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

DATE:

April 12, 2012

FILE: 12-DV-02

TO:

Planning and Development Board

VIA:

Andria Wingett, Planning Manager

FROM:

Mariluz Maldonado, Planning & Development Services Administrator

SUBJECT:

Hollywood Acquisition LLC requests Variances and Design for improvements to

an existing liquor store located at 607 S. State Road. (K-Mart Plaza)

REQUEST

Variance to reduce the existing 494 parking spaces to provide 461 spaces and Design for building modifications.

RECOMMENDATION

Variance: Approval, with the condition all improvements (including but not limited to façade renovations, architectural features, paint, additional open space, trees, shrubs, sod, dumpster, restriping, etc.) as reflected on the plans dated 1/11/2012 included in Attachment A, are completed prior to the issuance of any Certificate of Completion or Certificate of Occupancy, and subject to any amendments made within the next 12 months regarding maintaining conformance with approved Site Plans.

Design: Approval, if the Variance is granted.

HISTORY

Since its establishment in 1970, there have been several modifications to the layout of this shopping center. As a result of these changes over time, the amount of provided parking has varied. These include the development and subsequent discontinued use of an outparcel and a change from angled parking to 90 degree parking.

As a result of result of FDOT Cure plan to widen State Road 7, <u>FDOT</u> obtained a Variance for this property on April 14, 2011, to reduce the existing 494 parking spaces to provide 463 spaces. Attachment A includes a parking study conducted and submitted as part of the parking variance justification and it showed a parking surplus during peak hours. Also, at that time the applicant (FDOT) showed a plan that proposed to demolish the existing 4,338 sq ft liquor store and redesign the parking lot area fronting State Road 7.

REQUEST

This shopping center is located on the northeast corner of Washington Street and State Road 7. Currently, the existing plaza contains a stand alone liquor store and a shopping center with retail space totaling 125,926 sq ft. Based on the shopping center parking requirements (1/220 sq ft) the applicant is required to provide 572 spaces. Instead, the property owner is requesting a Variance to reduce the existing 494 parking spaces to 461 spaces. Since the owner is proposing additional modifications to the site which further reduces the existing parking spaces. a new Variance is being requested. This Variance request is being submitted in an effort to resolve any site development issues that coincide with the road widening along State Road 7 as proposed by FDOT, as expressed by the owner. In order to ensure compliance with the proposed improvements and site plan, with the condition all improvements (including but not limited to façade renovations, architectural features, paint, additional open space, trees, shrubs, sod. dumpster, restriping, etc.) as reflected on the plans dated 1/11/2012 included in Attachment A, are completed prior to the issuance of any Certificate of Completion or Certificate of Occupancy; and subject to any amendments made within the next 12 months regarding maintaining conformance with approved Site Plans. This is due to a forthcoming amendment regarding maintaining compliance with approved site plans.

Also, the property owner is requesting Design to redesign the existing liquor store building which was previously proposed to be demolished by FDOT's Cure plan. The application proposes to modify the existing liquor store building design and square footage. The existing store is 4,338 sq ft and after the building improvements it will be reduced to 3,586 sq ft. The liquor store building facade is outdated and the applicant worked with staff to ensure a design consistent with the shopping center. This was achieved by proposing to add new columns which will be attached to the wall while incorporating a parapet and molding to give the illusion of an extended colonnade. Again, these features help continue the same building feel without completely replicating the appearance of the existing shopping center or proposing major structural modifications.

In addition a new dumpster is being incorporated closer to the building as well as landscape areas around the building. Existing trees and shrubs will be replaced with new native trees and hedges. This is the only area impacted on-site. No other Variances are being requested at this time

SITE BACKGROUND

Applicants:

Hollywood Acquisition, LLC

Address/Location:

607 S. State Road 7

Net Size of Property:

10.93 acres (approximately)

Present Zoning:

US 441/State Road 7 Commercial Corridor District – Low Hybrid

Commercial South Sub Area (SR7 CCD – LHC)

Present Land Use:

K-Mart store and shopping plaza

ADJACENT ZONING

North: US 441/State Road 7 Commercial Corridor District – Low Hybrid Commercial South

Sub Area (SR7 CCD – LHC)

South: US 441/State Road 7 Commercial Corridor District - Low Hybrid Commercial South

Sub Area (SR7 CCD - LHC)

East: High Density Multiple Family (RM-25)

West: US 441/State Road 7 Commercial Corridor District – Low Hybrid Commercial South Sub Area (SR7 CCD – LHC)

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND CITY-WIDE MASTER PLAN

Hollywood recognizes US 441/SR 7 as a major transportation Corridor and one of regional significance. The importance of its successful redevelopment is not only obvious to residents and visitors of West Hollywood, but the entire City. Its significance is made even more obvious by the number of goals, objective and policies in the Comprehensive Plan which were derived from the City-Wide Master Plan policies relating to State Road 7.

The proposed cure plan is consistent with the following goals, objectives and policies of the Comprehensive Plan and City-Wide Master Plan:

OBJECTIVE 3.1: Assist, coordinate and monitor Florida Department of Transportation Plans for the proposed US441/SR7 widening project and, when feasible, implement City Capital Improvement Projects and/or other City efforts necessary to supplement and enhance economic development, land use changes, and infrastructure service improvements in tandem with phased roadway widening improvements.

- **Policy 3.1.1:** Continue to prioritize US 441/SR 7 Corridor for redevelopment opportunities and work with the Florida Department of Transportation and other applicable agencies on design of the highway, and create innovative zoning to implement future changes. (CWMP Policy 1.1)
- 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 building and site design has minimal impact on the site. The plaza will maintain full functionality and impacted landscaping will be replaced beyond what exists. This will help improve the overall appearance of the corridor which currently lacks aesthetic appeal. Furthermore, the applicant is updating the existing building façade to be more in tune with the existing shopping center design.

VARIANCE

Reduce the existing 494 parking spaces to provide 461 spaces.

The following criteria are listed in the Zoning and Land Development Regulations 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:

As mentioned earlier in this report, a parking Variance was granted to FDOT's Cure plan which proposed to reduce the required parking spaces from 494 to 463. The granted Variance at the time proposed a loss of 31 parking spaces due to widening of State Road 7 and indicated the liquor store building was going to be demolished. A parking study was conducted and submitted as part of the justification and it showed a parking surplus during peak hours.

Today the property owner is not only requesting a Variance to further reduce the parking spaces, but also for Design for modifications to the liquor store building. The owner has worked with the City's Engineering Division to ensure this design will aid safe traffic flow throughout the site. It will also create the required landscaped buffer with more planting materials than what exits, thus maintaining an improved streetscape.

The owner further explains, "The basic intent and purpose of the subject regulations is to provide adequate parking for patrons of the business. All businesses at the shopping center have been operating for years at a parking ratio that is substantially less than code requirement. The separate retail uses operate with varying hours, staggering the amount of people who patronize the businesses throughout the day. Observation of the site at various times of the day shows a great availability of parking. The requested variance will not have a negative affect on the stability and appearance of the City of Hollywood."

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:

"This Variance request is being submitted by the property owner in an effort to resolve any site development issues that coincide with the road widening along State Road 7 as proposed by FDOT," expresses the owner.

Reducing the amount of parking spaces for this development does not hinder its daily operations or create unfavorable parking conditions. A parking study was conducted and submitted as part of the justification and it showed a parking surplus during peak hours. Given the limited nature of most properties along the corridor, many businesses provide a minimal amount of parking which is further non-conforming as it is located off-site within right-of-way. This business is situated on one of the larger parcels and provides ample off-street parking for its use. Its ability to continue to function as a commercial development on the corridor helps maintain consistency with the surrounding commercial land uses. Consistency with the abutting residential district will be unchanged as there are no alterations on the rear of the property.

The proposed site 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 recommending approval, with the condition all improvements

(including but not limited to façade renovations, architectural features, paint, additional open space, trees, shrubs, sod, dumpster, restriping, etc.) as reflected on the plans dated 1/11/2012 included in Attachment A, are completed prior to the issuance of any Certificate of Completion or Certificate of Occupancy; and subject to any amendments made within the next 12 months regarding maintaining conformance with approved Site Plans.

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 creating a design which will be beneficial to Hollywood and the community immediately surrounding this corridor. While it does express a desire to avoid redesigns which result in variances and/or non-conformities, staff today recognizes this may not be realistic. In many instances, creating a design which conforms to all requirements may have a negative impact on business and could possibly cause owners undue hardship. As provided by the applicant, "The property will retain sufficient parking to service the small business located in the shopping center". Variance requests such as this one are minimal and allow businesses to continue maximizing use of their 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's Cure plan is needed to help the roadway meet required level-of-service standards therefore allowing traffic to flow properly through the City and 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.

DESIGN REVIEW

Analysis of Criteria and Findings for Design Review as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5. Approval with Conditions or Denial will be based on the following criteria:

CRITERION 1:

Architectural and Design Components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS:

As previously stated, the owner is proposing to re-design the existing liquor store while reducing the square footage by approx. 752 sq ft. The total square footage for the building after the improvements will be 3,586 sq ft. Architectural treatments will match the traditional stucco material which is found on the shopping center there today. The liquor store facade is outdated and the applicant is proposing to add new columns which will be attached to the wall while incorporating a parapet and molding. These features are being added in an effort to continue the shopping center feel without completely to replicating the appearance of the existing building or proposing major structural modifications. The design is contemporary and will relate to the build environment" expresses the applicant. This is consistent with the Design Guidelines which state that all projects should consider the overall form, pattern and detail of the building.

FINDING:

Consistent.

CRITERION 2:

Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS:

The owner explains, "The existing architectural style is dated and does not relate to the other buildings in the shopping center. The new liquor store façade contains details such as decorative columns, scored parapet details with crown moldings to match the existing buildings". The proposed building improvements are compatible to the existing shopping and will comply with the existing setbacks. The overall design and color pallet will be complimentary to the existing shopping center.

FINDING:

Consistent.

CRITERION 3:

Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with

adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS:

The owner is also requesting Design for modifications proposed to the existing liquor store. The existing store is 4,338 sq ft and after the building improvements it will be reduced to 3,586 sq ft. As a result, the existing liquor store will be reduced by 752 sq ft.

Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, as provided by the owner. The proposed design modifications to the liquor store will not alter the one story height and will compatible with the shopping center. The new columns which will be attached to the wall while incorporating a parapet and molding. These features are being added in an effort to continue the same building feel without completely to replicating the appearance of the existing shopping center or proposing major structural modifications.

FINDING:

Consistent.

CRITERION 4:

Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS:

As described by the Design Guidelines, landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan Design. The owner has worked with staff to provide adequate landscaping to enhance the scope of work, more specifically State Road 7. A variety of native trees, shrubs and ground covers are being used and native hedges, as stated by the applicant. These materials are arranged in a manner to compliment the building's architecture as well as provide a buffer for the associated parking lot.

FINDING:

Consistent.

RECOMMENDATION

Variance:

Approval, with the condition all improvements (including but not limited to façade renovations, architectural features, paint, additional open space, trees, shrubs, sod, dumpster, restriping, etc.) as reflected on the plans dated 1/11/2012 included in Attachment A, are completed prior to the issuance of any Certificate of Completion or Certificate of Occupancy; and subject to any amendments made within the next 12 months regarding maintaining conformance with approved Site Plans.

Design:

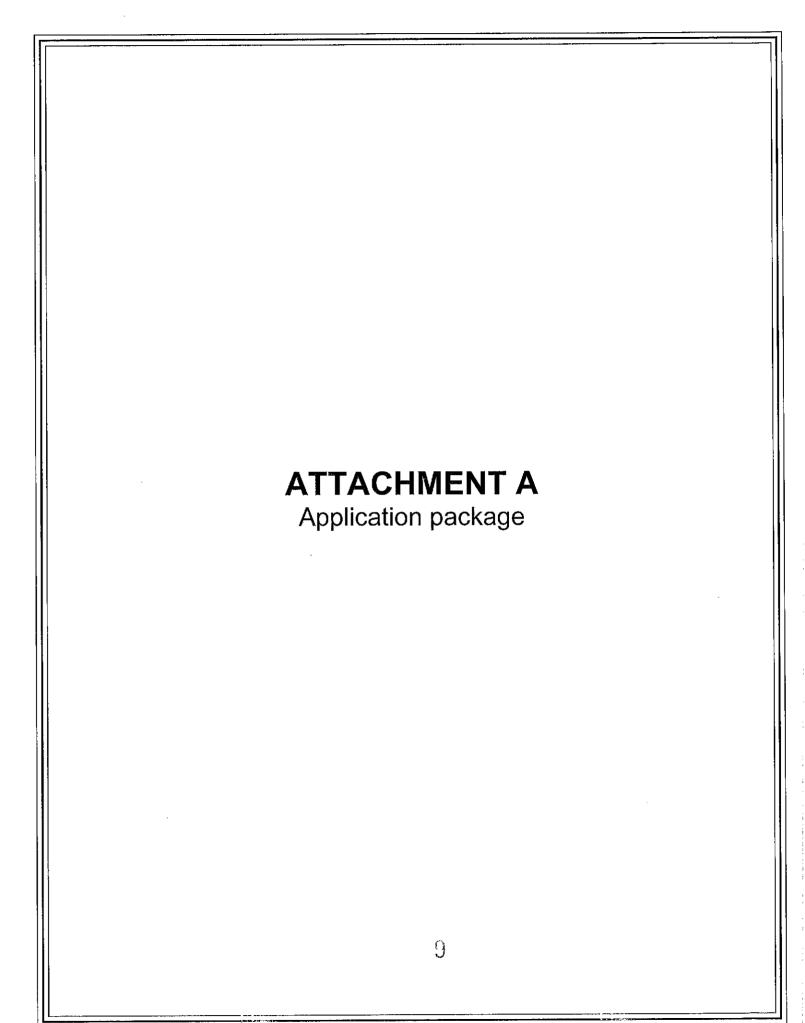
Approval, if the Variance is granted.

ATTACHMENTS:

ATTACHMENT A: ATTACHMENT B:

Application Package
Land Use & Zoning Map

ATTACHMENT C: State Road 7 Cure Plan Information ATTACHMENT D: FDOT Cure Plan Resolution



OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315 Hollywood, FL 33022 File No. (to be filled by the Office of Planning):_____

GENERAL APPLICATION



Téli (954) 92148471 Faxi (954) 921-3347

This application must be completed in null and submitted with all glocuments to be placed on a Board or Committee's agencia.

