Planning and Development Board

Tuesday, April 14, 2026
6:00 PM

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Room 219

Thank you for demonstrating an interest in the City of Hollywood Planning and Development Board Meeting. The public may view the meeting either in person, virtually http://hollywoodfl.org/calendar or on channel 78 for Comcast, channel 99 for AT&T U-Verse.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:
On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board's Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:
Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Previous Meeting Minutes

Attachments: PDB Minutes 3-10- DRAFT

4. Additions, Deletions, Withdrawals, and Continuances
5. City Attorney Announcements

Attachments: Quasi-Judicial Hearing Procedures

Attachments: Witness List P-26-01

B. Applications

ITEMS # 1-3 BELOW ARE CONSIDERED QUASI-JUDICIAL

1.2026_0414

FILE NO.: 26-S-13

APPLICANT: Paul Fluty on behalf of Archdiocese of Miami Nativity Church

LOCATION: 5220 Johnson Street

REQUEST: Special Exception to permit the expansion of a legal non-conforming use, pursuant to Section 3.12 of the Zoning and Land Development Code, to facilitate the addition of an 860-square-foot modular building to an existing school, pursuant to Section 4.22 of the Zoning and Land Development Code, in the RS-5 zoning district.

Attachments: 2613-S_PDB_Staff Report_2026_0414
2613-S_PDB_Attachment A_2026_0414
2613-S_PDB_Attachment B_2026_0414

2.2026_0414

FILE NO.: 26-F-07

APPLICANT: Gramanzini Beach Props III LLC

LOCATION: 1402 North Surf Road

REQUEST: To allocate one (1) Flexibility Unit from the City's Unified Flexibility Zone for the property located at 1402 North Surf Road within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district.

Attachments: 2607_F_PDB_Staff Report_2026_0414
Attachment A_Application Package
Attachment B_Location Map
Attachment C_Unified Flex Zone Table
Attachment D_Resolution No 09-DPV-39b

3.2026_0414

FILE NO.: 26-V-04

APPLICANT: Greenspoon Marder LLP / Elizabeth Somerstein, Esq. On behalf of Nova Southeastern University

LOCATION: 8000 N Ocean Drive

REQUEST: Variances from Article 8, section 8.4(A)(7) of the Zoning and Land Development Regulations to permit a 583 square-foot wall sign, whereas 150 square feet is the maximum permitted; and to increase the maximum number of permitted wall signs from 3 to 6 within the Government Use (GU) Zoning District at the NSU Oceanographic Center Campus.

Attachments: 2604-V_PDB_Staff Report_2026_0414
2604-V_PDB_Attachment A_2026_0414
2604-V_PDB_Attachment B_2026_0414

C. Old Business

D. New Business

1. Review of projects before the Development Review Committee
2. Summary of the City Commission Actions

E. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 4/14/2026

To: Planning and Development Board

Title:

SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATIONS

1. Pledge of Allegiance

2. Roll Call

The meeting of the Planning and Development Board was called to order by Board Chair, Joseph Stadlen on **Tuesday, March 10, 2026, at 6:00 PM** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Joseph Stadlen	Richard Blattner
Tara Jafarmadar	Steven Morales
Odalys Delgado	Christine Corbo

The following members were absent from the meeting:

Mena Morgan	Bob Glickman

Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett	Director of Development Services
Cameron Palmer	Planning Manager
Umar Javed	Planner III
Laura Gomez	Planner II
Shira Ridley- Risk	Assistant Planner
Clarissa Ip	Assistant Director
Stephanie Rivera	Development Review Coordinator

Also Present:

Chanae L. Wood	Interim City Attorney (Board Attorney)
Alicia Lewis	Outside Counsel (Staff Attorney)

1. Approval of the Meeting Minutes

DRAFT

February 10, 2026 - approved.

MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY TARA JAFARMADAR TO APPROVE THE FEBRUARY 10, 2026 MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Additions, Deletions, Withdrawals, and Continuances

   None.

5. City Attorney Announcements

   Chanae L. Wood read the City Attorney's proceedings.

B. APPLICATIONS

ITEM #1-2 BELOW ARE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO A CRR REGULATION:

1. **FILE NO.:** 25-Z-91
   APPLICANT: Bridge Asset Management LLC.
   LOCATION: 2200 Jackson Street, Jackson Street, Folio number 5142-16-01-0850 (for non-address property)
   REQUEST: Rezoning of 0.59 acres from Dixie Highway Medium Intensity Multi-Family District (DH-2) to Dixie Highway High Intensity Mixed-Use District (DH-3) for a portion of the property located at 2200 Jackson Street, along with unaddressed parcels on Jackson Street, Folio Nos. 5142-16-01-2370 and 5142-16-01-0850 within the Regional Activity Center (RAC).

Joseph Stadlen asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Laura Gomez, Planner II, presented the item and answered questions from the Board.

Joseph Stadlen opened the meeting to public comments. No Public Comments were made. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY CHRISTINE CORBO AND SECONDED BY STEVEN MORALES TO APPROVE RECOMMENDATION MO REZONING. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

DRAFT

2. FILE NO.: 25-DP-47
APPLICANT: 6601 Taft Hollywood FL LLC.
LOCATION: 6601 Taft Street
REQUEST: Design and Sign Plan request for a 3,859 square foot fast food restaurant with a drive-through facility in a C-3 Medium Intensity Commercial District Zoning District.

Joseph Stadlen asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Umar Javed, Planner III, presented the item and answered questions from the Board. An updated version of the Staff Report was provided and entered into the record at the dais.

Joseph Stadlen opened the meeting to public comments. No Public Comments were made. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY TARA JAFARMADAR AND SECONDED BY STEVEN MORALES TO APPROVE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY TARA JAFARMADAR AND SECONDED BY STEVEN MORALES TO APPROVE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

D. NEW BUSINESS

A Commission Request for Review (CRR) item, **File No: 24-DPV-34, 2101-2111 N 16th Ave.** City staff explained the purpose and process related to a CRR. Staff advised the Board that the item will be heard de novo without the previous variance request. The option for a formal reconsideration of this item was brought forward. Members of the prevailing side of the motion, **Odalys Delgado, Richard Blattner and Bob Glickman (not present)**, did not proffer a motion of reconsideration.

