

ATTACHMENT III
Previous Ordinances and Resolutions

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

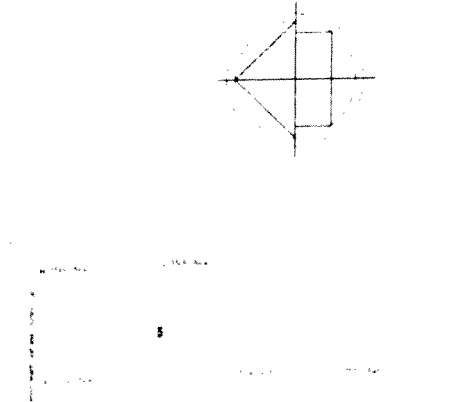
Exhibit "A"

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
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PROJECT NUMBER 3418-04
CLIENT WWS DEVELOPMENT
DATE 08/12/07
BY REC
REVISIONS PER SET 1/07/01
REVISIONS PER NEW & REPAIR

PROJECT NUMBER 3418-04
CLIENT WWS DEVELOPMENT

REVISIONS PER SET 08/12/07
REVISIONS PER NEW & REPAIR 1/07/01

ADJACENT PLAT NUMBER
PLAT NUMBER
DATE
BASE PLAT

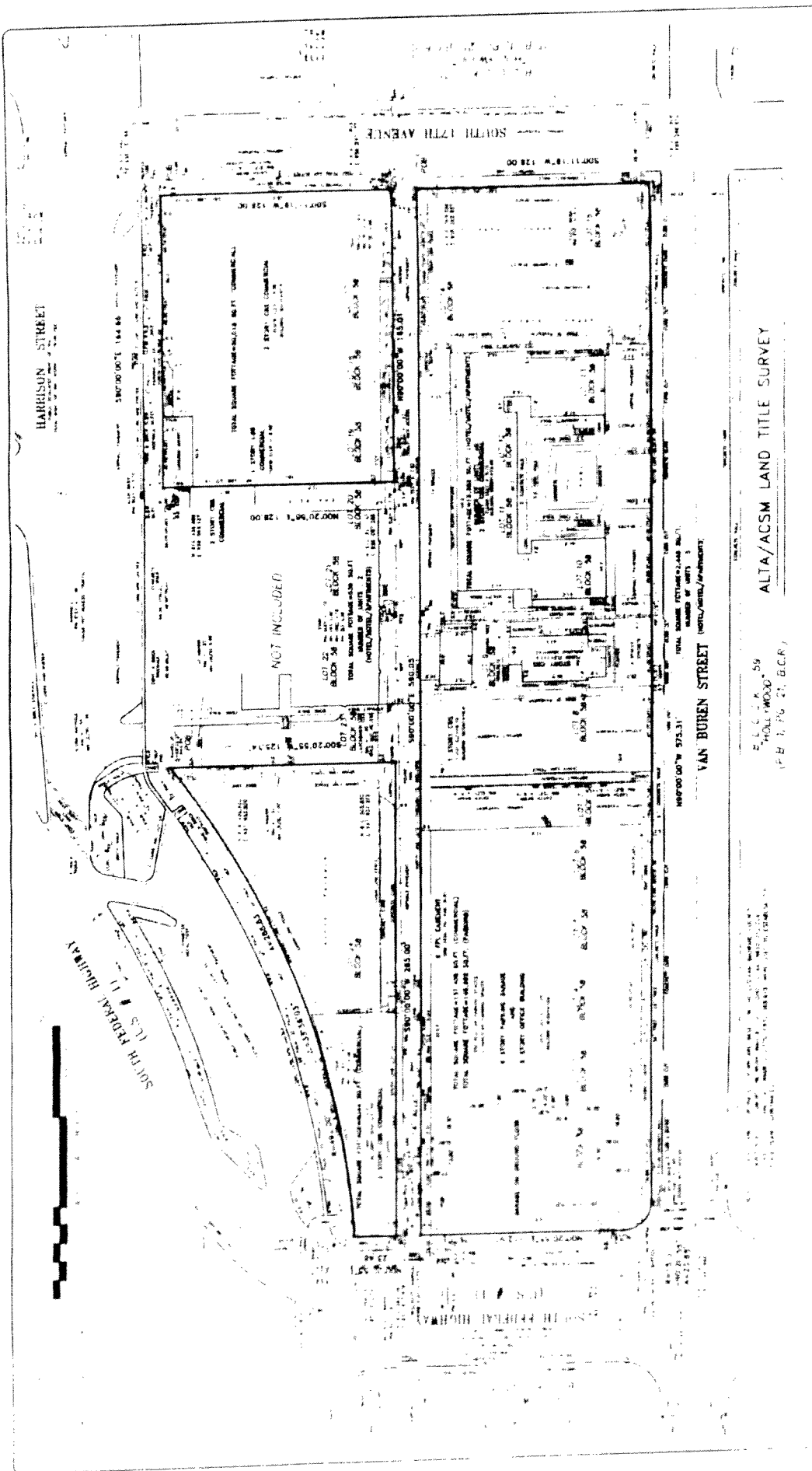
PROJECT NUMBER
DATE

ADJACENT PLAT NUMBER
PLAT NUMBER
DATE
BASE PLAT

REVISIONS PER SET 08/12/07
REVISIONS PER NEW & REPAIR 1/07/01

PROJECT NUMBER 3418-04
CLIENT WWS DEVELOPMENT

PROJECT NUMBER 3418-04
CLIENT WWS DEVELOPMENT



ALTA/ACSM LAND TITLE SURVEY

FILE NO. 59
 POLY-1000-59
 (PB 1, PG 2, BCR)

SOUTH FEDERAL HIGHWAY (S.F.H.)	PROJECT NUMBER: 5418-04 CLIENT: [Blank] ACQUISITION: [Blank]	REVISIONS: [Blank] DATE: [Blank]	REGISTERED: [Blank]	REGISTERED: [Blank]
	SOUTH FEDERAL HIGHWAY (S.F.H.)	REVISIONS: [Blank] DATE: [Blank]	REGISTERED: [Blank]	REGISTERED: [Blank]
SOUTH FEDERAL HIGHWAY (S.F.H.)	REVISIONS: [Blank] DATE: [Blank]	REGISTERED: [Blank]	REGISTERED: [Blank]	REGISTERED: [Blank]
SOUTH FEDERAL HIGHWAY (S.F.H.)	REVISIONS: [Blank] DATE: [Blank]	REGISTERED: [Blank]	REGISTERED: [Blank]	REGISTERED: [Blank]

Exhibit "B"

0715

DATA SHEET

Arts Park Village At Young Circle

ZONING INFORMATION	RESIDENTIAL BUILDING SETBACKS (Phase 1a)	OFFICE BUILDING SETBACKS (Phase 2)	SCHOOL BUILDING SETBACKS (Phase 1b)	RECOMMENDATIONS BY ZONING
<p>FLOOR AREA RESIDENTIAL BUILDING (Phase 1a)</p> <p>RESIDENTIAL BUILDING 5 FLOOR (RM) TOWER * 25,000 SF</p> <p>SOUTH FEDERAL HWY (US) TOWER * 25,000 SF</p> <p>VAN BUREN EAST INTERIOR SIDE TOWER * 25,000 SF</p> <p>TOTAL FLOOR AREA 75,000 SF</p>	<p>RESIDENTIAL BUILDING SETBACKS (Phase 1a)</p> <p>RESIDENTIAL BUILDING 5 FLOOR (RM) TOWER * 25,000 SF</p> <p>SOUTH FEDERAL HWY (US) TOWER * 25,000 SF</p> <p>VAN BUREN EAST INTERIOR SIDE TOWER * 25,000 SF</p>	<p>OFFICE BUILDING SETBACKS (Phase 2)</p> <p>HARRISON STREET 17TH AVENUE SOUTH ALLEY WEST INTERIOR SIDE 25,000 SF</p>	<p>SCHOOL BUILDING SETBACKS (Phase 1b)</p> <p>NORTH ALLEY 17TH AVENUE VAN BUREN STREET WEST INTERIOR SIDE 25,000 SF</p>	<p>3-4' 5-20' 17-20' 18-40' 5-40' 5-20' 3-20'</p>
<p>FLOOR AREA OFFICE BUILDING (Phase 2)</p> <p>OFFICE BUILDING 17TH AVENUE SOUTH ALLEY WEST INTERIOR SIDE 25,000 SF</p>				
<p>FLOOR AREA CHARTER SCHOOL (Phase 1b)</p> <p>CHARTER SCHOOL 17TH AVENUE SOUTH ALLEY WEST INTERIOR SIDE 25,000 SF</p>				
<p>OPEN SPACE</p> <p>TOTAL OPEN SPACE 100,000 SF</p> <p>LANDSCAPE ON ROOFS 10,000 SF</p> <p>RE SIGMENTIA 10,000 SF</p>				
<p>PARKING DATA</p> <p>TOWER 100,000 SF 250 SPACES</p> <p>OFFICE 25,000 SF 250 SPACES</p> <p>SCHOOL 25,000 SF 250 SPACES</p> <p>TOTAL 750 SPACES</p>				
<p>PARKING PROVIDED</p> <p>RESIDENTIAL 300 SPACES</p> <p>OFFICE 100 SPACES</p> <p>SCHOOL 100 SPACES</p> <p>TOTAL 500 SPACES</p>				
<p>PARKING REQUIRED</p> <p>RESIDENTIAL 300 SPACES</p> <p>OFFICE 100 SPACES</p> <p>SCHOOL 100 SPACES</p> <p>TOTAL 500 SPACES</p>				
<p>LOADING SPACES</p> <p>RESIDENTIAL 10 SPACES</p> <p>OFFICE 10 SPACES</p> <p>SCHOOL 10 SPACES</p> <p>TOTAL 30 SPACES</p>				
<p>BUILDING HEIGHT</p> <p>RESIDENTIAL BUILDING 5 FLOOR (RM) TOWER 5.5 STORIES</p> <p>OFFICE BUILDING 17TH AVENUE SOUTH ALLEY WEST INTERIOR SIDE 8 STORIES</p> <p>CHARTER SCHOOL 17TH AVENUE SOUTH ALLEY WEST INTERIOR SIDE 3 STORIES</p>				
<p>RESIDENTIAL UNIT TYPE COUNT</p> <p>TOTAL 300 RESIDENTIAL UNITS</p> <p>DENSITY/ACRE 300 UNITS/ACRE</p>				
<p>PARKING SPACE DIMENSIONS</p> <p>RESIDENTIAL 8'0" X 18'0" WITH A 24'0" BACKUP</p> <p>OFFICE 12'0" X 19'0" WITH A 24'0" BACKUP</p> <p>SCHOOL 12'0" X 19'0" WITH A 24'0" BACKUP</p>				
<p>DRIVE ISLES DIMENSIONS</p> <p>RESIDENTIAL 24'0"</p> <p>OFFICE 24'0"</p> <p>SCHOOL 24'0"</p>				
<p>UNIT TYPES</p> <p>3% STUDIO 30</p> <p>48% 1B0 180</p> <p>39% 2 B0 152</p> <p>5% 3 B0 21</p> <p>TOTAL UNITS 300</p>				
<p>AVG UNIT SIZE</p> <p>300 RESIDENTIAL UNITS</p> <p>300,000 SF</p> <p>1000 SF</p>				

A1.00



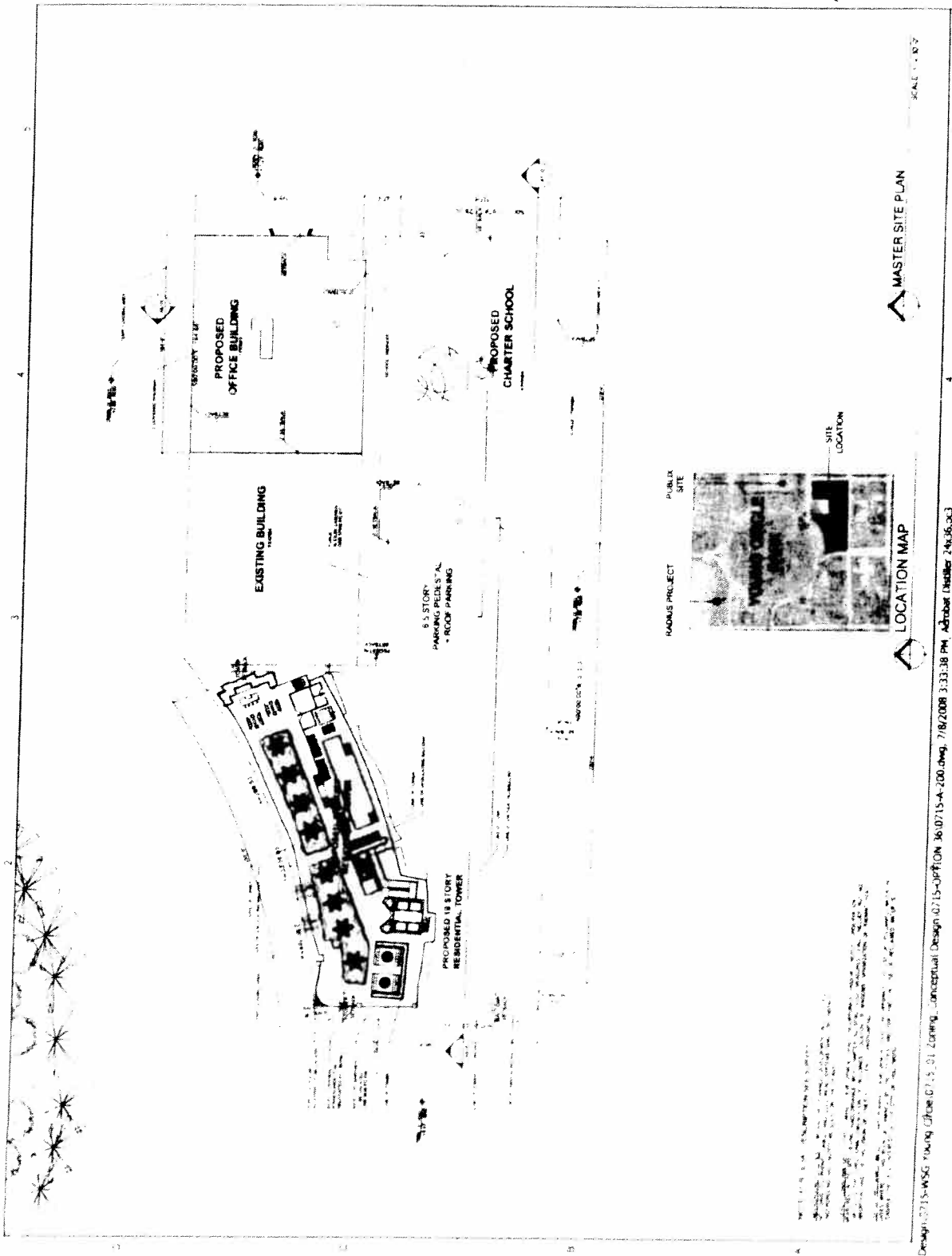
Arts Park Village At Young Circle

0715

PROJECT DATA

ARTS PARK VILLAGE at YOUNG CIRCLE

ZONING INFORMATION	RESIDENTIAL BUILDING SETBACKS (Phase 1a)	OFFICE BUILDING SETBACKS (Phase 2)	SCHOOL BUILDING SETBACKS (Phase 1b)	RECOMMENDATIONS BY ZONING
<p>FLOOR AREA RESIDENTIAL BUILDING (Phase 1a)</p> <p>RESIDENTIAL BUILDING 5 FLOOR (RM) TOWER * 25,000 SF</p> <p>SOUTH FEDERAL HWY (US) TOWER * 25,000 SF</p> <p>VAN BUREN EAST INTERIOR SIDE TOWER * 25,000 SF</p> <p>TOTAL FLOOR AREA 75,000 SF</p>	<p>RESIDENTIAL BUILDING SETBACKS (Phase 1a)</p> <p>RESIDENTIAL BUILDING 5 FLOOR (RM) TOWER * 25,000 SF</p> <p>SOUTH FEDERAL HWY (US) TOWER * 25,000 SF</p> <p>VAN BUREN EAST INTERIOR SIDE TOWER * 25,000 SF</p>	<p>OFFICE BUILDING SETBACKS (Phase 2)</p> <p>HARRISON STREET 17TH AVENUE SOUTH ALLEY WEST INTERIOR SIDE 25,000 SF</p>	<p>SCHOOL BUILDING SETBACKS (Phase 1b)</p> <p>NORTH ALLEY 17TH AVENUE VAN BUREN STREET WEST INTERIOR SIDE 25,000 SF</p>	<p>3-4' 5-20' 17-20' 18-40' 5-40' 5-20' 3-20'</p>
<p>FLOOR AREA OFFICE BUILDING (Phase 2)</p> <p>OFFICE BUILDING 17TH AVENUE SOUTH ALLEY WEST INTERIOR SIDE 25,000 SF</p>				
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<p>OPEN SPACE</p> <p>TOTAL OPEN SPACE 100,000 SF</p> <p>LANDSCAPE ON ROOFS 10,000 SF</p> <p>RE SIGMENTIA 10,000 SF</p>				
<p>PARKING DATA</p> <p>TOWER 100,000 SF 250 SPACES</p> <p>OFFICE 25,000 SF 250 SPACES</p> <p>SCHOOL 25,000 SF 250 SPACES</p> <p>TOTAL 750 SPACES</p>				
<p>PARKING PROVIDED</p> <p>RESIDENTIAL 300 SPACES</p> <p>OFFICE 100 SPACES</p> <p>SCHOOL 100 SPACES</p> <p>TOTAL 500 SPACES</p>				
<p>PARKING REQUIRED</p> <p>RESIDENTIAL 300 SPACES</p> <p>OFFICE 100 SPACES</p> <p>SCHOOL 100 SPACES</p> <p>TOTAL 500 SPACES</p>				
<p>LOADING SPACES</p> <p>RESIDENTIAL 10 SPACES</p> <p>OFFICE 10 SPACES</p> <p>SCHOOL 10 SPACES</p> <p>TOTAL 30 SPACES</p>				
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<p>DRIVE ISLES DIMENSIONS</p> <p>RESIDENTIAL 24'0"</p> <p>OFFICE 24'0"</p> <p>SCHOOL 24'0"</p>				
<p>UNIT TYPES</p> <p>3% STUDIO 30</p> <p>48% 1B0 180</p> <p>39% 2 B0 152</p> <p>5% 3 B0 21</p> <p>TOTAL UNITS 300</p>				
<p>AVG UNIT SIZE</p> <p>300 RESIDENTIAL UNITS</p> <p>300,000 SF</p> <p>1000 SF</p>				



ARTS PARK VILLAGE AT YOUNG CIRCLE MASTER SITE PLAN PREPARED BY: [Firm Name] DATE: [Date]	0715	MASTER SITE PLAN		A2.00

F:\Design\0715-MSG Young Office\0715_01_Zoning_Conceptual Design\0715-A-200.dwg, 7/8/2008 3:33:38 PM, Acrobat (Number 24636.003)

DIVISIONS & SUBDIVISIONS ARCHITECT ENGINEER PLUMBER ELECTRICIAN MECHANICAL PAINTER CARPENTER ROOFER GLAZIER SIDER CONCRETE FINISHER OTHER
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0715

Arts Park Village At Young Circle
 145 SOUTH GUNBOURD AVENUE, MOUNTAIN VIEW, ALABAMA

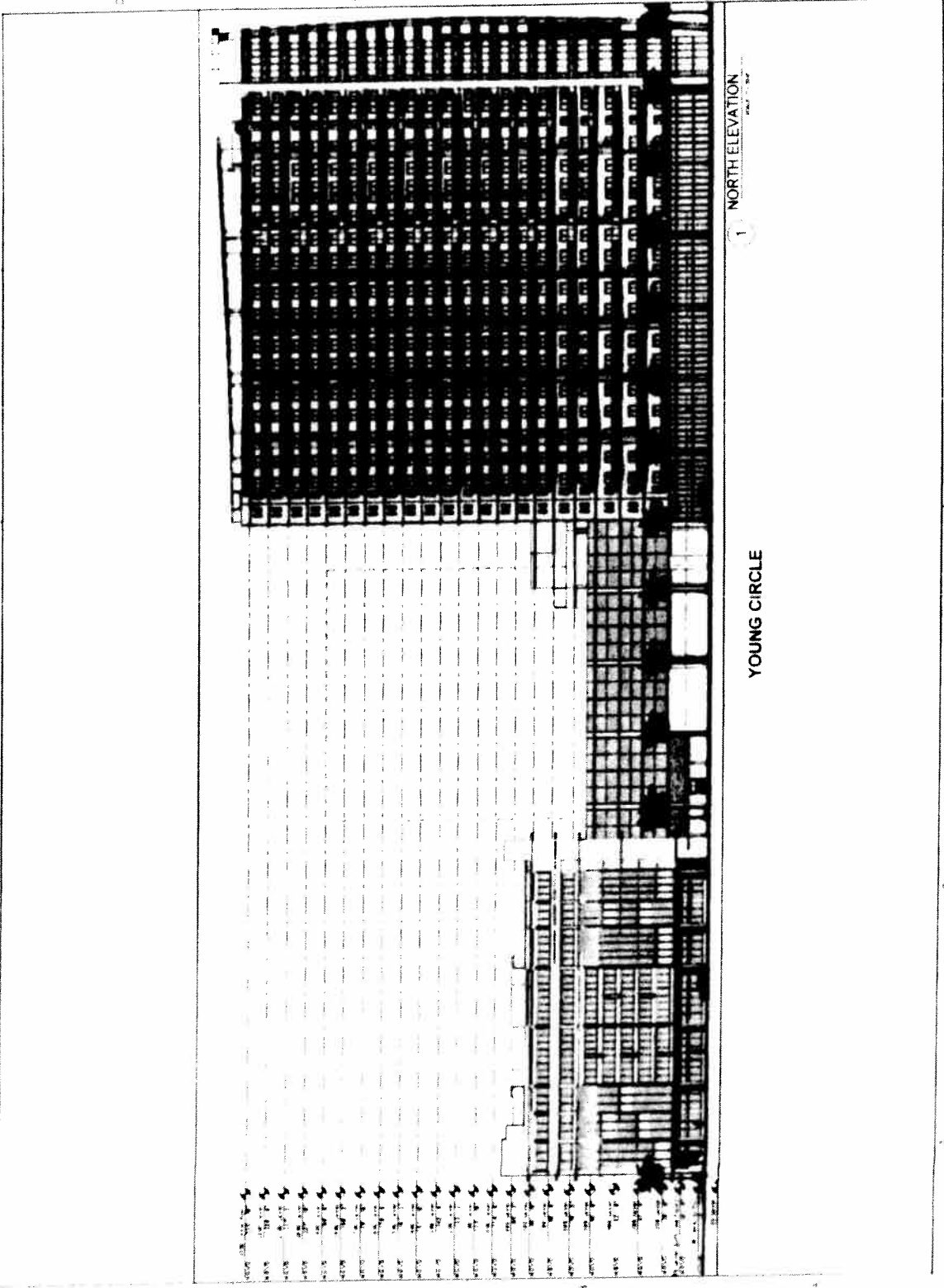
ARCHITECT
 145 SOUTH GUNBOURD AVENUE
 MOUNTAIN VIEW, ALABAMA

DATE: 11/10/2012

PROJECT NAME
 PROJECT NO.
 SHEET NO.



A4.00



NORTH ELEVATION

YOUNG CIRCLE

ARCHITECT	ARCHITECT
DATE	DATE
PROJECT	PROJECT
SCALE	SCALE
NO.	NO.
REV.	REV.
BY	BY
CHECKED	CHECKED
DATE	DATE

0715

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

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

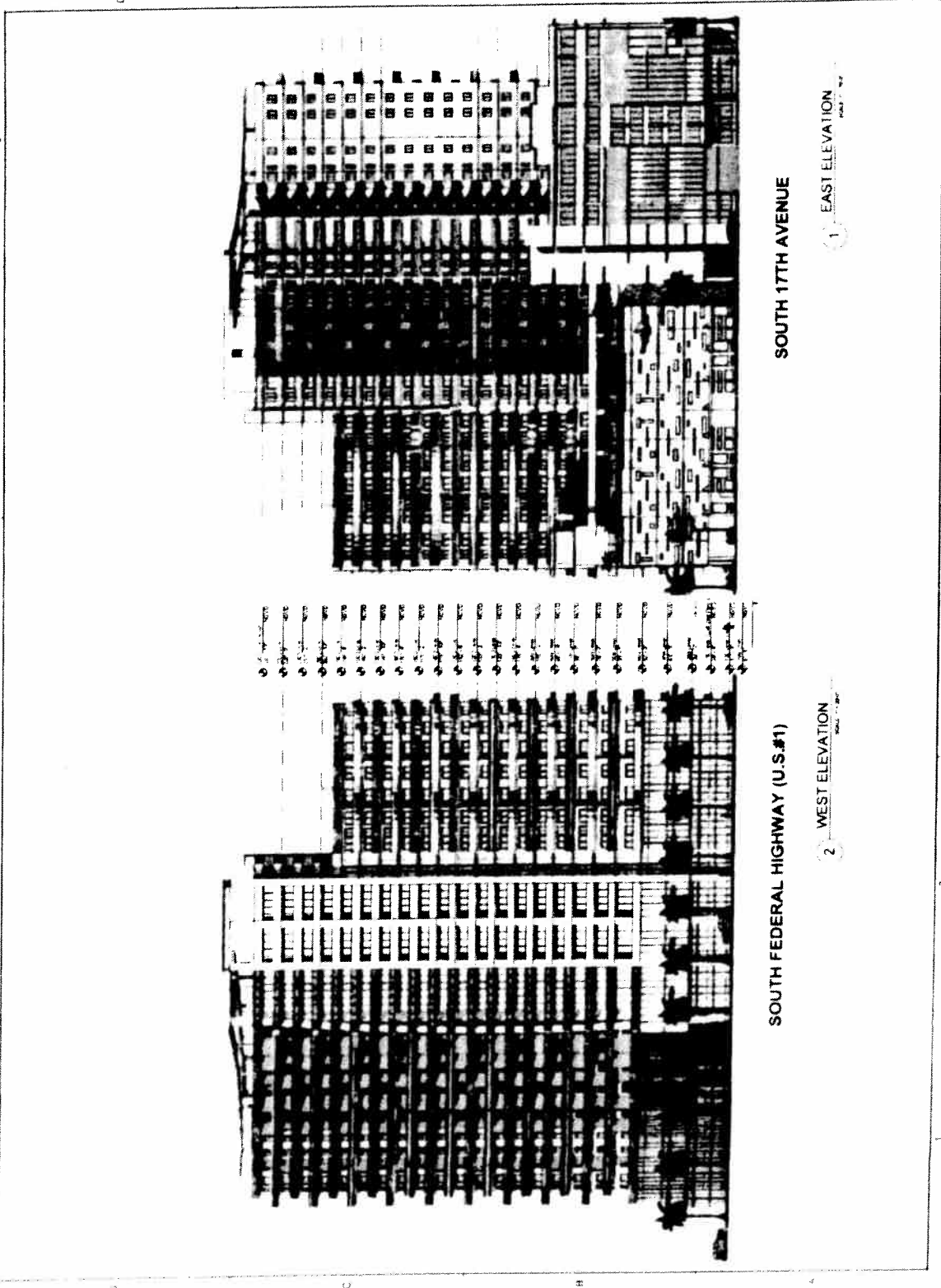
DATE
 PROJECT
 SCALE
 NO.
 REV.

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



DATE
 PROJECT
 SCALE
 NO.
 REV.

A4.02




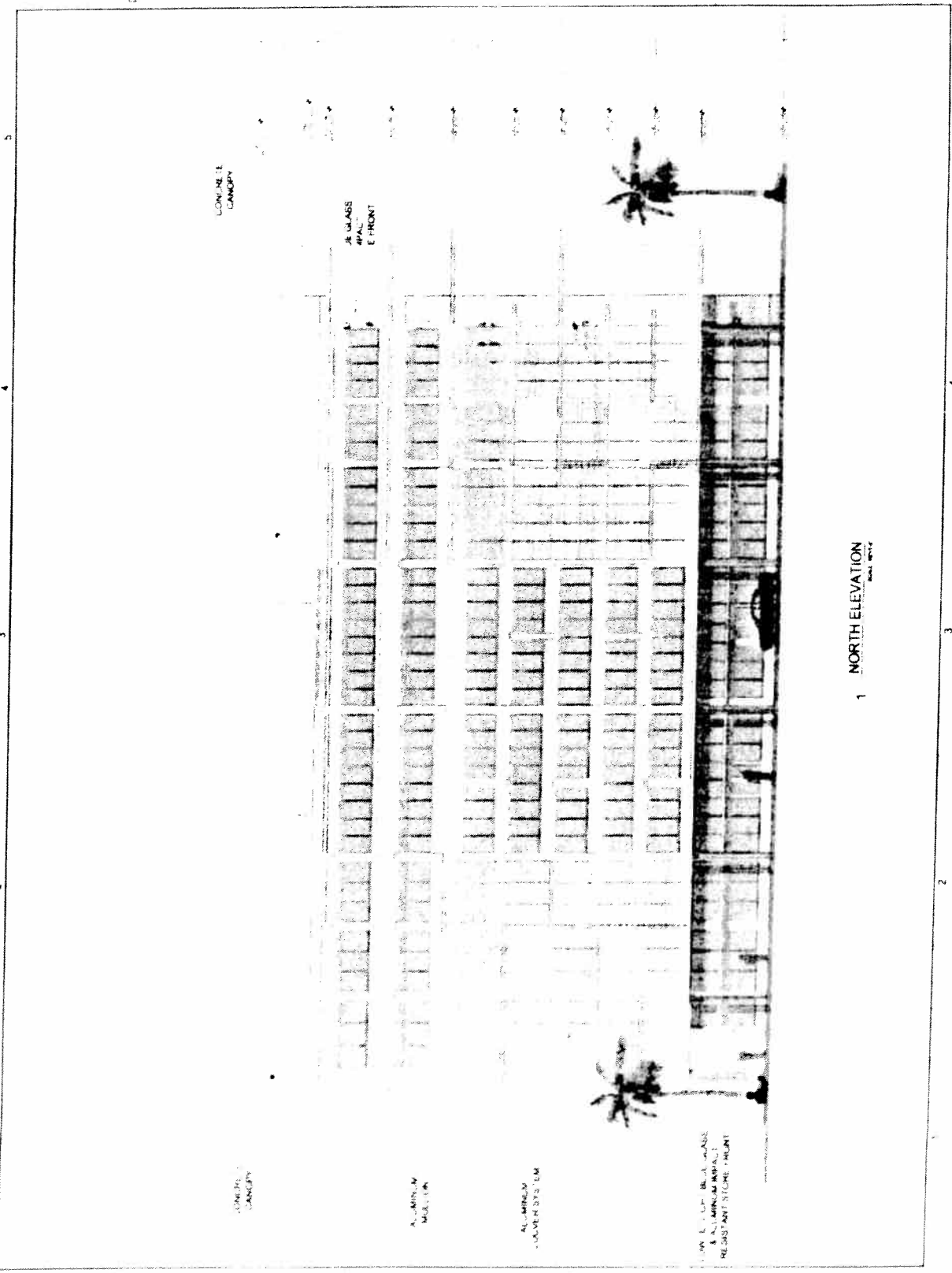
SOUTH 17TH AVENUE

SOUTH FEDERAL HIGHWAY (U.S.#1)

1 EAST ELEVATION

2 WEST ELEVATION

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 YOUNG CIRCLE, 1100 YOUNG CIRCLE, HOUSTON, TEXAS 77058	MSU DEVELOPMENT #1 1100 YOUNG CIRCLE, HOUSTON, TEXAS 77058	MSU DEVELOPMENT #2 1100 YOUNG CIRCLE, HOUSTON, TEXAS 77058	MSU DEVELOPMENT #3 1100 YOUNG CIRCLE, HOUSTON, TEXAS 77058		A4.07
	OFFICE ELEVATION					



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

CONCRETE CANOPY

GLASS APARTMENT FRONT

CONCRETE CANOPY

ALUMINUM MULLION

ALUMINUM ALUVENT SYSTEM

LOW E-MISS. BLIND FRAME
& ALUMINUM MULLION
RESISTANT STONE POINT

REVISIONS SUBMITTED

NO.	DATE	DESCRIPTION
1	07/15	ISSUED FOR PERMIT
2	07/15	ISSUED FOR PERMIT
3	07/15	ISSUED FOR PERMIT
4	07/15	ISSUED FOR PERMIT
5	07/15	ISSUED FOR PERMIT
6	07/15	ISSUED FOR PERMIT
7	07/15	ISSUED FOR PERMIT
8	07/15	ISSUED FOR PERMIT
9	07/15	ISSUED FOR PERMIT
10	07/15	ISSUED FOR PERMIT

