, 2008, the City Commission passed and adopted Resolution No. R-2008-253, which approved the Site Plan, with conditions, for the ArtsPark Village PD project; and

WHEREAS, on July 1, 2009, the City Commission passed and adopted Resolution No. R-2009-211, approving modifications, with conditions, to the ArtsPark Village Project, including amending the Phasing Plan to construct the Charter School in Phase 1a, the residential building and parking garage in Phase 1b, and the office building in Phase 2; and

WHEREAS, on May 4, 2011, the City Commission passed and adopted Ordinance No. O-2011-12, which bifurcated the ArtsPark Village Planned Development into ArtsPark Village-A (Red Apple Charter School) and ArtsPark Village-B, which would be developed in accordance with the revised master development plan; and

WHEREAS, ArtsPark Village-B was to consist of 390 residential units, approximately 80,000 sq. ft. of retail and office space, and associated parking to include 773 parking spaces, and was to be bound by the conditions set forth in Section 2 of Ordinance No. O-2001-12; and

WHEREAS, an application was filed by MG3 Hollywood LLC., requesting approval of an amendment to the ArtsPark Village Plan as it relates to ArtsPark Village-B; and

WHEREAS, the proposed amendment is for a three phased mixed-used development generally located at Block 58, Lots 1-21 (excluding lots 10-15), generally located southeast of Young Circle, south of Harrison Street, west of 17th avenue, north

of Van Buren Street, and east of S. Federal Highway, consisting of 433 residential units, approximately 21,000 sq. ft. of retail space and associated parking to include 786 parking spaces to be known as "Parc Place"; and

WHEREAS, the Planning Manager and Principal Planner, after analyzing the application and associated documents, have determined that the proposed amendment to the ArtsPark Village-B portion of the Master Development Plan are a substantial modification to the previously approved plan, as the proposed modifications are a change in use or character of the Planned Development; and

WHEREAS, pursuant to Section 4.15.G.3. of the Zoning and Land Development Regulations, the proposed amendments to the current ArtsPark Village-B portion (as originally approved by Ordinance No. O-2008-18 and amended and restated by Ordinance No. O-2011-12), requires review and approval by the City Commission; and

WHEREAS, the conditions set forth in Section 2 of Ordinance No. O-2011-12 are eliminated due to the proposed amendment to the Master Development Plan; and

WHEREAS, the requested substantial modifications will result in the development project as set forth above as more specifically set forth in the attached Exhibit "A"; and

WHEREAS, the Planning Manager and Principal Planner have determined that the proposed substantial modifications are consistent with the City's Zoning and Land Development Regulations and the City's Comprehensive Plan, and have forwarded a recommendation of approval with the following condition:

The Developer/Applicant shall submit a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, and be submitted prior to the issuance of Building permits and recorded in the Broward County Public Records by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and

WHEREAS, the City Commission finds that the proposed amendments to the ArtsPark Village-B portion of the ArtsPark Village Master Development Plan, now known as "Parc Place", are consistent with the City's Comprehensive Plan and the Zoning and Land Development Regulations.

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 into this Ordinance.

Section 2: That the conditions set forth in Section 2 of Ordinance No. O-2011-12 relating to ArtsPark Village-B are repealed, and the conditions set forth below shall now apply.

Section 3: That the amended and restated Ordinance No. O-2008-18 and Ordinance No. O-2011-12 as it relates to ArtsPark Village Master Development Plan for ArtsPark Village-B (now known as "Parc Place") is further amended as more specifically set forth in the attached Exhibit "A", with the following condition:

- (a) The Developer/Applicant shall submit a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, and be submitted prior to the issuance of Building 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).

Section 4: That the Amended and Restated Ordinance No. O-2008-18, Resolution No. R-2008-253 and Resolution R-2009-211, as they pertain to the remainder of the ArtsPark Village Project not amended by this Ordinance, shall remain in full force and effect.

Section 5: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict are repealed to the extent of such conflict.

Section 6: That if any word, phrase, clause, subsection or selection of this Ordinance is for any reason held unconstitutional or valid, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

Section 7: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE REVISED ARTSPARK VILLAGE MASTER DEVELOPMENT PLAN AS IT RELATES TO ARSTPARK VILLAGE-B (ORIGINALLY APPROVED BY ORDINANCE NO. O-2008-18 AS AMENDED AND RESTATED BY ORDINANCE NO. O-2011-12) NOW KNOWN AS "PARC PLACE", PURSUANT TO THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS.

ADVERTISED on the 17 day of September, 2018.


PASSED on the first reading this 5 day of September, 2018.

PASSED AND ADOPTED on the second reading this 3 day of October, 2018.



JOSH LEVY, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC, CITY CLERK

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



DOUGLAS R. GONZALES, CITY ATTORNEY *DR*

EXHIBIT "A"

ALTA/NSPS LAND TITLE SURVEY

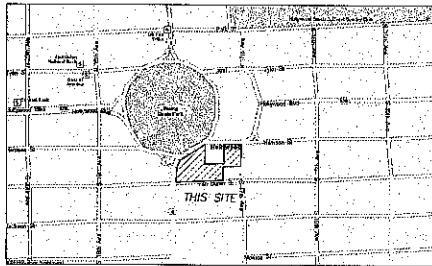
TITLE NOTES

THE FOLLOWING ITEMS ARE REFERENCED TO SCHEDULE H OF THE OWNERS POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER: 076-8110847; DATE OF POLICY: FEBRUARY 8, 2013 @ 11:37 A.M.

- ITEM # 3 - ALL MATTERS CONTAINED ON THE PLAT OF "HOLLYWOOD", PER PLAT BOOK 1, PAGE 21, E.C.R. (AFFECTS / PLOTTED)
ITEM # 4 - EASEMENT PER ORB 3639, PG. 648, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST PER ORB 19282, PG. 848. (AFFECTS / PLOTTED)
ITEM # 5 - COVENANT RUNNING WITH THE LAND AS CONTAINED IN QUIT CLAIM DEED, PER ORB 28648, PG. 860. (AFFECTS / NOT PLOTTABLE)
ITEM # 6 - RESOLUTION PER ORB 40639, PG. 1280. (AFFECTS / NOT PLOTTABLE)
ITEM # 7 - DEVELOPMENT AGREEMENT PER ORB 44077, PG. 782, TOGETHER WITH ORB 46952, PG. 715. (AFFECTS / NOT PLOTTABLE)
ITEM # 8 - RESOLUTION PER ORB 45074, PG. 1212. (AFFECTS / NOT PLOTTABLE)
ITEM # 9 - EASEMENT PER ORB 46852, PG. 297. (AFFECTS / PLOTTED)
ITEM # 10 - EASEMENT AGREEMENT PER ORB 37506, PG. 510. (AFFECTS / NOT PLOTTABLE)

LEGAL DESCRIPTION:

PARCEL 1: LOTS 1 THROUGH 8, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LESS AND EXCEPT: THE WEST 18 FEET OF LOT 1, WHICH WAS CONVEYED TO THE CITY OF HOLLYWOOD FOR ROAD PURPOSES BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2844, PAGE 550.
FURTHER LESS AND EXCEPT: ROAD RIGHT-OF-WAY FOR U.S. 1.
FURTHER LESS AND EXCEPT: THAT PART OF LOT 1, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15-FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF LOT 1 AND TANGENT TO A LINE WHICH IS 12 FEET EAST AND PARALLEL TO THE WEST LINE OF SAID LOT 1. THIS PROPERTY WAS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 5062, PAGE 444.
PARCEL 2: THE EAST 125.0 FEET OF THE WEST 140.0 FEET OF LOT 24, IN BLOCK 58, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP (NTS) SECTION 15, TOWNSHIP 51S, RANGE 42E



PARCEL 3: LOT 24, LESS THE WEST 140 FEET, IN BLOCK 58, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 4: LOT 19, BLOCK 58 OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 5: LOTS 16, 47 AND 18, BLOCK 58 OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 6: LOT 9, BLOCK 58 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 7: LOTS 10, 11, 12, 13, 14 AND 15 BLOCK 58 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LESS AND EXCEPT THEREFROM: A PORTION OF LOTS 10 THROUGH 15, INCLUSIVE, BLOCK 58 "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 58, THENCE NORTH 80°00'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 58, A DISTANCE OF 230.71 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 80°00'00" EAST ALONG A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 10 THROUGH 15, INCLUSIVE, A DISTANCE OF 231.11 FEET; THENCE SOUTH 00°11'18" WEST ALONG THE EAST LINE OF SAID BLOCK 58, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR OWNERS POLICY ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, POLICY NO. 076-8110847 DATE OF POLICY: FEBRUARY 8, 2013 AT 11:37 A.M. ALSO BASED ON: OWNER & ENCUMBRANCE SEARCH REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: 17003757 PERIOD SEARCHED: SEPTEMBER 14, 1921 TO JANUARY 8, 2017 @ 8:00 A.M.
3. THIS SURVEY WAS DONE SOLELY TO SHOW BOUNDARY INFORMATION AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE INITIAL LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK DESCRIPTION: CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 16TH AVENUE, ELEVATION = 4.19 (NAVD88)
8. BEARINGS SHOWN HEREON ARE ASSUMED. THE SOUTH LINE OF BLOCK 58 BEARS N60°00'00"E.
9. PROPERTY IS ZONED: PD-YC-658 (A PLANNED DEVELOPMENT)
10. PARKING COUNT: REGULAR SPACES = 350, HANDICAP SPACES = 4, TOTAL SPACES = 354

OWNER & ENCUMBRANCE DOCUMENTS OF RECORD

THE FOLLOWING ITEMS ARE DOCUMENTS OF RECORD OF THE OWNER & ENCUMBRANCE SEARCH REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: 1605724, PERIOD SEARCHED: FROM SEPTEMBER 14, 1921 TO MAY 8, 2016 @ 8:00 A.M.
SPECIAL WARRANTY DEED FROM YOUNG ORACLE LLC, A RELIANCE LIMITED LIABILITY COMPANY TO MG3 HOLLYWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED ON FEBRUARY 8, 2013 IN OFFICIAL RECORDS BOOK 49404, PAGE 461, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS / NOT PLOTTABLE)

SURVEYOR'S CERTIFICATION

MG3 HOLLYWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY REISHAN LAW GROUP, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A) (NOT PROVIDED BY CLIENT), 6(B) (NOT PROVIDED BY CLIENT), 7(A), 7(B), 7(C), 8, 9, 11 AND 15 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON MAY 16, 2016.

DATE: 05/20/16 FOR THE FIRM BY: Richard E. Cousins, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION No. 4183.

COUSINS SURVEYORS & ASSOCIATES, INC. 3921 SW 17TH AVENUE, SUITE 1011, DAVID, FLORIDA 33314. CERTIFICATE OF AUTHORIZATION: LB # 6446. PHONE (654) 858-7729 FAX (654) 858-7739

CLIENT: MG3 HOLLYWOOD LLC

PARC PLACE, PORTION OF BLOCK 58, HOLLYWOOD, FLORIDA

Table with columns: DATE, BY, CHECKED, DATE, BY, CHECKED. Rows for various stages of the survey process.

Table with columns: DATE, BY, CHECKED, DATE, BY, CHECKED. Rows for various stages of the survey process.

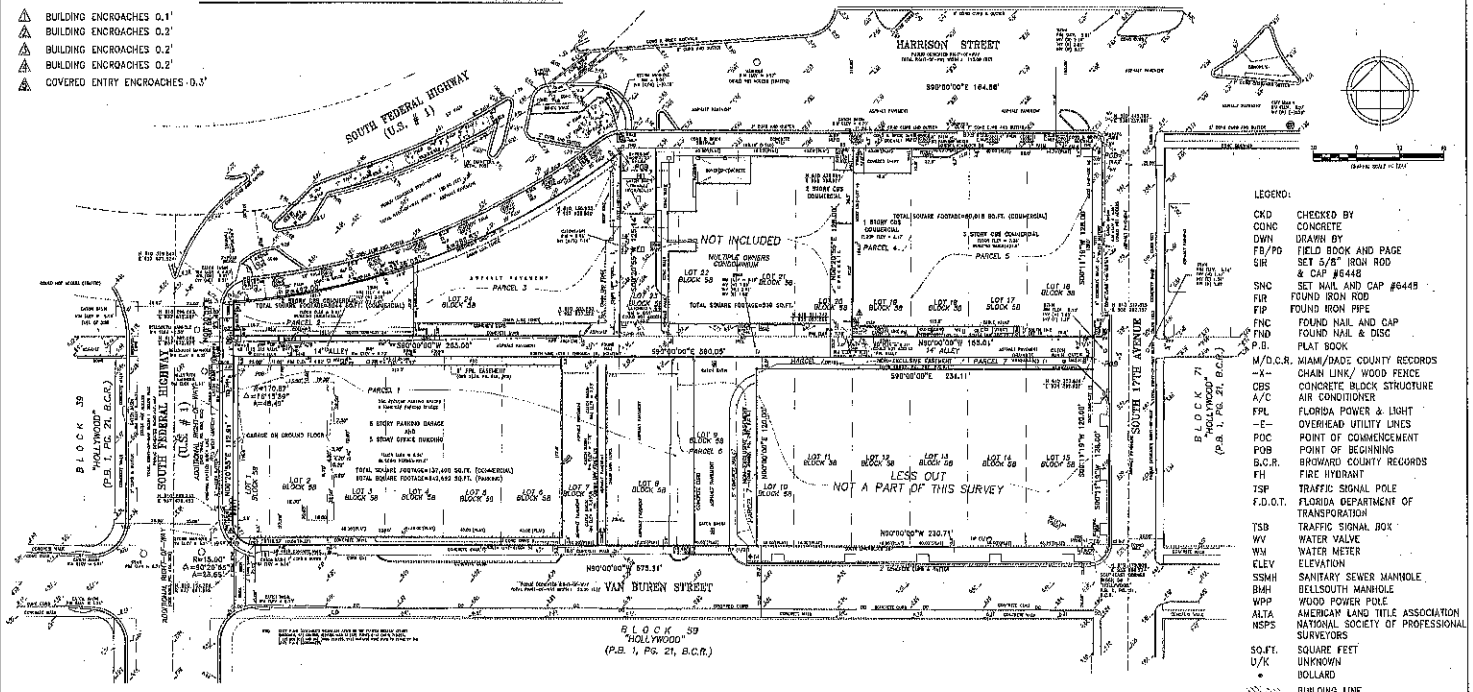
Table with columns: PROJECT NUMBER, SHEET, SCALE, SHEETS. Values: PROJECT NUMBER: 5418-03, SHEET: 1 OF 3, SCALE: 1" = 30', SHEETS: 3

EXHIBIT "A"

ALTA/NSPS LAND TITLE SURVEY

ENCROACHMENTS

- ▲ BUILDING ENCROACHES 0.1'
- ▲ BUILDING ENCROACHES 0.2'
- ▲ BUILDING ENCROACHES 0.2'
- ▲ BUILDING ENCROACHES 0.3'
- ▲ COVERED ENTRY ENCROACHES 0.3'



- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAIN BY
 - FB/PD FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - X- CHAIN LINK/ WOOD FENCE
 - CBS CONCRETE BLOCK STRUCTURE
 - A/C AIR CONDITIONER
 - FPL FLORIDA POWER & LIGHT
 - E- OVERHEAD UTILITY LINES
 - POC POINT OF COMMENCEMENT
 - FOB POINT OF BEGINNING
 - B.C.R. BROWARD COUNTY RECORDS
 - FH FIRE HYDRANT
 - TSP TRAFFIC SIGNAL POLE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - TSB TRAFFIC SIGNAL BOX
 - WV WATER VALVE
 - WM WATER METER
 - ELEV ELEVATION
 - SSMH SANITARY SEWER MANHOLE
 - BMH BELLSOUTH MANHOLE
 - WPP WOOD POWER POLE
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - SQ.FT. SQUARE FEET
 - U/K UNKNOWN
 - BOLLARD
 - BUILDING LINE
 - DC DROPPED CURB

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	12511
PARCEL NUMBER	058 ILL
ZONE	0.2 FZC
MIN. FLOOD ELEVATION	N/A
EFFECTIVE DATE	09/19/11

NET AREA		
PARCEL A AREA	= 75,500 SQ.FT.	/ 1.7332 ACRES
PARCEL B AREA	= 21,088 SQ.FT.	/ 0.4843 ACRES
PARCEL C AREA	= 15,693 SQ.FT.	/ 0.3606 ACRES
LESS OUT	= 27,709 SQ.FT.	/ 0.6361 ACRES
TOTAL NET AREA	= 84,562 SQ.FT.	/ 1.9419 ACRES
TOTAL GROSS AREA	= 141,083 SQ.FT.	/ 3.2388 ACRES

COUSINS SURVEYORS & ASSOCIATES, INC.
 3821 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION: LB # 6448
 PHONE (954) 688-7788 FAX (954) 688-7789

CLIENT:
 M63 HOLLYWOOD LLC

PARC PLACE
 PORTION OF BLOCK 39
 HOLLYWOOD, FLORIDA


REVISIONS	
DATE	BY
11/17/11	ME
11/17/11	ME
11/17/11	ME
11/17/11	ME
11/17/11	ME

REVISIONS	
DATE	BY
11/17/11	ME
11/17/11	ME
11/17/11	ME
11/17/11	ME
11/17/11	ME

PROJECT NUMBER: 6418-03
 SCALE: 1" = 30'
 SHEET 2 OF 3

EXHIBIT 'A'

Zoning Site Data		WSG Hollywood Development LLC		Zoning Site Data		Parc Place Towers Phase Breakdown					
Title	Description	Development Agreement No. 16, 2017	Title	Description	Parc Place Project Overall Totals	Phase 1 (East Garage)		Phase 2 (South & West Towers)		Phase 3 (North Tower)	
		Previous Approved 834 Plan			NEW PROPOSED SITE PLAN	REQUIRED & ALLOWED UNDER YC-885	REQUIRED & ALLOWED PER PD ZONING	REQUIRED & ALLOWED UNDER YC-885	PROPOSED & ALLOWED PER PD ZONING	REQUIRED & ALLOWED UNDER YC-885	PROPOSED & ALLOWED PER PD ZONING
Legal Description:	Refer to Survey	Refer to Survey	Legal Description:	Refer to Survey							
Gross Lot Area:		141,043 SQ. FT. (3.2386 ACRES)	Gross Lot Area:		141,043 SQ. FT. (3.2386 ACRES)						
Net Lot Area:		84,832 SQ. FT. (1.9416 ACRES)	Net Lot Area:		84,362 SQ. FT. (1.9248 ACRES)	23,028 SQ. FT. (0.5283 ACRES)		47,791 SQ. FT. (1.097 ACRES)		10,683 SQ. FT. (0.2432 ACRES)	1,710 SQ. FT. (0.04 ACRES) ALLEY
Land Use:	RAC Zone	RAC Zone	Land Use:	RAC Zone							
Zoning District:	PD-YC-885	PD-YC-885	Zoning District:	RAC Zone							
Display Name:	Per Phase		Zoning District:	PD-YC-885							
Lot Coverage:	Lot Coverage (Principal Building)		Lot Coverage:	Lot Coverage							
Building Height & Stories:	Building Height:	Approx. Parcel A & B 25 Stories (2018) Approx. Parcel C (Phase 2) 27 Stories (2017)	Lot Coverage:	Lot Coverage (Principal Building)		17,351 sq ft (0.39)		43,959 sq ft (0.99)		18,487 sq ft (0.42)	
Principal Building Rise, Setbacks & Spacing:	Building Length:		Lot Coverage:	Lot Coverage (Principal Building)	84,792 SQ. FT. (1.9299 ACRES)	387,214 sq ft (8.9)	152,732 sq ft (3.5)	307,314 sq ft (7.0)	154,319 sq ft (3.5)	307,314 sq ft (7.0)	364,000 sq ft (8.3)
	Front setback:		Building Height & Stories:	Building Height:		MAX. 220'±	11 Stories (220'± T.O. PARAPET (East Tower))	MAX. 220'±	17 Stories (220'± T.O. PARAPET (South Tower))	MAX. 220'±	23 Stories (220'± T.O. PARAPET)
	Rear Setback:		Principal Building Rise, Setbacks & Spacing:	Front Setback:		85'±	17'±	10'±	0'±	10'±	0'±
	Side Setback (WEST):			Rear Setback:		Minimum 0'		Var. 0-10'±		Minimum 0'	Minimum 0'
	Side Setback (EAST):			Side Setback (WEST):		8'± (Phase 1)		8'± (Phase 2)		8'± (Phase 3)	8'± (Phase 3)
	Building & Unit Tabulations:			Side Setback (EAST):		18'±	18'±	0'±	0'±	0'±	0'±
Commercial Office:	Total Sq Ft	Approx. 503,000 sq ft	Building & Unit Tabulations:	Side Setback (EAST):		175,000 sq ft		0'±		0'±	0'±
Commercial Office:	Total Sq Ft	Approx. 503,000 sq ft	Building & Unit Tabulations:	Project Data:			150'± (Main) (Phase 1)	150'± (Main) (Phase 2)	150'± (Main) (Phase 3)	150'± (Main) (Phase 3)	150'± (Main) (Phase 3)
Total Units:	Per Phase	Approx. Parcel A & B 420 Units Parcel C (Phase 2) 414 Units	Commercial Office:	Total Sq Ft	20,100 sq ft		8,843 sq ft	3,153 sq ft		7,782 sq ft	7,782 sq ft
Parking Provided:	Per Phase	Approx. Parcel A & B 414 Parking Approx. Parcel C (Phase 2) 420 Parking	Commercial Office:	Total Sq Ft	201		201	201		201	201
Parking Overall Total:		Approx. 745 Parking Provided	Commercial Office:	Total Sq Ft	433 Units		0	35 Units (West Tower)		89 Units (South Tower)	285 Units
			Parking Provided:	Per Phase	330 Parking		50 Parking	50 Parking		330 Parking	450 Parking
			Parking Overall Total:		798 Parking						



MOODS ARCHITECTS
1425 SW 75th Avenue
Miami, Florida 33155
Phone: 305.433.1515
Fax: 305.433.1515
www.moodsarchitects.com

Parc Place
Phase 1, 2 & 3
Hollywood, Florida

Project Number: 815107

Drawing Title: ZONING DATA

Drawing Date: 06/18/2018

Phase: Final TAC

Sheet Number: A0.01

EXHIBIT "A"

GENERAL NOTES:

1. SEE PLANNED PLANS FOR FURTHER LAND AND ZONING REQUIREMENTS.
2. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED FROM PUBLIC VIEW.
3. ALL SERVICE WIRE SERVICE POINTS AND WIRE SHALL BE CONCEALED AND LAND DEVELOPMENT REGULATIONS.
4. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED FROM PUBLIC VIEW.
5. SEE CITY ORDINANCES FOR CONFLICT PATRIOT AND SPECIAL INSULATION.
6. SEE LANDSCAPE DESIGN FOR DETAIL AND PLANTING INFORMATION.
7. ALL FINISHES SHALL COMPLY WITH ADA.
8. ALL FINISHES SHALL COMPLY WITH ADA.
9. ALL FINISHES SHALL COMPLY WITH ADA.
10. ALL FINISHES SHALL COMPLY WITH ADA.

