

ORDINANCE NO. O-2023-02

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, VACATING A PORTION OF THE PLATTED ALLEY LYING WITHIN BLOCK 49 OF THE PLAT OF "HOLLYWOOD HILLS", PLAT BOOK 6, PAGE 22; PROVIDING A SEVERABILITY CLAUSE AND A REPEALER PROVISION.

WHEREAS, the Applicant, Ocean Drive Commercial Realty Management, LLC., has submitted application VA-22-01 for review and approval to vacate a portion of the 15' wide service alley within Block 49 of the Plat of "HOLLYWOOD HILLS", as recorded in the Public Records of Broward County and attached as Exhibit "A"; and

WHEREAS, on July 13, 2021, the Applicant received approval from the Planning and Development Board for a proposed site plan to construct an approximately 19,000 square foot office building as set forth in the Board's Resolution attached as Attachment "1"; and

WHEREAS, as part of the alley vacation, the Applicant will be required to: 1) dedicate and construct a new 15' wide alley portion; 2) dedicate a 12' wide area along the project's north boundary for construction of a future eastbound right-turn lane at the Johnson Street and North 35<sup>th</sup> Avenue intersection; and 3) dedicate two FPL easements (8'x10' and 18'x10'); and

WHEREAS, the new alley will continue to provide connectivity to North 35<sup>th</sup> Avenue with a new alignment and connection point that will improve operation at the Johnson Street and North 35<sup>th</sup> Avenue intersection to the north; and

WHEREAS, all alley dedication documents, including the FPL Easements and construction provisions described in the attached Attachment "2" will be provided prior to the vacation becoming effective; and

WHEREAS, the City's Engineering, Transportation & Mobility Division has processed the appropriate alley vacation application, and as a part of this process, sent written requests to other affected utility agencies and providers for their review of the application and submission to the City of their written response, including any objections they may have to the requested vacation; and

WHEREAS, all affected agencies and utility providers have reviewed the request and have no objection to the requested vacation and proposed dedications; and

WHEREAS, all utility relocations and Unity of Title requirements shall be satisfied prior to the vacation becoming effective; and

WHEREAS, following analysis of the application, staff has determined that the vacation is consistent with the City's Code and Comprehensive Plan objectives; and

WHEREAS, the City Commission, after review of the recommendations of staff and consideration of this issue, has determined that the subject alley is not required for public use if the required dedications and easements are provided, and the proposed vacation bears a reasonable relationship to the health, safety, and welfare of the citizens of Hollywood, Florida; and

WHEREAS, the City Commission has further determined that the proposed vacation would be in the best interest of the citizens of Hollywood, Florida.

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

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

Section 2: That it vacates that portion of the platted alley lying within Block 49 of the plat of "HOLLYWOOD HILLS", Plat Book 6, Page 22, as more specifically described in the attached Exhibit "A".

Section 3: That if any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

Section 4: 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 5: That this Ordinance shall be in full force and effect immediately upon the date of recordation of a certificate of the City Engineer stating the following requirements have been satisfied:

i) That the City has received written notice from the Florida Power and Light Company, ATT, Comcast, Teco and Hollywood's Department of Public Utilities confirming satisfactory relocation of their respective utility facilities located in the subject alley right-of-way, and thus, no objection to the alley vacation;

ii) That the City has received, accepted and recorded an alley right-of-way dedication document, a right-turn lane dedication document and two FPL easements, and has been provided with approved construction as-builts for an appropriate connection between the remaining alley section and North 35<sup>th</sup> Avenue to the east and utility relocations; and

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, VACATING A PORTION OF THE PLATTED ALLEY LYING WITHIN BLOCK 49 OF THE PLAT OF "HOLLYWOOD HILLS", PLAT BOOK 6, PAGE 22; PROVIDING A SEVERABILITY CLAUSE AND A REPEALER PROVISION.

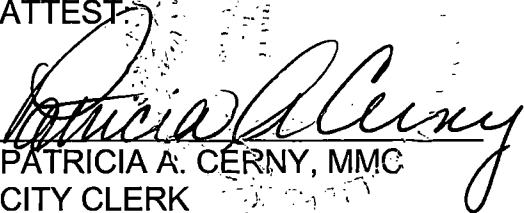
iii) That the above requirements shall be satisfied no later than 24 months from the date of adoption of this Ordinance. If these requirements are not satisfactorily completed and the Certificate is not recorded within the prescribed 24-month time period, then this Ordinance shall become null and void.

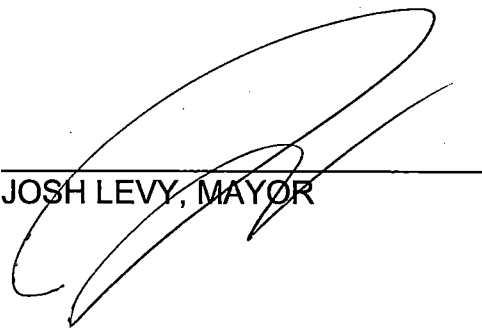
Advertised March 2, 2023.

PASSED on first reading this 15 day of February, 2023.

PASSED AND ADOPTED on second reading this 15 day of March, 2023.

ATTEST

  
PATRICIA A. CERNY, MMC  
CITY CLERK

  
JOSH LEVY, MAYOR

APPROVED AS TO FORM:

  
DOUGLAS R. GONZALES  
CITY ATTORNEY



# PROFESSIONAL SKETCH FOR PROPOSED ALLEY VACATING

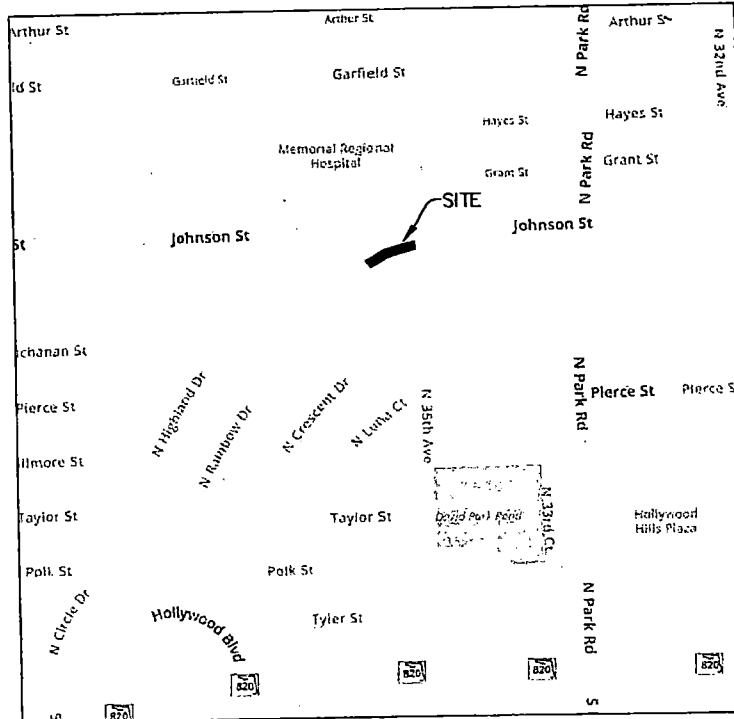
(THIS IS NOT A FIELD SURVEY)

EXHIBIT A

NOT TO SCALE

## SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS, SHOWN HEREON, ARE BASED ON AN ASSUMED NORTH
3. THIS DOES NOT AND IS NOT INTENDED TO REPRESENT A SURVEY OR FIELD SURVEY PREPARED UNDER THE DIRECTION OF THE UNDERSIGNED.
5. THE PURPOSE OF THESE DOCUMENTS IS TO PROVIDE A LEGAL DESCRIPTION AND GRAPHICAL DEPICTION THEREOF FOR A PROPOSED NEW PARCEL CONFIGURATION.
6. THE TEXT EXHIBITS AND THE GRAPHIC EXHIBITS INCLUDED HEREIN TOGETHER FORM THE CONTENTS OF THIS DOCUMENT. NEITHER EXHIBIT IS COMPLETE WITHOUT THE OTHER.
- 7.) ADDITIONS, OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



## LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN A 15' ALLEYWAY AS SHOWN ON THE PLAT OF "HOLLYWOOD HILLS" RECORDED IN PLAT BOOK 6, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, SAID PARCEL BEING IN SECTION 17, TOWNSHIP 51S, RANGE 42E, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF LOT 26, BLOCK 49 AS SHOWN ON SAID PLAT OF "HOLLYWOOD HILLS" THENCE RUN ALONG THE SOUTH RIGHT-OF-WAY OF SAID 15 FOOT ALLEY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3080 FEET, NORTHEASTERLY 36.39 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°40'37" TO THE POINT OF BEGINNING;  
THENCE S88°12'13"W FOR A DISTANCE OF 36.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3095 FEET, ON THE NORTH RIGHT-OF-WAY LINE OF SAID 15 FOOT ALLEY; THENCE NORTHEASTERLY 180.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°19'57"; THENCE S48°05'48"E FOR A DISTANCE OF 16.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3080 FEET, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 15 FOOT ALLEY; THENCE SOUTHWESTERLY 153.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°50'48" TO THE POINT OF BEGINNING

The seal appearing on this  
was authorized by Henry  
A. Johnston, P.L.S. #6843  
2022.11.29 09:32:22 -05'00'

*Henry A. Johnston*

11/28/22

HENRY A. JOHNSTON P.L.S. #6843

JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689  
7081 TAFT ST. #160  
PEMBROKE PINES, FL 33024  
PHONE: 954-296-9516

THIS SKETCH OF DESCRIPTION IS COMPLIANT TO  
MINIMUM TECHNICAL STANDARDS PURSUANT TO  
CHAPTER 5J17.052, FLORIDA ADMINISTRATIVE CODE.



SHEET 1 OF 2 JOB#16-01-007LDA

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SIGNED DOCUMENT:

IN ORDER FOR THIS PAGE OF THE DOCUMENT TO BE VIEWED CORRECTLY IT MUST BE PRINTED ON AN 8.5"x11" (LETTER SIZE) PAPER AND WITH NO SCALING, FITTING TO PAGE, OR CUSTOM SIZE OPTIONS. PRINTING THIS SHEET NOT TO SCALE IS ONLY FOR VISUAL AID PURPOSES. THE SIGNING SURVEYOR TAKES NO LIABILITY IN INFORMATION OBTAINED FROM ITS USE IN SUCH MANOR.

# PROFESSIONAL SKETCH FOR PROPOSED ALLEY VACATING

EXHIBIT A

(THIS IS NOT A FIELD SURVEY)

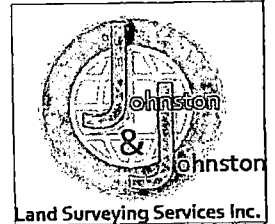
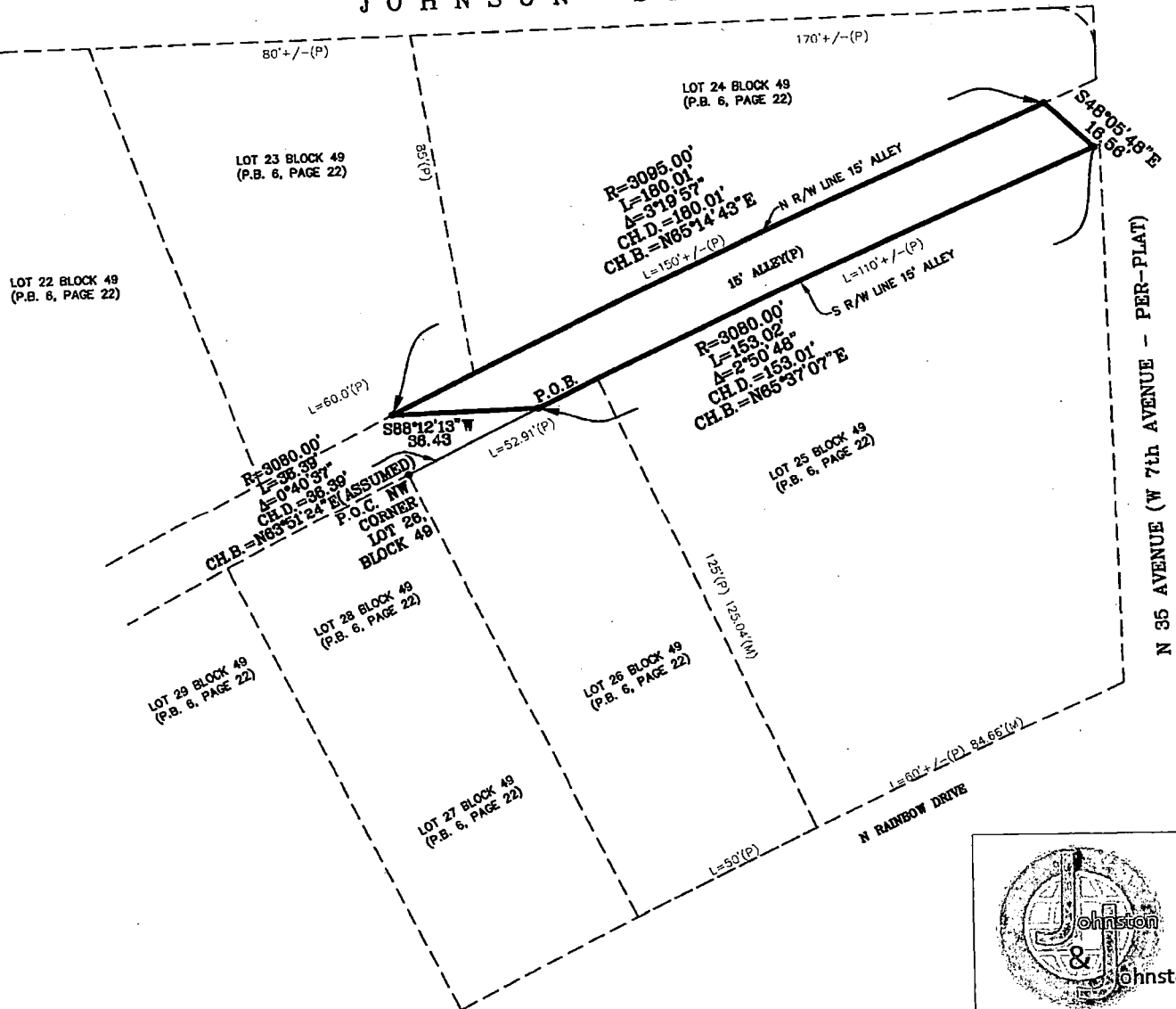


SCALE 1"=40'

## LEGEND AND ABBREVIATIONS

CH.B. = CHORD BEARING  
CH.D. = CHORD DISTANCE  
 $\Delta$  = DELTA ANGLE  
L = ARC LENGTH  
(P) = PER-PLAT  
P.B. = PLAT BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R = RADIUS  
R/W = RIGHT-OF-WAY  
SQ.FT. = SQUARE FEET

JOHNSON STREET



Land Surveying Services Inc.