0715

ARTS PARK VILLAGE AT YOUNG CIRCLE
OFFICE ELEVATION

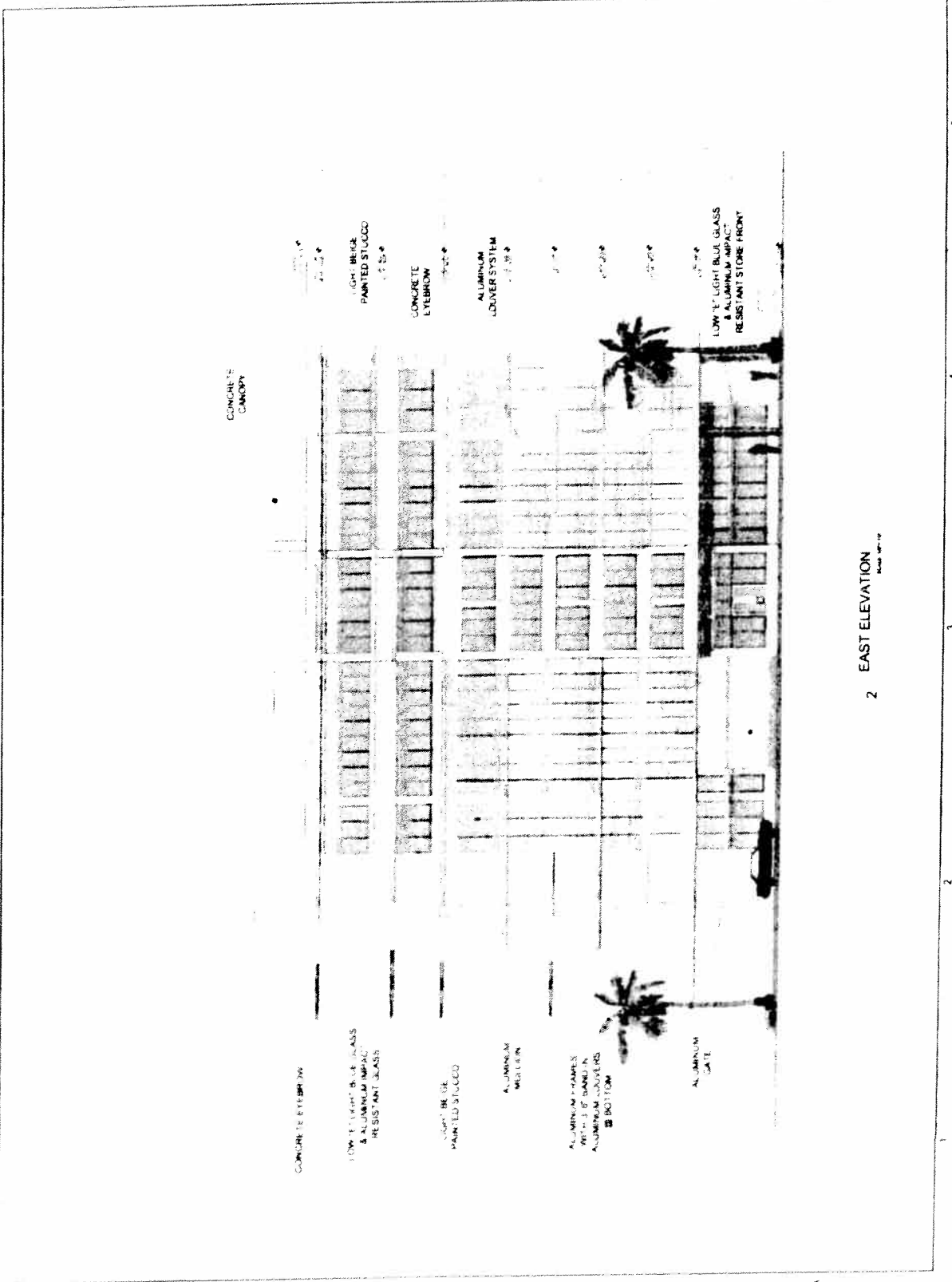
WSD DESIGN CENTER
ARCHITECTURE
10000 W. BROADWAY, SUITE 100
DENVER, CO 80231
TEL: 303.733.1100
WWW.WSDDESIGN.COM

ARCHITECT
10000 W. BROADWAY, SUITE 100
DENVER, CO 80231
TEL: 303.733.1100
WWW.WSDDESIGN.COM

ARCHITECT
10000 W. BROADWAY, SUITE 100
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TEL: 303.733.1100
WWW.WSDDESIGN.COM



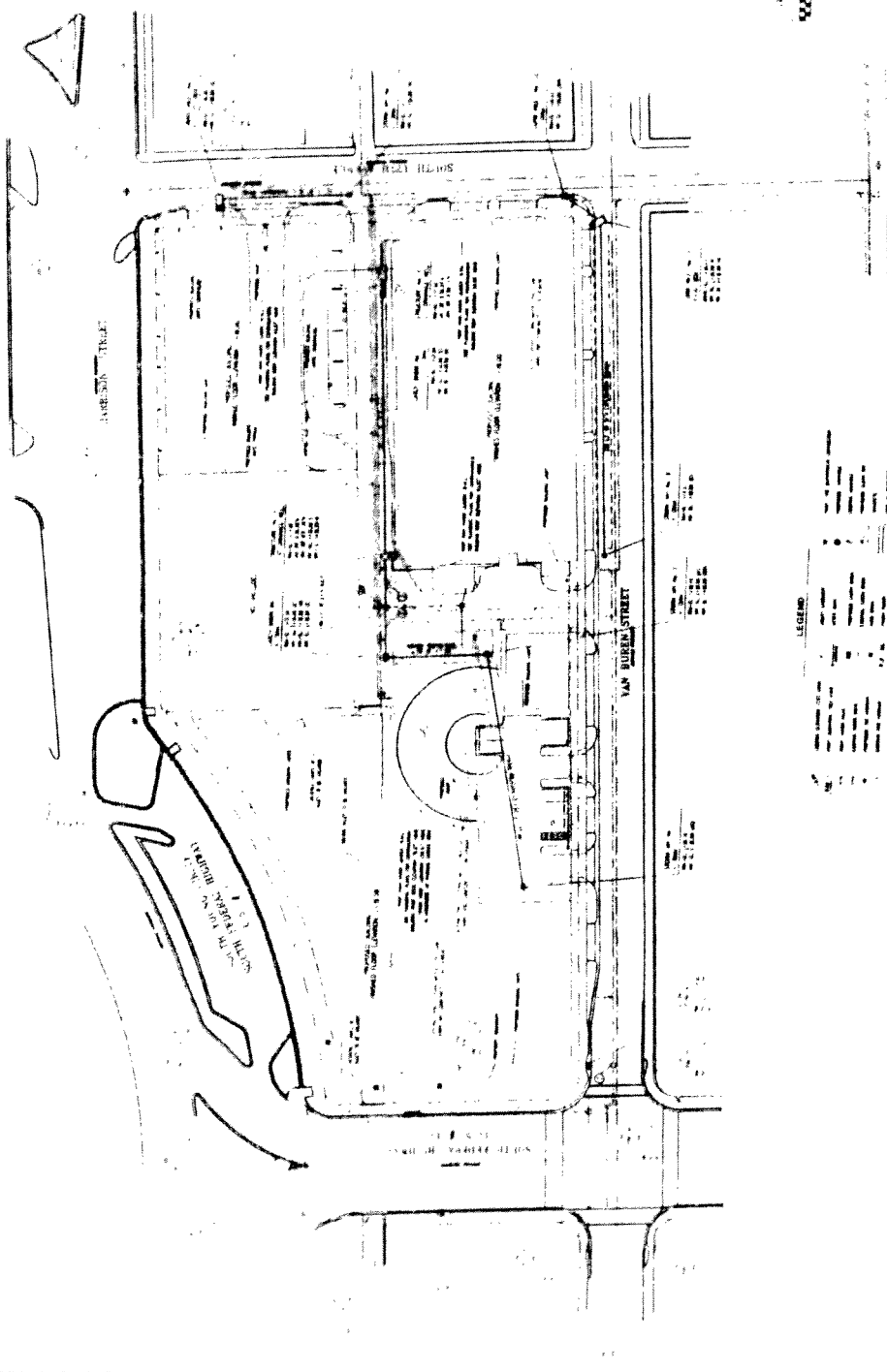
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A4.08



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

DATE: 1/15/11

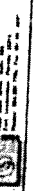
PROJECT NO: 11-001



PRELIMINARY
NOT FOR CONSTRUCTION

STORM WATER DRAINAGE PLAN

THE ARTS PARK VILLAGE
AT
YOUNG CIRCLE



11-001

11-001

11-001

11-001

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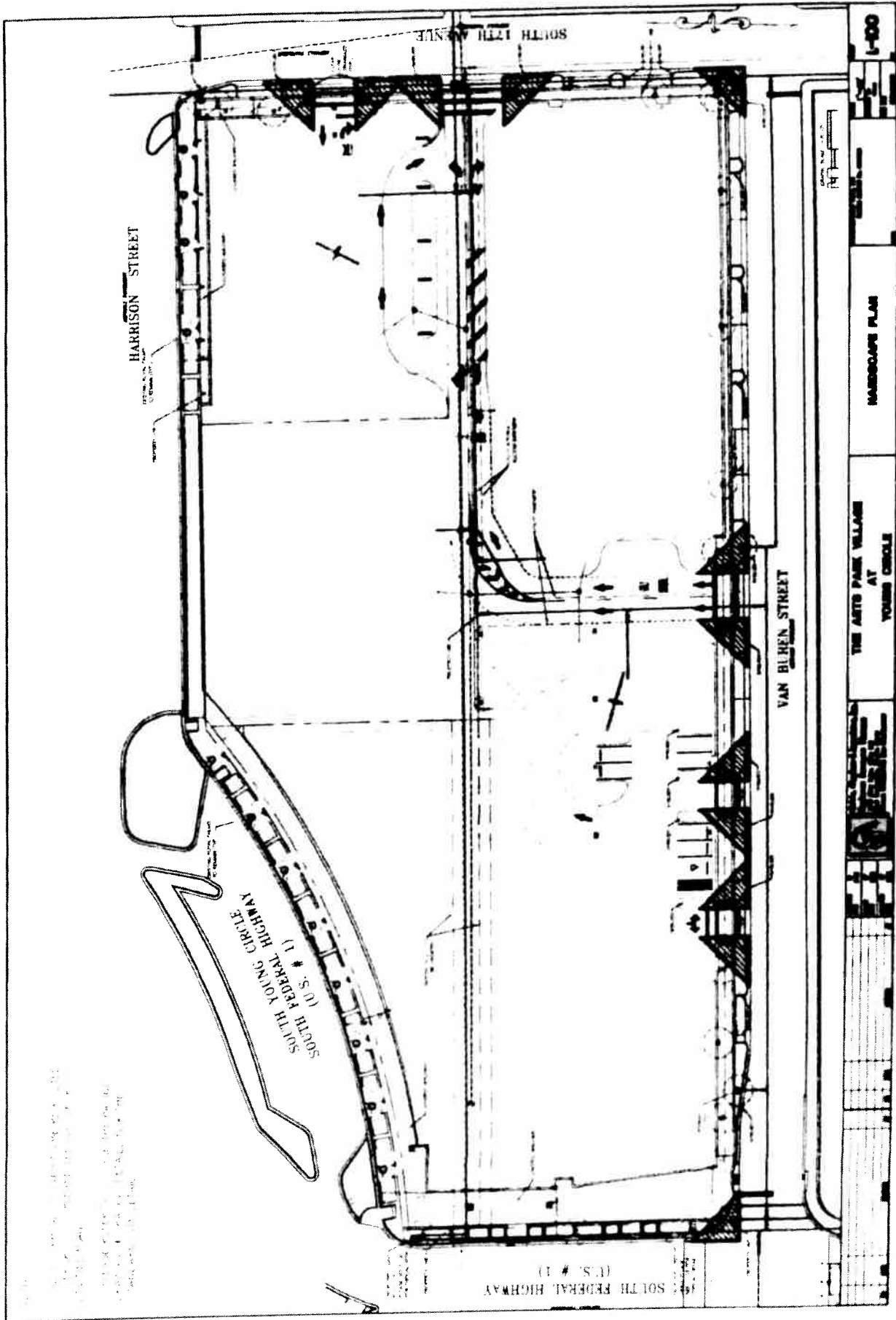
11-001

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C101



1. The plan is based on the site plan of the Auto Park Village at Young Circle, prepared by the City of St. Louis, Missouri, and dated 1938. The plan is a modification of the original site plan, and is intended to show the proposed landscape treatment of the site.

SOUTH FEDERAL HIGHWAY
 (U.S. # 1)

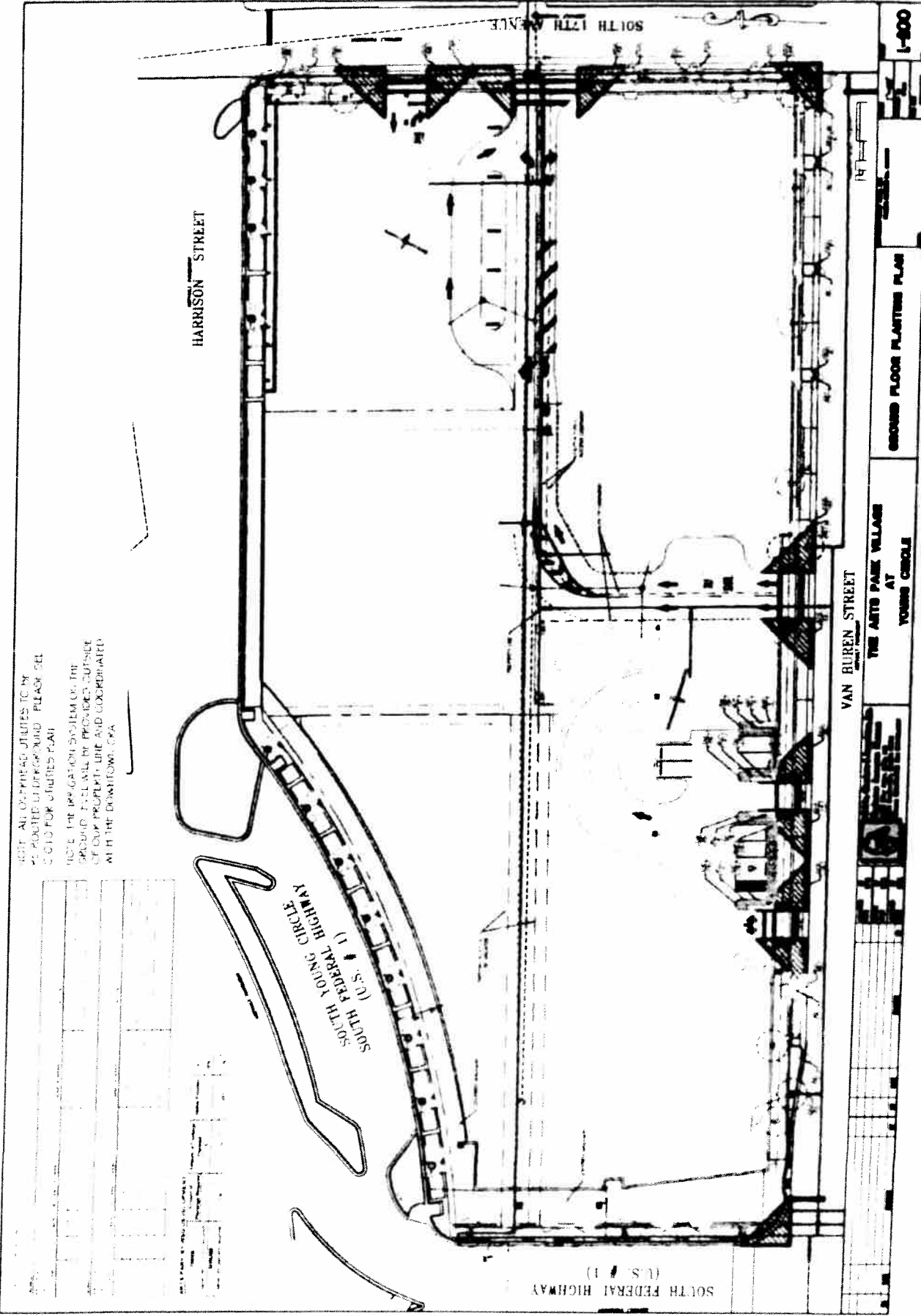
THE AUTO PARK VILLAGE
 AT
 YOUNG CIRCLE

LANDSCAPE PLAN

L-100

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

NOTE: THE IRRIGATION SYSTEM OF THE
GROUND, TO BE AS SHOWN BY PROVIDER, OUTSIDE
OF OUR PROPERTY LINE AND COORDINATED
WITH THE DOWNTOWN, CPA.



VAN BUREN STREET

THE ARTS PARK VILLAGE
AT
YOUNG CIRCLE

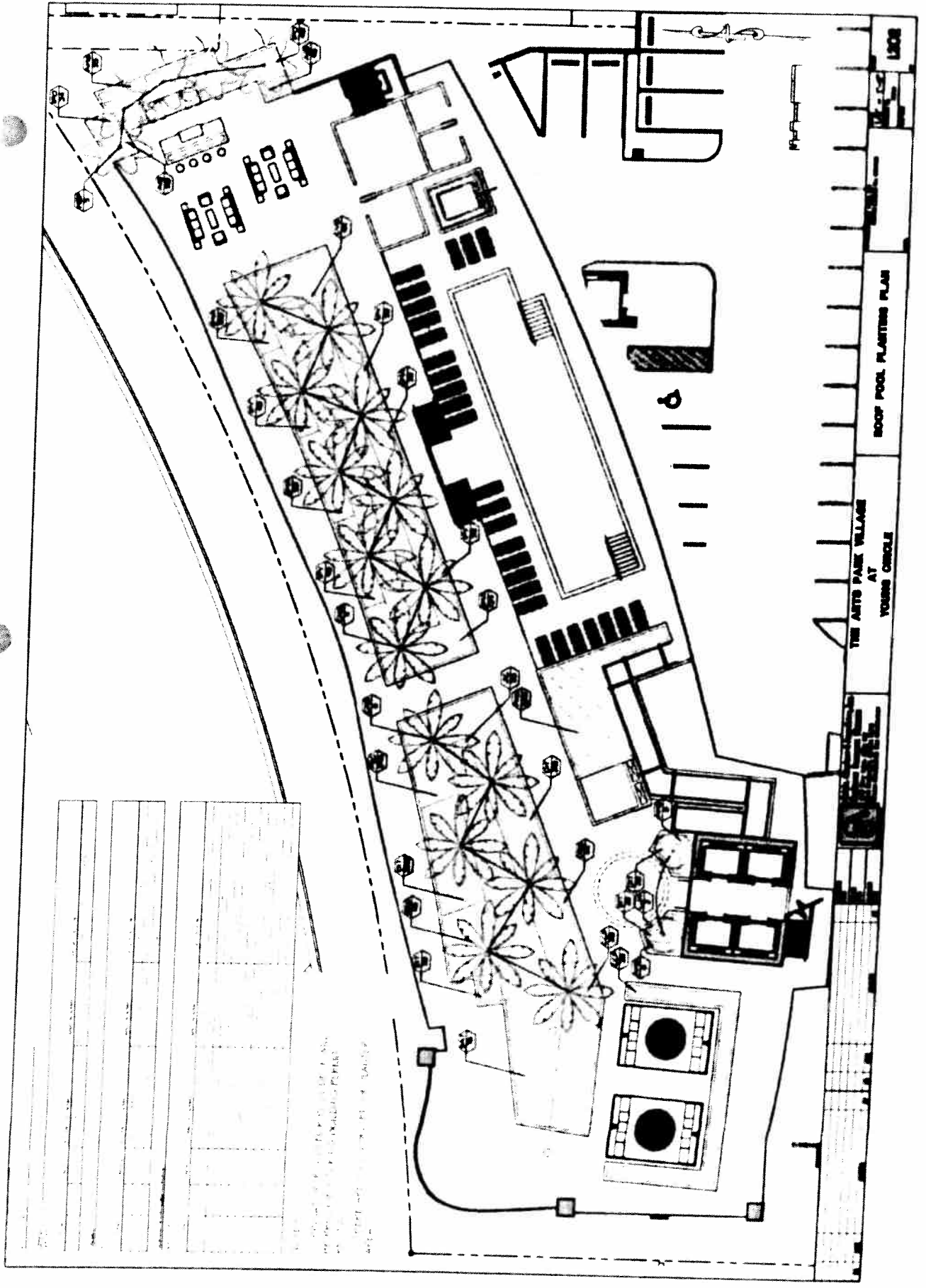
GROUND FLOOR PLANTING PLAN

1-800

SOUTH FEDERAL HIGHWAY
(U.S. #1)

SOUTH YOUNG CIRCLE
(U.S. #1)

HARRISON STREET



THE ARTS PARK VILLAGE
AT
YOUNGS CIRCLE
ROOF POOL PLANTING PLAN

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
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THE ARTS PARK VILLAGE AT YOUNGS CIRCLE
 PREPARED BY: [Faint text]
 DATE: [Faint text]

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

5

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.

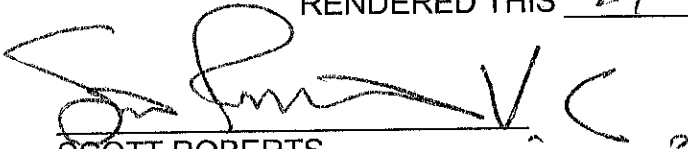
(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 07-DV-37)

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.

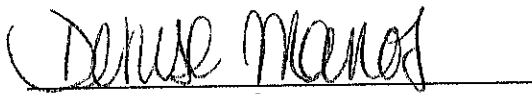
PASSED AND ADOPTED THIS 13th DAY OF DECEMBER, 2007.

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

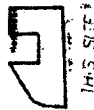
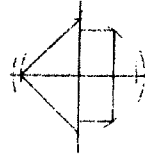
CROSS AREA = 178 143 SQ FT / 4 0896 ACRES

EXHIBIT A

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

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

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



MAP TO

C - S N S SURVEYORS & ASSOCIATES INC
 4 A JE
 3

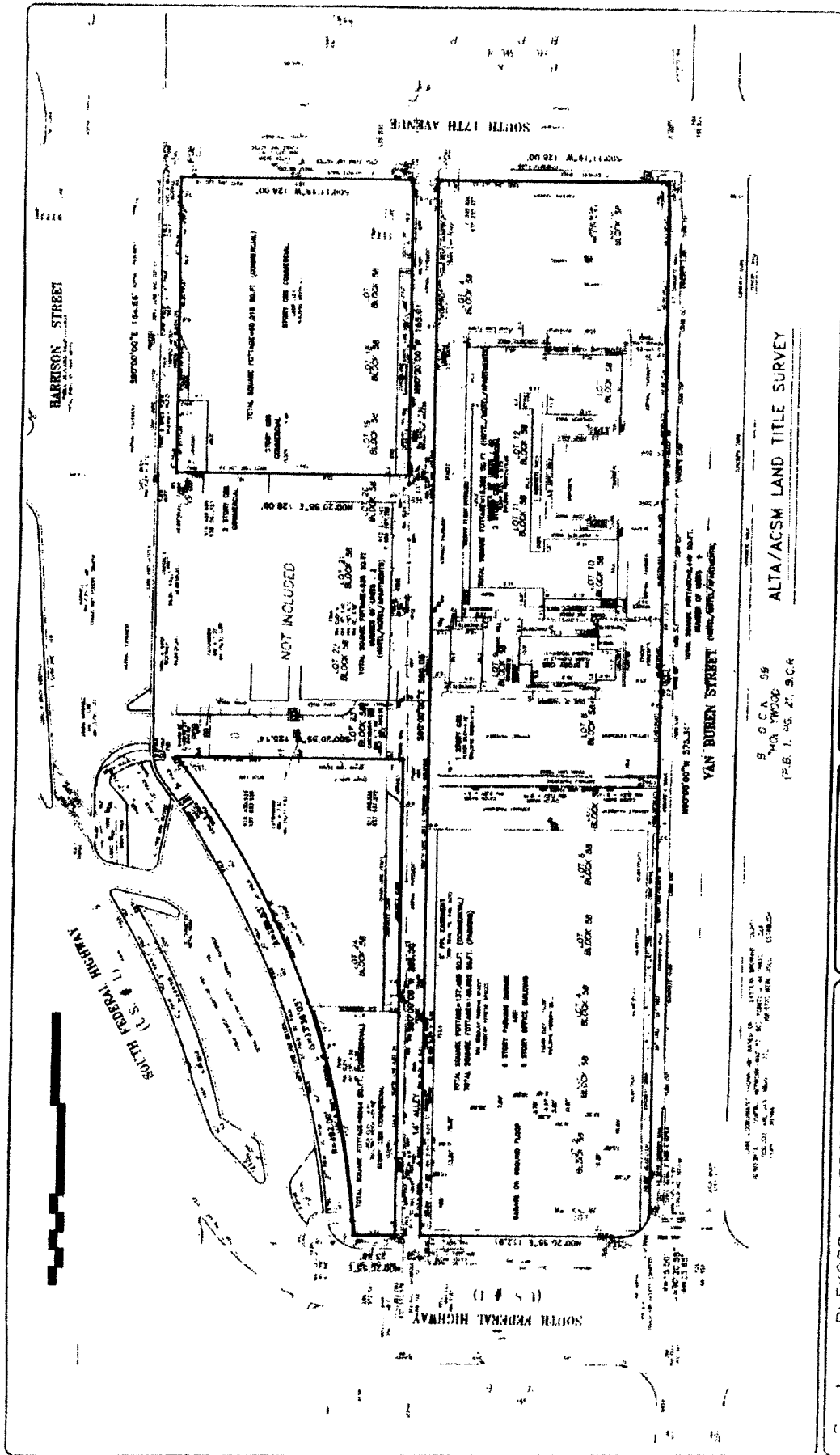
5-48
 2R

PRC NUMBER 54 B-4
 CLIENT W.S. D-VELOPVEN

REVISIONS PER CITY
 REVISED PER NEW & REPORT

DIVISIONS
 DATE FEB 2 1978
 BY AV

COMBIN. NUMBER
 NAME, MODEL
 ZONE
 BASE F
 COUNTY AS



ALTA/ACSM LAND TITLE SURVEY

B. C. A. 99
 HQ. 170006
 (P.B. 1, 05, 21, S.C.R.)

SOI SURVEYORS & ASSOCIATES INC

PROJECT NUMBER 5418-04

REVISIONS PER CITY: 10
 ADDED STATE PLANNING DEPARTMENT: 05, 10
 REVISIONS PER N.O. & T. REPORT: 05, 10

CLIENT	W. D. ELLIOTT
COMP. NO.	170006
PLAN NO.	170006
DATE	05, 10

DATE	11
NO. OF SHEETS	4
SHEET NO.	4
TOTAL SHEETS	4

PROJECT NUMBER: 0715

DATE: 7/8/2008

PROJECT NAME: Arts Park Village At Young Circle

LEVEL 100

ARTS PARK VILLAGE AT YOUNG CIRCLE

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

DATE: 7/8/2008

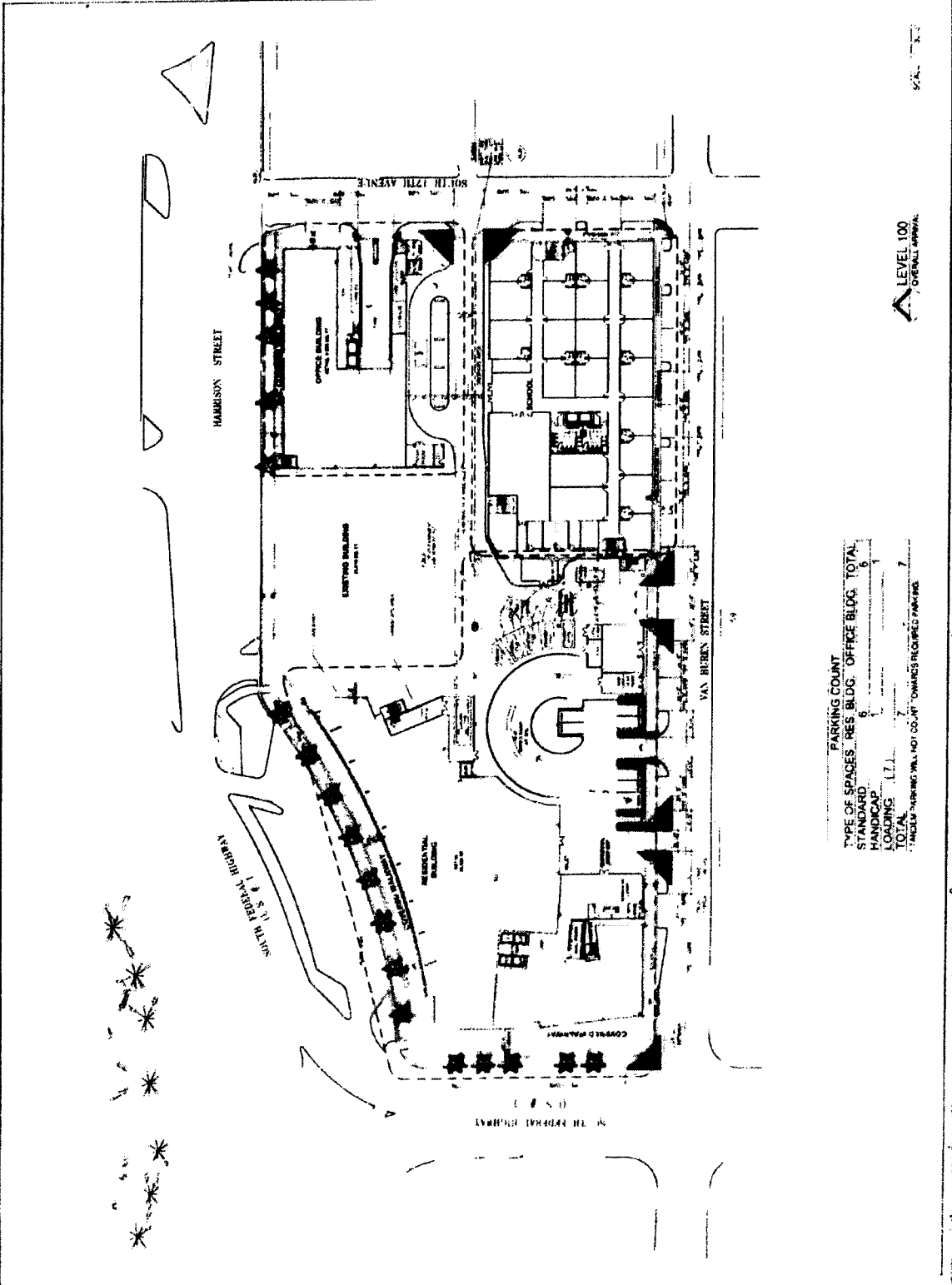
PROJECT NAME: Arts Park Village At Young Circle

LEVEL 100

OVERALL GENERAL



A2.01



PARKING COUNT

TYPE OF SPACES	RES. BLDG.	OFFICE BLDG.	TOTAL
STANDARD	6	6	12
HANDICAP	0	0	0
LOADING (L)	0	0	0
TOTAL	6	6	12
REQUIRED	0	0	0
AVAILABLE	6	6	12

UNAVAILABLE: 0

REQUIREMENTS MET: 100%

DATE: 7/8/2008 3:33:26 PM, PROJECT: Arts Park Village At Young Circle, FILE: 0715-CP-010N 35(0715-A-201.dwg)