E. ADJOURNMENT

The meeting was adjourned at 6:44 P.M.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 4/14/2026

To: Planning and Development Board

Title:

QUASI-JUDICIAL HEARING PROCEDURES
AND RULES FOR EX-PARTE COMMUNICATIONS

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission or by any Board or Committee (hereinafter referred to as "Boards") which holds quasi-judicial hearings. The City Attorney shall determine which matters are quasi-judicial in nature and shall direct the City Clerk or Board liaison to designate specially such matters on the agenda.

II. Proceedings. Mayor, Vice Mayor or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney or legal advisor shall represent the City Commission or Board, rule on all evidentiary and procedural issues and objections, and advise the City Commission or Board as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with City Commissioners or Board members in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners or Board members:

1. The substance of any ex parte communication with a City Commissioner or Board member which relates to a quasi-judicial action pending before the Commission or Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A City Commissioner or Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission or Board shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. City Commissioners or Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2 and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are give a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least eight City business days before a quasi-judicial hearing.

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant and the Appellant, if applicable, shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The eight City business day deadline is necessary to ensure the Commission or Board members are given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eight ~~-day~~ City business day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

V. Party Intervenors.

The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least ~~eight~~ three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.

4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

9. The City's staff will make final comments, if any (maximum of five minutes).

10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.

H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor.

Commissioners, Board members and the City Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony if based on actual personal knowledge of the matters which are the subject of the statements.

XI. Continuances and Deferrals. The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

XII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.

XIV. False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

XV. Failure of Applicant to Appear. If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia.*

XVI. Subpoena Power. The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 4/14/2026

To: Planning and Development Board

Title:

CITY OF HOLLYWOOD
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: February 23, 2026 **MEMO NO.:** P-26-01

TO: City Clerk

FROM: Andria Wingett, Director of Development Services

SUBJECT: Witness List for Quasi-Judicial Items

EXPLANATION:

Following is a list of Development Review Committee members which may serve as witnesses for all **Planning and Development Board, Historic Preservation Board, and City Commission Quasi-Judicial items.** Resumes and credentials on file with the Office of Human Resources. The City may add additional witness for specific items as necessary in conformance with Quasi-Judicial procedures.

Raelin Storey	Assistant City Manager
Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Andria Wingett	Director of Development Services
Clarissa Ip	City Engineer
Rick Mitinger	Assistant City Engineer
Lisa Bernstein	External Traffic Consultant
Adam Licht	Engineering Specialist II
Favio Perez	Landscape Inspector/ Plans Examiner
Russell Long	Chief Building Official
Daniel Quintana	Assistant Building Official
James McGuinness	Assistant Building Official
Timothy Jones	Chief Structural Inspector
Angela Kelsheimer	Operations Administrator, Parking and Code
Natnael Jowhar	Compliance Parking Operations
Elaine Franklin	Superintendent Environmental Sustainability
Vincent Morello	Coordinator Director of Public Utilities
Feng Jiang	Assistant Director of Public Utilities
Alicia Verea-Feria	Utilities Permit Review Manager
Joi Ford	Engineer of Public Utilities

Marcy Hofle	Deputy Fire Marshal / Battalion Chief
Chris O'Brien	Director of Public Safety
Ryan Ostrowsky	Police Lieutenant
Chantel Magrino	Crime Prevention Specialist
Joseph Kroll	Director of Public Works
Rosendo Prieto	Assistant Director of Public Works
Ricky Engle David	Director of Parks, Recreation, and Cultural Arts Assistant
Vazquez	Director of Parks, Recreation, and Cultural Arts
Cameron Palmer	Planning Manager
Nicole Moyo	Principal Planner/ Supervisor - Planning and Urban Design
Robert Gooljar	Principal Planner / Supervisor - GIS
Laura Gomez	Planner II
Umar Javed	Planner III
Adrian Montoya	Planner II
Susan Goldberg	Director, Community Redevelopment Agency

Francisco Diaz-Mendez	Project Manager, Community Redevelopment Agency
Christopher Crocitto	Project Manager, Community Redevelopment Agency
Herbert Conde-Parlato	Economic Development Manager

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 1.2026_0414

Agenda Date:	4/14/2026	**Agenda Number:**
To:	Planning and Development Board	
Title:	FILE NO.: 26-S-13 APPLICANT: Paul Fluty on behalf of Archdiocese of Miami Nativity Church LOCATION: 5220 Johnson Street REQUEST: Special Exception to permit the expansion of a legal non-conforming use, pursuant to Section 3.12 of the Zoning and Land Development Code, to facilitate the addition of an 860-square-foot modular building to an existing school, pursuant to Section 4.22 of the Zoning and Land Development Code, in the RS-5 zoning district.	

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION

DATE: April 14, 2026 **FILE:** 26-S-13

TO: Planning & Development Board

VIA: Cameron Palmer, Assistant Director/Chief Planner

FROM: Urja Modi, Planner II

SUBJECT: Archdiocese of Miami Nativity Church requests a Special Exception to permit the expansion of a legal non-conforming use to facilitate the addition of an 860-square-foot modular building to an existing school in the RS-5 zoning district.

REQUEST

Special Exception to permit the expansion of a legal non-conforming use, pursuant to Section 3.12 of the Zoning and Land Development Code, to facilitate the addition of an 860-square-foot modular building to an existing school, pursuant to Section 4.22 of the Zoning and Land Development Code, in the RS-5 zoning district.

RECOMMENDATION

Special Exception: Approval, subject to the following conditions:

a. Student enrollment shall be limited to the enrollment capacity in effect as of the date of the application, which capacity is 800 students.

b. The Owner shall submit annual enrollment data for verification purposes.

BACKGROUND & REQUEST

Paul Fluty (the "Applicant), on behalf of Archdiocese of Miami Nativity Church (the "Owner"), requests a Special Exception to allow for a modular classroom trailer on an existing legal non-conforming elementary school site located at 5220 Johnson Street in the Hollywood Hills subdivision of the City of Hollywood (the "subject property").

The subject property consists of multiple platted lots within Blocks 269 and 270 of the Hollywood Hills subdivision, including portions of vacated rights-of-way, and measure an area of approximately 391,714 square feet (8.99 acres). The property is bounded by Johnson Street to the north, North 52 Avenue to the east, North 56 Avenue to the west, and Chaminade-Madonna College Preparatory School to the south. The surrounding neighborhood is characterized predominantly by single-family residential uses.