SITE LIGHTING NOTE:

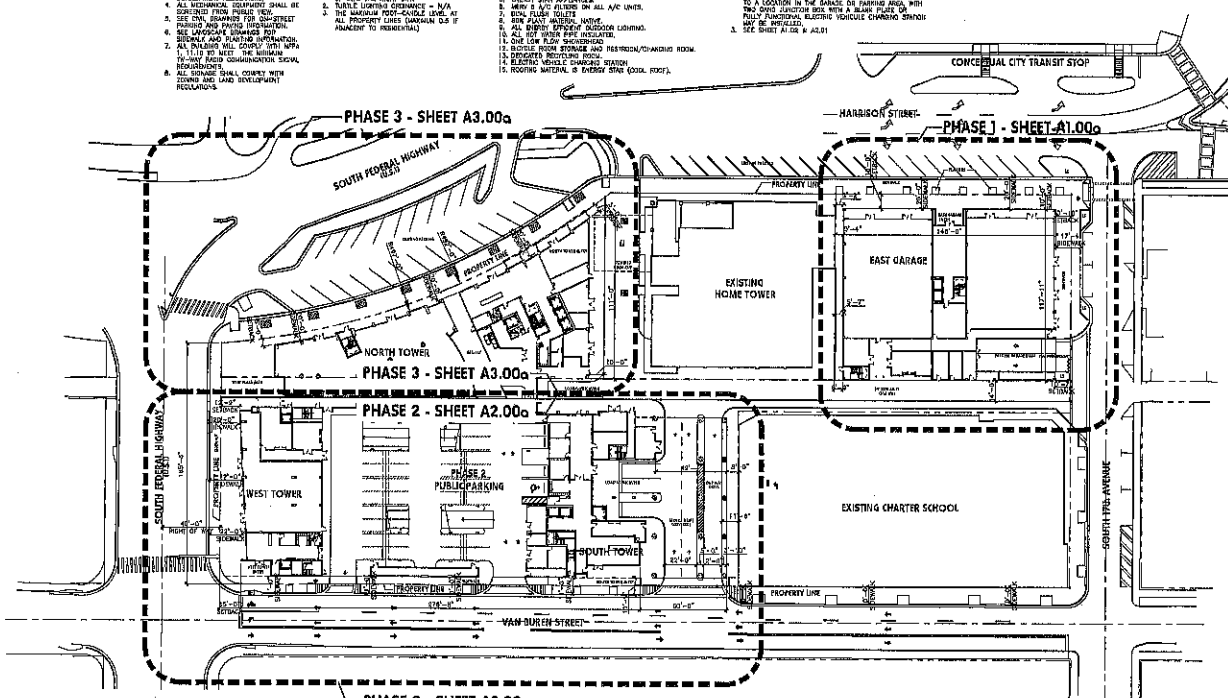
1. ALL LIGHTING FIXTURES SHALL BE PROTECTED BY GLASS OR PROTECTIVE GRATING.
2. LIGHTING SHALL BE PROTECTED BY GLASS OR PROTECTIVE GRATING.
3. LIGHTING SHALL BE PROTECTED BY GLASS OR PROTECTIVE GRATING.
4. LIGHTING SHALL BE PROTECTED BY GLASS OR PROTECTIVE GRATING.
5. LIGHTING SHALL BE PROTECTED BY GLASS OR PROTECTIVE GRATING.

GREEN BUILDING PRACTICES:

1. PROJECT TO ACHIEVE LEED CERTIFICATION OR GREEN CODE CERTIFICATION (BUILT GREEN) SHALL BE PROVIDED AT THE TIME OF BIDDING.
2. ENERGY EFFICIENT LOW E WINDOW.
3. SUSTAINABLE AND LOW VOC MATERIALS.
4. PROGRAMMABLE THERMOSTATS.
5. ENERGY STAR APPLIANCES.
6. ENERGY STAR APPLIANCES.
7. ENERGY STAR APPLIANCES.
8. ENERGY STAR APPLIANCES.
9. ENERGY STAR APPLIANCES.
10. ENERGY STAR APPLIANCES.

ELECTRIC VEHICLE CHARGING STATION:

1. IN COMPLIANCE WITH CITY ORDINANCES, ALL ELECTRIC VEHICLE CHARGING STATIONS SHALL BE PROVIDED AT BOTH SIDES OF EAST TOWER AND SOUTH TOWER.
2. ALL CHARGING STATIONS SHALL BE PROVIDED AT BOTH SIDES OF EAST TOWER AND SOUTH TOWER.
3. ALL CHARGING STATIONS SHALL BE PROVIDED AT BOTH SIDES OF EAST TOWER AND SOUTH TOWER.
4. ALL CHARGING STATIONS SHALL BE PROVIDED AT BOTH SIDES OF EAST TOWER AND SOUTH TOWER.
5. ALL CHARGING STATIONS SHALL BE PROVIDED AT BOTH SIDES OF EAST TOWER AND SOUTH TOWER.



Overall Site Plan

LEGAL DESCRIPTION

PARCEL 1:	PARCEL 2:	PARCEL 3:
LOTS 4 THROUGH 6, IN BLOCK 58, OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	THE EAST 100.0 FEET OF THE WEST 140.0 FEET OF LOT 58, IN BLOCK 58 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	LOT 9, BLOCK 58 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LESS AND EXCEPT:	LOT 21, LESS THE WEST 140 FEET, IN BLOCK 58 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	LOTS 10, 11, 12, 13, 14 AND 15 BLOCK 58 OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
THE WEST 140 FEET OF LOT 1, WHICH WAS CONVEYED TO THE CITY OF HOLLYWOOD FOR ROAD PURPOSES BY DEED-RECORDED AND RECORDED IN OFFICIAL RECORDS BOOK 2046, PAGE 55A.	PARCEL 4:	LESS AND EXCEPT THEREAFTER
FURTHER LESS AND EXCEPT: ROAD RIGHT-OF-WAY FOR U.S. 1.	LOT 16, BLOCK 58 OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	A PORTION OF LOTS 10 THROUGH 15, INCLUSIVE, BLOCK 58 "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
	PARCEL 5:	BEING AT THE SOUTHWEST CORNER OF SAID BLOCK 58, THEREIN NORTH 80.00 FEET WEST ALONG THE WEST LINE OF SAID BLOCK 58, A DISTANCE OF 60.00 FEET, THENCE NORTH 80.00 FEET WEST ALONG THE WEST LINE OF SAID BLOCK 58, A DISTANCE OF 120.00 FEET, THENCE SOUTH 80.00 FEET EAST ALONG A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 10 THROUGH 15, INCLUDING A DISTANCE OF 251.11 FEET, THENCE SOUTH 80.00 FEET WEST ALONG THE EAST LINE OF SAID BLOCK 58, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

modis architects

16555 SW 75th Avenue
Florida Corp. AA174001777

PROJECT INFO:

Parc Place
Phase 1, 2 & 3
Hollywood, Florida

DATE:

REFERENCE:

DRAWING DATE:

OVERALL SITE PLAN

PROJECT NUMBER: 85597

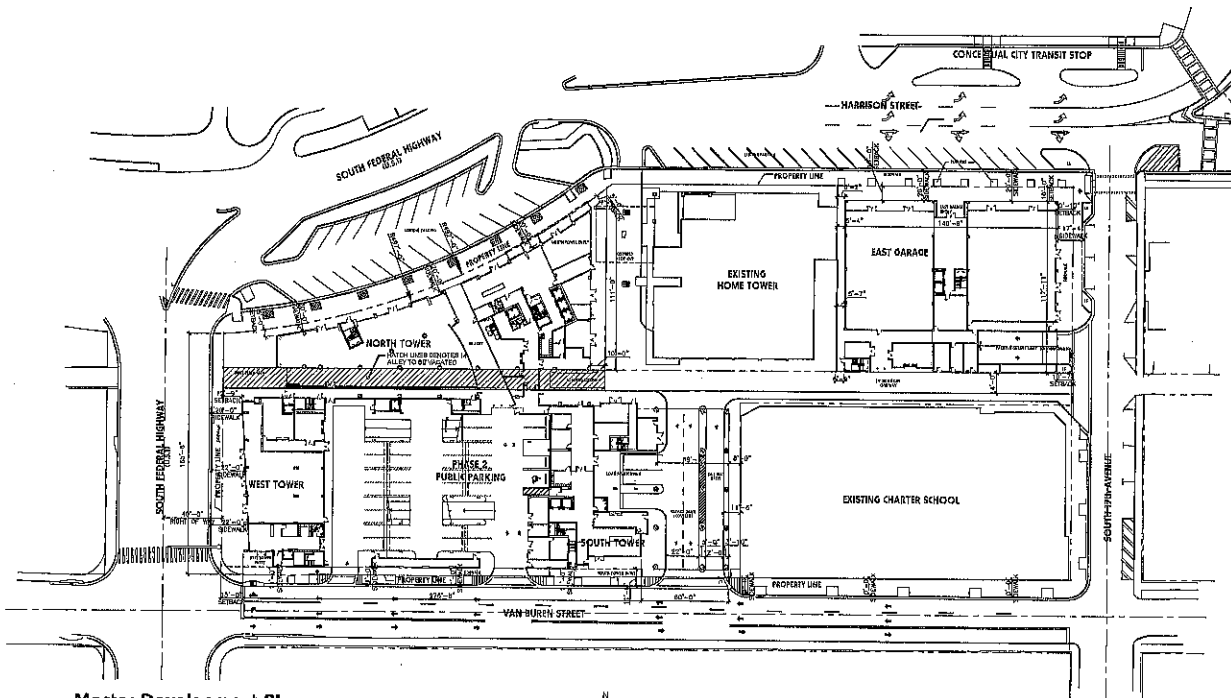
DRAWING SCALE: As Shown

DRAWING DATE: 08/10/2018

PHASE: Final TAC

SHEET NUMBER: **A0.02**

EXHIBIT "A"



Master Development Plan
901.511-30-0

modis architects
 4455 VAN DYKE AVENUE
 MIAMI, FLORIDA 33135
 Florida Corp. AAM3001177
 786.352.1525
 MODIS@MODISARCHITECT.COM

Project Info:
Parc Place
 Phase 1, 2 & 3
 Hollywood, Florida

Scale:
 1" = 100'-0"

Revisions:
 Rev 1: 06/28/2013

Drawing Date:
MASTER DEVELOPMENT PLAN IN BLACK & WHITE

Project Number: 815107
 Drawing Scale: As Shown
 Drawing Date: 06/28/2013

Phase: Final TAC
 Sheet Number: **A0.02d**

ATTACHMENT I
Application Package

LEGAL DESCRIPTION:

PARCEL 1:
 LOTS 1 THROUGH 8, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 LESS AND EXCEPT:
 THE WEST 15 FEET OF LOT 1, WHICH WAS CONVEYED TO THE CITY OF HOLLYWOOD FOR ROAD PURPOSES BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2846, PAGE 550.
 FURTHER LESS AND EXCEPT: ROAD RIGHT-OF-WAY FOR U.S. 1.
 FURTHER LESS AND EXCEPT THAT PART OF LOT 1, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15-FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1. THIS PROPERTY WAS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2082, PAGE 444.

PARCEL 2:
 THE EAST 125.0 FEET OF THE WEST 140.0 FEET OF LOT 24, IN BLOCK 58, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
 LOT 24, LESS THE WEST 140 FEET, IN BLOCK 58, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:
 LOT 19, BLOCK 58 OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

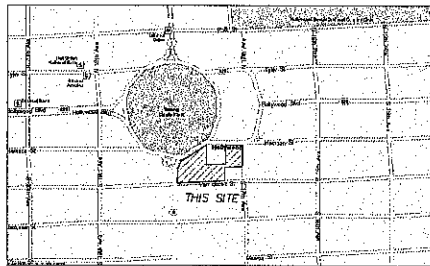
PARCEL 5:
 LOTS 16, 17 AND 18, BLOCK 58 OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6:
 LOT 9, BLOCK 58 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7:
 LOTS 10, 11, 12, 13, 14 AND 15 BLOCK 58 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM
 A PORTION OF LOTS 10 THROUGH 15, INCLUSIVE, BLOCK 58 "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 58; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 58, A DISTANCE OF 230.71 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET;
 THENCE SOUTH 90°00'00" EAST ALONG A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 10 THROUGH 15, INCLUSIVE, A DISTANCE OF 231.11 FEET; THENCE SOUTH 00°11'19" WEST ALONG THE EAST LINE OF SAID BLOCK 58, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)
 SECTION 15, TOWNSHIP 51S, RANGE 42E



TITLE NOTES

THE FOLLOWING ITEMS ARE REFERENCED TO SCHEDULE B OF THE OWNERS POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER : 0F8-8110847; DATE OF POLICY: FEBRUARY 8, 2013 @ 11:37 A.M.

- ITEM # 3 - ALL MATTERS CONTAINED ON THE PLAT OF "HOLLYWOOD", PER PLAT BOOK 1, PAGE 21, B.C.R. (AFFECTS / PLOTTED)
- ITEM # 4 - EASEMENT PER ORB 3659, PG. 846, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST PER ORB 16282, PG. 846. (AFFECTS / PLOTTED)
- ITEM # 5 - COVENANT RUNNING WITH THE LAND AS CONTAINED IN QUIT CLAIM DEED, PER ORB 28645, PG. 860. (AFFECTS / NOT PLOTTABLE)
- ITEM # 6 - RESOLUTION PER ORB 40658, PG. 1280. (AFFECTS / NOT PLOTTABLE)
- ITEM # 7 - DEVELOPMENT AGREEMENT PER ORB 44077, PG. 782, TOGETHER WITH ORB 46052, PG. 713. (AFFECTS / NOT PLOTTABLE)
- ITEM # 8 - RESOLUTION PER ORB 45074, PG. 1212. (AFFECTS / NOT PLOTTABLE)
- ITEM # 9 - EASEMENT PER ORB 46852, PG. 287. (AFFECTS / PLOTTED)
- ITEM #10 - EASEMENT AGREEMENT PER ORB 37306, PG. 510. (AFFECTS / NOT PLOTTABLE)

ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR OWNERS POLICY ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, POLICY NO. 0F8-8110847. DATE OF POLICY : FEBRUARY 8, 2013 AT 11:37 A.M. ALSO BASED ON:
 OWNER & ENCUMBRANCE SEARCH REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER : 17003757. PERIOD SEARCHED: SEPTEMBER 14, 1921 TO JANUARY 5, 2017 @ 8:00 A.M.
3. THIS SURVEY WAS DONE SOLELY TO SHOW BOUNDARY INFORMATION AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL STATE, FEDERAL OR OTHER ENTITIES.
4. THE INITIAL LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 18TH AVENUE. ELEVATION = 4.19 (NAVD83)
8. BEARINGS SHOWN HEREON ARE ASSUMED. THE SOUTH LINE OF BLOCK 58 BEARS N80°00'00"E.
9. PROPERTY IS ZONED : P0-TC-858 (A PLANNED DEVELOPMENT)
10. PARKING COUNT : REGULAR SPACES = 350
 HANDICAP SPACES = 4
 TOTAL SPACES = 354

OWNER & ENCUMBRANCE DOCUMENTS OF RECORD

THE FOLLOWING ITEMS ARE DOCUMENTS OF RECORD OF THE OWNER & ENCUMBRANCE SEARCH REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER : 10051724; PERIOD SEARCHED : FROM SEPTEMBER 14, 1921 TO MAY 8, 2016 @ 8:00 A.M.

SPECIAL WARRANTY DEED FROM YOUNG CIRCLE LLC, A DELAWARE LIMITED LIABILITY COMPANY TO MGS HOLLYWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED ON FEBRUARY 8, 2013 IN OFFICIAL RECORDS BOOK 48494, PAGE 461, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS / NOT PLOTTABLE)

SURVEYOR'S CERTIFICATION

MGS HOLLYWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 REISMAN LAW GROUP, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A) (NOT PROVIDED BY CLIENT), 6(B) (NOT PROVIDED BY CLIENT), 7(A), 7(B), 7(C), 9, 9.11 AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON MAY 16, 2016.

DATE: 05/20/16 FOR THE FIRM BY: *Richard E. Cousins*
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVID, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION - LB # 6448
 PHONE (352) 682-7769 FAX (352) 682-7739

CLIENT :
 MGS HOLLYWOOD LLC

PARC PLACE
 PORTION OF BLOCK 58
 HOLLYWOOD, FLORIDA

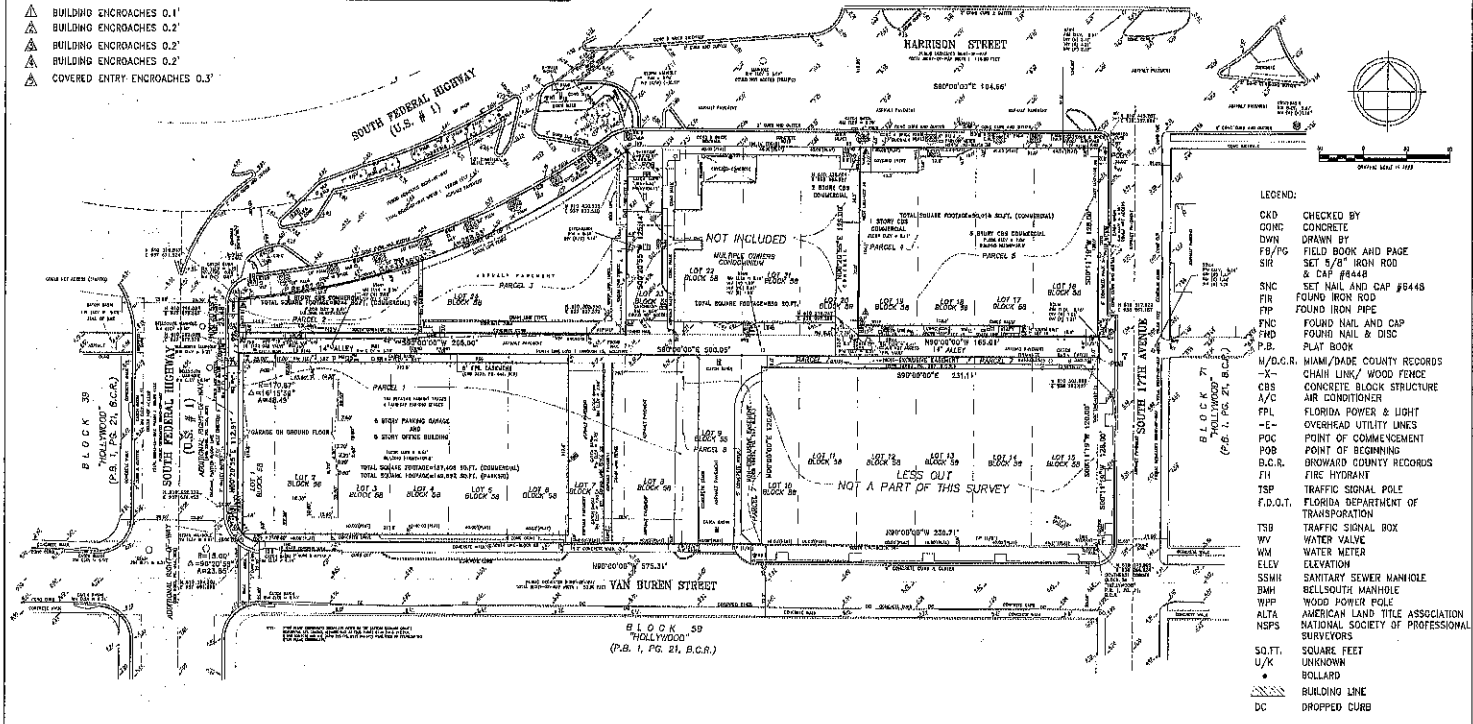
REVISIONS	DATE	BY	CHKD.