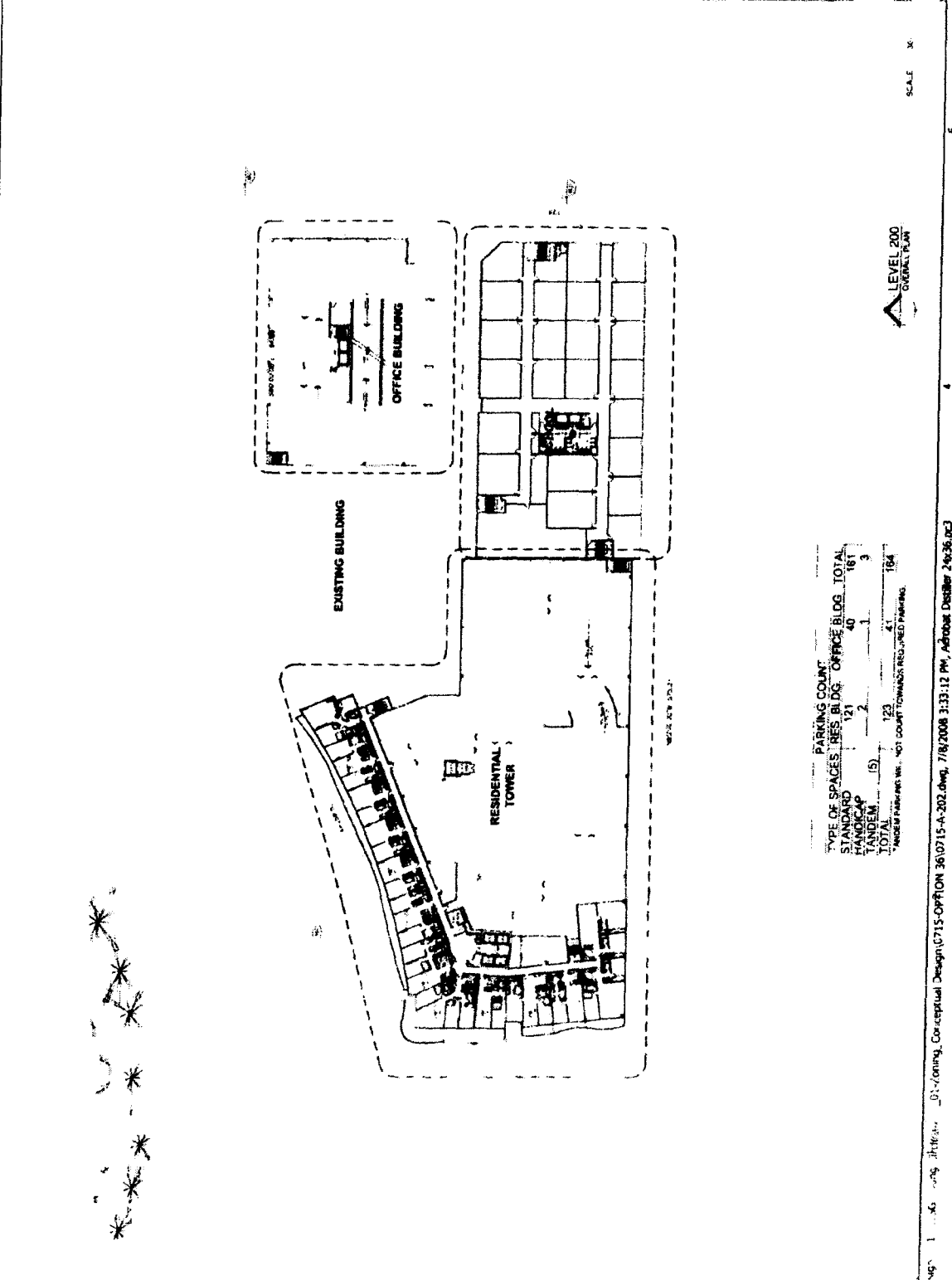
0715

LEVEL 200

Arts Park Village At Young Circle

SCALE 3/8"

A2.02

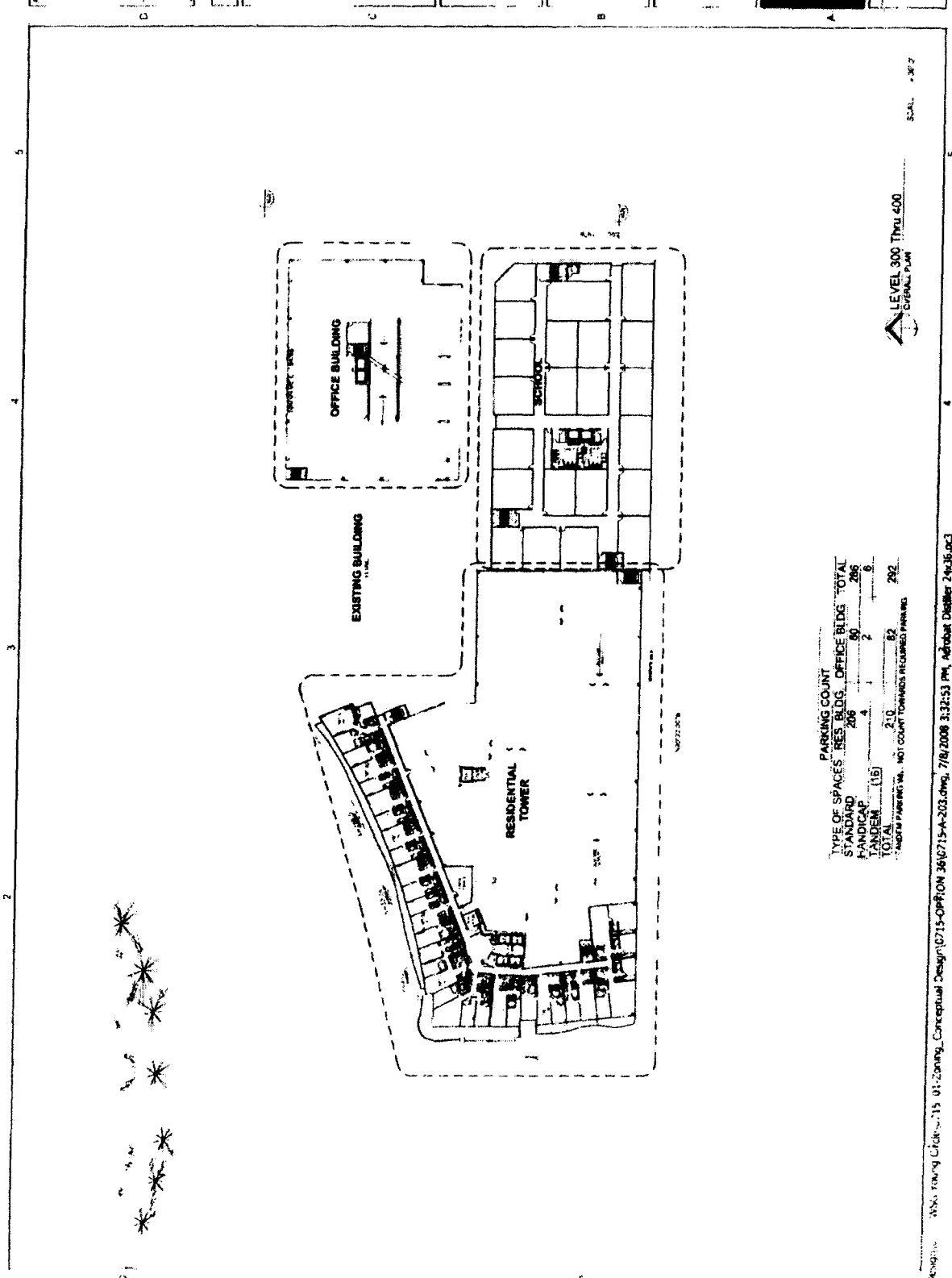


PARKING COUNT

TYPE OF SPACES	RES. BLDG.	OFFICE BLDG.	TOTAL
STANDARD	123	40	163
HANDICAP	2	1	3
TANDEM	15	2	17
TOTAL	140	43	183

164 TOTAL PARKING SPACES NOT COUNT TOWARDS REQUIRED PARKING.

0715-Option 36/0715-A-202.dwg, 7/18/2008 3:33:12 PM, Author: DStiller 24636.dwg



	ARTS PARK VILLAGES AT YOUNG CIRCLE WEST DEVELOPMENT	LEVEL 300 THRU 400 GENERAL PLAN	0715	PROJECTS - NEW CONSTRUCTION
	A2.03			

PARKING COUNT

TYPE OF SPACES	RES. BLDG.	OFFICE BLDG.	TOTAL
STANDARD	206	60	266
HANDICAP	4	2	6
TANDEM	(15)		
TOTAL	210	62	292

* NORTH PARKING WS. NOT COUNT TOWARDS REQUIRED PARKING

Design: 35X, Young Circle, 15 U-1 Zoning, Conceptual Design\0715-OP\PTON 36\0715-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, COLORADO 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

ARCHITECTS

1000 WEST 10TH AVENUE, SUITE 1000

DENVER, COLORADO 80202

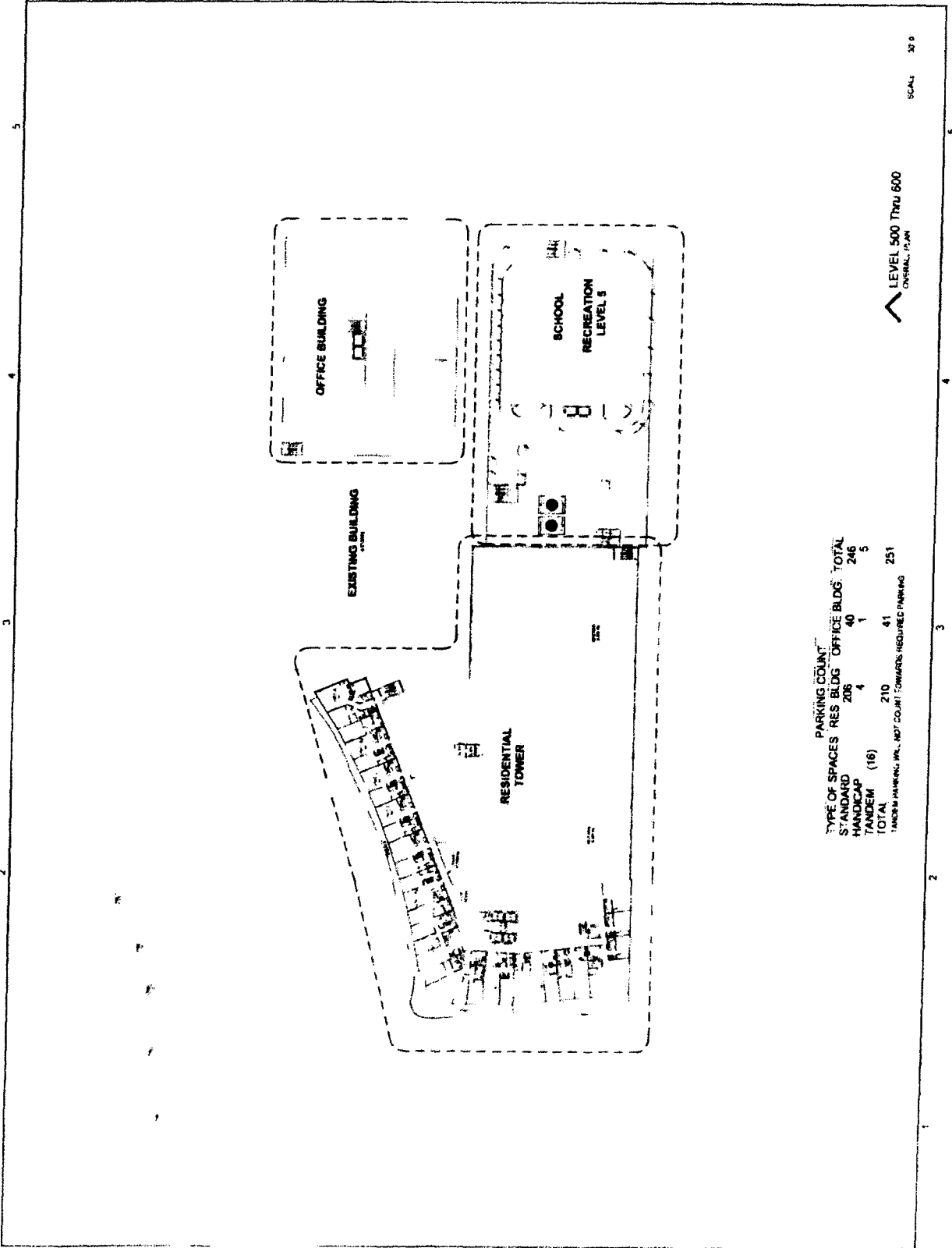
TEL: 303.733.1100

FAX: 303.733.1101

WWW.WOODRIVECONSULTANTS.COM



A2 04



PARKING COUNT

TYPE OF SPACES	RES BLDG	OFFICE BLDG	TOTAL
STANDARD	208	40	248
HANDICAP	4	1	5
TANDEM (16)	210	41	251
TOTAL			504

TANDEM PARKING INL. NOT COUNT TOWARDS REQUIRED PARKING

LEVEL 500 Thru 600
GENERAL PLAN

SCALE: 3/8"

0715

LEVEL 700

Arts Park Village At Young Circle

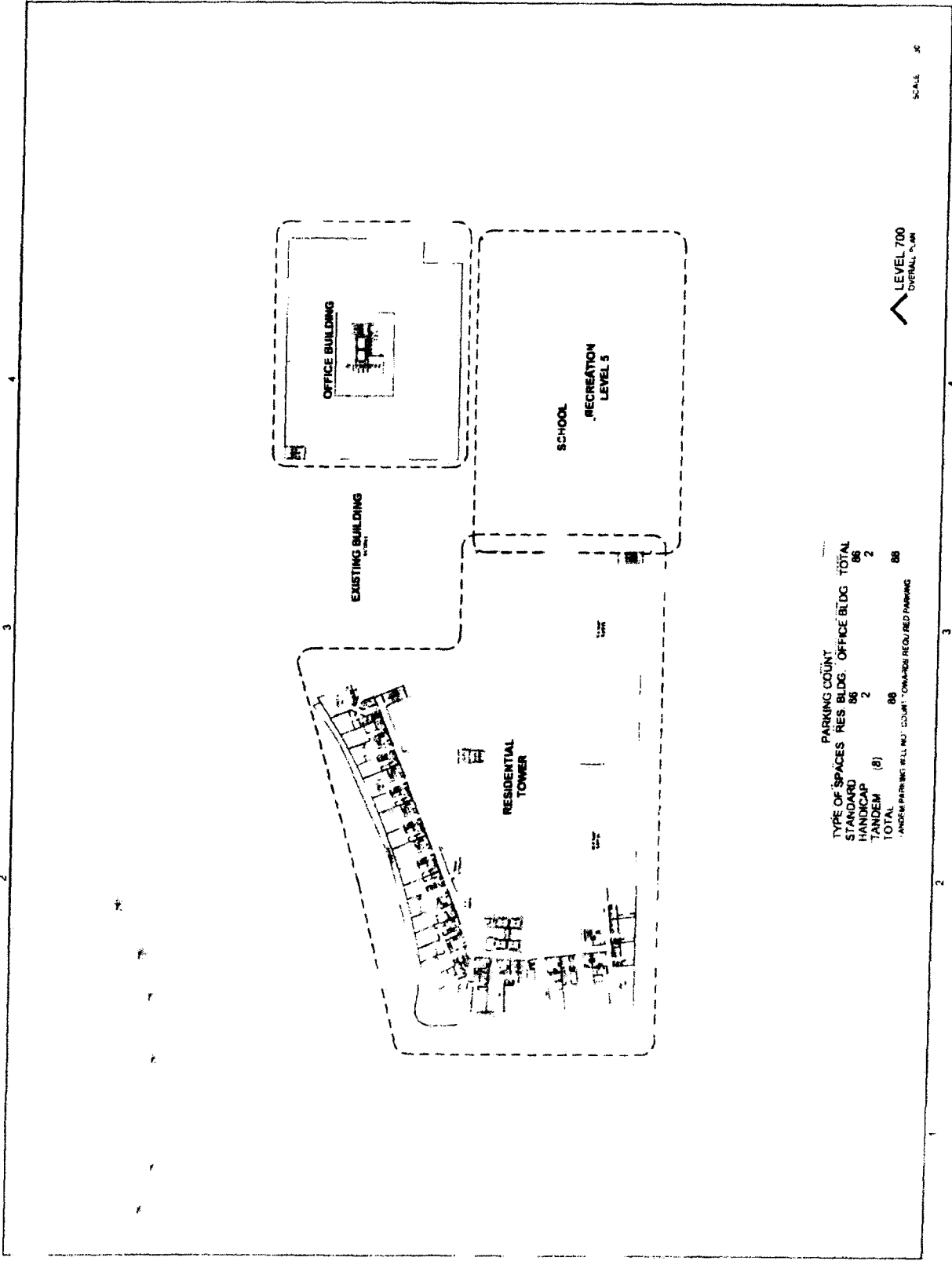
WSD OF THE DISTRICT OF COLUMBIA

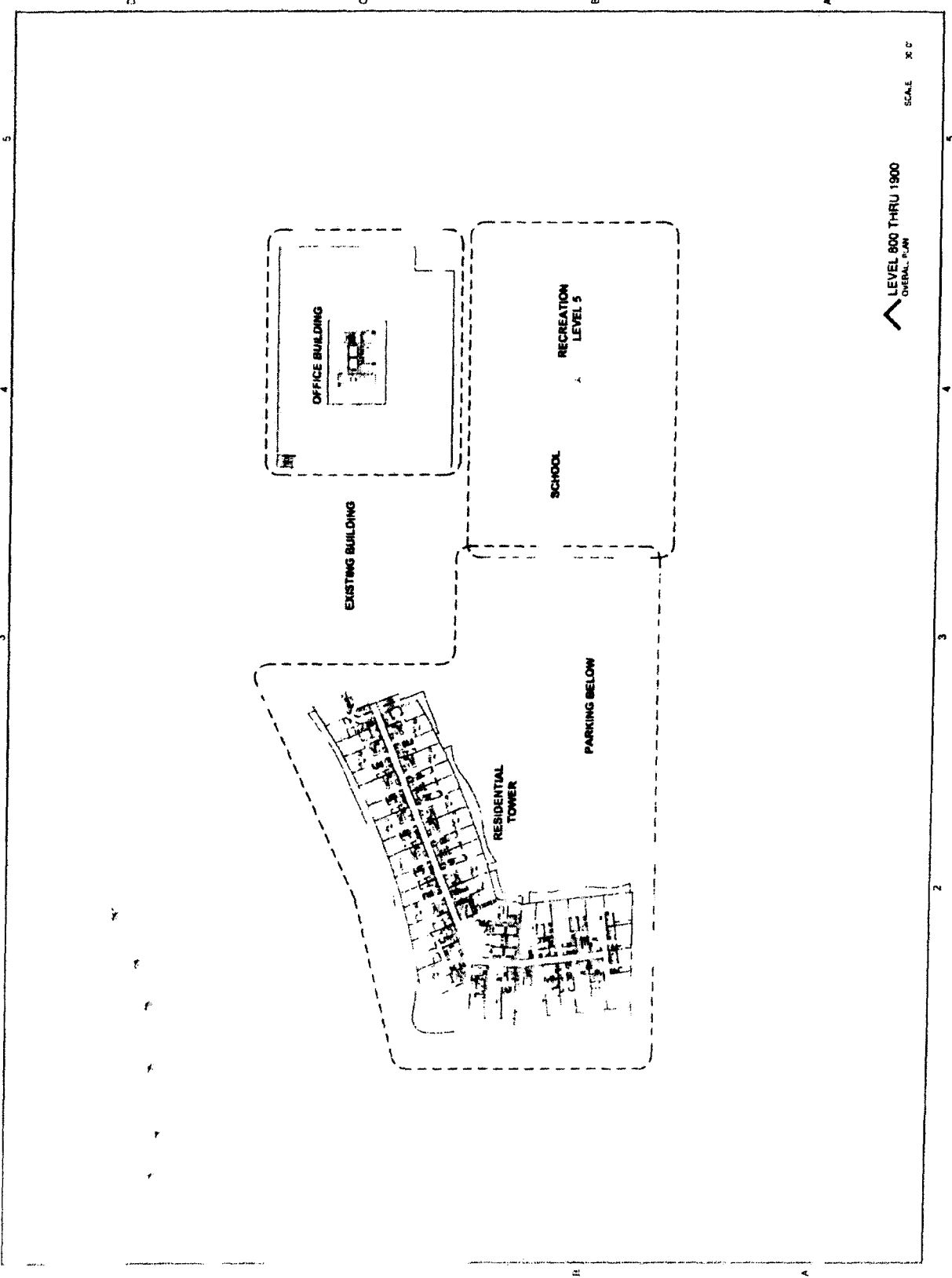
WWW.WASHINGTONDC.GOV

ARTS PARK VILLAGE AT YOUNG CIRCLE



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 & PARTNERS
ARCHITECTS
P.C.
1000 AVENUE OF THE STARS
SUITE 1000
FARMINGTON, CT 06030
TEL: 860.633.1100
WWW.WSCOTT.COM

ARTS PARK VILLAGE AT YOUNG CIRCLE
1000 AVENUE OF THE STARS
SUITE 1000
FARMINGTON, CT 06030
TEL: 860.633.1100
WWW.WSCOTT.COM

LEVEL 800 THRU 1900
OVERALL PLAN

0715

REVISIONS SUBMISSION
NO. DATE DESCRIPTION
1 07/15 0715

PROJECT: SUMMIT BEACH
 LOCATION:
 DATE:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:

0715

Arts Park Village At Young Circle
 PROJECT NO. 0715
 DATE: 07/15/08

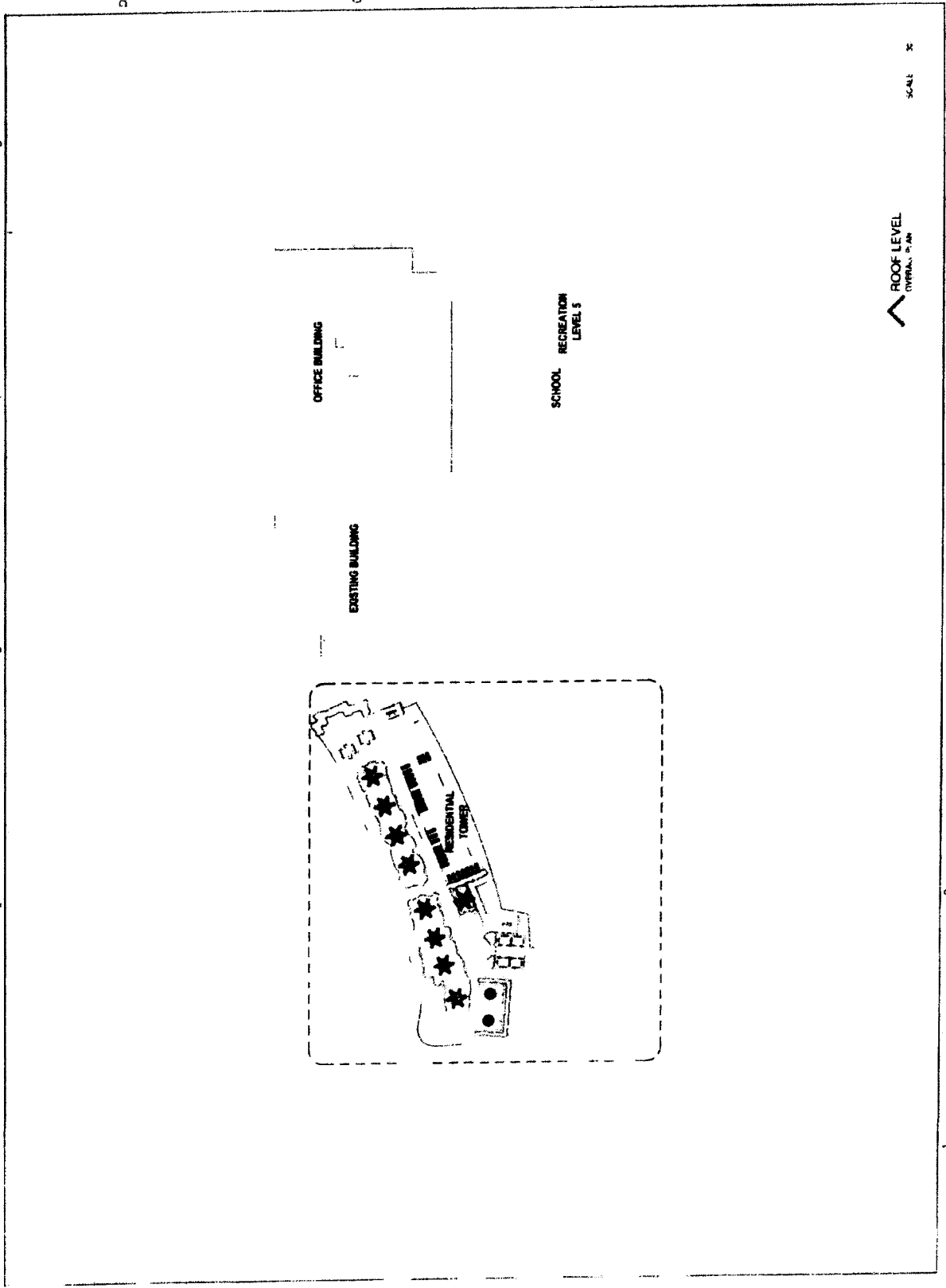
WISCONSIN COUNTY

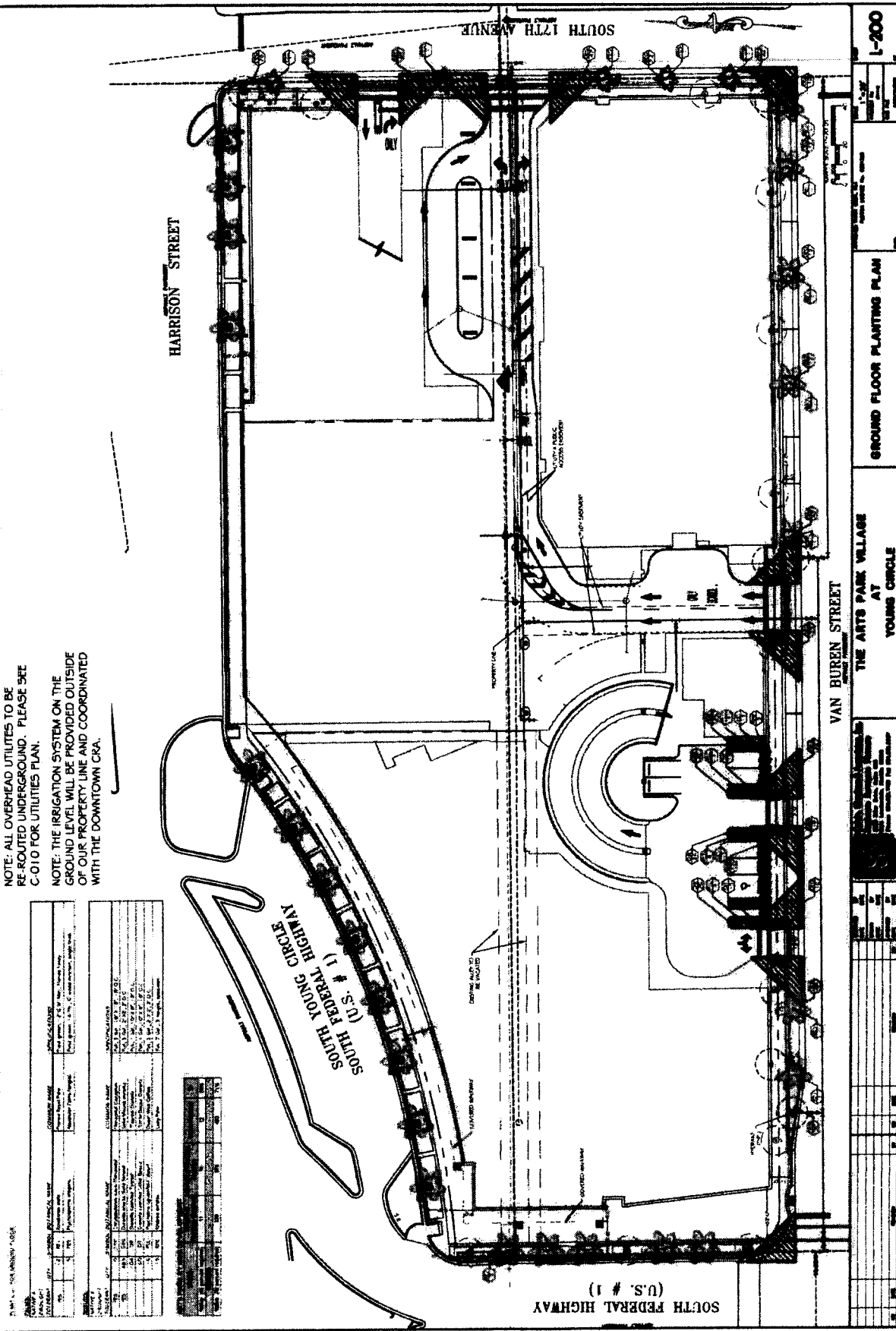
ARCHITECT

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



A2 08





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

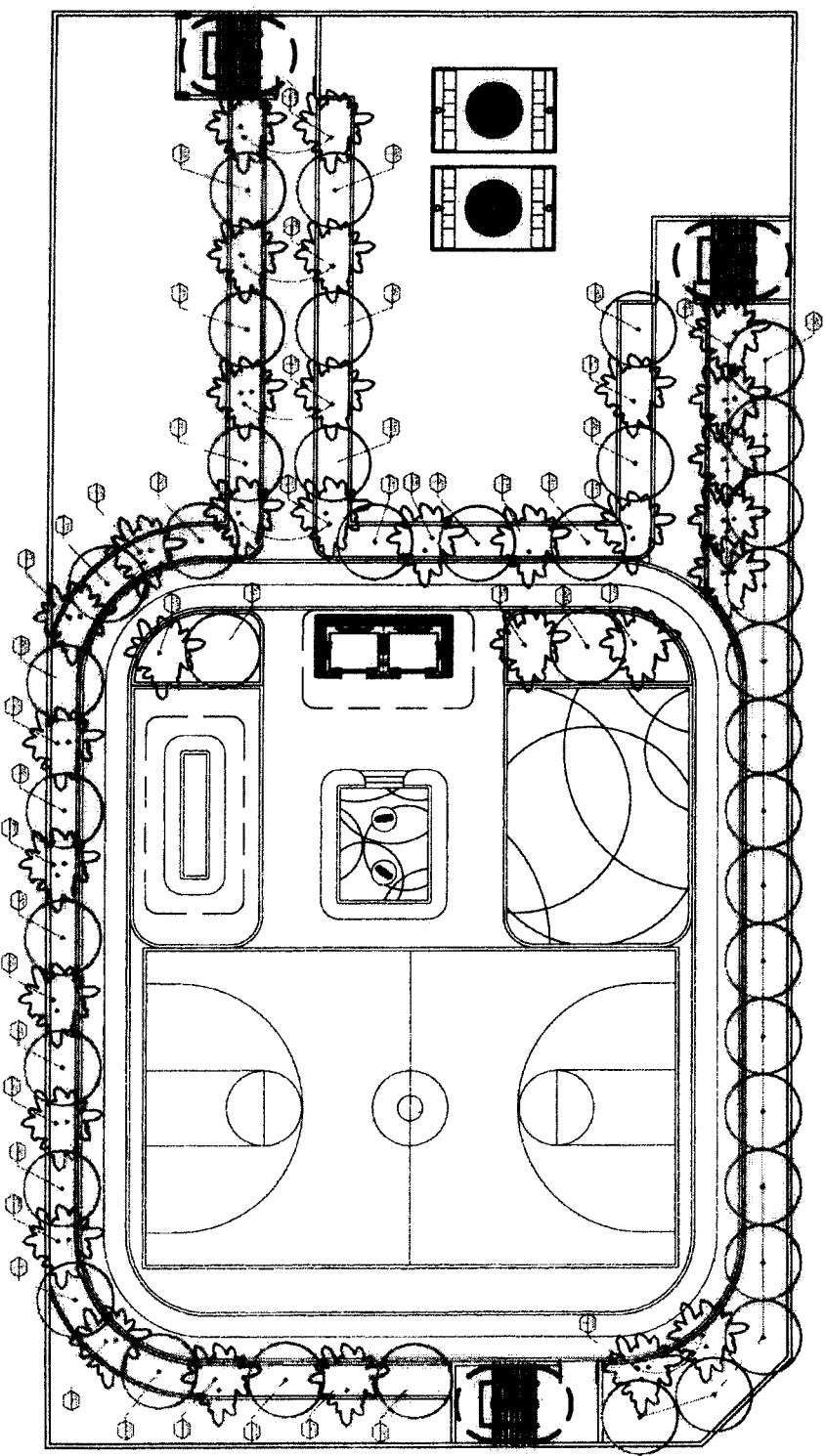
NOTE: THE IRRIGATION SYSTEM ON THE GROUND LEVEL WILL BE PROVIDED OUTSIDE OF OUR PROPERTY LINE AND COORDINATED WITH THE DOWNTOWN CRA.