The site is developed as a religious and educational campus associated with Nativity Catholic Church and Nativity Catholic School, which includes the church sanctuary, classroom and administrative buildings, recreational areas, and surface parking areas that support campus operations. Nativity Catholic School was established in 1961 and operates as part of the Archdiocese of Miami Catholic school system, serving students from preschool through eighth grade. It currently educates approximately 800 students. The campus supports academic instruction, arts programming, and extracurricular activities associated with the school's educational program.

By way of background, this particular educational facility (Nativity Elementary School) was erected in the 1960s, predating the requirement for a Special Exception, and establishing the legal non-conformity of the use, subject to appropriate permitting and approvals required at that time. Accordingly, the requested represents a minor expansion of a legal non-conforming use. Further, the modular classroom that is the subject of this request was previously reviewed and permitted through an associated Building Permit application (Building Permit No. B25-102172) as part of an addition to the existing school campus. Due to contextual sensitivities and community considerations, the Building Permit has been issued Condition Approval and a Temporary Certificate of Occupancy. Final approval of the Building Permit and issuance of a Certificate of Occupancy remain contingent upon approval of this Special Exception application. Accordingly, this request seeks to formalize approval of the installed portable classroom.

The Applicant proposes to permit one (1) modular classroom building totaling approximately 860 square feet that has been installed on-site and is intended to be used as an art classroom associated with the existing school operations. The structure is a single-story modular building approximately 10 feet in height and is located within the southwest portion of the campus, in proximity to existing school buildings. The classroom is intended to provide additional instructional space for the school's art program while accommodating the operational needs of the existing educational facility. This request and associated art classroom are not intended to increase student enrollment, but rather to support and enhance the existing educational program.

By way of background, the modular classroom that is the subject of this request was previously reviewed and permitted through an associated Building Permit application (Building Permit No. B25-102172) as part of an addition to the existing school campus. Due to contextual sensitivities and community considerations, the Building Permit has been issued Condition Approval and a Temporary Certificate of Occupancy. Final approval of the Building Permit and issuance of a Certificate of Occupancy remain contingent upon approval of this Special Exception application. Accordingly, this request seeks to formalize approval of the installed portable classroom.

The modular classroom will function as an accessory structure to the principal educational use of the property and represents a minor expansion of the established campus. The addition is limited in scale and operational impact relative to the overall property and will maintain the existing site layout, parking configuration, and circulation patterns currently serving the campus. To ensure limited impacts, the request is accompanied with two conditions: the first which limits enrollment to the existing capacity of 800 students, and the second which requires the submission of annual enrollment data for verification purposes.

Because the educational facility operates as an existing legal non-conforming use within the applicable zoning district, any expansion of the use requires Special Exception approval pursuant to Section 3.12 of the City's Zoning and Land Development Code. Additionally, the proposed modular classroom qualifies as a portable educational structure, which is subject to Special Exception approval under the applicable provisions of Section 4.22 of the City's Zoning and Land Development Code. The request before the Planning and Development Board is therefore to permit the installation and continued presence of the modular classroom as an accessory educational structure associated with the existing school campus.

SITE INFORMATION

Owner/Applicant:	Archdiocese of Miami Nativity Church
Address/Location:	5220 Johnson Street
Net Size of Property:	391,714 sq. ft. (±8.99 acres)
Land Use:	Community Facility (COMFAC)
Zoning:	Single Family District (RS-5)
Existing Use of Land:	Education Facility/Place of Worship

ADJACENT LAND USE

North: Low (5) Residential (LRES)
South: Community Facility (COMFAC)
East: Low (5) Residential (LRES)
West: Low (5) Residential (LRES)

ADJACENT ZONING

North: Single Family District (RS-5)
South: Single Family District (RS-5)
East: Single Family District (RS-5)
West: Single Family District (RS-5)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The goal of the Land Use Element is to promote adequate school site and school buildings to serve the population. Permitted uses in areas designated residential include community facilities, schools, and churches. Additionally, the Comprehensive Plan encourages the distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property.

The requested Special Exception will allow the applicant to provide additional classroom space for existing students, and is not an increase of the enrollment numbers, student population or on-site staff for the school. The proposed request is consistent with Comprehensive Plan based upon the following:

Goal: *Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Further, the subject site has a land use designation of Community Facility (COMFAC). The COMFAC Land Use Designation permits: *Community facilities such as schools and other educational uses, hospitals, governmental administration, police and fire stations, parking lots, libraries, nursing homes, cemeteries, jails, prisons, courts, civic centers and other public buildings and grounds, places of worship, and non-profit charitable organizations*; *Open Space and Recreation facilities*; and, *Special residential facilities categories 2 and 3, as described and defined in permitted use #11 in the Residential land use category, subject to zoning and development regulations.*

The modular classroom is accessory to an existing school campus, which is a permitted use within the COMFAC land use designation. Accordingly, the proposed request is consistent with the City's Comprehensive Plan.

ANALYSIS OF SPECIAL EXCEPTION CRITERIA as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.3(G) (1). Approval, Approval with Conditions, or Denial will be based on the following criteria:

Special Exception: **Expansion of a legal non-conforming use and to permit a modular classroom trailer.**

CRITERION 1: The proposed use must be consistent with the principles of the City's Comprehensive Plan.

ANALYSIS: The intent of the Comprehensive Plan's Land Use element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use

of their property. Trailers/portables are structures commonly associated with educational facilities, and in many instances have not proven to cause health safety and general welfare issues of persons working or residing in the vicinity. Approval for the Special Exception proposed modular classroom supports the continued operation of an established educational institution and will permit the Applicant to better meet the needs of the school, thus improving the quality of the school's services. The modular classroom is consistent with the principles of the City's Comprehensive Plan that encourage the provision of community-serving institutional uses, including educational and religious facilities. The request represents a minor expansion of an existing school campus and does not introduce a new land use to the property. As it relates to the City, approval will not be detrimental or injurious to property and improvements in the vicinity or general welfare of the City. The proposed request is consistent with the principles of the City's Comprehensive Plan.

FINDING: Consistent.