REVISIONS	DATE	BY	CHKD.

PROJECT NUMBER : 5418-01
 SCALE : 1" = 30'
 SHEET 1 OF 3

- ENCROACHMENTS**
- ▲ BUILDING ENCROACHES 0.1'
 - ▲ BUILDING ENCROACHES 0.2'
 - ▲ BUILDING ENCROACHES 0.2'
 - ▲ BUILDING ENCROACHES 0.2'
 - ▲ COVERED ENTRY ENCROACHES 0.3'

ALTA/NSPS LAND TITLE SURVEY



- LEGEND:**
- CKD CHECKED BY
 - CONR CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #5445
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - X- CHAIN LINK / WOOD FENCE
 - CBR CONCRETE BLOCK STRUCTURE
 - A/C AIR CONDITIONER
 - FPL FLORIDA POWER & LIGHT
 - E- OVERHEAD UTILITY LINES
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - B.C.R. BROWARD COUNTY RECORDS
 - FH FIRE HYDRANT
 - TSP TRAFFIC SIGNAL POLE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - TSB TRAFFIC SIGNAL BOX
 - WV WATER VALVE
 - WM WATER METER
 - ELEV ELEVATION
 - SSWH SANITARY SEWER MANHOLE
 - BWH BELLSOUTH MANHOLE
 - WPP WOOD POWER POLE
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - SQ.FT. SQUARE FEET
 - U/K UNKNOWN
 - BOLLARD
 - ▬ BUILDING LINE
 - DC DROPPED CURB

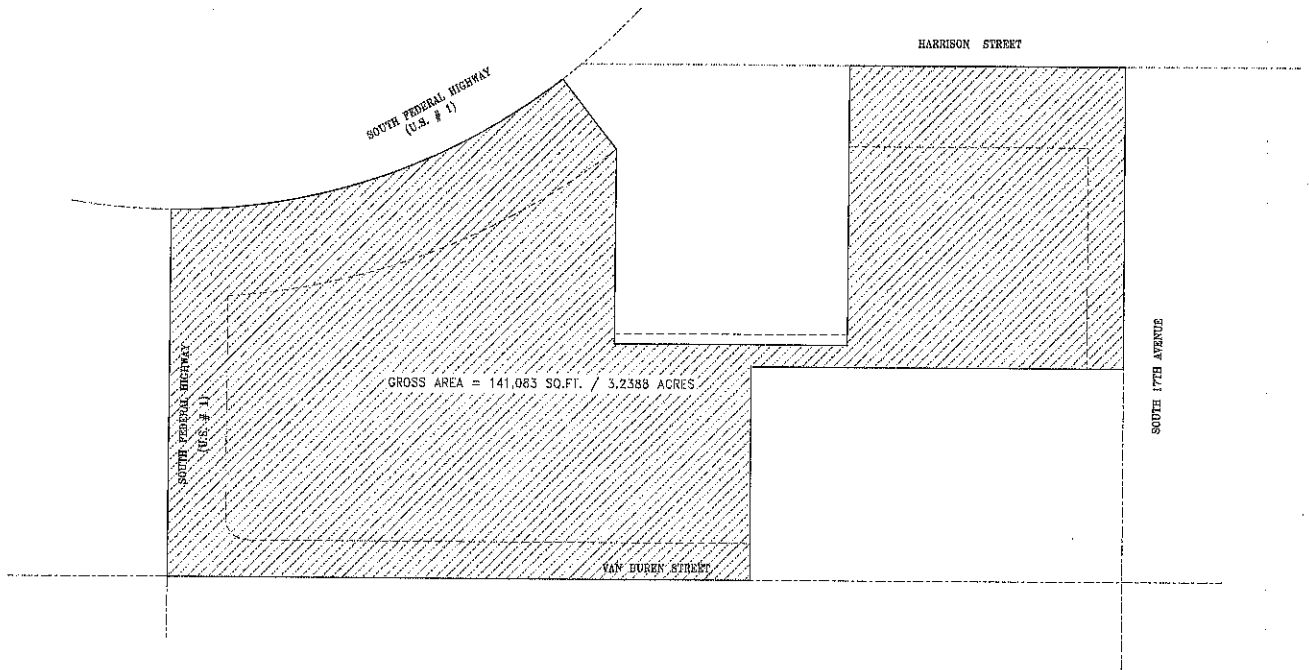
FLOOD ZONE INFORMATION

COMMUNITY NUMBER	128113
PANEL NUMBER	0568 H
ZONE	0.2 F01
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

NET AREA

PARCEL A AREA	=	75,500	SQ.FT.	/	1.7332	ACRES
PARCEL B AREA	=	21,098	SQ.FT.	/	0.4843	ACRES
PARCEL C AREA	=	15,693	SQ.FT.	/	0.3606	ACRES
LESS OUT	=	27,709	SQ.FT.	/	0.6361	ACRES
TOTAL NET AREA	=	84,582	SQ.FT.	/	1.9419	ACRES
TOTAL GROSS AREA	=	141,083	SQ.FT.	/	3.2388	ACRES

<p>COUSINS SURVEYORS & ASSOCIATES, INC. 3301 SW 47TH AVENUE, SUITE 1011 DAVID, FLORIDA 33148 CERTIFICATE OF AUTHORIZATION: LB # 0648 PHONE (854) 688-7769 FAX (854) 688-7759</p>	<p>CLIENT: MGS HOLLYWOOD LLC</p>	<p>PARC PLACE PORTION OF BLOCK 39 HOLLYWOOD, FLORIDA</p>	<p>REVISIONS</p> <table border="1"> <tr><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	DATE	BY	DESCRIPTION										<p>REVISIONS</p> <table border="1"> <tr><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	DATE	BY	DESCRIPTION										<p>PROJECT NUMBER: 1448-00 SCALE: 1" = 30'</p>	<p>SHEET 2 OF 3 SHEETS</p>
DATE	BY	DESCRIPTION																												
DATE	BY	DESCRIPTION																												



COUSINS SURVEYORS & ASSOCIATES, INC.
 3901 SW 47TH AVENUE, SUITE 1011
 DAVID, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION LB # 6448
 PHONE (354) 689-7768 FAX (354) 689-7729

CLIENT :
 MG3 HOLLYWOOD LLC

PARC PLACE
 PORTION OF BLOCK 58
 HOLLYWOOD, FLORIDA

GROSS LAND AREA

REVISIONS		DATE	BY	CHKD

PROJECT NUMBER : 3448-08
 SCALE : 1" = 30'

SHEET
 3
 5
 SHEETS

Zoning Site Data			Zoning Site Data			Parc Place Towers Phase Breakdown					
Title	Description	Development Agreement Mar 14, 2007 Previous Approved Site Plan	Title	Description	Parc Place Project Overall Totals NEW PROPOSED SITE PLAN	Phase 1 (East Garage)		Phase 2 (South & West Towers)		Phase 3 (North Tower)	
					REQUIRED ALLOWED UNDER YC-6B	PROPOSED & ALLOWED PER PD ZONING	REQUIRED & ALLOWED UNDER YC-6B	PROPOSED & ALLOWED PER PD ZONING	REQUIRED & ALLOWED UNDER YC-6B	PROPOSED & ALLOWED PER PD ZONING	
Legal Description:	Refer to Survey	Refer to Survey	Legal Description:	Refer to Survey							
Grass Lot Area:		141,883 SQ.FT. (3.2268 ACRES)	Grass Lot Area:		141,883 SQ.FT. (3.2268 ACRES)						
Net Lot Area:		84,282 SQ.FT. (1.9419 ACRES)	Net Lot Area:		88,282 SQ.FT. (2.0268 ACRES)	31,200 SQ.FT. (0.7143 ACRES)	47,794 SQ.FT. (1.097 ACRES)		15,288 SQ.FT. (0.3502 ACRES)		
Land Use:	RAC Zone	RAC Exw	Land Use:	RAC Zone							
Zoning District:	PD-10-55B	PD-10-55B	Land Use:	RAC Zone							
Zoning Name:	PD-10-55B	PD-10-55B	Zoning District:	PD-10-55B							
Lot Coverage:	Lot Coverage (Phase 1 Building)		Lot Coverage:	Lot Coverage (Phase 1 Building)							
Building Height & Structure:	Building Height:	Approx. Phase 1 & 2 to 10 Stories (40'-0")	Building Height & Structure:	Building Height:	17,601 sq. ft. (0.40 ACRES)	387,314 sq. ft. (8.81 ACRES)	102,722 sq. ft. (2.35 ACRES)	387,314 sq. ft. (8.81 ACRES)	294,219 sq. ft. (6.72 ACRES)	387,314 sq. ft. (8.81 ACRES)	16,487 sq. ft. (0.38 ACRES)
Functional Building Size, Building & Structure:	Building Length:	Approx. Phase 1 & 2 to 10 Stories (40'-0")	Functional Building Size, Building & Structure:	Building Height:	MAX. 200'-0"	MAX. 120'-0"	MAX. 210'-0"	MAX. 210'-0"	MAX. 210'-0"	MAX. 210'-0"	MAX. 210'-0"
	Front Setback:			Front Setback:	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
	Rear Setback:			Rear Setback:	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
	Side Setback (WEST):			Side Setback (WEST):	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
	Side Setback (EAST):			Side Setback (EAST):	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
Building & Wall Setbacks:	Project Data:		Building & Wall Setbacks:	Project Data:	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
Commercial Setback:	Table Set 1:	Approx. 10'-0" to 15'-0"	Commercial Setback:	Table Set 1:	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
Commercial Setback:	Table Set 2:	Approx. 10'-0" to 15'-0"	Commercial Setback:	Table Set 2:	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
Total Units:	Per Phase	Approx. Phase 1 & 2 to 10 Stories (40'-0")	Total Units:	Per Phase	28,180 Sq. Ft.	None	28,180 Sq. Ft.	None	28,180 Sq. Ft.	None	28,180 Sq. Ft.
Parking Provided:	Per Phase	Approx. Phase 1 & 2 to 10 Stories (40'-0")	Parking Provided:	Per Phase	433 Units	None	433 Units	None	433 Units	None	433 Units
Parking Overall Total:		Approx. 245 Parking Provided	Parking Overall Total:		328 Parking	451 Parking	328 Parking	451 Parking	328 Parking	451 Parking	328 Parking
					286 Parking						286 Parking

WOODS ARCHITECTS
 4055 QUINCY BLVD.
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 Florida Corp. # AA02000772
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 E. WOODS@WOODSARCHITECTS.COM

Parc Place
 Phase 1, 2 & 3
 Hollywood, Florida

Scale:

North Arrow:

Revisions:

1	Revisions

Drawing Data:

ZONING DATA

Project numbers: 151513

Drawing title: As Shown

Drawing date: 06/28/2018

Phase: Final TAC

Sheet number: A0.01

GENERAL NOTES:

1. SEE PHASED PLAN FOR PAVED LANE AND DRIVE.
2. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
3. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
5. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
6. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
7. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
8. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
9. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
10. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

SITE LIGHTING NOTE:

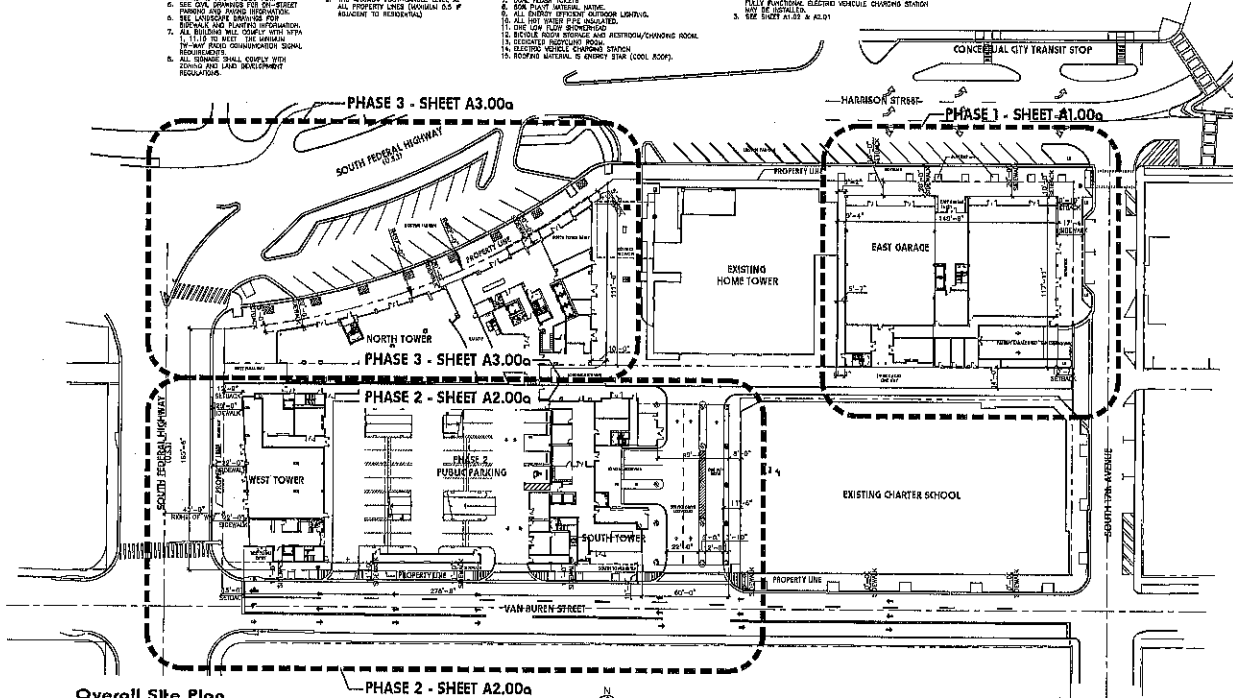
1. SITE LIGHTING SHALL NOT EXCEED 100 FC AT THE PROPERTY LINE ADJACENT TO ADJACENT SITES AND UP THE FRONT YARD.
2. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
3. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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6. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
7. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
8. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
9. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
10. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

GREEN BUILDING PRACTICES:

1. PROJECT TO ACHIEVE LEED CERTIFICATION OR GREEN BUILDING PRACTICES RECOGNITION PER BE PROVIDED AT TIME OF BUILDING PERMIT.
2. SOURCE EFFICIENT LIGHT FIXTURES.
3. SOURCE EFFICIENT LIGHT FIXTURES.
4. SOURCE EFFICIENT LIGHT FIXTURES.
5. SOURCE EFFICIENT LIGHT FIXTURES.
6. SOURCE EFFICIENT LIGHT FIXTURES.
7. SOURCE EFFICIENT LIGHT FIXTURES.
8. SOURCE EFFICIENT LIGHT FIXTURES.
9. SOURCE EFFICIENT LIGHT FIXTURES.
10. SOURCE EFFICIENT LIGHT FIXTURES.

ELECTRIC VEHICLE CHARGING STATION:

1. IN COMPLIANCE WITH CITY ORDINANCE, ELECTRIC VEHICLE CHARGING STATION EQUIPMENT SHALL BE PROVIDED AT EACH BAY OF EAST TOWER AND SOUTH TOWER.
2. MINIMUM THE FOLLOWING SHALL BE INSTALLED:
 - a. CHARGING STATION EQUIPMENT SHALL BE INSTALLED IN A LOCATION IN THE GARAGE OR PARKING AREA WITH ADEQUATE CLEARANCE WITH A BAYING ROAD.
 - b. ALL CHARGING STATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
3. SEE SHEET A1.22 & A2.01



Overall Site Plan

SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 THROUGH 4, IN BLOCK 58, OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT:

THE WEST 18 FEET OF LOT 1, WHICH WAS CONVEYED TO THE CITY OF HOLLYWOOD BY DEED NUMBER 104,800, DATED 08/18/2016, RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 444.

FURTHER LESS AND EXCEPT: ROAD RIGHT-OF-WAY FOR U.S. 1.

FURTHER LESS AND EXCEPT: THAT PART OF LOT 1, IN BLOCK 58, OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH IS SHOWN IN THE EXTERNAL AREA FORMED BY A 14-FOOT BAYING ROAD TO THE SOUTH LINE OF LOT 1 AND

FURTHER TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE SOUTH LINE OF LOT 1, THE PROPERTY AND INTERESTS THEREIN HAVE BEEN RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 444.

PARCEL 2:

THE EAST 1824 FEET OF THE WEST 140.0 FEET OF LOT 24, IN BLOCK 58, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT:

LOT 24, LESS THE WEST 140 FEET, OF BLOCK 58, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

LOT 18, BLOCK 68 OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5:

LOTS 16, 17 AND 18, BLOCK 68 OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6:

LOT 8, BLOCK 68 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7:

LOTS 10, 11, 12, 13, 14 AND 15, BLOCK 68 OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREAFTER:

A PORTION OF LOTS 10 THROUGH 15, INCLUDING BLOCK 68 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF 5400 BLOCK 68, THENCE NORTH 89°00'00" WEST ALONG THE SOUTH LINE OF 5400 BLOCK 68, A DISTANCE OF 230.71 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 152.00 FEET;

THENCE SOUTH 89°00'00" EAST ALONG A LINE 89°00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF 500 LOTS 10 THROUGH 15, INCLUDING A DISTANCE OF 231.71 FEET;

THENCE SOUTH 89°00'00" WEST ALONG THE EAST LINE OF 5400 BLOCK 68, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

modis ARCHITECTS

4455 SW 15th Avenue
Miami, Florida 33135
Phone: 305.850.1234
Fax: 305.850.1235
WWW.MODISARCHITECTS.COM

Project Info:

Parc Place
Phase 1, 2 & 3
Hollywood, Florida

Scale:

Revisions:

Drawing Data:

OVERALL SITE PLAN

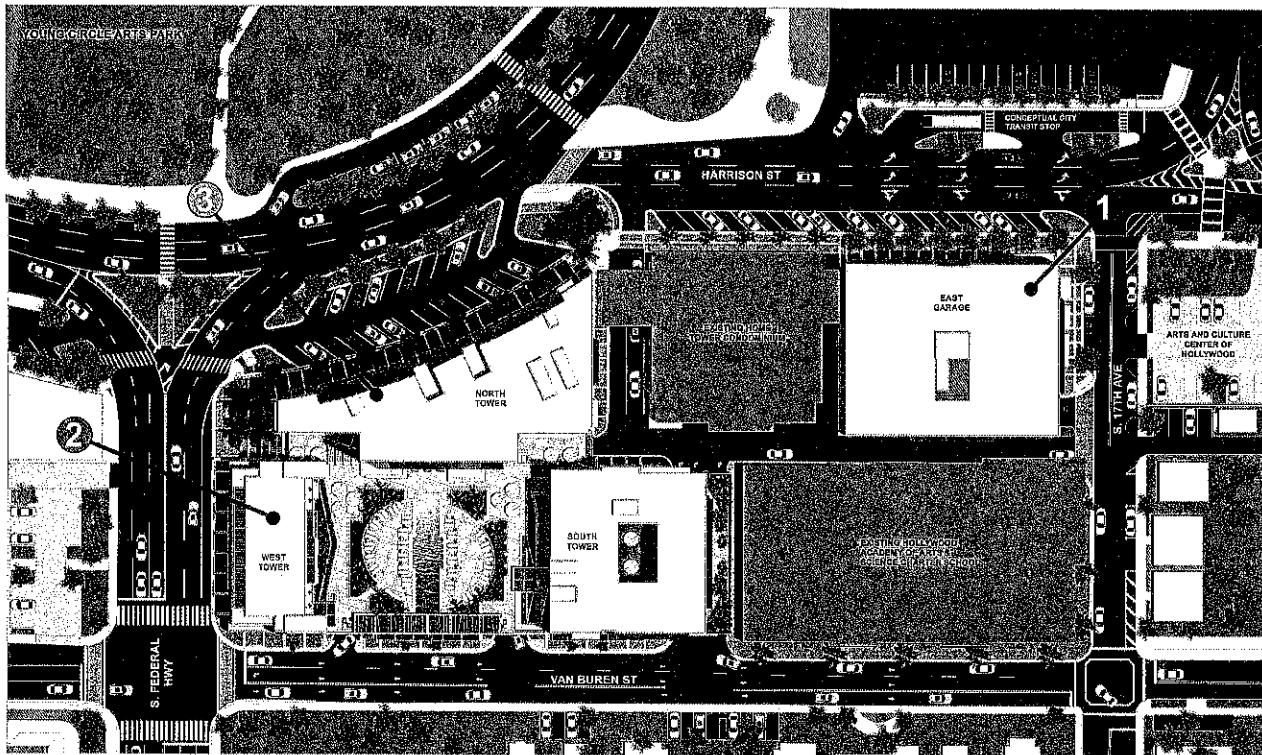
Project Number: #1322

Drawing Scale: As Shown

Drawing Date: 06/18/2016

Phase: Final TAC

Sheet Number: **A0.02**



Master Development Plan

SCALE: 1"=40'-0"



Master Site Plan Summary									
Phase	Structure	180	280	Total Units	Ratio Sq Ft	Parking Req'd	Parking Provided	Building Heights	
Phase 1	East Garage	0	0	0	9,945	0	350	123'-0" to 140'-0"	
	South Tower	10	28	64	308			370'-0" to 400'-0"	
Phase 2	West Tower	12	22	0	2,193	151		320'-0" to 350'-0"	
	North Tower	4	355	137	2,001	306	458	375'-0" to 400'-0"	
Total		26	305	201	20,137	456	788		