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

Aptilicant(s) or their authorized legal agent must be present at all Board of Committee meetings,

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

Documents and forms can be accessed on the City's website

http://www.hollywoodfl.org/ comm_planning/approrms.htm



APPLICATION TYPE (CHECK ONE):
☑ Development Review Board ☐ Historic Preservation Board
☐ Planning and Zoning Board ☐ Technical Advisory Committee
☐ City Commission Date of Application:
Location Address: 607 South State Road T Lot(s) See HHOChed Block(s): Subdivision:
Folio Number(s): 514130001(0)
Zoning Classification: SRTCCD-CC. Land Use Classification: TOC.
Existing Property Use: Commercial Description Sq Ft/Number of Units:
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 al 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: Tarking Keduction dup to the wideous
Keduction of Square toologe of liquor Store
Number of units/rooms: Number of units/rooms: Sq Ft: Number
Value of Improvement: Estimated Date of Completion:
Will Project be Phased? () Yes () No If Phased, Estimated Completion of Each Phase
Name of Current Property Owner: Holyman Anguistion LLC
Address of Property Owner: & Industrial Long Son Floor Entonton N
Telephone: 133 935-011 Fax: 733-935-960 Email Address Mark Author County
Name of Consultant/Representative/Tenant (circle one). Dry of B. Kour. Stoup.com Address All The June 2007 Blv of Blv of Telephone Of LODO 57 HILD
The state of the s
Date of Purchase: 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: Mr. Transactor Programmes
Computation Address: 301 Horre de leon Blud
Florida 22121

OFFICE OF PLANNING EHE

2600 Hollywood Bouleyard Room 315 Hollywood, FL 33022

LYNN RAYMOND
Notary Public
Ocean County, New Jersey
Comission Expires Sept. 4, 2014

GENERAL APPLICATION

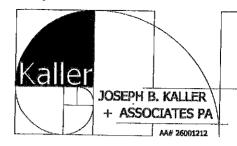
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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.holiywoodfl.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: Date: PRINT NAME: MARK Signature of Consultant/Representative: PRINT NAME: Signature of Tenant: Date: PRINT NAME: Date: **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) Kevico for Variance to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Union B. Kauter & Hoor, to be my legal representative before the Mnowo * Develop Board and/or Committee) relative to all matters concerning this application. Sworn to and subscribed before me day of December 2011 Notary Public State of Florida New Jersey PRINT NAME My Commission Expires: (Check One) Personally known to me; OR

7



architecture - interiors - planning

JUSTIFICATION STATEMENT

Request for Regulatory Variance
K-Mart Shopping Plaza / 607 S State Road 7
Folio ID# 5141 13 00 0161
Hollywood, Florida
Submitted: January 12, 2012

REQUEST

The purpose of this request is to obtain a variance from the City of Hollywood's Zoning and Land Development Regulations for the K-Mart Shopping Plaza located at the northeast corner of State Road 7 (U.S. 441) and Washington Street. Currently, the site is approximately 10.927 acres in size. The approximate size of the site after the right-of-way acquisition is 10.355 acres.

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 Property Owner.

Thus, on behalf of the Property Owner, Joseph B. Kaller & Associates, P.A. is requesting a variance from the parking requirements of <u>Article VII</u>, <u>Section 7.2.A.29</u> of the City of Hollywood's Zoning and Land Development Code.

PROPERTY HISTORY & SITE CHARACTERISTICS

The existing zoning classification for the property is the SR 7 CCD Low Hybrid South Commercial Sub-Area. The site is improved with a 125,926 square foot multi-tenant shopping center. K-Mart is the main tenant in the center. There are two other buildings in the plaza, a free standing liquor store and a multi-tenant building. A search of the Hollywood Public Records revealed that the existing the building improvements were constructed in 1992. Currently there are 494 parking spaces in the plaza.

ACQUISITION IMPACTS

Parking Loss

There are several impacts related to the road widening, including lost of parking. Thirty-one (31) parking spaces located along State Road 7 will be lost as a result of the road widening process.

Liquor store

The new right-of-way line intersects approximately 17 feet into the existing 4,338 square foot liquor store building, which is located at the northwest portion of the site. As a result, an approximate 17+/- feet of the existing Building needs to be demolished with a small area added at the west side as a filler. This will provide a new total of 3,586 Sq. Ft., a reduction of 752 Sq. Ft. from the existing Building.

Re-established parking

After the acquisition, subsequent demolition of a portion of the liquor store and reconfiguration of parking for the site, the total number of parking spaces provided will be 461. Currently the shopping center does not meet the Land Development Code requirements for parking, which is 1 space per each 220 square feet of building area. The existing improvements were permitted in 1992 and it appears that changes to parking requirements since that time, have created the existing nonconformity. The changes to building area, parking and parking ratios are summarized below:

	Total Building Area	Actual Parking	Parking Ratio
Existing Conditions	125,926	494	1 space per 254 sf
Proposed Layout	125,174	461	1 space per 272 sf

Relocated access point

The bus bay currently located at the corner of State Road 7 and Washington Street will be relocated further north, as a result of the road widening. This relocation will impact the southern SR 7 access point, and as a result this access point will need to be relocated further to the north.

Landscape Buffer

A ten (10) foot wide landscape buffer has been re-established along State Road 7, within the affected area. In addition, several light poles and the one (1) sign along State Road 7 have been relocated.

VARIANCE REQUEST

Zoning Code Section	Existing	Proposed	Variance
Article VII	494 parking	461 parking	Variance for a reduction of 33 parking spaces.
Section 7.2.A.29	spaces	spaces	

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

<u>Variances</u>. Except as set forth in division F.2. below, no Variance shall be granted by the Planning and Development 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.

The site is currently non-conforming in term of required parking, as it does not provide 1 space per each 220 square feet of building area. The existing parking ratio for the center is 1 space per each 254 square feet of building area. The resulting parking ratio is 1 space per each 272 square feet of building area which is only slightly higher than the existing parking ratio.

The basic intent and purpose of the subject regulations is to provide adequate parking for patrons of the business. All businesses at the shopping center have been operating for years a parking ratio that is substantially less than code requirements. A search of the Hollywood public records revealed that a variance was never applied for in order to address this non-conformity.

Another fact to consider is the that the parking requirement for a shopping center use is very general and does not take into consideration the type of businesses that currently operate on the site. The separate retail uses operate with varying hours, staggering the amount of people who patronize the businesses throughout the day. Observation of the site at various times of the day shows a great availability of parking. The requested variance will not have a negative affect on the stability and appearance of the City of Hollywood.

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

The use and function of the current business operations will not be altered as a result of this variance. The current use has demonstrated compatibility with surrounding land uses and has proven that it is not detrimental to the community. Thus, the reduction in the amount of parking spaces will not result in any change to the demonstrated compatibility of the site and will 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.

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 Property Owner in an effort to resolve any site development issues that coincide with the road widening along State Road 7 as proposed by the Florida Department of Transportation.

<u>Policy 1.21:</u> 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.

<u>Policy 1.24:</u> 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. The property will retain sufficient parking to service the small businesses located in the shopping center.

<u>Policy 1.37:</u> 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.

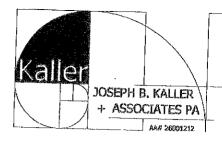
d. That the need for the requested Variance is not economically based or self-imposed.

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 to maintain the current business operations on the site, without causing further impact to the property owner by requiring additional site improvements. Due to site constraints is not possible to configure the site with more that 461 parking spaces. Therefore the requested variance is the minimum variance that is 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.



architecture - interiors - planning

GENERAL CRITERIA STATEMENT K-MART SHOPPING CENTER 607 South Sate Road 7 Folio #5141 13 00 0161 January 12, 2012

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The Proposed Project is the Demolition of a Portion of the existing Free-standing Liquor Store, due to the expansion of State Road 7 by the Florida Department of Transportation (FDOT). The existing Building contains an asphalt shingle mansard roof with scalloped soffits which wraps around the perimeter of the Structure. The Design of the new façade is Contemporary, aesthetically pleasing and relates to the existing built environment.

2. Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The existing Architectural Style is dated, unappealing and does not relate to the other two buildings in the shopping center. The new façade contains details such as decorative columns, scored parapet details with crown moldings and storefronts to match the existing adjacent buildings. The new façade relates to the adjacent structures and the surrounding neighborhood.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

The New Building Façade is proportionate in scale and its new height is consistent with the surrounding buildings of the Shopping Center. The new details on the building's façade are in context with the adjacent buildings.

4. **Landscaping.** Landscaped area should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

After the acquisition by the Department of Transportation, the Site Plan has added landscaped areas along the south, west and north sides of the Building. The proposed native plant materials are used to soften the base of the building and provide a welcoming quality at the new south entry of the building. The new Site Design will integrate a new 5'-0" wide handicap accessible path from State Road 7 to the Shopping Center's covered walkway.



SEXTON ENGINEERING ASSOCIATES, INC.

Consulting Engineers and Surveyors

Kmart Parcels State Road 7 - Parcel 162 & 163 651 South 60th Ave., Hollywood, Florida

Sexton Engineering Associates, Inc. conducted parking counts on the subject property to establish a typical demand for on-site parking for the existing business. These counts were conducted at thirty minute intervals for the following dates and times.

Thursday

May 13, 2010

9:00AM - 7:00PM

Saturday

June 12, 2010

9:00AM - 7:00PM

The subject property has a parking supply of 584 parking spaces and all of these spaces were included in the parking count. A sketch of the parking supply is attached to this report.

Based on the parking counts for the subject property for the study period, a peak parking demand was determined for each day and a percentage of the parking supply was calculated as follows:

Thursday

May 13, 2010

11:30AM

113 spaces

19% of supply

Saturday

June 12, 2010

12:30PM

129 spaces

22% of supply

A graphic presentation of the parking demand by time for each of the study periods is attached for this report.

By:

Sexton Engineering Axiso

No 28558

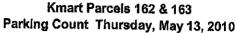
Michael F. Sexton, P.E.,

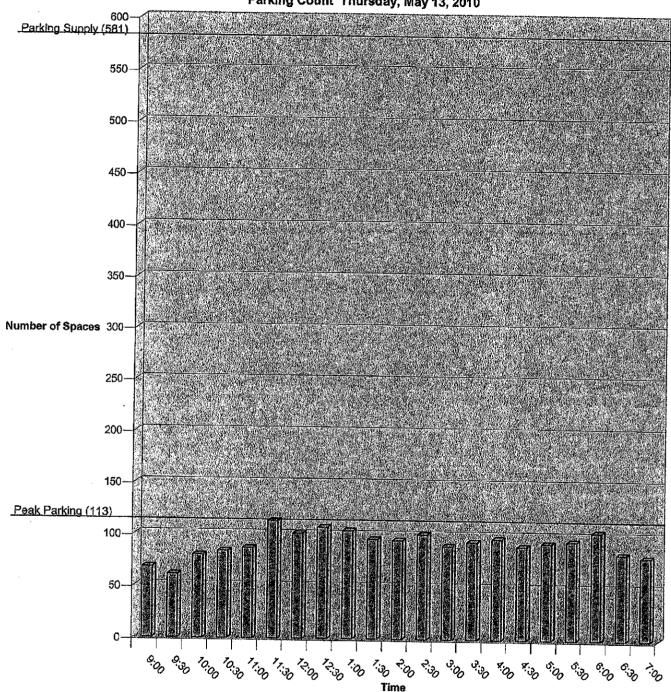
FL. Reg. No. 28558

STATE OF

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SEXTON ENGINEERING ASSOCIATES, INC.



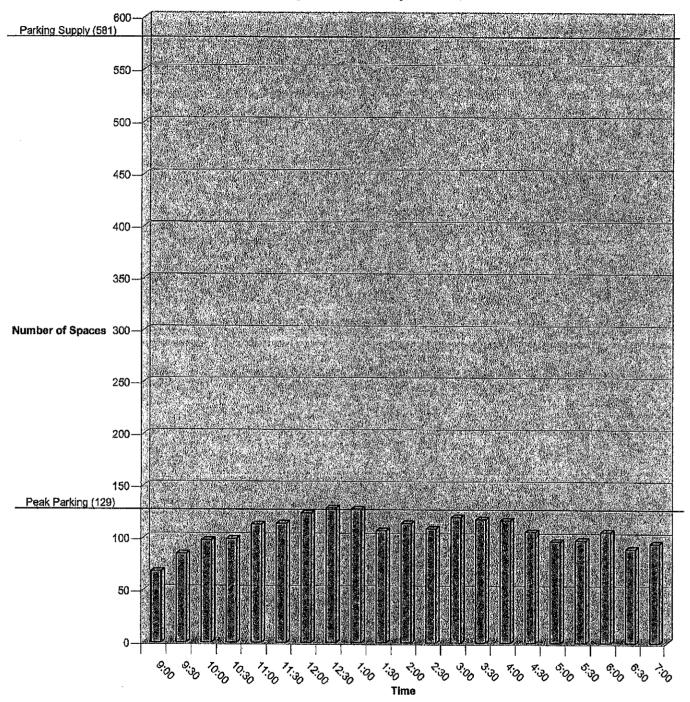


110 Ponce de Leon Street • Royal Palm Beach, FL 33411 • Phone: 561-792-3122 • Fax: 561-792-3168 • Email: office@sextonengineering.com
Engineering Business No. 0007864

Surveying & Mapping Business No. 0006837

SEXTON ENGINEERING ASSOCIATES, INC.

Kmart - Parceis 162 & 163 Parking Count Saturday, June 12, 2010



110 Ponce de Leon Street * Royal Palm Beach, FL 33411 * Phone: 561-792-3122 * Fax: 561-792-3168 * Email: office@sextonengineering.com
Engineering Business No. 0007864 Surveying & Mapping Business No. 0006837

PAINT COLOR CHIP FOR K-MART PLAZA LIQUOR STORE BUILDING

BENJAMIN MOORE CLASSIC COLORS MONTGOMERY WHITE



The state of the s			
Site Address	807 S STATE ROAD 7 , HOLLYWOOD	Fr.	P 44 18 00 1
		ID#	5141 13 00 0161
		Millage	0513
	% WHARTON REALTY GROUP INC		
Malling Address	8 INDUSTRIAL WAY E FL 2 EATONTOWN N.I 07724	Use	16
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Description	13-51-41 PART OF SE1/4 DESC AS:COMM AT SW COR SE1/4,NLY 35 TO POB CONT
	NLY 641.25, ELY 667.75, CONT ELY 175, SLY 646.41 TO A POINT 35 N OF S/L OF
	SE1/4, WLY 843.49 TO POB LESS POR DESC AS: COMM SW COR OF SW1/4 OF SEC
	13,N 35.03 TO POB CONT N 247,E 270.04,S 247, W 270.04 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fia. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

C	Property Assessment Values Click here to see 2011 Exemptions and Taxable Values to be reflected on Nov. 1, 2011 tax bill.				
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2012	\$3,495,740	\$1,043,450	\$4,539,190	\$4,539,190	
2011	\$3,495,740	\$1,043,450	\$4,539,190	\$4,539,190	\$133,492.02
2010	\$3,495,740	\$1,043,450	\$4,539,190	\$4,539,190	\$139,486.92

IMPORTANT: The 2012 values currently shown are "roll over" values from 2011. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2012, to see the actual proposed 2012 assessments and portability values.