CRITERION 2: The proposed use must be compatible with the existing land use pattern and designated future land use and with existing natural environment and other real property within the vicinity.

ANALYSIS: The modular classroom will function as an accessory structure supporting the existing educational use on the property and represents a minor expansion of a long-standing institutional campus. The surrounding area contains a mix of institutional and residential uses, including Chaminade-Madonna College Preparatory School immediately south of the site and single-family residential neighborhoods generally located to the north, east and west. The structure is limited in scale and located within the developed portion of the campus, thereby maintaining the established site layout and operational characteristics of the property. As such, the request is compatible with the existing land use pattern and the surrounding neighborhood.

FINDINGS: Consistent.

CRITERION 3: That there will be provisions for save traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: The modular classroom is limited in size and will function as an accessory structure within the existing school campus. The addition will not increase student enrollment or generate additional traffic and therefore will not alter existing circulation patterns. To ensure the addition of this facility does not result in increased enrollment, a condition is included to limit the site's capacity to 800 students, consistent with the current enrollment. The campus currently provides established vehicular access points, internal drive aisles and circulation areas, and pedestrian pathways that safely accommodate school operations. As shown on the Site Plan, additional walkways are provided to ensure safe pedestrian access to the classroom. Accordingly, the request maintains safe traffic movement and is compliant with applicable City regulations to the maximum extent practicable.

FINDINGS: Consistent.

CRITERION 4: That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: The modular classroom is located within the interior southwest portion of the campus in proximity to existing school buildings. As a legal non-conforming educational use, the campus is already developed with appropriate setbacks, buffering, and site features that provide separation from adjacent residential properties. While the classroom represents a minor expansion of the existing non-conforming use, it does not expand existing operational impacts as it continues to provide appropriate setback and buffering from surrounding sensitive uses. The structure is well integrated into the developed campus area and will not introduce new sources of noise, light, or other nuisance conditions beyond those already associated with the established institutional use. Accordingly, the request will not adversely affect surrounding properties.

FINDINGS: Consistent.

CRITERION 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: Modular classroom trailers are structures commonly associated with educational facilities and have not historically been shown to adversely affect public welfare or surrounding properties. The proposed classroom represents a minor expansion of an established institutional campus and is limited in scale relative to the overall property. The structure will function as an accessory educational facility and will not alter the intensity or character of the existing use. Its location within the interior of the site minimizes visibility and potential impacts to adjacent residential properties. Further, given the presence of institutional uses in the immediate area, including Chaminade-Madonna College Preparatory School to the south, the structure is not expected to adversely impact the surrounding neighborhood or the general welfare of the City. The structure will not be detrimental to the health, safety, or appearance of the neighborhood and allows the school to better accommodate its operational needs.

FINDINGS: Consistent.

CRITERION 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The subject property contains approximately 8.99 acres and is developed as an institutional campus supporting church and school facilities. The modular classroom occupies a very small portion of the site (approximately 0.2%). Given the size and configuration of the property, the site is adequate to accommodate the proposed classroom while maintaining existing parking, circulation, and open space areas.

FINDINGS: Consistent.

CRITERION 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the Zoning Classification in which such use is proposed to be located and all other requirements for such particular use set forth elsewhere in the Zoning Code, or otherwise adopted by the City Commission.

ANALYSIS: The City's Zoning and Land Development Regulations define a Special Exception as a use that may be appropriate within a zoning district provided it satisfies the applicable review criteria. As discussed above, Staff finds the Applicant's request consistent with the Special Exception criteria set forth in Article 5 of the City's Zoning and Land Development Regulations.

This request is two-fold in nature. First, a Special Exception is required to allow the expansion of an existing legal non-conforming educational use pursuant to Section 3.12 of the City's Zoning and Land Development Code. Second, a Special Exception is required for the placement and continued presence of a modular (portable) classroom structure in accordance with Section 4.22 of the Code. This application therefore seeks to address both requirements under a single request.

Educational facilities are permitted as Special Exceptions within residential zoning districts. This particular educational facility (Nativity Elementary School) was erected in the 1960s, predating the requirement for a Special Exception, and establishing the legal non-conformity of the use, subject to appropriate permitting and approvals required at that time. The modular classroom will function as an accessory structure supporting the existing educational use and represents a limited expansion of the established school campus. As noted previously, modular classrooms are commonly associated with educational facilities and are typically utilized to accommodate operational needs without increasing the overall intensity of the use. The classroom does not increase the intensity of the use, as it will not result in additional student enrollment, traffic, or operational impacts, and therefore does not materially increase the degree of nonconformity. Further, the requested condition requires that enrollment not be increased, to ensure the degree of non-conformity is not increased.

As discussed previously, the modular classroom was subject to the building permit process, at which point, the detailed zoning compliance review was completed. Based on the foregoing, the proposed classroom is anticipated to comply with applicable Zoning and Land Development Code requirements.

FINDINGS: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map

ATTACHMENT A
Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

☐ Technical Advisory Committee	☐ Art in Public Places Committee	☐ Variance
☑ Planning and Development Board	☐ Historic Preservation Board	☐ Special Exception
☐ City Commission	☐ Administrative Approval	☐ Pre-Application Consultation

PROPERTY INFORMATION

Location Address: 5220 JOHNSON STREET HOLLYWOOD FL.

Lot(s): 1-10 Block(s): 6-22 Subdivision: HOLYWOOD HILLS

Folio Number(s): 514207064660

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: SCHOOL 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): N/A

DEVELOPMENT PROPOSAL

Explanation of Request: REQUEST FOR SPECIAL EXEMPTION TO INSTALL A PORTABLE TRAILER

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms 1
Proposed Non-Residential Uses	700 S.F.)
Open Space (% and SQ.FT.)	Required %: ____ (Area: 700 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 0)
Height (# of stories)	(# STORIES) 1 (10 FT.)
Gross Floor Area (SQ. FT)	Gross Area (700 FT.)