EXISTING SURROUNDING SITE CONDITIONS



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 4655 SW 73rd Avenue
 Miami, Florida 33155
 Phone: 305.550.1515
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 www.modisarchitect.com

Project Title:
Parc Place
 Phase 1, 2 & 3
 Hollywood, Florida

Scale:
 1"=40'-0"

Revision:
 Rev 1: 02/14/2018

Drawing title:
MASTER DEVELOPMENT PLAN IN COLOR

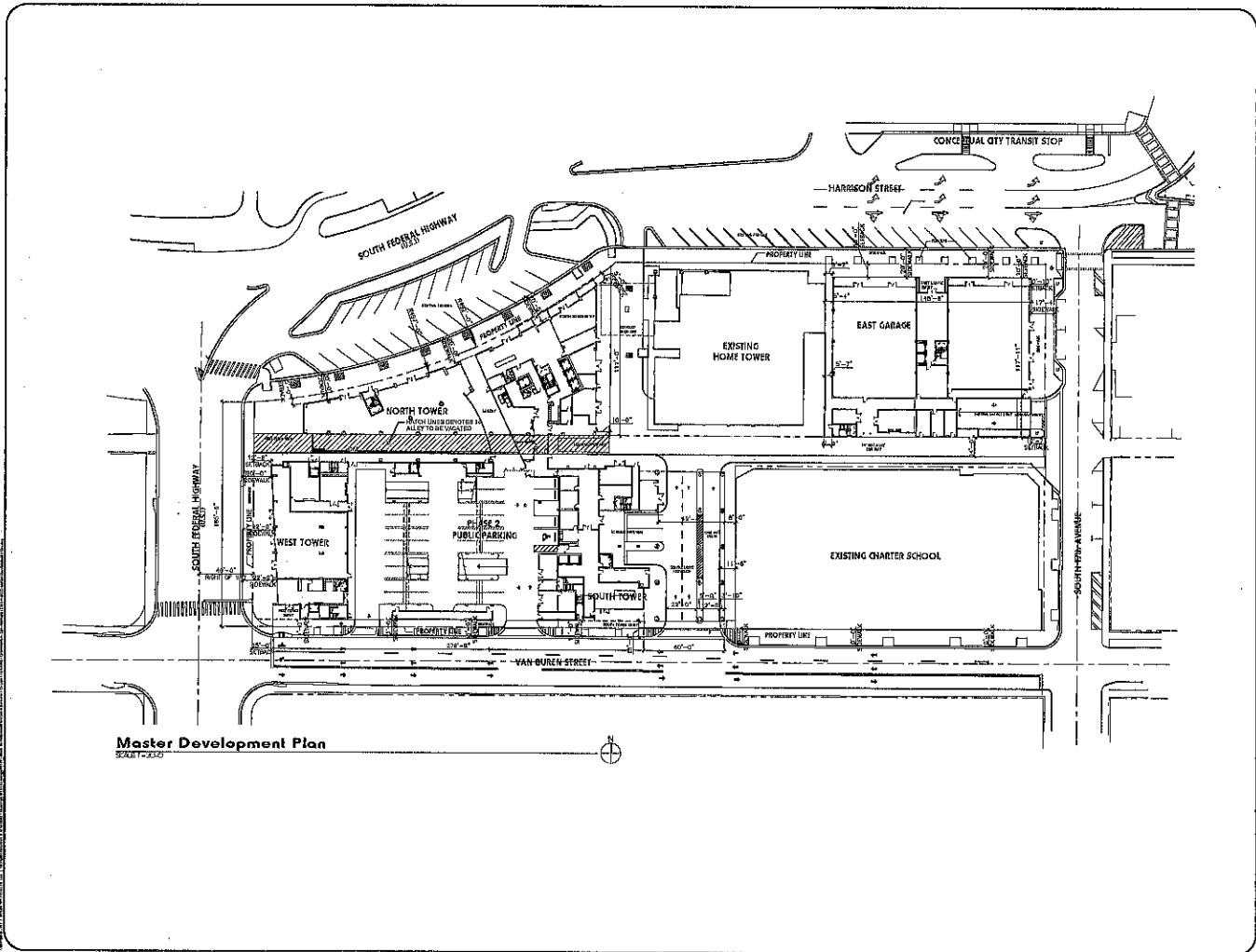
Project number: #13157

Drawing title: As Shown

Drawing date: 02/14/2018

Scale: Final TAC

Sheet number: **A0.02C**



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 Phone: 786.350.5315
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Project Name:
Parc Place
 Phase 1, 2 & 3
 Hollywood, Florida

Sheet:
 SHEET NO. 001 OF 010
 PREVIOUS:
 SHEET NO. 000 OF 010

Drawing Date:
MASTER DEVELOPMENT PLAN IN BLACK & WHITE

Project number: 015197
 Drawing scale: As Shown
 Drawing date: 06/18/2015
 Title: **Final TAC**
 Sheet number: **A0.02d**

RESOLUTION NO. R-2018-320

(17-DJPV-04)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING DESIGN AND SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A MULTI-PHASED MIXED-USE DEVELOPMENT PROJECT, VILLAGE-B OF THE ARTS PARK MASTER DEVELOPMENT PLAN, CONSISTING OF 433 RESIDENTIAL UNITS, APPROXIMATELY 21,000 SQUARE FEET OF RETAIL SPACE AND ASSOCIATED PARKING INCLUDING 786 PARKING SPACES, NOW KNOWN AS "PARC PLACE"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Zoning and Land Development Regulations require that all development projects located in a Planned Development District ("PD") shall receive Modifications, Variance, Design, and Site Plan approval from the City Commission prior to the issuance of any building permits; and

WHEREAS, on July 22, 2008, Ordinance No. O-2008-18 was passed and adopted by the City Commission approving the Artspark Village Master Development Plan ("Plan"), which identified the subject property, Block 58, as more particularly described in the attached Exhibit "A", for future development; and

WHEREAS, due to the economic environment and fluctuation in market conditions, the project was stagnant for a period of time; and

WHEREAS, MG3 Hollywood, LLC. ("Applicant") applied for Design and Site Plan approval for the construction of a multi-phased mixed-use development project consisting of 433 residential units, approximately 21,000 square feet of retail space and associated parking, including 786 parking spaces; and

WHEREAS, on October 3, 2018, the City Commission passed and adopted Ordinance No. O-2018-14, amending the revised Artspark Village Master Development Plan as it relates to Artspark Village-B, now known as "Parc Place"; and

WHEREAS, Planning Division staff reviewed the Applicant's request for Design review in accordance with the criteria set forth in Section 5.3.I.4.a (1) through (4) of the Zoning and Land Development Regulations, and have recommended that the City Commission approve the design; and

WHEREAS, in accordance with Article 6 of the Zoning and Land Development Regulations, the Technical Advisory Committee reviewed the Applicant's request for Site Plan and recommended approval of the Site Plan with the following conditions:

- (1) That the permit plans shall show all road and streetscape features being replaced, including those areas in front of Home Tower. The full width of the areas adjacent to the site within all rights-of-way shall be replaced with items such as pavement, pavers, curbs, pavement markings, street light poles and signage.
- (2) All streetscape shall follow the City/CRA hardscapes, landscapes and lighting details and the Applicant shall coordinate with the CRA regarding such elements.
- (3) The Applicant shall execute a Maintenance Agreement with the City for the streetscape improvements within the rights-of-way.
- (4) High head lights shall be provided under the building overhang along the US1 pedestrian corridor.
- (5) Continuous coordination with City staff shall be required for construction, staging and operation of the project. FDOT approval will be required for the staging area along US1 as shown on the plans for Phases 2 and 3.
- (6) Along the east side of 17 Avenue between Harrison Street and Van Buren Street, new landscape island(s) shall be provided between the on-street parking (similar to the west side of the street), curbing and sidewalks.
- (7) At the intersection of 17 Avenue and Harrison Street, a new paver crosswalk on 17 Avenue shall be provided as well as a curb ramp and landscape island at the southeast corner.
- (8) The Applicant shall work with the Engineering Division to assess if a Southbound right-turn lane at the proposed Phase 1 garage access is necessary.
- (9) The Applicant shall work with the Engineering Division relating to the existing garage conditions to ensure that the existing garage layout is dimensioned adequately; and
- (10) The Applicant shall provide a covenant running with the land, in a form acceptable to the City Attorney, holding the City harmless against any and all claims arising from accidents as a result of the existing conditions of the garage (parking stall length, drive aisle width, column clearance, ramp transitions, etc.). The covenant shall be submitted prior to the issuance of any permits and shall be recorded in the Broward County Public Records by the City prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and

WHEREAS, the City Commission has reviewed the proposed Design for Parc Place in accordance with the criteria set forth in Section 5.3.1.4.a (1) through (4) of the Zoning and Land Development Regulations, along with Staff's recommendation, and have determined that the Design should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Site Plan for Parc Place in accordance with the review standards set forth in Article 6 of the Zoning and Land Development Regulations, along with the Technical Advisory Committee's and Staff's recommendation with conditions, and have determined that the Site Plan should be approved/approved with conditions/denied.

NOW THEREFORE, BE IT RESOLVED 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 Resolution.

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth in Section 5.3.4.1.a.(1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds the necessary criteria have been met, and the Design is approved.

Section 3: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, along with Staff's recommendation, the City Commission finds that the necessary review standards have been met, and the Site Plan attached as Exhibit "B" is approved with the following conditions:

- (a) That the permit plans shall show all road and streetscape features being replaced, including those areas in front of Home Tower. The full width of the areas adjacent to the site within all rights-of-way shall be replaced with items such as pavement, pavers, curbs, pavement markings, street light poles and signage.
- (b) All streetscape shall follow the City/CRA hardscapes, landscapes and lighting details and the Applicant shall coordinate with the CRA regarding such elements.
- (c) The Applicant shall execute a Maintenance Agreement with the City for the streetscape improvements within the rights-of-way.

- (d) High head lights shall be provided under the building overhang along the US1 pedestrian corridor.
- (e) Continuous coordination with City staff shall be required for construction, staging and operation of the project. FDOT approval will be required for the staging area along US1 as shown on the plans for Phases 2 and 3.
- (f) Along the east side of 17 Avenue between Harrison Street and Van Buren Street, new landscape island(s) shall be provided between the on-street parking (similar to the west side of the street), curbing and sidewalks.
- (g) At the intersection of 17 Avenue and Harrison Street, a new paver crosswalk on 17 Avenue shall be provided as well as a curb ramp and landscape island at the southeast corner.
- (h) The Applicant shall work with the Engineering Division to assess if a Southbound right-turn lane at the proposed Phase 1 garage access is necessary.
- (i) The Applicant shall work with the Engineering Division relating to the existing garage conditions to ensure that the existing garage layout is dimensioned adequately; and
- (j) The Applicant shall provide a covenant running with the land, in a form acceptable to the City Attorney, holding the City harmless against any and all claims arising from accidents as a result of the existing conditions of the garage (parking stall length, drive aisle width, column clearance, ramp transitions, etc.). The covenant shall be submitted prior to the issuance of any permits and shall be recorded in the Broward County Public Records by the City prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and

Section 4: That the Applicant shall have up to 24 months from the date of the Design approval to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 5: That the Applicant shall have up to 24 months from the date of the Site Plan approval to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 6: That all other conditions and provisions of Ordinance O-2008-18; Ordinance O-2011-12; Resolution R-2008-253; Resolution R-2009-211; and Resolution No. 07-DV-37 shall remain in full force and effect.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING DESIGN AND SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A MULTI-PHASED MIXED-USE DEVELOPMENT PROJECT, VILLAGE-B OF THE ARTS PARK MASTER DEVELOPMENT PLAN, CONSISTING OF 433 RESIDENTIAL UNITS, APPROXIMATELY 21,000 SQUARE FEET OF RETAIL SPACE AND ASSOCIATED PARKING INCLUDING 786 PARKING SPACES, NOW KNOWN AS "PARC PLACE"; AND PROVIDING AN EFFECTIVE DATE.

Section 7: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 3 day of October, 2018.



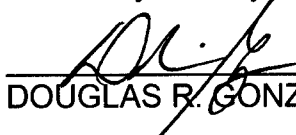
JOSH LEVY, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC, CITY CLERK

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"

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL 1

LOTS 1 THROUGH 8, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LESS AND EXCEPT

THE WEST 15 FEET OF LOT 1, WHICH WAS CONVEYED TO THE CITY OF HOLLYWOOD FOR ROAD PURPOSES BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2946, PAGE 540

FURTHER LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR U.S. 1

FURTHER LESS AND EXCEPT THAT PART OF LOT 1, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15-FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1. THIS PROPERTY WAS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 5082, PAGE 444.

PARCEL 2

THE EAST 125.0 FEET OF THE WEST 140.0 FEET OF LOT 24, IN BLOCK 58, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL 3

LOT 24, LESS THE WEST 140 FEET IN BLOCK 58, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL 4

LOT 19, BLOCK 58 OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL 5

LOTS 16, 17 AND 18, BLOCK 58 OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL 6

LOT 9, BLOCK 58 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

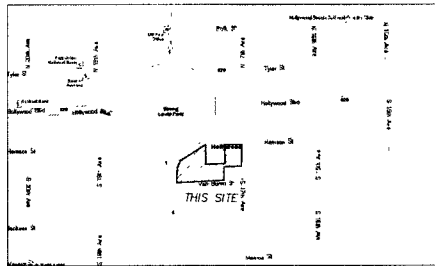
PARCEL 7

LOTS 10, 11, 12, 13, 14 AND 15, BLOCK 58 OF "TOWN OF HOLLYWOOD" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LESS AND EXCEPT THEREFROM

A PORTION OF LOTS 10 THROUGH 15, INCLUSIVE, BLOCK 58 "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 58, THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 58, A DISTANCE OF 230.71 FEET, THENCE NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 90°00'00" EAST ALONG A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 10 THROUGH 15, INCLUSIVE, A DISTANCE OF 231.11 FEET, THENCE SOUTH 00°11'19" WEST ALONG THE EAST LINE OF SAID BLOCK 58, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP (NTS)
SECTION 15, TOWNSHIP 51S, RANGE 42E



NOTES

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FROM OWNERS POLICY ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, POLICY NO. 06-8110847, DATE OF POLICY: FEBRUARY 8, 2013 AT 11:37 A.M. ALSO BASED ON:
OWNER & ENCUMBRANCE SEARCH REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 17003257, PERIOD SEARCHED: SEPTEMBER 14, 1921 TO JANUARY 8, 2017 @ 8:00 A.M.
- THIS SURVEY WAS DONE SOLELY TO SHOW BOUNDARY INFORMATION AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES
- THE INITIAL LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT
- UNDERGROUND IMPROVEMENTS ARE NOT SHOWN
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988
- BENCHMARK DESCRIPTION: CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 18TH AVENUE ELEVATION = 4.19 (NAVD83)
- BEARINGS SHOWN HEREON ARE ASSUMED THE SOUTH LINE OF BLOCK 58 BEARS N90°00'00"E
- PROPERTY IS ZONED PD-1C-B58 (A PLANNED DEVELOPMENT)
- PARKING COUNT: REGULAR SPACES = 350, HANDICAP SPACES = 4, TOTAL SPACES = 354

TITLE NOTES

THE FOLLOWING ITEMS ARE REFERENCED TO SCHEDULE B OF THE OWNERS POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER 06-8110847, DATE OF POLICY: FEBRUARY 8, 2013 @ 11:37 A.M.

- ITEM # 3 - ALL MATTERS CONTAINED ON THE PLAT OF "HOLLYWOOD", PER PLAT BOOK 1, PAGE 21 B C R (AFFECTS / PLOTTED)
- ITEM # 4 - EASEMENT PER ORB 3539, PG. 646, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST PER ORB 16262, PG. 848 (AFFECTS / PLOTTED)
- ITEM # 5 - COVENANT RUNNING WITH THE LAND AS CONTAINED IN QUIT CLAIM DEED, PER ORB 29045, PG. 680 (AFFECTS / NOT PLOTTABLE)
- ITEM # 6 - RESOLUTION PER ORB 40658 PG. 1280 (AFFECTS / NOT PLOTTABLE)
- ITEM # 7 - DEVELOPMENT AGREEMENT PER OPR 44077, PG. 762, TOGETHER WITH ORB 46952 PG. 713 (AFFECTS / NOT PLOTTABLE)
- ITEM # 8 - RESOLUTION PER ORB 45074 PG. 212 (AFFECTS / NOT PLOTTABLE)
- ITEM # 9 - EASEMENT PER ORB 46652 PG. 297 (AFFECTS / PLOTTED)
- ITEM # 10 - EASEMENT AGREEMENT PER ORB 37506, PG. 510 (AFFECTS / NOT PLOTTABLE)

ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

OWNER & ENCUMBRANCE DOCUMENTS OF RECORD

THE FOLLOWING ITEMS ARE DOCUMENTS OF RECORD OF THE OWNER & ENCUMBRANCE SEARCH REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 1605724, PERIOD SEARCHED: FROM SEPTEMBER 14, 1921 TO MAY 8, 2016 @ 8:00 A.M.

SPECIAL WARRANTY DEED FROM YOUNG CIRCLE LLC, A DELAWARE LIMITED LIABILITY COMPANY TO MGS HOLLYWOOD LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED ON FEBRUARY 8, 2013 IN OFFICIAL RECORDS BOOK 49494, PAGE 461 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AFFECTS / NOT PLOTTABLE)

SURVEYOR'S CERTIFICATION

MGS HOLLYWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
REISMAN LAW GROUP, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A) (NOT PROVIDED BY CLIENT), 6(B) (NOT PROVIDED BY CLIENT), 7(A), 7(B), 7(C), 8, 9, 11 AND 13 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON MAY 16, 2016.

DATED 05/20/16 FOR THE FIRM BY *Richard E. Cousins*
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION LB # 6448
PHONE (954) 882-7768 FAX (954) 882-7759

CLIENT
MGS HOLLYWOOD LLC

PARC PLACE
PORTION OF BLOCK 58
HOLLYWOOD, FLORIDA

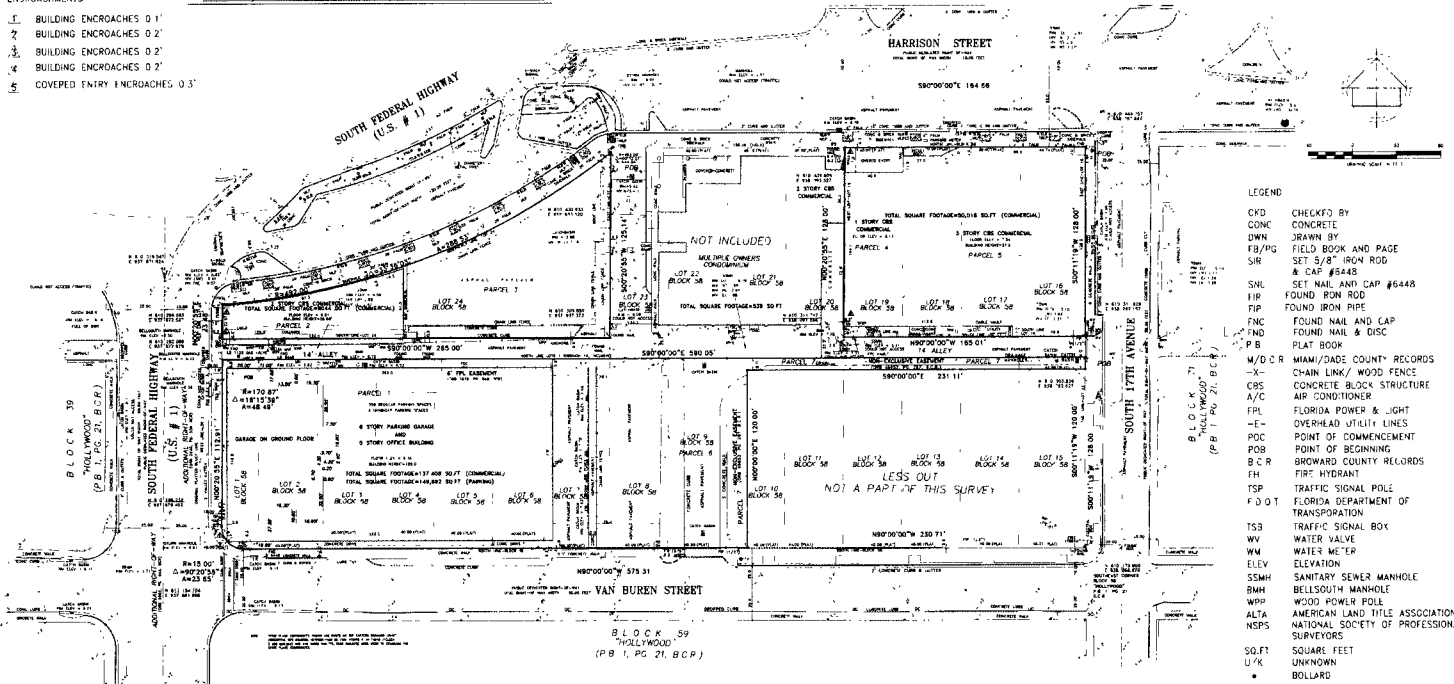
REVISIONS	DATE	BY/NO	OWN	CHKD	REVISIONS	DATE	BY/NO	OWN	CHKD
ISSUED FOR APPROVAL	05/20/16	RC	NS	RC	ISSUED FOR APPROVAL	05/20/16	RC	NS	RC
ISSUED FOR APPROVAL	05/20/16	RC	NS	RC	ISSUED FOR APPROVAL	05/20/16	RC	NS	RC
ISSUED FOR APPROVAL	05/20/16	RC	NS	RC	ISSUED FOR APPROVAL	05/20/16	RC	NS	RC
ISSUED FOR APPROVAL	05/20/16	RC	NS	RC	ISSUED FOR APPROVAL	05/20/16	RC	NS	RC