SHEET 2 OF 2 JOB#16-01-007LDA

PRINTING ELECTRONICALLY  
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10

CITY OF HOLLYWOOD  
PLANNING AND DEVELOPMENT BOARD  
RESOLUTION NO. 17-DFPSV-12

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR A VARIANCE, DESIGN AND SITE PLAN APPROVAL, FOR AN APPROXIMATE 19,000 SQ. FT. OFFICE BUILDING (3500 BUILDING) FOR THE PROPERTY LOCATED AT 831 N. HIGHLAND DRIVE, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, Ocean Drive Commercial Realty Management, LLC. ("Applicant"), has applied for a Variance, Design and Site Plan approval for an approximate 19,000 sq. ft. office building located at 831 N. Highland Drive, as more particularly described in the attached Exhibit "A"; and

WHEREAS, the Planning Manager and Principal Planner ("Staff"), following an analysis of the application and its associated documents have determined that the proposed request for a Variance for the waiver of 20 feet of the required 25 foot setback which will allow for a five foot setback, does meet the criteria set forth in Section 5.3-F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended that the Variance be approved; and

WHEREAS, the Planning Manager and Principal Planner, following analysis of the application and its associated documents, has determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and have therefore recommended approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

- (1) That, all windows facing the single family homes shall be frosted; and
- (2) That, light poles shall be the lowest allowable height; and
- (3) That, lamps shall be dimmed to the lowest allowable level after 9 p.m. to reduce neighborhood disturbance while maintaining safety measures for the parking areas.

; and

WHEREAS, on July 13, 2021, the Board met and held an advertised public hearing to consider the Applicants' requests; and

WHEREAS, the Board reviewed the application for the Variance and determined that the Variance request does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect 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 need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.I.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:



- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.
- (2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with conditions, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD 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, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located at 831 N. Highland Drive, as more specifically described in the attached Exhibit "A", to waive 20 feet of the required 25 foot setback of the subject property to allow for a 5 foot setback, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved**.

CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD RESOLUTION NO.  
17-DFPSV-12

Section 3: 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 criteria set forth herein for approving/denying the requested Design for an approximate 19,000 sq. ft. office building for the property located at 831 N. Highland Drive, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 4: 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 Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following conditions:**

- (a) That, all windows facing the single family homes shall be frosted; and
- (b) That, light poles shall be the lowest allowable height; and
- (c) That, lamps shall be dimmed to the lowest allowable level after 9 p.m. to reduce neighborhood disturbance while maintaining safety measures for the parking areas.

Section 5: That all Variances shall become null and void unless the Applicants have applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 6: That the Applicants shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 7: That the Applicants shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

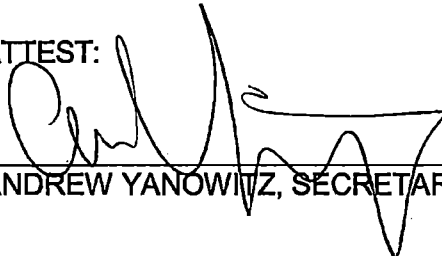
Section 8: That the Department of Development Services Planning and Urban Design Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the 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.

CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD RESOLUTION NO.  
17-DFPSV-12

PASSED AND ADOPTED THIS 13th DAY OF JULY, 2021.

RENDERED THIS 19th DAY OF July, 2021.

ATTEST:

  
ANDREW YANOWITZ, SECRETARY

  
DIANA PITTARELLI, CHAIR

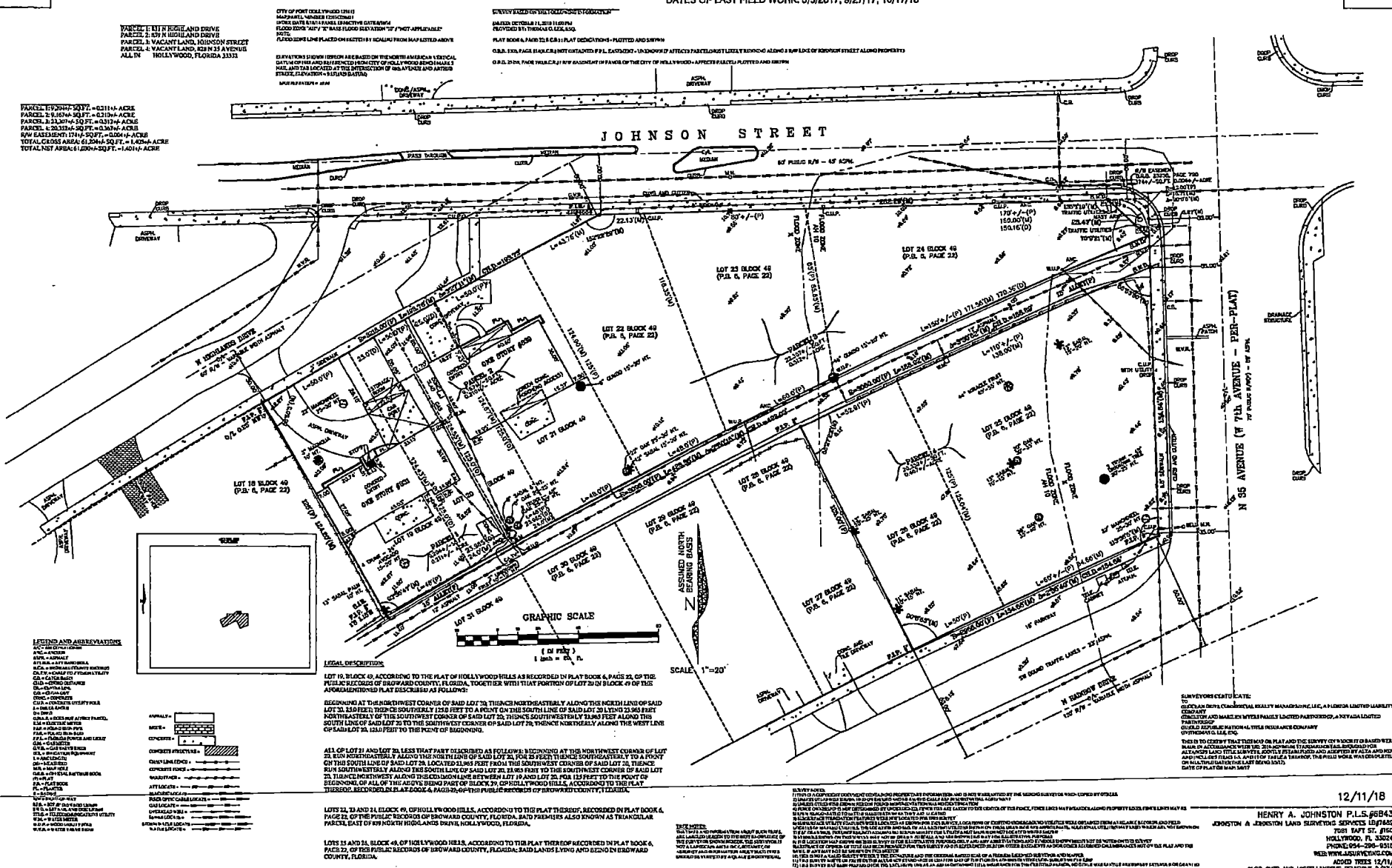
APPROVED AS TO FORM & LEGAL  
SUFFICIENCY for the use reliance of  
the Planning and Development Board  
of the City of Hollywood, Florida, only.

