

**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
PLANNING AND DEVELOPMENT SERVICES**

**DATE:** November 4, 2010 **FILE:** 10-V-66  
**TO:** Development Review Board  
**VIA:** Andria Wingett, Planning Manager *AW*  
**FROM:** Leander Hamilton, Planning & Development Services Administrator *LH*  
**SUBJECT:** Variance to reduce the required parking lot setback for the property located at 5900 Washington Street (Bank of America).

**REQUEST**

Variance to waive the required 10 foot parking lot setback to provide approximately 5 feet on the west side.

**RECOMMENDATION**

Variance: Approval, with the condition all improvements (trees, shrubs, sod, etc) as reflected on the Site Plan included in Attachment A are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).

**REQUEST**

This request is for one Variance for the Bank of America on the southeast corner of Washington Street and State Road 7. The Florida Department of Transportation (FDOT) is purchasing a portion of the property along State Road 7 ranging in width from about 4.5 feet to 23 feet. This area currently contains landscaping and one row of parking. Upon completion of the widening FDOT proposes the parking be reestablished (meets required amount) and a smaller buffer be provided. As proposed, this design allows the site to maintain safe traffic flow for cars maneuvering through the site.

The acquired right-of-way will be used to accommodate improvements associated with the road widening including a new drive lane, sidewalk, and bicycle lane. Furthermore, FDOT's design includes a 2.25 foot grassy utility strip adjacent to the parking setback outside of the property line. Therefore, the visual setback will be 7.25 feet at its narrowest point. The existing 3 foot CBS wall is proposed to be replaced. Additionally, two existing trees will be preserved and several new Dahoon Holly and Live Oaks are proposed. No other Variances are being requested at this time.

**SITE BACKGROUND**

**Applicant:** Florida Department of Transportation  
**Address/Location:** 5900 Washington Street (Bank of America)  
**Gross Size of Property:** 4.77 acres (approximately)  
**Present Zoning:** US 441/State Road 7 Commercial Corridor District – Low Hybrid South Commercial Sub Area (SR7 CCD – LHSC)  
**Present Land Use:** Transit Oriented Corridor (TOC)

**ADJACENT ZONING**

**North:** US 441/State Road 7 Commercial Corridor District – Commercial Core Sub Area (SR7 CCD – CC)  
**South:** US 441/State Road 7 Commercial Corridor District – Low Hybrid South Commercial Sub Area (SR7 CCD – LHSC)  
**East:** US 441/State Road 7 Commercial Corridor District – Low Hybrid South Commercial Sub Area (SR7 CCD – LHSC)  
**West:** US 441/State Road 7 Commercial Corridor District – Low Hybrid South Commercial Sub Area (SR7 CCD – LHSC)

**CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The City of Hollywood recognizes State Road 7 as a major transportation corridor and one which is crucial to the success of the western portion of the City. Being established as the first sub-area in the Plan, it is clear the City and its residents are committed to the revitalization of this corridor.

The following City-Wide Master Plan Policies are applicable to this project:

- Policy 1.1: Place a priority on the US 441/SR 7 Corridor for redevelopment opportunities, influence FDOT on design of the highway, and create innovative zoning to implement future plans.*
- Policy 1.24: Create an environment to protect the establishment and enhancement of small business along the US 441/SR 7 Corridor.*
- Policy 1.27: Assist FDOT regarding the redesign of the US 441/SR 7 Corridor through the City of Hollywood to ensure that FDOT's redesign plans complement and support the City's plans as well as accommodate FDOT's construction needs.*
- Policy 1.47: Promote the development of US 441/SR 7 as a major transit corridor.*

While the creation of non-conformities as a result of the FDOT takings is not ideal, the proposed design has a minimal impact on the site. The property will maintain a surplus of parking and increase the amount of existing landscaping. New grass, trees and shrubs will greatly enhance this space. This is a favorable outcome as landscaping along this Corridor is currently lacking.

**VARIANCE**

**Waive the required 10 foot parking lot setback to provide approximately 5 feet on the west side.**

The following criteria are listed in the Zoning and Land Development Regulations Section 5.6 J (1) and are utilized in evaluating Variances:

**CRITERION 1:** 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.

**ANALYSIS:** The purpose of required setbacks is to provide landscaping and safe distances between adjacent structures and right-of-ways. As part of the new design of State Road 7, a portion of this property's eastern parking lot setback/landscape buffer must be acquired by FDOT.

As mentioned earlier, the existing west buffer ranges from approximately 4.5 feet to 12 feet. Upon being replaced it is proposed at approximately 5 feet for the length of the property. The redesigned area will be used to accommodate the road, sidewalk, and bicycle lane. With this design, the parking lot will still be over 10 feet from the adjacent right-of-way thus providing a safe distance for customers and meeting the intent of the Code.

New and existing trees and shrubs along the setback/buffer area will help improve the Corridor's appearance. Furthermore, FDOT's design includes a 2.25 foot grassy utility strip adjacent to the landscape buffer outside of the property line. Therefore, the visual setback will be 7.25 feet at its narrowest point. This considered, the proposed variance will not adversely affect the appearance or the stability of the City of Hollywood. It is also consistent with the basic intent of the Code.

**FINDING:** Consistent.

**CRITERION 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**ANALYSIS:** "The granting of the Variance for the subject property will not affect the use or development of neighboring properties and will not hinder or discourage appropriate development and/or use of adjacent and nearby lands," expresses the applicant.

As proposed, the setback will allow this property to remain compatible with the surrounding land uses and their lot configurations. Following the widening, the 5 foot setback/buffer area combined with the landscaped utility strip will fashion a provision consistent with many of the properties along the Corridor. The impacted setback/buffer area is designed with twelve new trees and new shrubs. This is a notable improvement to the area. Moreover, these changes do not alter the use occupying this property or its operations. The proposed design helps enhance the area rather than acting as a detriment to the community. As such, to help ensure the best possible outcome which includes the completion of these improvements, staff is suggesting the condition all improvements as reflected on the Site Plan (trees, shrubs, sod, etc) are completed prior to the issuance of a

Certificate of Completion or Certificate of Occupancy (whichever is applicable).

**FINDING:** Consistent, with staff's condition.

**CRITERION 3:** 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 plan adopted by the City.

**ANALYSIS:** Many policies within the Comprehensive Plan supporting State Road 7 were first established by the City-Wide Master Plan. Sub-Area 1 of the Plan details existing conditions and desired actions for improvement along State Road 7. Part of this includes working with FDOT to create a design which will be beneficial to Hollywood and the community immediately surrounding this corridor. The plan does express a desire to avoid redesigns which result in variances and/or non-conformities; however, in this instance, non-conformities already exist and are not being intensified. Variance requests such as this one are minimal and allow businesses to maximize the use of land by maintaining full operations.

**FINDING:** Consistent.

**CRITERION 4:** That the need for requested Variance is not economically based or self-imposed.

**ANALYSIS:** The requested Variance is being made as a result of a State-funded roadway improvement needed to meet transportation/transit demands of a growing population. This Variance is not economically based or self-imposed. Rather, completion of this improvement by FDOT is needed to help the roadway meet required level-of-service standards therefore allowing traffic to flow properly through the City and Broward County.

**FINDING:** Consistent.

**CRITERION 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

**FINDING:** Not applicable.

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## **RECOMMENDATION**

**Variance:** Approval, with the condition all improvements as reflected on the Site Plan (trees, shrubs, sod, etc) are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).

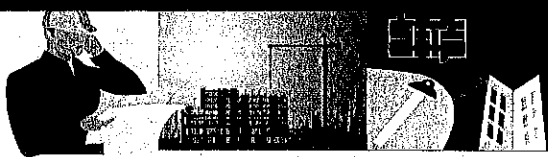
## **ATTACHMENTS**

**ATTACHMENT A:** Application Package  
**ATTACHMENT B:** Land Use & Zoning Map  
**ATTACHMENT C:** State Road 7 Cure Plan Information

# Attachment A

## Application Package

**OFFICE OF PLANNING**



File No. (to be filled by the Office of Planning): 10-V-666

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

**GENERAL APPLICATION**



Tel: (954) 921-3471  
Fax: (954) 921-3347

*This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.*

*The applicant is responsible for obtaining the appropriate checklist for each type of application.*

*Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.*

*At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).*

*Documents and forms can be accessed on the City's website at [http://www.hollywoodfl.org/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



**APPLICATION TYPE (CHECK ONE):**

- Development Review Board       Historic Preservation Board
- Planning and Zoning Board       Technical Advisory Committee
- City Commission

Date of Application: September 7, 2010

Location Address: 5900 Washington St. (Parcel 161)

Lot(s): 1,2,3      Block(s): 1      Subdivision: West Hollywood Villas & Redfield Acres

Folio Number(s): 5141 24 15 0010

Zoning Classification: SR 7 CCD LHSCSub      Land Use Classification: General Business

Existing Property Use: Bank of America      Sq Ft/Number of Units: +/- 40,000 sq. ft.

Is the request the result of a violation notice? ( ) Yes (✓) No      If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

- Economic Roundtable       Technical Advisory Committee       Development Review Board
- Planning and Zoning Board       Historic Preservation Board       City Commission

Explanation of Request: Site Plan Modifications, Landscape Setback Variance, and Drive-thru Stacking Variance

Number of units/rooms: N/A      Sq Ft: +/- 40,000 sq. ft.

Value of Improvement: N/A      Estimated Date of Completion: 2012

Will Project be Phased? ( ) Yes (✓) No      If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: South State Investment, LLC, % De La Cruz & Cutler

Address of Property Owner: 2 Alahambra Plaza, Suite 2C Coral Gables, FL 33134

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): Land Design South of Florida, Inc.

Address: 2101 Centrepark W. Dr. #100      Telephone: 561-478-8501

Fax: 561-478-5012      Email Address: lzolezzi@landdesignsouth.com

Date of Purchase: N/A      Is there an option to purchase the Property? Yes ( ) No (✓)

If Yes, Attach Copy of the Contract.

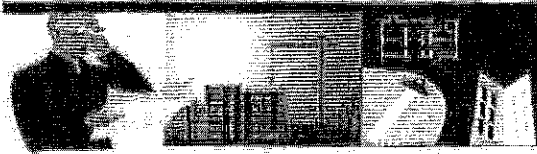
List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Pursuant to City of Hollywood Land Development Code, Article V, Section 5.3.E.1, for acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.

OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

I/(We) certify that I/ (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. I/(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. I/(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: N/A Date: N/A

PRINT NAME: N/A Date: N/A

Signature of Consultant/<sup>FDOT</sup>Representative: *Lynn Zolezzi* Date: 06/21/10

PRINT NAME: Lynn Zolezzi, Land Design South of Florida, Inc. Date: 06/21/10

Signature of Tenant: N/A Date: N/A

PRINT NAME: N/A Date: N/A

**CURRENT OWNER POWER OF ATTORNEY**

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) N/A to my property, which is hereby made by me or I am hereby authorizing (name of the representative) N/A to be my legal representative before the N/A (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this N/A day of N/A N/A  
SIGNATURE OF CURRENT OWNER

N/A  
Notary Public State of Florida PRINT NAME

My Commission Expires: N/A (Check One) N/A Personally known to me; OR N/A

Pursuant to City of Hollywood Land Development Code, Article V, Section 5.3.B.1, for acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.

**FDOT CERTIFICATION**

This is to certify that I am an authorized representative for the Florida Department of Transportation, and by signing this affidavit, I so hereby authorize the undersigned to serve as agent to submit and represent City of Hollywood applications related to the State Road 7 expansion project.

Signature of FDOT Representative: *Victor Ramos*  
Victor Ramos

State of Florida  
County of Broward

Subscribed and sworn before me on 6/17/10 by Ryan Maroney

Personally known  
Produced identification

*R. Maroney*  
Signature of Notary Public



(Affix Stamp)

Signature of agent: *Lynn Zolezzi*  
Lynn Zolezzi - Land Design South of Florida, Inc.

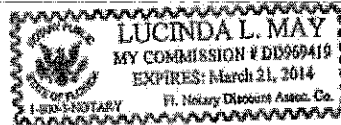
State of Florida  
County of Broward

Subscribed and sworn before me on June 21 2010 by Lynn Zolezzi

Personally known  
Produced identification

*Lucinda L. May*  
Signature of Notary Public

(Affix Stamp)





**JUSTIFICATION STATEMENT**

**Request for Regulatory Variance**

Bank of America / 5900 Washington Street

Folio ID# 5141 24 15 0010

Hollywood, Florida

*Submitted: September 15, 2010*

*Revised: October 18, 2010*

**REQUEST**

The purpose of this request is to obtain a variance from the City of Hollywood's Zoning and Land Development Regulations for the Bank of America located on the east side of State Road 7 (U.S. 441) directly between Washington Street and Dewey Street. The site is approximately 4.734 acres in size.