PROJECT INFORMATION	
PROJECT NAME	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
OWNER	THE CITY OF ST. LOUIS
ARCHITECT	SKIDMORE OWINGS & MERRILL LLP
DATE	10/15/08
SCALE	AS SHOWN

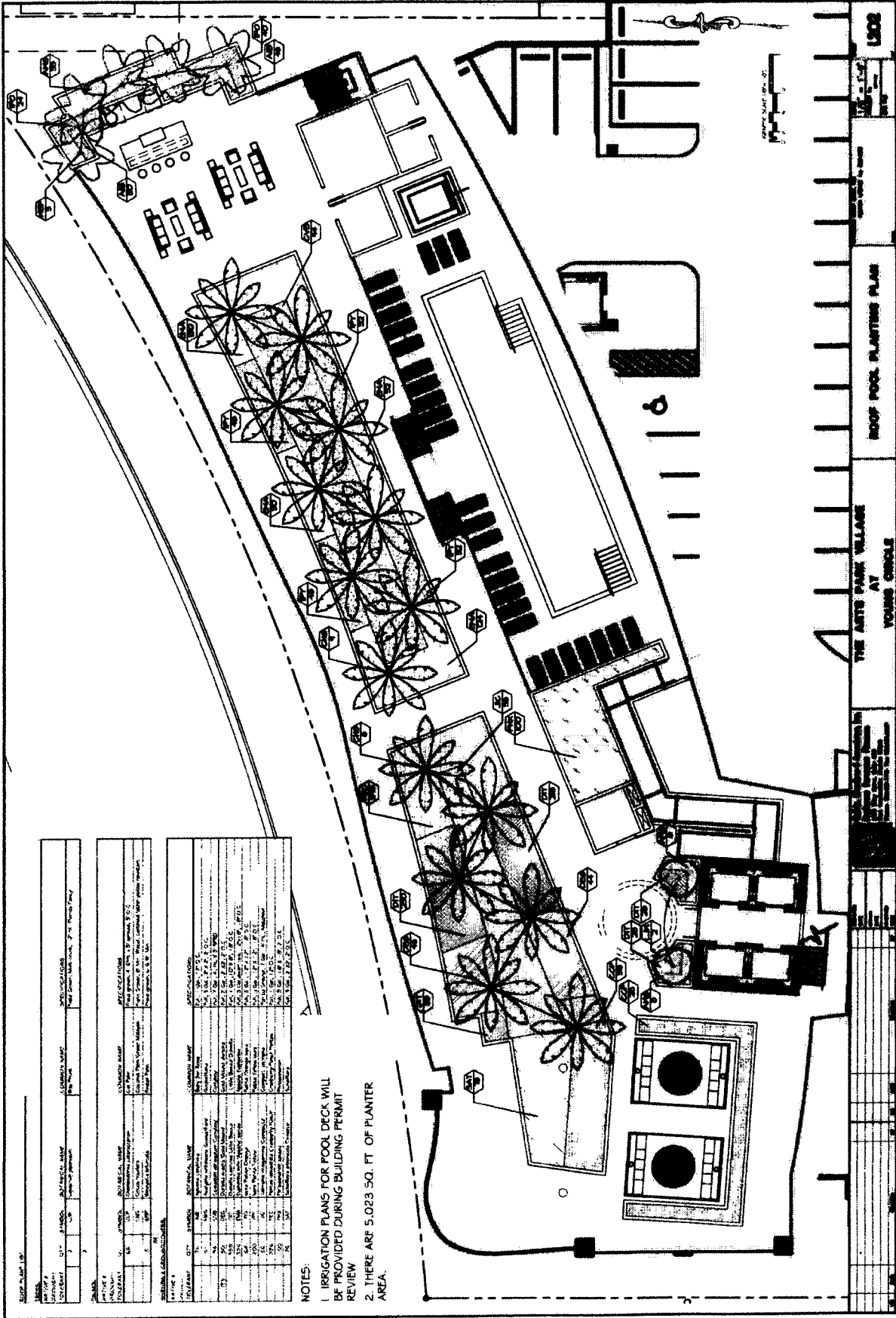
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT

GROUND FLOOR PLANTING PLAN THE ARTS PARK VILLAGE AT YOUNG CIRCLE	
SHEET NO. L-200 TOTAL SHEETS: 200	DATE: 10/15/08 DRAWN BY: [Name] CHECKED BY: [Name]

PROJECT INFORMATION	
PROJECT NO.	1-201
DATE	11-1-57
DESIGNER	W. H. W. & SONS, INC.
CLIENT	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
LOCATION	5TH FLOOR SCHOOL ROOF
SCALE	1/8" = 1'-0"
DATE	11-1-57
BY	W. H. W. & SONS, INC.
CHECKED BY	W. H. W. & SONS, INC.
APPROVED BY	W. H. W. & SONS, INC.



THE ARTS PARK VILLAGE AT YOUNG CIRCLE		5TH FLOOR SCHOOL ROOF PLANTING PLAN	
1-201			



GENERAL INFORMATION	
PROJECT NAME	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
OWNER	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
DESIGNER	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
DATE	11/11/11
SCALE	AS SHOWN
PROJECT LOCATION	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT DESCRIPTION	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT STATUS	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT PHASE	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT BOUNDARY	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT AREA	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT PERMITS	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT APPROVALS	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT NOTES	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT CONTACT	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT ADDRESS	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT CITY	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT STATE	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT ZIP	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT PHONE	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT FAX	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT EMAIL	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT WEBSITE	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT SOCIAL MEDIA	THE ARTS PARK VILLAGE AT YOUNG CIRCLE
PROJECT OTHER	THE ARTS PARK VILLAGE AT YOUNG CIRCLE

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
 1502

0715
0

0715
0

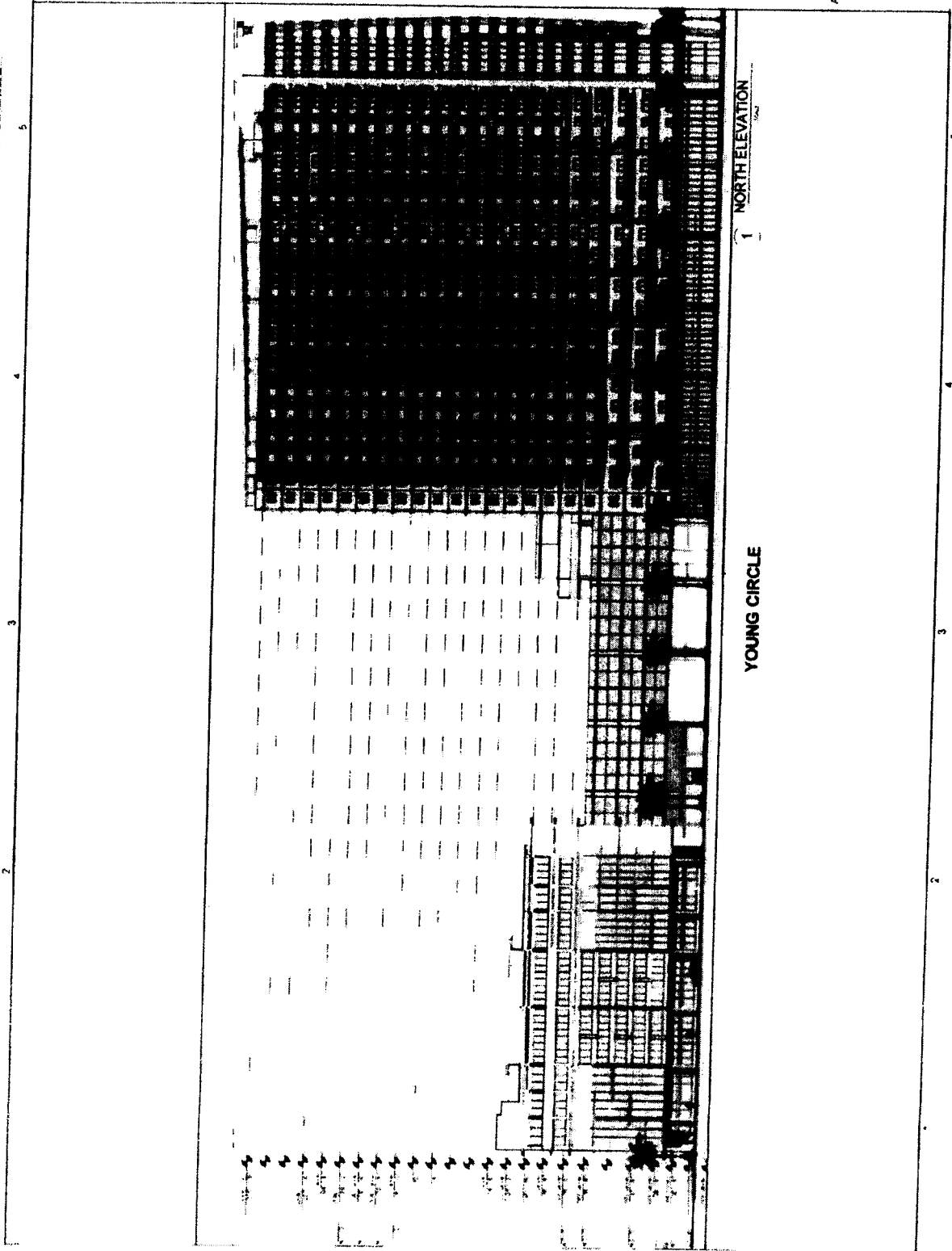
0715
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0715
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0715
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A4 00



0715

Arts Park Village At Young Circle
BLOCK ELEVATION

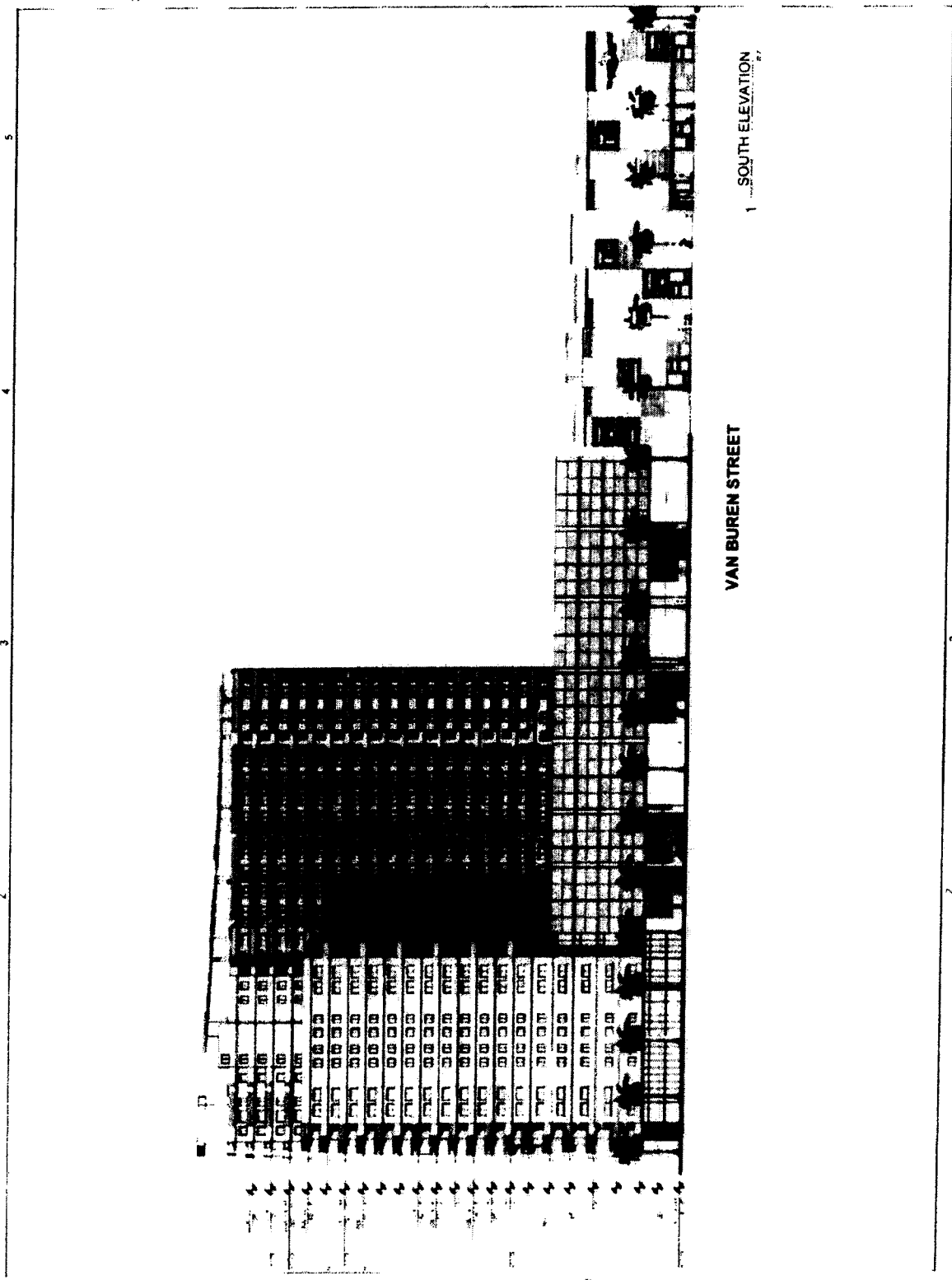
Arts Park Village At Young Circle
BLOCK ELEVATION

Arts Park Village At Young Circle
BLOCK ELEVATION

Arts Park Village At Young Circle
BLOCK ELEVATION



A4 01



1. PREPARED BY: [illegible]
 2. DATE: [illegible]
 3. SCALE: [illegible]
 4. SHEET NO.: [illegible]

0715

Arts Park Village At Young Circle
 BLOCK ELEVATION

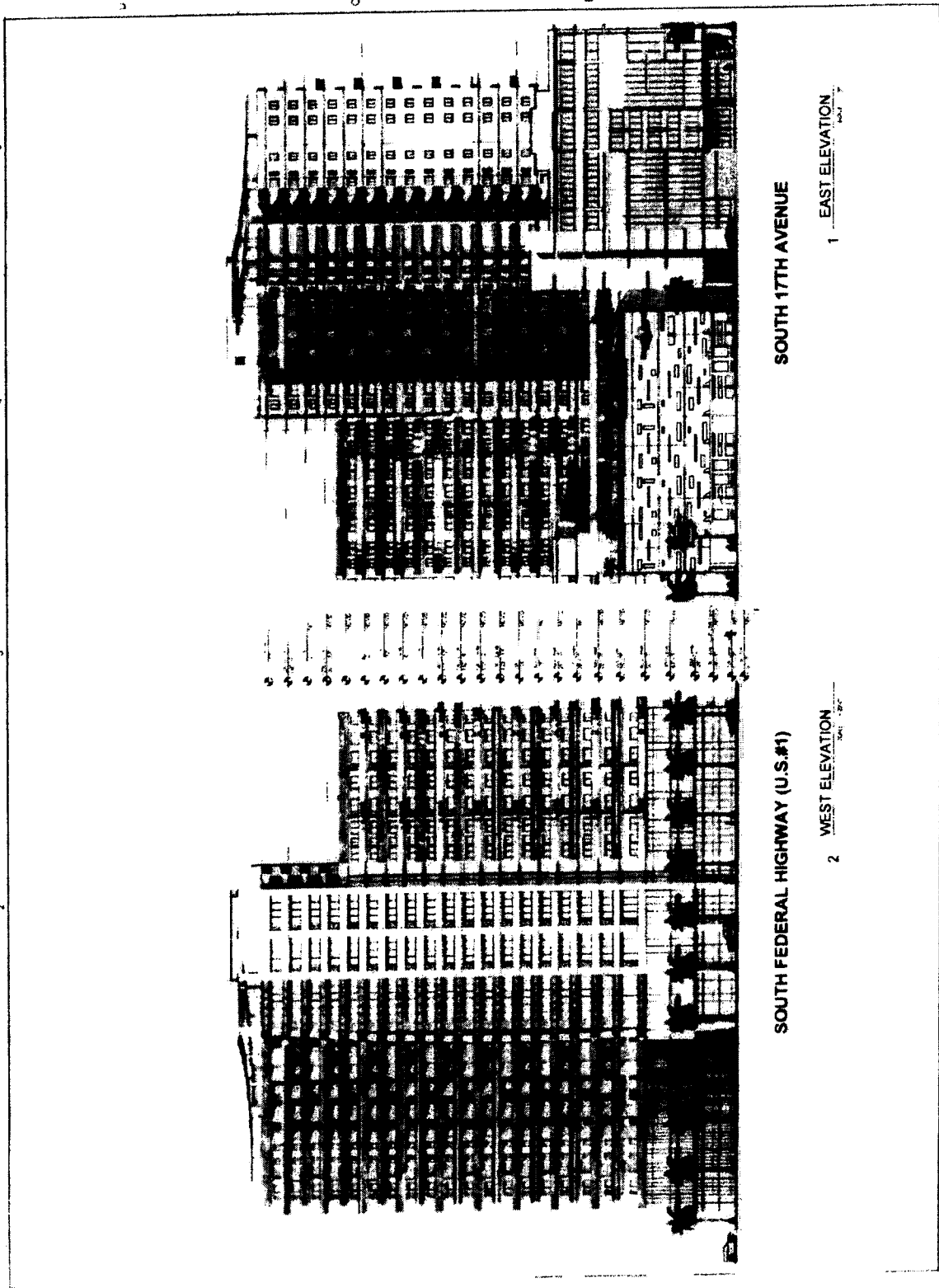
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 ADDRESS: [illegible]

DATE: [illegible]
 SCALE: [illegible]

PROJECT NO.: [illegible]
 SHEET NO.: [illegible]



A4 02



SOUTH 17TH AVENUE

1 EAST ELEVATION

SOUTH FEDERAL HIGHWAY (U.S.#1)

2 WEST ELEVATION

REVISED SUBMISSIONS

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

NO. 7

NO. 8

NO. 9

NO. 10

NO. 11

NO. 12

NO. 13

NO. 14

NO. 15

NO. 16

NO. 17

NO. 18

NO. 19

NO. 20

NO. 21

NO. 22

NO. 23

NO. 24

NO. 25

NO. 26

NO. 27

NO. 28

NO. 29

NO. 30

NO. 31

NO. 32

NO. 33

NO. 34

NO. 35

NO. 36

NO. 37

NO. 38

NO. 39

NO. 40

NO. 41

NO. 42

NO. 43

NO. 44

NO. 45

NO. 46

NO. 47

NO. 48

NO. 49

NO. 50

NO. 51

NO. 52

NO. 53

NO. 54

NO. 55

NO. 56

NO. 57

NO. 58

NO. 59

NO. 60

NO. 61

NO. 62

NO. 63

NO. 64

NO. 65

NO. 66

NO. 67

NO. 68

NO. 69

NO. 70

NO. 71

NO. 72

NO. 73

NO. 74

NO. 75

NO. 76

NO. 77

NO. 78

NO. 79

NO. 80

NO. 81

NO. 82

NO. 83

NO. 84

NO. 85

NO. 86

NO. 87

NO. 88

NO. 89

NO. 90

NO. 91

NO. 92

NO. 93

NO. 94

NO. 95

NO. 96

NO. 97

NO. 98

NO. 99

NO. 100

0715

Arts Park Village At Young Circle

OFFICE ELEVATION

WISC. DEPT. OF TRANSPORTATION

STATE OF WISCONSIN

DESIGNATED PROJECT

DATE

SCALE

ARCHITECT

ADDRESS

PHONE

FAX

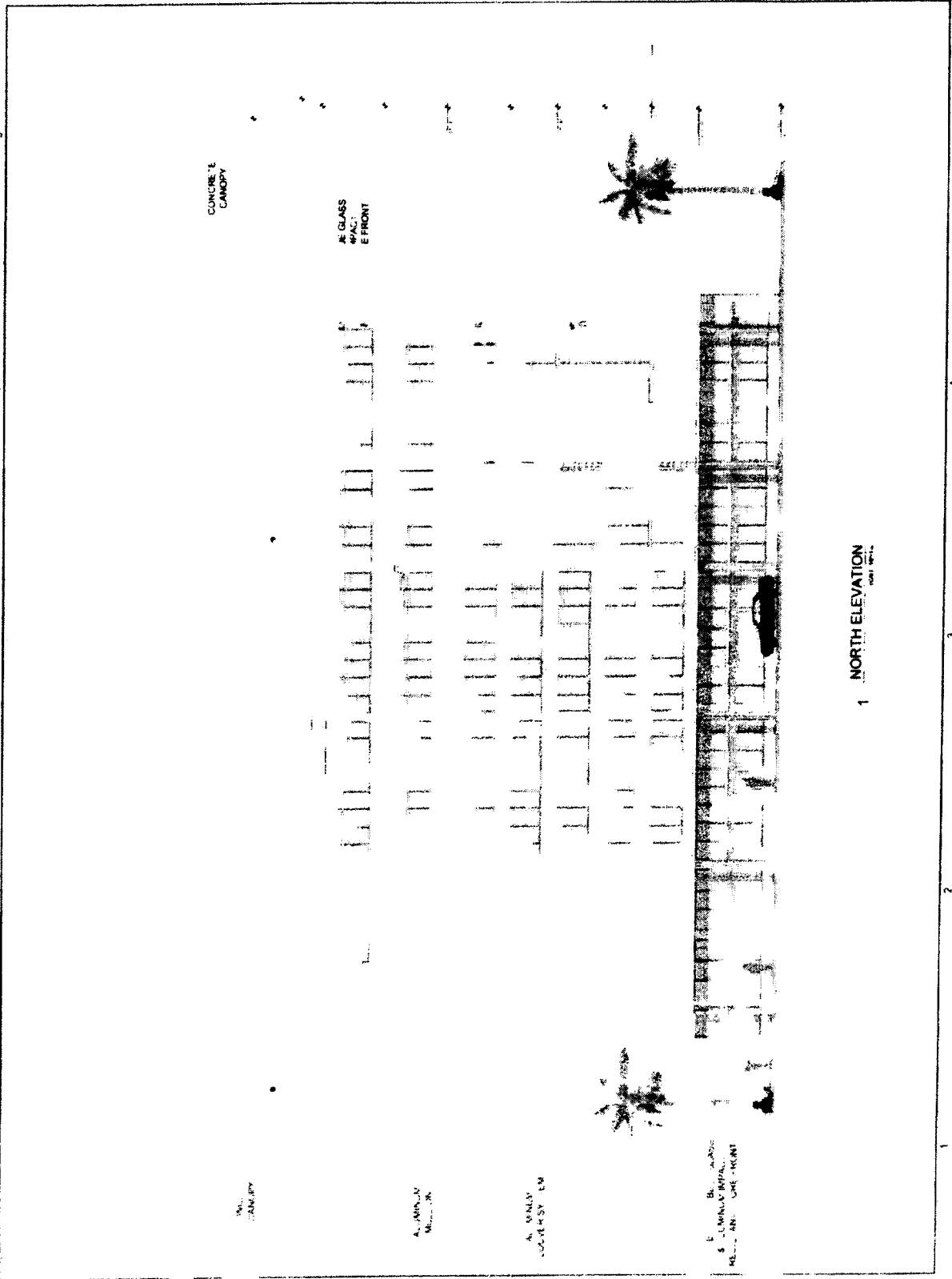
EMAIL



PROJECT NO.

DATE

A4 07



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS

0715

Ans Park Village At Young Circle
 PROJECT NAME

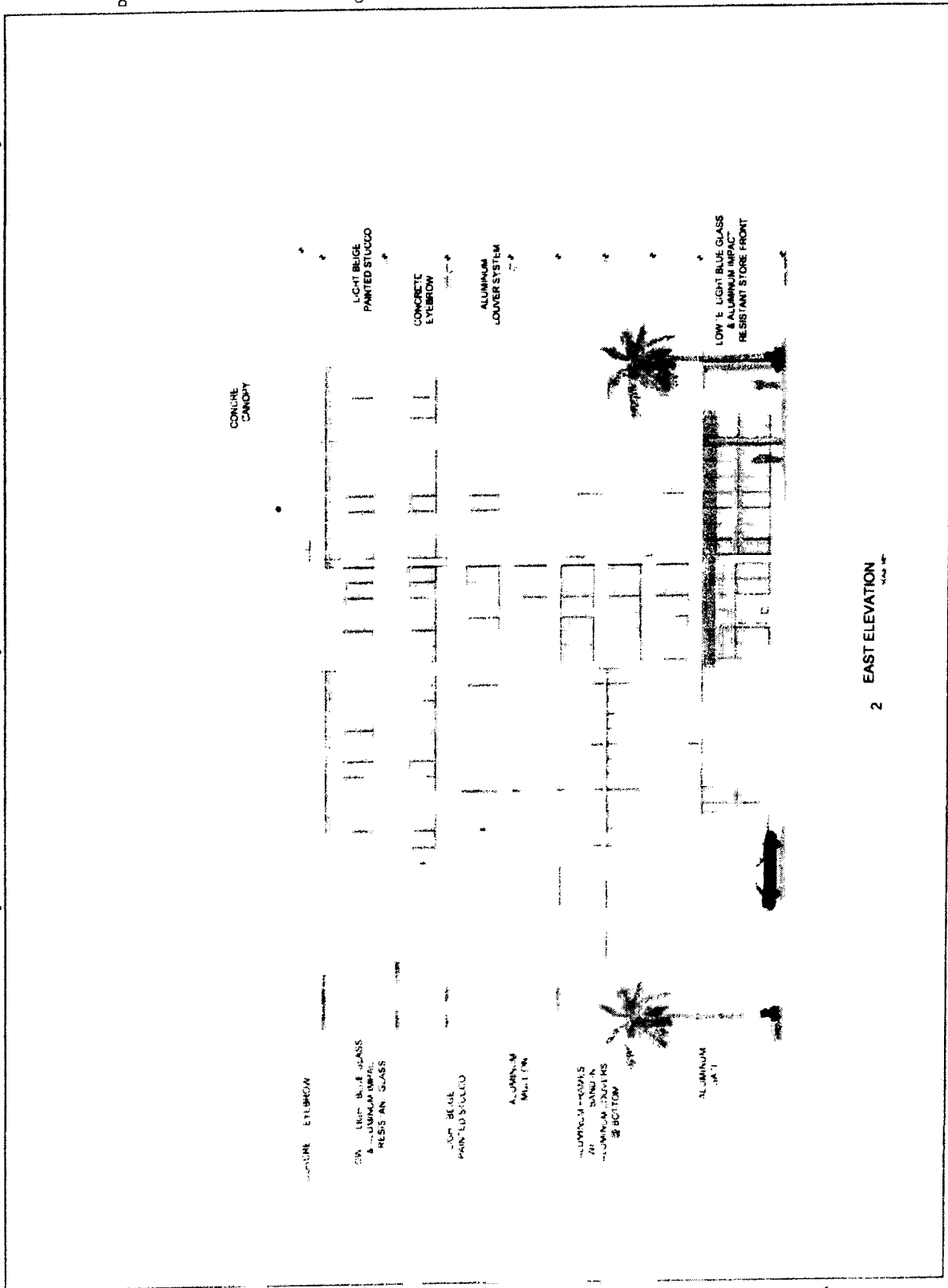
OFFICE ELEVATION
 ELEVATION

ARCHITECT: [Faded]
 SCALE: [Faded]

DATE: [Faded]
 DRAWN BY: [Faded]



A4 08



2 EAST ELEVATION

PROJECT: A4 09
 SHEET: 0715
 DATE: 07/15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

0715

ARTS Park Village At Young Circle
 SCHOOL
 ELEVATION

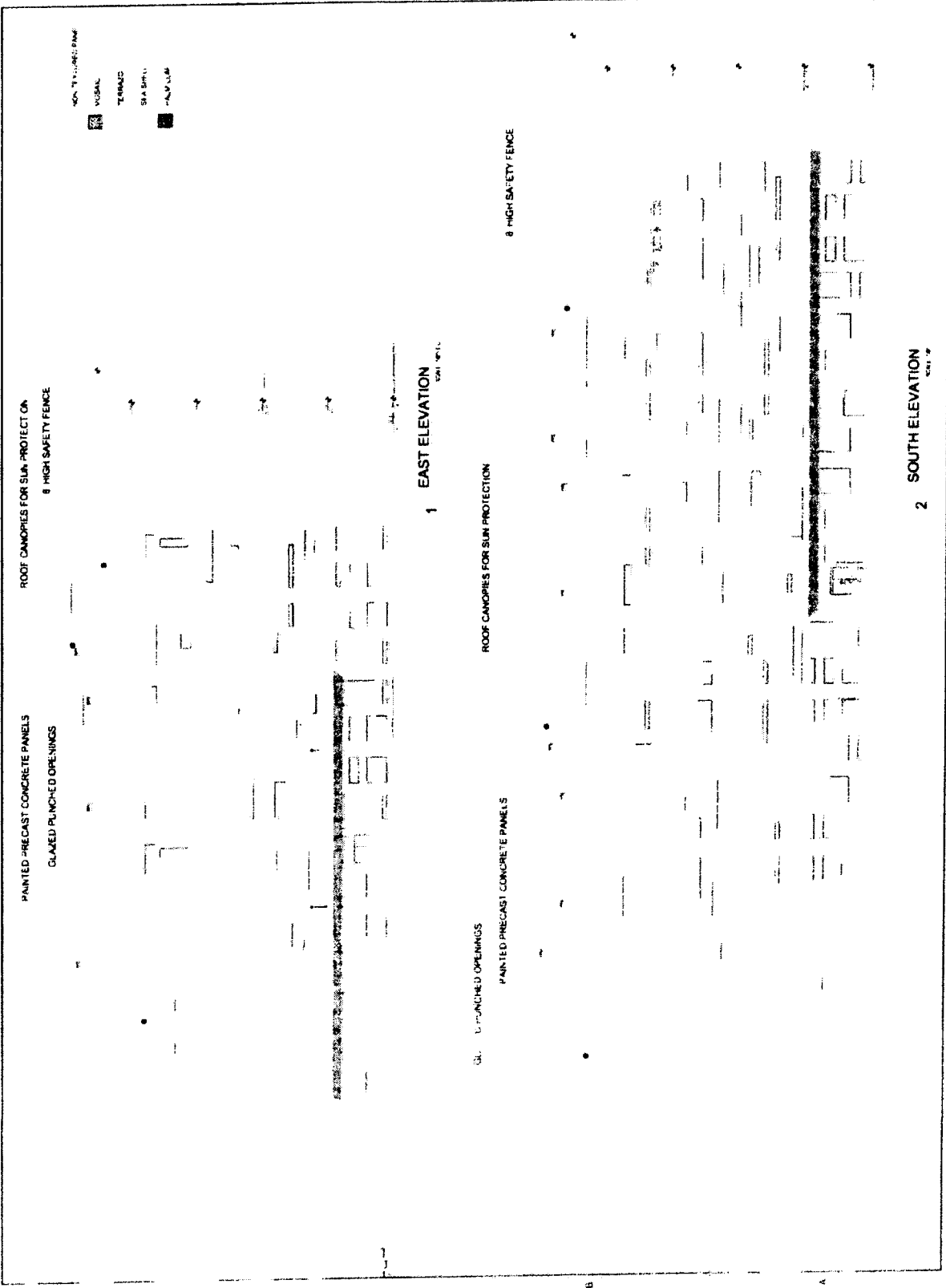
W.S. PRYETT ENGINEERING
 ARCHITECTS

ARCHITECTS
 1000 N. ...
 ...

ARCHITECTS
 1000 N. ...
 ...



A4 09



1 EAST ELEVATION

2 SOUTH ELEVATION

PAINTED PRECAST CONCRETE PANELS
 GLAZED PUNCHED OPENINGS

PAINTED PRECAST CONCRETE PANELS
 GLAZED PUNCHED OPENINGS

ROOF CANOPIES FOR SUN PROTECTION
 8 HIGH SAFETY FENCE

8 HIGH SAFETY FENCE

- NON-TYPICAL FINISH
- MOSAIC
- TERRAZZO
- SEA BIRCH
- HARDWOOD

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).

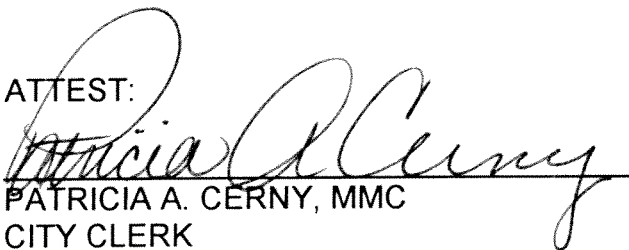
Section 3: That this resolution shall be in full force and effective immediately upon its passage and adoption.

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

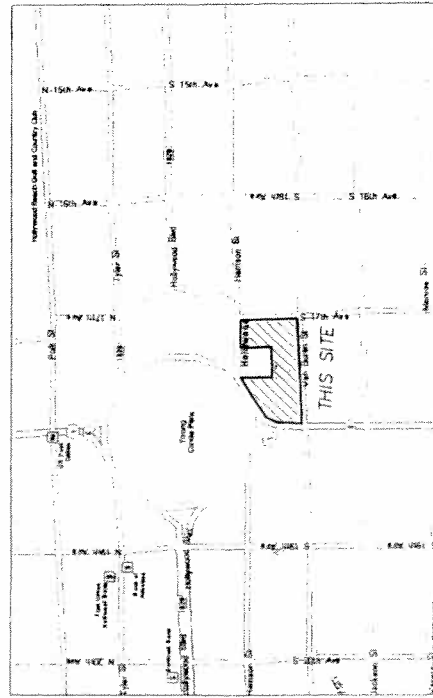
APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida only.