Debra - Ann Reese  
DEBRA- ANN REESE, BOARD COUNSEL

## SKETCH OF ALTA/NSPS SURVEY

**DATES OF LAST FIELD WORK: 3/5/2017, 9/27/17, 10/17/18**

# EXHIBIT A

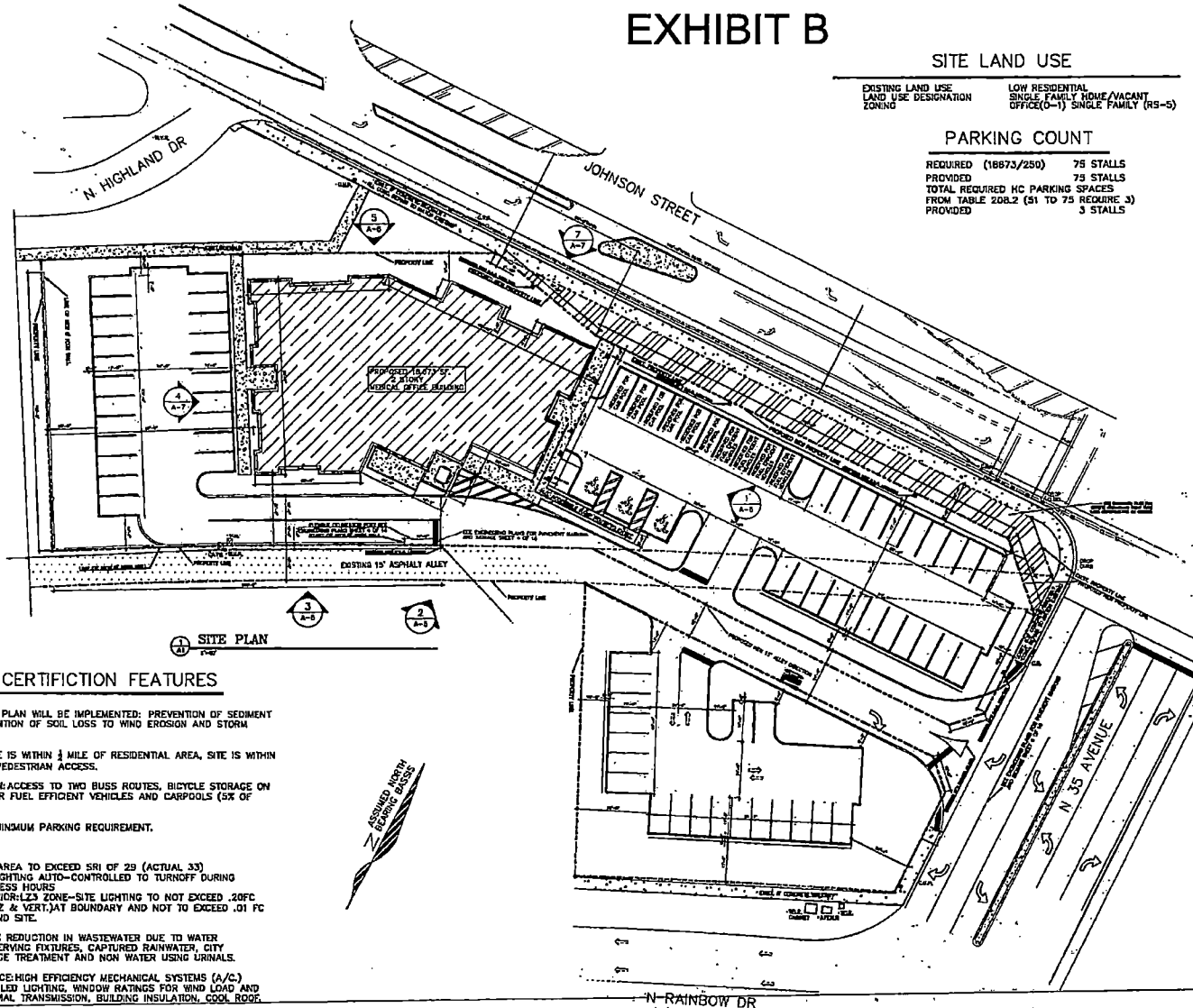


**PRINTING ELECTRONICALLY SIGNED DOCUMENT:**

12/11/18

HENRY A. JOHNSTON P.L.S.#6842  
JOHNSTON A JOHNSTON LAND SURVEYING SERVICES LD#6842  
7681 TAFT ST. #160  
HOLLYWOOD, FL 33024  
PHONE: 954-296-9316  
WEB: WWW.JLSURVEYING.COM  
ADDED TREES 12/11/  
CURB CUTS AND MISCELLANEOUS REVISIONS 9/27/  
JOB #16-01-007ALTAN

# EXHIBIT B



## SITE LAND USE

EXISTING LAND USE LAND USE DESIGNATION ZONING	LOW RESIDENTIAL SINGLE FAMILY HOME/VACANT OFFICE(U-1) SINGLE FAMILY (RS-5)
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## PARKING COUNT

REQUIRED (18673/250)	75 STALLS
PROVIDED	75 STALLS
TOTAL REQUIRED HC PARKING SPACES	
FROM TABLE 208.2 (S1 TO 75 REQUIRE 3)	3 STALLS
PROVIDED	3 STALLS

## CODE INFORMATION

1. APPLICABLE CODES:
- 2017 FLORIDA BUILDING CODE
  - 2017 FLORIDA ELECTRICAL CODE
  - 2017 FLORIDA PLUMBING CODE
  - 2017 FLORIDA MECHANICAL CODE
  - 2017 EXISTING BUILDING CODE

## SITE INFO

PROPOSED MEDICAL OFFICE  
18,673 SQUARE FEET, TWO STORY  
CONTEMPORARY TUSCAN BUILDING  
30'-0" MAX ROOF HEIGHT  
FINISH FLOOR HEIGHT 11.50 NAVD

## SETBACKS

REQUIRED	PROVIDED
FRONT	30'0"
BACK	30'0"
SIDES	20'0"
FRONT	5'0"
BACK	5'0"
WEST SIDES	8'0"
EAST SIDES	208'2"

## SITE AREA

BUILDING	18,673 S.F. A/C
SITE AREA	60,522 S.F. (1.39 ACRES)

TOTAL SQUARE FEET 1ST FLOOR	9,119'
TOTAL SQUARE FEET 2ND FLOOR	9,554'
FRONT ENTRY	131'
BACK ENTRY	131'
FRONT STAIRWELL	121'
BACK STAIRWELL	134'
ELEVATOR SHAFT	52'
LOBBY	931'
COMMAND HALLWAY 1ST FL	720'
COMMAND HALLWAY 2ND FL	720'
RESTROOMS 1ST FLOOR	297'
RESTROOMS 2ND FLOOR	297'

PROPOSED PARCEL 1 45116.97 SQ.FT.=1.03 ACRE  
PROPOSED PARCEL 2 13533.65 SQ.FT.=.31 ACRE  
TOTAL SQ.FT. =58650.63 SQ.FT.=1.34 ACRE

## SURFACE LEGEND

- ASPHALT
- CONCRETE
- PROPOSED LAND DONATION
- PROPOSED BUILDING
- PROPOSED LANDSCAPE AREA

## NOTE:

THE FLEXIBLE DELINEATOR POST TO BE MAINTAINED BY DEVELOPER

## NOTE:

GREEN BUILDING CERTIFICATION SHALL BE ACHIEVED

## NOTE:

MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES SHALL BE MAXIMUM 0.5

## SPECIAL EXCEPTION

PROPOSED PARKING IN A SINGLE-FAMILY DISTRICT (RS-5) FOR USE BY AN ADJUTING COMMERCIAL USE

## SPECIAL REQUEST

REQUEST FOR A 18000 SQ. FT OFFICE SPACE, IS BEING REQUESTED FOR COMMERCIAL FLEX IN A RESIDENTIAL FUTURE LAND USE DESIGNATION FOR FLEX ZONE #9

## GREEN BUILDING CERTIFICATION FEATURES

SITE:  
EROSION AND SEDIMENTATION PLAN WILL BE IMPLEMENTED: PREVENTION OF SEDIMENT FROM STORM SEWERS, PREVENTION OF SOIL LOSS TO WIND EROSION AND STORM WATER RUNOFF.

COMMUNITY CONNECTIVITY: SITE IS WITHIN 1/4 MILE OF RESIDENTIAL AREA, SITE IS WITHIN 1/4 MILE OF SERVICES WITH PEDESTRIAN ACCESS.

ALTERNATIVE TRANSPORTATION: ACCESS TO TWO BUSS ROUTES, BICYCLE STORAGE ON SITE, PREFERRED PARKING FOR FUEL EFFICIENT VEHICLES AND CARPOOLS (5% OF TOTAL EACH CATEGORY)

PARKING DOES NOT EXCEED MINIMUM PARKING REQUIREMENT.