The site must be reconfigured due to the expansion of State Road 7 by the Florida Department of Transportation (FDOT). Pursuant to City of Hollywood Land Development Code, Article V, Section 5.3.E.1, for acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.

Thus, on behalf of the Florida Department of Transportation, Land Design South of Florida, Inc. is requesting a variance from the landscaping requirements of Article IV, Section 4.22.1.2.b of the City of Hollywood's Zoning and Land Development Code and the stacking requirements of Section 39.228(f) of the Broward County Zoning Code.

**PROPERTY HISTORY & SITE CHARACTERISTICS**

The existing zoning classification for the property is the SR 7 CCD Low Hybrid South Commercial Sub-Area. A records search in the City of Hollywood found an approved site plan/landscape plan prepared by James M. Hawtley with approval date 06/25/01 that matched the current configuration of the site. The western portion of the site is improved with a 4-story Bank of America building approximately 9,519 square feet in size with 6 drive-thru lanes. The far eastern portion of the site is improved with a drive-thru structure along with a small, 1-story office building. The site does not have access directly from State Road 7, but there are six (6) access points from Washington Street and eight (8) access points from Dewey Street.

As verified per field inspections, there are 203 parking spaces onsite. The site has surplus of parking as only 170 spaces are required for the current office uses. Required parking is based on the existing 4-story, 38,076 square foot building and a 4,470 square foot building on the eastern portion of the site.

**ACQUISITION IMPACTS**

There are several impacts related to the road widening. The row of 19 angled parking spaces closest to SR7 and its associated drive aisle will need to be relocated further east. Additionally, the western most access point into the site from Dewey Street will need to be relocated further east due to the parking and drive aisle shift.

The western most access point into the site from Washington Street will need to be relocated further east to allow for a new corner clip, and the one (1) business identification signs along SR7 will be relocated to

the east removing it from the new corner clip.

A 10' landscape setback to the parking lot is required along State Road 7. The current landscape setback along State Road 7 ranges from approximately 4.47 feet to 12.17 feet in width. This site feature is considered legally nonconforming. After the road widening, there will be no landscape buffer remaining along State Road 7. The proposed cure plan re-establishes a 5 foot landscape buffer along the west property line, adjacent to State Road 7. The plan also establishes a large landscape island at the northwest and southwest corners of the site.

The right-of-way taking encroaches into a portion of the nineteen (19) parking spaces located along the western property line, adjacent to State Road 7. In the cure plan seventeen (17) angled parking spaces have been re-established in the same location, at the proper length, and the one-way drive aisle has been re-established at 18 feet. Although the property will lose two (2) parking spaces along State Road 7, it will still be code compliant with 201 parking spaces on site. Required parking is only 170 spaces based on the existing office uses. The re-establishment of the parking spaces along State Road 7 also creates the need to relocate the two-way access point near the southwestern corner to the east by approximately 12 feet.

Thus, due to the Florida Department of Transportation acquiring the right-of-way along State Road 7, it is not possible for the above referenced property to meet the section of the City of Hollywood's Zoning and Land Development Code referenced below. Therefore, the Applicant is seeking a regulatory variance from the landscaping requirements outlined in the below section.

#### VARIANCE REQUEST

Zoning Code Section	Required	Proposed	Variance
Article IV, Section 4.22.I.2.b	10' front landscape buffer	5' front landscape buffer	Variance to allow for the reduction of the front landscape buffer by five (5) feet.

#### REGULATORY VARIANCE CRITERIA

The City of Hollywood has established five (5) criteria that must be met in order to obtain a regulatory variance. These criteria and responses to each criterion are specified below.

##### Article V, Section 5.3.F.1

Variations. Except as set forth in division F.2. below, no Variance shall be granted by the Development Review Board unless the Board finds that the petitioner has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.

- 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.**

*Per Section 4.22.I.2.b, a ten (10) foot landscape buffer is required along the State Road 7 frontage. However, as a result of the road widening process, a portion of the front landscape buffer, along State Road 7, will be the reduced to five (5) feet. Although the buffer is below code requirement, per the attached Cure Plan, there will be grassed areas adjacent to both sides of the buffer, which enhance the buffer width. These areas are detailed as follows:*

- 1) *Sodded Parking Overhang - 2 foot grassed parking overhang for spaces along State Road 7, adds 2 feet of grass area to the west side of the landscape buffer.*

- 2) Sodded Utility Strip - 2.25 foot wide sodded utility strip within FDOT right of way, visually adds 2.25 feet to the east side of the landscape buffer.

Considering these two (2) grassed areas, the "visual" landscape buffer will be 9.25 feet at its narrowest point. Therefore the proposed variance will not adversely affect the appearance or the stability of the City of Hollywood. It is also consistent with the basic intent of Section 4.22.1.2.

- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.**

*The proposed variance allows for adequate circulation and parking to remain on the site. From a visual perspective, the on site 5 foot landscape buffer, combined with the 2.25 foot sodded utility easement and 2 foot grassed overhang, will create the visual appearance of a 9.25 foot landscape buffer, which generally complies with the basic intent of the Code. Therefore the requested variance is compatible with the surrounding land uses and will not be detrimental to the community. Additionally, the granting of the variance for the subject property will not affect the use or development of neighboring properties and will not hinder or discourage appropriate development and/or use of adjacent and nearby lands.*

- 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; and**

*The requested variance is consistent with applicable Goals, Objectives and Policies.*

**Policy 1.9: Coordinate with FDOT to expedite the widening project for the US 441/SR 7 to coincide with proposed impacts.**

*The requested variance is consistent with Policy 1.9. This variance request is being submitted on behalf of the Florida Department of Transportation in an effort to resolve any site development issues that coincide with the road widening along State Road 7.*

**Policy 1.21: Create a business development and retention program that provides incentives that encourage businesses to remain in the US 441/SR 7 Corridor.**

*The Florida Department of Transportation has been working diligently to minimize the impacts of the State Road 7 road widening project on business owners along that corridor. The variances that are being submitted to the City of Hollywood represent FDOT's commitment to retaining the businesses along the State Road 7 Corridor, thus, the requested variance is consistent with Policy 1.21.*

**Policy 1.24: Create an environment to protect the establishment and enhancement of small business along the US 441/SR 7 Corridor.**

*The requested variance is consistent with Policy 1.24, as it is FDOT's goal to protect small businesses along the State Road 7 Corridor by minimizing the impacts of the road widening project.*

**Policy 1.37: Establish policy guidelines and/or code requirements addressing the impacts of eminent domain relating to the US 441/SR7 Corridor.**

*The Florida Department of Transportation worked with the City of Hollywood in establishing an Eminent Domain Ordinance that addresses the acquisition impacts that*

*occur as a result of the State Road 7 Corridor widening process. Thus, the requested variance is consistent with Policy 1.37.*

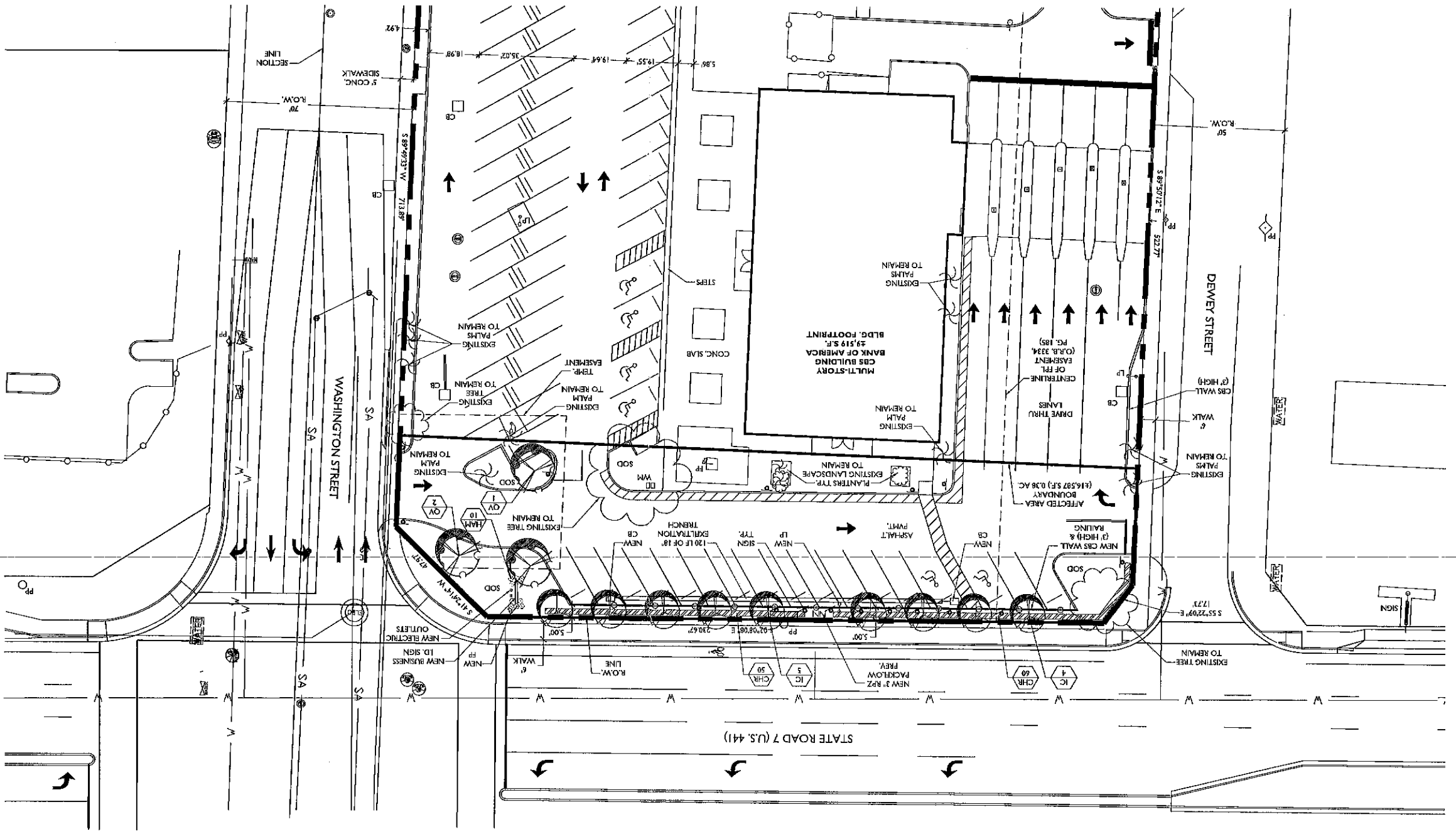
**d. That the need for the requested Variance is not economically based or self-imposed.**

*The need for the variance is a result of the Florida Department of Transportation right of way taking along State Road 7 and is not a direct result of an action by the property owner. Therefore, the variances are not economically based or self-imposed.*

**e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.**

*The requested variance is the minimum necessary variance warranted to maintain the existing buildings and provide the parking and vehicular movement areas needed to maintain the existing business. Thus, the need for the variance is the minimum variance necessary for the property owner to make reasonable use of the property.*

***Based on the above and attached information, the Applicant respectfully requests approval of the proposed variance.***



**LEGEND**

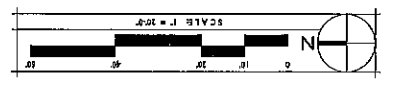
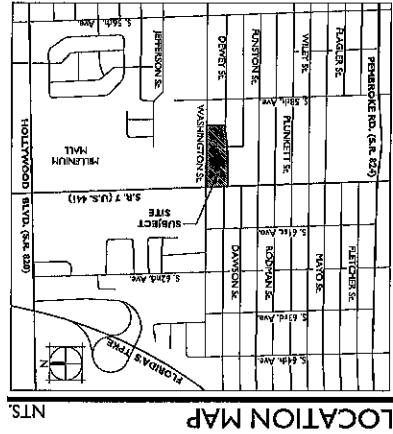
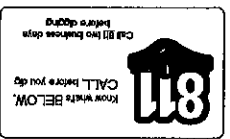
AC	= ACRES	R	= RADIUS
BLDG.	= BUILDING	R.O.W.	= RIGHT-OF-WAY
CB	= CATCH BASIN	S	= SOUTH
CONC.	= CONCRETE	S.F.	= SQUARE FEET
CONC.	= CONCRETE, BLOCK & STUCCO	S.P.	= PARKING SPACES
E	= EAST	TEMP.	= TEMPORARY
EXIST.	= EXISTING	TYP.	= TYPICAL
FP	= FLAG POLE	W	= WEST
N	= NORTH	WM	= WATER METER
LF	= LINEAR FEET		
LP	= LIGHT POLE		
SAN	= SANITARY MANHOLE		
PREV.	= PREVENTER		
PP	= POWER POLE		
PVMT.	= PAVEMENT		

○	= TREE
○	= SIGN
○	= PALM
○	= LIGHT POLE
○	= FLAGPOLE
○	= WATER METER
○	= WEST
○	= TYPICAL
○	= TEMPORARY
○	= PARKING SPACES
○	= SQUARE FEET
○	= SOUTH
○	= RIGHT-OF-WAY
○	= RADIUS

**NOTES:**

- FOR ADDITIONAL SITE DETAILS, REFER TO THE APPROVED LANDSCAPE PLAN ON FILE WITH THE CITY OF HOLLYWOOD, PREPARED BY JAMES M. HAWLEY, STAMP APPROVAL, DATE 02/25/11.
- CURED PLAN BASE INFORMATION TAKEN FROM PROPOSED CONDITIONS SKETCH CURED PARCEL 161/1611 PREPARED BY SEXTON ENGINEERING ASSOCIATES, INC., DATE 08/06/2010.