PROJECT NUMBER 5418-05
SCALE 1" = 30'

SHEET
1 OF 3
SHEETS

ALTA/NSPS LAND TITLE SURVEY

- ENCROACHMENTS
- 1. BUILDING ENCROACHES 0'1"
 - 2. BUILDING ENCROACHES 0'2"
 - 3. BUILDING ENCROACHES 0'2"
 - 4. BUILDING ENCROACHES 0'2"
 - 5. COVERED ENTRY ENCROACHES 0'3"



- LEGEND
- CHKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #5448
 - SNL SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B PLAT BOOK
 - M/D/C R MIAMI/DADE COUNTY RECORDS
 - X- CHAIN LINK/ WOOD FENCE
 - CBS CONCRETE BLOCK STRUCTURE
 - A/C AIR CONDITIONER
 - FPL FLORIDA POWER & LIGHT
 - E- OVERHEAD UTILITY LINES
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - B.C.R BROWARD COUNTY RECORDS
 - FH FIRE HYDRANT
 - TSP TRAFFIC SIGNAL POLE
 - F.D.O.T FLORIDA DEPARTMENT OF TRANSPORTATION
 - TSB TRAFFIC SIGNAL BOX
 - WV WATER VALVE
 - WM WATER METER
 - ELEV ELEVATION
 - SSWH SANITARY SEWER MANHOLE
 - BWH BELLSOUTH MANHOLE
 - WPP WOOD POWER POLE
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - SQ.FT SQUARE FEET
 - U/K UNKNOWN
 - BOLLARD BOLLARD
 - DC DROPPED CURB

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113
PANEL NUMBER	0569 N
ZONE	0-2 PC
BASE FLOOD ELEVATION	4/4
EFFECTIVE DATE	08/18/14

NET AREA

PARCEL A AREA	=	75,500	SQ.FT	/	1.7332	ACRES
PARCEL B AREA	=	21,298	SQ.FT	/	0.4843	ACRES
PARCEL C AREA	=	15,693	SQ.FT.	/	0.3606	ACRES
LESS OUT	=	27,709	SQ.FT.	/	0.6361	ACRES
TOTAL NET AREA	=	84,582	SQ.FT.	/	1.9419	ACRES
TOTAL GROSS AREA	=	141,083	SQ.FT	/	3.2388	ACRES

COUSINS SURVEYORS & ASSOCIATES, INC.
 3521 SW 47TH AVENUE, SUITE 1011
 DADE, FLORIDA 33114
 CERTIFICATE OF AUTHORIZATION LB # 8448
 PHONE (954) 685-7768 FAX (954) 685-7759

CLIENT
 MGS HOLLYWOOD LLC

PARC PLACE
 PORTION OF BLOCK 58
 HOLLYWOOD, FLORIDA

REVISIONS

DATE	BY	CHKD	DESCRIPTION
04/26/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
05/01/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
05/27/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/10/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS

REVISIONS

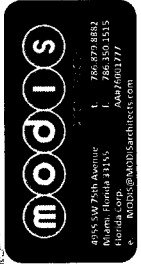
DATE	BY	CHKD	DESCRIPTION
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS
06/11/14	WPC/CA	WPC	REVISED FOR ATTORNEY'S COMMENTS

PROJECT NUMBER 5418-05
 SCALE 1" = 30'

SHEET 2 OF 3
 SHEETS

EXHIBIT "A"

Zoning Site Data			WSG Hollywood Development LLC			Zoning Site Data			Parc Place Towers Phase Breakdown										
Title	Description	Development Agreement May 18 2007	Title	Description	Parc Place Project Overall Totals	Phase 1 (East Garage)		Phase 2 (South & West Towers)		Phase 3 (North Tower)									
		Previous Approved Site Plan			NEW PROPOSED SITE PLAN	REQUIRED ALLOWED UNDER YC-858	PROPOSED & ALLOWED PER PD ZONING	REQUIRED ALLOWED UNDER YC-858	PROPOSED & ALLOWED PER PD ZONING	REQUIRED ALLOWED UNDER YC-858	PROPOSED & ALLOWED PER PD ZONING	REQUIRED ALLOWED UNDER YC-858	PROPOSED & ALLOWED PER PD ZONING						
Legal Description:	Refer to Survey	Refer to Survey	Legal Description:	Refer to Survey															
Gross Lot Area:		141 043 SQ FT (3.2388 ACRES)	Gross Lot Area:		141 043 SQ FT (3.2388 ACRES)														
Net Lot Area:		84 562 SQ FT (1.9419 ACRES)	Net Lot Area:		84 292 SQ FT (1.9298 ACRES)		21 098 SQ FT (0.4843 ACRES)		47 791 SQ FT (1.097 ACRES)				15 963 SQ FT (.3602 ACRES)						
Land Use:	RAC Zone	RAC Zone	Land Use:	RAC Zone											3 716 SQ FT (.086 ACRES) ALLEY				
Zoning District:	PD-YC-858	PD-YC-858	Zoning District:	PD-YC-858															
Density/Karee:	Per Phase		Density/Karee:	Per Phase															
Lot Coverage:	Lot Coverage Principal Building		Lot Coverage:	Lot Coverage Principal Building			17 531 sq ft (1.0%)		40 996 sq ft (2.510%)				18 487 sq ft (1.84 9%)						
Building Height & Stories:	Building Height	Approx. Parcel A & C 25 - 30 stories MAX	Building Height & Stories:	Building Height	Approx. Parcel B (East) 8 - 10 stories MAX		88 292 SQ FT (2.028 ACRES)		387 314 sf (4.5)		182 732 sf (2.7)		387 314 sf (4.5)		384 319 sf (4.12)		387 314 sf (4.5)		388 800 sf (4.04)
Principal Building Size setbacks & Spacing:	Building Length		Principal Building Size setbacks & Spacing:	Building Height				MAX. 250'-0"	11 Stories / 120'-0" T.O. PARAPET		MAX. 250'-0"		MAX. 250'-0"		11 Stories / 120'-0" T.O. PARAPET (South Tower)		MAX. 250'-0"		17 Stories / 170'-0" T.O. PARAPET (South Tower)
	Front Setback			Front Setback															
	Rear Setback			Rear Setback				10'-0"	10'-0"		10'-0"		5'-3"		10'-0"		10'-0"		5'-0"
	Side Setback (WEST)			Side Setback (WEST)				Harrison St		Van Buren St					North (South Federal Highway)		10'-0"		0'-0"
	Side Setback (EAST)			Side Setback (EAST)				South Alley		North Alley					South Alley		10'-0"		0'-0"
								West		South Federal Highway					West South Federal Highway		10'-0"		36'-10"
								West		West					West		0'-0"		10'-0"
								17th Avenue		East					East Alley				
Building & Unit Fabrications:	Project Data		Building & Unit Fabrications:	Project Data	Refer to table per phase Sheet A3.10									Refer to table per phase Sheet A3.10					Refer to table per phase Sheet A3.10
Commercial Retail:	Total Sq ft	Approx. 30 000 Sq ft	Commercial Retail:	Total Sq ft	20 190 Sq ft	8 840 Sq ft								1 153 Sq ft					7 062 Sq ft
Total Units:	Per Phase	Approx. Parcel A & C 420 Units	Total Units:	Total Sq ft	None	NA								NA					NA
Parking Provided:	Per Phase	Approx. Parcel B 8 C-814 Parking	Parking Provided:	Total Units:	Per Phase	433 Units								0					35 Units (West Tower)
Parking Overall Total:	Per Phase	Approx. Parcel B 131 Parking	Parking Overall Total:	Parking Provided:	Per Phase	746 Parking								136 Parking					162 units (South Tower)
		Approx. 746 Parking Provided												151 Parking					456 Parking
														138 Parking					328 Parking
														456 Parking					456 Parking



Parc Place
Phase 1, 2 & 3
Hollywood, Florida

DATE: 06/18/2018

ZONING DATA

PROJECT NUMBER: #15197

DRAWING SCALE: As Shown

DRAWING DATE: 06/18/2018

PROJECT: Final TAC

PROJECT NUMBER: A0.01

4095 SW 75th Avenue
Miami, Florida 33155
Tel: 786.879.8882
Fax: 786.330.5515
www.modis.com
MODIS@MODISARCHITECT.COM

EXHIBIT "A"

GENERAL NOTES:

- SEE ENLARGED PLANS FOR FURTHER DIMS AND NOTES
- ALL MECHANICAL EQUIPMENT SHALL BE COVERED FROM PUBLIC VIEW
- ALL EXTERIOR LIGHTING EQUIPMENT SHALL MEET ALL CITY AND STATE REQUIREMENTS
- ALL MECHANICAL EQUIPMENT SHALL BE COVERED FROM PUBLIC VIEW
- SEE CITY ORDINANCES FOR ON-STREET PARKING AND SIGNAGE INFORMATION
- SEE LANDSCAPE ARCHITECT'S PLAN FOR SIGNAGE AND PLANTING INFORMATION
- ALL BUILDING SHALL COMPLY WITH NFPA 1, 11 TO MEET THE MINIMUM REQUIREMENTS FOR COMMUNICATION SIGNAL
- ALL SIGNALS SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS

SITE LIGHTING NOTE:

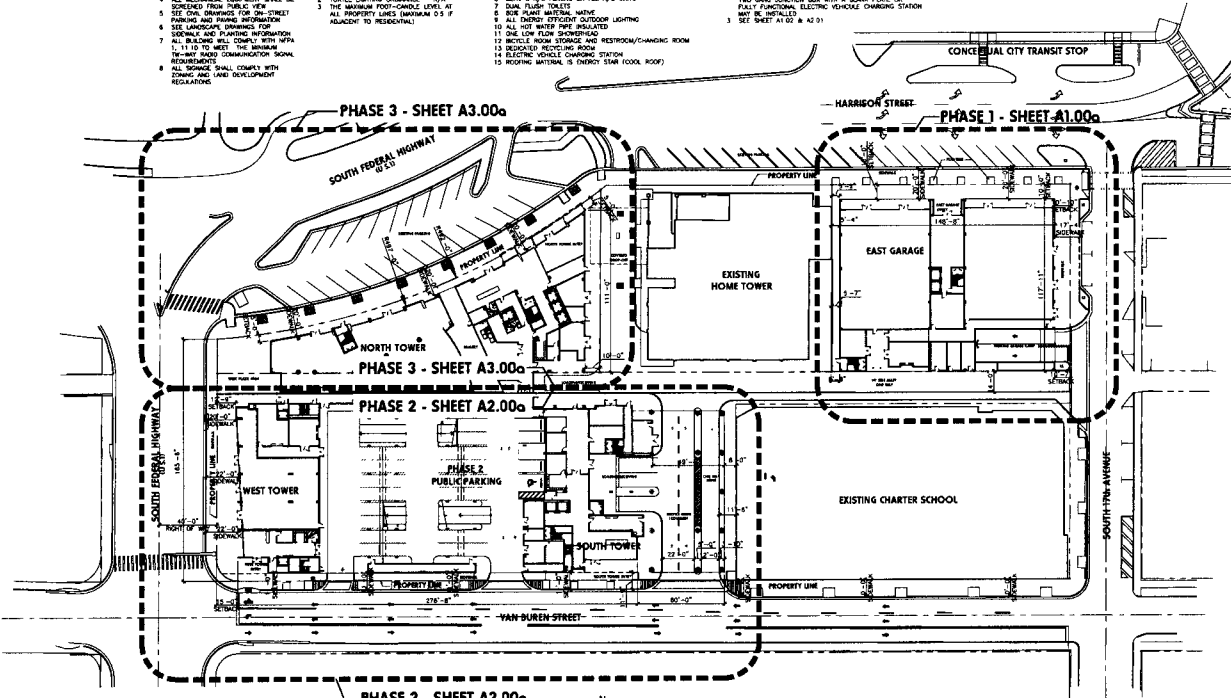
- SITE LIGHTING LEVELS SHALL NOT EXCEED 2.0 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY ZONED AREAS. VERTICAL LIGHTS TO BE SPACED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY
- TURBID LIGHTING ORNANCE - N/A
- THE MAXIMUM FOOT-CANDE LEVEL AT ALL PROPERTY LINES (MINIMUM 0.5 IF ADJACENT TO RESIDENTIAL)

GREEN BUILDING PRACTICES:

- PROJECT TO ACHIEVE LEED CERTIFICATION OR GREEN GLOBE CERTIFICATION DOCUMENTATION WILL BE PROVIDED AT TIME OF BUILDING PERMIT
- DOORS EXPOSED TO SUN OR WIND
- DOORS INSULATED WITH U-10 RATED
- PROGRAMMABLE THERMOSTATS
- ENERGY STAR APPLIANCES
- SEWY 8 A/C FILTERS ON ALL A/C UNITS
- RAIN WATER TOWELS
- SIZE PLANT MATERIAL NATIVE
- ALL EXTERIOR OUTDOOR LIGHTING
- ONE LOW FLOW SINK/FITTING
- ONE LOW FLOW SHOWERHEAD
- WHITE ROOF SPRINKLE AND VESTIBULE/CHANGING ROOM
- RECYCLED RECEIVING ROOM
- ELECTRIC VEHICLE CHARGING STATION
- ROOFING MATERIAL IS ENERGY STAR (COOL ROOF)

ELECTRIC VEHICLE CHARGING STATION:

- IN COMPLIANCE WITH CITY ORDINANCES ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE IS PROVIDED AT BOTH GARAGES OF EAST TOWER AND SOUTHWEST TOWER
- MINIMALLY THE FOLLOWING SHALL BE INSTALLED:
 - EMPTY 1" BACKLASH FROM BRANCH CIRCUIT PANEL, BOUND TO A SYSTEM IN THE GARAGE OR PARKING AREA WITH TWO GANG JUNCTION BOX WITH A BATTERY PLATE OR PULS FUNCTIONAL ELECTRIC VEHICLE CHARGING STATION MAY BE INSTALLED
- SEE SHEET A1.00 & A2.01



Overall Site Plan
SCALE: 1/8"=1'-0"

LEGAL DESCRIPTION

PARCEL 1
LOTS 1 THROUGH 6, IN BLOCK 58 OF THE TOWN OF HOLLYWOOD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2
THE EAST 125.0 FEET OF THE WEST 140.0 FEET OF LOT 24, IN BLOCK 58, OF "HOLLYWOOD" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3
LOT 24 LESS THE WEST 140 FEET, IN BLOCK 58 OF "HOLLYWOOD" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4
LOT 15, BLOCK 58 OF THE TOWN OF HOLLYWOOD" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5
LOTS 16, 17 AND 18, BLOCK 58 OF THE TOWN OF HOLLYWOOD" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, OF PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6
LOT 9, BLOCK 58 OF "HOLLYWOOD" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7
LOTS 10, 11, 12, 13, 14 AND 15, BLOCK 58 OF "TOWN OF HOLLYWOOD" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM
A PORTION OF LOTS 13 THROUGH 15, INCLUSIVE, BLOCK 58 "HOLLYWOOD" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING AT THE SOUTHWEST CORNER OF SAID BLOCK 58, THENCE NORTH 89°00'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 58 A DISTANCE OF 50.0 FEET, THENCE NORTH 0°00'00" EAST A DISTANCE OF 120.00 FEET, THENCE SOUTH 89°00'00" EAST ALONG A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 10 THROUGH 15, INCLUDING A DISTANCE OF 231.11 FEET THENCE SOUTH 0°01'11" WEST ALONG THE EAST LINE OF SAID BLOCK 58 A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

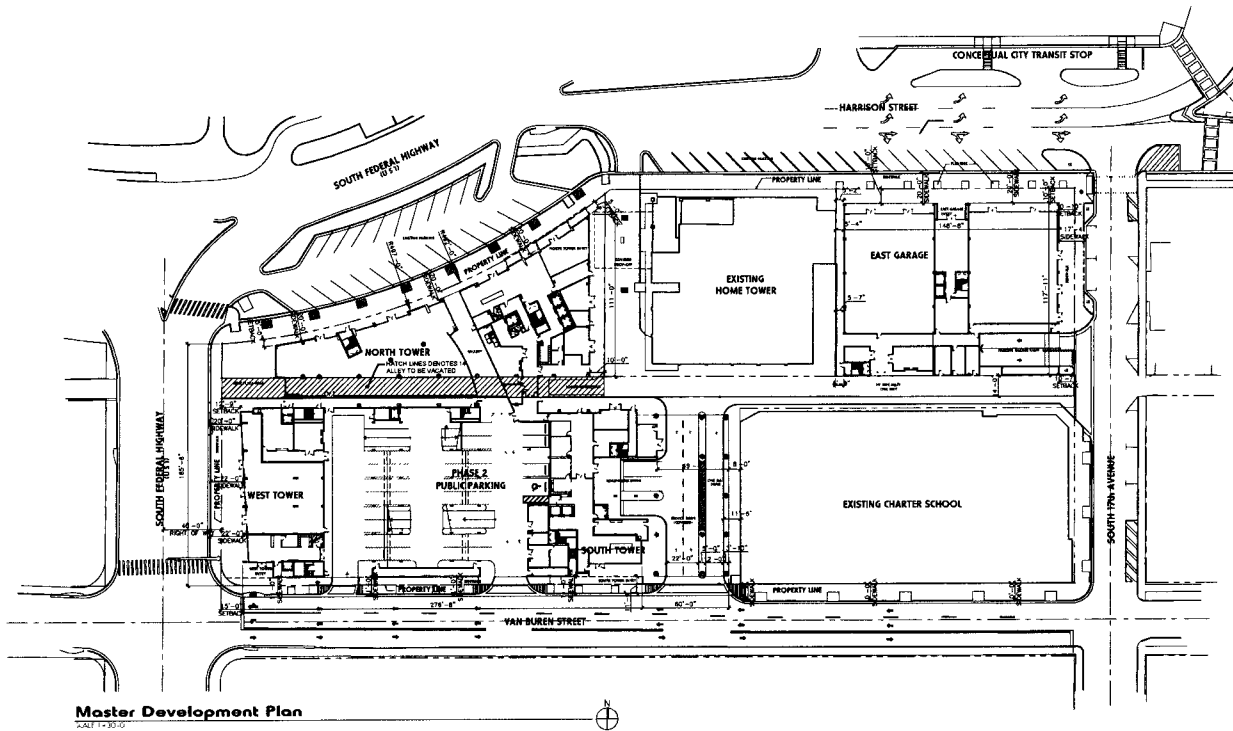
modis
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Miami, Florida 33155
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786.350.1515
786.879.8277
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Parc Place
Phase 1, 2 & 3
Hollywood, Florida

OVERALL SITE PLAN

Project Number: #13197
Drawing Scale: As Shown
Drawing Date: 06/18/2018
Photo: Final TAC
Sheet Number: A0.02

EXHIBIT "A"



Master Development Plan
SCALE 1" = 30'-0"

modis
 4055 SW 75th Avenue
 Miami, Florida 33155
 Phone: 786 879 8882
 Fax: 786 352 1515
 Email: info@modis.com

Project Name
**Parc Place
 Phase 1, 2 & 3**
 Hollywood, Florida

Project No.
 Rev. 1: 06/18/2018

Drawing Date
**MASTER
 DEVELOPMENT
 PLAN IN
 BLACK & WHITE**

Project Number: #15197
 Drawing Scale: As Shown
 Drawing Date: 06/18/2018
 Phase: Final TAC
A0.02d

EXHIBIT "B"

GENERAL NOTES:

- SEE EXHIBIT PLANS FOR FURTHER DISE AND NOTES
- ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED FROM PUBLIC USES HOMES AND SHALL MEET SOUND AND VIBRATION REQUIREMENTS
- ALL MECHANICAL EQUIPMENT SHALL BE SCHEDULED FROM PUBLIC USES HOMES AND SHALL MEET SOUND AND VIBRATION REQUIREMENTS
- SEE ONE DRAWING FOR ONE-SHEET GENERAL AND PHASING INFORMATION. SEE COMMENTS HEREON FOR SPECIAL AND PHASING INFORMATION.
- ALL BUILDING SHALL COMPLY WITH SECTION 1.11 TO MEET THE USGBC LEED GOLD COMMERCIAL BUILDING REQUIREMENTS
- ALL WORK SHALL COMPLY WITH SOUND AND VIBRATION REQUIREMENTS

SITE LIGHTING NOTE:

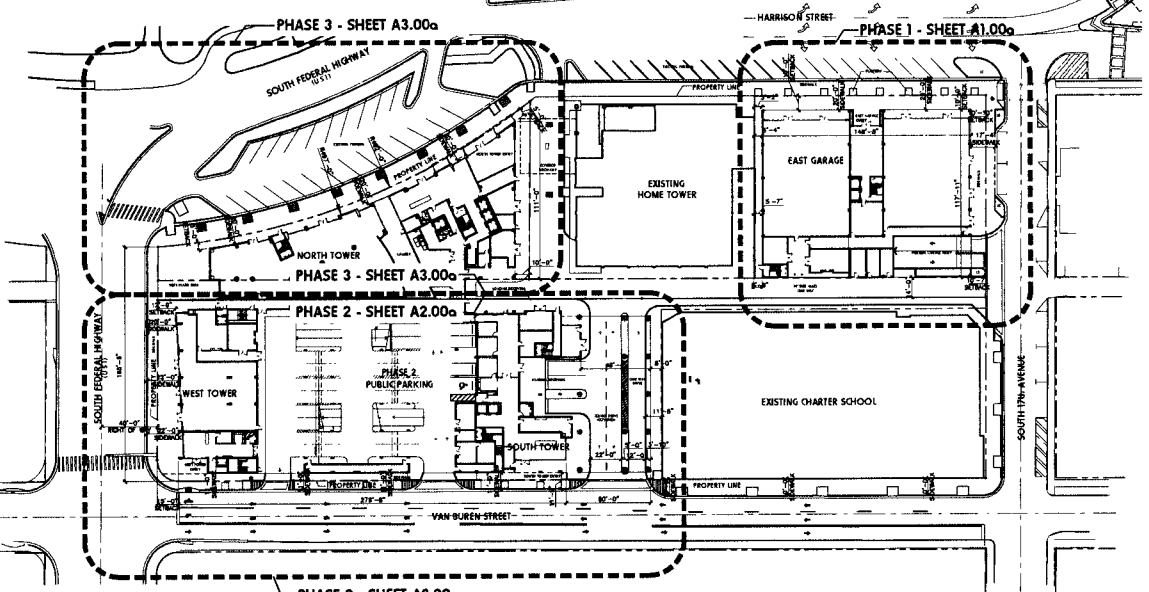
- SITE LIGHTING LEVELS SHALL NOT EXCEED 2.0 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL ZONES OR TO RECREATIONAL ZONES OR LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY
- TURF LIGHTING CRIMINAL - N/A
- THE MAXIMUM FOOT-CANDLE LEVELS AT ALL PROPERTY LINES (UNLESS OTHERWISE SPECIFIED BY RESIDENTIAL)

GREEN BUILDING PRACTICES:

- PROJECT TO ACHIEVE LEED CERTIFICATION OF GREEN BUILDING CERTIFICATION OCCUPANCY SHALL BE PROVIDED AT THE END OF BUILDING PERIOD
- ENERGY EFFICIENT LOW E WINDOW
- SCORE, ILLUMINATED AND TREE WET
- PROGRAMMABLE THERMOSTATS
- ENERGY STAR APPLIANCES
- NEW & A/C FILTERS ON ALL A/C UNITS
- RAIN PLUMBING SYSTEMS
- ALL EXTERIOR LIGHTING SHALL BE ENERGY EFFICIENT OUTDOOR LIGHTING
- ALL HOT WATER PIPING SHALL BE INSULATED
- ONE LOW FLOW SHOWERHEAD
- RECYCLE BROOM STORAGE AND RESTROOM/CHANGING ROOM
- RECYCLE BROOM STORAGE AND RESTROOM/CHANGING ROOM
- ELECTRIC VEHICLE CHARGING STATION
- ROOFING SYSTEM IS ENERGY STAR (COOL ROOF)

ELECTRIC VEHICLE CHARGING STATION:

- IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATIONS OF MULTIPLE AND SOUTH-WEST DIRECTION
- MINIMUMLY THE FOLLOWING SHALL BE INSTALLED:
 - EMPTY E BATTERY FROM BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR PARKING AREA WITH TWO CONG JUNCTION BOX WITH A BATTERY PLATE OR PLATE FUNCTIONAL ELECTRIC VEHICLE CHARGING STATION
- SEE SHEET A1.00 & A2.01



Overall Site Plan

LEGAL DESCRIPTION

PARCEL 1: THE WEST 1/2 OF LOT 1, WHICH WAS CONVEYED TO THE CITY OF HOLLYWOOD BY DEED RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: THE EAST 1/2 OF LOT 1, WHICH WAS CONVEYED TO THE CITY OF HOLLYWOOD BY DEED RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3: LOT 24, LESS THE WEST 140 FEET, IN BLOCK 58 OF "HOLLYWOOD" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4: LOT 18, BLOCK 58 OF "THE TOWN OF HOLLYWOOD" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5: LOTS 16, 17 AND 18, BLOCK 58 OF "THE TOWN OF HOLLYWOOD" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6: LOT 8, BLOCK 58 OF "HOLLYWOOD" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7: LOTS 10, 11, 12, 13, 14 AND 15, BLOCK 58 OF "THE TOWN OF HOLLYWOOD" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 8: A PORTION OF LOTS 10 THROUGH 15, INCLUDING BLOCK 58 "HOLLYWOOD" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FROM MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID BLOCK 58, THENCE NORTH 89°00'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 58, A DISTANCE OF 234.11 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°00'00" WEST ALONG A LINE 8.66 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 10 THROUGH 15, INCLUDING A DISTANCE OF 231.11 FEET; THENCE SOUTH 0°00'00" WEST ALONG THE EAST LINE OF SAID BLOCK 58, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

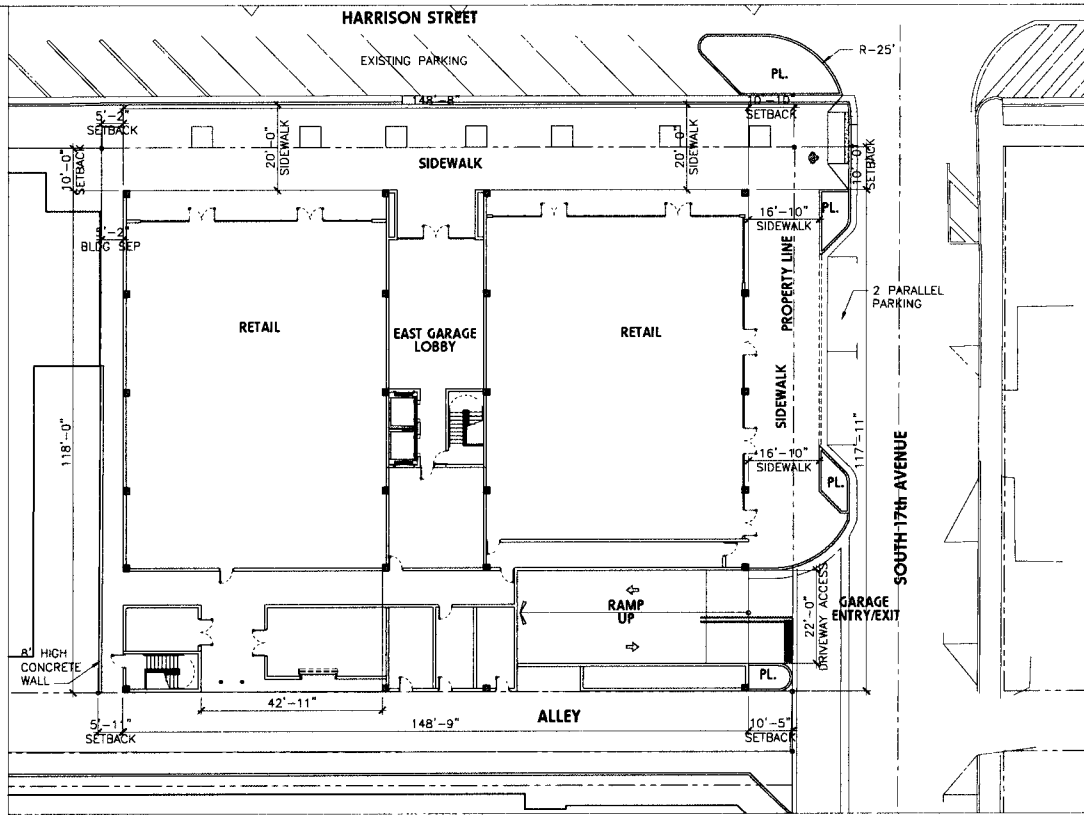
MODIS ARCHITECTS
 4955 SW 15th Avenue
 Fort Lauderdale, FL 33315
 Phone: 754.979.6832
 Fax: 754.979.6832
 Email: MODIS@MODISARCHITECTS.COM

project info
Parc Place
 Phase 1, 2 & 3
 Hollywood, Florida

drawing date
OVERALL SITE PLAN

project number: 415197
 drawing scale: As shown
 drawing date: 06/18/2018
 phase: Final TAC
 sheet number: **A0.02**

EXHIBIT "B"



Site Plan
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

1. SEE ENLARGED PLANS FOR FURTHER DIMS AND NOTES SHEET A1.01

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 Fax: 754.979.3335
 Email: AAM@modisarchitects.com

Parc Place
 Phase 1
 East Parking Garage
 1700-1716 Harrison Street
 Hollywood, Florida

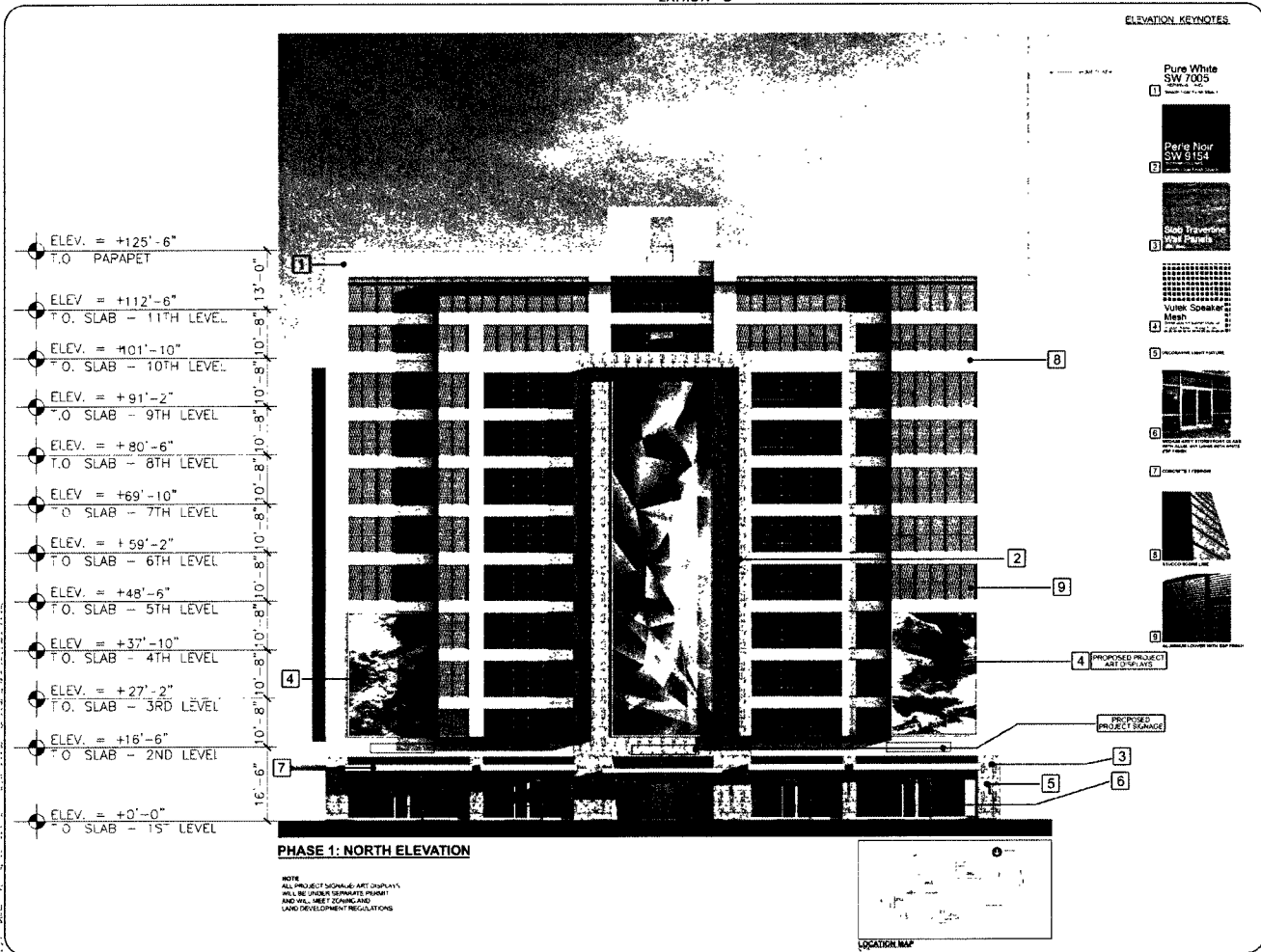
DATE	
REVISION	

PHASE 1 EAST GARAGE SITE PLAN

Project Number	925197
Drawing Date	As Shown
Drawing Date	06/18/2018
Phase	Final TAC

A1.00a

EXHIBIT "B"



modis

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Project Info

Parc Place Phase 1 EAST GARAGE
17001 1716 Harrison Street
Hollywood, Florida

PHASE 1 EAST GARAGE NORTH ELEVATION

Project Number: #12397

Drawing Title: As Shown

Drawing Date: 06/16/2018

Scale: Final TAC

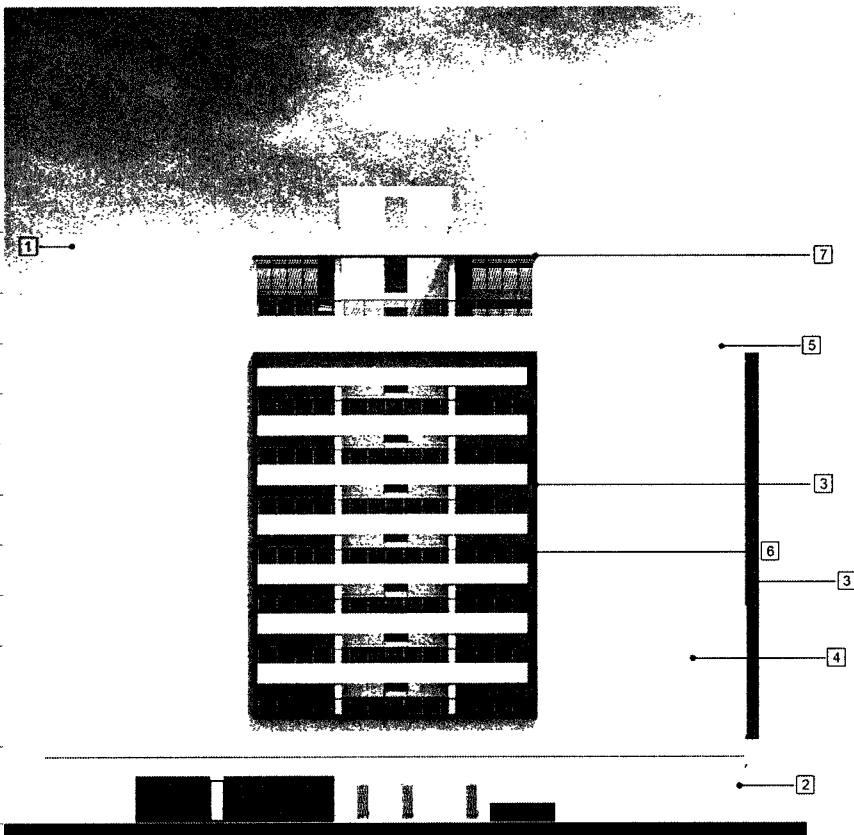
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EXHIBIT "B"

ELEVATION KEYNOTES

- 1 Pure White SW 7005
- 2 Agreeable Gray SW 7029
- 3 Paris Noir SW 9154
- 4
- 5
- 6
- 7

- ELEV. = +125'-6"
T.O. PARAPET
- ELEV. = +112'-6"
T.O. SLAB - 11TH LEVEL
- ELEV. = +101'-10"
T.O. SLAB - 10TH LEVEL
- ELEV. = +91'-2"
T.O. SLAB - 9TH LEVEL
- ELEV. = +80'-6"
T.O. SLAB - 8TH LEVEL
- ELEV. = +69'-10"
T.O. SLAB - 7TH LEVEL
- ELEV. = +59'-2"
T.O. SLAB - 6TH LEVEL
- ELEV. = +48'-6"
T.O. SLAB - 5TH LEVEL
- ELEV. = +37'-10"
T.O. SLAB - 4TH LEVEL
- ELEV. = +27'-2"
T.O. SLAB - 3RD LEVEL
- ELEV. = +16'-6"
T.O. SLAB - 2ND LEVEL
- ELEV. = +0'-0"
T.O. SLAB - 1ST LEVEL



PHASE 1: SOUTH ELEVATION

NOTE:
ALL PROJECT MATERIALS AND FINISHES
WILL BE SHOWN SEPARATE PLANS
AND WILL MEET FLORIDA
LAND DEVELOPMENT REGULATIONS



MODIS

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Miami, Florida 33155
Phone: 305.440.3177
Fax: 305.440.3177
E-mail: info@modisinterior.com

Project Info

Parc Place
Phase 1
EAST GARAGE
1709-1716 Harrison Street
Hollywood, Florida

REV

DESCRIPTION

Project Data

**PHASE 1
EAST GARAGE
SOUTH
ELEVATION**

Project Number: #15297

Drawing Title: As Shown

Drawing Date: 06/18/2018

Project: Final TAC

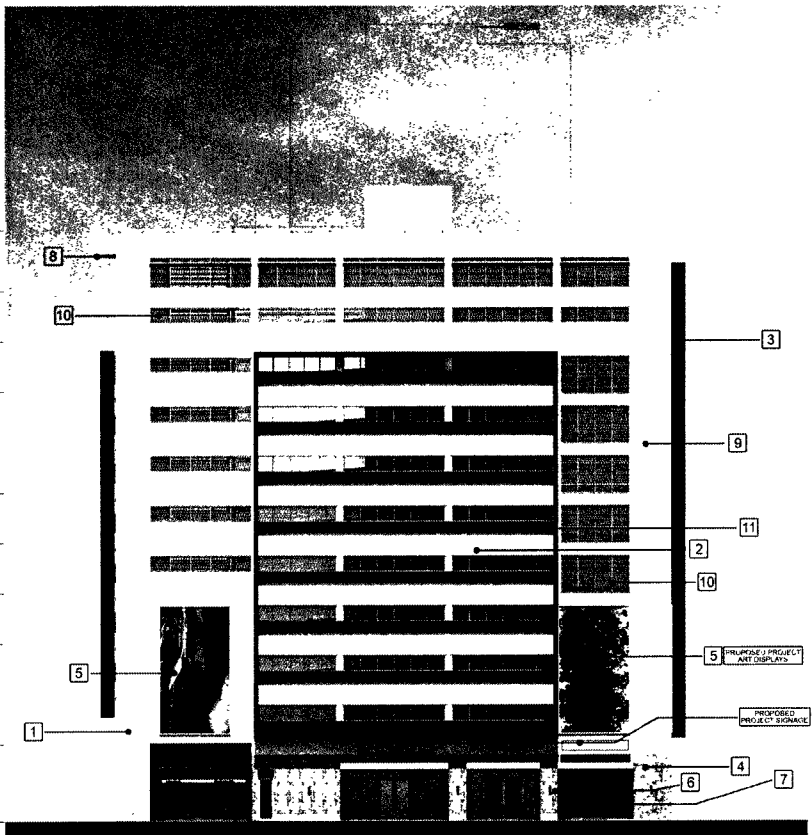
Sheet Number: **A1.06**

EXHIBIT "B"

ELEVATION KEYNOTES

- 1 Pure White SW 7005
- 2 Agreeable Gray SW 7029
- 3 Paris Noir SW 9154
- 4 Sand Trowel and Wet Look
- 5 Vulk Speaker Mesh
- 6 MODULAR LIGHT FIXTURE
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15 French Roast SW 6063

- ELEV. = +125'-6"
7.0' PARAPET
- ELEV. = +112'-6"
7.0' SLAB - 11TH LEVEL
- ELEV. = +101'-10"
7.0' SLAB - 10TH LEVEL
- ELEV. = +91'-2"
7.0' SLAB - 9TH LEVEL
- ELEV. = +80'-6"
7.0' SLAB - 8TH LEVEL
- ELEV. = +69'-10"
7.0' SLAB - 7TH LEVEL
- ELEV. = +59'-2"
7.0' SLAB - 6TH LEVEL
- ELEV. = +48'-6"
7.0' SLAB - 5TH LEVEL
- ELEV. = +37'-10"
7.0' SLAB - 4TH LEVEL
- ELEV. = +27'-2"
7.0' SLAB - 3RD LEVEL
- ELEV. = +16'-6"
7.0' SLAB - 2ND LEVEL
- ELEV. = +0'-0"
7.0' SLAB - 1ST LEVEL



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Parc Place Phase 1 EAST GARAGE
1700 1716 Harrison Street
Hollywood, Florida

PHASE 1 EAST GARAGE EAST ELEVATION

Project Number: #1127

Drawing Name: As Shown

Of Meeting Date: 08/18/2018

Phase: Final TAC

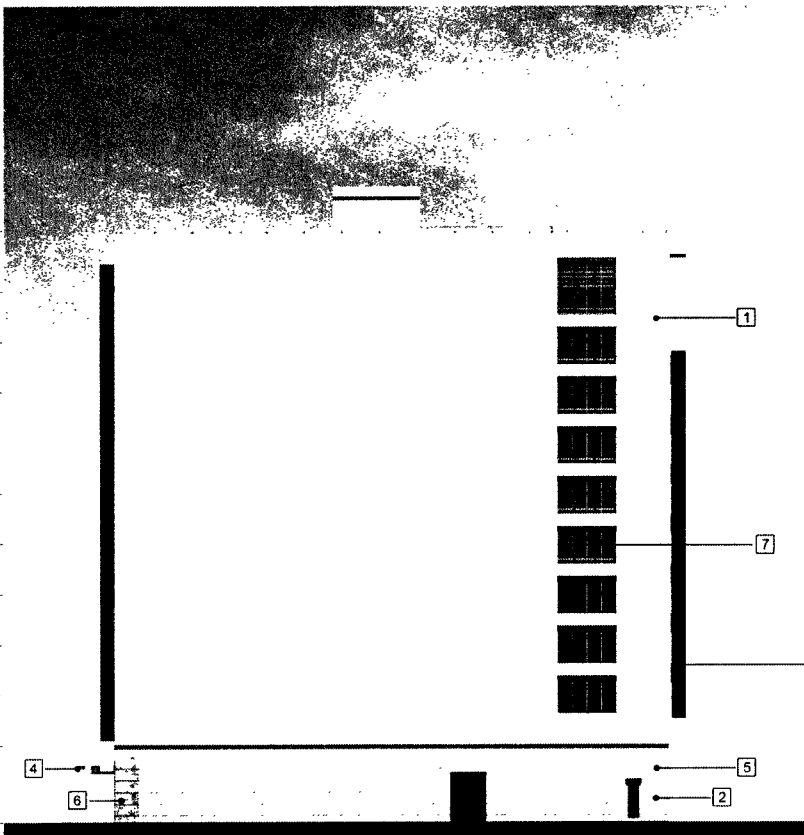
Sheet Number: **A1.07**

EXHIBIT "B"

ELEVATION KEYNOTES

- 1 Pure White SW 7005
- 2 Agreeable Gray SW 7029
- 3 Paris Noir SW 9154
- 4
- 5
- 6
- 7

- ELEV. = +125'-6"
T.O. PARAPET
- ELEV. = +112'-6"
T.O. SLAB - 11TH LEVEL
- ELEV. = +101'-10"
T.O. SLAB - 10TH LEVEL
- ELEV. = +91'-2"
T.O. SLAB - 9TH LEVEL
- ELEV. = +80'-6"
T.O. SLAB - 8TH LEVEL
- ELEV. = +69'-10"
T.O. SLAB - 7TH LEVEL
- ELEV. = +59'-2"
T.O. SLAB - 6TH LEVEL
- ELEV. = +48'-6"
T.O. SLAB - 5TH LEVEL
- ELEV. = +37'-10"
T.O. SLAB - 4TH LEVEL
- ELEV. = +27'-2"
T.O. SLAB - 3RD LEVEL
- ELEV. = +16'-6"
T.O. SLAB - 2ND LEVEL
- ELEV. = +0'-0"
T.O. SLAB - 1ST LEVEL



PHASE 1: WEST ELEVATION

NOTE:
ALL PROJECTS SHALL BE APPROVED BY THE CITY OF MIAMI AND SHALL MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS.