STRUCTURE  
HEAT ISLAND: 100% OF ROOF AREA TO EXCEED SRI OF 29 (ACTUAL 33)  
LIGHT POLLUTION: INTERIOR LIGHTING AUTO-CONTROLLED TO TURNOFF DURING BUSINESS HOURS  
EXTERIOR LIGHTING: SITE LIGHTING TO NOT EXCEED .20FC (HORIZ & VERT.) AT BOUNDARY AND NOT TO EXCEED .01 FC BEYOND SITE.

WASTEWATER EFFICIENCY: 50% REDUCTION IN WASTEWATER DUE TO WATER CONSERVING FIXTURES, CAPTURED RAINWATER, CITY SEWAGE TREATMENT AND NON WATER USING URINALS.

OPTIMIZE ENERGY PERFORMANCE: HIGH EFFICIENCY MECHANICAL SYSTEMS (A/C) HWM, LED LIGHTING, WINDOW RATINGS FOR WIND LOAD AND THERMAL TRANSMISSION, BUILDING INSULATION, COOL ROOF.

STORAGE AND COLLECTION OF RECYCLABLES: DEDICATED RECYCLE AREA (DUMPSTER), LOCALLY SOURCE

INDOOR AIR QUALITY: LOW EMITTING MATERIALS, ADHESIVES AND SEALANTS WILL BE SPECIFIED.  
NO SMOKING EXCEPT IN DESIGNATED SMOKING AREA WITHIN THE BUILDING OR 25' FROM ENTRANCE OUTSIDE OF BUILDING.

## SITE PLAN

SHEET A-1 OF 7

DATE 07/10/2019

REVISION #

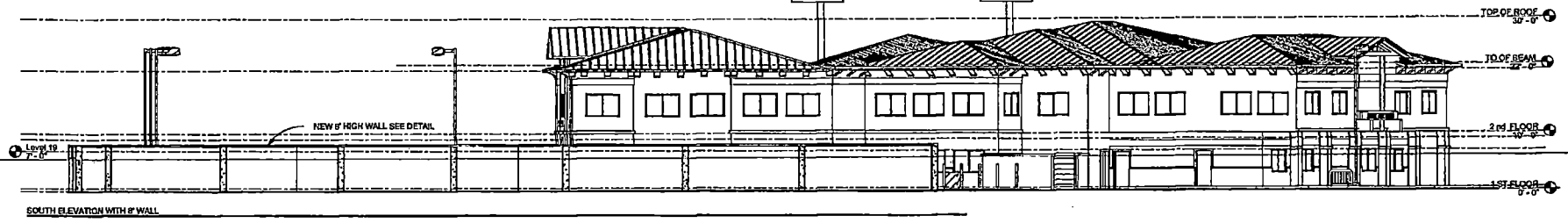
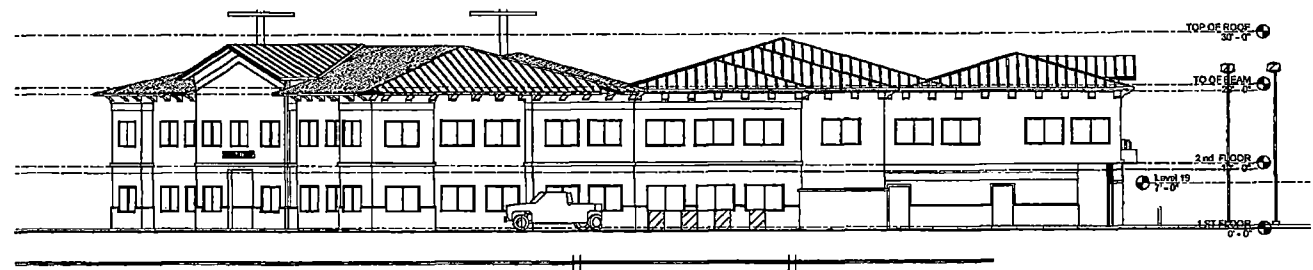
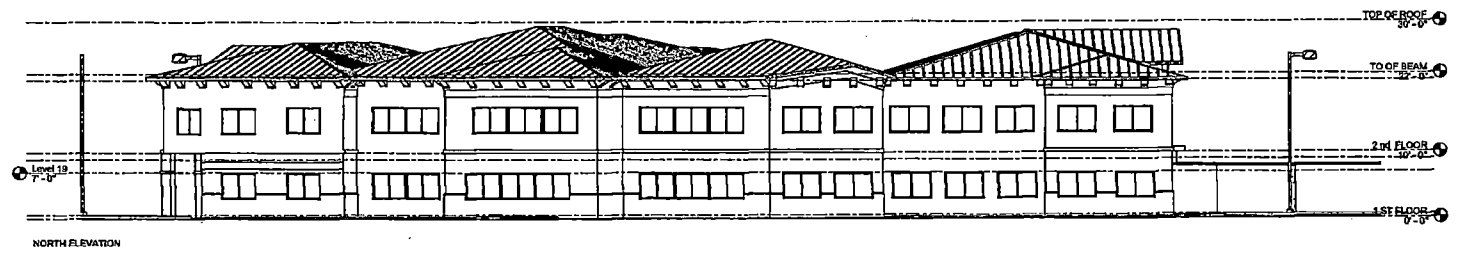
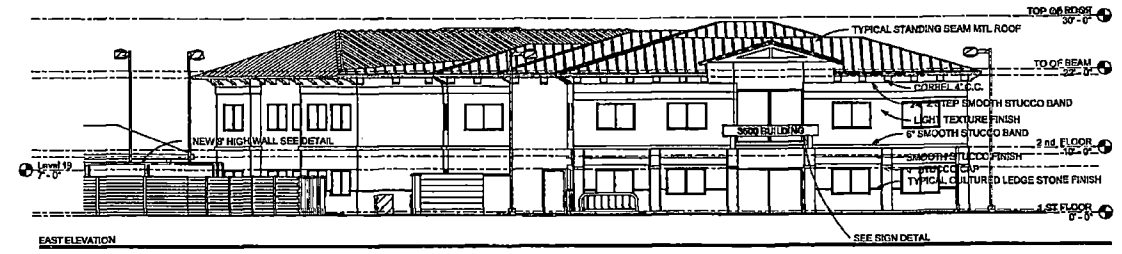
REVISION #



RODNEY NORTH GREEN ARCHITECT

3500 BUILDING  
3500 BAYVIEW BLVD  
SUITE 100  
DADE COUNTY, FL 33133  
TEL: 305.444.1111  
FAX: 305.444.1112  
WWW.RODNEYNGA.COM

# EXHIBIT B



ELEVATIONS

SHEET A-6 OF 7

DATE 07/10/2019

REVISION #

REVISION #

3500 BUILDING  
 638-201 N. HIGHLAND DRIVE, SUITE # 201  
 PHOENIX, AZ 85018  
 PHONE 602-998-8880 FAX 602-998-8880  
 8731 WILSHIRE DRIVE  
 PALM BEACH GARDENS, FL 33410  
 RODNEY NORTH GREEN ARCHITECT  
 2025



# PROFESSIONAL SKETCH FOR PROPOSED NEW RIGHT TURN LANE PARCEL TO BE DEDICATED

(THIS IS NOT A FIELD SURVEY)

**SURVEYOR'S NOTES:**

1. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. BEARINGS, SHOWN HEREON, ARE BASED ON AN ASSUMED NORTH

3. THIS DOES NOT AND IS NOT INTENDED TO REPRESENT A SURVEY OR FIELD SURVEY PREPARED UNDER THE DIRECTION OF THE UNDERSIGNED.

5. THE PURPOSE OF THESE DOCUMENTS IS TO PROVIDE A LEGAL DESCRIPTION AND GRAPHICAL DEPICTION THEREOF FOR A PROPOSED NEW RIGHT TURN LANE PARCEL.

6. THE TEXT EXHIBITS AND THE GRAPHIC EXHIBITS INCLUDED HEREIN TOGETHER FORM THE CONTENTS OF THIS DOCUMENT, NEITHER EXHIBIT IS COMPLETE WITHOUT THE OTHER.