**SHEET # LP-1**

DATE:	03/16/2010
FILE #:	1072&X
DRAWING #:	2010-03-11 LP-F-161_1072&X.dwg
DRAWN BY:	RHD
SCALE:	1"=20'-0"

**RIGHT-OF-WAY EXPANSION PARCEL 161 - LANDSCAPE PLAN**

S.R. 7 (U.S. 441)

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REMOVAL OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION.

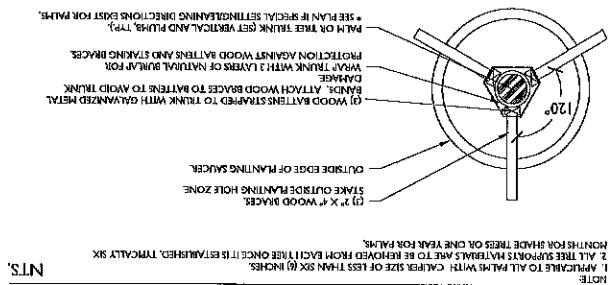
**BANK OF AMERICA**  
CITY OF HOLLYWOOD, FLORIDA

**LAND DESIGN SOUTH**

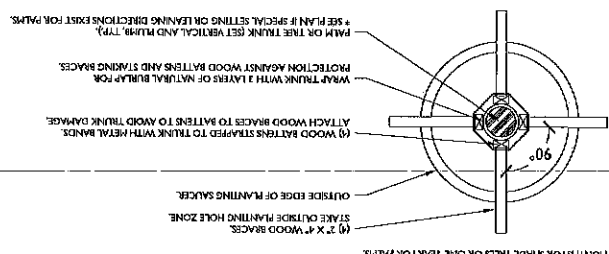
Planning | Landscape Architecture  
Environmental Services | Transportation

2101 Cambridge West Drive, Suite 100 • West Palm Beach, FL 33409  
Telephone: 561-478-8301 • Fax: 561-478-8012

**SMALL PALM STAKING PLAN**

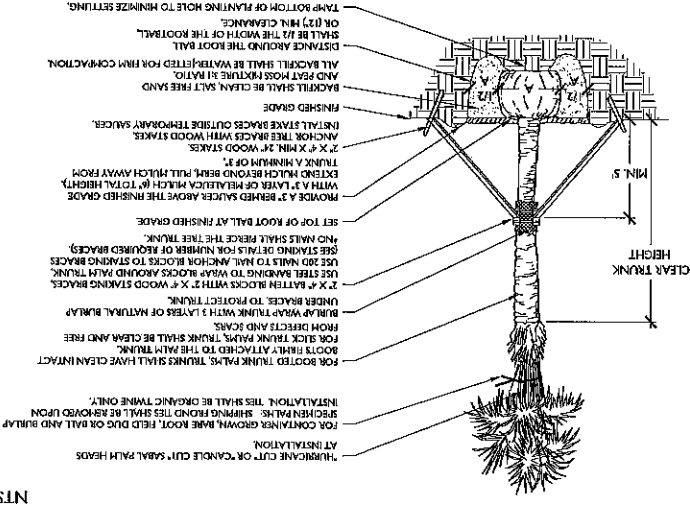


**NOTE:**  
 1. APPLICABLE TO ALL PALMS WITH CLEAR HEIGHT OF LESS THAN SIX (6) INCHES.  
 2. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES ON ONE YEAR FOR PALMS.

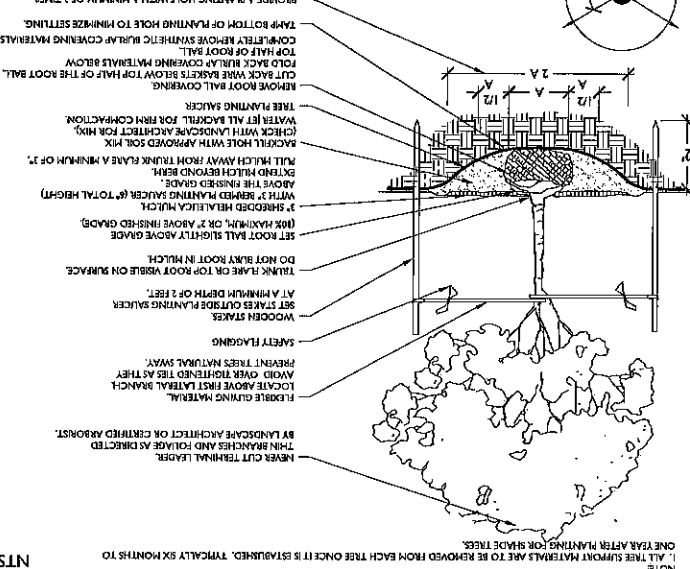


**NOTE:**  
 1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CLEAR HEIGHT OF SIX (6) INCHES OR GREATER.  
 2. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES ON ONE YEAR FOR PALMS.

**PALM PLANTING DETAIL**



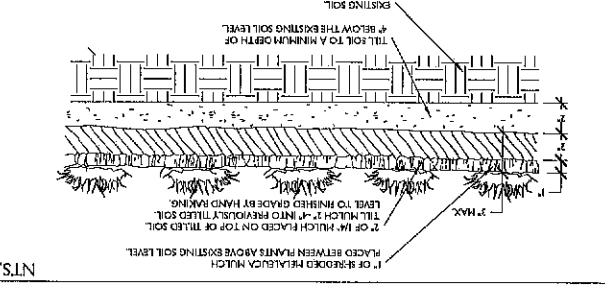
**TREE PLANTING DETAIL**



**STAKING PLAN DIAGRAM**

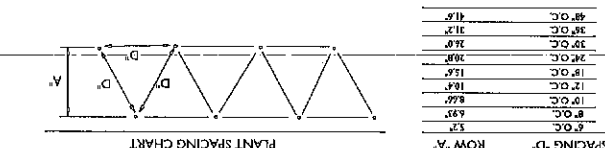


**GROUNDCOVER DETAIL**

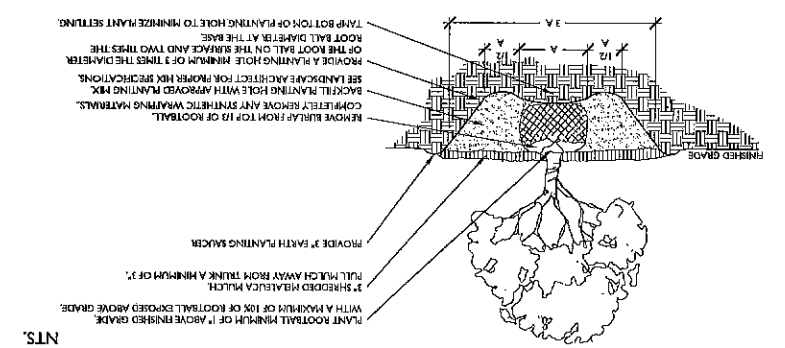


**NOTE:**  
 1. APPLICABLE TO ALL PLANTS WITH CLEAR HEIGHT OF LESS THAN SIX (6) INCHES.  
 2. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES ON ONE YEAR FOR PALMS.

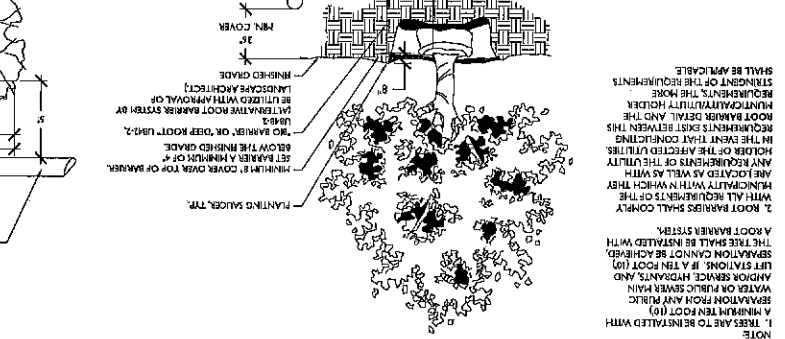
**PLANT SPACING DETAIL**



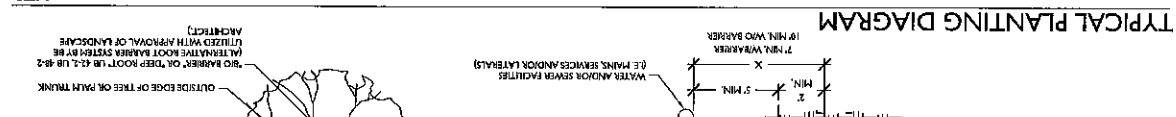
**SHRUB PLANTING DETAIL**



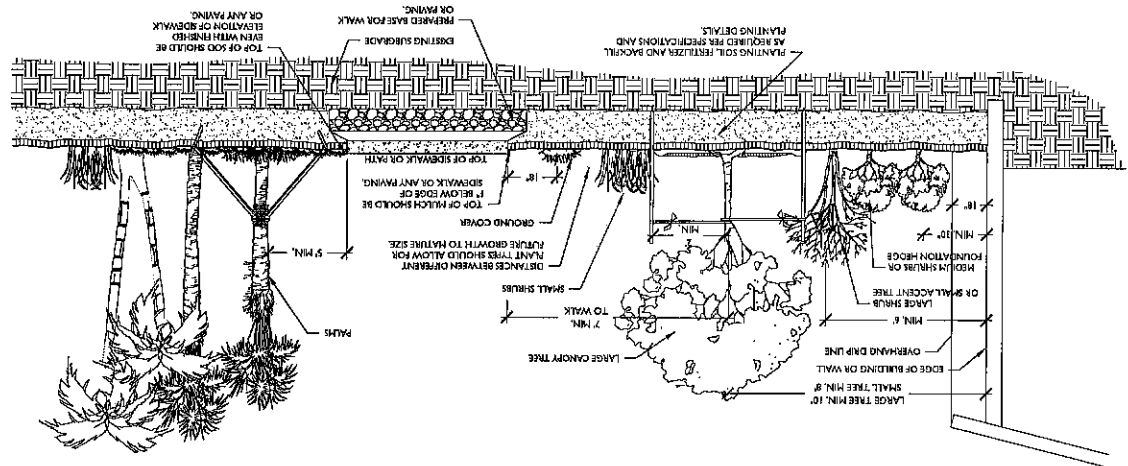
**ROOT BARRIER DETAIL**



**TYPICAL PLANTING DIAGRAM**



NTS



NTS

**OVERALL LANDSCAPE SCHEDULE**

NATIVE	QTY	BOTANICAL NAME	COMMON NAME	SIZE & REMARK
IC	9	Ilex cassine	Dahoon Holly	B&B, 10' - 12' Ht. x 5' Spr., Full Canopy
QV	3	Quercus virginiana	Live Oak	B&B, 12' Ht. x 6' Spr., Full Canopy
CHN	110	Chrysobalanus icaco 'Red Tip'	Red Tip Coccolupum	#3, 24" x 24" x 24" O.C., Full
HAN	10	Hamelia patens 'Compacta'	Dwarf Firebrush	#3, 24" x 24" x 24" O.C., Full
SOD		Stenotaphrum secundatum	St. Augustine 'Floriant'	Solid Sod, Sq. Ft. to be determined by land contractor

**SHRUBS**

NATIVE	QTY	BOTANICAL NAME	COMMON NAME	SIZE & REMARK
IC	9	Ilex cassine	Dahoon Holly	B&B, 10' - 12' Ht. x 5' Spr., Full Canopy
QV	3	Quercus virginiana	Live Oak	B&B, 12' Ht. x 6' Spr., Full Canopy
CHN	110	Chrysobalanus icaco 'Red Tip'	Red Tip Coccolupum	#3, 24" x 24" x 24" O.C., Full
HAN	10	Hamelia patens 'Compacta'	Dwarf Firebrush	#3, 24" x 24" x 24" O.C., Full
SOD		Stenotaphrum secundatum	St. Augustine 'Floriant'	Solid Sod, Sq. Ft. to be determined by land contractor

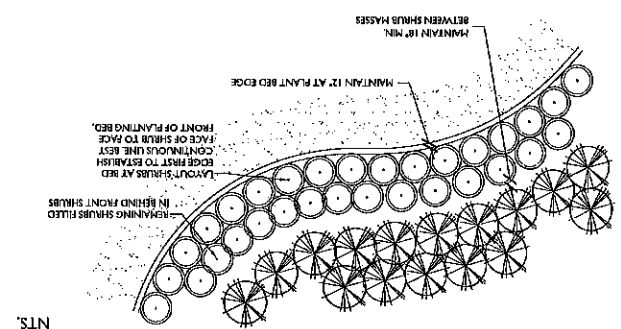
**TREES**

NATIVE	QTY	BOTANICAL NAME	COMMON NAME	SIZE & REMARK
IC	9	Ilex cassine	Dahoon Holly	B&B, 10' - 12' Ht. x 5' Spr., Full Canopy
QV	3	Quercus virginiana	Live Oak	B&B, 12' Ht. x 6' Spr., Full Canopy
CHN	110	Chrysobalanus icaco 'Red Tip'	Red Tip Coccolupum	#3, 24" x 24" x 24" O.C., Full
HAN	10	Hamelia patens 'Compacta'	Dwarf Firebrush	#3, 24" x 24" x 24" O.C., Full
SOD		Stenotaphrum secundatum	St. Augustine 'Floriant'	Solid Sod, Sq. Ft. to be determined by land contractor

**LANDSCAPE NOTES:**

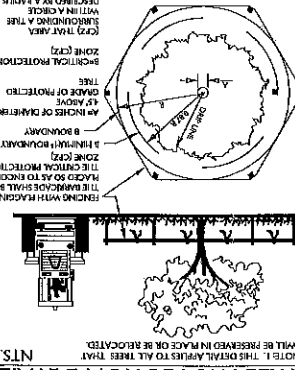
1. STRUCTURAL ELEMENTS AND HARDWARE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR STAKING AND LAYOUT OF PLANT MATERIAL ONLY.  
 2. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT ON LOCATION OF ANY STRUCTURAL ELEMENTS.  
 3. THESE SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THESE SPACING IS BASED ON DESIGN REQUIREMENTS AND THESE SPACING ON THESE PLANS ATTEMPT TO ACCOMMODATE THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE EXISTING UTILITIES AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE, EASements OR OTHER AFFECTED SITE FEATURES.  
 4. ANY PLANTING WITHIN THE RIGHT-OF-WAY SHALL PROVIDE UNOBTSTRUCTED VIEWS AT A LEVEL BETWEEN 30\"/>

**SHRUB AND GROUNDCOVER PLANTING DETAIL**



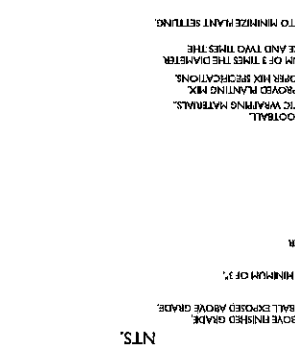
NTS

**TREE PROTECTION DETAIL**

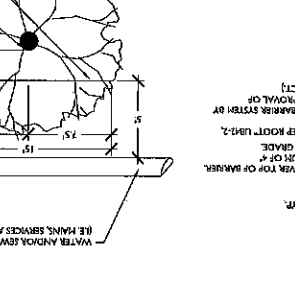


**NOTE:**  
 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESENTED IN PUBLIC AREAS.  
 2. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES ON ONE YEAR FOR PALMS.

**SHRUB PLANTING DETAIL**

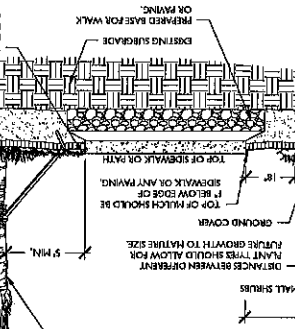


NTS



NTS

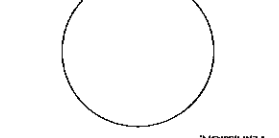
**SHRUB AND GROUNDCOVER PLANTING DETAIL**



NTS

DATE	DESCRIPTION
09/16/2010	LOS PROJECT SCHEDULE
10/21/2010	FILE #
10/21/2010	DRAWING #
10/21/2010	DRAWN BY
10/21/2010	SCALE
10/21/2010	NTS

RIGHT-OF-WAY EXPANSION  
 PARCEL 161 - LANDSCAPE PLAN  
 SR. 7 (U.S. 441)

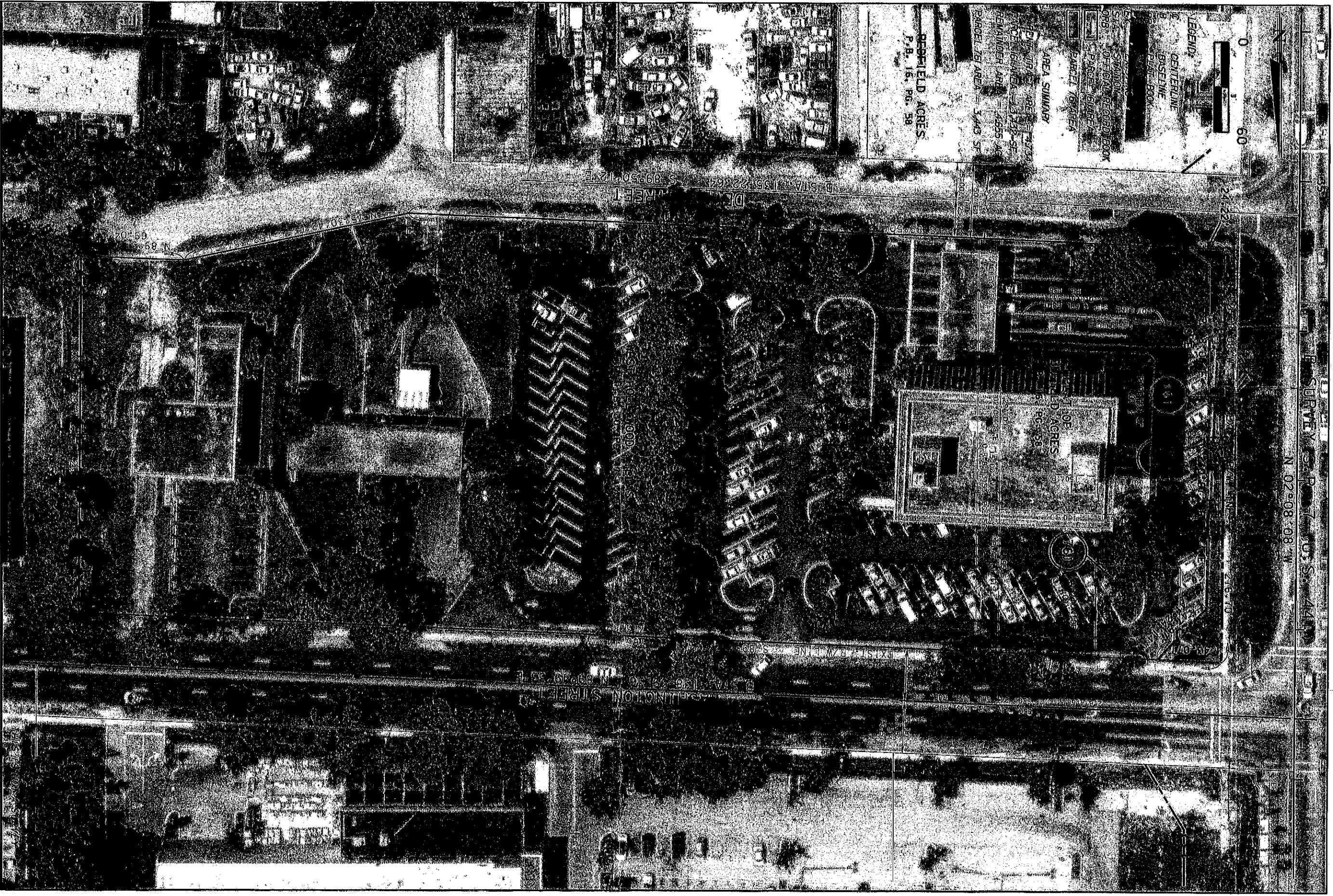


**PERMISSION:**  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REVISIONS AND RELATED DOCUMENTS SHALL BE FORWARDED WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION.

**BANK OF AMERICA**  
 CITY OF HOLLYWOOD, FLORIDA

**LAND DESIGN SOUTH**  
 Planning | Landscape Architecture  
 Environmental Services | Transportation





STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 SURVEY NO. P.B. 16, PG. 58  
 N 02°08'08" W



LEGEND:  
 CENTERLINE  
 BASELINE  
 FIELD BOOK

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 SURVEY NO. P.B. 16, PG. 58  
 PARCEL 161 AREA

AREA SUMMARY

REMAINDER AREA = 4,855 AC  
 PARCEL 161 AREA = 3,443 SF

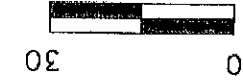
REDEVELOPMENT AGRES  
 P.B. 16, PG. 58

S.R. 7 (U.S. 441)  
 STATE PROJECT NO. 86100-2527  
 F.P.I.D. 22774-1

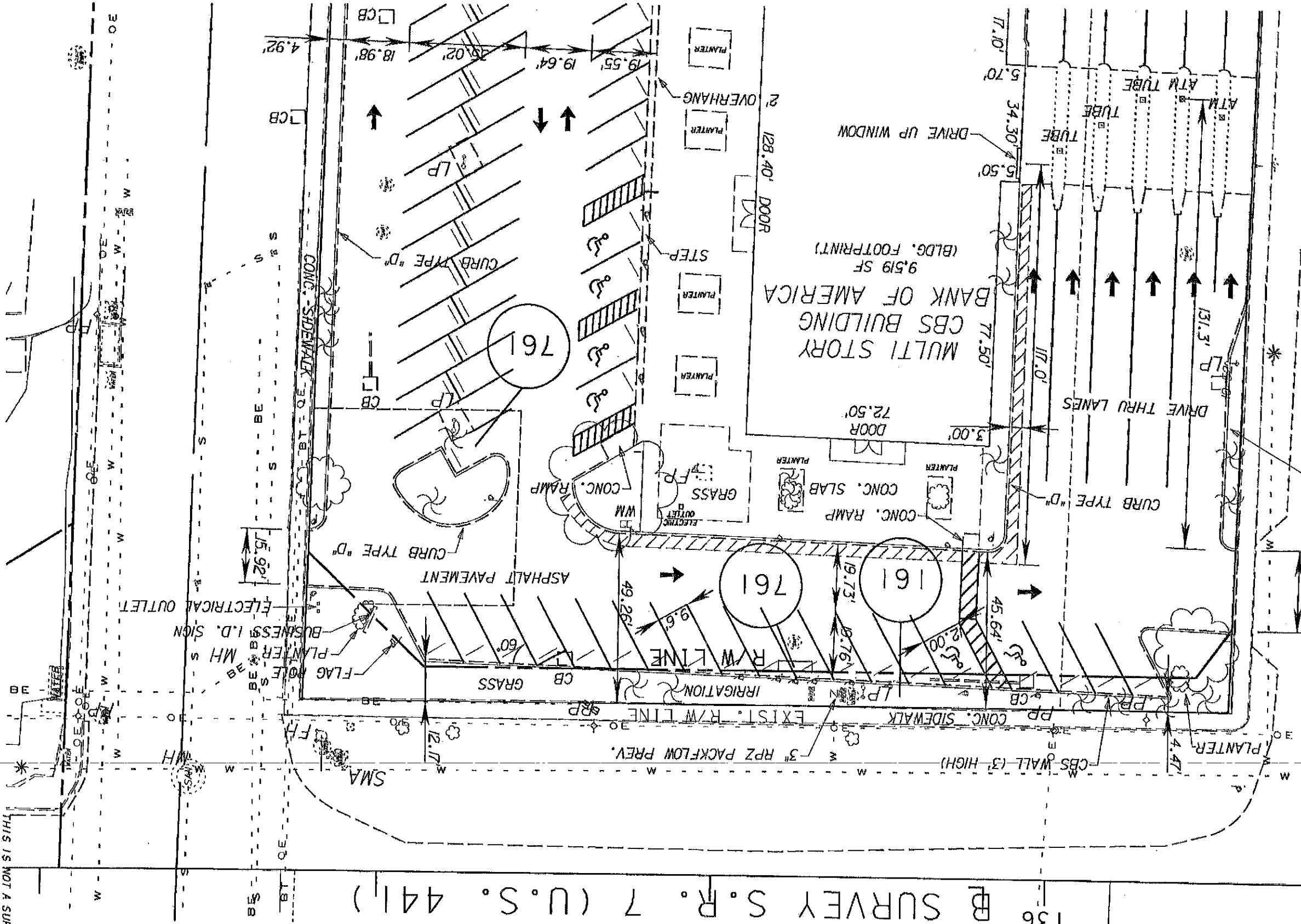
SEXTON ENGINEERING ASSOCIATES, INC.  
 CONSULTING ENGINEERS AND SURVEYORS  
 100 Ponce de Leon Street, Suite 100  
 Royal Palm Beach, Florida 33411  
 Phone: 561-792-3122 Fax: 561-792-3168  
 FL REGISTRATION: LB000653, EB000784

AERIAL PLAN  
 PARCEL 161/761  
 PROJ. NO. 1448 P161  
 SCALE 1" = 60'  
 DATE 08/06/2010  
 SHEET 1 OF 8





- LEGEND:
- BUMPER
  - CENTER LINE
  - CLEAN OUT
  - COLUMN
  - ELECTRICAL BOX
  - FIRE HYDRANT
  - VALVE
  - GUY WIRE
  - PROPERTY LINE
  - LUMINAIRE STANDARD
  - CABLE T.X. BOX
  - TELEPHONE
  - SOUTHERN BELL BOX
  - PULL BOX
  - TREE
  - PALM TREE
  - MANHOLE
  - BASELINE
  - TELEPHONE POLE



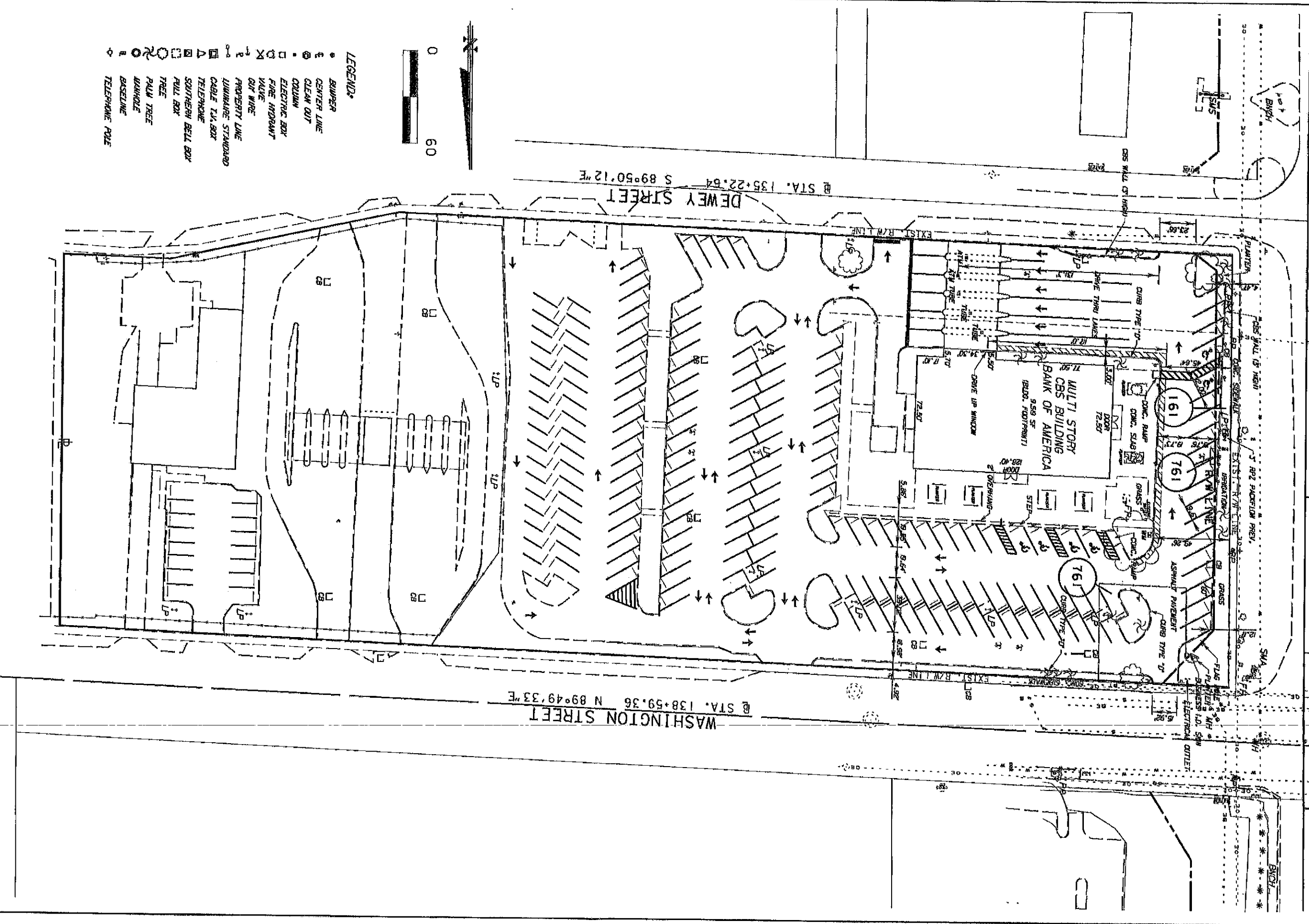
136 B SURVEY S. R. 7 (U.S. 441)

THIS IS NOT A SURVEY

S.R. 7 (U.S.441)  
 STATE PROJECT NO. 86100-2527  
 F.P.I.D. 22774-1

SEXTON ENGINEERING ASSOCIATES, INC.  
 CONSULTING ENGINEERS AND SURVEYORS  
 NO. PORCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA, 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 FL REGISTRATION# 18000937, E20007964

EXISTING CONDITIONS SKETCH  
 DETAIL  
 PARCEL 161/761  
 PROJ. NO. 1448 P161  
 DATE 08/06/2010  
 SCALE 1" = 30'  
 SHEET 4 OF 8



- LEGEND:**
- BURNER
  - ⊕ CENTER LINE
  - ⊖ CLEAN OUT
  - CULMIN
  - ELECTRIC BOX
  - ⊗ FUSE HYDRANT
  - ⊕ VALVE
  - ⊗ GAS WIRE
  - ⊗ PROPERTY LINE
  - ⊗ JURIMARE STANDARD
  - ⊗ CABLE T.V. BOX
  - ⊗ TELEPHONE
  - ⊗ SOUTHERN BELL BOX
  - ⊗ FULL BOX
  - ⊗ TREE
  - ⊗ PALM TREE
  - ⊗ URMABLE
  - ⊗ BASELINE
  - ⊗ TELEPHONE POLE

THIS IS NOT A SURVEY

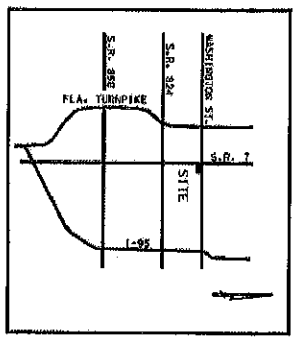
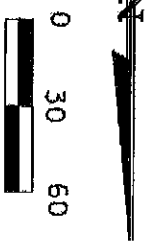
S.R. 7 (U.S.441)  
 STATE PROJECT NO. 86100-2527  
 F.P.I.D. 227774-1

S. SEXTON ENGINEERING ASSOCIATES, INC.  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-5122 FAX 561-792-5188  
 FL REGISTRATION: 180008837, E90007864

EXISTING CONDITTONS SKETCH  
 PARCEL 161/761

PROJ. NO.	1448 P161	DATE	08/06/2010
SCALE	1" = 60'	SHEET	3 OF 8

135 N 02°08'08"W  
 SURVEY S.R. 7 (U.S. 441)



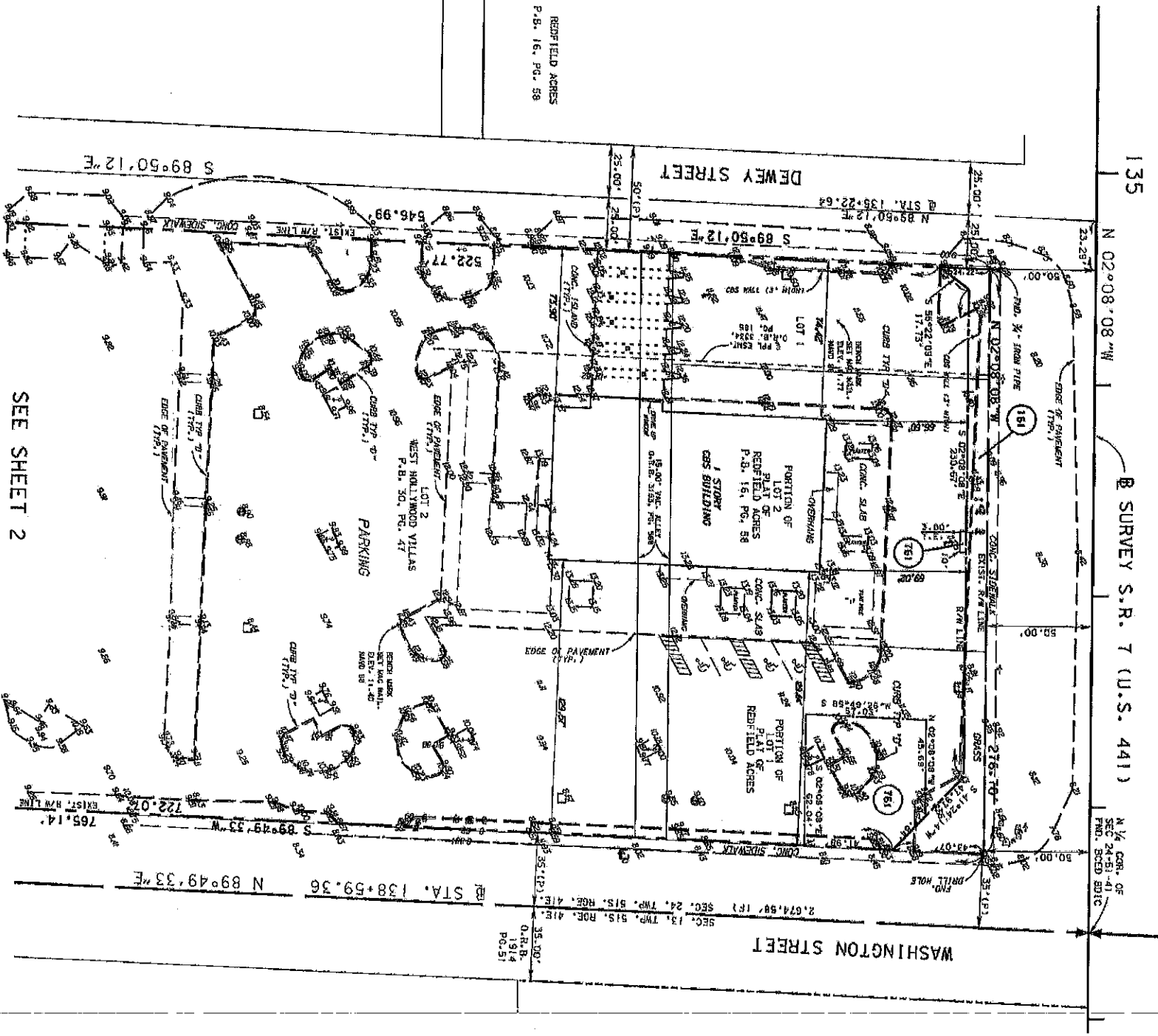
LOCATION SKETCH  
 NOT TO SCALE

**ABBREVIATIONS:**

- B BASELINE
- FF FINISH FLOOR ELEVATION
- R RADIUS LENGTH
- L L
- A ARC LENGTH
- C CENTER LINE
- PLT PLAT BOOK
- PG PILE
- IR IRON ROD
- HD HOLE
- WD WALK & DISK
- ONS OFFICIAL RECORD BOOK
- EXST EXISTING
- FOUND FOUND
- IR/C IRON ROD & CAP
- FL FLORIDA FORMER & LIGHT
- FLZ FLOOR FINISH
- DRZ DRILL LOG
- UZZ UTILITY ENCUMBRMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- MCP PERMANENT CONTROL POINT
- F.F.L. FINISH FLOOR ELEVATION
- IP IRON PIPE

**LEGEND**

- GUY WIRE
- BOLLARD
- SIGN
- LIGHT POLE
- POLE
- WATER METER
- CATCH BASIN
- OVERHEAD ELEC.
- EXISTING ELEVATION
- SET 5/4 IR/C +8937
- SET NAIL AND WASHER ELEC.
- WATER VALVE
- TELEPHONE
- PROPOSED R/W PARCEL NO. 181



SEE SHEET 2

**LEGAL DESCRIPTION:**

LOTS ONE AND TWO AND LOT 3 LESS THE EAST 100 FEET THEREOF, IN BLOCK ONE OF WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PART OF LOTS ONE AND TWO, IN BLOCK ONE OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, RUN EAST 50.00 FEET ALONG THE SECTION LINE, THENCE RUN SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 35.00 FEET TO A POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150.00 FEET; THENCE RUN NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

**NOTES:**

1. NOTICE THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE BASELINE OF SURVEY FOR STATE ROAD 7, AS SHOWN ON THE F.D.O.T. RIGHT OF WAY MAP, FINANCIAL PROJECT ID 22774-1-52-01, WHICH BEARS N 02°08'08" W. ALL BEARINGS ARE RELATIVE THERETO.
3. FIELD SURVEY WAS PERFORMED ON 05/12/2009 AND 06/17/2010.
4. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED AND ARE NOT COVERED UNDER THE CERTIFICATION SHOWN HEREON.
5. THE PURPOSE OF THIS SPECIFIC PURPOSE SURVEY IS INTENDED TO SHOW EXISTING IMPROVEMENTS AND ELEVATIONS
6. BENCH MARK IS A F.D.O.T. MAIL AND DISK STAMPED 2936-TRAV PT. ELEVATION 9.73, NAVD 88.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SPECIAL PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SUBJECTED UNDER MY DIRECTION, I FURTHER CERTIFY THAT THIS SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND HAPPENS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND ADOPTED IN CHAPTER 54-17.05, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEXTON ENGINEERING ASSOCIATES, INC.  
 170 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411

PROFESSIONAL SURVEYOR AND MAPPER  
 MICHAEL D. BOWEN  
 NO. 4398, STATE OF FLORIDA  
 L.B. NO. 6837

SEXTON ENGINEERING ASSOCIATES, INC.  
 CONSULTING ENGINEERS AND SURVEYORS

170 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 FL REGISTRATION# 18008837, EX000984

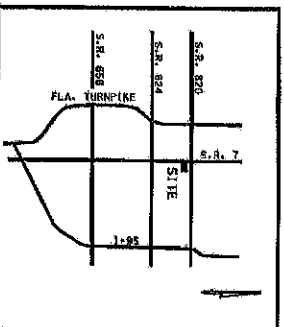
**BOUNDARY & TOPOGRAPHIC SURVEY**

PROJ. NO. 1448 P161 DATE 09/09/2010  
 SCALE 1"=30' SHEET 1 OF 2

S.R. 7 (U.S.441)  
 STATE PROJECT NO. 86100-2527  
 F.P.I.D. 22774-1



0 30 60



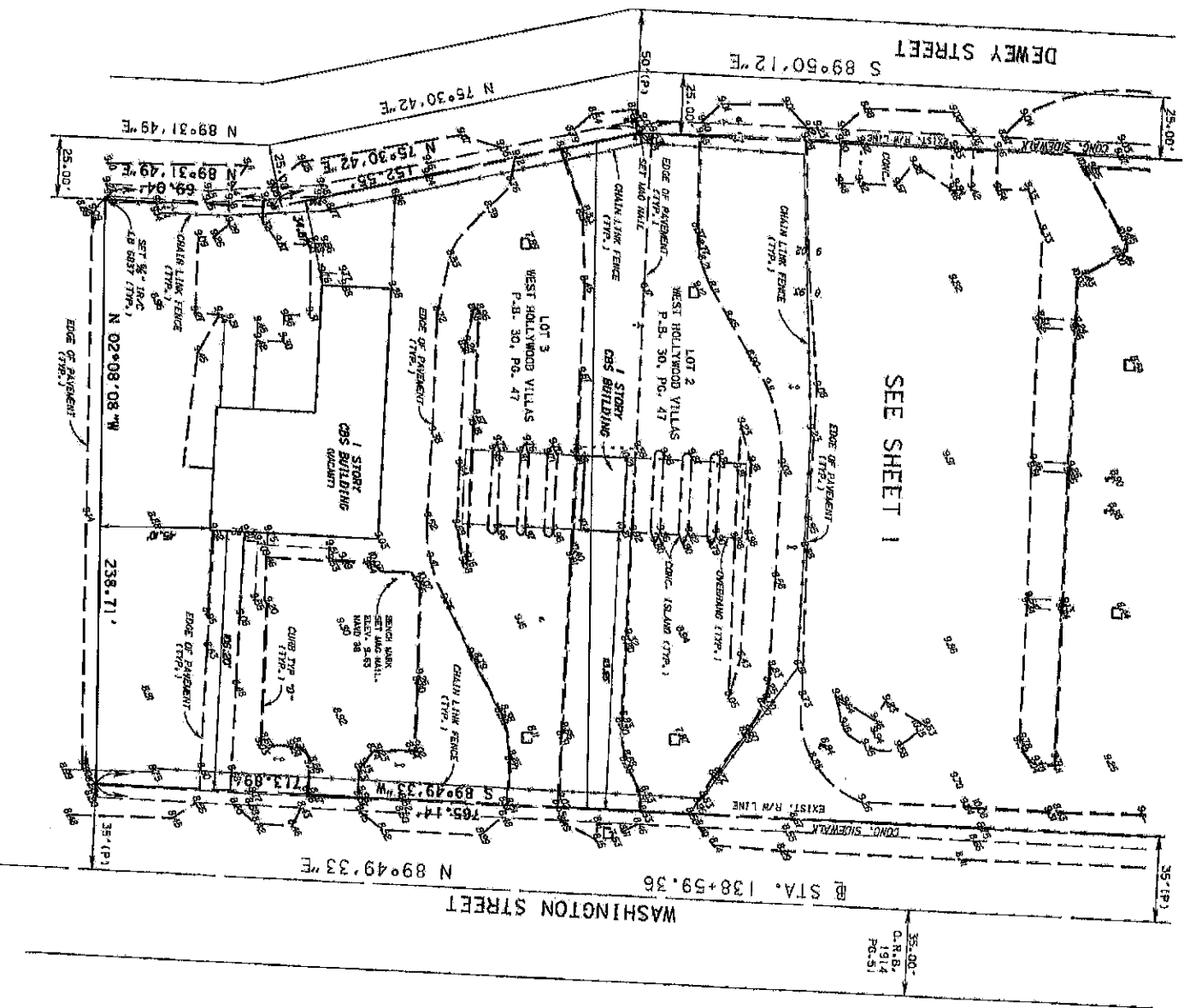
LOCATION SKETCH  
NOT TO SCALE

**ABBREVIATIONS:**

#	BASELINE
FF	FINISH FLOOR ELEVATION
R	RADIUS LENGTH
A	ARC ANGLE
L	ARC LENGTH
E	CENTER LINE
PG	PLAT BOOK
IR	IRON ROD
W/D	WALL & DISC
ONS	OFFICIAL RECORD BOOK
EXIST	EXISTING
FOUND	FOUND
FRFC	IRON ROD & CAP
FRPL	FLORIDA POWER & LIGHT
B.E.	BURIED EASEMENT
U.E.	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
POP	PERMANENT CONTROL POINT
F.F.L.	FINISH FLOOR ELEVATION
IP	IRON PIPE

**LEGEND**

---	OUT WIRE
○	BR/LAND
⊙	SION
⊖	LIGHT POLE
⊕	POLE
⊖	WATER METER
⊕	DITCH BASIN
⊖	OVERHEAD ELEC.
⊕	EXISTING ELEVATION
⊖	SET 3/4" IRAC -GRBT
⊕	SET MAIL AND W/SHWR
⊖	ELEC.
⊕	WATER VALVE
⊖	TELEPHONE
⊕	PROPOSED R/W PARCEL NO.



**NOTE:**  
1. SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, NOTES, AND CERTIFICATION.

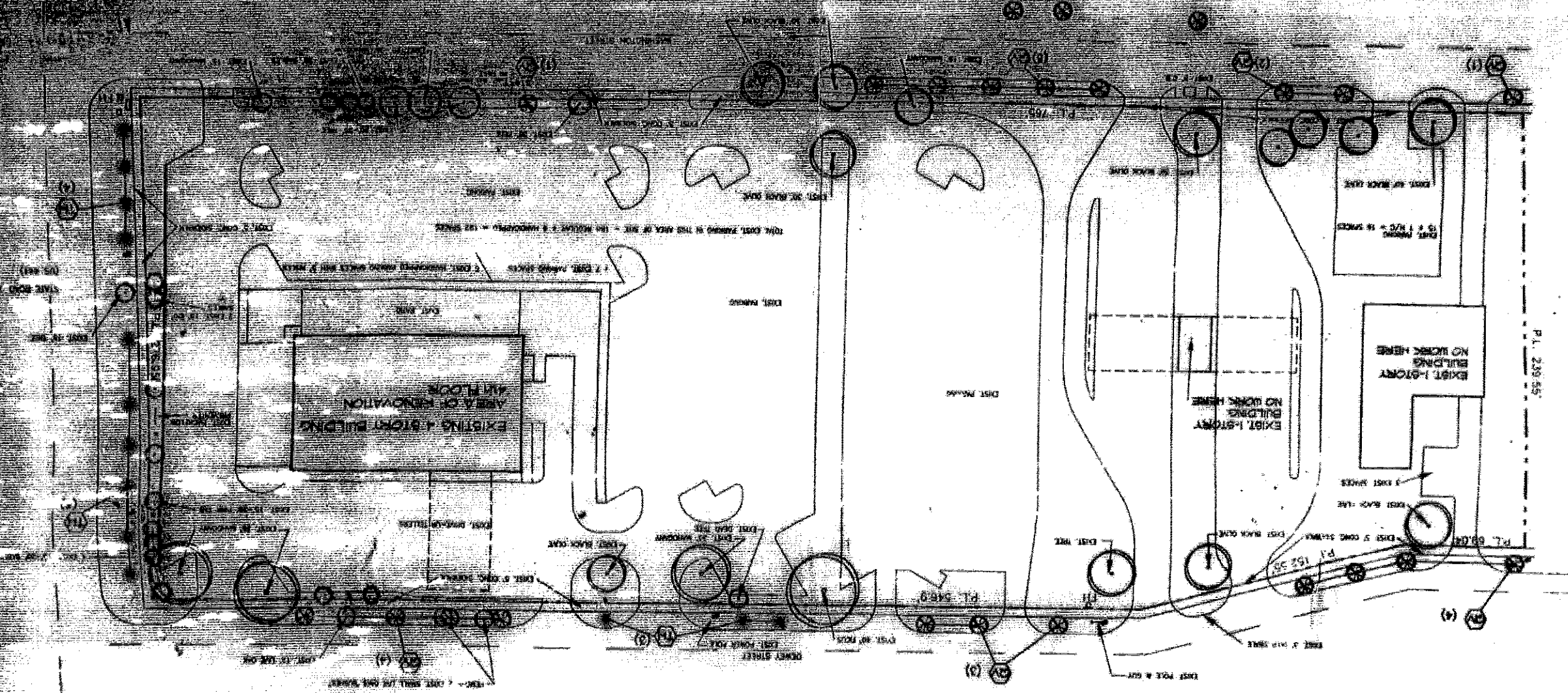
S.R. 7 (U.S.441)  
STATE PROJECT NO. 86100-2527  
F.P.I.D. 227774-1

**S** SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-792-3122 FAX 561-792-3168  
FL REGISTRATION# LB0008357, EB0007894

**BOUNDARY & TOPOGRAPHIC  
SURVEY**

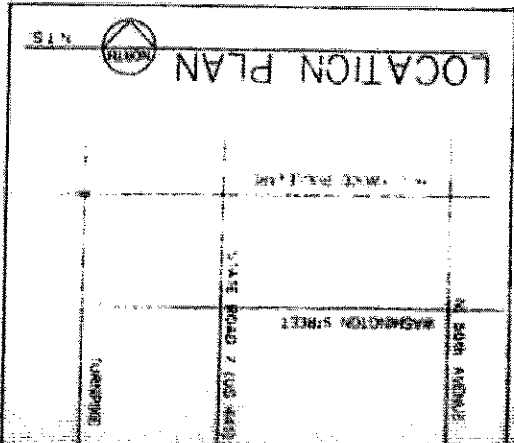
PROJ. NO.	1448 P161	DATE	09/09/2010
SCALE	1" = 30'	SHEET	2 OF 2