Name of Current Property Owner: ARCHDIOCESE OF MIAMI NATIVITY CHURCH

Address of Property Owner: 9401 BISCAYNE BLVD. MIAMI SHORES FL. 33138

Telephone: 954-298-4399 Email Address: PLFCG@YAHOO.COM

Applicant PAUL FLUTY Consultant ☑ Representative ☐ Tenant ☐

Address: 1000 SW 189 AVE Telephone: 954-298-4399

Email Address: PLFCG@YAHOO.COM

Email Address #2: _____

Date of Purchase: N/A Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (Board submissions only) : Diana Rio

E-mail Address: diana@rdrmiami.com

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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 and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services 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: _____ Date: _____

Signature of Consultant/Representative:_____ Date: _____

PRINT NAME:_____ Date: _____

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 _____ to my property, which is hereby made by me or I am hereby authorizing **Paul Fluty** to be my legal representative before the _____(Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

_____
Signature of Current Owner

_____
Notary Public
State of Florida

_____
Print Name

My Commission Expires:_____(Check One) ☐ Personally known to me; OR ☐ Produced Identification _____

CITY OF Hollywood FLORIDA

PLANNING & DEVELOPMENT BOARD

Submittal Checklist

Provide one digital package (unless otherwise specified) containing the items below; and one 11" X 17" package fully signed and sealed with all original documents. A 24" X 36" signed and sealed package may also be requested by Staff.

Incomplete applications will not be routed and will be postponed until all required components are submitted.

SUBMITTAL

- ○ General Application
- ○ Application Fee
- ○ ~~Ownership and Encumbrance Report (O&E) (2 copies)~~ Property Appraisar
- ○ Legal Description & Project Information (8.5" x 11")
- ○ Cover Sheet with Location Map
- ○ ~~Certified Alta Survey~~ Boundary Survey
- ○ Dimensioned Site Plan
- ○ Dimensioned Landscape Plans
- ○ ~~Dimensioned Schematic Paving, Grading and Drainage Plan~~
- ○ Dimensioned Typical Floor Plans (including all levels for parking garages)
- ○ Dimensioned Building Elevations
- ○ Street Profile/Elevation (including adjacent buildings)
- ○ ~~Color Site Plan with Landscaping~~
- ○ ~~Color Renderings~~
- ○ ~~Signage Details (if applicable)~~
- ○ ~~TAC Report signed by Committee members (3)~~
- ○ Color photographs of subject site and adjacent properties
- ○ Public Notice: Mailing Notification and Property Posting Requirements (1)
- ○ Criteria Statement(s) for each request indicating consistency with all applicable criteria found in Article 5 of the Zoning and Land Development Regulations which may include the following: *Variances, Design, and Special Exceptions* (Available online at www.amlegal.com).

Please refer to Article 6 of the City of Hollywood's Zoning and Land Development Regulations for a detailed description of each item listed above or visit our website at www.hollywoodfl.org

SUBMITTAL QUICK FACTS

A scheduled appointment with the assigned Planner is required for all submittals.

No applications are automatically scheduled for ANY meetings. Applications must be determined to be complete by Staff before any processing occurs.

Each package SHALL be complete, folded, and stapled.

For fee calculation, please refer to our fee schedule available in our office or online at:
Fee Schedule

MEETING DATES

PDB typically meets once a month as follows (except for August):

01/24/23
02/07/23
03/14/23
04/11/23
05/09/23
06/13/23
07/11/23
Recess
09/12/23
10/10/23
11/14/23
12/12/23

Meeting dates are subjected to change.

NOTICE

The Division of Planning and Urban Design Will Provide One (1) Original Notification Letter, Envelopes, And Signs For Public Notification. Mailing Notification And Property Posting Must Be Completed By The Applicant At Least Fifteen (15) Days Prior To Meeting Date.

2600 Hollywood Boulevard, Room 315 · P.O. Box 229045 · Hollywood, FL 33022-9045
Phone (954) 921-3471, option 3 · Fax (954) 921-3347 · www.hollywoodfl.org

NATIVITY CATHOLIC SCHOOL MODULAR ART BUILDING
5220 JOHNSON STREET, HOLLYWOOD FL, 33021

March 23rd, 2026

SPECIAL EXCEPTION CRITERIA STATEMENT

The Expansion of lawful nonconforming use to occupy a greater area than otherwise permitted.

(1) The proposed use must be consistent with the principles of the City's Comprehensive Plan;

The City's Comprehensive Plan promotes a distribution of land uses intended go enhance the residential, business, resort and natural communities while allowing land owners to maximize the use of the property. The modular art class building being proposed is intended to appropriately address the needs and demands of the growing school, to allow for improved service to the students and the wider community.

(2) The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity;

The proposed modular building will maintain the properties compatibility with the existing lands pattern as the use of the modular is in keeping with the existing use of the property, and results in a minimal expansion of the existing use. The location of the proposed modular will have little impact on the natural environment as the modular will sit on an existing improved surface. The construction of the modular classroom in its place will have a positive impact to reduce the adverse effects of light, noise, and dust to other real properties in the vicinity, as the use of the area will now be indoor as opposed to outdoor.

(3) That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area that will serve the use;

The proposed modular building will have no impact on the safe traffic movement, neither on campus nor within the public right of way. The modular building will be sited on an existing underutilized concrete slab on the southwest corner of the property. Its location on campus will not require any new or additional circulation paths, nor will it require any modifications to vehicular or pedestrian access to the property, as the primary users of the modular will be on campus.

(4) That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;

The proposed modular will be constructed on an existing underutilized concrete pad, intended to be used as an outdoor classroom/ recess area. The construction of the modular classroom in its place will have a positive impact to reduce the adverse effects of light, noise, and dust as the use of the area will now be indoor as opposed to outdoor.

(5) The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses;

The proposed use of the modular structure and its siting is not detrimental to the health, safety, or appearance of the neighborhood, as its location and use do not impact use or access to the public right of way. Additionally, the modular is placed behind a screened fence and with a grove of large oak trees, minimizing the visibility of the modular building from the public right of way and the nearby residential neighbors.

(6) The subject parcel must be adequate in shape and size to accommodate the proposed use;

The subject parcel of approximately 9 acres has approximately 38% pervious area, which will not be impacted by the proposed modular building as it will sit on an existing concrete slab.

(7) The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

While we are requesting a volumetric expansion of a non-forming use, the proposal will not result in the intensification of the use, maintaining the property's compliance with City's zoning regulations.