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)

ZONING REQUIREMENTS

FRONT SETBACK	REAR SETBACK	SIDE SETBACK	HEIGHT	REQUIREMENT	PROPERTY	PARKING
11 FEET CLEAR	9 FEET CLEAR	5.5 FEET CLEAR	11.1 FEET CLEAR	1. STORY PARADE 2. STORY OFFICE BUILDING	R/A	10 REGULAR 2 REGULAR
11 FEET CLEAR	9 FEET CLEAR	5.5 FEET CLEAR	11.1 FEET CLEAR	1. STORY PARADE 2. STORY OFFICE BUILDING	R/A	10 REGULAR 2 REGULAR
11 FEET CLEAR	9 FEET CLEAR	5.5 FEET CLEAR	11.1 FEET CLEAR	1. STORY PARADE 2. STORY OFFICE BUILDING	R/A	10 REGULAR 2 REGULAR
11 FEET CLEAR	9 FEET CLEAR	5.5 FEET CLEAR	11.1 FEET CLEAR	1. STORY PARADE 2. STORY OFFICE BUILDING	R/A	10 REGULAR 2 REGULAR
11 FEET CLEAR	9 FEET CLEAR	5.5 FEET CLEAR	11.1 FEET CLEAR	1. STORY PARADE 2. STORY OFFICE BUILDING	R/A	10 REGULAR 2 REGULAR

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 : FB/PC: DWN: C/D: REC
 FLOOD ZONE INFORMATION : COMMUNITY NUMBER 125113
 PANEL NUMBER 0312 G
 ZONE X
 BASE FLOOD ELEVATION N/A
 EFFECTIVE DATE 10/02/97

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

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 OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FROM BEGINNING TO OCTOBER 26, 2007, FILE NO. 1062-1677305
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. AND THE INITIAL LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND THE SUBSEQUENT METES AND BOUNDS DESCRIPTION WAS PREPARED BY THE SURVEYOR.
5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK DESCRIPTION: CITY OF HOLLYWOOD BENCHMARK 0 JEFFERSON STREET AND 16TH AVENUE, ELEVATION = 5.70'
8. BEARINGS SHOWN HEREON ARE ASSUMED THE SOUTH LINE OF BLOCK 58 BEARS N50°00'00" E.
9. 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
10. PROPERTY IS ZONED: CCC1 - CENTRAL CITY COMMERCIAL LOW INTENSITY
11. PARKING COUNT: REGULAR SPACES = 402
MANICAP SPACES = 4
TOTAL SPACES = 406
12. 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.

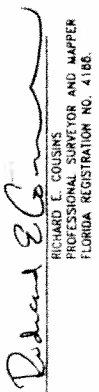
LAND DESCRIPTION:

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
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4186.

- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD
 - 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
 - F/L FLORIDA POWER & LIGHT
 - P/C OVERHEAD UTILITY LINES
 - E- POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - B.C.R. BROWARD COUNTY RECORDS
 - FH FIRE HYDRANT
 - TSP TRAFFIC SIGNAL POLE
 - F.D.O.I. FLORIDA DEPARTMENT OF TRANSPORTATION
 - T5B 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
 - ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING
 - 50.FT. SQUARE FEET
 - U/K UNKNOWN

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

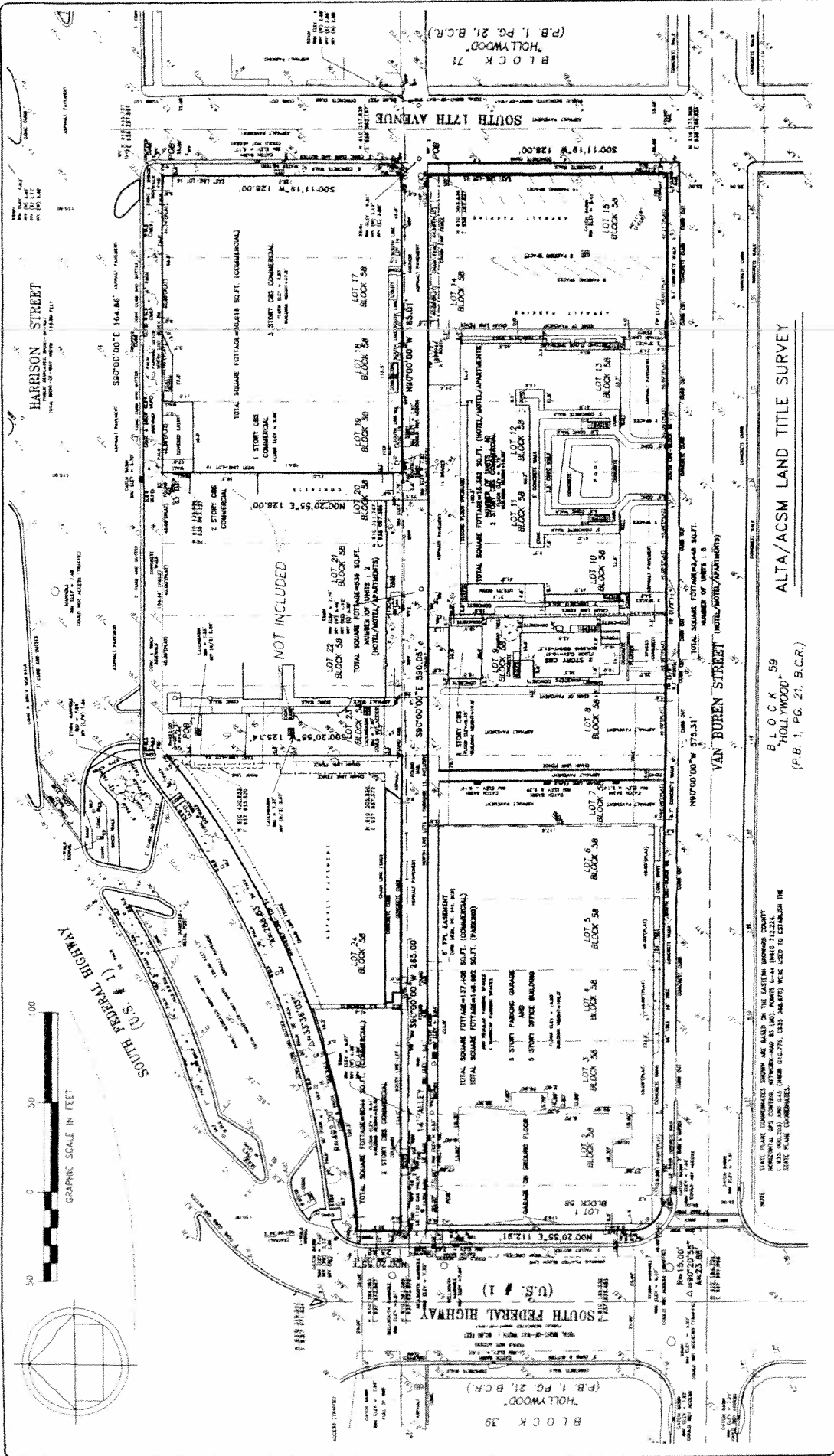


PROJECT NUMBER: 5418-04
CLIENT: WSG DEVELOPMENT

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

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:
1000 S.W. 11TH AVENUE SUITE 1011 DAVE, FLORIDA 33314	N/A



PROPERTY ADDRESS
BLOCK 59, HOLLYWOOD
LOTS 1-17, PG. 21, B.C.R.
L.S. 10-10-21, 22, 23

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		

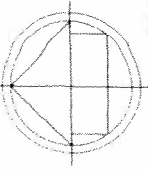
PROJECT NUMBER : 5418-04
CLIENT : WSG DEVELOPMENT

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

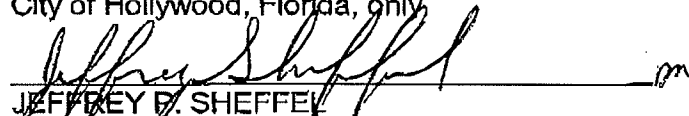
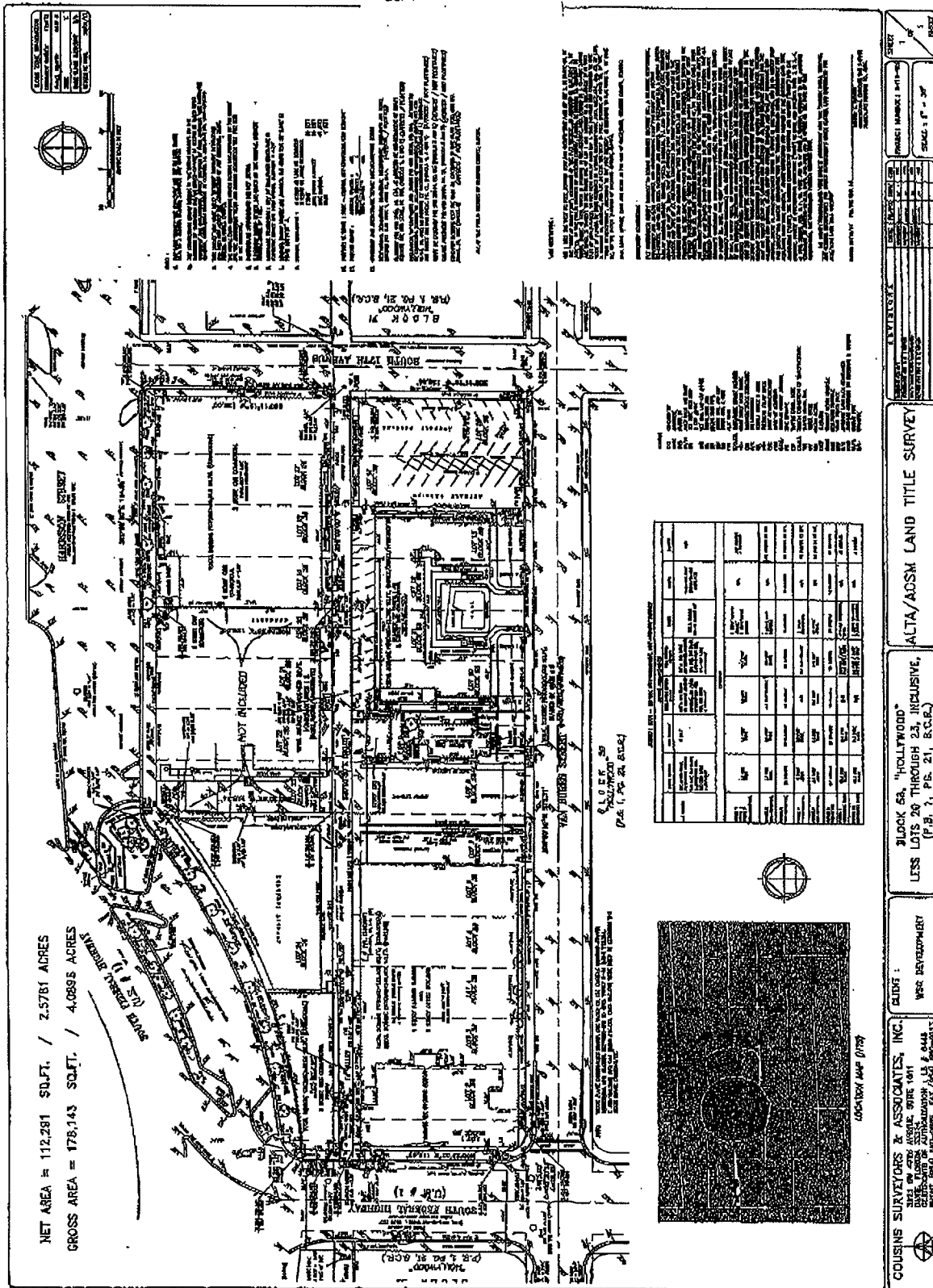

JEFFREY P. SHEFFEL
CITY ATTORNEY

EXHIBIT A



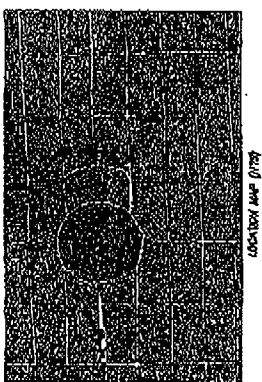
DATE OF SURVEY	11/11/09
PROJECT NAME	ALTA/ACSM LAND TITLE SURVEY
SCALE	1" = 20'
PROJECT NUMBER	1111-09-001
DATE OF PLOTTING	11/11/09



1. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.

LOT	AREA (SQ. FT.)	AREA (ACRES)	OWNER
1	10,000	0.23	...
2	10,000	0.23	...
3	10,000	0.23	...
4	10,000	0.23	...
5	10,000	0.23	...
6	10,000	0.23	...
7	10,000	0.23	...
8	10,000	0.23	...
9	10,000	0.23	...
10	10,000	0.23	...



COUSINS SURVEYORS & ASSOCIATES, INC.
 1111 10TH AVENUE, SUITE 1001
 DENVER, COLORADO 80202
 PHONE: 303-733-0000 FAX: 303-733-0001

CLDID: 1111-09-001
 PROJECT: ALTA/ACSM LAND TITLE SURVEY

ALTA/ACSM LAND TITLE SURVEY
 (P.L. 1, P.S. 21, S.C.A.)

LESS LOTS 98 THROUGH 93, INCLUSIVE,
 (P.L. 1, P.S. 21, S.C.A.)

USE: REDEVELOPMENT

DATE: 11/11/09

SCALE: 1" = 20'

PROJECT NUMBER: 1111-09-001

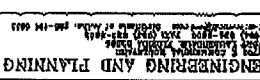
DATE OF SURVEY: 11/11/09

DATE OF PLOTTING: 11/11/09

EXHIBIT B

PROJECT DATA

ARTS PARK VILLAGE at YOUNG CIRCLE



RED APPLE HOLLYWOOD, LLC AND ARTS PARK VILLAGE AT YOUNG CIRCLE
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)
PROPOSED ZONING: PD-1 and PD-2
TOTAL LOTS: 12 LOTS
NET LOT AREA: 178,143 SF/4.08 ACRES
GROSS LOT AREA: 512,607 SF/2.57 ACRES

SCHOOL BUILDING SETBACKS (PHASE PD-A)

REQUIREMENTS BY ZONING: 10'-0"
NORTH ALLEY: 35'-0"
WEST ALLEY: 10'-0"
VAN BUREN STREET: 0'-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 BUREN: 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/SUITABLE AREA: 305,679 SF

FLOOR AREA OFFICE BUILDING (PHASE PD-B2)

OFFICE: 52,500 SF
RETAIL: 9,604 SF
PARKING: 79,944 SF
CIRCULATION/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"
SAUNDY ALLEY: 0'-0"
WEST (INTERIOR SIDE): 0'-0"

PARKING DATA

PARKING REQUIRED
RESIDENTIAL: 546
OFFICE: 78
RETAIL: 103
TOTAL: 727
TOTAL PROVIDED: 773
TOTAL PARKING SPACES = 46 SPACES EXCESS

LOADING SPACES

RESIDENTIAL: 6
OFFICE: 1
SCHOOL: 1
TOTAL: 8

BUILDING HEIGHT

RESIDENTIAL BUILDING: 6.5 STORIES
OFFICE BUILDING: 22 STORIES
CHARTER SCHOOL: 5 STORIES

RESIDENTIAL UNIT TYPE COUNT

TOTAL: 390 RESIDENTIAL UNITS
390 RESIDENTIAL UNITS
390 RESIDENTIAL UNITS
390 RESIDENTIAL UNITS
390 RESIDENTIAL UNITS

PARKING SPACE DIMENSIONS

502 SPACES PARKING COURT DOES NOT INCLUDE THE 45 TANDUM SPACES THAT ARE PROVIDED
773 SPACES NUMBER OF SPACES RECOMMENDED PER SHARED PARKING ANALYSIS
TOTAL PROVIDED = 773 SPACES PROVIDED (2% of 4648 802 x 0.02 = 18 SPACES REQUIRED)

DRIVE ISLE DIMENSIONS

DRIVE ISLES: 24'-0" REQUIRED

UNIT TYPES

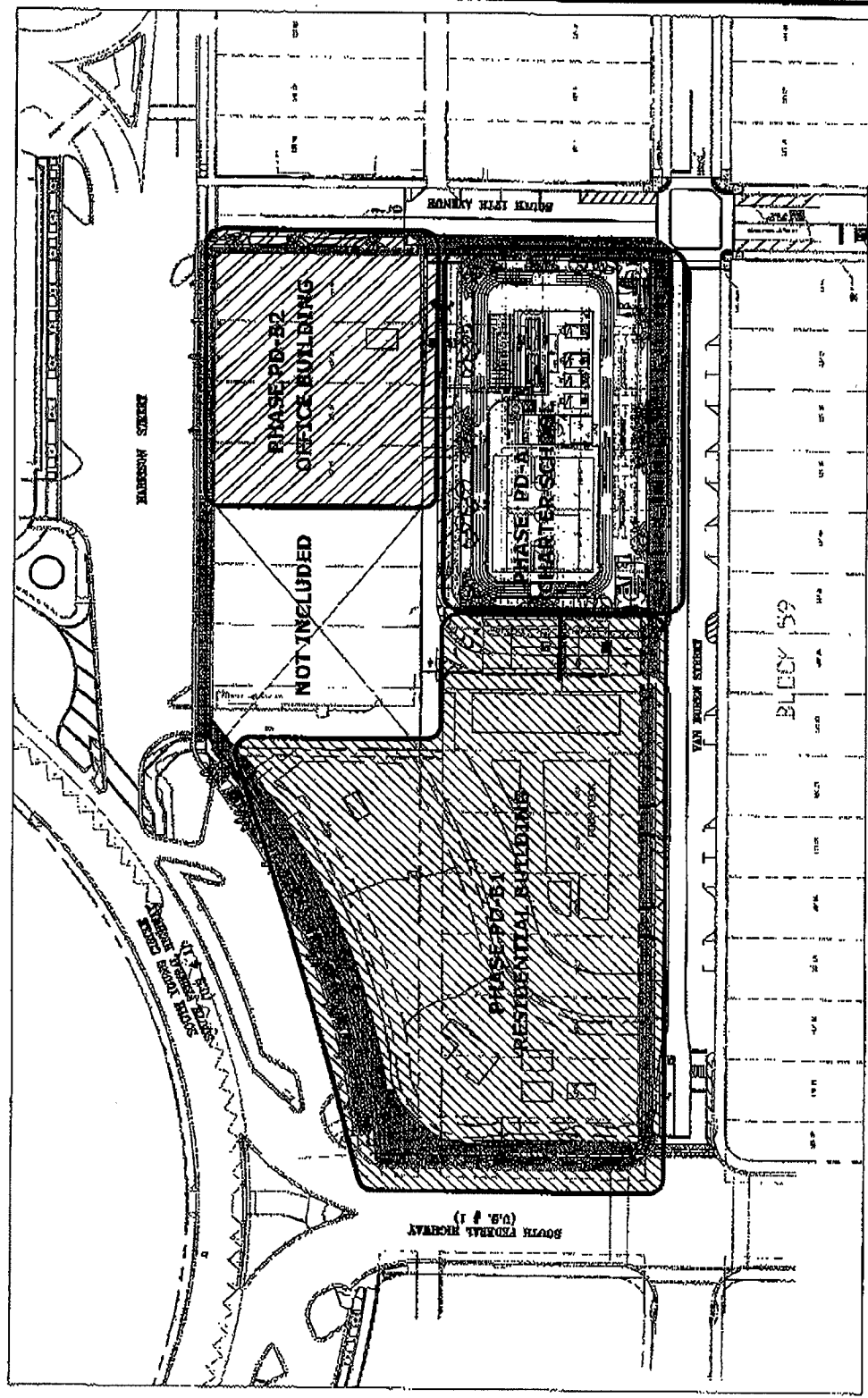
TOTAL: 390
STUDIO: 30
1 BD: 186
2 BD: 157
3 BD: 21
TOTAL UNITS: 390

AVG. UNIT SIZE: 518 SF
807 SF
1102 SF
1454 SF

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

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

PROJECT NO.	2008
DATE	06-14-11
DESIGNED BY	DAK
CHECKED BY	DAK
DATE	06-14-11
SCALE	AS SHOWN
DATE	06-14-11
BY	J.L.

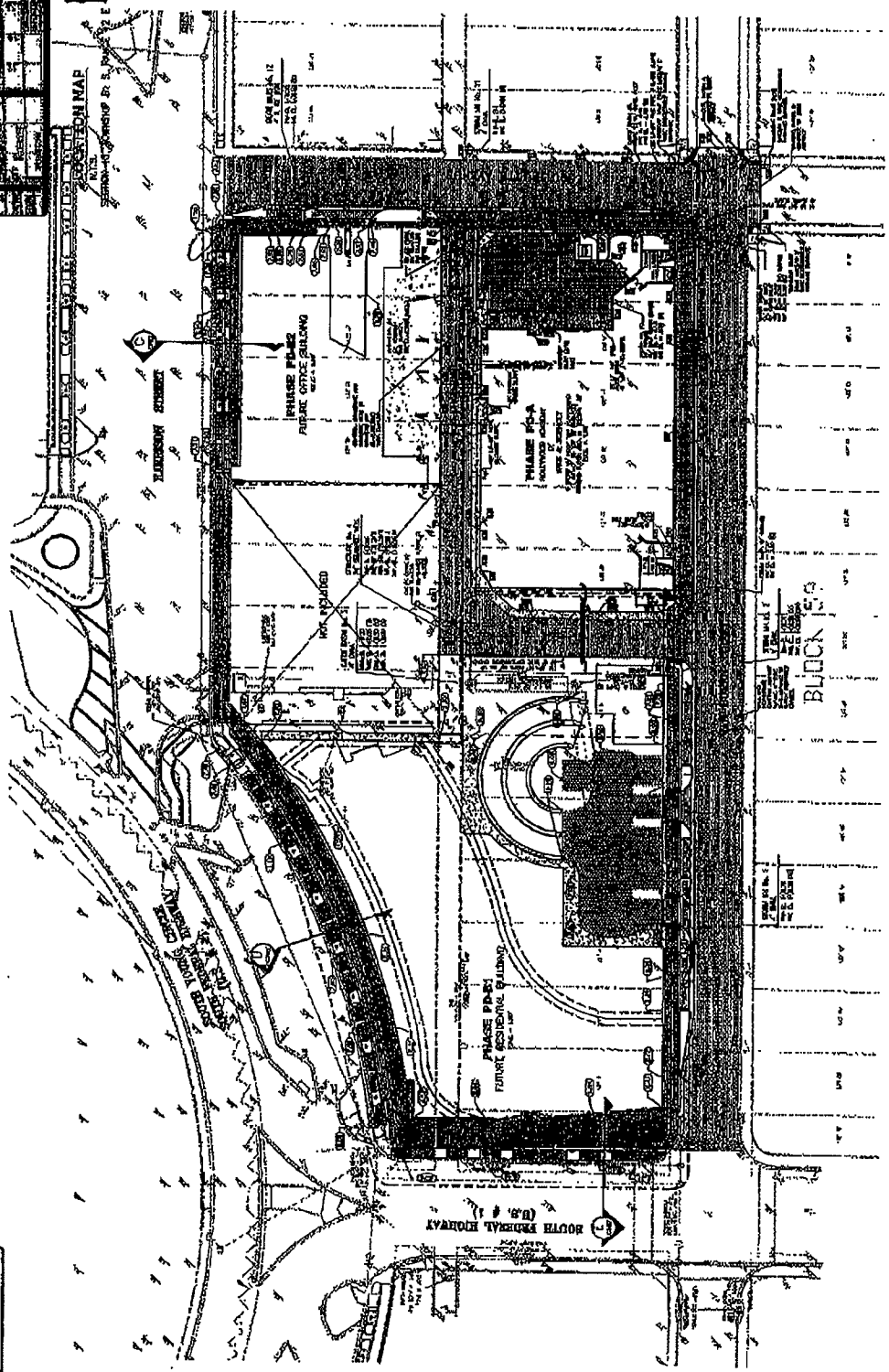
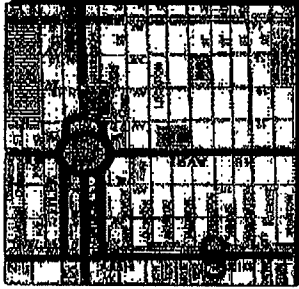


PHASE	OPEN SPACE	PROVIDED	REQUIRED	STATUS
PHASE PD-A (CHARTER SCHOOL)	TOTAL LOT COVERAGE	24.0%		PROVIDED
PARKING DATA				
CHARTER SCHOOL			100	PROVIDED
300 CLASSROOMS + 10 EMPLOYEES				
TOTAL REQUIRED			100 SPACES	100 SPACES
				SHARED PARKING
PHASE PD-B1 (RESIDENTIAL BUILDING)	TOTAL LOT COVERAGE	92.0%		PROVIDED
PARKING DATA				
RESIDENTIAL			706	PROVIDED
RETAIL			638	PROVIDED
REQUIRED PLANT PER 5 UNITS (200/20)			588	
(FIRST FLOOR) 255-60 57/250 = 103				
TOTAL REQUIRED			706 SPACES	638 SPACES
PHASE PD-B2 (OFFICE BUILDING)	TOTAL LOT COVERAGE	18.0%		PROVIDED
PARKING DATA				
OFFICE BUILDING			249	PROVIDED
(LEVEL 1) 5,000 SF/250				
(LEVEL 2-3) 52,000 SF/240 = 217				
TOTAL REQUIRED			249 SPACES	164 SPACES

ENGINEERING AND PLANNING
 1100 W. SOUTH BEND AVENUE
 SUITE 100
 SOUTH BEND, IN 46708-3000
 TEL: (574) 298-1100
 FAX: (574) 298-1101
 WWW: WWW.EP-IN.COM

ARTS PARK VILLAGE AT YOUNG CIRCLE
 PROJECT # 10000000000000000000
 OWNER: WSG DEVELOPMENT AND
 RED APPLE DEVELOPMENT, LLC
 SHEET NO. 1

PROJECT NO.	10000000000000000000
DATE	06/20/11
BY	WJG
CHECKED BY	WJG
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1
DATE	06/20/11
BY	WJG
CHECKED BY	WJG
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1
DATE	06/20/11
BY	WJG
CHECKED BY	WJG
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1



LEGEND	
1	EXISTING PAVED DRIVE
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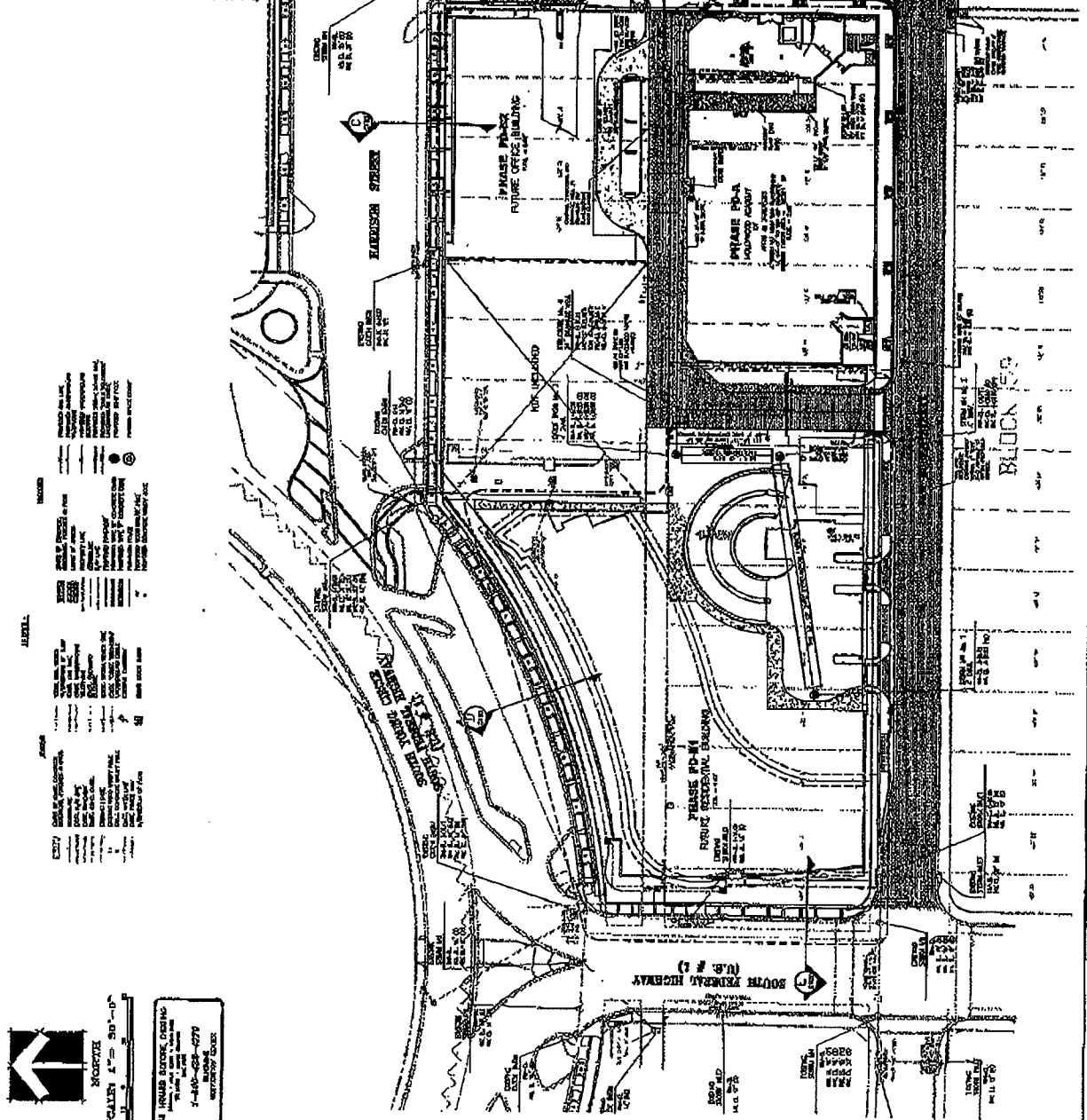
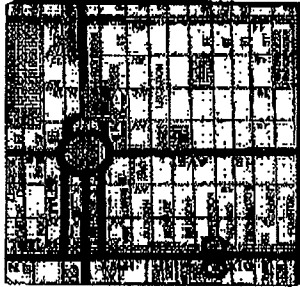


48 HOURS BEFORE INQUIRY
 1100 W. SOUTH BEND AVENUE
 SUITE 100
 SOUTH BEND, IN 46708-3000
 TEL: (574) 298-1100
 FAX: (574) 298-1101
 WWW: WWW.EP-IN.COM

ENGINEERING AND PLANNING
3121 N. UNIVERSITY AVENUE SUITE 200
ANN ARBOR MI 48106-1515
PHONE 734 976 6100 FAX 734 976 7000
WWW.ENRPLANNING.COM

DRAWING: STORMWATER DRAINAGE PLAN
PROJECT: ARTS PARK VILLAGE AT YOUNG CIRCLE
OWNER: WSG DEVELOPMENT AND RED APPLE DEVELOPMENT, LLC
DATE: 08/11/10