7. ADDITIONS, OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF LOTS 22, 23, AND 24 IN BLOCK 49 AS SHOWN ON THE PLAT OF "HOLLYWOOD HILLS" RECORDED IN PLAT BOOK 6, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, SAID PARCEL BEING IN SECTION 17, TOWNSHIP 51S, RANGE 42E, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERN WESTERLY CORNER OF LOT 22, BLOCK 49 AS SHOWN ON SAID PLAT OF "HOLLYWOOD HILLS"; THENCE RUN NORTH 88°24'56" EAST (ASSUMED) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHNSON STREET AS SHOWN ON SAID PLAT FOR A DISTANCE OF 252.29 FEET; THENCE SOUTH 46°36'23" EAST FOR A DISTANCE OF 26.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3095.00 FEET AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF A 15' PLATTED ALLEY AS SHOWN ON SAID PLAT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°14'40" FOR 13.21 FEET; THENCE NORTH 48°05'48" WEST FOR 16.26 FEET; THENCE SOUTH 88°24'56" WEST FOR 194.08 FEET; THENCE NORTH 78°26'43" WEST FOR 54.25 FEET TO THE POINT OF BEGINNING  
BEING 3,015+/- SQUARE FEET

**LEGEND AND ABBREVIATIONS**

CH.B. = CHORD BEARING  
CH.D. = CHORD DISTANCE  
Δ = DELTA ANGLE  
L = ARC LENGTH  
(P) = PER-PLAT  
P.B. = PLAT BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R = RADIUS  
R/W = RIGHT-OF-WAY  
SQ.FT. = SQUARE FEET

The seal appearing on this  
was authorized by Henry A.  
Johnston, P.L.S. #6843  
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5/1/22

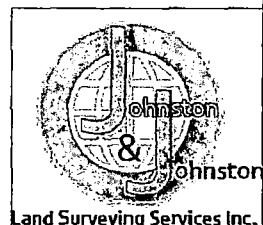
HENRY A. JOHNSTON P.L.S. #6843

JOHNSTON &amp; JOHNSTON LAND SURVEYING SERVICES LB#7689

7081 TAFT ST. #160

PEMBROKE PINES, FL 33024

PHONE: 954-296-9516



THIS SKETCH OF DESCRIPTION IS COMPLIANT TO  
MINIMUM TECHNICAL STANDARDS PURSUANT TO  
CHAPTER 5J17.052, FLORIDA ADMINISTRATIVE CODE.

SHEET 1 OF 2 JOB#16-01-007RTL

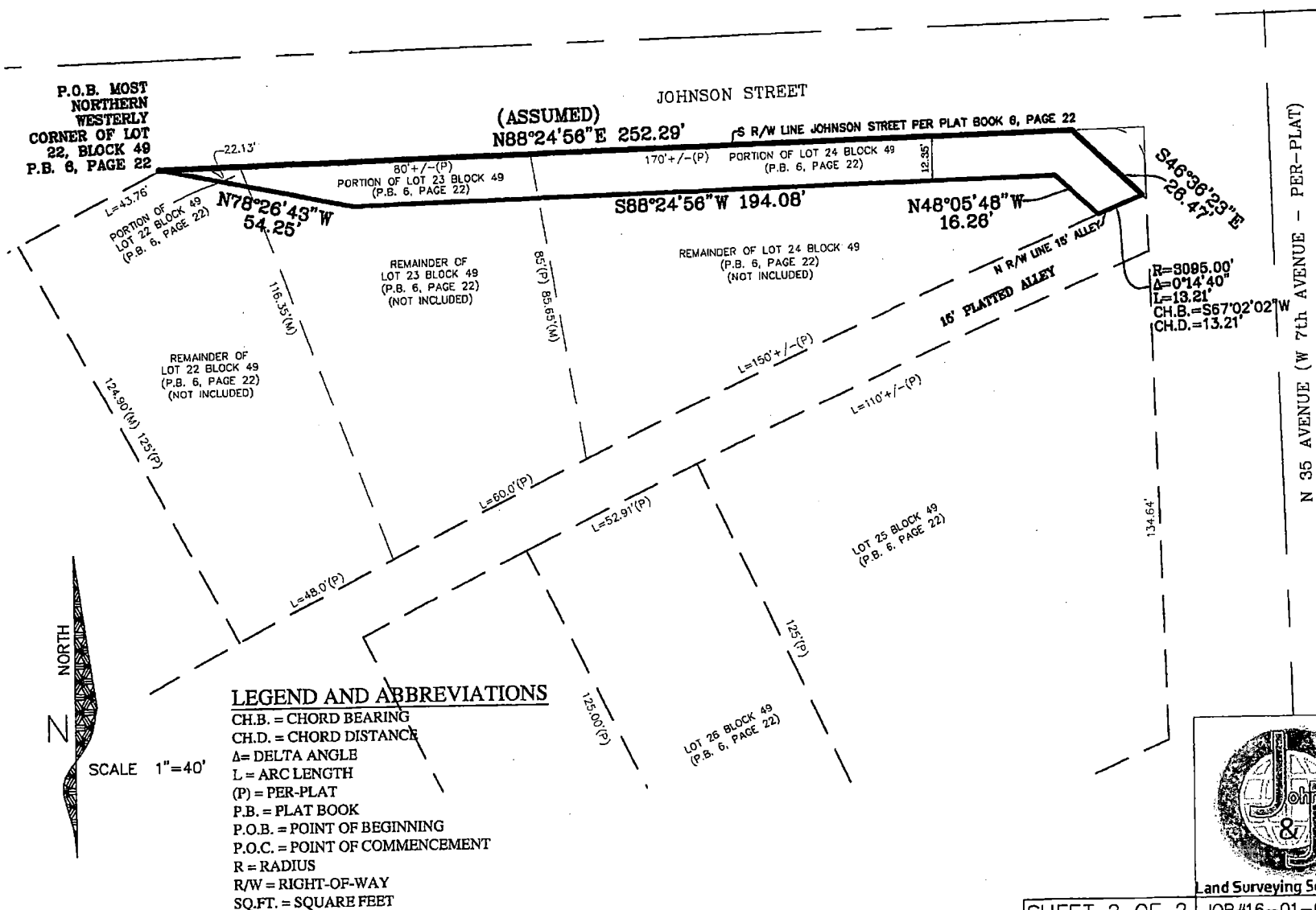
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# PROFESSIONAL SKETCH FOR PROPOSED NEW RIGHT TURN LANE PARCEL TO BE DEDICATED

(THIS IS NOT A FIELD SURVEY)



# PROFESSIONAL SKETCH FOR PROPOSED F.P.L. HAND-HOLE EASEMENT

EXHIBIT B

(THIS IS NOT A FIELD SURVEY)

**SURVEYOR'S NOTES:**

1. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

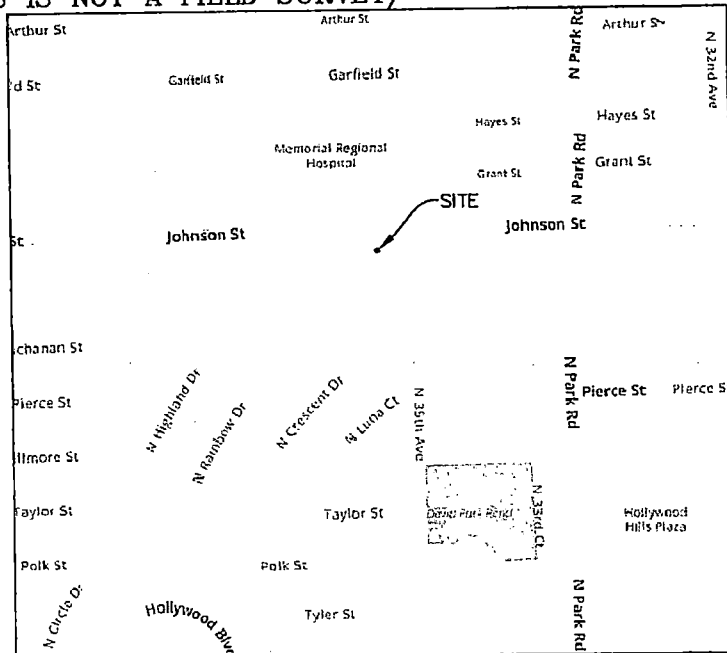
2. BEARINGS, SHOWN HEREON, ARE BASED ON AN ASSUMED NORTH

3. THIS DOES NOT AND IS NOT INTENDED TO REPRESENT A SURVEY OR FIELD SURVEY PREPARED UNDER THE DIRECTION OF THE UNDERSIGNED.