NATIVITY CATHOLIC SCHOOL MODULAR ART CLASSROOM BUILDING

LEGAL DESCRIPTION

LOTS 1 THROUGH 10, INCLUSIVE AND THE SOUTH 22 FEET OF LOT 11, IN BLOCK 270 AND LOTS 1 THROUGH 10, INCLUSIVE AND THE SOUTH 22 FEET OF LOT 11, IN BLOCK 269 AND THE NORTH 1/2 OF BUCHANAN STREET LYING ADJACENT TO SAID BLOCKS 269 AND 270 AND ALL OF NORTH 52ND AVENUE LYING ADJACENT TO SAID BLOCK 269 AND 270, CLOSED, VACTED AND ABANDONED FROM PUBLIC USE, ALL BEING IN THE PLAT OF “HOLLYWOOD HILLS”, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PROJECT INFORMATION

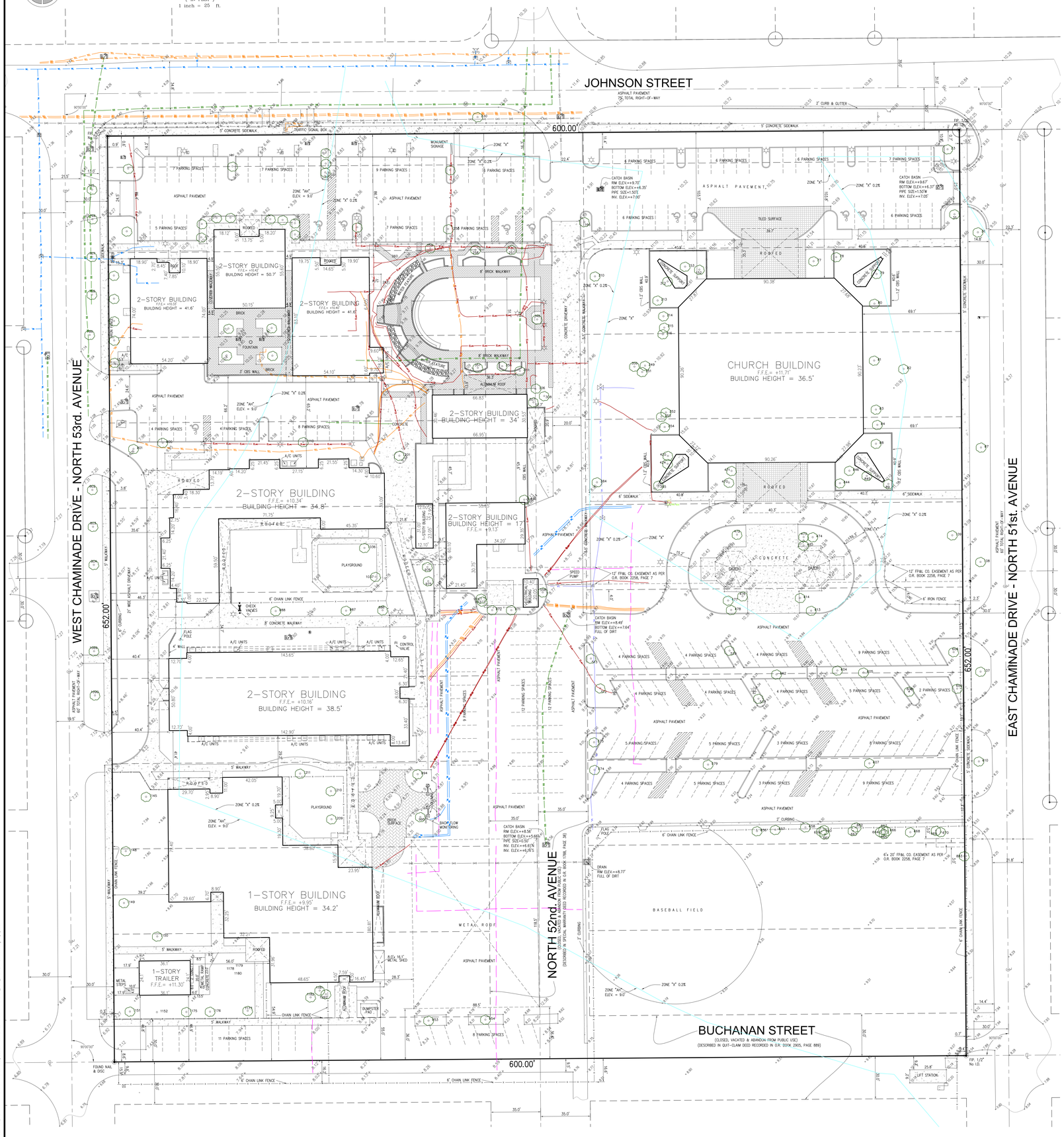
SPECIAL EXCEPTION FOR A MODULAR ART CLASSROOM BUILDING LOCATED IN THE SOUTH WEST CORNER OF THE PROPERTY

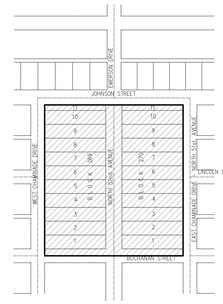
SPECIAL EXCEPTION REQUEST

USE OF A MODULAR BUILDING FOR AN ART CLASSROOM ASSOCIATED WITH AN EXISTING SCHOOL

ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE
25 0 12.5 25 50 100
(IN FEET)
1 inch = 25 ft.