DATE	08/11/10
PROJECT NO.	C-104
DRAWN BY	ASL
CHECKED BY	DAK
DESIGNED BY	DAK
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	1" x 4" x 8" CURB
(Symbol)	4" x 8" x 16" CURB
(Symbol)	8" x 16" x 32" CURB
(Symbol)	12" x 24" x 48" CURB
(Symbol)	18" x 36" x 72" CURB
(Symbol)	24" x 48" x 96" CURB
(Symbol)	30" x 60" x 120" CURB
(Symbol)	36" x 72" x 144" CURB
(Symbol)	42" x 84" x 168" CURB
(Symbol)	48" x 96" x 192" CURB
(Symbol)	54" x 108" x 216" CURB
(Symbol)	60" x 120" x 240" CURB
(Symbol)	66" x 132" x 264" CURB
(Symbol)	72" x 144" x 288" CURB
(Symbol)	78" x 156" x 312" CURB
(Symbol)	84" x 168" x 336" CURB
(Symbol)	90" x 180" x 360" CURB
(Symbol)	96" x 192" x 384" CURB
(Symbol)	102" x 204" x 408" CURB
(Symbol)	108" x 216" x 432" CURB
(Symbol)	114" x 228" x 456" CURB
(Symbol)	120" x 240" x 480" CURB
(Symbol)	126" x 252" x 504" CURB
(Symbol)	132" x 264" x 528" CURB
(Symbol)	138" x 276" x 552" CURB
(Symbol)	144" x 288" x 576" CURB
(Symbol)	150" x 300" x 600" CURB
(Symbol)	156" x 312" x 624" CURB
(Symbol)	162" x 324" x 648" CURB
(Symbol)	168" x 336" x 672" CURB
(Symbol)	174" x 348" x 696" CURB
(Symbol)	180" x 360" x 720" CURB
(Symbol)	186" x 372" x 744" CURB
(Symbol)	192" x 384" x 768" CURB
(Symbol)	198" x 396" x 792" CURB
(Symbol)	204" x 408" x 816" CURB
(Symbol)	210" x 420" x 840" CURB
(Symbol)	216" x 432" x 864" CURB
(Symbol)	222" x 444" x 888" CURB
(Symbol)	228" x 456" x 912" CURB
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(Symbol)	240" x 480" x 960" CURB
(Symbol)	246" x 492" x 984" CURB
(Symbol)	252" x 504" x 1008" CURB
(Symbol)	258" x 516" x 1032" CURB
(Symbol)	264" x 528" x 1056" CURB
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(Symbol)	276" x 552" x 1104" CURB
(Symbol)	282" x 564" x 1128" CURB
(Symbol)	288" x 576" x 1152" CURB
(Symbol)	294" x 588" x 1176" CURB
(Symbol)	300" x 600" x 1200" CURB

SCALE: 1" = 30'-0"
 NORTH
 AT HOME SURVEY, CHINA
 7-602-632-4279

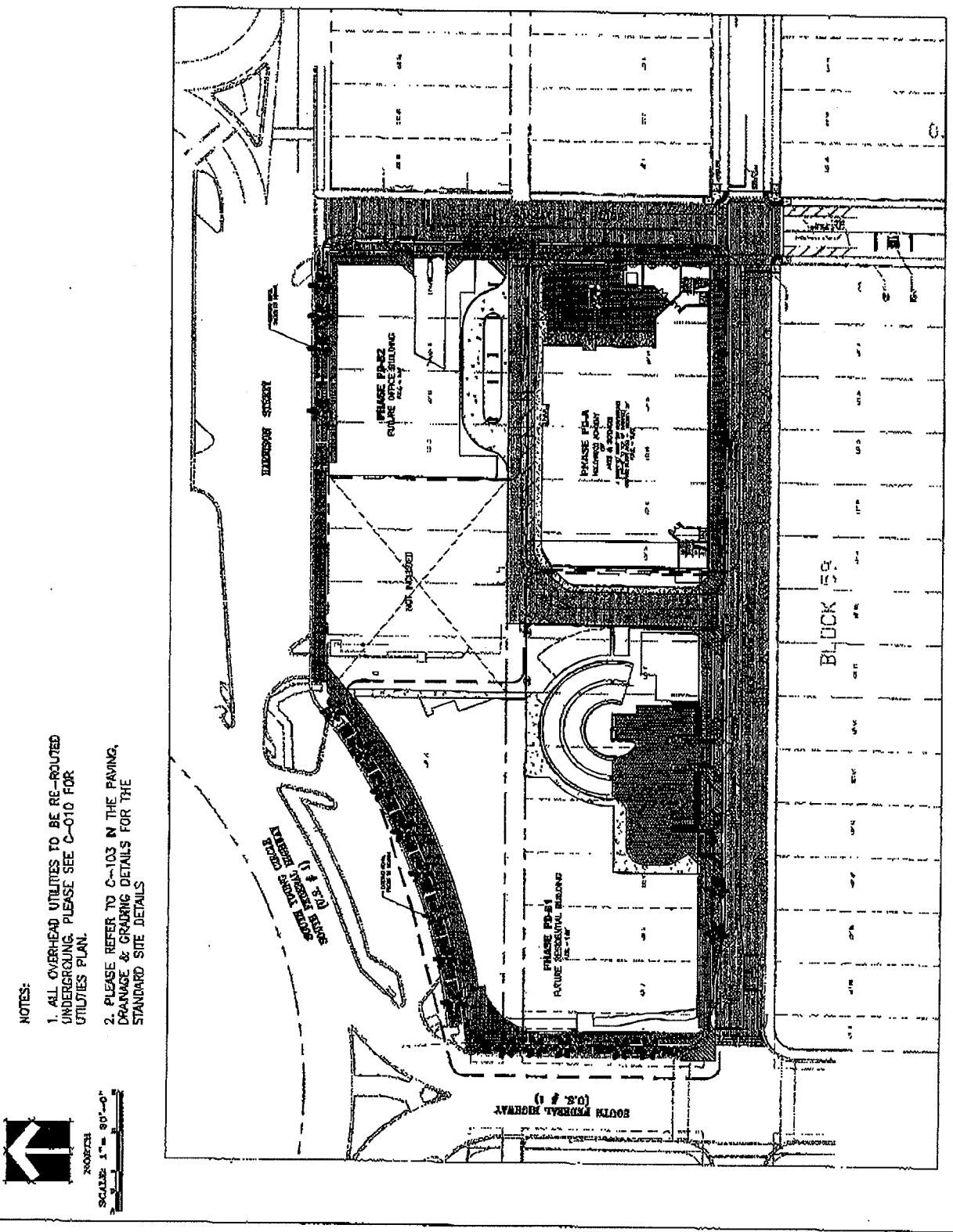
ENGINEERING AND PLANNING
 1719 SOUTH FEDERAL HIGHWAY, SUITE 100
 MIAMI, FLORIDA 33133
 TEL: (305) 551-1100
 FAX: (305) 551-1101
 WWW: WWW.EPFLORIDA.COM



DEVELOPER: **RBD APPLE DEVELOPMENT, LLC**
 PROJECT: **ARTS PARK VILLAGE AT YOUNG CIRCLE**
 1719 SOUTH FEDERAL HIGHWAY, SUITE 100
 MIAMI, FLORIDA 33133

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

001-100
 SHEET NO. 1 OF 1



ENGINEERING AND PLANNING
 1111 LANTANA AVENUE, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 835-1111

PROJECT: ARTS PARK VILLAGE AT YOUNG CIRCLE
 1715 ARTS PARK DRIVE, WEST PALM BEACH, FLORIDA 33411
 OWNER: WSG DEVELOPMENT AND R&D APPLE DEVELOPMENT, LLC

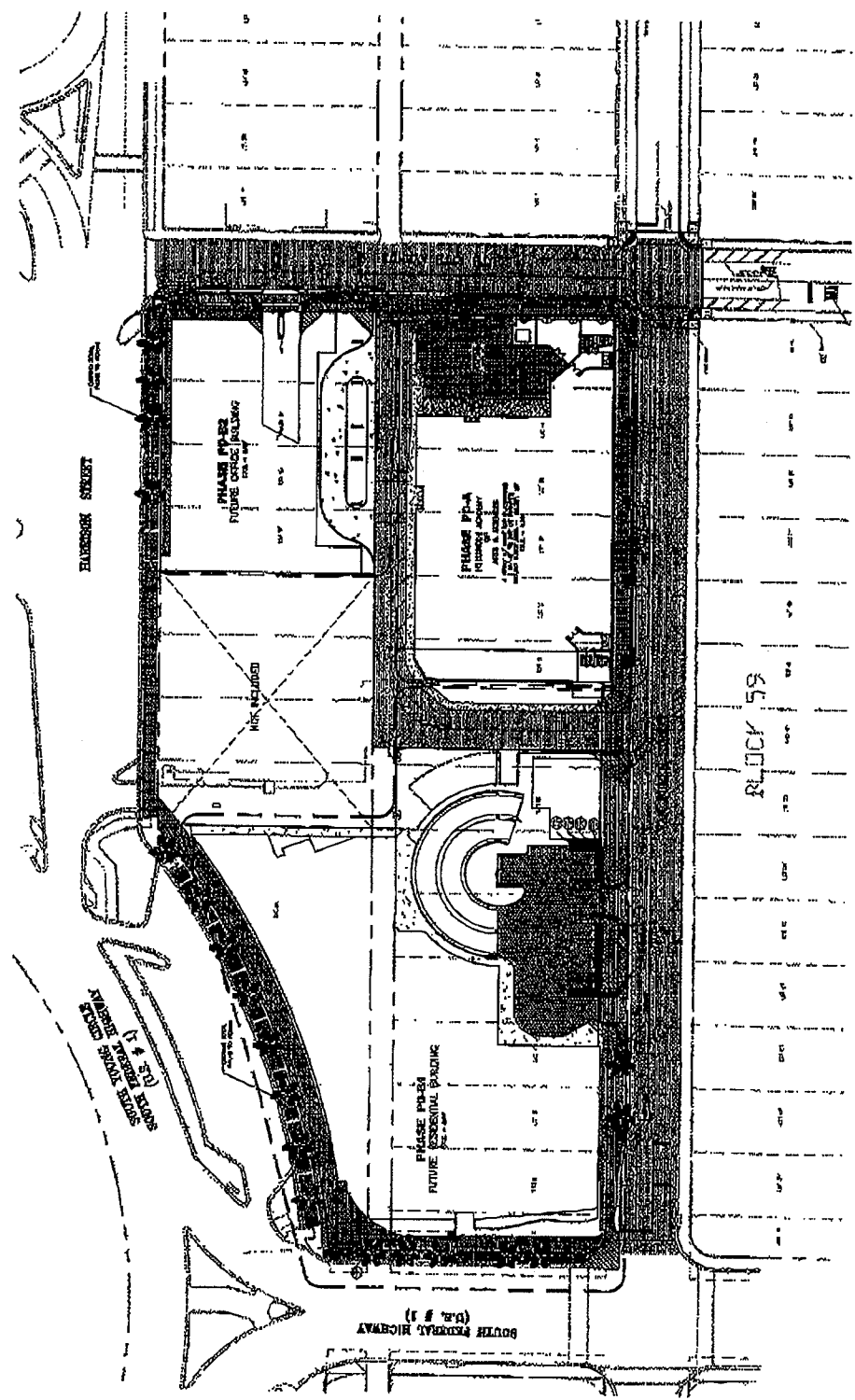
DATE: 06/21/11	SCALE: 1" = 30'
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
DRAWN BY: [Signature]	DATE: 06/21/11
PROJECT NO.: 11-200	SHEET NO.: 1
TITLE: GROUND FLOOR PLANTING PLAN	

NOTE: ALL OVERHEAD UTILITIES TO BE CALLED FROM THE CITY RECORDS. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE FLORIDA LANDSCAPE ARCHITECTURE BOARD'S (FLA) BEST PRACTICES MANUAL. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE FLORIDA LANDSCAPE ARCHITECTURE BOARD'S (FLA) BEST PRACTICES MANUAL.

ITEMS	QUANTITY	PLANTING	PLANTING	PLANTING	PLANTING
1	1	PLANTING	PLANTING	PLANTING	PLANTING
2	1	PLANTING	PLANTING	PLANTING	PLANTING
3	1	PLANTING	PLANTING	PLANTING	PLANTING
4	1	PLANTING	PLANTING	PLANTING	PLANTING
5	1	PLANTING	PLANTING	PLANTING	PLANTING
6	1	PLANTING	PLANTING	PLANTING	PLANTING
7	1	PLANTING	PLANTING	PLANTING	PLANTING
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9	1	PLANTING	PLANTING	PLANTING	PLANTING
10	1	PLANTING	PLANTING	PLANTING	PLANTING

PLANT LIST FOR GROUND FLOOR

SYMBOL	PLANT	QUANTITY	PLANTING	PLANTING	PLANTING
1	PLANTING	1	PLANTING	PLANTING	PLANTING
2	PLANTING	1	PLANTING	PLANTING	PLANTING
3	PLANTING	1	PLANTING	PLANTING	PLANTING
4	PLANTING	1	PLANTING	PLANTING	PLANTING
5	PLANTING	1	PLANTING	PLANTING	PLANTING
6	PLANTING	1	PLANTING	PLANTING	PLANTING
7	PLANTING	1	PLANTING	PLANTING	PLANTING
8	PLANTING	1	PLANTING	PLANTING	PLANTING
9	PLANTING	1	PLANTING	PLANTING	PLANTING
10	PLANTING	1	PLANTING	PLANTING	PLANTING



SCALE: 1" = 30'

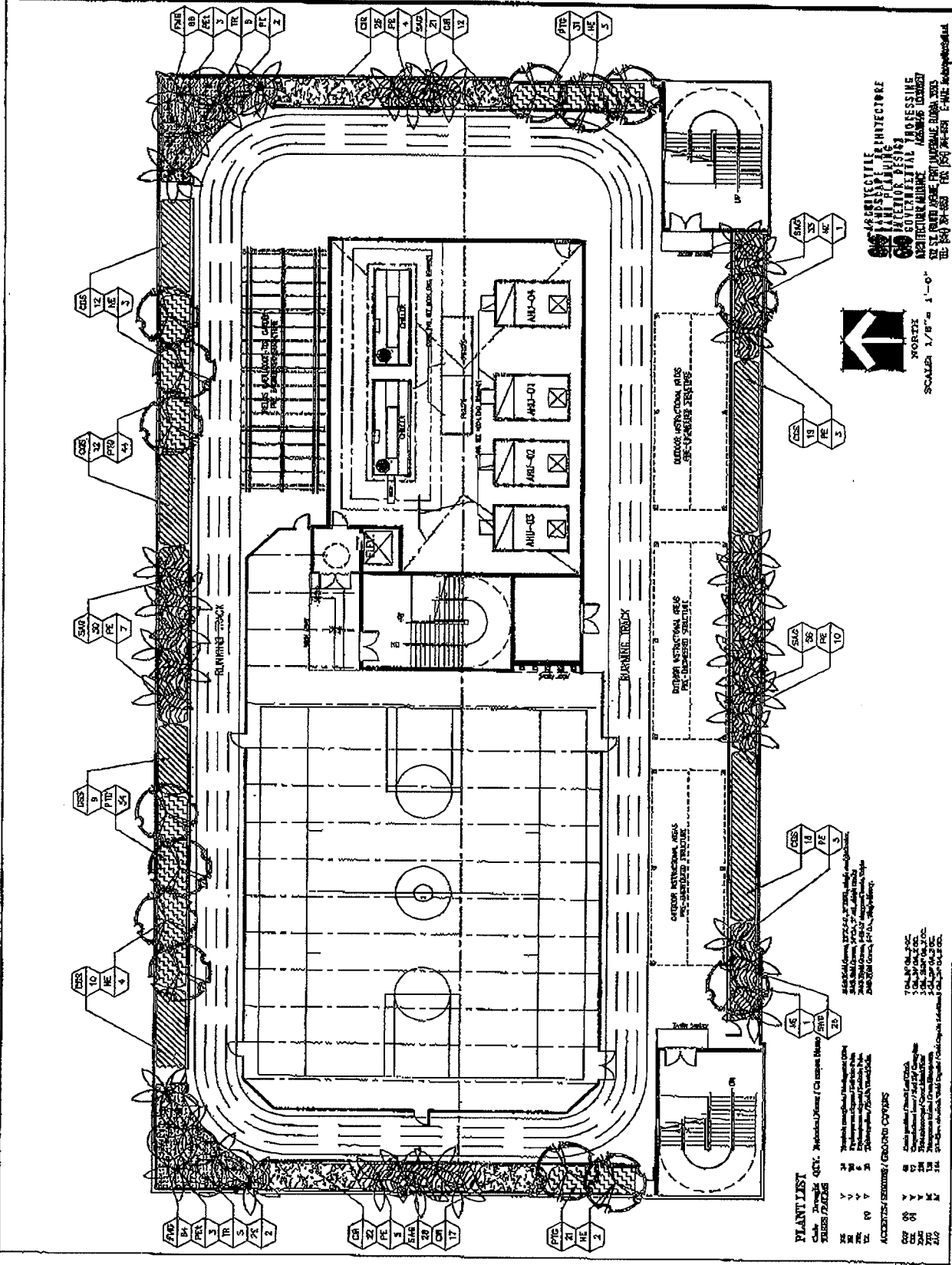
DATE: 06/21/11

PROJECT: ARTS PARK VILLAGE AT YOUNG CIRCLE

ENGINEERING AND PLANNING
 2724 S. GARDENWAY AVENUE
 SUITE 200
 DENVER, CO 80222
 TEL: (303) 733-1100 FAX: (303) 733-1101
 www.enrplanning.com

DWG. NO.: 5TH FLOOR SCHOOL ROOF PLANTING PLAN
 PROJECT: ARTS PARK VILLAGE AT YOUNG CIRCLE
 1200 WEST WASHINGTON AVENUE, DENVER, CO
 OWNER: WSG DEVELOPMENT AND RED APPLE DEVELOPMENT, LLC.

DATE: 06/20/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 200-00
 SHEET NO.: 1 OF 1
 SCALE: 1/8" = 1'-0"

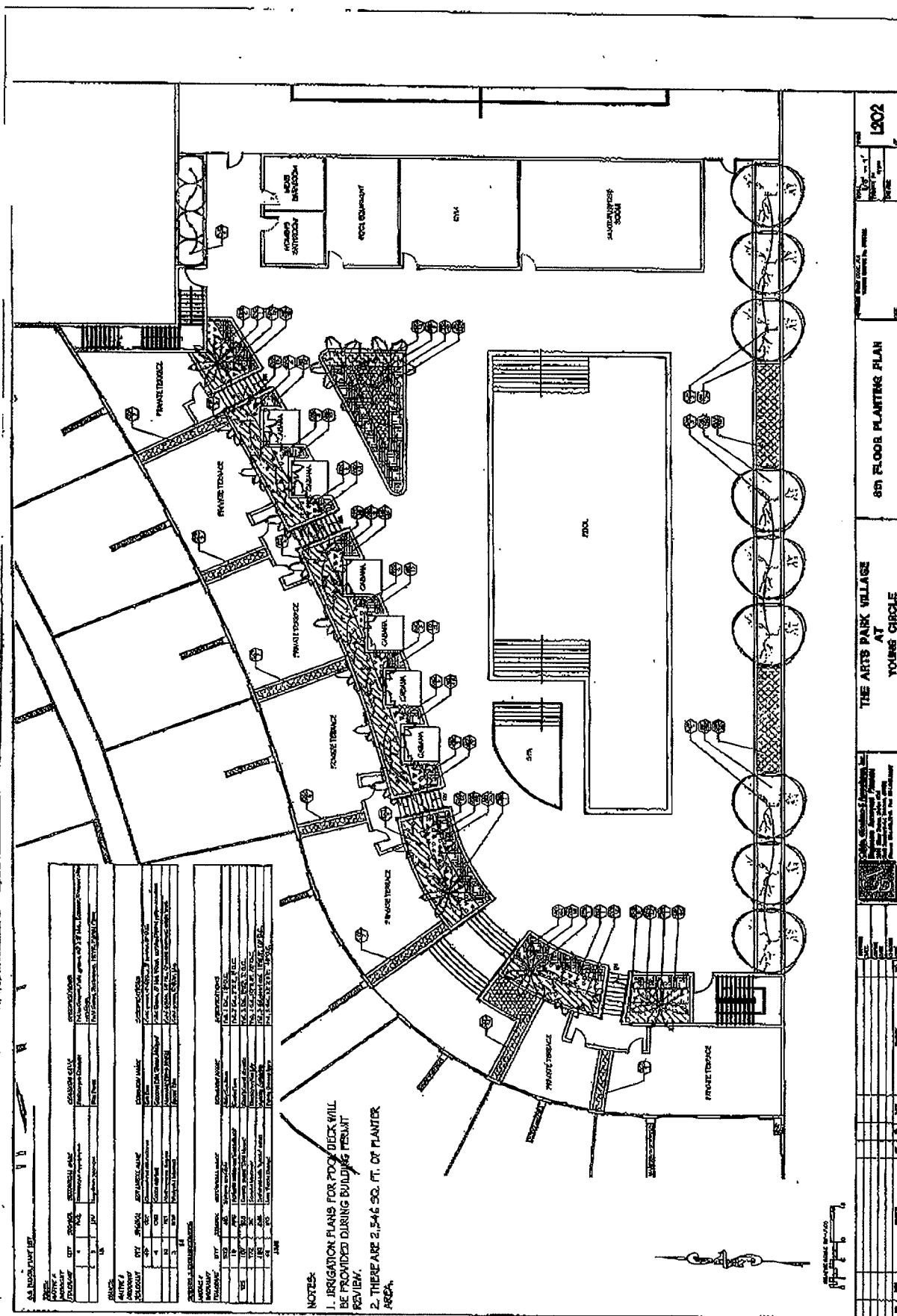


ARCHITECTURE
 2724 S. GARDENWAY AVENUE
 SUITE 200
 DENVER, CO 80222
 TEL: (303) 733-1100 FAX: (303) 733-1101
 www.enrplanning.com

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

PLANT LIST

SYMBOL	QUANTITY	DESCRIPTION / COMMON NAME
SAC-01	10	Small tree (Plant List 02)
SAC-02	10	Small tree (Plant List 03)
SAC-03	10	Small tree (Plant List 04)
SAC-04	10	Small tree (Plant List 05)
SAC-05	10	Small tree (Plant List 06)
SAC-06	10	Small tree (Plant List 07)
SAC-07	10	Small tree (Plant List 08)
SAC-08	10	Small tree (Plant List 09)
SAC-09	10	Small tree (Plant List 10)
SAC-10	10	Small tree (Plant List 11)
CHS-01	12	Small shrub (Plant List 12)
CHS-02	12	Small shrub (Plant List 13)
CHS-03	12	Small shrub (Plant List 14)
CHS-04	12	Small shrub (Plant List 15)
CHS-05	12	Small shrub (Plant List 16)
CHS-06	12	Small shrub (Plant List 17)
CHS-07	12	Small shrub (Plant List 18)
CHS-08	12	Small shrub (Plant List 19)
CHS-09	12	Small shrub (Plant List 20)
CHS-10	12	Small shrub (Plant List 21)
CHS-11	12	Small shrub (Plant List 22)
CHS-12	12	Small shrub (Plant List 23)



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

NO.	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1	11/11/09	ISSUED FOR PERMITS	J. W. HARRIS	J. W. HARRIS	J. W. HARRIS
2	01/20/10	REVISIONS TO PERMITS	J. W. HARRIS	J. W. HARRIS	J. W. HARRIS
3	03/10/10	ISSUED FOR PERMITS	J. W. HARRIS	J. W. HARRIS	J. W. HARRIS
4	03/10/10	REVISIONS TO PERMITS	J. W. HARRIS	J. W. HARRIS	J. W. HARRIS
5	03/10/10	ISSUED FOR PERMITS	J. W. HARRIS	J. W. HARRIS	J. W. HARRIS
6	03/10/10	REVISIONS TO PERMITS	J. W. HARRIS	J. W. HARRIS	J. W. HARRIS
7	03/10/10	ISSUED FOR PERMITS	J. W. HARRIS	J. W. HARRIS	J. W. HARRIS
8	03/10/10	REVISIONS TO PERMITS	J. W. HARRIS	J. W. HARRIS	J. W. HARRIS
9	03/10/10	ISSUED FOR PERMITS	J. W. HARRIS	J. W. HARRIS	J. W. HARRIS
10	03/10/10	REVISIONS TO PERMITS	J. W. HARRIS	J. W. HARRIS	J. W. HARRIS

AA 1000 PLAN (BT)

PROJECT: THE ARTS PARK VILLAGE AT YOUNG CIRCLE

DATE: 06/21/2011

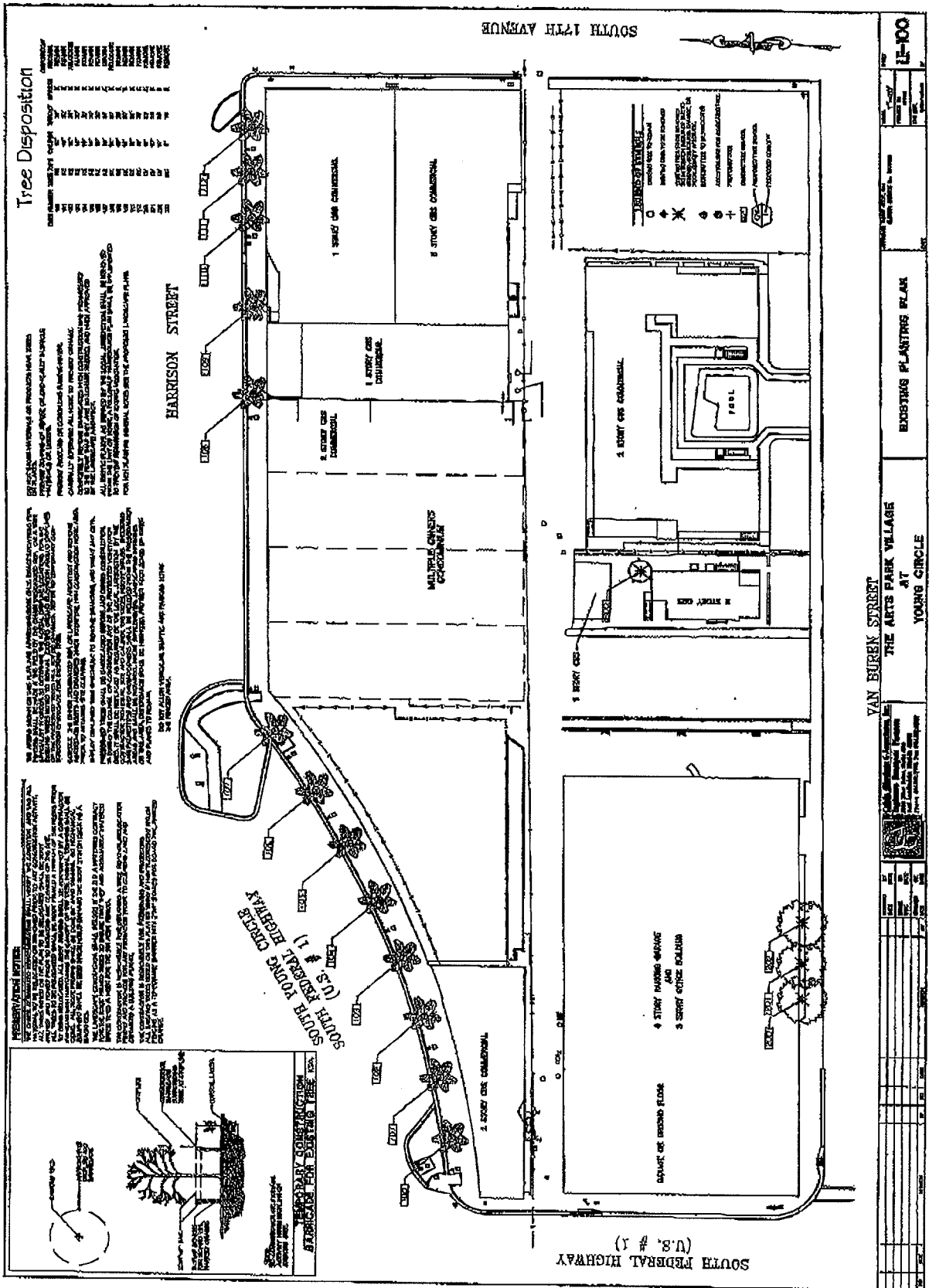
SCALE: AS SHOWN

PROJECT NO.: 1902

8th FLOOR PLANTING PLAN

THE ARTS PARK VILLAGE AT YOUNG CIRCLE

1902



Tree Disposition

Legend:

- (Symbol) Tree to be removed
- (Symbol) Tree to be preserved
- (Symbol) Tree to be preserved with special care
- (Symbol) Tree to be preserved with special care and replanting

RESERVATION NOTES:

1. THE CLIENT HAS REQUESTED THAT THE TREE REMOVAL AND PRESERVATION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION. THE CLIENT HAS REQUESTED THAT THE TREE REMOVAL AND PRESERVATION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION. THE CLIENT HAS REQUESTED THAT THE TREE REMOVAL AND PRESERVATION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION. THE CLIENT HAS REQUESTED THAT THE TREE REMOVAL AND PRESERVATION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION.

PROTECTION NOTES:

1. THE CLIENT HAS REQUESTED THAT THE TREE PROTECTION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION. THE CLIENT HAS REQUESTED THAT THE TREE PROTECTION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION. THE CLIENT HAS REQUESTED THAT THE TREE PROTECTION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION. THE CLIENT HAS REQUESTED THAT THE TREE PROTECTION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION.

PROTECTION NOTES:

1. THE CLIENT HAS REQUESTED THAT THE TREE PROTECTION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION. THE CLIENT HAS REQUESTED THAT THE TREE PROTECTION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION. THE CLIENT HAS REQUESTED THAT THE TREE PROTECTION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION. THE CLIENT HAS REQUESTED THAT THE TREE PROTECTION BE COMPLETED BY THE DATE OF THE PERMITTING APPLICATION.