5. THE PURPOSE OF THESE DOCUMENTS IS TO PROVIDE A LEGAL DESCRIPTION AND GRAPHICAL DEPICTION THEREOF FOR A PROPOSED NEW FLORIDA POWER AND LIGHT EASEMENT

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7. ADDITIONS, OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING PART OF LOT 23 IN BLOCK 49 AS SHOWN ON THE PLAT OF "HOLLYWOOD HILLS" RECORDED IN PLAT BOOK 6, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, SAID PARCEL BEING IN SECTION 17, TOWNSHIP 51S, RANGE 42E, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 49 AS SHOWN ON SAID PLAT OF "HOLLYWOOD HILLS", SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3095.00 FEET ON THE NORTH RIGHT-OF-WAY OF A 15 FOOT ALLEY; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY OF 15 FOOT ALLEY FOR 10.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°11'21" TO THE POINT OF BEGINNING OF A STRIP OF LAND 10 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: THENCE RUN NORTH 26°55'09" WEST ON AN ASSUMED BEARING FOR A DISTANCE OF 8.00 FEET TO THE POINT OF TERMINUS OF SAID 10 FOOT EASEMENT BEING 80+/- SQUARE FEET

**LEGEND AND ABBREVIATIONS**

CH.B. = CHORD BEARING  
CH.D. = CHORD DISTANCE  
Δ = DELTA ANGLE  
L = ARC LENGTH  
(P) = PER-PLAT  
P.B. = PLAT BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.O.T. = POINT OF TERMINUS  
R = RADIUS  
R/W = RIGHT-OF-WAY  
SQ.FT. = SQUARE FEET

THIS SKETCH OF DESCRIPTION IS COMPLIANT TO MINIMUM TECHNICAL STANDARDS PURSUANT TO CHAPTER 5J17.052, FLORIDA ADMINISTRATIVE CODE.

The seal appearing on this was authorized by Henry A. Johnston, P.L.S. #6843  
2022.11.29 09:30:45 -05'00'

11/28/22

HENRY A. JOHNSTON P.L.S. #6843

JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689  
7081 TAFT ST. #160  
PEMBROKE PINES, FL 33024  
PHONE: 954-296-9516



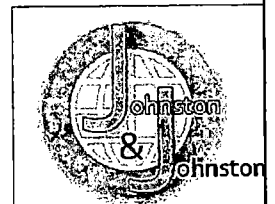
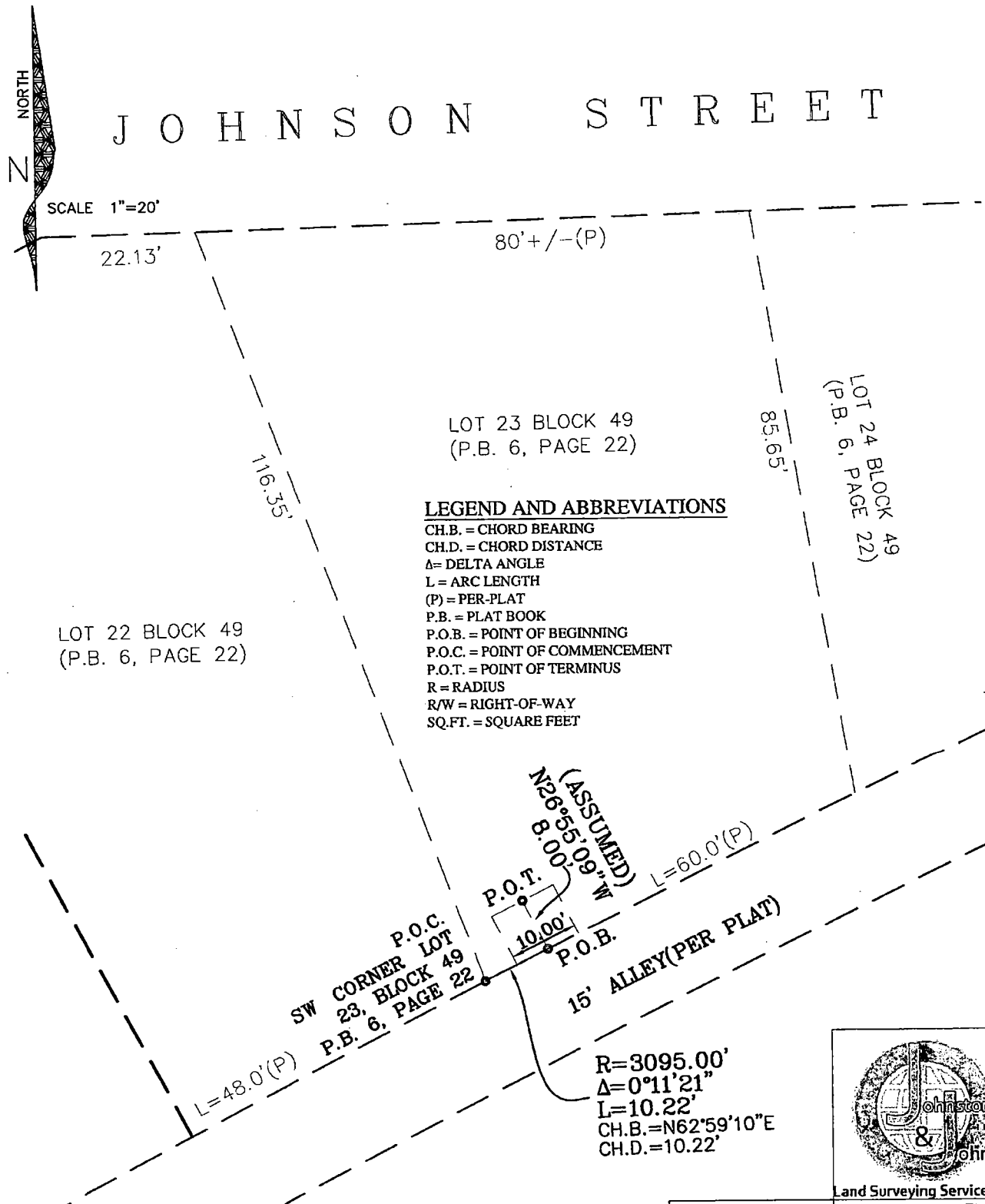
SHEET 1 OF 2

JOB#16-01-007HHE

# PROFESSIONAL SKETCH FOR PROPOSED F.P.L. HAND-HOLE EASEMENT

(THIS IS NOT A FIELD SURVEY)

EXHIBIT B



Land Surveying Services Inc.