MODIS

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786 259 1515
786 268 3777

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MIAMI@MODISARCHITECT.COM

Project Info:

Parc Place
Phase 1
EAST GARAGE
1700-1716 Harrison Street
Hollywood, Florida

PHASE 1
EAST GARAGE
WEST
ELEVATION

Project Number: #12124

Drawing Title: As Shown

Drawing Date: 06/18/2019

Phase: Final TAC

Sheet Number: **A1.08**

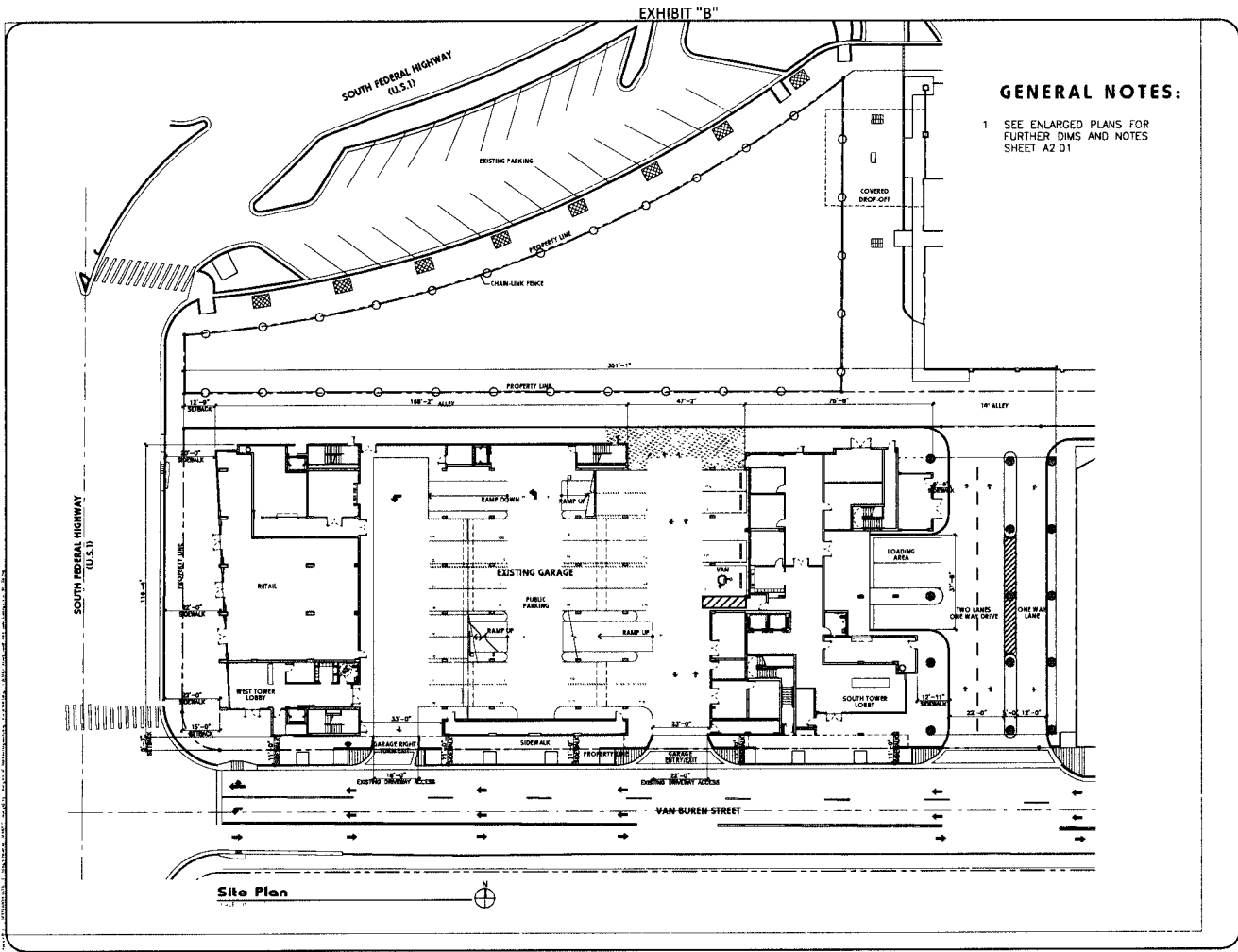



EXHIBIT "B"

GENERAL NOTES:

- 1 SEE ENLARGED PLANS FOR FURTHER DIMS AND NOTES SHEET A2.01



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 786-576-8852
 Florida Corp. #4-23325
 AAW#6007377
 MODIS@MODISArchitect.com

project info

**Parc Place
 Phase 2
 South & West Towers**
 1727-1745 Van Buren St.
 Hollywood, Florida

PHASES

drawing date

**PHASE 2
 SOUTH & WEST
 TOWER
 SITE PLAN**

project number #15197

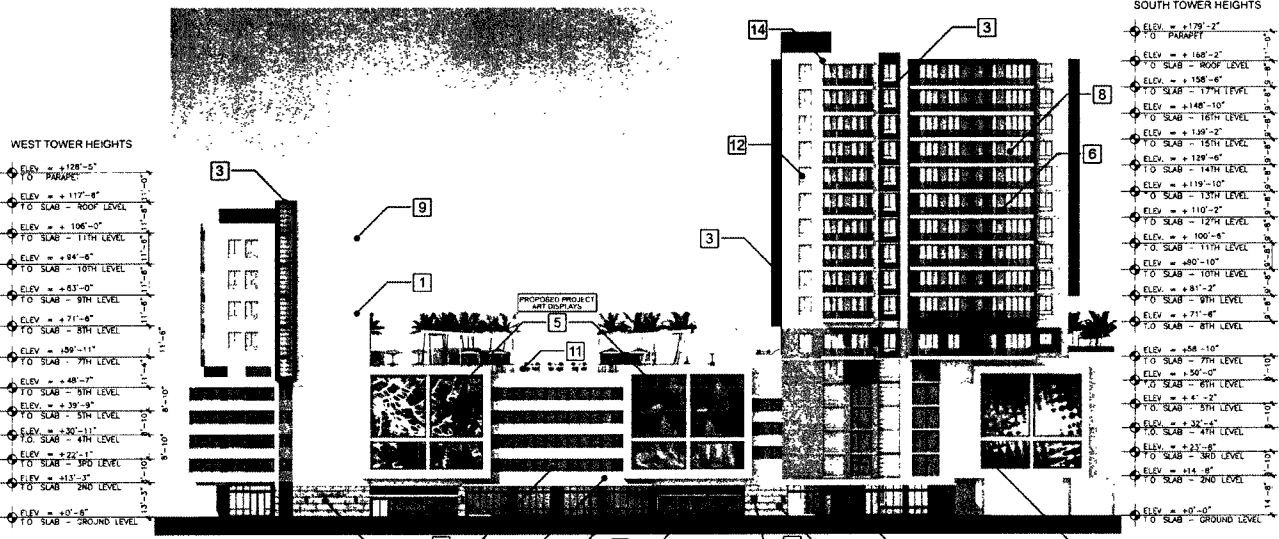
drawing scale As Shown

drawing date 06/16/2018

phase Final TAC

sheet number **A2.00a**

EXHIBIT "B"



WEST TOWER HEIGHTS

ELEV. = +128'-5"	TO PARADECK
ELEV. = +117'-8"	TO SLAB - 800' LEVEL
ELEV. = +106'-3"	TO SLAB - 11TH LEVEL
ELEV. = +94'-8"	TO SLAB - 10TH LEVEL
ELEV. = +83'-0"	TO SLAB - 9TH LEVEL
ELEV. = +71'-8"	TO SLAB - 8TH LEVEL
ELEV. = +59'-11"	TO SLAB - 7TH LEVEL
ELEV. = +48'-7"	TO SLAB - 6TH LEVEL
ELEV. = +39'-9"	TO SLAB - 5TH LEVEL
ELEV. = +30'-11"	TO SLAB - 4TH LEVEL
ELEV. = +22'-1"	TO SLAB - 3RD LEVEL
ELEV. = +13'-3"	TO SLAB - 2ND LEVEL
ELEV. = +0'-0"	TO SLAB - GROUND LEVEL

SOUTH TOWER HEIGHTS

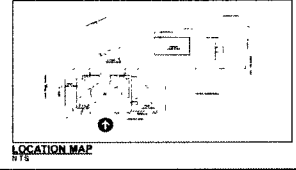
ELEV. = +179'-2"	TO PARADECK
ELEV. = +168'-2"	TO SLAB - 800' LEVEL
ELEV. = +158'-8"	TO SLAB - 17TH LEVEL
ELEV. = +148'-10"	TO SLAB - 16TH LEVEL
ELEV. = +139'-2"	TO SLAB - 15TH LEVEL
ELEV. = +129'-8"	TO SLAB - 14TH LEVEL
ELEV. = +119'-10"	TO SLAB - 13TH LEVEL
ELEV. = +110'-2"	TO SLAB - 12TH LEVEL
ELEV. = +100'-8"	TO SLAB - 11TH LEVEL
ELEV. = +80'-10"	TO SLAB - 10TH LEVEL
ELEV. = +81'-2"	TO SLAB - 9TH LEVEL
ELEV. = +71'-8"	TO SLAB - 8TH LEVEL
ELEV. = +58'-10"	TO SLAB - 7TH LEVEL
ELEV. = +50'-0"	TO SLAB - 6TH LEVEL
ELEV. = +4'-2"	TO SLAB - 5TH LEVEL
ELEV. = +32'-8"	TO SLAB - 4TH LEVEL
ELEV. = +23'-8"	TO SLAB - 3RD LEVEL
ELEV. = +14'-8"	TO SLAB - 2ND LEVEL
ELEV. = +0'-0"	TO SLAB - GROUND LEVEL



ELEVATION KEYNOTES

1 Pure White SW 7005	2 [Image]	3 Perte Noir SW 9154	4 Slate Travertine Mat Panels	5 White Solstice Mesh	6 [Image]	7 [Image]	8 [Image]	9 [Image]	10 [Image]	11 [Image]	12 [Image]	13 [Image]	14 [Image]
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NOTE: ALL PROJECT WORKING ART DISPLAYS WILL BE UNDER SEPARATE PERMIT AND WILL NEED JOIND AND LAND DEVELOPMENT REGULATIONS



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 4955 SW 75th Avenue
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 ARA484901777
 MODIS@MODISArchitects.com

Project Info

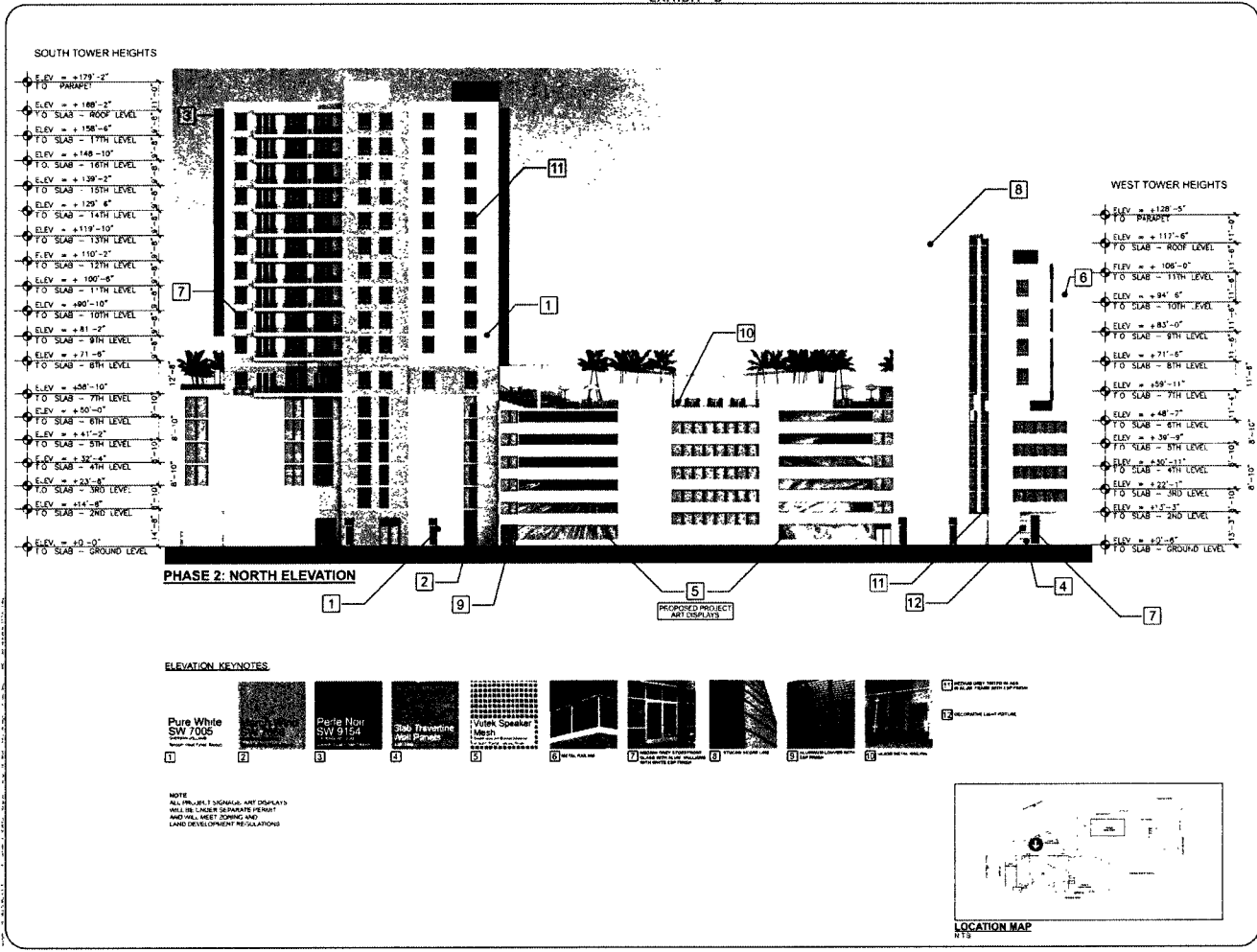
Parc Place
Phase 2
South & West Towers
 1727-1745 Van Buren St.
 Hollywood, Florida

PHASE 2 SOUTH-WEST TOWER SOUTH ELEVATION

Project Location: #13127
 Drawing Date: As Shown
 Drawing Date: 06/18/2018
 Status: Final TAC

A2.18

EXHIBIT "B"



MOODS

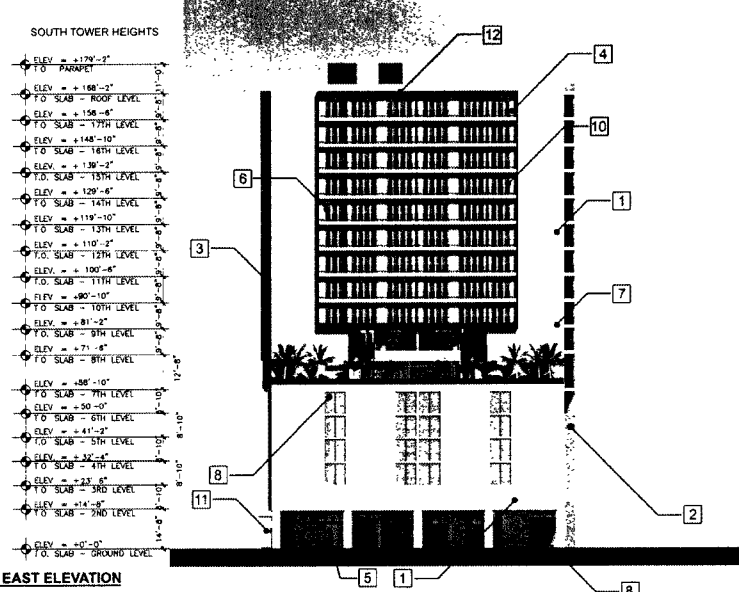
4955 SW 75th Avenue
Miami, FL 33155
786.979.8882
AA22801777
MODS@MOODSARCHITECTS.COM

Parc Place Phase 2 South & West Towers
1727-1745 Van Buren St.
Hollywood, Florida

PHASE 2 SOUTH-TOWER NORTH ELEVATION

PROJECT NUMBER: 815197
DRAWING DATE: As Shown
DATE: 06/18/2018
STATUS: Final TAC
DRAWING NUMBER: **A2.19**

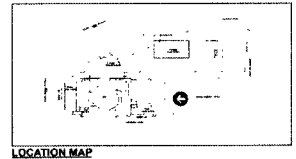
EXHIBIT "B"



ELEVATION KEYNOTES

1	2	3	4	5	6	7	8	9	10	11	12
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NOTE: ALL PROJECT SYMBOLS ARE DISPLAYED AS SHOWN. ALL PROJECT SYMBOLS ARE DISPLAYED AS SHOWN. ALL PROJECT SYMBOLS ARE DISPLAYED AS SHOWN.