SOUTH FEDERAL HIGHWAY (U.S. # 1)

SOUTH 17TH AVENUE

HARRISON STREET

VAN BUREN STREET
 THE ARTS PARK VILLAGE
 AT
 YOUNG CIRCLE

11-100

DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	

EXISTING PLANTING PLAN

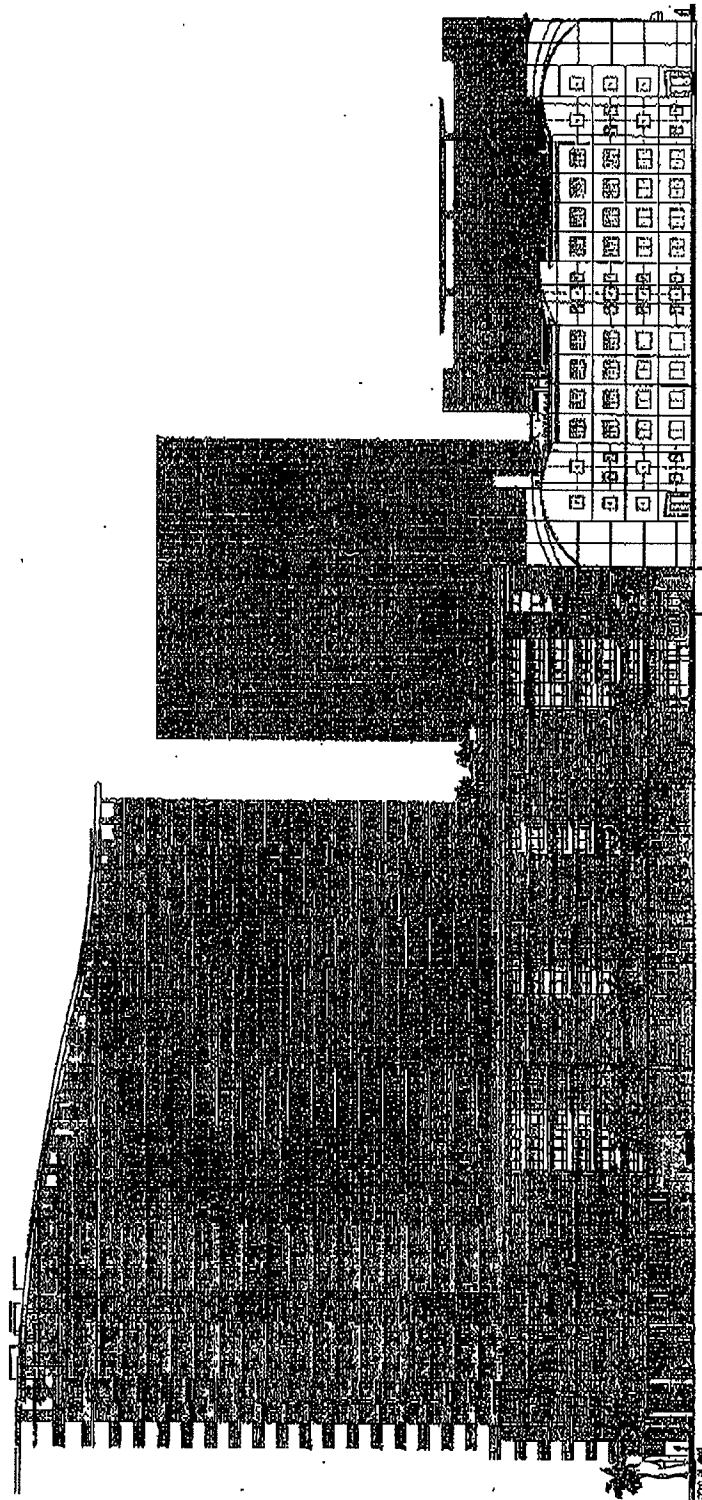


NO.	DATE	REVISION
1		
2		
3		
4		
5		

LAL Dealgh Associates, LLC
 12345 Main Street
 Los Angeles, CA 90001
 Phone: (310) 555-1234
 Fax: (310) 555-5678
 Email: info@laldealgh.com

CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 2700 VAN ALLEN STREET
 HOLLYWOOD, CALIFORNIA
 91606-1000

SOUTH ELEVATION
 A4.01



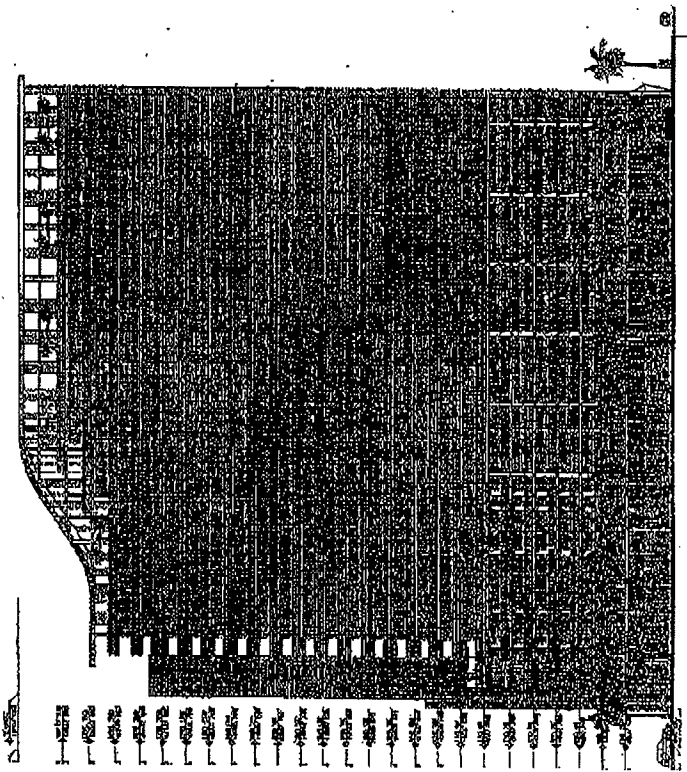
SOUTH ELEVATION

NOT TO SCALE

LAI Design Associates, LLC
 3000 West 10th Street, Suite 100
 Denver, Colorado 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.laidesign.com

CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 1700 HOLLYWOOD BLVD
 HOLLYWOOD, FLORIDA
 33020

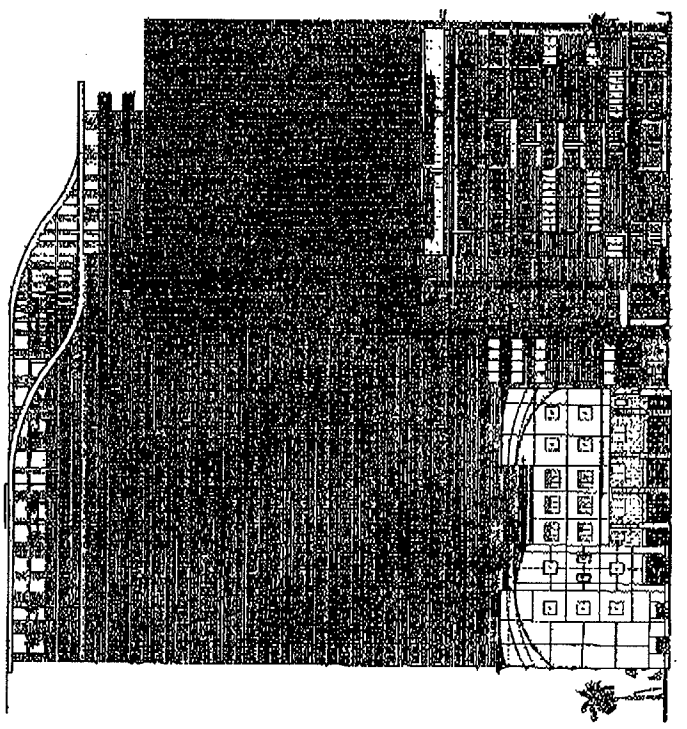
EAST & WEST ELEVATIONS
 SHEET NO. A4.02



WEST ELEVATION

NOT TO SCALE

SCHOOL NOT VISIBLE IN VIEW



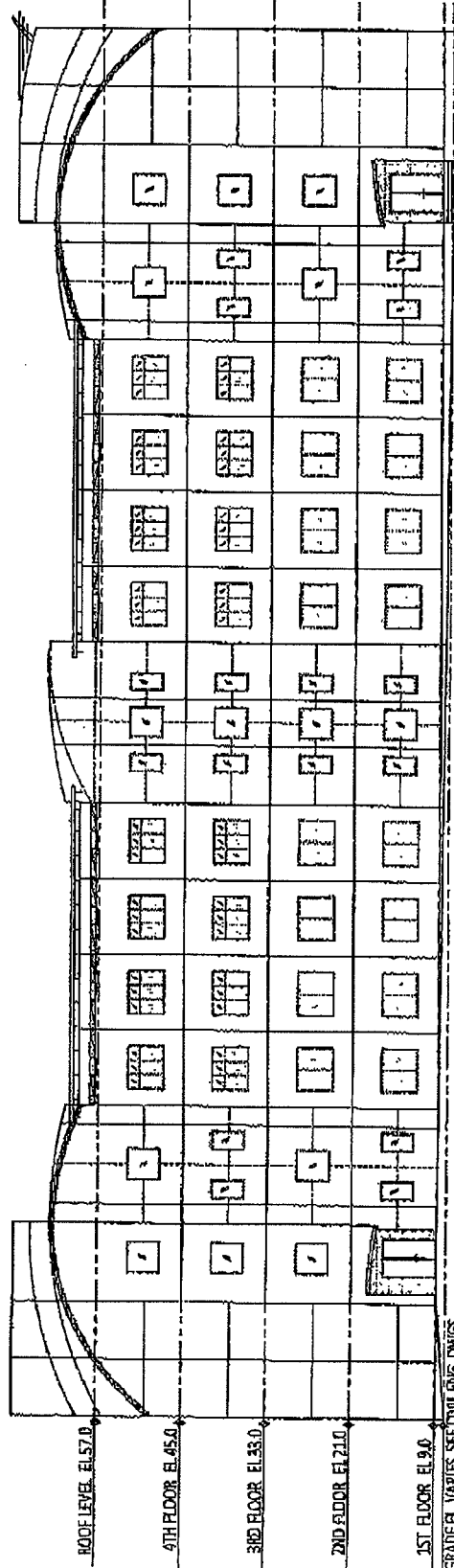
EAST ELEVATION

NOT TO SCALE

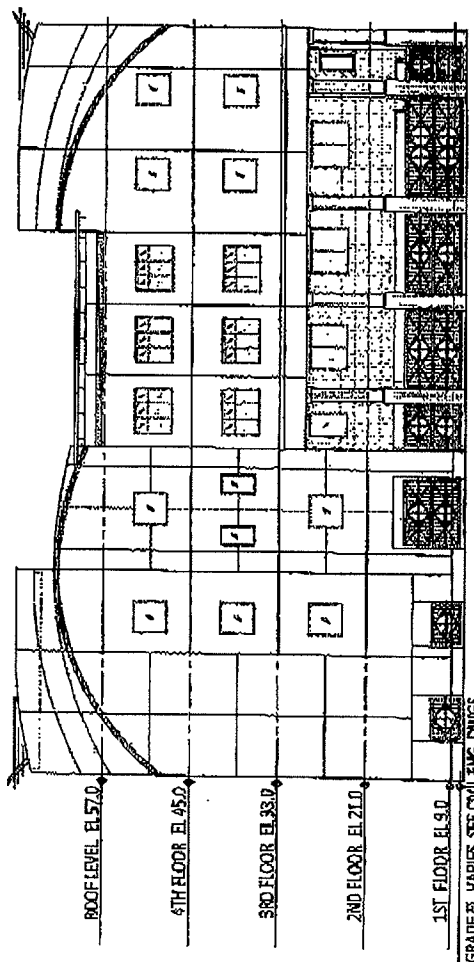
LAL Design Associates, LLC
 20000 W. 10th Avenue, Suite 100
 Golden, CO 80401
 Tel: 303.440.1100
 Fax: 303.440.1101
 www.laldesign.com

CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 14000 W. 10th Avenue, Suite 100
 Golden, CO 80401
 Tel: 303.440.1100
 Fax: 303.440.1101
 www.laldesign.com

3RD FLOOR PLAN
 A4.09a



SOUTH ELEVATION



EAST ELEVATION

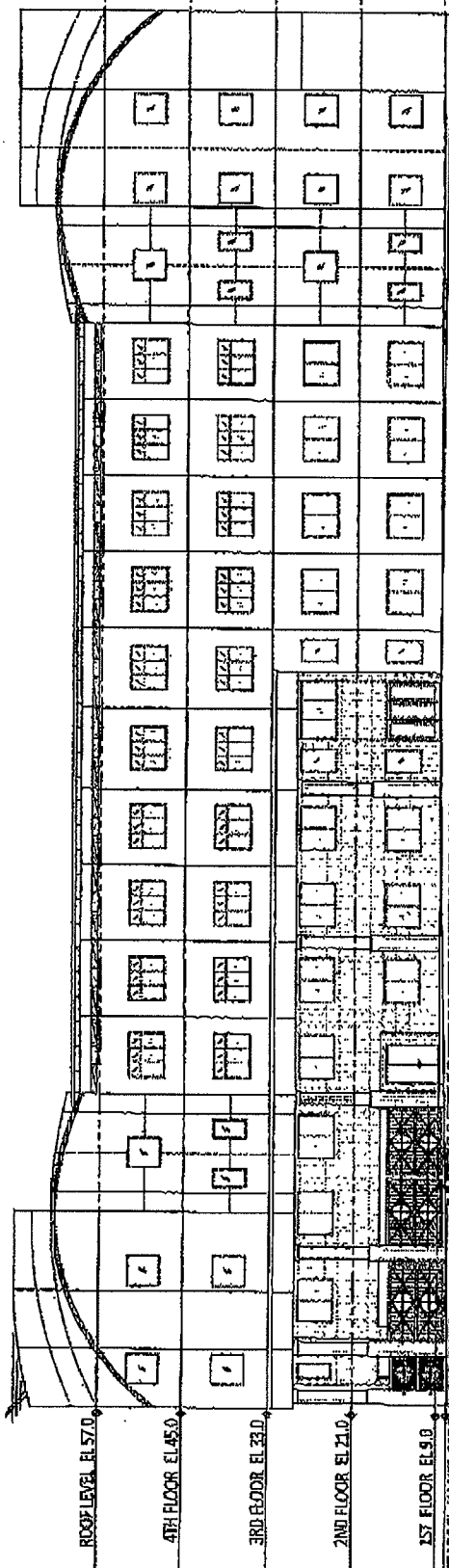
LAI Design Associates, LLC
 14000 West 10th Avenue, Suite 100
 Denver, Colorado 80231
 Phone: (303) 750-1100
 Fax: (303) 750-1101
 www.laidesign.com

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

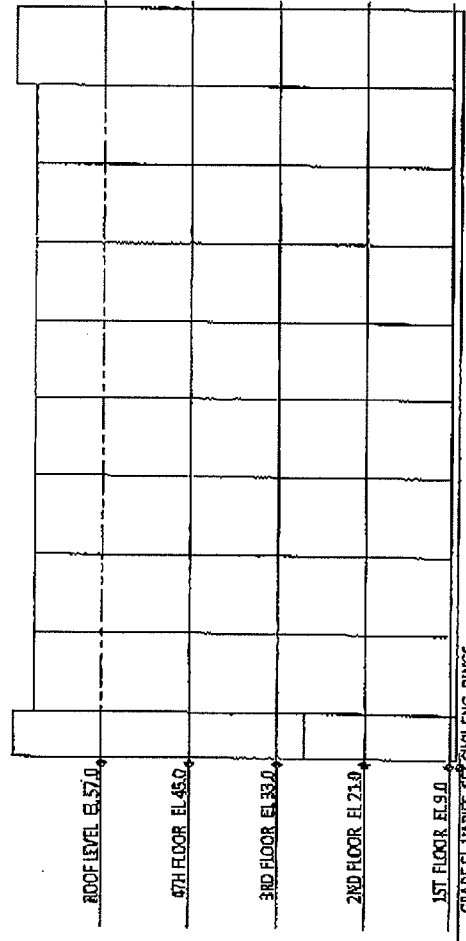
CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 3250 W. 10TH AVENUE
 DENVER, COLORADO 80202

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.

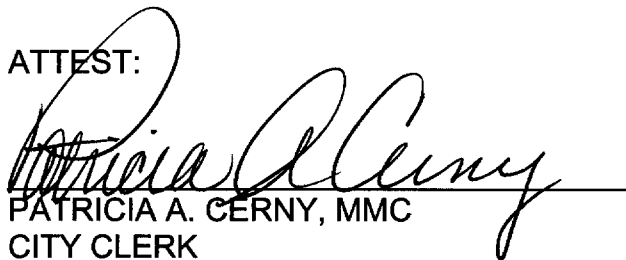
PASSED AND ADOPTED this 4 day of May, 2011.

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.

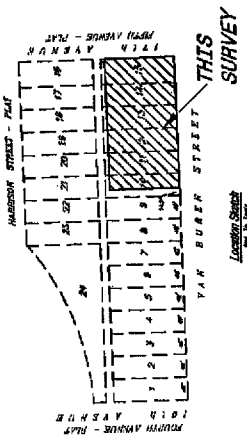


JEFFREY P. SHEFFEL
CITY ATTORNEY

EXHIBIT A

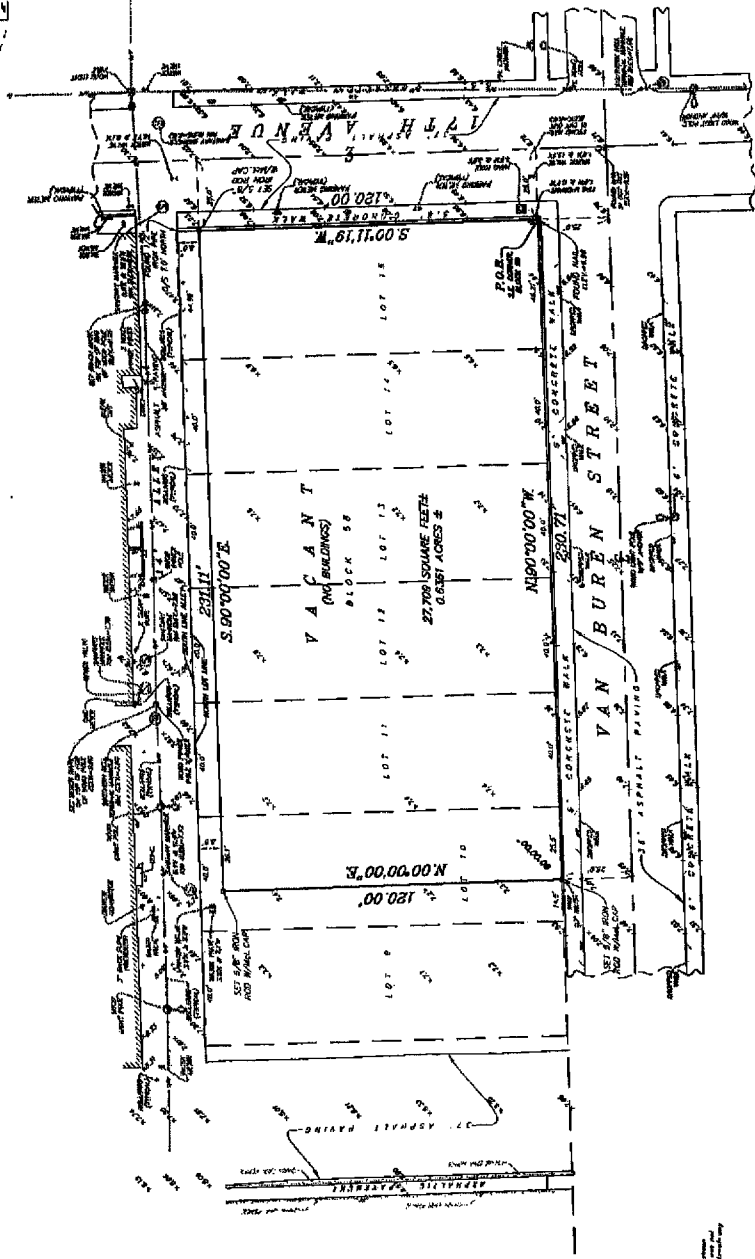
TOPOGRAPHIC SURVEY PORTION OF LOTS 10-15, BLOCK 58, PLAT BOOK 1, PAGE 21, S.C.R.

PERFORMED BY
McLAUGHLIN ENGINEERING COMPANY (LBSSES)
400 N.E. 2nd Avenue, 3rd Floor, Jacksonville, Florida
PHONE: (904) 742-7871
FAX: (904) 742-7875



Legal Description
A portion of Lots 10, 11, 12, 13, 14 and 15, Block 58, Holly Wood, according to the plat therein, 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 02°00'00" East, a distance of 120.00 feet; thence South 90°00'00" East, along a line 8.00 feet wide, of and parallel with the highway, to the intersection of the line with the line of said Block 58, a distance of 120.00 feet; thence along the East line of said Block 58, a distance of 120.00 feet to the Point of Beginning.

Said being situated, lying and being in the City of Hollywood, Broward County, Florida, containing 27,769 square feet or 0.3367 acres, more or less.



GENERAL
We hereby certify that this survey, made by the instrument hereon recited, was made by us or under our direct supervision and in accordance with the provisions of Section 425.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 7th day of January, 2010.

McLAUGHLIN ENGINEERING COMPANY
REGISTERED PROFESSIONAL ENGINEERS
STATE OF FLORIDA
Registration No. 3589

LEGEND

---	1/4" CONCRETE WALK
---	1/2" CONCRETE WALK
---	3/4" CONCRETE WALK
---	1" CONCRETE WALK
---	2" CONCRETE WALK
---	3" CONCRETE WALK
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---	100" CONCRETE WALK

PLAT NO: 10-3-001

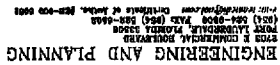
- NOTES**
- 1) This survey was made by the instrument hereon recited, and the same is hereby certified to be correct and true.
 - 2) This survey is not valid unless signed by the registered professional engineer who performed the survey.
 - 3) This survey is not valid unless signed by the registered professional engineer who performed the survey.
 - 4) This survey is not valid unless signed by the registered professional engineer who performed the survey.
 - 5) This survey is not valid unless signed by the registered professional engineer who performed the survey.
 - 6) This survey is not valid unless signed by the registered professional engineer who performed the survey.
 - 7) This survey is not valid unless signed by the registered professional engineer who performed the survey.
 - 8) This survey is not valid unless signed by the registered professional engineer who performed the survey.
 - 9) This survey is not valid unless signed by the registered professional engineer who performed the survey.
 - 10) This survey is not valid unless signed by the registered professional engineer who performed the survey.

OFFICE NOTES

FIELD BOOK NO. 102, PAGES 137-137/1
JOB ORDER NO. 10-3-001
DATE OF SURVEY: 1/7/2010
DRAWN BY: [Signature]

PROJECT DATA

ARTS PARK VILLAGE at YOUNG CIRCLE



ENGINEERING AND PLANNING
 1100 UNIVERSITY AVENUE, SUITE 1000
 ANN ARBOR, MI 48106-1500
 (734) 964-9900 FAX (734) 964-4444
 RED APPLE HOLLYWOOD DEVELOPMENT, LLC
 1100 UNIVERSITY AVENUE, SUITE 1000
 ANN ARBOR, MI 48106-1500
 (734) 964-9900 FAX (734) 964-4444

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

DATE: 03-15-11
 DRAWN BY: D.A.F.
 CHECKED BY: D.A.F.
 SCALE: 1/4" = 1'-0"
 SHEET NO.: 1.0
 TOTAL SHEETS: 1.0

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: 32,500 SF
 RETAIL: 78,500 SF
 PARKING: 78,500 SF
 CIRCULATION/SERVICE: 8,758 SF
 GROSS FLOOR AREA: 150,802 SF

OPEN SPACE

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

PARKING DATA

PARKING REQUIRED
 RESIDENTIAL: 585
 VISITOR: 78
 RETAIL: 103
 OFFICE BUILDING: 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
 8'-6"x19'-0" WITH A 24'-0" BACKUP
 10'-6"x19'-0" WITH A 24'-0" BACKUP
 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

DRIVE ISLES: PROVIDED 24'-0"

SCHOOL BUILDING SETBACKS (PHASE PD-A)

REQUIRED	PROVIDED	RECOMMENDATIONS BY ZYSKOVICH
0'-0"	10'-0"	5'-0"
25'-0"	1'-8.5"	0'-0"
25'-0"	0'-0"	0'-0"
0'-0"	0'-0"	0'-0"

RESIDENTIAL BUILDING SETBACKS (PHASE PD-B1)

REQUIRED	PROVIDED	RECOMMENDATIONS BY ZYSKOVICH
PEDESTAL	25'-0"	10'-0"
TOWER	25'-0"	5'-0"
PEDESTAL	25'-0"	10'-0"
TOWER	25'-0"	18'-8"
PEDESTAL	25'-0"	10'-0"
TOWER	25'-0"	10'-0"
PEDESTAL	25'-0"	5'-0"
TOWER	25'-0"	0'-0"
PEDESTAL	25'-0"	0'-0"
TOWER	25'-0"	0'-0"

OFFICE BUILDING SETBACKS (PHASE PD-B2)

REQUIRED	PROVIDED	RECOMMENDATIONS BY ZYSKOVICH
25'-0"	0'-0"	0'-0"
25'-0"	0'-0"	0'-0"
0'-0"	0'-0"	0'-0"

LOADING SPACES

REQUIRED	PROVIDED	RECOMMENDATIONS BY ZYSKOVICH
6	6	7
1	1	3
1	1	3

BUILDING HEIGHT

RESIDENTIAL BUILDING:	PEDESTAL =	82'-0"	6.5 STORIES
OFFICE BUILDING:	TOWER =	226'-4"	22 STORIES
CHARTER SCHOOL:		87'-8"	8 STORIES
		52'-0"	5 STORIES

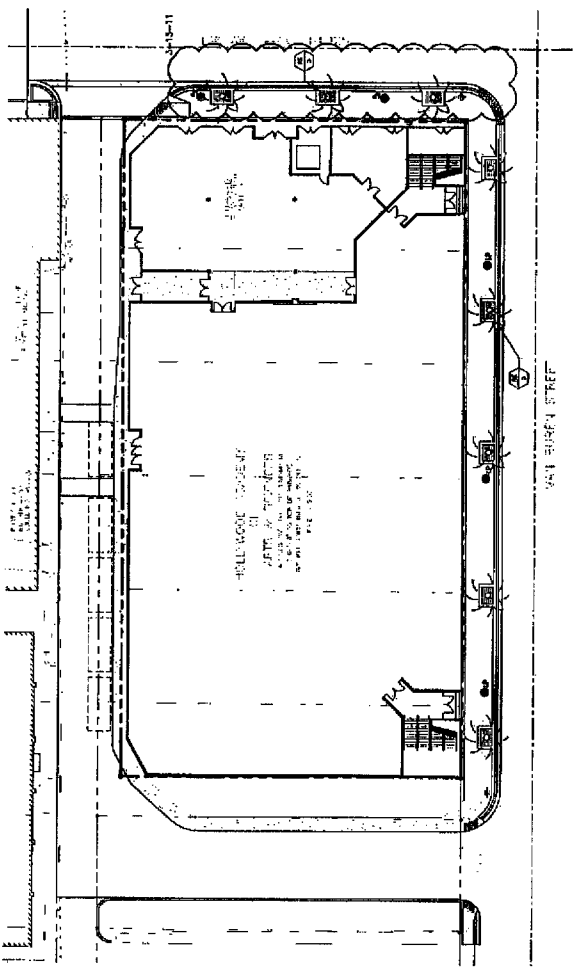
RESIDENTIAL UNIT TYPE COUNT

TOTAL:	390 RESIDENTIAL UNITS	96 UNITS/ACRE	AVG. UNIT SIZE
8% STUDIO			518 sf
48% 1 BD			807 sf
39% 2 BD			1102 sf
5% 3 BD			1,434 sf
TOTAL UNITS	390		



SCALE: 1" = 20'-0"

42 HOURS BEFORE DIGGING
CALL THE UTILITY LOCATING
SERVICE AT
1-800-432-4770
OR
CALL THE UTILITY
LOCATION CENTER

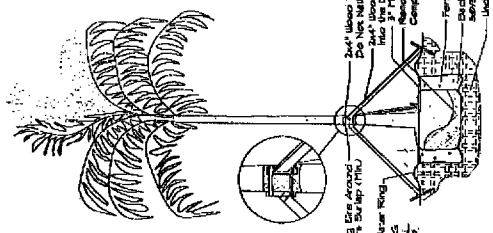


3-15-11

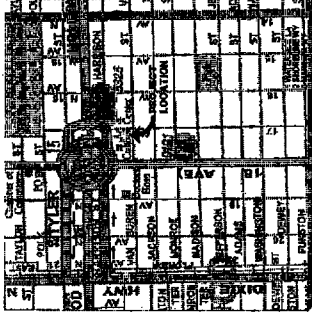
348 First Drive, CT CTV

PLANT LIST

Code	Quantity	Botanical Name / Common Name
RS (S)	4	Rayonema chin / Florida Royal Palm
W		Florida Royal Palm Specimen
L		Low Driveway Tolerance
X		Moderate Driveway Tolerance
Y		Very Driveway Tolerance



Palm Planting Detail



LOCATION MAP

SECTION 15, TOWNSHIP 91 S, RANGE 42 E NORTH

NOTES:
GENERAL PLANTING REQUIREMENTS
No plant materials shall be placed where they will obstruct views to roadway signage or be placed within sight lines.
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 on the plan(s) will also be required for final approval.
All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plant" and shall be certified by the Florida Nursery Trade. 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 48 hours. All trees shall be 100% established, all shrubs, vines, groundcovers and other landscape planting materials for 100% establishment. All lawns shall be 100% established.
All plant material shall be planted in accordance with the site plan. All trees shall be planted in accordance with the site plan. All trees shall be planted in accordance with the site plan. All trees shall be planted in accordance with the site plan.
Twelve inches (12") of planting soil and 50/50 sand/loam soil is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50' handling or groundcover plants.
All shade trees planted within 6' of public infrastructure shall utilize a root barrier system approved by city manager.
All landscape areas shall be covered with 3/4" crushed or crushed and fine sand. All areas shall be covered with 3/4" crushed or crushed and fine sand. All areas shall be covered with 3/4" crushed or crushed and fine sand.
Cypress bark mulch shall not be used.
All plant material shall be thoroughly inspected as to the time of planting to be planting material. All plant material shall be planted with the top of the plant ball in flush with the surrounding grade.
All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be installed in accordance with manufacturer specifications and performance standards, with the exception of the above. Each system shall be furnished with a rain sensor.
It is the sole responsibility of the landscape contractor to insure that all cover materials are installed in accordance with the site plan. All cover materials shall be installed in accordance with the site plan. All cover materials shall be installed in accordance with the site plan.
All plant material shall be installed with facilities, which shall be: Site approved as a complete fertilizer containing the required amount of trace elements in addition to N-P-K, of which 95% of this nitrogen shall be derived from an 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 not damaged.
All laws, codes and plans indicated or referenced by this drawing are subject to and are the exclusive property of Architectural Alliance.
THE PLANT TAKES PRECEDENCE OVER THE PLANT LIST.

OWNER: RED APPLE DEVELOPMENT, LLC
PROJECT: HOLLYWOOD ACADEMY OF ARTS & SCIENCES
DRAWN: JPL
DATE: 3/15/11

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DATE: 3/15/11

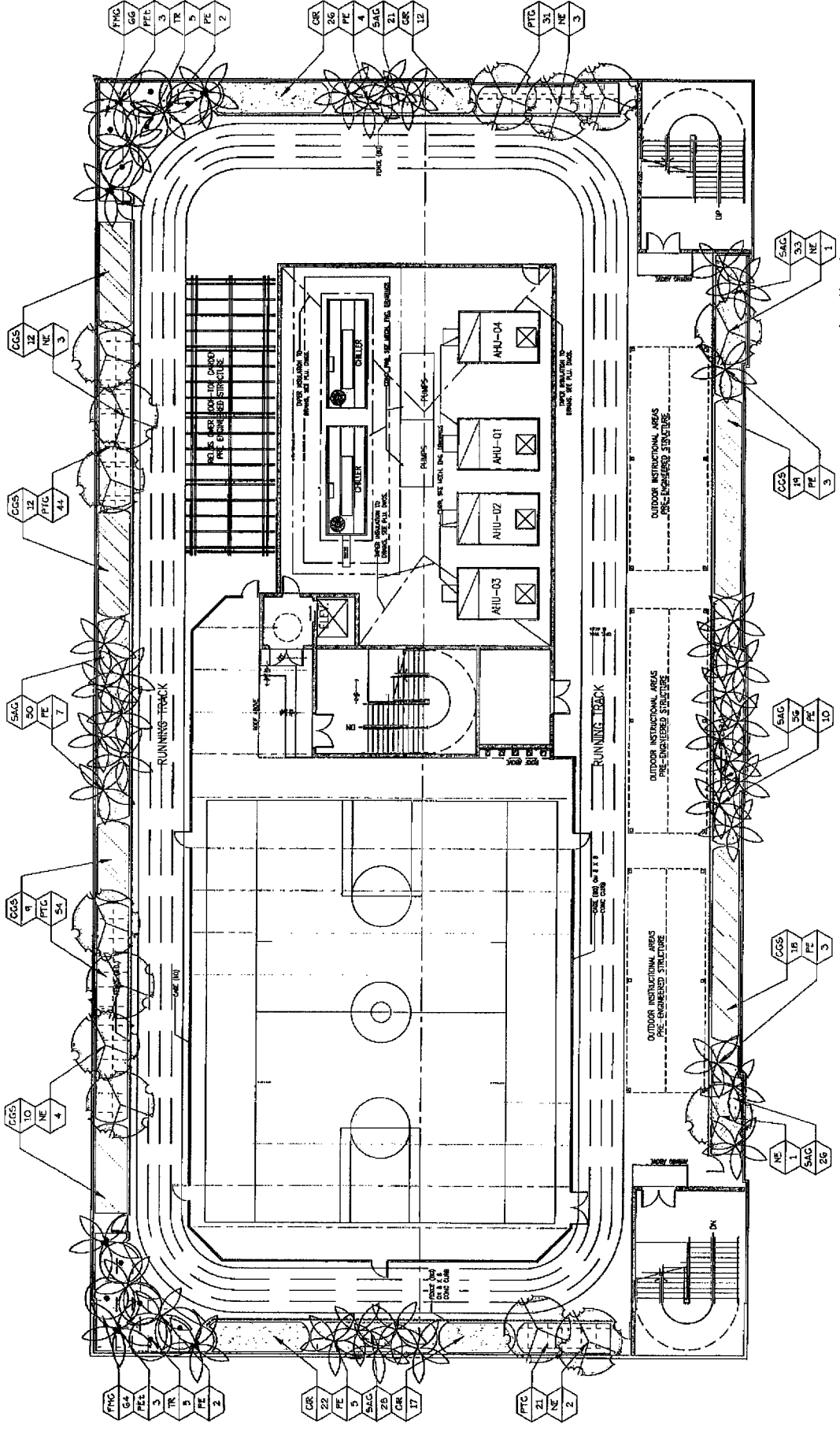
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DRAWN: JPL
DATE: 3/15/11