SHEET 2 OF 2 JOB#16-01-007HHE

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# PROFESSIONAL DESCRIPTION FOR PROPOSED NEW FLORIDA POWER AND LIGHT EASEMENT

(THIS IS NOT A FIELD SURVEY)

EXHIBIT C

## SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

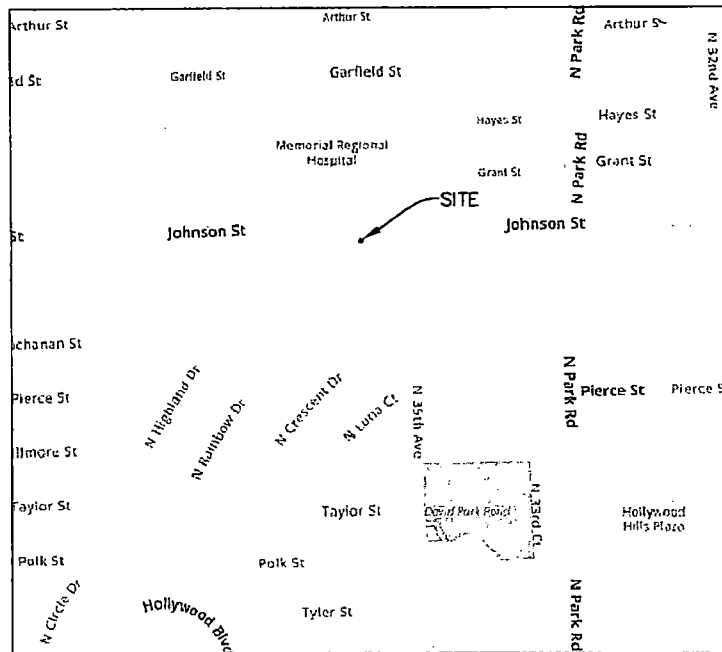
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## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF LOTS 22 AND 23 IN BLOCK 49 AS SHOWN ON THE PLAT OF "HOLLYWOOD HILLS" RECORDED IN PLAT BOOK 6, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, SAID PARCEL BEING IN SECTION 17, TOWNSHIP 51S, RANGE 42E, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERN WESTERLY CORNER OF LOT 22, BLOCK 49 AS SHOWN ON SAID PLAT OF "HOLLYWOOD HILLS", SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHNSON STREET AS SHOWN ON SAID PLAT; THENCE SOUTH 78°26'43" EAST ON AN ASSUMED BEARING FOR 23.57 FEET TO THE POINT OF BEGINNING OF A STRIP OF LAND 10 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:  
THENCE RUN SOUTH 2°38'08" EAST FOR A DISTANCE OF 18.77 FEET TO THE POINT OF TERMINUS OF SAID 10 FOOT EASEMENT

BEING 188+/- SQUARE FEET

## LEGEND AND ABBREVIATIONS

CH.B. = CHORD BEARING

CH.D. = CHORD DISTANCE

Δ = DELTA ANGLE

L = ARC LENGTH

(P) = PER-PLAT

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THIS SKETCH OF DESCRIPTION IS COMPLIANT TO  
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CHAPTER 5J17.052, FLORIDA ADMINISTRATIVE CODE.

The seal appearing on this  
was authorized by Henry  
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2022.11.29 09:28:19 -05'00'

*Henry A. Johnston*

11/28/22

HENRY A. JOHNSTON P.L.S. #6843

JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689

7081 TAFT ST. #160

PEMBROKE PINES, FL 33024

PHONE: 954-296-9516

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SHEET 1 OF 2

JOB#16-01-007FPLF

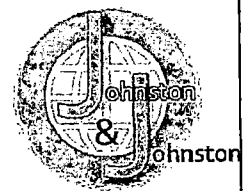
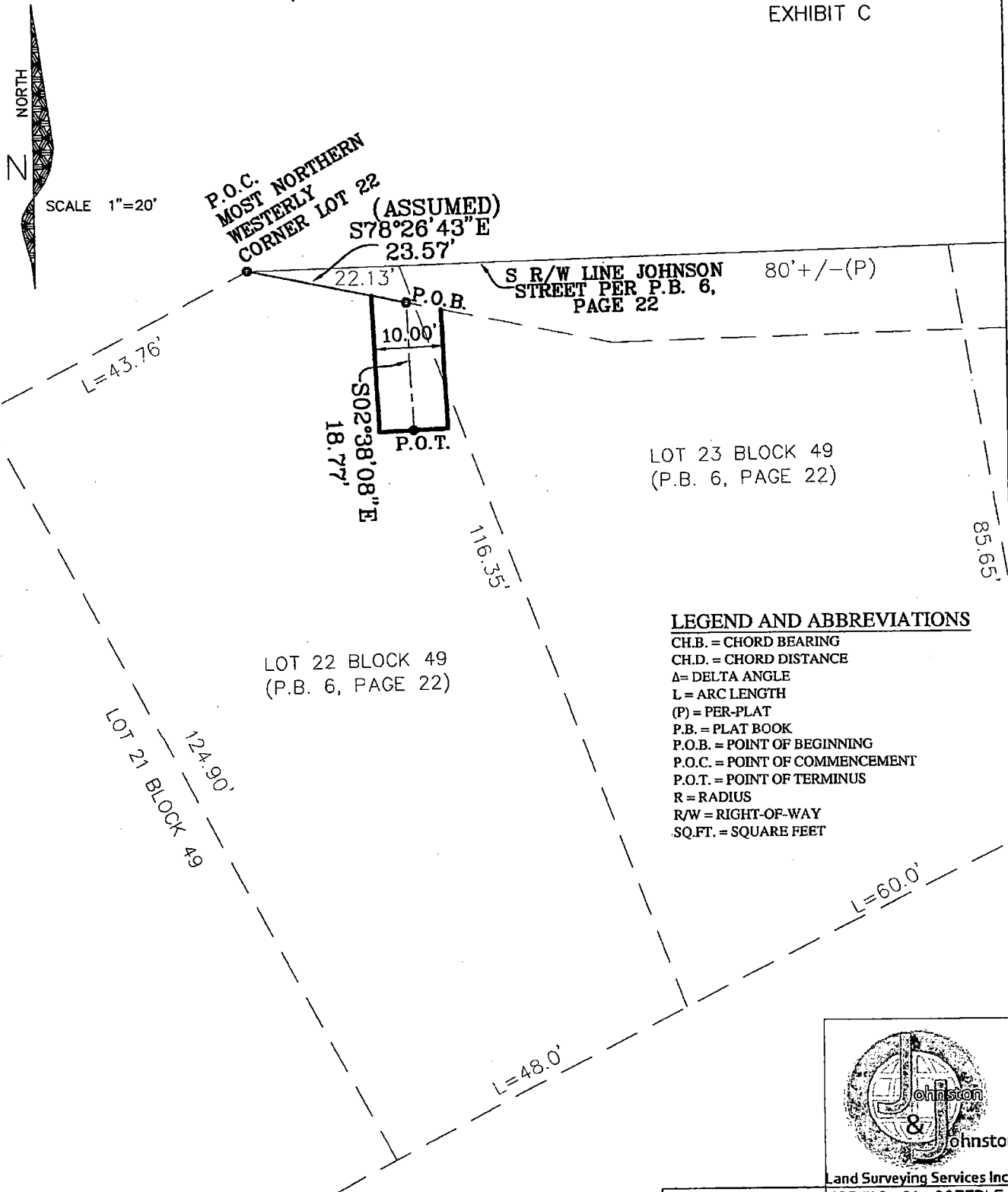
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# PROFESSIONAL SKETCH FOR PROPOSED NEW FLORIDA POWER AND LIGHT EASEMENT

(THIS IS NOT A FIELD SURVEY)

EXHIBIT C



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, March 15, 2023, in the City Commission Chambers, Room 219, 2600 Hollywood Blvd, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2023-01 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, VACATING A PORTION OF THE PLATTED ALLEY LYING WITHIN BLOCK 49 OF THE PLAT OF "HOLLYWOOD HILLS", PLAT BOOK 6, PAGE 22; PROVIDING A SEVERABILITY CLAUSE AND A REPEALER PROVISION.

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

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

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

Dated this 2<sup>nd</sup> day of March, 2023.

Patricia A. Cerny, MMC  
City Clerk  
Hollywood, FL

THE SUN SENTINEL/LEGAL AD – Public Meeting/Public Hearing Notice  
PUBLISH: Thursday, March 2, 2023  
FURNISH PROOF OF PUBLICATION

h:\cityclk\ads\legalad\PO-2023-01