LOCATION MAP
NOT TO SCALE

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

- ⊙ =Existing Elevations
- CB =Catch Basin
- W =Water Meter
- E =Electric Box
- S =Sanitary Manhole
- SP =Sprinkler Pump
- PP =Wood Pole
- =Electric Box
- =Light Pole
- =Fire Hydrant
- =Water Valve
- =Inlet
- TV =Cable Tv Box
- EM =Electric Meter Box
- =Traffic Signal Box
- =Gas Valve
- =Monitoring Valve
- =Manhole
- =Monitor Well

A/C=Air Conditioner
Conc. =Concrete
C.B.S. =Concrete Block & Stucco
D.E. =Drainage Easement
D.M.E.=Drainage Maintenance Easement
F.D.H. =Found Drill Hole
F.F.E. =Finish Floor Elevation
F.I.P. =Found Iron Pipe/Pin
F.I.R. =Found Iron Rebar
F.N. =Found Nail
F.N.&D. =Found Nail & Disc
F.P.L. =Florida Power Light Transformer
HGT. =Height
L.M.E. =Lake Maintenance Easement
(M) =Measured
(P) =Platted
P.O.B. =Point of Beginning
P.O.C. =Point of Commencement
(R) =Record
Res. =Residence
SIP/R =Set Iron Pin/Rebar
SPD. =Spread
DIA. =Diameter

- DENOTES WATER LINE
- DENOTES GAS MAIN
- DENOTES ELECTRICAL LINE
- DENOTES SEWER/ STORM LINE
- DENOTES TELEPHONE/COMMUNICATION LINE
- DENOTES PINK LINE
- DENOTES IRRIGATION

PROPERTY ADDRESS:
5220 JOHNSON STREET HOLLYWOOD, FLORIDA
FOLIO# 5142-07-06-4660

LEGAL DESCRIPTION :
Lots 1 through 10, inclusive and the South 22 feet of Lot 11, in Block 270 and Lots 1 through 10, inclusive and the South 22 feet of Lot 11, in Block 269 and the North 1/2 of Buchanan Street lying adjacent to said Blocks 269 and 270 and all of North 52nd. Avenue lying adjacent to said Block 269 and 270, closed, vacated and abandoned from public use, all being in the plat of "HOLLYWOOD HILLS", according to the plat thereof as recorded in Plat Book 6, at Page 22, of the Public Records of Broward County, Florida.

Above described lands containing 391,200 square feet (8.98+/- Acres)

SURVEYOR'S NOTES:
1- The Legal Description to the Property was obtained from ATTORNEYS' TITLE INSURANCE FUND SERVICES, LLC. Commitment for Title Insurance.
2- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
3- An examination of Commitment issued by ATTORNEYS' TITLE INSURANCE FUND SERVICES, LLC, File No.: 10-2015-235089, effective date: June 1, 2016 @ 11:00 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that maybe found in the Public Records of this County.
4- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'5- Foundations and/or footings that may cross beyond the boundary lines of the parcel hereon described are not shown hereon.
6- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7- Contact the appropriate authority prior to any design work on the heren-described parcel for Building and Zoning information.
8- Underground utilities depicted hereon were obtain from data supplied by Groundhound Detection Services, Inc. and should be field verified prior to any design work or construction on the property heren described. Surveyor shall be notified as to any deviation from utilities shown hereon.
9- The surveyor does not determine fence and/or wall ownership.
10-Ownership subjects to OPINION OF TITLE.
11-Type of Survey: ALTA/ NSPS LAND TITLE SURVEY.
12-The North arrow shown hereon based on recorded plat of "HOLLYWOOD HILLS", according to the plat thereof as recorded in Plat Book 6, at Page 22, of the Public Records of Broward County, Florida .
13-All measurements shown hereon are made in accordance with the United States Standard Feet.
14-Flood Zone Data: Community/ Panel #125113O564H Dated: 8/18/2014 Flood Zone: "X & AH" Base Flood Elevation = +9.0'
15-Elevations, if shown, are based on North Americal Vertical Datum of 1988.
16-Benchmark Used: Broward County Benchmark #2062, Elevation = +10.092' (National Geodetic Vertical Datum of 1929)
17-This ALTA/ NSPS LAND TITLE SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- ARCHDIOCESE OF MIAMI

TITLE REVIEW NOTES:
SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:
ATTORNEYS' TITLE INSURANCE FUND SERVICES, LLC.
Commitment No.: 10-2015-235089, effective date: June 1, 2016 @ 11:00 PM
Items 1 through 3: "STANDARD EXCEPTIONS"

4.1- Restrictions, conditions, reservations, easements, and other matters contained on the Plat of "HOLLYWOOD HILLS", as recorded in Plat Book 6, Page 22, Public Records of Broward County, Florida. (Does affect Subject Property - Record Plat)

4.2- Easement granted to Florida Power & Light company recorded in O.R. Book 2258, Page 7, Public Records of Broward County, Florida. (Does affect Subject Property - Plotted on Survey)

4.3- Quit Claim Deed from the State of Florida, through the Trustees of the Internal Improvement Fund recorded in O.R. Book 2946, Pace 570, Public Records of Broward County, Florida. (Does affect Subject Property - Not a Plotable Survey Item)

SURVEYOR'S CERTIFICATE:
This is to certify to:
- THE MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, his successors in office, a corporation sole
- ATTORNEYS' TITLE FUND SERVICES, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items:
1 thru 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.
I further certify That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

I DO FURTHER CERTIFY that the survey represented hereon was prepared in accordance with applicable requirements of the Florida Statutes and the Florida Administrative Code, Chapter 5J-17 and the standards of practice adopted by the Florida Board of Professional Surveyors and Mappers.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 7282

BY:
PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5680
State of Florida
Date of Last Revision:

Survey Performed By:
ROYAL POINT LAND SURVEYORS, INC.
6175 N.W. 153rd. Street, Suite 321, Miami Lakes, Florida 33014
Phone: 305-821-1281/ 305-821-1220/ Fax: 305-827-9669

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

ROYAL POINT
LAND SURVEYORS, INC.
L.B.# 7282
6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 */* FAX.305-827-9669

TYPE OF PROJECT: ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
NATIVITY CHURCH & SCHOOL
5220 JOHNSON STREET, HOLLYWOOD, FLORIDA

