

Exhibit “C”

CONDITIONS OF APPROVAL

STATIONSIDE VILLAGE PLANNED DEVELOPMENT

The conditions of approval are as follows:

1. **Workforce Housing.** Twenty Percent (20%) of the one thousand fifty (1,050) dwelling units (211 units) within the Project will be “workforce-income” housing units, defined in Section 420.5095, F.S. (2007), as housing for persons having a total annual anticipated income for the household that is not more than one hundred forty percent (140%) of the area median income, adjusted for household size.

2. **Green Development.** The Developers intend to design and develop the Project utilizing principles of sustainable or “green” design and “smart growth” for the benefit of the community, the future building occupants, tenants and owners, and the global environment in general. Toward that end, the Developers have registered the project with the US Green Building Council’s (“USGBC”) Leadership in Energy and Environmental Design (“LEED”) for Neighborhood Developments (“LEED-ND”) Pilot Program (“Pilot Program”). The Pilot Program is intended to gauge the effectiveness of the LEED Neighborhood Development Rating System and does not require registered pilot projects to achieve LEED certification.

The Developers shall not be held individually, jointly, severably, or otherwise liable for failure of all or any part of the Project to achieve certification under any sustainable design or development program described herein. Furthermore, failure of all or a part of the Project to achieve certification under the standards set forth herein shall not delay, prohibit, or prejudice any other applications submitted in connection with the Project that have been or are required to be presented before any county or municipal governmental body, commission, or board.

3. **Reclaimed Water.** To the extent available and permitted by all regulatory authorities with jurisdiction, the Project shall incorporate the use of reclaimed water for non-potable uses such as toilet systems, irrigation, mechanical systems and custodial uses.

4. **Landscaping Plan.** The Project will employ a landscape and irrigation design consistent with the Xeriscape principles adopted by the “NatureScape Broward” program and the City of Hollywood Landscape Manual, and incorporate same into the Sheridan Stationside Development Regulations. The Developers will make reasonable efforts to obtain certification under the University of Florida’s Florida Yards and Neighborhoods Program (“FY&N”), by incorporating as many items as possible from the checklist attached hereto as **Exhibit “C-1”**. At a minimum, the landscaping plan for the Project will use native flora and be designed to conserve water, reduce contaminated runoff, and provide a viable habitat for indigenous wildlife.

5. **Comprehensive Traffic Mitigation Plan.** Except as set forth on the attached **Exhibit “BC-2”**, Prior to issuance of the first certificate of occupancy for any development within the Sheridan Stationside TOD, Developers agree, subject to regulatory approval, to construct the road improvements more particularly described in **Exhibit “C-2”** attached hereto.

6. **“Okomo Coral House” and Park.** The Developers agree to preserve the “Okomo Coral House” at its existing location and a significant portion of the surrounding oak hammock, which shall be offered for dedication and designed in cooperation with the City of Hollywood for use as minimum 6-acre public city park (“Public Park”). The Public Park shall be improved and offered to the City no later than as required by the City’s Concurrency requirements. Said Public Park to be platted prior to acceptance by the City.

7. During Site Plan Review relating to the future development of Parcels A and C (currently FDOT) the Developer(s) shall address any and all telecommunication facilities including, but not limited to, the SCAD system and wireless facilities on City owned property proximate to the Sheridan Stationside Village, shall remain operational at all times during and after construction.



Exhibit "C-1"

Yard Certification Checklist

Does your yard measure up?

Florida Yards and Neighborhoods (FY&N) honors model landscapes as certified Florida-Friendly Yards.