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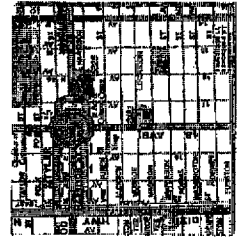
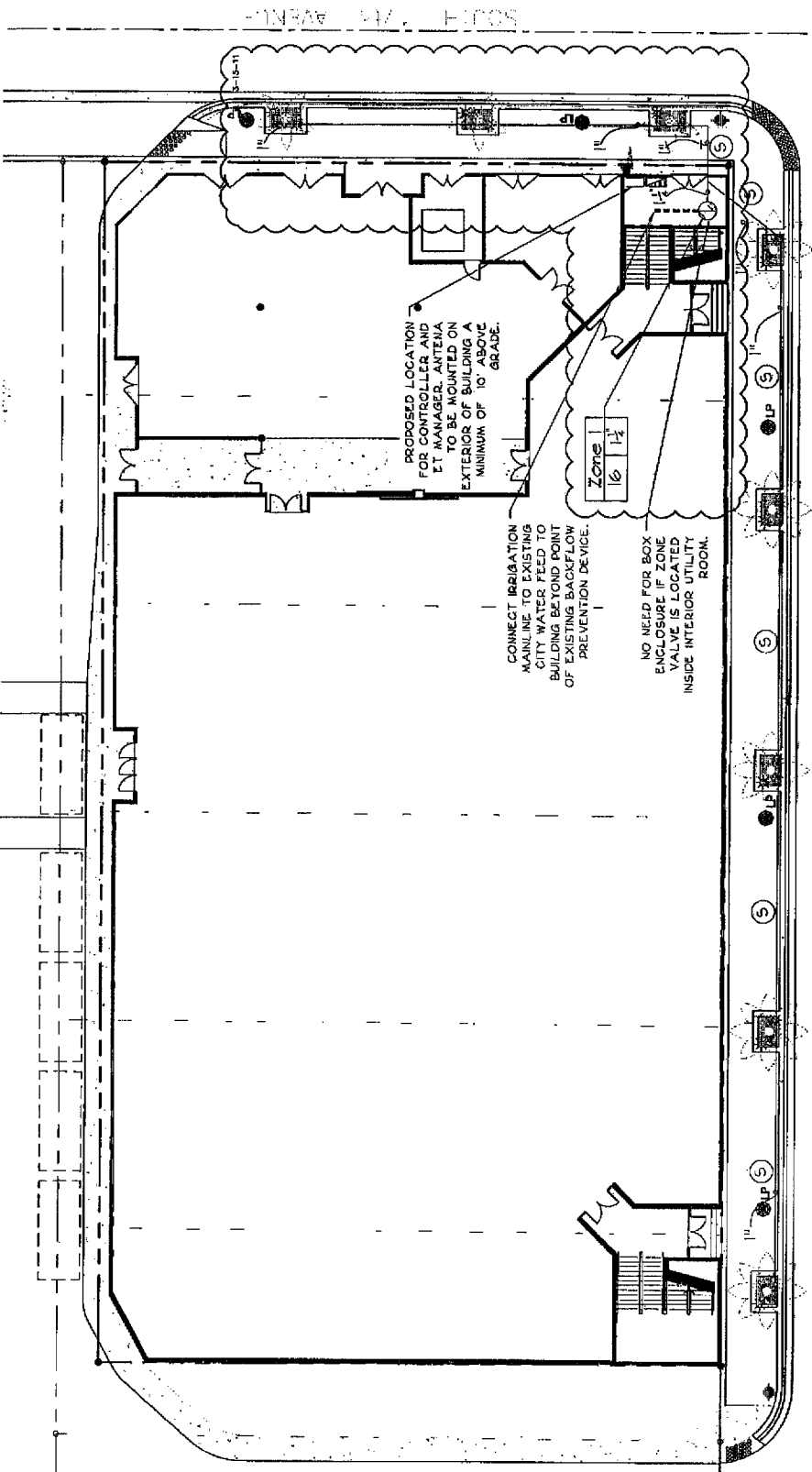


ARCHITECTURE
 LAND PLANNING
 INTERIOR DESIGN
 ENVIRONMENTAL ENGINEERING
ARCHITECTURAL ALLIANCE
 11-06-09
 NORTH
 SCALE: 1/8" = 1'-0"

CDI
ENGINEERING AND PLANNING
 230 DAVIS BOULEVARD
 NEW BRUNSWICK, NEW JERSEY 08901
 (908) 854-8900 FAX (908) 852-8902
 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. & 11th ST.
GROUND FLOOR IRRIGATION PLAN

DATE:	9/20/08
BY:	DAF
SCALE:	1" = 10'-0"
PROJECT NO.:	11-1
DATE:	11-15-06
BY:	DAF
PROJECT NO.:	11-1
DATE:	11-15-06
BY:	DAF
PROJECT NO.:	11-1



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



NORTH
 SCALE: 1" = 10'-0"

48 HOURS BEFORE DIGGING
 Call for a copy of the New Jersey
 Uniform Act on the
 1-800-432-4779
 www.nj.gov
 NEW JERSEY CENTER

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LANDSCAPE ARCHITECTURE
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325 N. W. 10th Street, Suite 200
Fort Lauderdale, Florida 33304
(954) 575-1100 FAX (954) 575-1102
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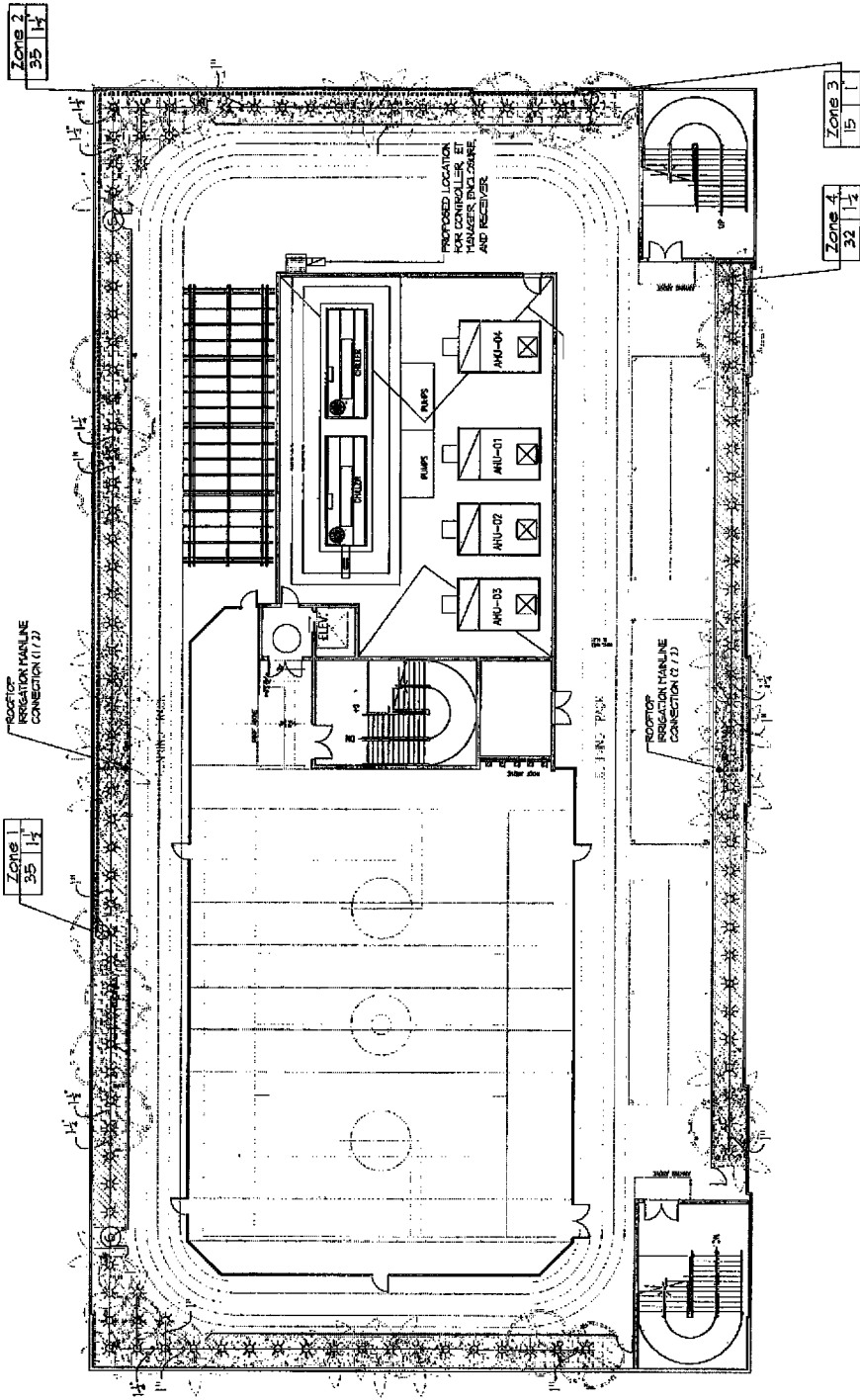
DRWG. TITLE : ROOFTOP IRRIGATION PLAN
PROJECT : HOLLYWOOD ACADEMY OF ARTS & SCIENCES
OWNER : RED APPLE DEVELOPMENT, LLC
DATE : 07/02/08

PROJECT NO. 282-03
DRAWN BY J.S.
DESIGNED BY J.S.
CHECKED BY J.L.
DATE: 7/02/08
DWG. NO. LI-2
SHEET NO. 2 OF 2
REVISIONS: 10-13-08
11-09-08

ARCHITECTURAL ALLIANCE
ARCHITECTURE
INTERIOR DESIGN
SCULPTURAL PAGESHINE
1015 N. W. 10th Street, Suite 200
Fort Lauderdale, FL 33304
Phone: (954) 575-1100
Fax: (954) 575-1102
www.aalliance.com



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.lampdesign.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/15/11
2	ISSUED FOR CONSTRUCTION	09/01/11
3	ISSUED FOR RECORDS	09/01/11
4	ISSUED FOR ARCHIVE	09/01/11

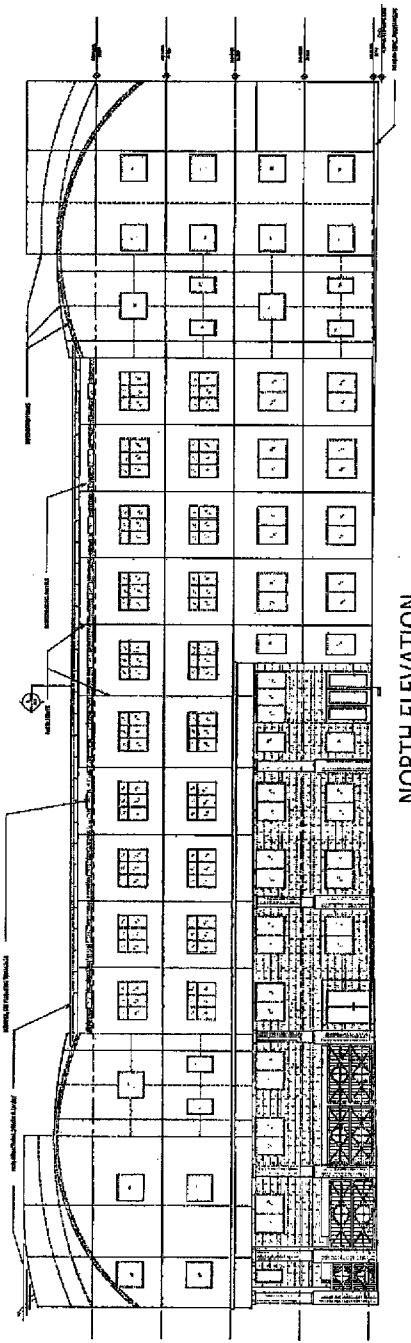
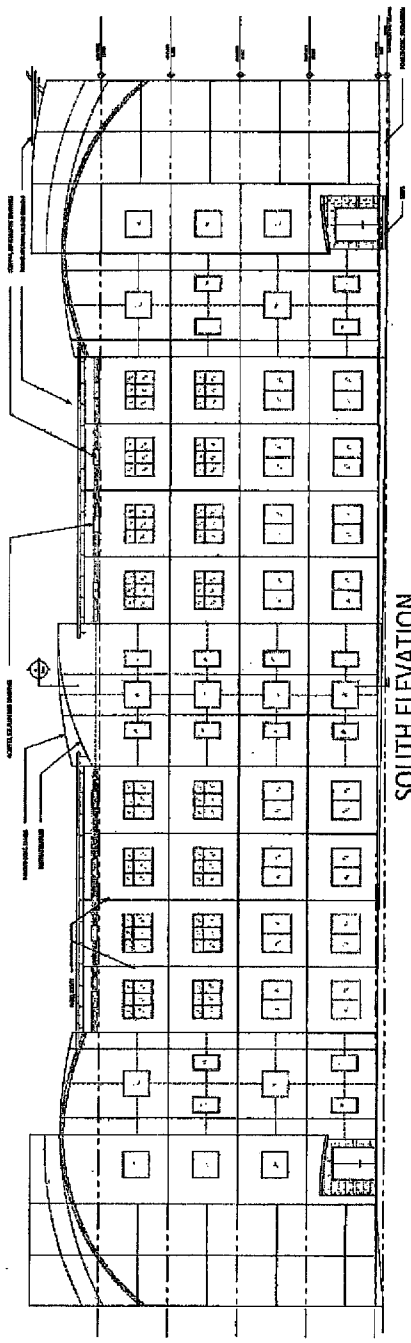
CHARTER SCHOOL USA & RED APPLE DEVELOPMENT
 RED APPLE DEVELOPMENT, LLC
 10000 West 10th Avenue, Suite 100
 Denver, CO 80202
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 www.redappledevelopment.com

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

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

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2	ISSUED FOR CONSTRUCTION	09/01/11
3	ISSUED FOR RECORDS	09/01/11
4	ISSUED FOR ARCHIVE	09/01/11

A4.1



ELEVATIONS 1/8" = 1'-0"

LM Design Associates, LLC
 ARCHITECTS
 10000 HOLLYWOOD BLVD., SUITE 1000
 HOLLYWOOD, FL 33025
 TEL: 305-988-1100
 FAX: 305-988-1101
 WWW.LMDA.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/11
2	AS NOTED	08/15/11
3	REVISION	08/15/11
4	REVISION	08/15/11
5	REVISION	08/15/11
6	REVISION	08/15/11
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10	REVISION	08/15/11

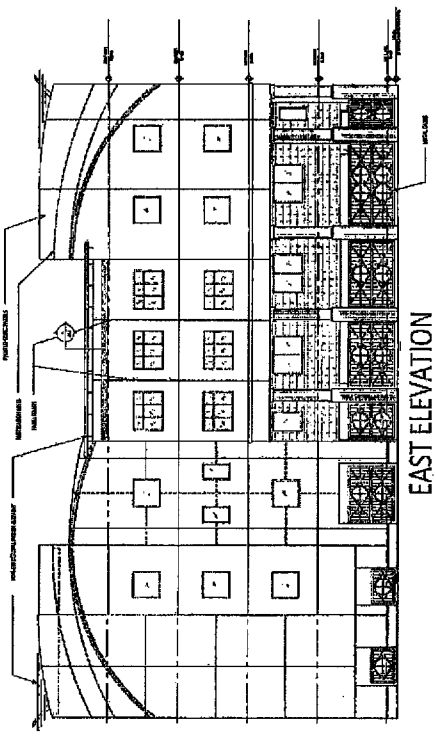
RED APPLE DEVELOPMENT, LLC
 CHARTER SCHOOL USA & RED APPLE DEVELOPMENT
 10000 HOLLYWOOD BLVD., SUITE 1000
 HOLLYWOOD, FL 33025
 TEL: 305-988-1100
 FAX: 305-988-1101
 WWW.CHARTERSCHOOLUSA.COM

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 HOLLYWOOD MODERN OF ARTS & SCIENCES
 10000 HOLLYWOOD BLVD., SUITE 1000
 HOLLYWOOD, FL 33025
 TEL: 305-988-1100
 FAX: 305-988-1101
 WWW.CHARTERSCHOOLSUSA.COM

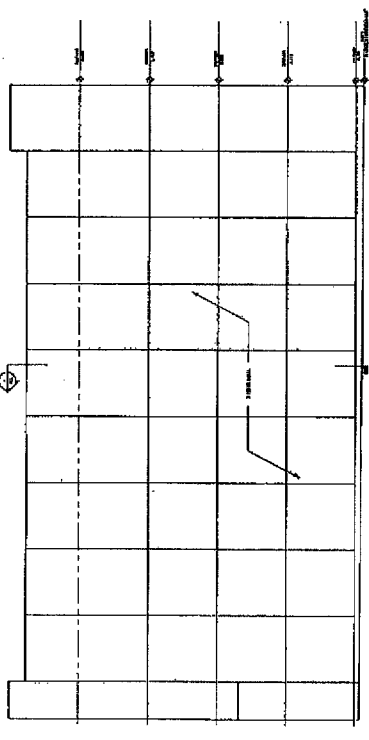
EAST & WEST ELEVATIONS

NO.	DESCRIPTION	DATE
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2	AS NOTED	08/15/11
3	REVISION	08/15/11
4	REVISION	08/15/11
5	REVISION	08/15/11
6	REVISION	08/15/11
7	REVISION	08/15/11
8	REVISION	08/15/11
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10	REVISION	08/15/11

A4.2



EAST ELEVATION



WEST ELEVATION

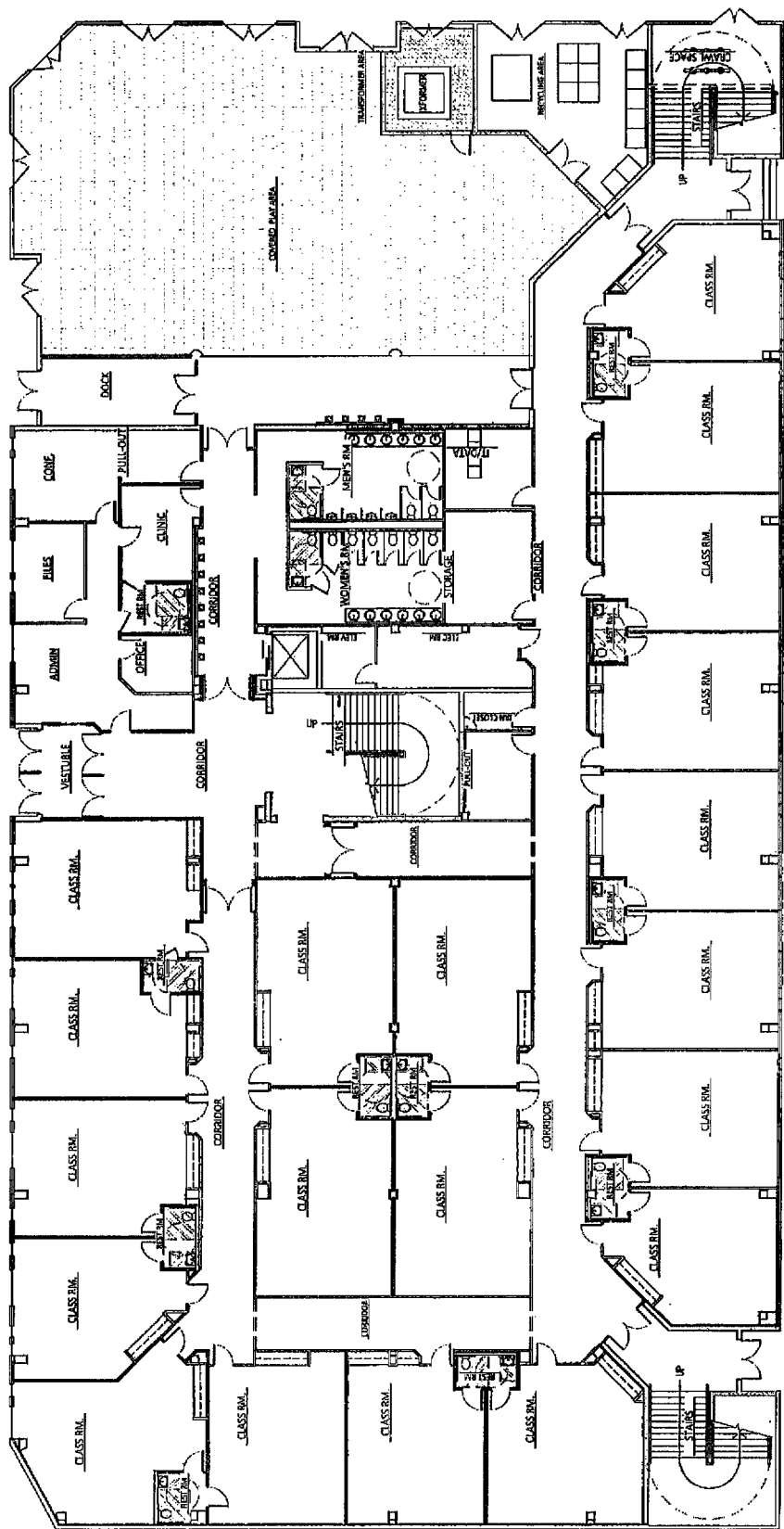
ELEVATIONS

APP - 11.11

LAI Design Associates, LLC
 DESIGN & ENGINEERING & PLANNING
 1200 W. BIRKEN SWEEP
 HOLLYWOOD, FLORIDA 33020
 PHONE: (954) 984-1111
 FAX: (954) 984-1112
 WWW: WWW.LAIDESIGN.COM

CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 1200 W. BIRKEN SWEEP
 HOLLYWOOD, FLORIDA 33020
 PHONE: (954) 984-1111
 FAX: (954) 984-1112
 WWW: WWW.CHARTERSCHOOLSUSA.COM

1ST FLOOR PLAN
 SK01



1ST FLOOR PLAN
 SK01

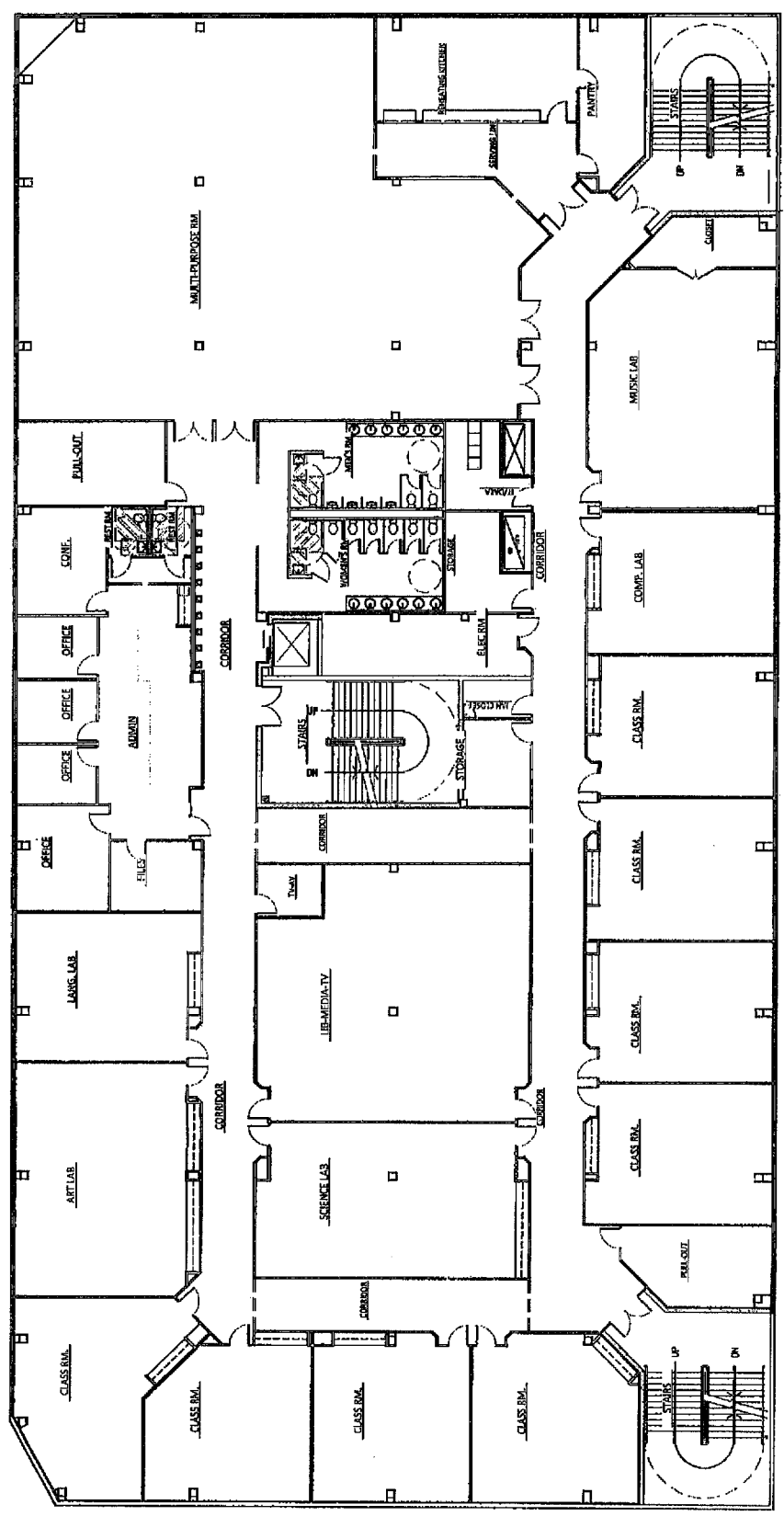
LAI Design Associates, LLC
 DESIGN & ENGINEERING & PLANNING
 1700 CHANDLER WAY, SUITE 200, CHANDLER, AZ 85226
 (480) 948-1234
 www.laidesign.com

ARCHITECT
 PROJECT NO. 2010-001
 DATE: 08/15/10

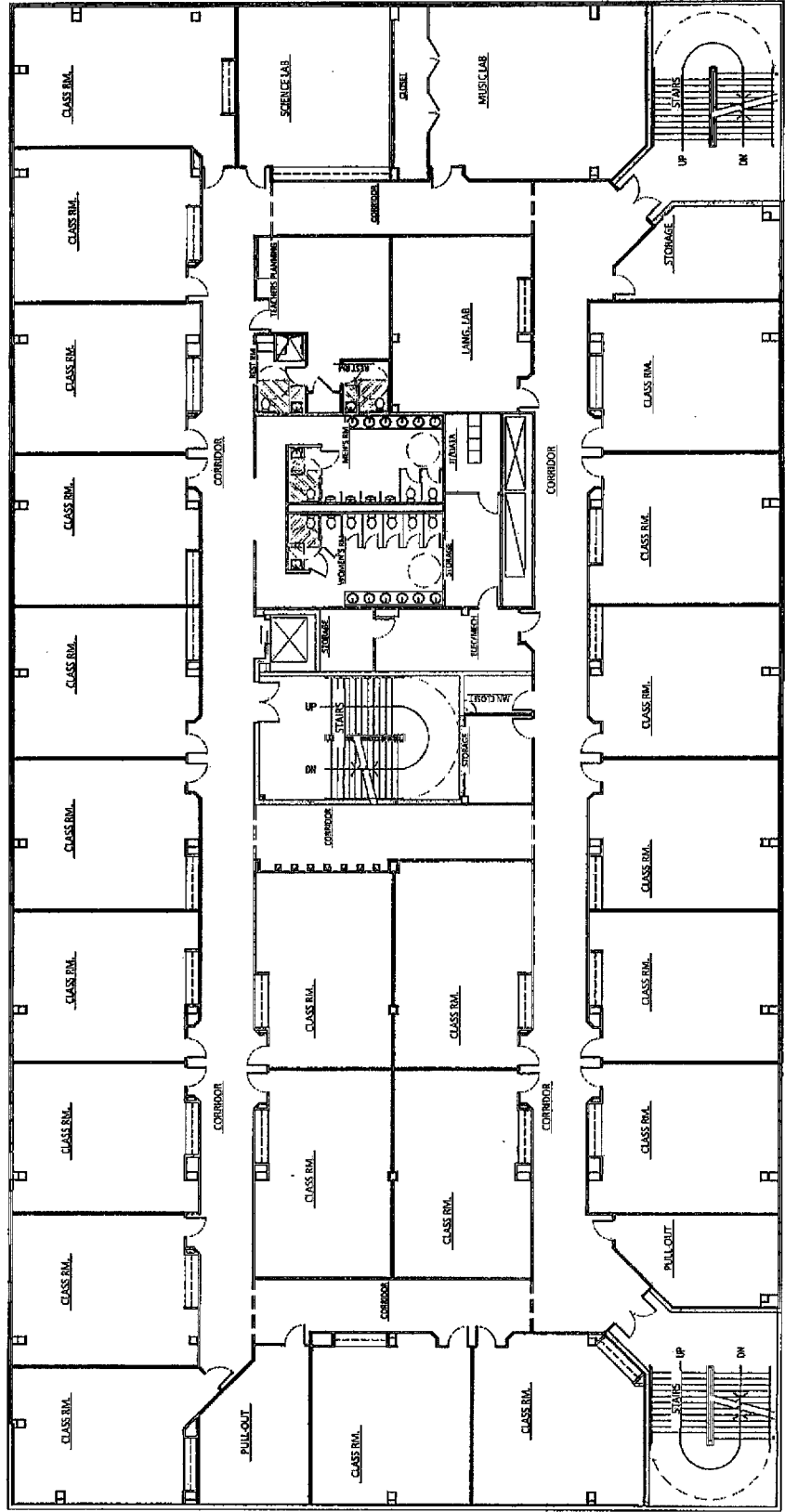
CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 1305 NW 86TH STREET
 HOLLYWOOD, FLORIDA
 BOARD ROOM

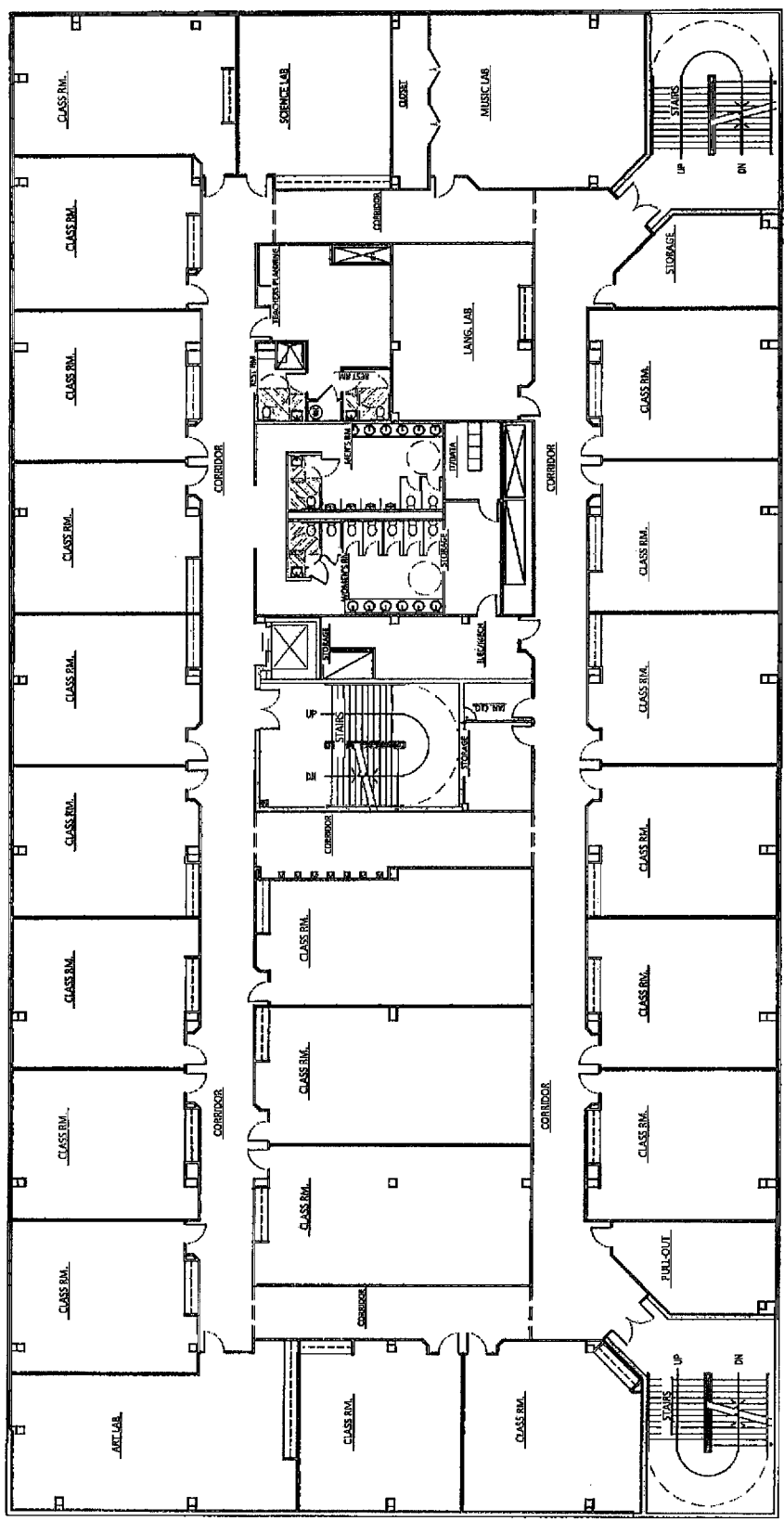
2nd
 FLOOR
 PLAN

SK02



CHARTER SCHOOLS USA
 HOLLYWOOD ACADEMY OF ARTS AND SCIENCES
 1305 NW 86TH STREET
 HOLLYWOOD, FLORIDA
 BOARD ROOM





DRAWING GROUP
 ARCHITECTURE

ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED