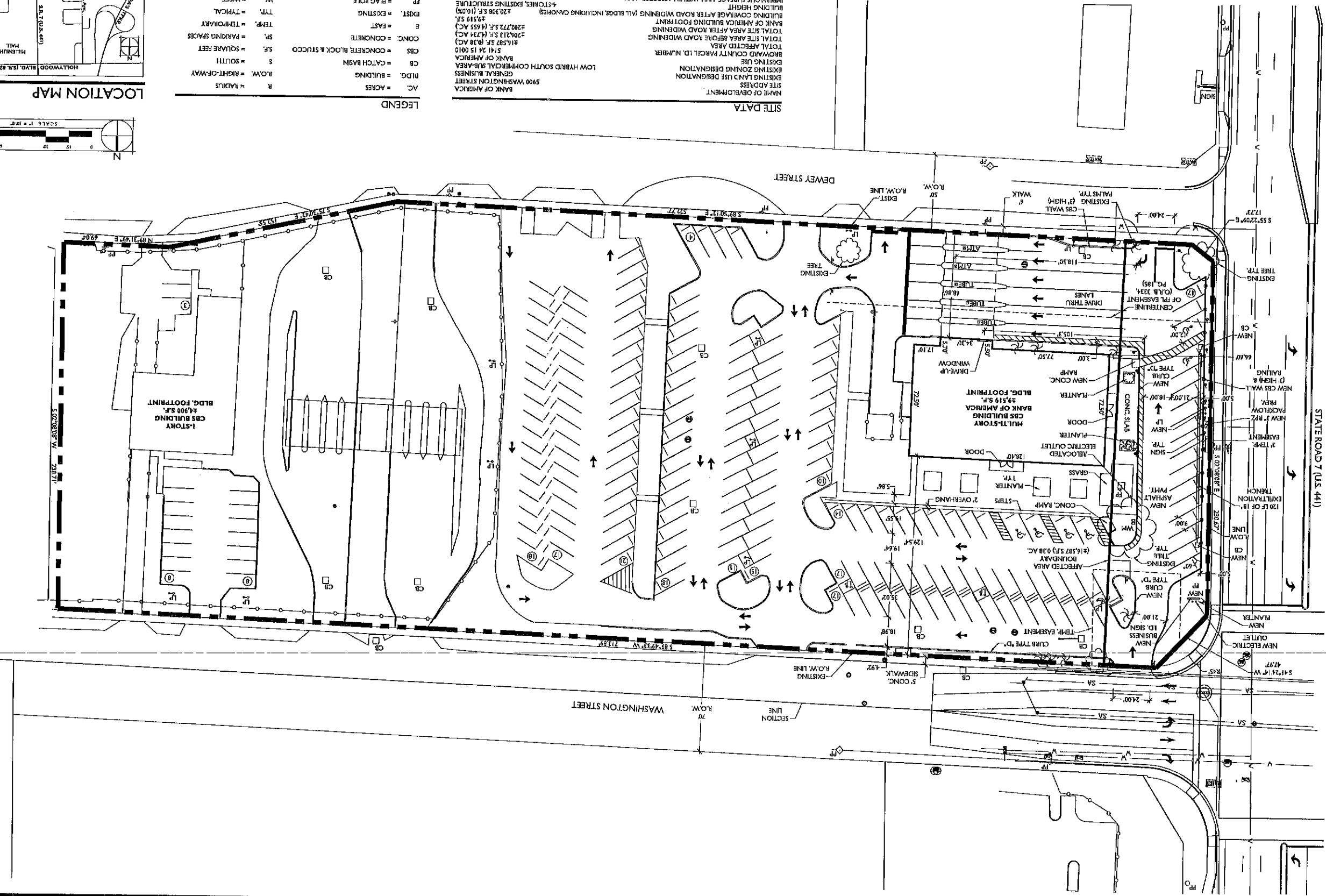
SITE PLAN



NEW QUALITY LIGHTING  
 ALL NEW SIGNAGE SHOULD BE  
 MIN. SIZE - 12" DIA. TRUNK & 4" x 6"  
 19' 11" - PINK TAB (TABERDIA HETEROPHYLLA)  
 20' 0" - LIVE OAK (QUERCUS VIRGINIANA)  
 NEW QUALITY LIGHTING  
 ALL NEW SIGNAGE SHOULD BE  
 MIN. SIZE - 12" DIA. TRUNK & 4" x 6"  
 19' 11" - PINK TAB (TABERDIA HETEROPHYLLA)  
 20' 0" - LIVE OAK (QUERCUS VIRGINIANA)  
 SIDEWALK NOTE:  
 REPAIR AND EXIST. BROKEN CONC.  
 SIDEWALK SECTIONS AS PER THE  
 REQUIREMENTS OF THE  
 CITY OF HOUSTON.  
 TOTAL SITE PARKING - 204 REG. - 211 BAYPERS  
 SITE AREA 206,238 SF OR 4.74 +/- ACRES

ALL BROKEN / DAMAGED SIG-  
 NAGE SECTIONS (w/ flags) MUST  
 BE REPLACED IN ACCORDANCE  
 WITH CITY STANDARDS PRIOR  
 TO FINAL INSPECTION.





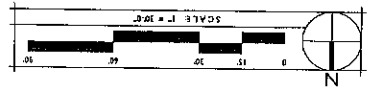
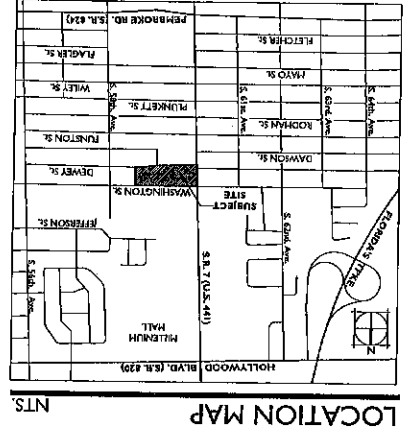
**NAME OF DEVELOPMENT:** 5900 WASHINGTON STREET GENERAL BUSINESS CENTER  
**EXISTING ZONING DESIGNATION:** BROWARD COUNTY PARCEL I.D. NUMBER 5141 24 15 0010  
**TOTAL AFFECTED AREA:** 5141 24 15 0010  
**TOTAL SITE AREA BEFORE ROAD WIDENING:** 416,587 S.F. (9.38 AC.)  
**TOTAL SITE AREA AFTER ROAD WIDENING:** 420,272 S.F. (9.55 AC.)  
**EXISTING USE:** 230,612 S.F. (5.25 AC.)  
**BANK OF AMERICA:** 5141 24 15 0010  
**EXISTING ZONING DESIGNATION:** LOW HYBRID SOUTH COMMERCIAL SUB-AREA  
**5900 WASHINGTON STREET GENERAL BUSINESS CENTER**

**SITE DATA**

**NOTES:**

- FOR ADDITIONAL SITE DETAILS, REFER TO THE APPROVED LANDSCAPE PLAN ON FILE WITH THE CITY OF HOLLYWOOD, PREPARED BY JAMES H. HAWLEY, STAMP APPROVAL DATE 02/25/01.
- CURED PLAN BASE INFORMATION TAKEN FROM PROPOSED CONDITIONS SKETCH CURED PARCEL (161761) PREPARED BY SEKTON ENGINEERING ASSOCIATES, INC. DATE 08/06/2018.

- LEGEND**
- AC = ACRES
  - BLDG. = BUILDING
  - CB = CATCH BASIN
  - CBS = CONCRETE BLOCK & STUCCO
  - CONC. = CONCRETE
  - EXIST. = EXISTING
  - E = EAST
  - FP = FLAG POLE
  - N = NORTH
  - LP = LINEAR FEET
  - SAN = SANITARY MANHOLE
  - PREV. = PREVENTER
  - PP = POWER POLE
  - PVHT. = PAVEMENT
  - R = RADIUS
  - R.O.W. = RIGHT-OF-WAY
  - S = SOUTH
  - S.F. = SQUARE FEET
  - SP. = PARKING SPACES
  - TEMP. = TEMPORARY
  - TYP. = TYPICAL
  - W = WEST
  - WM = WATER METER
  - FLGPOLE = FLAGPOLE
  - LIGHT POLE = LIGHT POLE
  - FALM = FALM
  - SIGN = SIGN
  - TREE = TREE



**CP.1**

**SHEET #**

**L.D.S. PROJECT SCHEDULE**

DATE	DESCRIPTION
03/16/2010 <td>DATE APPROVAL</td>	DATE APPROVAL
10/27/0X <td>FILE #</td>	FILE #
10-10-03-01-CP-161-1072X.dwg <td>DRAWING #</td>	DRAWING #
RHD <td>DRAWN BY</td>	DRAWN BY
1"=30'0" <td>SCALE</td>	SCALE

**RIGHT-OF-WAY EXPANSION**

**PARCEL 161 - CURED PLAN**

**S.R. 7 (U.S. 441)**

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION."

**BANK OF AMERICA**  
 CITY OF HOLLYWOOD, FLORIDA

**LAND DESIGN SOUTH**

Planning | Landscape Architecture  
 Environmental Services | Transportation

2101 Centipark West Drive, Suite 100 • West Palm Beach, FL 33409  
 Telephone: 561-478-8501 • Fax: 561-478-8012

# Attachment B

## Land Use and Zoning Map

# 5900 Washington Street



PLANNING AND  
DEVELOPMENT SERVICES

## Legend

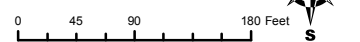
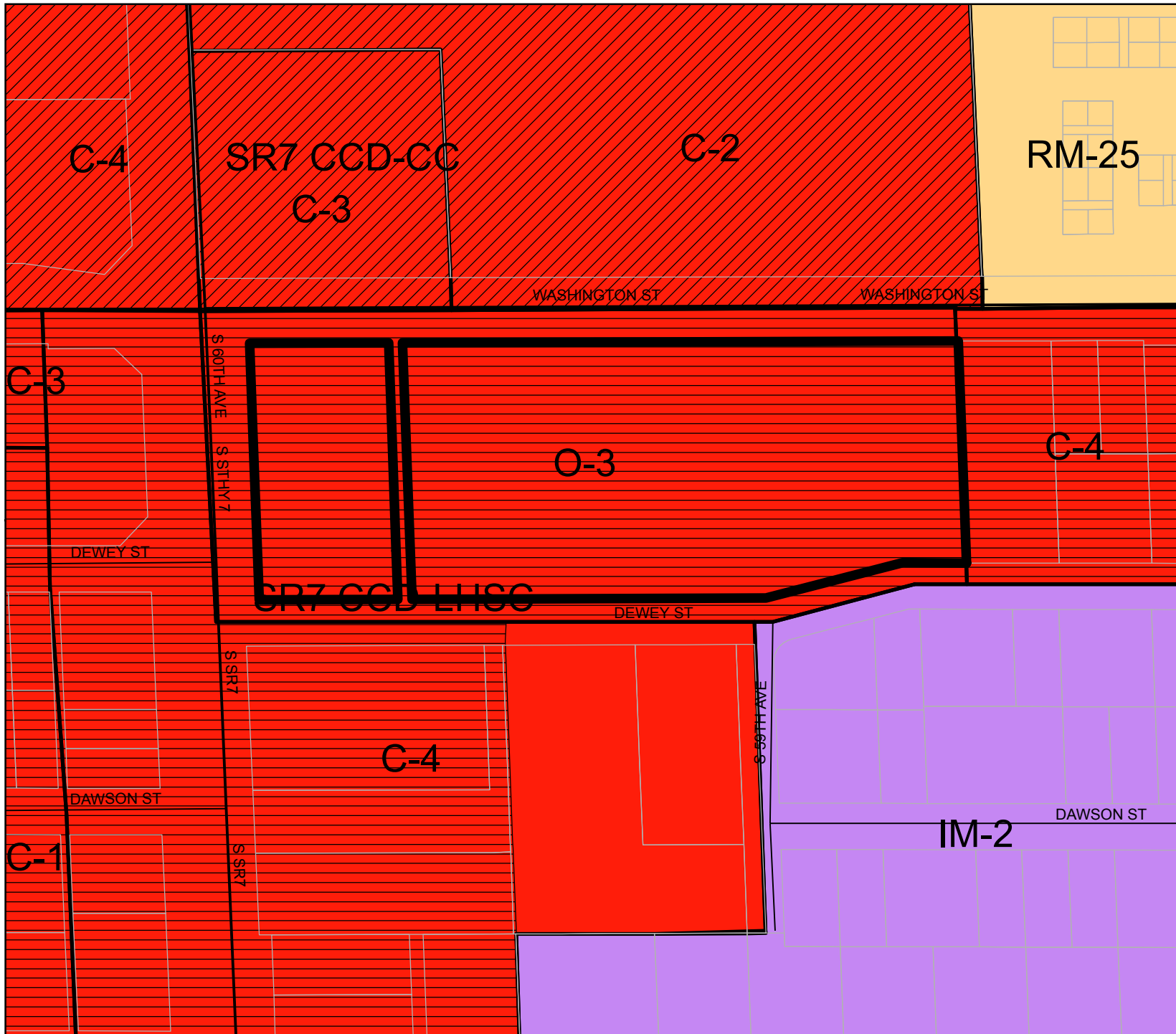
- Subject Property
- Streets

## Zoning

- C-1
- C-2
- C-3
- C-4
- IM-2
- O-3
- RM-25
- SR7 CCD-CC
- SR7 CCD-LHSC

## Land Use

- Medium Residential
- General Business
- Industrial





# Attachment C

## State Road 7 Cure Plan Information

**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
OFFICE OF PLANNING**

**DATE:** September 2, 2010 **MEMO NO.:** PD&S 10-29  
**TO:** Development Review Board  
**VIA:** Andria Wingett, Planning Manager *AW*  
**FROM:** Leander Hamilton, Planning & Development Services Administrator *LH*  
**SUBJECT:** Florida Department of Transportation State Road 7 Cure Plans

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**EXPLANATION:**

In an effort to revitalize this important corridor and prepare for future population growth and increased traffic, the Florida Department of Transportation (FDOT) is widening State Road 7/US 441 throughout Broward County. Scheduled to begin in Hollywood in 2013, the scope of work includes reconstruction to add two additional lanes (one in either direction), new bus bays, bicycle lanes, upgraded drainage, sidewalks and enhanced landscaping.

Completion of this project requires FDOT to acquire portions of select properties directly along the Corridor. As a result, these properties will need site plan modifications. Some modifications are minor and only need approval through the City's building permit process. Other impacted properties may have more substantial modifications which require additional review and approval by a City Board. Due to the limited space typical of lots along State Road 7, many of the properties will require one or more Variances to bring the site into compliance with today's code requirements as much as possible.

To help accommodate this process, in 2008 the City Commission passed a resolution approving amendments to Article 5 of the Zoning and Land Development Regulations and Chapter 162 of the Code of Ordinances to allow FDOT to submit requests for site plan modifications ("cure plans") on behalf of impacted properties. Likewise, and as typically practiced, the owner has the right to submit a separate plan which they believe best addresses the impacts to his/her property.

As this Board is tasked with considering new and existing projects for Design, Site Plan, and Variances, requests similar to these will be considered by the Board on an as needed basis. All designs have been created with the guidance of the City's Engineering Department.

**RECOMMENDATION:**

For your information.

Administrative Regulations

4. Absenteeism/removal of Board members. The Development Review Board members shall comply with the procedures set forth in Chapter 37 of the Code of Ordinances and are subject to the removal process set forth therein.
  5. All meetings of the Board shall be open to the public.
  6. Public notice.
    - a. Notice of any meeting of the Board shall be posted on the Sunshine Board.
    - b. Notification of property owners. Notifications of Variance and Special Exception, Design and Site Plan petitions shall be mailed to property owners lying wholly and partly within 300 feet of the property of the petitioner and to all owners of land subject to the petition at least ten days prior to the date of the scheduled meeting. The addresses for the property owners shall be obtained from the Broward County Property Appraisal's records. At least ten days prior to the scheduled meeting, the subject property shall be posted by the applicant with a suitable notice of the requested Variance, Special Exception, Design and Site Plan including the date, location and time of the hearing on such matter.
    - \* [ c. Notification of owners of properties located on US 441/SR 7 corridor. For any variance application submitted by the Florida Department of Transportation to address nonconformities that may result from a FDOT US 441/SR 7 corridor improvement project, the city shall send by certified mail, return receipt requested, notice of such request to the property owner of record at least 30 days prior to the Development Review Board hearing.
  7. All interested parties shall have the right to appear at any of the Board's meetings, personally or by an attorney, and have the right to object to or support any matter before the Board for consideration or any interested party may object or support in writing, provided the same is filed on or before the time of such meeting.
- D. Duties. The duties of the Development Review Board shall be as follows:
1. Following review by the Technical Advisory Committee, the Board shall hold a public hearing to either approve, approve with conditions, or deny a site plan in accordance with the site plan regulations set forth in Chapter 162 of the Code of Ordinances as well as all other matters associated with the approval of site plans for new development.
  2. To consider petitions for all existing developments/projects that require Site Plan and/or Design approval and petitions for new development outside of Historic District(s) and Historic Sites, relating to Variances and Special Exceptions pursuant to the guidelines and procedures set forth in this Article.

## Hollywood — Zoning and Land Development Regulations

3. To consider distance waivers for establishments which sell alcoholic beverages in accordance with § 113.03 of the Code of Ordinances.
4. To consider any matter set forth in Article 11, "Adult Entertainment" of the Zoning and Land Development Regulations.
5. To hear matters relating to Design and to grant or deny the Design request pursuant to the Design procedures set forth herein.
6. To hear appeals of administrative decisions made by the Director of the Office of Planning as they relate to the above referenced matters.
7. To consider a variance petition submitted by the Florida Department of Transportation as part of a cure plan for nonconformities which may result from a US 441/SR 7 corridor improvement project.
8. To hear matters relating to nonconforming structures and uses, as Special Exception petitions, as set forth in Section 3.12 of the Zoning and Land Development Regulations.

### E. Petitions for Variances and Special Exceptions.

1. Filing of petition. Petitions to the Development Review Board may be filed by any person substantially aggrieved by the literal enforcement of the requirements of the Zoning and Land Development Regulations. Further, petitions may be filed by any person to obtain a Special Exception for those uses listed as Special Exceptions in the Zoning and Land Development Regulations. Such petition(s) shall be filed on forms provided by the Department of Planning and Development Services, signed by the owner(s) of the subject property and submitted to the Director of the Department of Planning and Development Services or his/her designee. No petition shall be accepted unless the actual legal and beneficial ownership of the subject property is indicated on the petition. Upon receipt of a completed petition, the petition shall be scheduled before the Board as a public hearing and the public shall be given notice according to the notification procedures set forth herein. For acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.

~~a. In the event that site plan review is required pursuant to Chapter 162 of the Code of Ordinances, such site plan review shall be completed prior to any petition for a variance or special exception.~~

b. Further petitions after withdrawal or denial of initial petitions.

- (1) Except as set forth in division E.1.b.(2) and E.1.b.(3) below, when any petition for a variance or special exception is withdrawn after the initial public hearing by the

## Hollywood — Zoning and Land Development Regulations

- d. That the need for the requested Variance is not economically based or self-imposed.
  - e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.
2. Sign variances. No sign variance to the provisions of Article 8 "Sign Regulations" shall be granted by the Development Review Board unless the Board finds that the petitioner has shown that all of the following criteria have been met:
- a. The variance is not contrary to the public interest;
  - b. The variance is required due to special conditions; and
  - c. A literal enforcement of the provisions of Article 8 may result in unnecessary hardship.
3. Decision of the Board. In considering a Variance request pursuant to divisions F.1. and F.2. above, the Board may grant the Variance, grant the Variance with appropriate conditions, stipulations and safeguards or limitations deemed necessary to protect adjacent properties and the public interest, or deny the Variance.
- a. If the Board grants the variance, the Board shall adopt a resolution setting forth the variance granted along with any conditions, stipulations, safeguards, or limitations prescribed by the Board. A copy of the applicable resolution shall be mailed to the petitioner, and a copy shall be delivered to the City Clerk to be recorded in the Public Records of Broward County, Florida, and to any enforcing official involved. Such resolution granting the variance shall be authorization for any approval, permit or license incidental to any use of land or buildings as set forth in the resolution. If the Board denies the variance, the Board shall adopt a resolution setting forth the reasons for denial. A copy of any resolution adopted by the Board regarding a petition to cure a nonconformity that may result from a Florida Department of Transportation US 441/SR 7 corridor improvement project shall be sent by certified mail, return receipt requested, to the owner of record of the property to which the resolution applies.
  - b. Time limit. When either the Board has granted a Variance, the Director of the Department of Planning and Development Services has granted an administrative variance or the City Commission has granted a Variance based upon an appeal in accordance with the regulations set forth in this Article, such grant shall become null and void unless the appropriate principal building, or other permit or license is applied for within 24 months of the date of such decision by the Board, the Director of the Department of Planning and Development Services or, if applicable, the City Commission. However, an extension of up to 24 months may be granted in the same manner as the initial request upon a showing that there has not been a significant change in the circumstances influencing the original approval. Any such application for extension must be filed prior to the expiration of the initial 24 month period. If an extension has been granted, and the applicant has not applied for the appropriate building or other permit or license, or the extension request has been denied, then the applicant's Variance shall become null and void and the applicant will be required to re-apply for any and all approvals necessary.

(3) All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

(F) *Level of service standards.* For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All applicants are required to prove concurrency pursuant to the city's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

(G) *Other requirements.* Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-90-1, passed 1-3-90; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-2001-17, passed 5-16-01; Am. Ord. O-2005-02, passed 3-2-05; Am. Ord. O-2008-12, passed 6-4-08)

#### § 162.07 NOTIFICATION.

Notification of the Development Review Board's public hearing shall be pursuant to the procedures set forth in Article 5 of the Zoning and Land Development Regulations. Any interested party may review the associated site plan(s) which will be located within the Office of Planning and at designated locations.

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-84-22, passed 5-28-84; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-95-46, passed 7-26-95; Am. Ord. O-2001-17, passed 5-16-01)

#### § 162.08 APPLICATION FOR BUILDING PERMIT.

Upon approval of a site plan pursuant to the provisions of this chapter, the applicant shall have up to 24 months to apply for a valid construction permit from the Building and Engineering Services Department. One additional extension of up to 24 months may be granted by the Development Review Board. Any application for such extension must be filed prior to the expiration of the 24 month period. If the applicant fails to submit a valid application for a construction permit within said period, all previous staff approvals shall be null and void and said applicant shall be

required to reinitiate the technical review and development review process.

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-90-1, passed 1-3-90; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-2001-17, passed 5-16-01; Am. Ord. O-2008-32, passed 12-17-08)

#### \* § 162.09 MODIFICATION TO APPROVED SITE PLANS.

(A) *Minor modification.* The Office of Planning Director shall administratively approve "minor" changes and deviations from an approved site plan which are in compliance with the provisions and intent of this chapter and which do not depart from the principal concept of the approved plan.

(B) *Major modification.* The Office of Planning Director shall determine that requested changes and deviations from an approved plan constitute a substantial alteration to the character of the approved development and as such represent a "Major Modification" and require resubmission as a new application. Substantial changes would include:

(1) A change in the use, character, or intensity of the proposed development.

(2) An increase in overall coverage of structures.

(3) An alteration in of traffic circulation patterns.

(4) A reduction in required open space.

(5) Significant changes affecting drainage design concepts and details due to:

(a) A decrease in site storage capacity.

(b) A decrease in site retention or detention area.

(c) An increase of impervious area or decreased of pervious area.

(d) A change in the method of stormwater runoff disposal.

(C) *Notification requirements.* Public notice is not required for minor modifications to approved site plans. Public notice requirements for major modifications to an approved site plan shall be the same as those that were required for the original application. For an application submitted by the Florida Department of Transportation to address nonconformities that may result from a FDOT US 441/SR 7 corridor improvement project, the city shall send notice of such request to the property owner of record at least 30 days prior to administrative approval of the minor modification or the meeting at which the Technical Advisory Committee reviews the major modification.

(Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-95-46, passed 7-26-95; Am. Ord. O-2001-17, passed 5-16-01; Am. Ord. O-2008-23, passed 10-15-08)

#### § 162.10 APPEAL.

Appeal of a Development Review Board decision shall be pursuant to the appeal procedure set forth in Article 5 of the Zoning and Land Development Regulations.

(Ord. O-83-52, passed 9-21-83; Am. Ord. O-84-16, passed 2-15-84; Am. Ord. O-84-22, passed 5-2-84; Ord. O-92-16, passed 3-18-92; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-95-46, passed 7-26-95; Am. Ord. O-2001-17, passed 5-16-01)

#### § 162.11 FEES

All fees relating to the site plan review process shall be established by the City Commission.

(Ord. O-2001-17, passed 5-16-01)