To be certified as Florida Yard, your landscape must:

Collect at least 36 inches on this Yardstick Checklist

Receive full points for practices marked with 2 asterisks**

Receive partial credit for practices marked with 1 asterisk*

Comply with all existing codes and laws

Water Efficiently

Mow lawns high to encourage a deeper, more drought and pest tolerant root system. ** 2"

Irrigate lawn and landscape only when they wilt. Apply << 3/4 inches water per application. 3"

For a yard that uses an irrigation system (in-ground or hose-end sprinklers):

Calibrate irrigation/sprinkler system to apply << 3/4 inches of water. ** 3"

Put a rain gauge in your yard to track irrigation amounts. ** 2"

Install a rain shut-off device for in-ground irrigation systems. ** 2"

Make sure irrigation system waters lawn areas separately from plant beds. 2"

Use drip or micro-irrigation in plant and flower beds. 2"

For a yard that does not use an irrigation system:

Design and maintain a landscape that exists predominantly on rainfall once plants are established. 6"

Mulch

Maintain a 2-3" layer of organic mulch over tree roots, shrubs and plant beds, leaving a 2 inch space between the plant base and the mulch. * 2"

Create self-mulching areas under trees where leaves can remain as they fall. 1"

Use by-product mulches such as pine bark, melaleuca or recycled mulches. 1"

Replenish mulch once or twice a year to maintain 2-3" depth. 1"

Recycle

Whenever possible, recycle grass clippings by allowing them to remain on the lawn. ** 2"

Use leaves and pine needles found in your yard as mulch. 2"

Create and maintain a compost pile with yard clippings, leaves, kitchen scraps, etc. 3"

Wildlife

Plant vines, shrubs, and trees that provide cover, nesting areas or food sources for birds, butterflies and other wildlife. 3"

Provide a water source, such as a bird bath or a small pond for wildlife. 1"

Provide wildlife shelters such as a bat house, bird house, brush pile, etc. 1"

Identify five kinds of wildlife (insects, reptile, birds, etc.) that live in your yard. 2"

Yard Pests

Treat only affected plants or lawn areas with pesticide applications. Avoid indiscriminate spraying. ** 3"

Check your landscape every 1-2 weeks for signs of problems. 2"

Learn to identify 5 beneficial insects that provide natural control of harmful pests. 2"

Use environmentally friendly pesticides such as horticultural oils and insecticidal soaps. 2"

Use non-chemical approaches to pest control, such as pruning off affected areas, hand removing insects, etc., whenever possible. 3"

Right Plant - Right Place

Ensure that your landscape does not contain plants identified by legal code as invasive exotics, such as Brazilian Pepper, Melaleuca, Australian Pine, and Chinese Tallow.**	2"
Replace problem-prone plants with low maintenance native or non-native species.	2"
Group plants according to their water and maintenance needs.	2"
Determine how much grass you need for children, pets, and recreation. Replace the rest with low maintenance ground covers, shrubs, mulch, or other porous surfaces.	3"
Use trees and shrubs to shade eastern and western walls of home and air conditioner compressor.	1"
Use deciduous trees on southern exposures to allow the sun to passively heat your home in winter.	1"
Reduce yard waste by choosing plants that will not require frequent pruning at maturity.	1"
Preserve native plants when building on a new site. Maintain a protective "do not disturb" barrier under the dripline of trees.	3"

Fertilizing

Fertilize as needed to maintain quality of lawns and landscape plants. *	2"
Use natural organic or other slow release fertilizers. *	2"
Use iron instead of nitrogen to make your lawn green during the summer.	1"

Stormwater Runoff

Direct downspouts and gutters to drain onto the lawn, plant beds, or containment areas. *	1"
Plant groundcovers or use mulch on thinly vegetated areas to decrease erosion. *	2"
Use mulch, bricks, flagstones, gravel, or other porous surfaces on walkways, patios or drives.	1"
Collect and use rainwater to irrigate plants.	2"
Create swales or terracing to catch and filter stormwater.	3"
Pick up after pets to reduce bacterial and nutrient pollution in stormdrain systems.	1"
Clean up oil spills and leaks using cat litter on driveways.	2"
Sweep grass clippings, fertilizer, and soil from driveway onto lawn. Remove trash from street gutters.	2"

On the Waterfront

Remove invasive exotic aquatic plants by cutting, pulling, or raking. Remove dead plant material from water after using herbicides to reduce pollution.	2"
Protect your mangroves. All pruning must be in compliance with existing laws. **	2"
Establish a border of low maintenance plants between your lawn and shoreline/seawall to absorb nutrients and to provide wildlife habitat.	2"
Establish a 10-30foot "no fertilizer" zone along your shoreline.	2"
Where feasible, plant native vegetation in the littoral zone in front of your seawall or along shoreline.	4"
Decrease wave action and increase habitat by placing clean, native limestone rock in front of your seawall.	3"

TOTAL INCHES _____








If your yard measures up, call your local Cooperative Extension Service and ask for a Florida Yard Adviser.