2012 Evamptions and Tarthy Market State Committee Commit					
County	School Board	Municipal	Independent		
\$4,539,190	\$4,539,190	\$4 530 100	The state of the s		
o l	A	Ψ-1,000,100	\$4,539,190		
\$4 530 100	04 roo 400	U	0		
Ψ7,000,180	\$4,539,190	\$4,539,190	\$4,539,190		
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\$4,539,190	\$4,539,190	\$4,539,190	\$4,539,190		
	\$4,539,190 \$4,539,190 0 \$4,539,190 0 0 0 0	County School Board \$4,539,190 \$4,539,190 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$4,539,190 \$4,539,190 \$4,539,190 0 0 0 0 \$4,539,190 \$4,539,190 \$4,539,190 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		

	5	Bales History		
Date	Туре	Price	Book	Page
4/5/2004	SWD	\$5,500,000	37341	128
3/31/1999	SWD	\$2,000,000	29402	136
7/10/1996	WD	\$100	25130	421
3/1/1988	WD	\$100	15285	23
1/1/1985	QCD	\$111		The second second

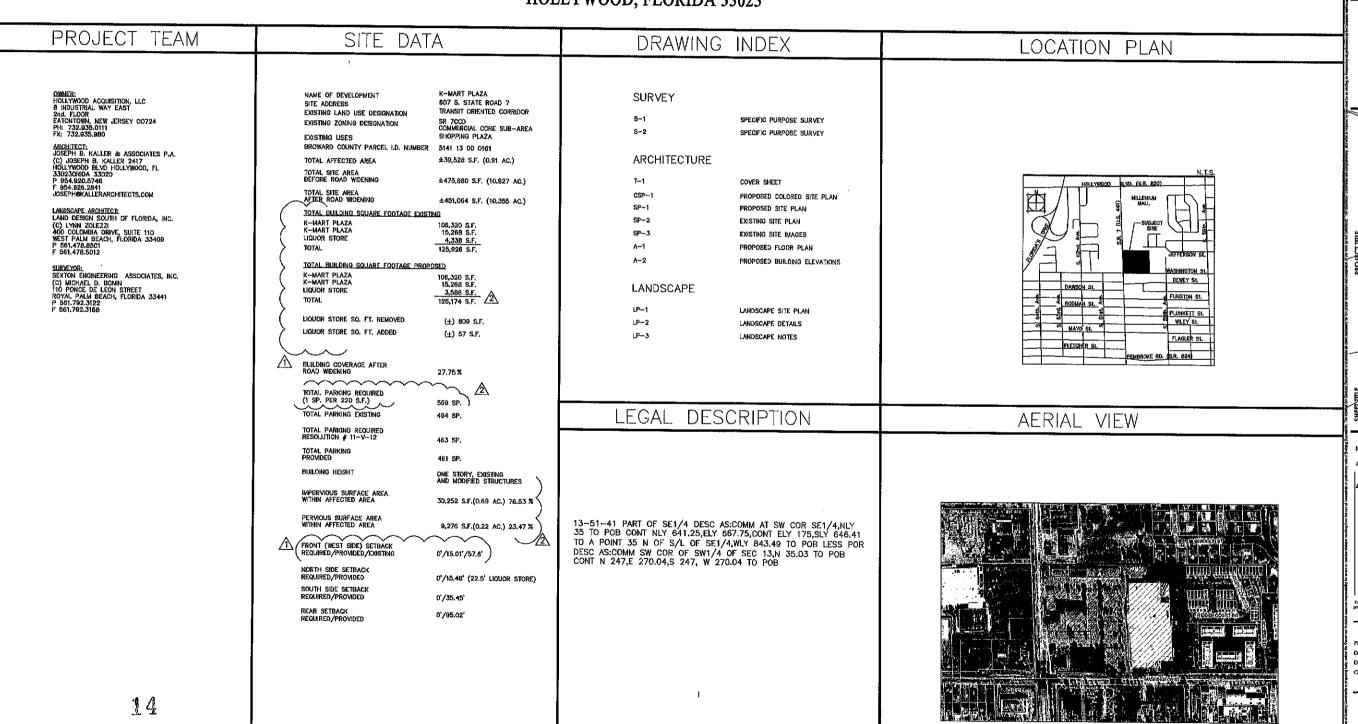
l	L	and Calculations		
	Price	Factor	Type	
ı	\$8.50	411,264	SF	
ı				
I				
	Adj. Bldg. S.F. (See Sketch) 132116			

1	Special Assessments Fire Garbage Light Description					
Fire	Garbage	Light	Drainage	Improvement	Cofo	Ī
05				Improvement	9616	
С						
132116			CITY Miles and Company of the Compan			ĺ
The state of the s						

SITE RECONFIGURATION FOR

THE K-MART PLAZA

607 SOUTH STATE ROAD 7 HOLLYWOOD, FLORIDA 33023





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SHEER TIME

COVER SHEET

K-MART PLAZA

607 S. STATE ROAD 7

HOLLYWOOD, FL 33023

PROJECT No.: 11189

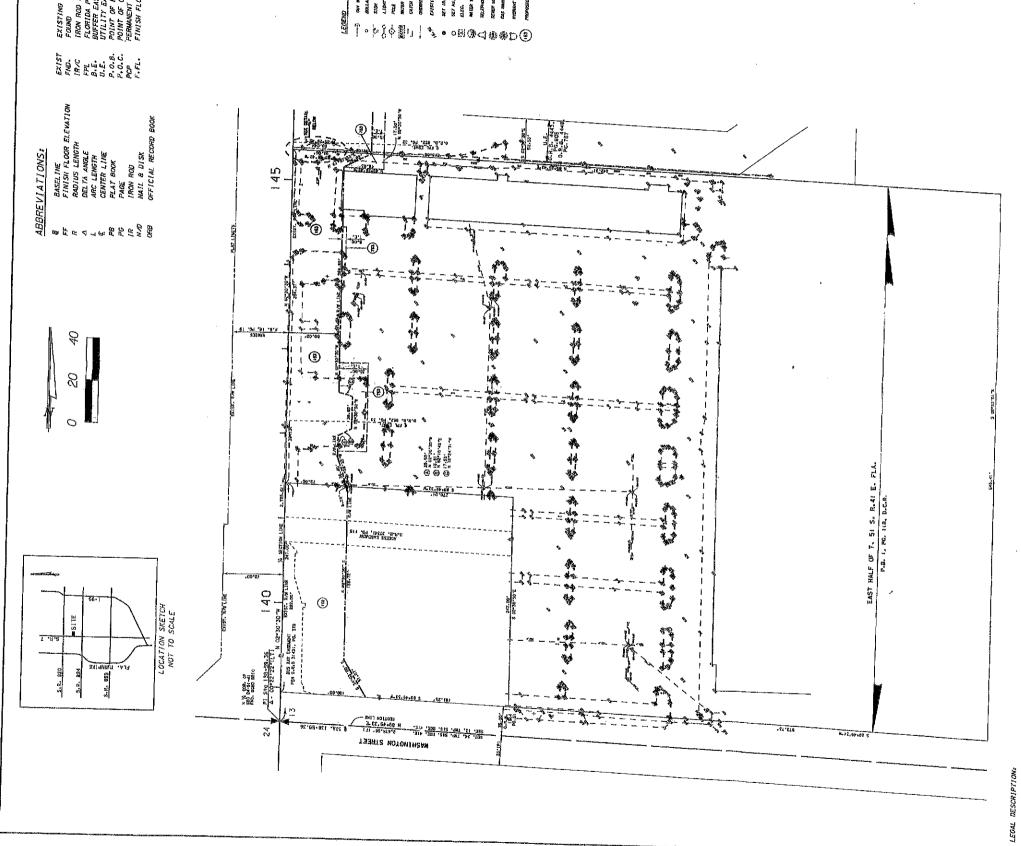
DATE: 01.11.12

DRAWN BY: RH

CHECKED BY: JBK

SHEET

T-1



THAT PART OF THE SOUTHEAST 1/4 OF SECTION 13. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST M, RUN NORTH Q2*30.2)" WEST AND ALONG THE WEST LINE OF SAID SOUTHEAST M, A DISTANCE OF 282.00 FEET TO THE POINT OF REGINNING. THENCE CONTINES NOT THE LAST DESCRIBED COURSE, A DISTANCE OF 394.05 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST M, A DISTANCE OF STATESTED TO A POINT THENCE RUN SOUTH 89-49.34" WEST, A DISTANCE OF STATEST TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ALL OF THE NOW-EXCLUSIVE EASEMENTS AND OTHER RICHTS APPURTENANT THERETO THAT ARE GRANT RECIPPOCAL EASEMENT AGRECKENT BY AND BETWEEN LEF-MOLLYWOOD, L'ALCS, A FLORIDA LIMITED LIMITED LIMITED COMPANY, AND KAMRT CORPORATION, RECORDED ON EVEN DATE HERENITH IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- ON THIS SURVEY THAT MAY BE FOUND IN THE NOTICE: THERE WAY BE ADDITIONAL RESTRICTIONS THAT ARE PUBLIC RECORDS OF BROWARD COUNTY.
- 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 227774-1-52-01, WHICH BEARS N 02*30*30" W, ALL BEARINGS ARE RELATIVE THER
- FIELD SURVEY WAS PERFORMED ON OZ/18/2010 UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED
- AND ARE NOT COVERED UNDER THE CERTIFICATION SNOWN ID TO SHOW EXISTING IMPROVEMENTS AND ELEVATIONS THE PURPOSE OF THIS SPECIAL PURPOSE SURVEY IS INTENDED TO SHOW EXISTING
 - TRAV PT. ELEVATION 9.73. NAVD 88.

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

SEXTON ENGINEERING ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

IIO POWCE DE LEON STREET ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-792-3102 FAX 561-792-3168 FL REGISTRATIONS, LBOOGBST, EBOOGRS4

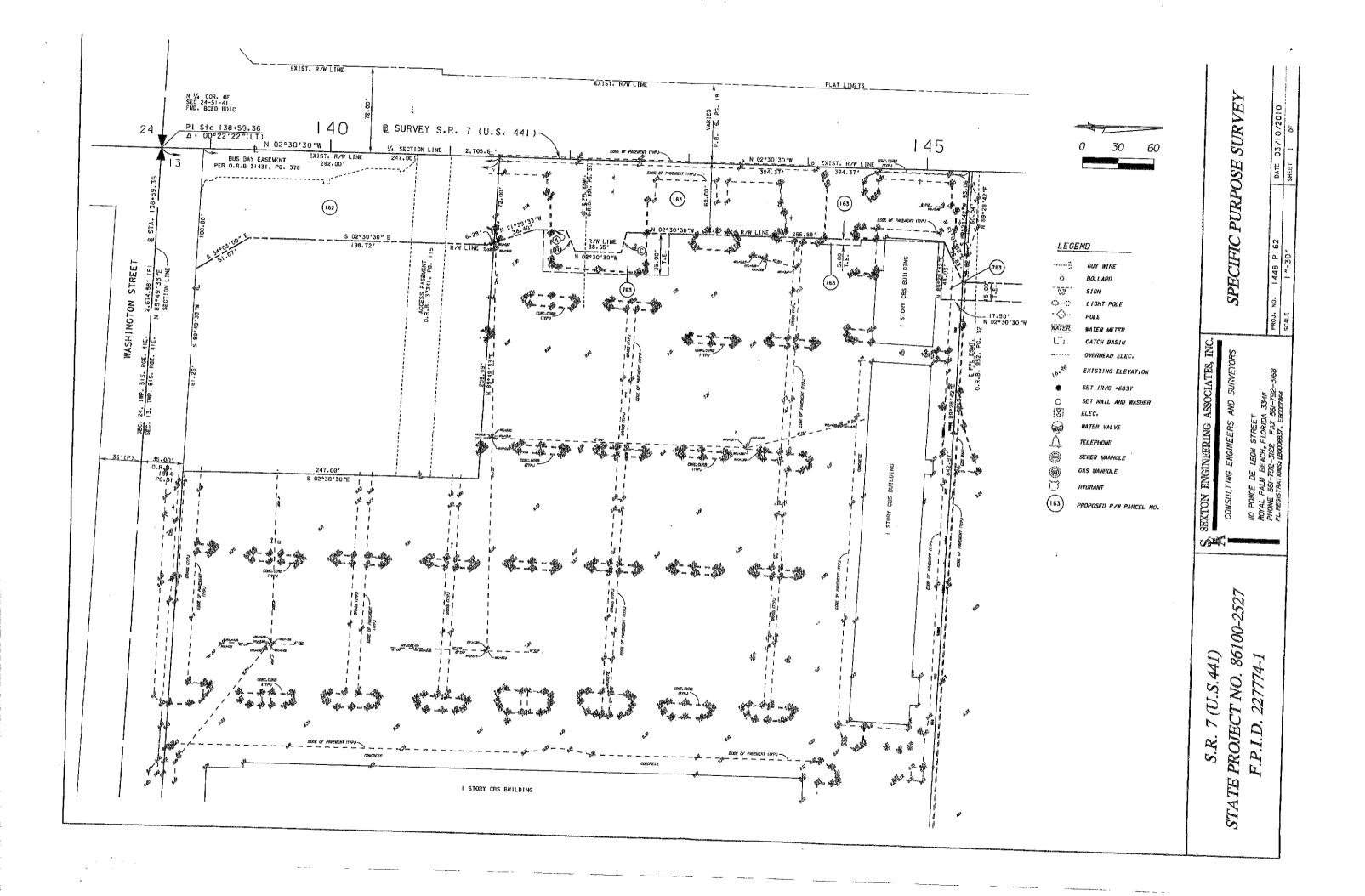
NOT VALIO MITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND AMPPI SEXTON ENGINEERING ASSOCIATES INC. 110 PONCE DE LEON STREET ROYAL PALM BEACH, FLORIDA 33411 LB NO. 683T