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PROJECT INFO

**Parc Place
 Phase 2
 South & West Towers**
 1727-1745 Van Buren St.
 Hollywood, Florida

DATE: 06/18/2018

PROJECT NO: 1727-1745 VAN BUREN ST. PHASE 2 SOUTH & WEST TOWERS EAST ELEVATION

REVISIONS:

PHASE 2 SOUTH-WEST TOWER EAST ELEVATION

PROJECT NUMBER: #15187

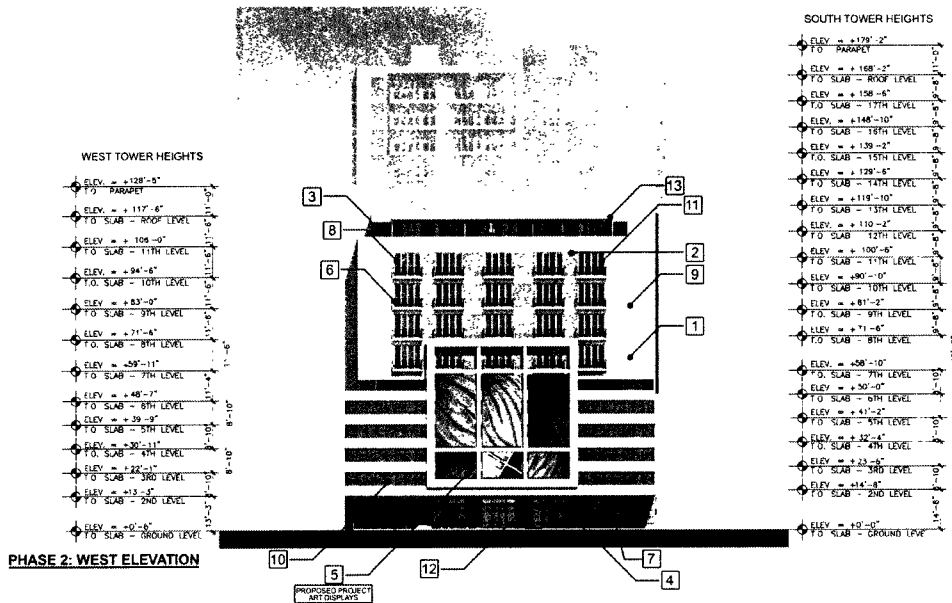
DESIGNED BY: AS SHOWN

DATE: 06/18/2018

STATUS: Final TAC

SCALE: A2.20

EXHIBIT "B"



WEST TOWER HEIGHTS

ELEV. = +128'-0"	F.O. PARAPET
ELEV. = +117'-6"	F.O. SLAB - ROOF LEVEL
ELEV. = +104'-0"	F.O. SLAB - 11TH LEVEL
ELEV. = +94'-6"	F.O. SLAB - 10TH LEVEL
ELEV. = +83'-0"	F.O. SLAB - 9TH LEVEL
ELEV. = +71'-6"	F.O. SLAB - 8TH LEVEL
ELEV. = +59'-11"	F.O. SLAB - 7TH LEVEL
ELEV. = +48'-7"	F.O. SLAB - 6TH LEVEL
ELEV. = +39'-9"	F.O. SLAB - 5TH LEVEL
ELEV. = +30'-11"	F.O. SLAB - 4TH LEVEL
ELEV. = +22'-1"	F.O. SLAB - 3RD LEVEL
ELEV. = +13'-5"	F.O. SLAB - 2ND LEVEL
ELEV. = +0'-0"	F.O. SLAB - GROUND LEVEL

SOUTH TOWER HEIGHTS

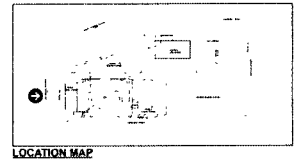
ELEV. = +179'-2"	F.O. PARAPET
ELEV. = +168'-2"	F.O. SLAB - ROOF LEVEL
ELEV. = +156'-6"	F.O. SLAB - 17TH LEVEL
ELEV. = +145'-10"	F.O. SLAB - 16TH LEVEL
ELEV. = +139'-2"	F.O. SLAB - 15TH LEVEL
ELEV. = +128'-6"	F.O. SLAB - 14TH LEVEL
ELEV. = +118'-10"	F.O. SLAB - 13TH LEVEL
ELEV. = +110'-2"	F.O. SLAB - 12TH LEVEL
ELEV. = +100'-6"	F.O. SLAB - 11TH LEVEL
ELEV. = +90'-10"	F.O. SLAB - 10TH LEVEL
ELEV. = +81'-2"	F.O. SLAB - 9TH LEVEL
ELEV. = +71'-6"	F.O. SLAB - 8TH LEVEL
ELEV. = +58'-10"	F.O. SLAB - 7TH LEVEL
ELEV. = +50'-10"	F.O. SLAB - 6TH LEVEL
ELEV. = +41'-2"	F.O. SLAB - 5TH LEVEL
ELEV. = +32'-4"	F.O. SLAB - 4TH LEVEL
ELEV. = +23'-8"	F.O. SLAB - 3RD LEVEL
ELEV. = +14'-8"	F.O. SLAB - 2ND LEVEL
ELEV. = +0'-0"	F.O. SLAB - GROUND LEVEL

PHASE 2: WEST ELEVATION

ELEVATION KEYNOTES

1	2	3	4	5	6	7	8	9	10	11	12	13

NOTE:
ALL PROJECT SIGNAGE AND DISPLAYS
SHALL BE DESIGNED TO BE PROMINENT
AND WILL MEET ZONING AND
LAND DEVELOPMENT REGULATIONS



LOCATION MAP
N.T.S.

PROJECT INFO

**Parc Place
Phase 2
South & West Towers**
1727-1745 Van Buren St.
Hollywood, Florida

DESIGNED BY

PHASE 2
SOUTH-WEST
TOWER
WEST
ELEVATION

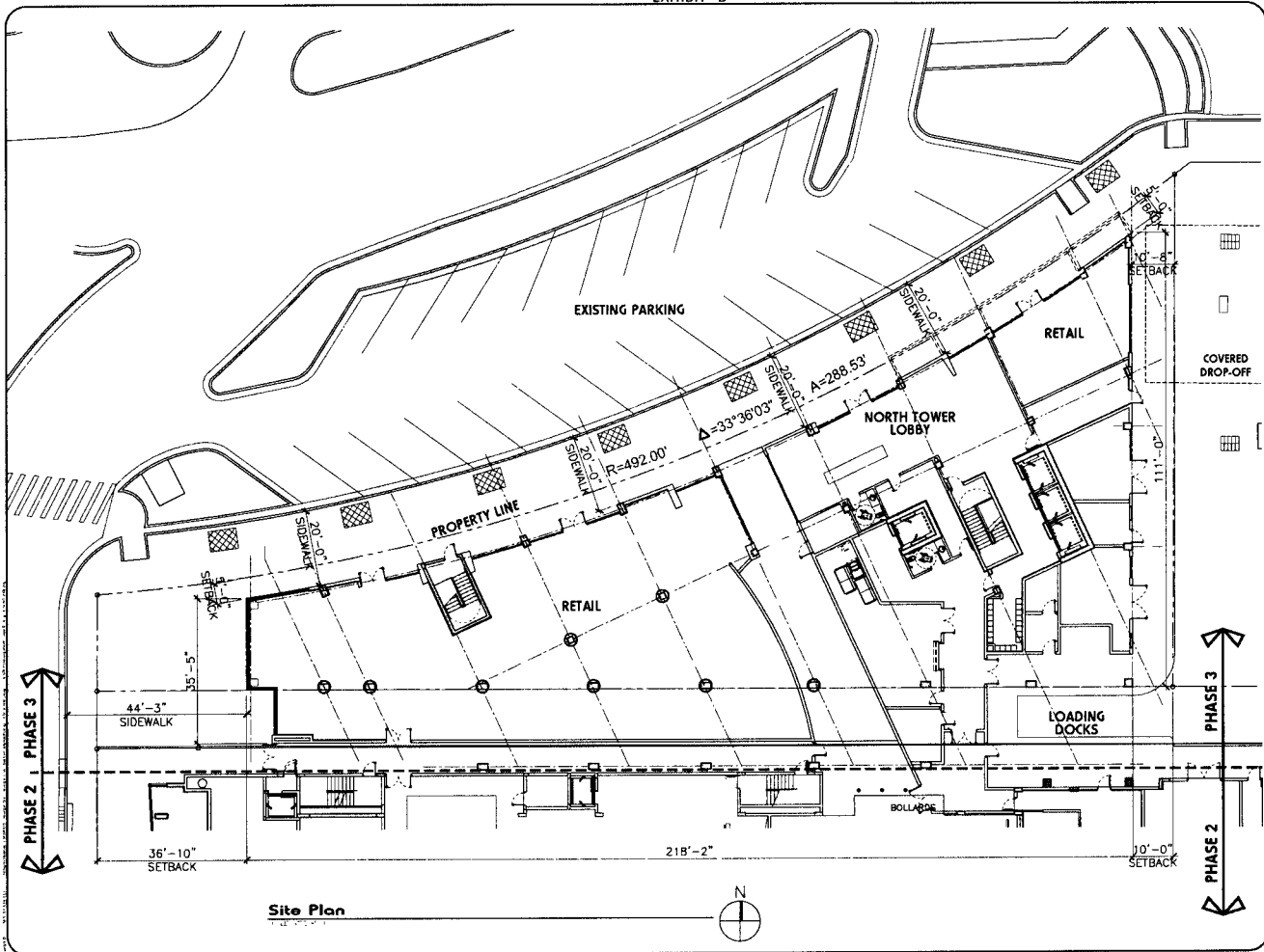
PROJECT NUMBER: #15197

DATE: 06/18/2018

STATUS: Final TAC

A2.21

EXHIBIT "B"



Site Plan



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MODIS@modisarchitects.com

Parc Place
Phase 3
North Towers
1740-1760 South Young Cir.
Hollywood, Florida

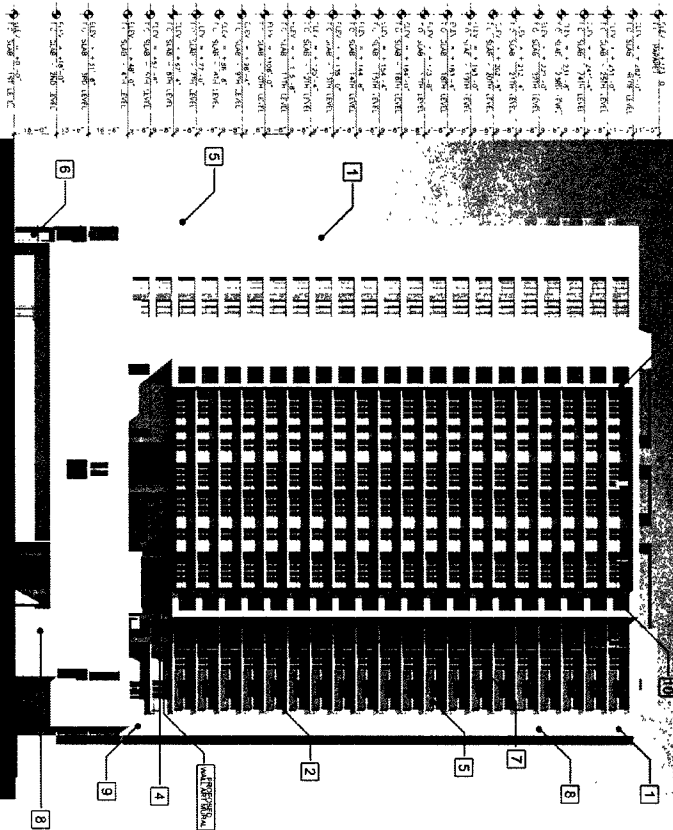


PHASE 3
NORTH TOWER
SITE PLAN

833157
As Shown
06/18/2018
Final TAC

A3.00a

EXHIBIT "B"

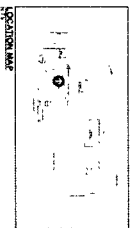


PHASE 3 SOUTH ELEVATION

ELEVATION NOTES

- 1. RAIN WATER COLLECTION SYSTEM
- 2. SOLAR SHIELD SYSTEM
- 3. SOLAR SHIELD SYSTEM
- 4. SOLAR SHIELD SYSTEM
- 5. SOLAR SHIELD SYSTEM
- 6. SOLAR SHIELD SYSTEM
- 7. SOLAR SHIELD SYSTEM
- 8. SOLAR SHIELD SYSTEM
- 9. SOLAR SHIELD SYSTEM
- 10. SOLAR SHIELD SYSTEM

NOTE: ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE OWNER BEFORE CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



modis

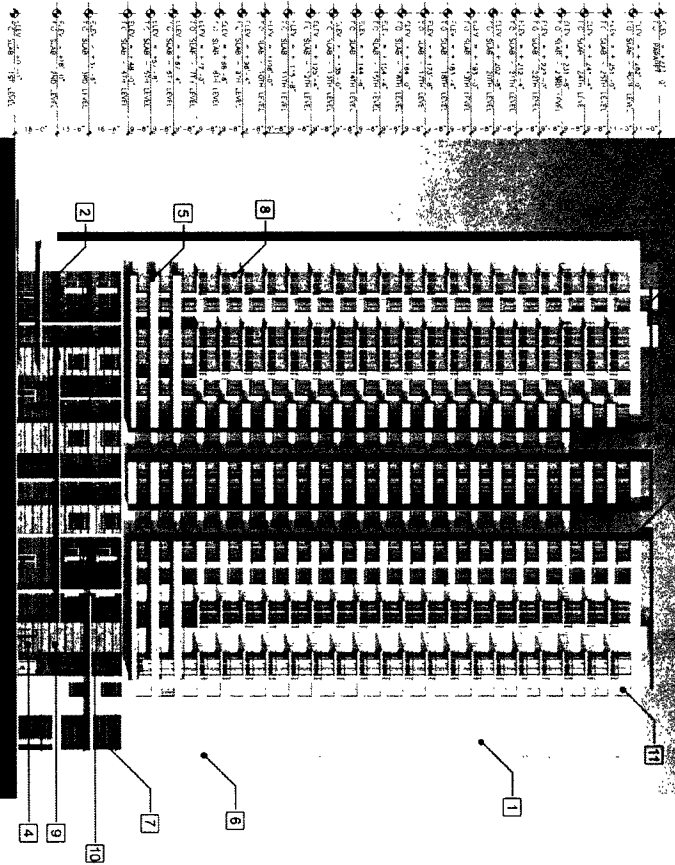
4955 SW 75th Avenue
 Miami, Florida 33155
 Florida Corp.
 MODIS@MODISarchitects.com

1. 786.579.8282
 2. 786.579.1515
 3. AA#26001777

**Parc Place
 Phase 3
 North Towers**
 1740-1760 South Young Cir.
 Hollywood, Florida

PHASE 3
 NORTH TOWER
 SOUTH ELEVATION

Final TAC
 A3-17

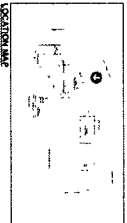


PHASE 3, NORTH ELEVATION

ELEVATION NOTES

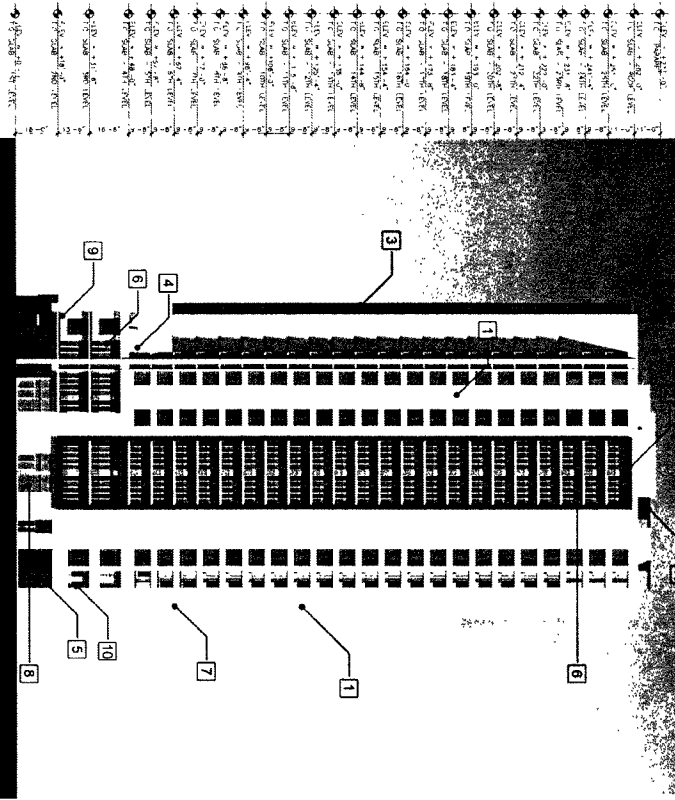
- 1 Run Mould
- 2 Solid Mould
- 3 Solid Mould
- 4 Solid Mould
- 5 Solid Mould
- 6 Solid Mould
- 7 Solid Mould
- 8 Solid Mould
- 9 Solid Mould
- 10 Solid Mould

NOTE: ALL ELEVATIONS AND DETAILS SHALL BE SUBJECT TO THE ARCHITECT'S FINAL REVIEW AND APPROVAL.



<p>PHASE 3 NORTH TOWER NORTH ELEVATION</p> <p>DATE: 04/11/18</p> <p>PROJECT NO: 18010001</p> <p>REVISION: 0</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 04/11/18</p> <p>PROJECT NO: 18010001</p> <p>REVISION: 0</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>Final TAC</p> <p>DATE: 04/11/18</p> <p>PROJECT NO: 18010001</p> <p>REVISION: 0</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 04/11/18</p> <p>PROJECT NO: 18010001</p> <p>REVISION: 0</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>A3-18</p>	<p>modis</p> <p>3535 SW 75th Avenue Miami, Florida 33155 Florida Corp MODIS@MODISarchitects.com</p> <p>766-679-8862 766-590-1515 AAA26091777</p>	<p>Parc Place</p> <p>Phase 3</p> <p>North Towers</p> <p>1740-1760 South Young Cir.</p> <p>Hollywood, Florida</p>
				<p>DATE: 04/11/18</p> <p>PROJECT NO: 18010001</p> <p>REVISION: 0</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 04/11/18</p> <p>PROJECT NO: 18010001</p> <p>REVISION: 0</p> <p>SCALE: 1/8" = 1'-0"</p>

EXHIBIT "B"

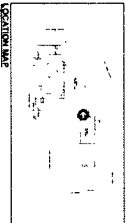


PHASE 3: EAST ELEVATION

ELEVATION NOTES

- 1 - [Image] - [Text]
- 2 - [Image] - [Text]
- 3 - [Image] - [Text]
- 4 - [Image] - [Text]
- 5 - [Image] - [Text]
- 6 - [Image] - [Text]
- 7 - [Image] - [Text]
- 8 - [Image] - [Text]
- 9 - [Image] - [Text]
- 10 - [Image] - [Text]
- 11 - [Image] - [Text]

NOTE: ALL MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT AND SHALL BE SHOWN ON THE FINISH SCHEDULE AND SHALL BE SUBJECT TO THE ARCHITECT'S SELECTION.



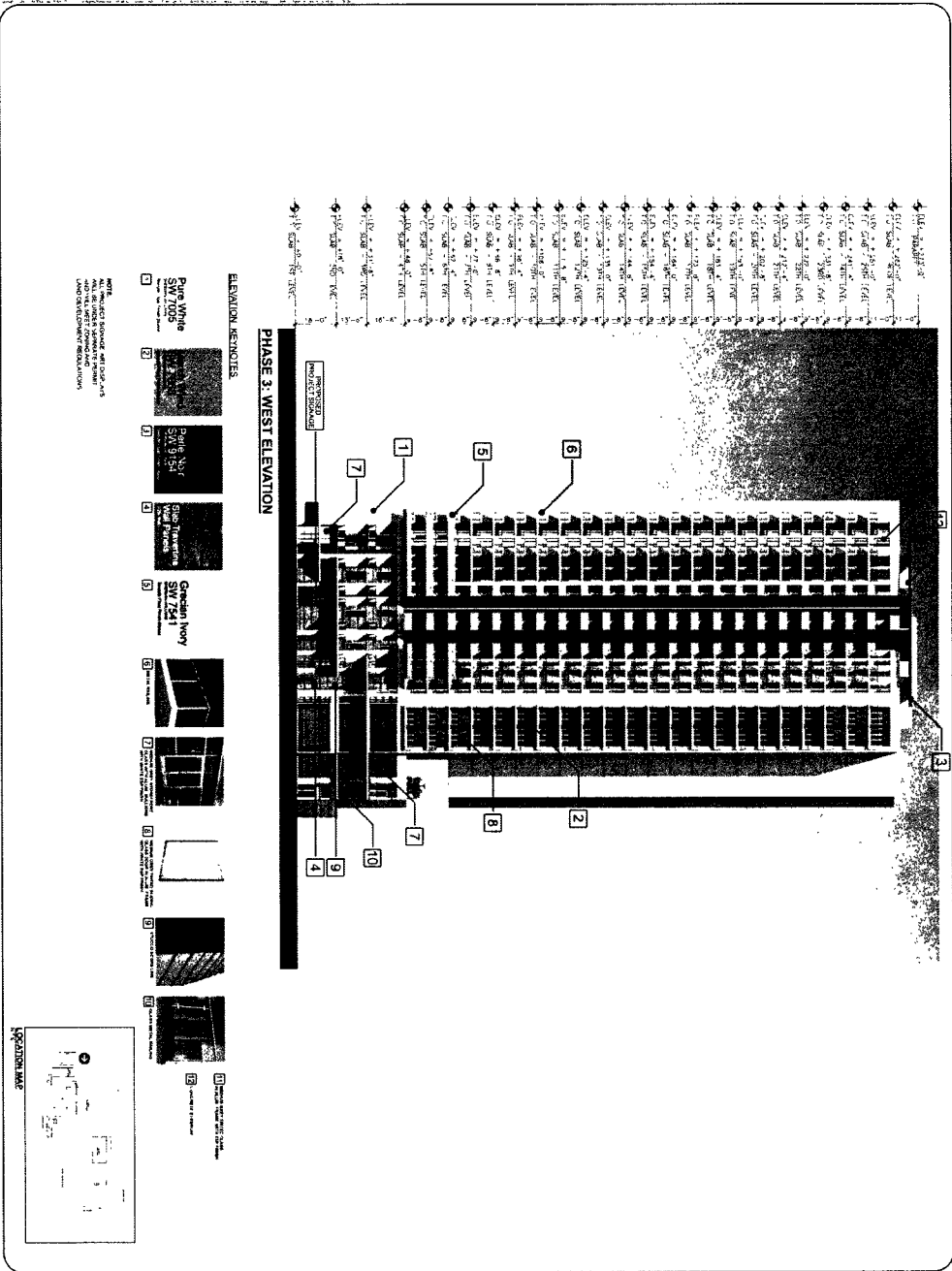
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PHASE 3
 NORTH TOWER
 EAST
 ELEVATION

Final TAC
 A3-19



PHASE 3
NORTH TOWER
WEST
ELEVATION

DATE: 06/16/2018
BY: [Signature]

Final TRAC

A3.20

PROJECT NAME: PHASE 3 NORTH TOWER WEST ELEVATION

PROJECT NUMBER: 1740-1760 SOUTH YOUNG CIR.

DATE: 06/16/2018

BY: [Signature]

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