Exhibit “2”				
Schedule of Roadway Improvements		2010	2013	2018
Land Use Plan Amendment	<u>Sheridan Street at N. Park Road</u> <ul style="list-style-type: none">•Installation of video detection software/hardware; and•Installation of northbound right turn overlap phase with opposing U-Turn Yield to right turn sign (R10-16)	●		
	<u>Sheridan Street at N. 29th Avenue</u> <ul style="list-style-type: none">•Reconstruct the northbound approach to include a left turn lane, a shared left through lane, and dual right turn lanes•Construct an additional westbound left turn lane•Reconstruct the eastbound approach laneage to provide for a left turn lane, two through lanes designated for Interstate 95 northbound traffic, three through lanes, one through lane designated for Interstate 95 southbound traffic, and a right turn lane into the site; and•Modify the existing traffic signal to accommodate the proposed improvements.	●		
	<u>Sheridan Street at Interstate 95</u> <ul style="list-style-type: none">•Construct an additional left turn lane on the southbound off-ramp•Construct and additional left turn lane on the northbound off-ramp•Increase the merge distance on the southbound entrance ramp; and•Modify the existing traffic signals to accommodate the proposed improvements.	●		
	<u>Taft Street at SR 7/US 441</u> <ul style="list-style-type: none">•Construct an westbound right turn lane•Installation of eastbound right turn overlap phase with opposing U-Turn Yield to right turn sign (R10-16)	●		
	<u>Taft Street at N. 26th Avenue</u> <ul style="list-style-type: none">•Installation of traffic signal•Construct eastbound, westbound, northbound and southbound left turn lanes•Signal timing optimization	●		
	<u>Taft Street at US 1/Federal Highway</u> <ul style="list-style-type: none">•Construct eastbound and westbound right turn lanes	●		
Local Operational Analysis	<u>Sheridan Street at SR 7/US 441</u> <ul style="list-style-type: none">•Installation of video detection software/hardware•Installation of northbound, eastbound and westbound right turn overlap phase with opposing U-Turn Yield to right turn signs (R10-16)•Signal timing optimization	●		
	<u>Sheridan Street at N. 56th Avenue</u> <ul style="list-style-type: none">•Installation of additional northbound and southbound left turn lanes•Signal timing optimization		●	

Contingent Improvements	<u>Sheridan Street at N. 46th Avenue</u> <ul style="list-style-type: none">• Installation of additional northbound and southbound left turn lanes• Extend eastbound left turn lane to 275 feet• Extend westbound left turn lane to 330 feet• Signal timing optimization			●
	<u>Sheridan Street at N. 40th Avenue</u> <ul style="list-style-type: none">• Re-stripe pavement markings on north and south legs• Signal timing optimization			●
	<u>Sheridan Street at N. 29th Avenue</u> <ul style="list-style-type: none">• Re-stripe the southbound approach to include a left turn lane, a shared left through lane, and dual right turn lanes• Signal timing optimization	●		
	<u>Sheridan Street at N. 26th Avenue</u> <ul style="list-style-type: none">• Installation of video detection software/hardware• Installation of southbound right turn overlap phase with opposing U Turn Yield to right turn sign (R10-16)• Signal timing optimization	●		
	<u>Taft Street at SR 7/US 441</u> <ul style="list-style-type: none">• Installation of video detection software/hardware• Signal timing optimization	●		
	<u>Taft Street at Okomo Drive</u> <ul style="list-style-type: none">• Construct an 200 foot eastbound left turn lane• Construct and exclusive westbound right turn lane• Construct exclusive southbound left turn and right turn lanes	●		
	<u>Taft Street at N. 28th Avenue</u> <ul style="list-style-type: none">• Re-stripe pavement markings at intersection	●		
	<u>Taft Street at N. 40th Avenue*</u> <ul style="list-style-type: none">• Construct a northbound and southbound left turn lane			●

* - Proposed Improvements at this location are scheduled for construction by Memorial Hospital by year 2012. In the event that Memorial Hospital improvement are not completed, construction of this improvement will be the responsibility of the applicant for phase year 2018.