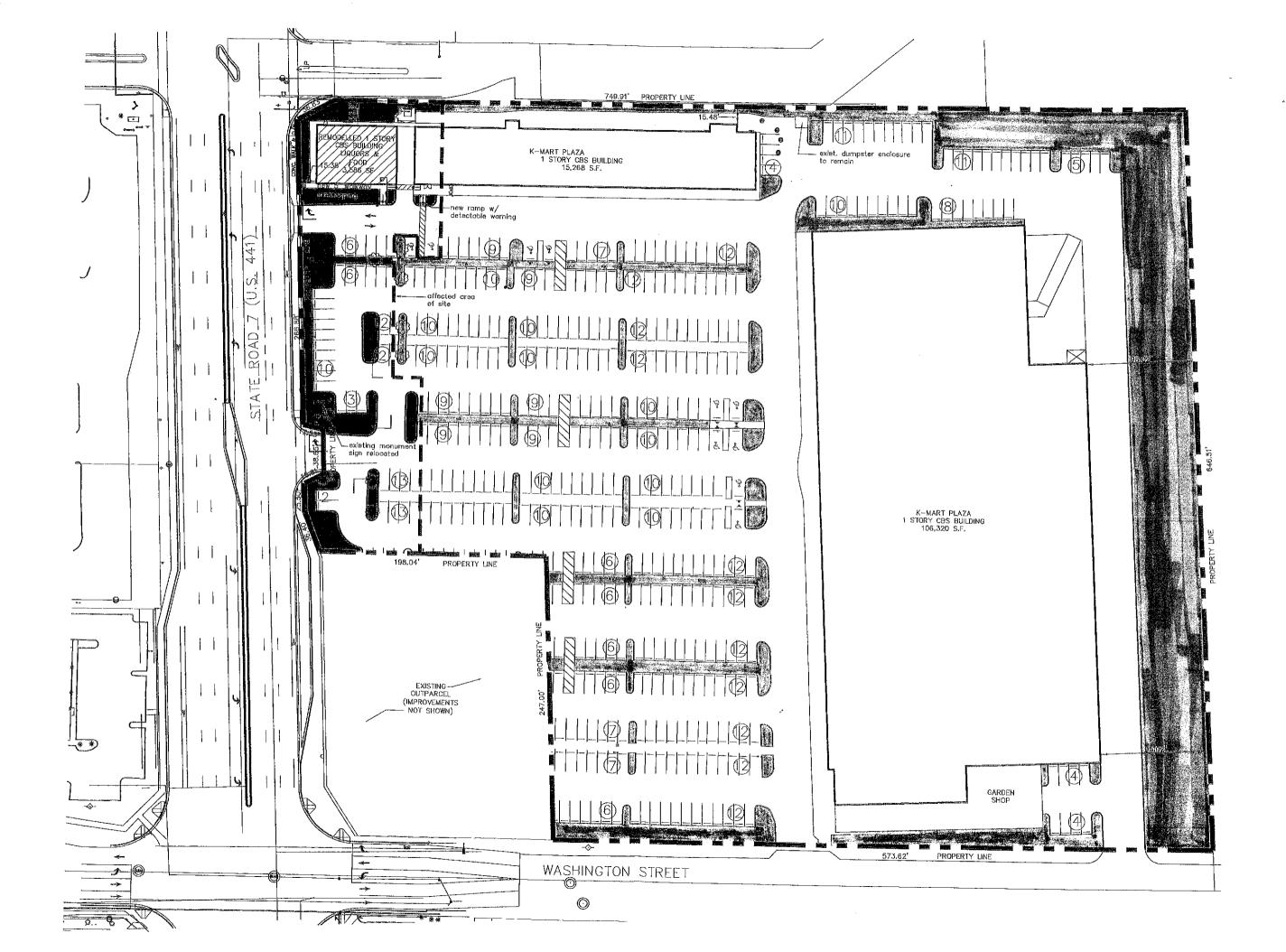
PROPESSIONAL SURVETOR AND MAPPER MICHAEL D. BONIN NO. 4356. STATE OF FLORIDA 1-8. NO. 6837

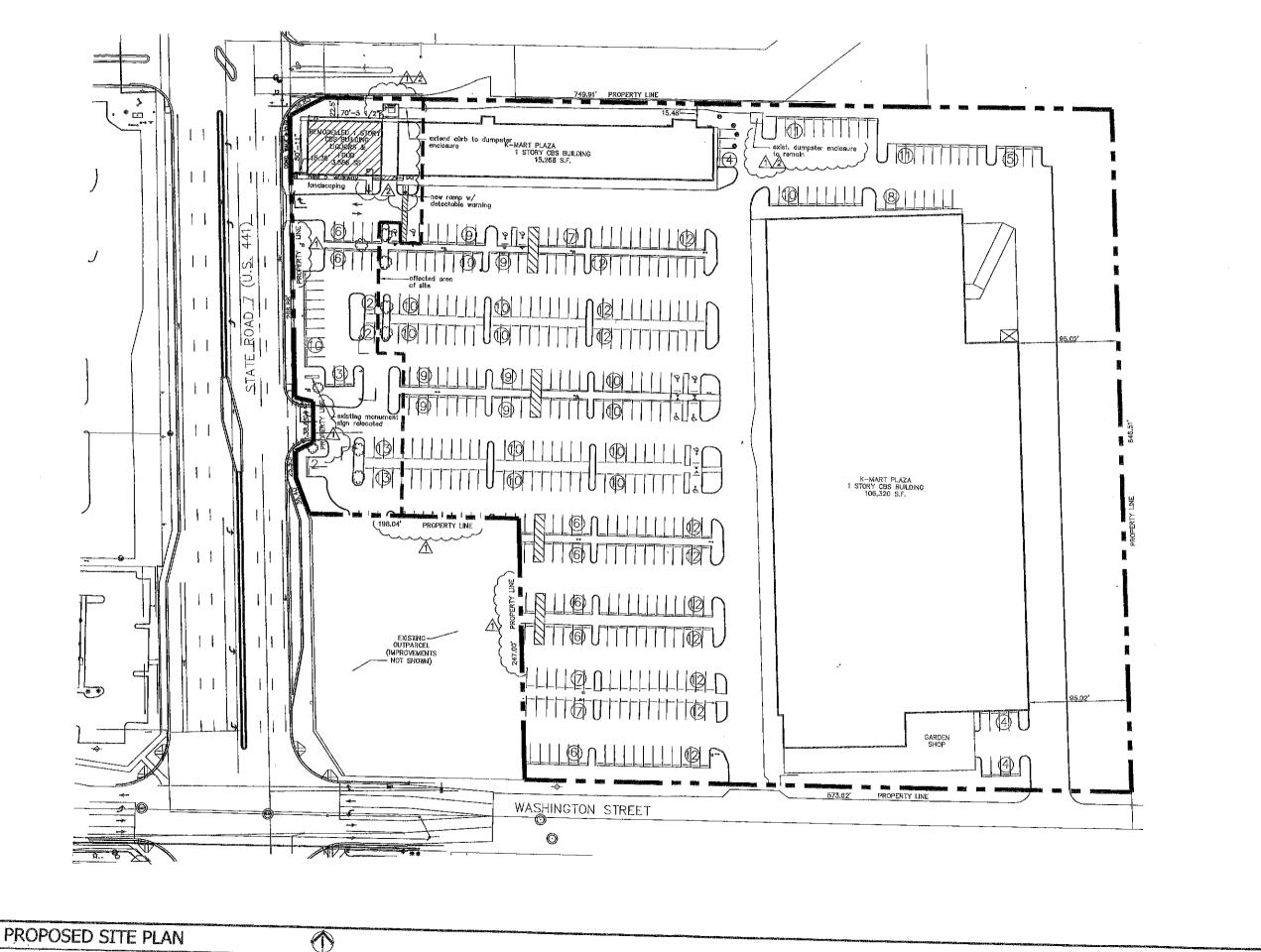
SPECIFIC PURPOSE SURVEY

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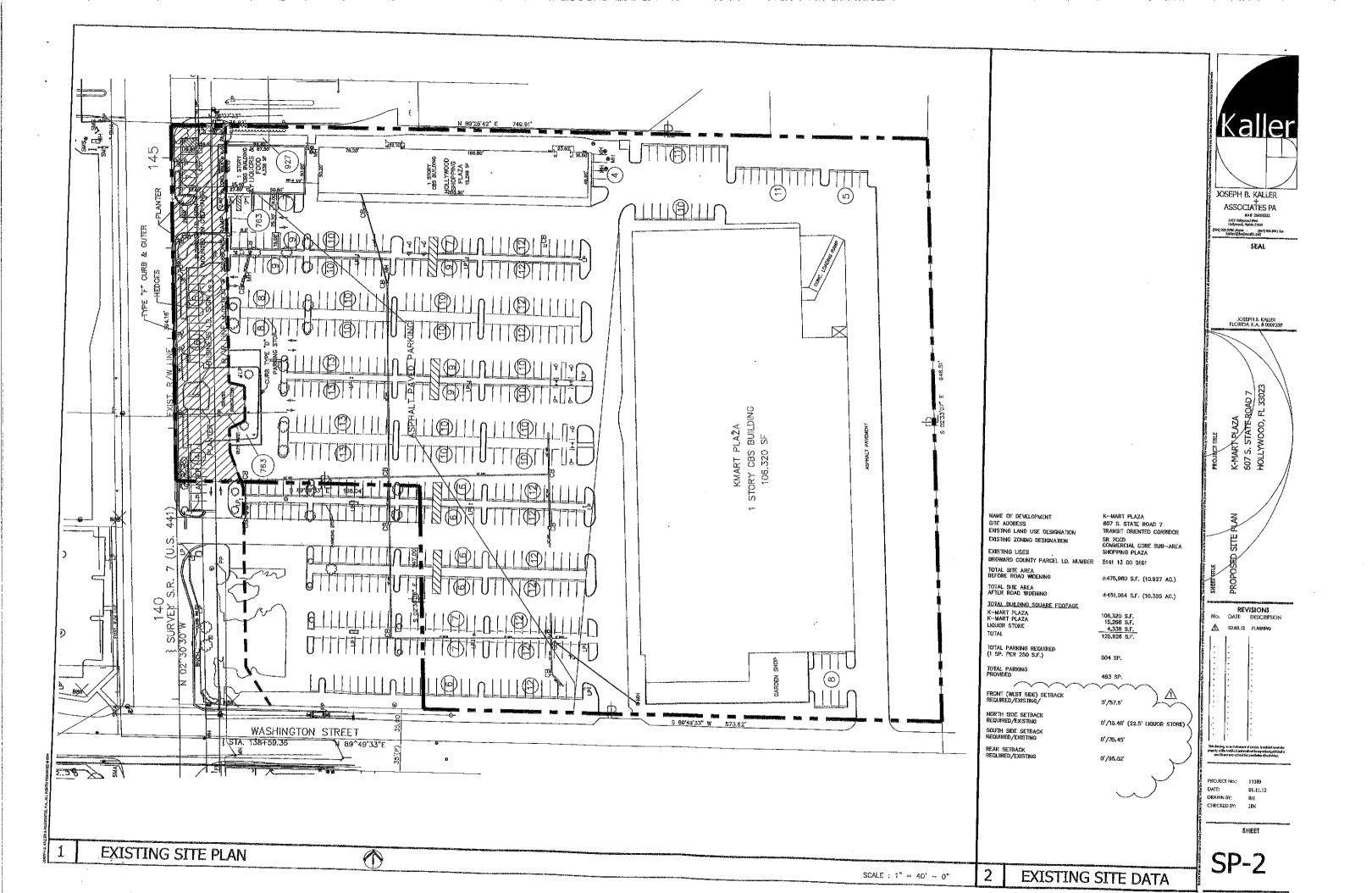


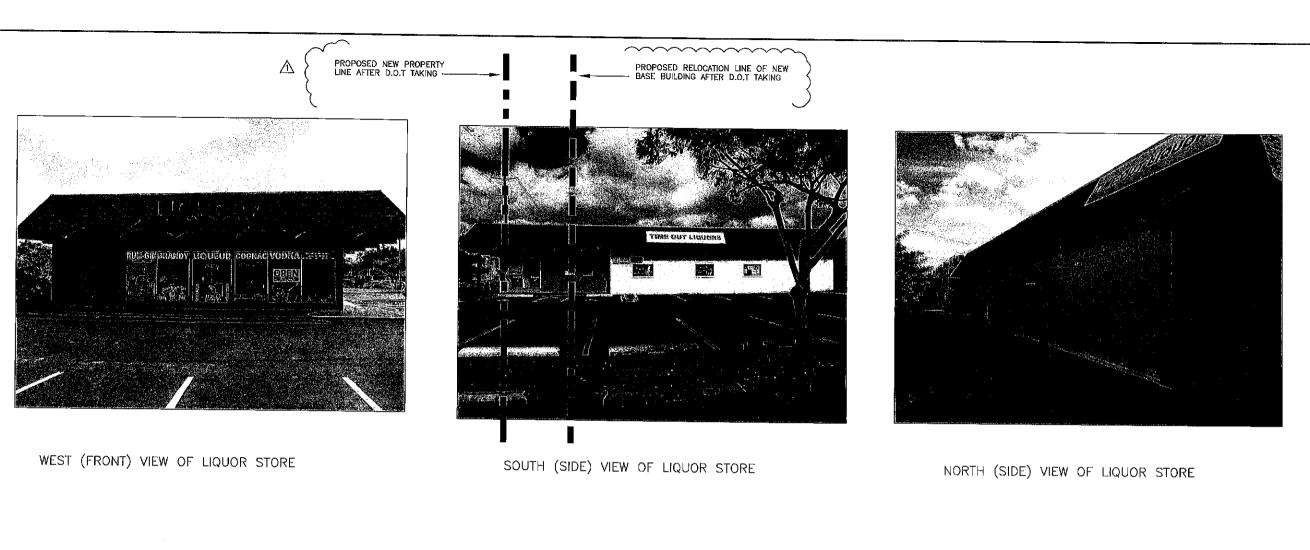


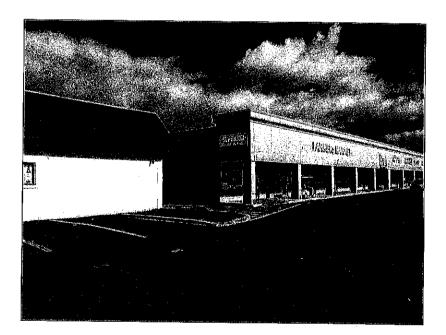


Kaller JOSEPH B. KALLER ASSOCIATES PA
AA# 26001212
2417 Hollymood Bird
BHEWYOOG, Reyles 38078 JOSEPH B. KALLER FLORIDA R.A. # 0009239 K-MART PLAZA 607 S. STATE-ROAD 7 HOLLYWOOD, FL 33023 REVISIONS No. DATE DESCRIPTION 02.20.12 OWNER'S REVISIO PROJECT No.: 11189 01.11.12 CHECKED BY: SP-1

SCALE : 1" = 40' - 0"



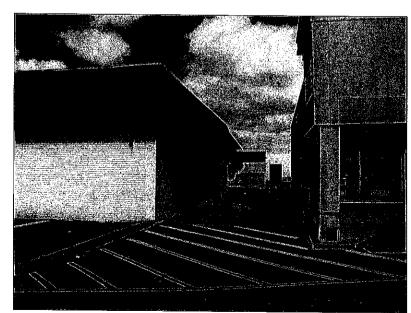




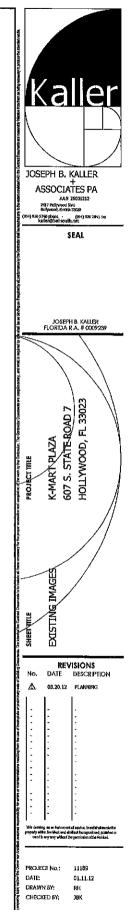
SOUTH (SIDE) VIEW OF LIQUOR STORE AND ADJACENT BUILDING



SOUTH (SIDE) VIEW OF ADJACENT BUILDING



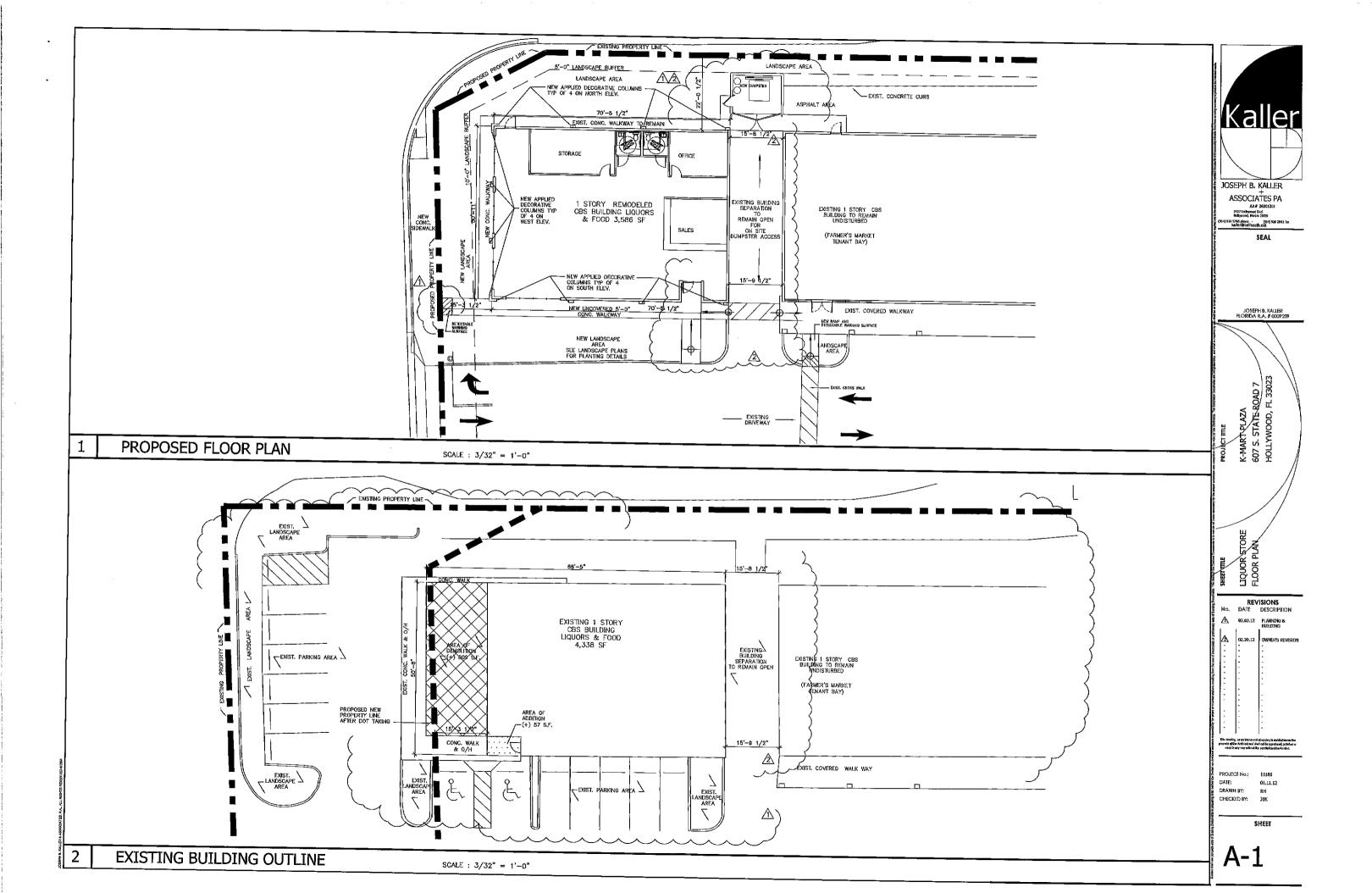
PASSAGE WAY BETWEEN BOTH BUILDINGS

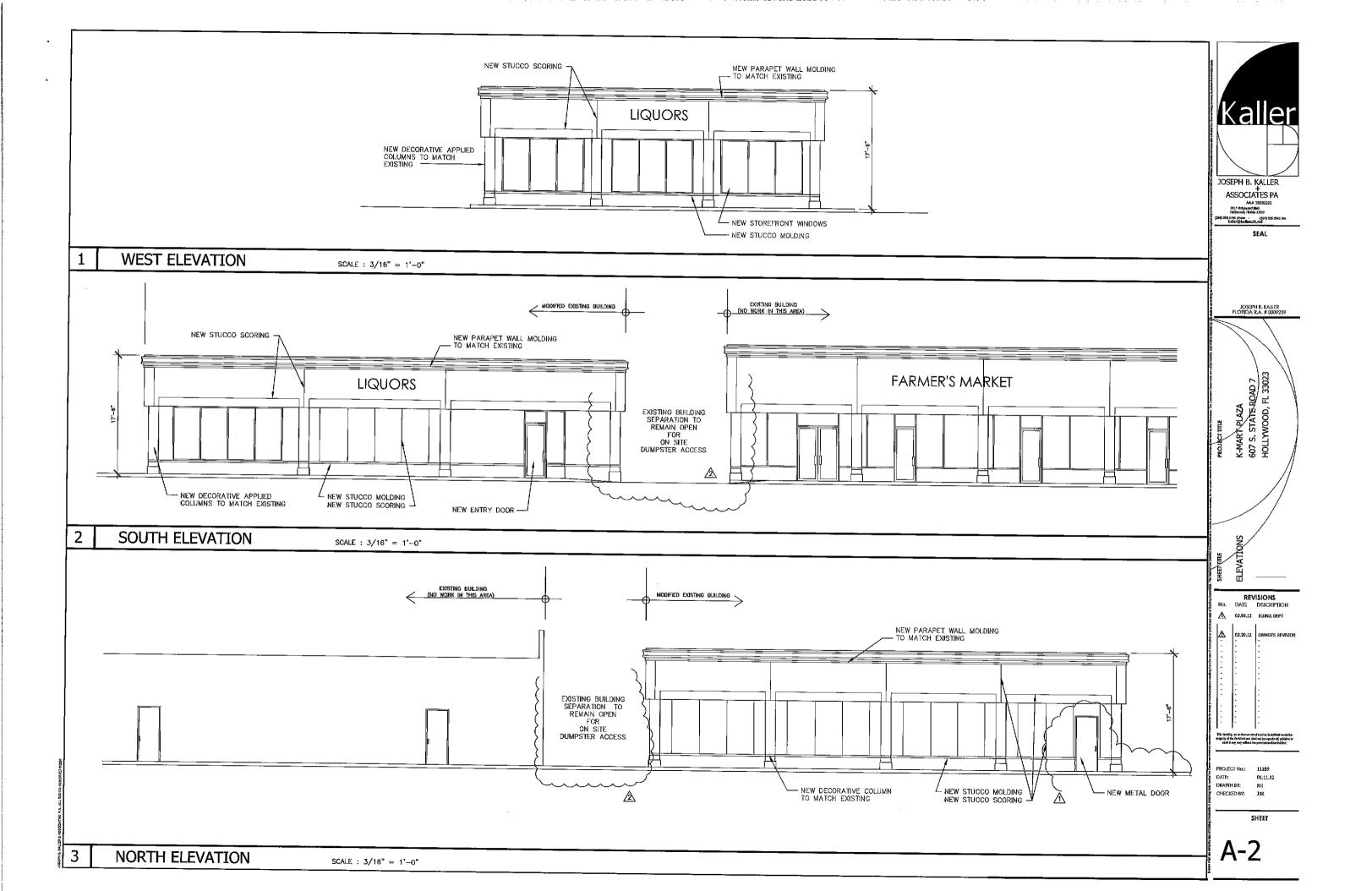


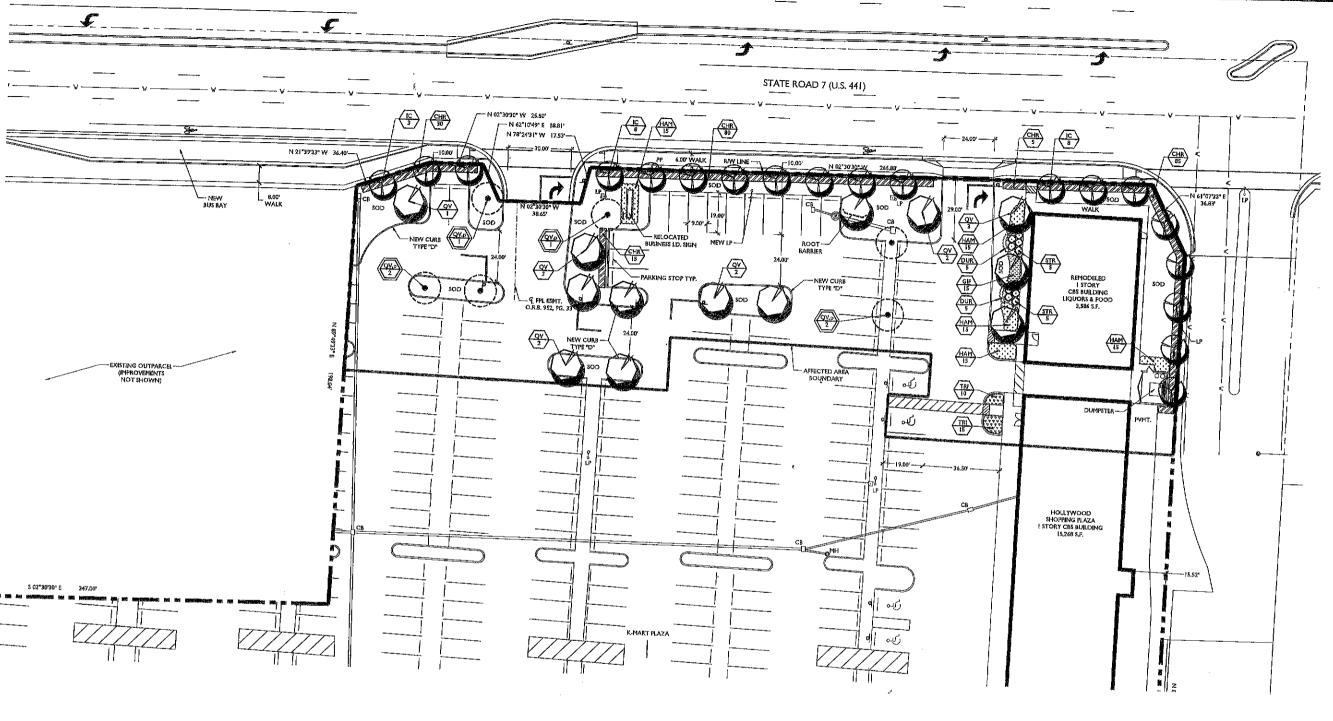
SP-3

EXISTING SITE IMAGES

SCALE : NTS







LEGEND AC. = ACRES

= RIGHT-OF-WAY CB = CATCH BASIN \$ = SOUTH CBS = CONCRETE, BLOCK & STUCCO = SANITARY MANHOLE CONC. = CONCRETE SQUARE FEET = EAST \$P. = PARKING SPACES s linear feet TYP. = TYPICAL

≃ WEST

= SIGN

≃ LIGHT POLE

= LIGHT POLE MH = MANHOLE = NORTH

= POWER POLE

I.) FOR ADDITIONAL SITE DETAILS, REFER TO THE FOLLOWING PLANS ON FILE WITH THE CITY OF HOLLYWOOD;

-SITE PLAN PREPARED BY SDA & ASSOCIATES, INC. STAMP DATE AUG. 20, 1999.

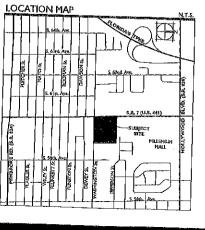
-RELIMINARY SITE PLAN PREPARED BY SDA & ASSOCIATES, INC. STAMP DATE MARCH 24, 2004.

-INGINEERING PLAN PREPARED BY SDA & ASSOCIATES, INC. APPROVAL STAMP DATE MARCH 3, 2000.

-LANDSCAPE PLAN PREPARED BY LANDSCAPE ARCHITECTS COLLABORATIVE STAMP DATE AUG. 20, 1999.

-SITE PLAN PREPARED BY SAM ENGEL JR. AIA. APPROVAL STAMP DATE AUG. 20, 1999.





S.R. 7 (U.S. 441) RIGHT-OF-WAY EXPANSION PARCEL 163 - LANDSCAPE PLAN

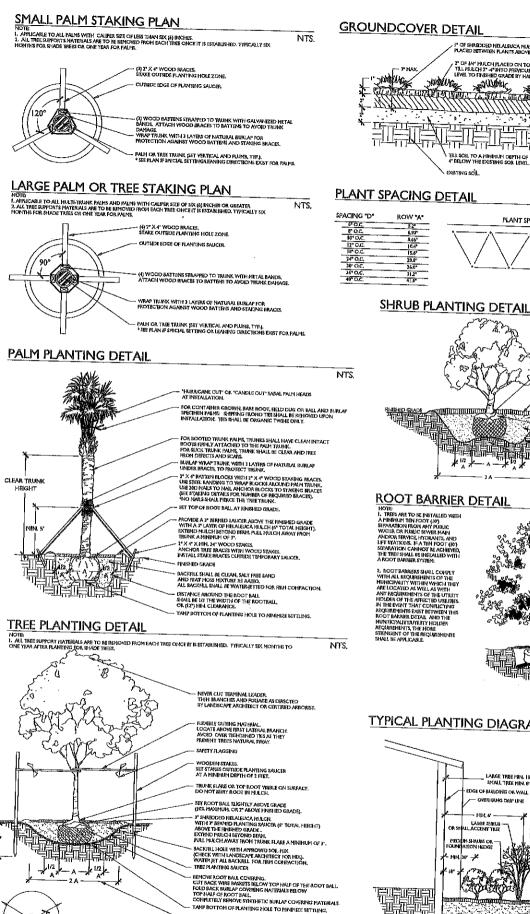
TALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPPRIGHT PROFERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. ARPRODUCTION OF DILAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE BY CORBIDDEN WITHOUT THE LANDSCAPE ARCHITECTS WEITTEN PERMISSION.

K-MART PLAZA CITY OF HOLLYWOOD, FLORIDA

A Part of		China and Change Committee of the Commit
SCA		==20'-0"
DRA	WN B)	: RHD
DRA	WING	#: 2012-02-21_LP_C-163_1072.6AA.dwg
FILE	#h	1072.6AA
DAT	E:	01/03/2011
	L	D.S PROJECT SCHEDULE
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olajargo II		BATTAL VANDANCE REPORTAL
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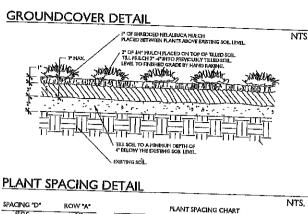
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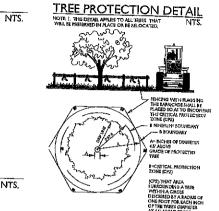


AMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING. PROVIDE A PLANTING HOLE WITH A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

120

STAKING PLAN DIAGRAM

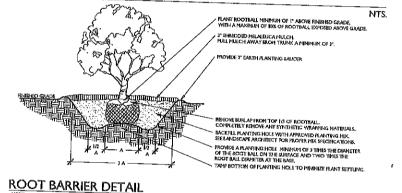




OVERALL LANDSCAPE SCHEDULF

					the state of the s
ATIV	OTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK
V	19	10	TRE	ES	The state of the s
Ý	13	C QV QV,p	llex cassine Quercus virginiana Quercus virginiana	Dakoon Holly Live Oak Live Oak	B&B, 10' - 12' Ht., x 5' Spr., Full Canop B&B, 10' - 12' Hc., x 5' Spr., Full Canop Existing preserved in place
-			SHRU	ies .	
ZZYY	215 10 15 60 25	CHR DUR GIF HAM TRI	Chrysobalanus Icaco 'Red Tip' Duranta urcatura Fleus microcarpa 'Green Island' Hamelia patens 'Compacta' Tripsacum Floridanum	Red Tip Cocopium Golden Dewdrop Green Island Ficus Dwarf Firebush Florida Gamagrass	#3, 24" × 24", 24" OC., Full #3, 24" × 24", 24" OC., Full
N			ACCEN	NTS	
14	10	STR	Strolitzia regina	Orange Bird of Paradise	#7, 3' OA Ht., Full, 3PP
			GROUND	COVER	
		SOD	Stenotaphrum secundatum	St. Augustine 'Floritam'	Solid Sod, Sq. Ft. to be determined by land, contractor







7' MIN. WITH BARRIER

- OUTSJOE EDGE OF TREE OR PALM TRUNK

· WATER AND/OR SEWER FACILITIES (I.E. MARIS, SERVICES AND/OR LATERALS;

NTS.

ANDSCAPE NOTES:

I. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURE INDICATED ON LANDSCAPE ILANS ARE FOR INFORMATIONAL PURPOSES ONLY, LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING FLANT MATERIAL ONLY. ALADSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OA LOCATION OF ANY STRUCTURAL STE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWARS, LEASHINTS, BERNE, WALL, FENCES, UTILITIES OR ROADWAYS.

LANDSCAPE HARS SHOULD NOT BE UTILIZED FOR DIADRING AND LATED TO A CACHER HARD SHARE WHALE PENCES.

L'ANDSCAPE INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, ESSEMENTS, BENK, WALL FENCES,
UTILITIES OR ROADWAYS.

2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR, UTILITY COMPANY
PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS ROBCATED
WITHIN PAIN DOCUMENTS. THE CONTRACTOR SHALL HAVE REAMITS THI HAND PRIOR TO STARTING WORK.

L'ANDSCAPE ARCHESCT SHALL BEAR NO RESPONSIBILITY FOR WORK FERRORIBED WITHOUT PERMITTED DEMAYINGS.
THE CONTRACTOR SHALL BEAR NO RESPONSIBILITY FOR WORK FERRORIBED WITHOUT PERMITTED DEMAYINGS.
OWNER, AS A RESIT OF UNAUTHOUSED WORK PROTO TO RECEIPT OF PERMIT.

3. TRESS SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TRES SPACING IS ASSED ON DESIGN
REQUIRED SENTS AND THE TRESS SHOWN ON THISE PLANS ATTEMPT TO A COMMENT, ARE TREATED WITH HE PRESS SHOWN ON THE REQUIRED SETS ACTION OF THE WITHOUT AND THE PROPERTY.

HANTAINING THE REQUIRED SETSACKS ROOM FUTULITIES. IN THE EVENT OF A COMMENT, ARECTED THAT THATEMAL
SHALL BE RELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ACHITECT TO AVOID CONNELL'ES WITH THE
WITH EXISTING AND PROPOSED UTILITIES. LIGHT POLES, DRAINAGE STRUCTURES OR LOTHER AFFECTED STEE PATURES.

4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30°
AND BY ABOVE THE PROVIDENT.

5. ALL UTILITY SOXES STRUCTURES TO BE SCREENED ON 3 SIDES WY APPROVED PLANTING MATERIAL.

6. IRRIGATION IS REQUIRED PROVINGED FOR SCHERACE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN
SENSOR MUST BE INCLUDED.

7. ALL LEFART MATERIAL TO BE INSTALLED SHALL CONFORM TO RIGIDA POWER AND LIGHTS (FPL'S) RIGHT TREE
RIGHT PLACE GUIDELINES.

8. IN CASE OF DESCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.

9. LANDSCAPE CONTRACTOR PLANS TAKE PRECEDENCE OVER PLANT LIST.

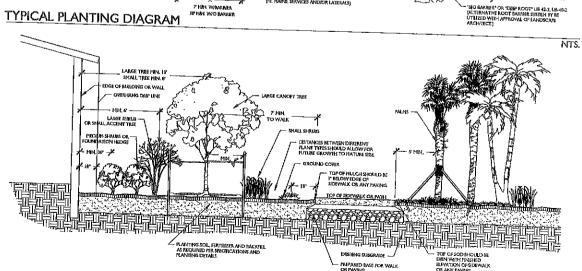
10. LANDSCAPE CONTRACTOR PLANS TAKE PRECEDENCE OVER PLANT LIST.

11. REDOCATION OF EXISTENCE WITH A RECEDENCE OV

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPTING IT MOPERATOR THE LANDSCAPE ARCHITECT AND MUST SE RETURNED UPON REQUEST. REPRODUCTION OF DRAWNINGS. SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOCHES FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN THE PREPRISION."

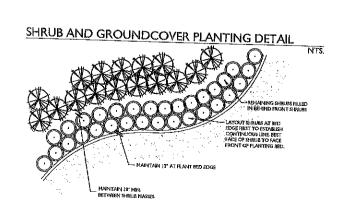
-MART PLAZA OF HOLLYWOOD, FLORIDA

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"BIO BARRIER" OR "DEET ROOT" UB42-2. UB48-2 (AUTENVATIVE ROOT) BARRIER SYSTEM B) BE LITRUZED WITH APPROVAL OF LANGSCAPE ARCHITECT.)

WATER AND/OR SEWER PACILITIES (FE MAINS, SERVICES AND/OR LATERALS



S.R. 7 (U.S. 441) RIGHT-OF-WAY EXPANSION PARCEL 163 . LANDSCAPE DLAN

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LE:	th:	1072.6AA		
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LP-2

strikelys, describerts, utilities or readways.

Alticiations facilities desinded an excessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.

For dwaffing features, During construction, protect all oxisting prose, shrubs, and other specified regulation, site features are largoryements, structures, and utilities are ended or a submitted drawings. Removed or destruction of existing plantings is prohibited unless specifically authorized by the owner, and will be enabled for an artifacture of the contraction of the contraction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as anotheric.

Todayers by essectations organize, waste and recent preferences of each control of the control o

L Qualifications
A Landscape planting and related work shall be performed by a first with a ministrum of the years experience specializing in the type of work. All contractors and their sub-contractors who will be performing any inndecape work included in this section of the specialization shall be approved by the landscape architect.

B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape included and shall carry any necessary insurance and shall protect the Landscape architect and Common squared all liabilities, daling or Common squared and shall protect the contract. All workers shall be covered by Workman's

requirements or requisionly Apendies

Certificates of Inspection heal accompany the Involce for each shipment of plants as may be required by taw for transportation. File certificates with the landscape erchitect prior to acceptance of the material, inspection by federal or state authorities at place of growth does not precide rejection of the plants at the site.

; turnor's Date: Submit copies of the manufecturer's endror source data for all meterials specified, including soils, soil amendments and fertilizer materials. Comply

The second state of the se

Size in mm +2 mm Very Course Sand Coarse Sand Medium Sand

a. pit and buffer pit
b. Percentage of organic content by oven-dried weight.
c. Nutrient levide by parts per million, including phosphorus, potassium megnesium, mangenese, iron, zinc, and calcium. Nutrient test shall include the teating laboratory
recommendations for supplemental additions to the cell based on the requirements of horticultural plants.
c. Solicide sub by deadried conductify of a 1.2, sells, water, semple measured in millimity per cm.

s. Cation aschange capacity (CEC).

E. Material Testing: Submit the menufacturars particle size analysis, and the pH onelysis and provide a description and source location for the content material of all organic

manase.

Fixefichments instructions: Prior to the end of manuscape period, Landecape Contractor shall familiah three copies of written maintenance instructions to the Landecape Architect for trainentified to the Owner for maintenance and care of installed plants through their full growing season.

umy venezione.
The confractor shall confact the focal utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Plants
A Plants shall be true to specifie and variety specified and aurasty-pown in accordance with good hordcultural practices under climatic conditions similar to those in the locality
of the project for at least two years. They shall have been freshly dug.

1. All plant names and descriptions shall be one offering highly third.

2. All plants shall be grown and hervested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for

Aurasty Discription

**Aurasty Discript

Nursery Plants.

3. Unless approved by the lendecape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) not in or apulin of this latitude of the project unless the preventions of the plant can be documented to be compatible with the latitude and odd hardness zone of the planting focation.

Unless specificarly noted, of plants shall be executely treaty, symmetrical, and so trained or favored in development and appearance as to be unquestionably and cutellarylingly supporter in Sone, compactness, and symmetry. They shall be sent, hastly, vigored, well brenchould, and densely follated when in latif now denses and manufactures of the planting that the sent of the planting that the planting t

cutternormy supportor is form, compactness, and symmetry. They shall be sound, heatiny, vigorous, well brenched, and densely foliated when in lend from of disease and growth.

1. Three with multiple leaders, unless specified, will be rejected. Trees with a compact or crocked leader, but was a continuous process. The state of the

H. Anti-deslocaria. If specified, are to be epited to piznis in full leaf investidately before digging or as required by the landscape architect. Anti-deslocants are to be surroyed so that all leaves and brenches are covered with a confineous protective film.

1. Baded and Burispped (1839) Plant Malabrids

1. Trees designated 1836 and be properly dug with tem, potural batile of soil retaining as many librous roots as possible, in sizes and shapes as specified in the Fforder Deportment of Agriculture Grades and Stantiands for Narrow Planta. Balls shall be limbly wrapped with syntholic, natural, or treated buriage, and/or who. All syntholic before the property dug with firm to be appropriately for the planting. True biodegradable buriage can be left enough the proof beit. The root collar shall be apparent at surface of J. Cantalisar Plants.

bell. Trees with loose, broken, processed, or manufactured root balls will not be accupied, except with special written approval before planting.

1. Printing grows in containants shall be of appropriated alze for the container are specified in the most recent edition of the Florida Department of Agriculture Grades and Sandayds for Nursery Plants and he free of cholding roots and involved rate introughout the growing medium.

2. Contributer plants shall have been grown in the container long enough to have established or date throughout the growing medium.

3. Bearcoot and Collected Plants

4. Plants designated as bearcoot or collected plants shall conform to the American Stendard for Nursery Stock.

4. Bearcoot and Collected Plants and to be dog an installed after but demancy.

5. Collected plant material that he not been taken from active nursery operations shall be due to the provided and the state of the provided plant material that he not been taken from active nursery operations shall be due to the grown plants. When appealed or approved, that the object plants from active nursery operations shall be required before inspection and shall not be due to plants a provided at the disconlinent contains the provided and active nursery operations at the state of the provided at the disconlinent contains the provided and active nursery operations and shall be provided at no additional cost.

4. Specimen Material: Plant material specified as specimens are to be approved by the Leadasspe Architect before being brought to the alle. Unless otherwise noted on the disconlinent shall be grown from a continued soud.

2. All paths provided active the provided and active the shall be Florida Fancy.

3. Sobst points extend have a fundamental specified and shall have roots adequately weapped before transporting.

3. Sobst points extend have a fundamental shall be form prevent facet with provided and shall be form the provided and shall be form the provided and shall be form the provided to the shall be provided to provide the

iod

1. Sod shall be greated if i or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debtte including but not librarie to desd thatch, incodes, furgius, diseases and contemination by weeds, other grace varieties or objectionable plant material.

2. Sod shall be sufficiently thick to insure a dense stand of two grace. Sod shall be tive, fresh, and unfigured of the time of planting. Plant sod within 46 hours after

2. Sod shall be sufficiently thick to insure a dense stand of live gress. Sod small be tire, near uniqueed at the unit or pleasing. Hank sod within 4s hours stier harvesting.
3. Sod sheet shall be all greate not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water, immodiately darb harvesting plants, protect from diyring and damage until philipsed and delivered to the planting elbs. Rootballs shall be effected regularly and immodiately to maintain root visibility.
Transportation of plant fadential.
1. Benechos shall be titled with rope or where only, and in such a manner that no damage will occur to the bank or branches.
2. Dutting harporitation of plant materials, the contractor shall be recovered and the title title to the contractor shall be titled with report where only, and in such a manner that no elements will be the sees. Should the mois be dried out, large branches brown, balls of earth, before or losspeed, or mores of them, the functionage necritical terms registed unity of the title of the court. All backs of plants shall be covered at all these with superals or convex. Leads that are not protected will be rejected.
3. All barrance takes shall be covered with a tarpastin or convex. Leads that are not protected will be rejected.
4. Plants must be protected at all times of the convex of the activity and or or driving where. Those has a common be planted informedately on delivery shall be object in the shade, well protected with cold with with a cold or or other activities.
4. Plants must be protected at all times from an or driving where. Those has common be planted informedately on delivery shall be objected with cold with work or roops at any time to se to damage the back or broads that not be actived and any original behalf or the shade, woll protected with cold with with or roops at any time to se to damage the back or broads the shall not be bound with wire or roops at any time to s

Q. Mechanized Tree Spade Requirements
Trees may be moved and planted with an approved mechanical tree upade. The tree upade shall move trees limited to the maximum size allowed for a similar B6B Trees may be invoved and planted with an approved mechanical tree upade. The tree spade shall move trees limited to the maximum size slowed for a similar BEB rook-ball diameter eccording to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the matriar shown in the plant

edials for Plenting
Match: Except as otherwise specified, mutch shall be shredded Metalauca mutch = grade "A". All Metalauca mutch shall be made entirely from the wood and bark of the
Metalauca quinquinarya tree. It shall not contain more than 10% bark (by volume). Shrede and other shall not be jarge in the "disposer and 11%" in length. Mutch shall
be free of weeds, seeds, and any other organic or increants metarted other then Metalauca wood and bark. It shall not contain stones or other foreign ansterial the twill
proved it is eventual debay. This shall be applied to all: planted areas where indicated so that, after including, the mutch thickness will not be less than 3". Submit. annule for approval.

Peat: Shall be horticultural peat composed of not less liter 60% decomposed organic neather by weight, on an oven dried basis. Peat shall be delive

workener consument the from lumps.

Grovel Multit. Use only where specifically indicated on the pitens of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, travel stop. It shall be a minimum of 3" deep and shall be contained with Permatica Design Edge or other approved. Submit sample for approved.

Submit sample for approved.

Root Berrier: Whore specified, not benters shall be installed on all too and pairs maledal in accordance with the root berrier delail provided within the plan drawings the event that configuration with all requirements of the municipality within which they are located as well as with any utility holder requirements and the root bearing of the provided within the plan documents and the municipality within which they are located as well as with any utility holder requirements of any affected utilized of the provided within the plan documents and the municipality/utility holder requirements, the municipality/utility holder requirements, the municipality the provided within the plan documents and the municipality/utility holder requirements, the municipality the provided within the plan documents and the municipality/utility holder requirements, the municipality the provided within the plan documents and the municipality/utility holder requirements, the municipality the plant of the provided within the plant documents and the municipality holder requirements, the municipality the plant requirements and the municipality holder requirements, the municipality the plant requirements and the municipality the plant requirements. outspan or no requestants apail or approache.
Planiar Edging: Use only where specifically indicated on plans. Edging shell be Permeloo Deelgn Edging in black. Alternete adging may be utilized with prior approved of Landscape Architect

Landscape Archisot
Analidasboant, shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiocants shall be delivered in containers of the manufacturer and shall be dived according to the manufacturer's directions. Submit manufacturer literature for approval.

Materials for Son Americanism.

A. Pine Barit: Horticultural-gradu milled plate bark, with 60 percent of the material by volume sized between 0.1 and 15.0 mm.

1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be acreaned.

pH shall range between 4 and 7.0.
 Submit manufacturer literature for approval.

Submit manufacturer literature for approval.
 Organic Matter: Leaf matter and yerd waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of loxic and nonorganic matter.
 Organic matter shall be commencially prepared compact. Submit 0.5 (sq.(1 ic) semple and suppliers literature for approval.
 Course Sond: Course concrete sand, ASTM C-33 Fine Againgsio, with a Fines Modulus Index of 2.75 or greater.

Sands shell be deen, sherp, haliral sends free of limestone, shelle and slate particle
 Provide the following particle size distribution:

Percentage Passing No. 4 (4.76 mm) 95-100 No. 8 (2.36 mm) No. 16 (1,16 mm) No. 30 (0.60 mm) No. 50 (0,30 mm) No. 100 (0.16 mm)

D. Lime: shall be goosed as

Lime: shelf be ground, patietized, or putvorized lime manufactured to meet agricultural standards and contain a maximism of 60 percent exide (i.e. calcium exide plus insigneeithm exide). Submit manufacturer literature for approval.

Submit shall be flowers of submit pelletized or granular sulfur, or from sulficie. Submit manufacturer literature for approval.

Fertilizer: Agricultural fertilizer of a furmula kukkesisef by the soit test. Fertilizers shall be organic, abort referes compositions whenever applicable. Submit manufacturer IV. Plantina Miv

irens.

ding like

1. Planting Mix for Troos, Strubs, Groundcovers and vines: Chook with landscape architect for apprepriate mbdure.

2. Planting Mix for Palvas: Mixture of course sand and peat mixed to the following proportion:

Component Coarse Sand Parcent by Volume

Post 25%

Pinetting nik shall be thoroughly mixed, acrosmed, and shrodded.

Pinetting nik shall be thoroughly mixed, acrosmed, and shrodded.

Prior to beginning the mixing process, estimate 4-bg (2-b) sample of the proposed mix with soil lest results that inclicate the mix ratio and the results schloved.

During the mixing process but prior to installing the mix, submit a 1-bg (2-b) sample for each 200 cubic meters (250 cubic yerds) of planting mix, taken remotently from the finished soil mix, with soil test results for approval. To the event that the test results do not most the required particle size distribution, remix and resultmit a ravised planting

Make all amendations of kine/suffur and fertilizer indicated by the soil test results at the time of midding.
 All miding shall take place in the contractors yeard, using continencial mixing equipment sufficient to thoroughly mix all components uniformly
 Protect the planning mix from excelon prior to installation.

Part 3, Execution

A. Location for plants and/or ordinas of areas to be planted are to be staked out at the sits. Locate and mark all subsurface utility lines. Approval of the stakeout by the tundecape architect is required before excavation begins.

tendedepe architect is required before excavation begins.

Thes, simult, and groundcover back are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planning area under any trans is initially duy too deep, the call odded to bring it up to the correct level should be increaging temperal.

The states of the excavation of all planting areas shall be elegated at 4d degrees. The bottom of all back shall stops parallel to the proposed grades or toward any substance or fairs fines within the planning feet. The bottom of the planting bed directly under any tree shall be borizonal such that the lice as its plumb.

Marietin all required angles of repose of the adjacent materiates as shown on the drawings. Do not occavate compacted subgrades of edjecent pavement or structures. Subgrade eats shall be separated from the topsoit, removed from the ones, and soft used as backfill in any planted or lawn area, Excavations shall not be left.

s. subgroup case small be separated until the process mayor and applications of the process of the

excession.

In areas of elowly draining soils, the root bett may be set up to 75 mm (3 in.) or 1/8 of the depth of the root bett above the adjacent soil level.

Solve the extelling soil to be used as backfit around the tree.

On a loop slopes, the depth of the excevation shall be measured at the content of the hole and the excevation dug as shown on the drawings.

Dethinments all conditions: The terraliscepe architect is to be notified, in writing, of soil conditions encountered, including poor drainings, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are

Obstantions: Trook, undergoard construction work, utilities, tree roots, or other obstanctions are encountered in the exceveden of planting areas, alternate locations for any planting shall be determined by the landscape architect.

one planning shall be determined by the landscape architect.

A. Prive to the installation of the planting mix, install subsurface drains, intigation main lines, lateral lines, and infigation risers shown on the drawings.

B. The landscape carchited shall review the proparation of subgrades prior to the installation of planting mix.

D. Protect adjacent walts, wells, and utilize from damage or staking by the soils been installed.

D. Protect adjacent walts, wells, and utilizes from damage or staking by the soils. Use 12-ms (1/2 in.) phywood analor plastic sheeting as directed to cover ordating concrete, and cover ordating the soils in the work.

C. Gan peak peak of the spation of particular the propers of the work.

C. Asing pays clid of the spation of the spation of soils are the soils for each working day.

Any damage to the paying or srottlectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils festellation contractor expense.

2. Any dernegs to the parving or stromecution work classed by are some management and the contractors expenses.

E. Till the subject into the boltom layer of topsell or planting mix.

1. Loosen the set of the subjected to a depth of 60 to 75 mm (2 to 3 lm.) with a notelliter or either suitable device.

2. Eproad a layer of the appealed capacitied peacified present or planting mix of any (2 in.) deep cover the subgrade. Theretaply till the planting mix and the subgrade together.

3. Immediately testail the remaining topsell or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrades to become companied.

Similar unitarity assists and remaining loyest or penning mix in accordance who are remaining processions. Process are seen area around which is also that a higher text is the area again prior to installing the planting mix.

4. In the event that the titled area bucomes compacted, till the area again prior to installing the planting mix.

5. In the event that the other process after sold softeness after sold softeness and area.

6. In this event that is process after sold softeness after sold softeness and area.

6. In this event is not a great so that captioners and abstracting or projection for each type of soil.

7. Prises the installation of the act such that captioners does not have to travel over afteredy-installed opposit or planting mixes.

7. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil is each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil is each lift should feel firm to the tool is at a rans and make only slight heal prints. Overcompaction should be determined by the following field possociation test.

8. In the shot with water and left draft completely, immediately refail the hole with water, and measure the rate of fall in the water level.

9. In the event that the water drafts at a rate less them 25 min (1 in .) per hour, all the soil to a depth required to break the overcompaction.

9. Maintain malesture conditions within the coils during installation to allow for enhistedory compaction.

10. Maintain malesture conditions within the coils of with water enhistedory compaction.

11. Place the soil and provided shall determine the mantler and hostion of percolation to be begod on observed field conditions of the soil.

perce and cut we surpleme.

4. Provide adequate equipment to achieve consistent and uniform compection of the soils. Use the smallest equipment that can reasonably perform the task of spr

and compaction.

5. Add line, skiller, facilizer, and other amendments cluring soil installation. Spread the amendments over the top layer of soil and till into the lop 100 mm (4 in.) of soil. Soil installation amendments may be added at the same time that expans matter, when required, its added to the top layer of soil.

8. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be titled to a depth of 125 mm (6 in.). Uneven or sattled areas shall be

III. Fine Grating
A. it shall be fits responsibility of the Contractor to finish grade (rain. 6' below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower then adjacent paving and are to include 3' of mulcinigs. New earthwork shall blend smoothly find the additing activeority and grades shall fill be overly below on spot grades. All planted areas must plicit to drain at a minimum of 14' per foot. Any discrepandes not allowing this to occur shall be reported to fine Landeespe Architect prior to continuing work.

1. The bitteriore for grades and temps in low areas shall be a 12-mm (12 h.) deviation from the plante in 3.000 mm (10 h).

2. The bitteriore for grades and temps in continuing areas shall be a 25-mm (1 hr), deviation from the plante in 3.000 mm (10 h).

3. All fine grading shall be inspected and approved by the standarger positiotic prior to planting, mulcining, modeling, considering, or secondary.

C. Berning shall not be placed within 10' of any evaluing tree nor will be allowed to encreach upon any utility, drainage, or mulmanance easement. Bearving shall not impede it. Planting Operations

A.Plants shall be set on flat-temped or unexcavated pade at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants intest be set glump and braced in position until topical or planting mix has been placed and temped should the base of the root buil, improper compacting of the soil around the root bell may result to the tree settling or learning. Plants shell be set so that they will be at the same depth and so that the root buil does not shift or move laterally one year later. nd, sum or move securacy outs year pains.

1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nevery.

1. Continued to do the section and and ender on the points of group. The may require that he does not not not any group at the root library to be set the flow of the root bell, plant the tree the appropriate level above the grade to set the flore even with the grade. If the flore is more than 50 mm (2 in) at the benier of the root build the tree shall be rejected.

ELL'It plants only from the bottom of the root balls or with bests or Kiting Abraeases of sofficions width not to demage the root balls. Do not lift trees by their trunk or use the firmh as a laver in positioning or moving the tree in the planting ares.

cours, as a layer in possioning or moving the uses in one pinning area.

C. Remove plastic, paper, or fiber pola from contelenanteed plant material. Pull roots cut of the root mat. Loosen the potting medium and shake away from the root mat immediately after ramoving the container, instead the plant such that the roots do not day out. Pack planting mix around the exposed roots while planting.

immediately after removing the containor, instead the plant substitute that the roots do not dry out. Pack planting mix evolute the exposed roots white planting.

D. The roots of bate-root trees shall be purised at the time of planting to majore damaged or undestration roots (those likely to become a destimant to fature growth of the root system). Better root trees shall be purised as greated to approximate the natural position of the roots and shall be centered in the planting pill. The planting and backfill shall is Cut ropes or attings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burdeg or cloth wrapping and any wire backets from count top half of balls. Do not turn under and bury persons of burden at the planting pill the planting and any wire backets.

ol immediately remove the copes and burlen from trees larger than 3 fa. cellper, Return to each tree three months after plainling and cut all ropes around the trunks aps of the roof balls of these trees. Completely remove any waterproof or water-repallent strings or weeppings from the root ball and trunk before backfilling

F. Sol bailed and burdepoet research or Water-repellent strings or wapprings from the root bell and trunk before backfilling.

F. Sol bailed and burdepoet rese in the hole with the parth marker facing notify unless otherwise approved by the landscape prohitect.

C. Floce nakive soll, topsoil, or planting mix high the area erround the tree, temping bythis to notice self-tempin.

For plants planted in individual holes in existing soil, and any required soil amendments to the soils, as the materiel is being backfilled shound the plant. Ensure that the

2. For plants planted in large bads of prepared soil, add soil amendments during the soil installation process. 2.1 or points perfect in targe shows or programs son, bous son emercentaries were got in processured process.
3. Ensure that the backfill immediately around the base of the root ball is temperd with foot pressure sufficient to provent the root ball from shifting or fearing.

A. Crawer was use secure transcessory aroung me case on the root ball is temper with foot pressure sufficient to prevent the root ball from shifting of fearing.

1. Solds and suffice he had with obestly abuting faints with a temper or rolled, even surface. Sigger strips to offset foints in adjacent courses. Bring the sod edge in a neat, clean marrier to the edge of set practing and shirts areas. Soil along eloops shall be peopled to trade and in place along elopes on the area. Soil along elopes that he people to trade and in place along elopes or banks a wood pog acceptable to the overnity applied over the enfits surface and thoroughly washed in without additional citarge. Thoroughtly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil. J. Ramova all lags, labels, strings, etc. from all plants.

K. Remove any excess soil, debris, and planting material from the job site at the and of each workday. L. Form watering seucers 100 mm (4 in.) high invariation youtside the area of the root ball of each troe as indicated on the drawings.

V. Relocation of Existing Materials

A. Landscape Confractor shall root pruhe lives which are to be relocated in accordance with approved hortice/burst practices and the following procedures

1. spect a negative pred
2. Selectively than the catacty removing deed limbs, cross blanding over crowned areas, and sower undesirable limbs. Feelitize and water trees before pruning.
3. Root pruny 60% of the root system approximately 16*-2* deep (depending upon species and size). This is done by hend with sharp hand toots or a root pruning saw. The damater of the root ball to be pruned is 5-12 horize per every one inch of dismeter at threast height of the tree. Back fill the existing soft with post moss to stimulate new root growth of site pruned roots.

 Water in thoroughly and treat with a psyconthizee and a low nitrogen furfilter (so not to burn the pruned note). Brace trees if deemed necessary. where it according and freat with a psycontizee and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.
 The root pruned tree should be westered every day (especially during werm months of the accord), the equivalent of 5 gallons for every DBH of tree par day.
 Root pruned trees should be let to stand for a miximum of 6 weeks for trees less libra 8" DBH and as long as 3 months for terrer specimens prior to trensplanting.
 For best results and survivorship, new root growth should be evident on root pruned trees pilor to trensplanting.

Upon franspienling, water should be applied every day as outlined in step it for at least one year. /I. Staking and Guying

A This Confeder shall stake all treas and palms in accordance with this tree and palm staking details provided within the plan drawings. Atternate methods of guying or staking may be employed with the prior approval of the Londscape Architect.

B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shade that fall or leas during the guarantee period. The Contractor shall be responsible for any damage caceed by the failing or leaning of trees.

C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the stating details provide within the plan drawings.

Any tree that is not stable of the end of the warranty period shall be rejected.

A.Plants that not be heavily pruned at the time of planting, Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, each accordance and integer and investor area! twigs should not be removed except as necessary to clear writes and reads. In no case should more then one-quarter of the branching structure by removed. Relate the normal or natural shape of the plant.

B. All pruring shall be completed using clean, sherp tools. All calls shall be dean and encody, with the bank intact with no rough adges or trans

C. Pruning of large treas shall be done from a hydraulic mea-lift such that it is not necessary to olimb the tree. VIII. Mulching

A.Al tress, paints, simule, and other plantings will be mulched with mulch previouely approved by the landscape architect. The mulch shall be a minkeum 3" thick layer over all tree, shrub and ground cover planding areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final ecceptance of the work. Mulch must not be placed within 3 inches of the franks of frees, paints or shrubs. near, must never use precent within a minima or time upone or news, pentile or entrues.

B. Pleas intulty at least 3" in depth in a circle around at trees located in tawn areas. The diameter of the circle shall be 16" in diameter larger than the bell of the plant provided. Must in must not be placed within 3 inches of the trunks of trees, paints or stands.

IX. Maintenance of Trees, Shrubs, and Vines A. Maintonance shall begin immodiately after each plant to planted and confinue until its ecceptance has been confirmed by the landscape architect.

8. Maintenance shall comaist of pruning, watering, university, cultivating, watering, cultivating, cultivating, watering, cultivating, watering, cultivating, watering, cultivating, watering, cultivating, watering, cultivating, watering, cultivating, watering the proper gradue or upright position, restoring or the planting source, and furnishing and applying such spraye or ofter maloriate as successary to keep plantings see of insects and diseases

end in vigorous condition.

C. Plaining streas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period, if a plant becomes damaged or injured, it shall be treated or replaced as directed by the fandacepe enchilect at no additional cost.

D. Watering: Contractor shall integet as required to maintain vigorous and healthy tree growth. Overwatering or Booking shall not be attended in the contractor shall intention, adjust, and use oxidating principation facilities, if a valisher, and samish any additional national, equipment, or water to ensure adequate intigation. Root balls of all these and appropriate the protection of the contractor shall be spot vectored using handhold bases during the first four months after planting, as evaluated to ensure adequate intigation. Root ball.

E. During applies of established understance of the contractor of the maintenance of the maintenance of the protection of the maintenance of the maintenance of the planting as a section of the maintenance of the planting as a section of the maintenance of the planting as a section of the maintenance of the planting as a section of the maintenance of the planting as a section of the maintenance of the planting as a section of the maintenance of the planting as a section of the maintenance of the planting as a section of the maintenance of the planting as a section of the maintenance of the planting as a section of the planting a

E Duting profess in strong the programment of the profession of th

F. Romova self ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect X. Acceptance

A. The landscape architect shall inapect all work for acceptance upon written request of the controtor. The request shall be received at least ten calendar days before the

Acceptance of plant meterial shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species, C.Upon completion and re-inspection of all repairs or renowes necessary in the judgment of the landscape architect, the tendacape architect shall certify in waiting that the work that been accopied.

A. Work may be appeared in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the community within the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract. XII. Guarantee Period and Replacements

 $\Lambda.$ The guarantee period for trees and should shall begin at the date of acceptance.

At the government unusures and outline enter wight is the view or wodeprouse.

B. The contractor shall guarantee all plant material to be in keathy and iterative condition for a period of one year from the data of ecceptance.

C. When work is accepted in part assumes to or in resumy and tourishing condition for a period of one year from the date of ecceptance.

C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the lest ecceptance. Thus, all

Described entire control entire and one and the control of the guarantee period, all plants geried, all plants determined by the landscape architect to be added or in an unacceptable condition during and at the end of the guarantee period. To be conditioned acceptable, plants shall be free of dead or dying branches and stablet the art chall be arreaded in this specification. eagues to an exequination account in one operations to the continue of the continue of their acceptance after replacement in the event that a replacement in the event that a replacement is not acceptable during or at till event of safe extended guerantee period, the landscape exhibited may elect authorized purice or credit for that some continue or credit for the continue or credit for the continue or credit for that some continue or credit for the continue or credit for continue or credit for the continue or credit for continue or c

tions. F. At the end of the guarantee, the contractor shall reset grades that have sailled below the proposed grades on the drawings. G. The confector shall make periodic inspections, it no extra cost, during the greanable period to determine what changes, it any, should be made in the material program. If changes are recommended, stey shall be submitted in writing to the fandecape enhanced. Claims by the contractor that the owners multitonence procedule of mishlanance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final inspection and Final Acceptance At the end of the guarantee period and upon written request of the contractor, the tendecape architect will haspect all guaranteed work for final accopiance. The request shall be received at feast len calendar days before the entispheted date for final inspection. Upon completion and re-inspection of ell appairs or renowals necessary in the judgment of the landscape architect shall certify, in writing, that the project has recogleros. 05

PAZ HOLLYWOOD, TARY. Ö

'ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT REMITED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAYMING. SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDED WITHOUT THE LANDSCAPE ARCHITECTS UNITED.

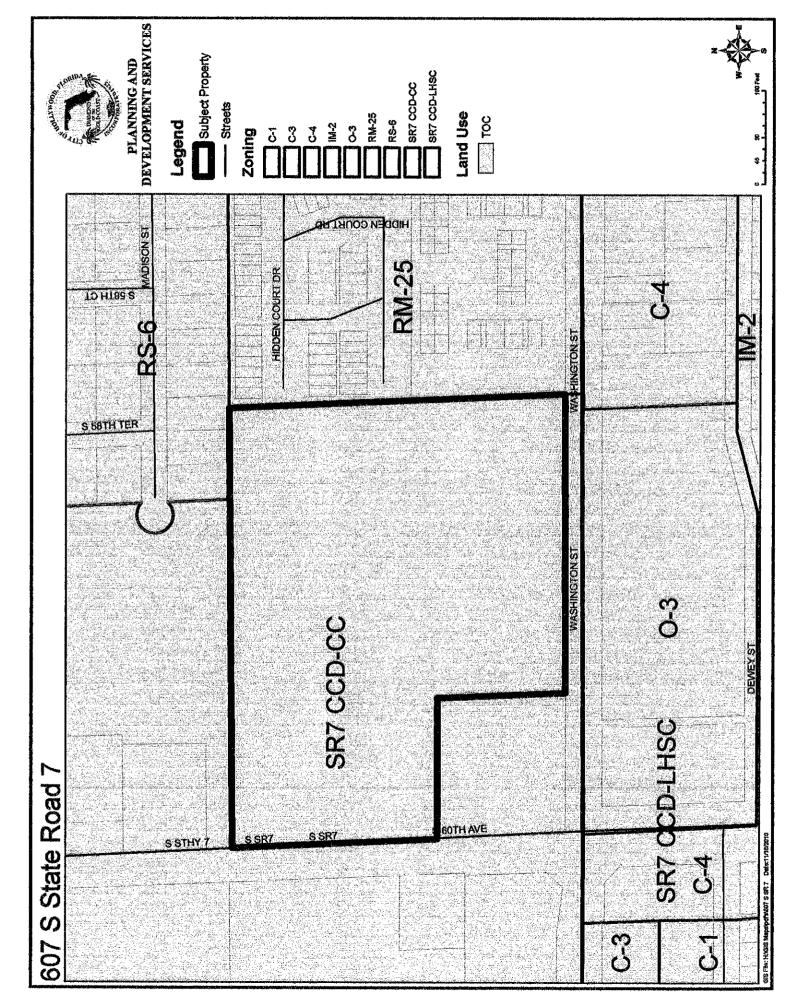
S.R. 7 (U.S. 441) RIGHT-OF-WAY EXPANSION PARCEL 163 - LANDSCAPE PLAN

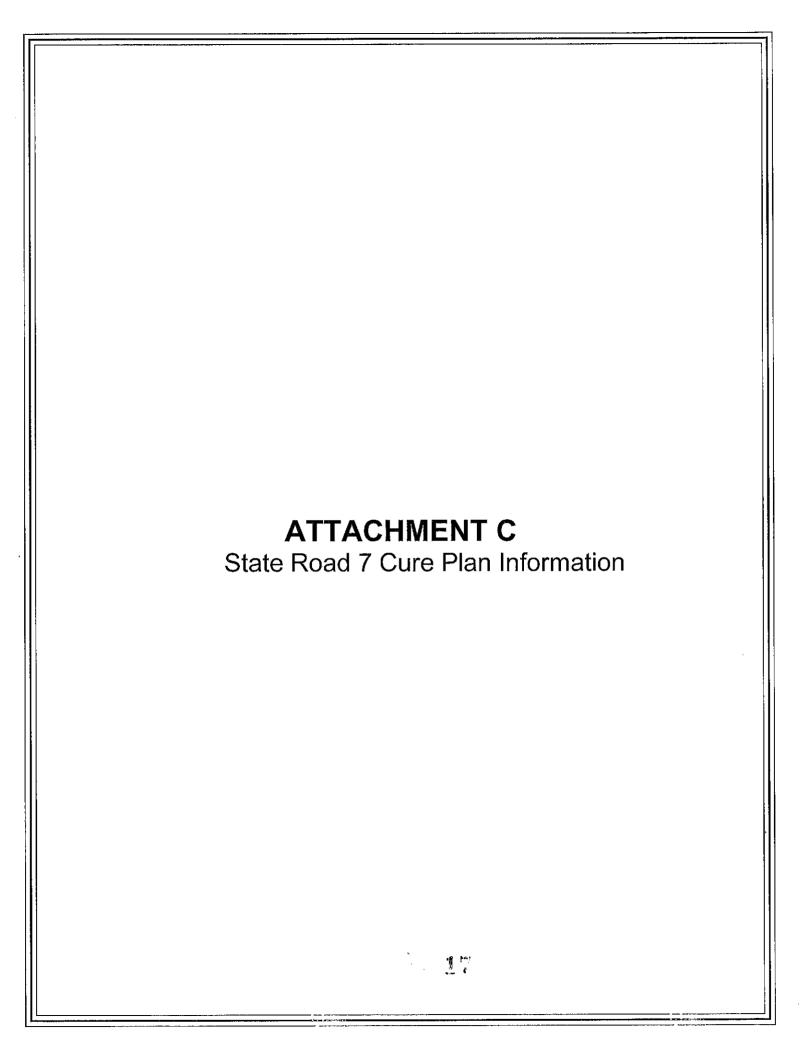
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SHEET #







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

FROM:

Leander Hamilton, Planning & Development Services Administrator 4

SUBJECT:

Florida Department of Transportation State Road 7 Cure Plans

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. Absenteelsm/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.
- *[
- 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:
- 7 14
- 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.
- 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.
- 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 vold and the applicant will be required to reapply 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

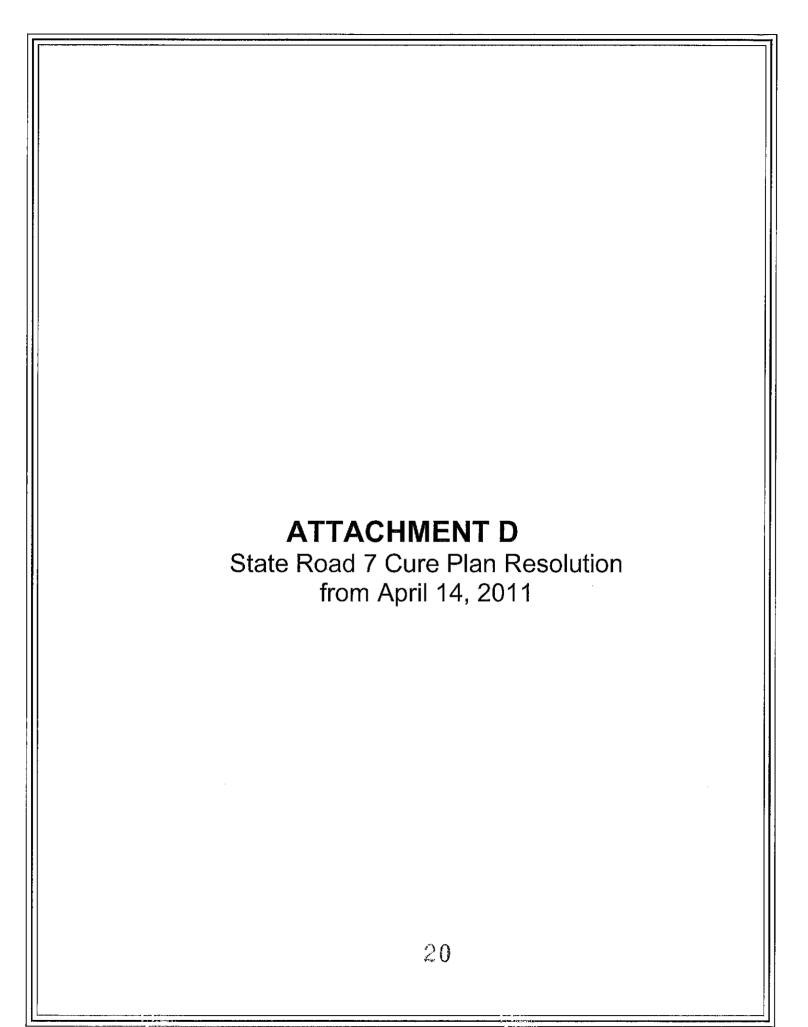
§ 162.10 APPEAL.

10-15-08)

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)



CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD

CFN# 110012702 OR BK 47881 Pages 1636 - 1647 RECORDED 04/28/11 05:01:22 PM BROWARD COUNTY COMMISSION DEPUTY CLERK 1016 #1, 12 Pages

RESOLUTION NO. 11-V-12

A RESOLUTION OF THE CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD GRANTING APPROVAL OF A PROPERTY CURE FOR EMINENT DOMAIN PROCEEDINGS TO CURE A NON-CONFORMITY BY APPROVING A VARIANCE WITH A CONDITION TO REDUCE THE NUMBER OF PARKING SPACES FROM 494 PARKING SPACES TO 463 PARKING SPACES FOR THE PROPERTY LOCATED AT 607 S. STATE ROAD 7, HOLLYWOOD, FLORIDA (K-MART PLAZA) AS MORE SPECIFICALLY DEPICTED IN EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, Section 5.3.E.1. of the City's Zoning and Land Development Regulations allows the Florida Department of Transportation (FDOT) to submit petitions for Variances for acquisition parcels within a FDOT US 441/SR 7 corridor improvement project; and

WHEREAS, FDOT has submitted an application for a Variance for the property located at 607 S. State Road 7, Hollywood, Florida, (K-Mart Plaza) to reduce the required number of parking spaces from 494 to 463 parking spaces; and

WHEREAS, the Planning Manager, Principal Planner and Planning and Development Services Administrator of the Department of Planning an Development Services, following an analysis of the application and its associated documents have determined that the proposed request for a Variance to reduce the required number of parking spaces from 494 to 463 parking spaces for the property located at 607 S. State Road 7, does meet the criteria set forth in Section 5.3 F.1.a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended that the Variance be approved with the following condition:

All improvements (trees, shrubs, sod, etc.) as reflected on the Landscape Plan, attached hereto as Exhibit "B", shall be completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy, whichever is applicable.

: and

Return to: Office of Planning City of Hollywood 2600 Hollywood Blvd, Rm 315 Hollywood, FL 33020





WHEREAS, on April 14, 2011, the Development Review Board met and held an advertised public hearing to consider the Variance request and the Board made the following findings:

- a. That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City; and
- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and
- c. That the requested Variance is consistent with, and in furtherance of, the Goals, Objectives and Policies of the adopted Comprehensive Plan, Neighborhood Plan and all other similar plans adopted by the City; and
- d. That the requested Variance is not economically based or self-imposed; and
- e. Since the Board finds that criteria a. through d. above have been met, then criteria e. is not applicable.

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

Section 1: That following review of the Dept. of Planning and Development Services report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying a Variance for the property located at 607 S. State Road 7, Hollywood, Florida (K-Mart Plaza), to reduce the required number of parking spaces from 494 to 463 parking spaces, the Variance is hereby approved based upon the findings set forth above along with the following condition:

All improvements (trees, shrubs, sod, etc.) as reflected on the Landscape Plan, attached hereto as Exhibit "B", shall be completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy, whichever is applicable.

Section 2: That the approval by the Board granting said Variance shall become null and void unless the Applicant applies for all appropriate building or other permit(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

DEVELOPMENT REVIEW BOARD RESOLUTION 11-V-12 (FDOT Request for Variance for 607 S. State Road 7 K-Mart Plaza)

Section 3: That the Dept. of Planning and Development Services is hereby directed to forward a copy of this resolution to the applicant/owner of the property upon which the request was made and a copy shall 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.

OOM, Chair

PASSED AND ADOPTED THIS 14th Day of April, 2011.

RENDERED this 2/3/2 day of Apr. , 2011.

ATTEST:

BRUCE EPPERSON, Secretary

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

<u>DEBRA-ANN REESE, BOARD COUNSEL</u>