Exhibit “2” to Exhibit “C”		Complete prior to issuance of C/O on Parcel D	Complete Prior to issuance of C/O on Parcel A or C
Schedule of Roadway Improvements			
Land Use Plan Amendment	<u>Sheridan Street at N. Park Road</u> <ul style="list-style-type: none">• Installation of video detection software/hardware; and• Installation of northbound right-turn overlap phase with opposing U-Turn Yield to right-turn sign (R10-16)		●
	<u>Sheridan Street at N. 29th Avenue</u> <ul style="list-style-type: none">• Reconstruct the northbound approach to include a left-turn lane, a shared left-through lane, and dual right-turn lanes• Construct an additional westbound left turn lane• Reconstruct the eastbound approach laneage to provide for a left-turn lane, two through lanes designated for Interstate 95 northbound traffic, three through lanes, one through lane designated for Interstate 95 southbound traffic, and a right-turn lane into the site; and• Modify the existing traffic signal to accommodate the proposed improvements.		●
	<u>Sheridan Street at Interstate 95</u> <ul style="list-style-type: none">• Construct an additional left-turn lane on the southbound off-ramp• Construct and additional left-turn lane on the northbound off-ramp• Increase the merge distance on the southbound entrance ramp PLAT DRR DELETED ITEM• Modify the existing traffic signals to accommodate the proposed improvements.		●
	<u>Taft Street at SR 7/US 441</u> <ul style="list-style-type: none">• Construct a westbound right turn lane• Installation of eastbound right-turn overlap phase with opposing U-Turn Yield to right-turn sign (R10-16)		●
	<u>Taft Street at N. 26th Avenue</u> <ul style="list-style-type: none">• Installation of traffic signal• Construct eastbound, westbound, northbound and southbound left turn lanes• Signal timing optimization		●
	<u>Taft Street at US 1/Federal Highway</u> <ul style="list-style-type: none">• Construct eastbound and westbound right turn lanes		●

<u>Sheridan Street at SR 7/US 441</u> <ul style="list-style-type: none">• Installation of video detection software/hardware• Installation of northbound, eastbound and westbound right-turn overlap phase with opposing U-Turn Yield to right-turn signs (R10-16)• Signal timing optimization		
<u>Sheridan Street at N. 56th Avenue</u> <ul style="list-style-type: none">• Installation of additional northbound and southbound left turn lanes• Signal timing optimization		
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<u>Sheridan Street at N. 40th Avenue</u> <ul style="list-style-type: none">• Re-stripe pavement markings on north and south legs• Signal timing optimization		
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<u>Sheridan Street at N. 26th Avenue</u> <ul style="list-style-type: none">• Installation of video detection software/hardware• Installation of southbound right-turn overlap phase with opposing U-Turn Yield to right-turn sign (R10-16)• Signal timing optimization		
<u>Taft Street at SR 7/US 441</u> <ul style="list-style-type: none">• Installation of video detection software/hardware• Signal timing optimization		

Contingent Improvements	<u>Taft Street at Okomo Drive</u> <ul style="list-style-type: none">• Construct a 200 foot eastbound left-turn lane (Complete continuous 3rd lane from west of CSX to east property limit)• Construct an exclusive westbound right-turn lane• Construct exclusive southbound left-turn and right-turn lanes	●	
	<u>Taft Street at N. 28th Avenue</u> <ul style="list-style-type: none">• Re-stripe pavement markings at intersection	●	
	<u>Taft Street at N. 40th Avenue*</u> <ul style="list-style-type: none">• Construct a northbound and southbound left-turn lane	ROUNDABOUT APPROVED AND COMPLETED IN LIEU OF TURN LANES	