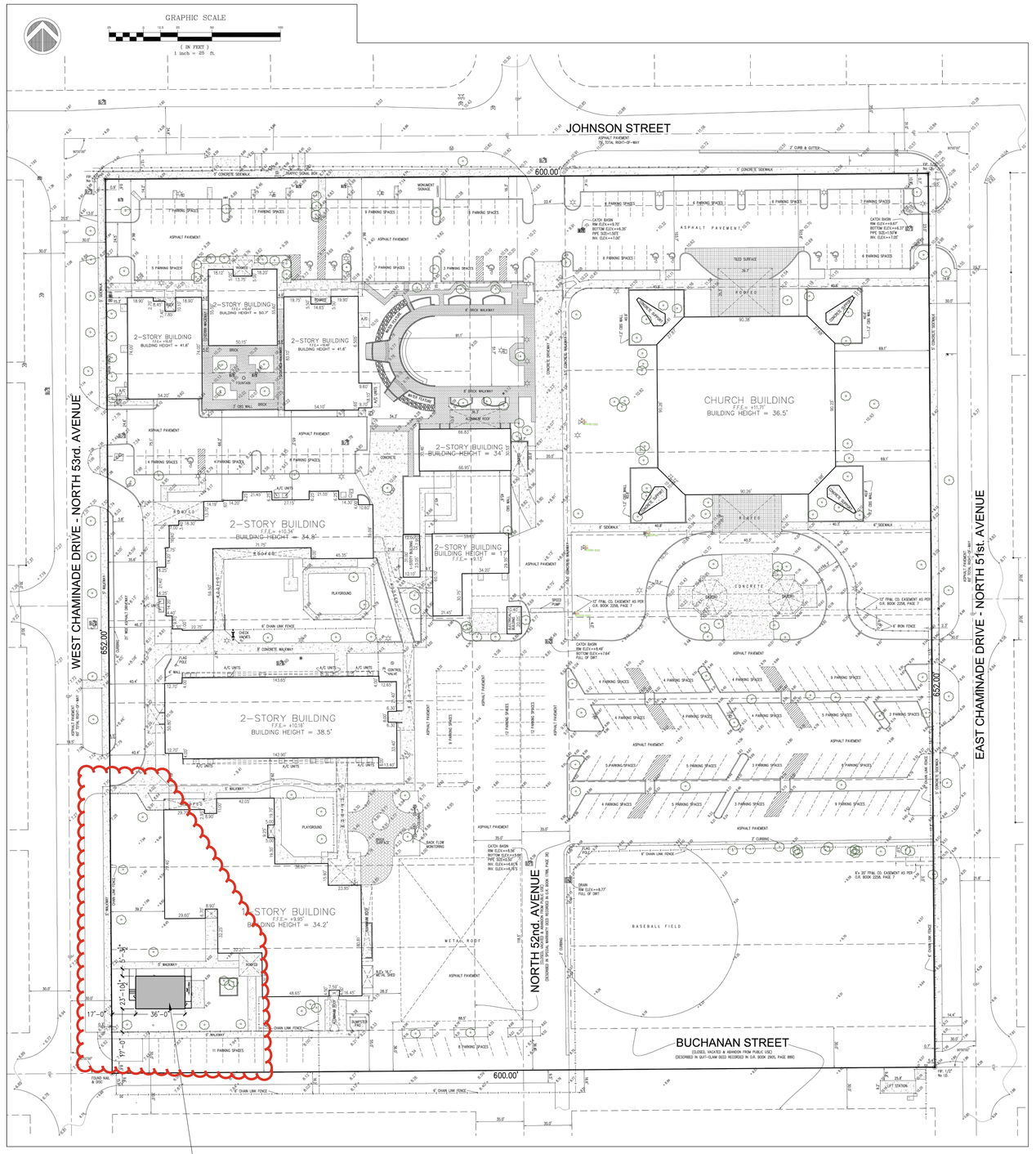
DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 01/19/2026
JOB No. RP26-0034
SHEET: 1
OF 1 SHEET

I:\SURVEY\2026\JOHNSON ST (HOLLYWOOD, FL - NATIVITY CHURCH AND SCHOOL)\2026 JOHNSON STREET - NATIVITY CHURCH- ALTA UPDATE RP26-0034.dwg 1/9/2026

LEGAL DESCRIPTION

Lots 1 through 10, inclusive and the South 22 feet of Lot 11, in Block 270 and Lots 1 through 10, inclusive and the South 22 feet of Lot 11, in Block 269 and the North 1/2 of Buchanan Street lying adjacent to siad Blocks 269 and 270 and all of North 52nd. Avenue lying adjacent to said Block 269 and 270, closed, vacated and abandoned from public use, all being in the plat of "HOLLYWOOD HILLS", according to the plat thereof as recorded in Plat Book 6, at Page 22, of the Public Records of Broward County, Florida.

Above described lands containing 391,200 square feet (8.98+/- Acres)



NOTES
1. THIS PLAN IS ONLY FOR THE GENERAL LOCATION/PLACEMENT OF A NEW PORTABLE CLASSROOM.
2. FOR EXACT DIMENSIONS OF BUILDINGS AND SITE PLAN THEN REFER TO CERTIFIED SURVEY FROM A FLORIDA LICENSED SURVEYOR.

LOCATION PLAN
SCALE: NTS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY: GARY McDOUGLE, PE
REFER TO DATE WITHIN THE DIGITAL SIGNATURE USING A SHA AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GARY McDOUGLE — LICENSE No. 56214 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

The use of these specifications and plans shall be restricted to the original client and site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse, or disclosure by any method, in whole or in part, is prohibited. These drawings and specifications contain proprietary information and title remains with
Specialty Engineering and Design LLC

T:\PLF CONSTRUCTION, LLC\NATIVITY\STRUCT_NATIVITY_PLF_SITE1.DWG

SHEET INFORMATION
LOCATION PLAN

PROJECT INFORMATION
NATIVITY ELEMENTARY
SCHOOL PORTABLE
5200 JOHNSON ST.,
HOLLYWOOD, FL 33021

CLIENT INFORMATION
PLF CONSTRUCTION
GROUP, LLC
1000 SW 189 AVE
PEMBROKE PINES, FL 33029

SPECIALTY ENGINEERING and DESIGN LLC
1599 SW 30th AVE.
SUITE #1
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME: struct_EMHS_PLF
SCALE: 1/32"=1'-0"
DATE: 08/28/2025
RV'D. BY: G.McD.
DRWN. BY: G.McD.
REVISION: 1

61G-15.0032, F.A.C.: ALL ONES FOR WET SEALS EMBOSSED SEALS AND DIGITALLY CREATED SEALS. DIGITALLY CREATED SEALS SHALL COMPLY WITH 61G15-.0032(2).

SEAL 9/5/25
GARY McDOUGLE, PE FL #56214
D. MARK LeBLANC, PE FL #55683
D. ADAM LeBLANC, PE FL #77012

SHEET # ST1 OF 1



Patrick Hannah ISA CA FL-6275 A
PHCA LLC.
3052825051

OCTOBER 3RD, 2025

NATIVITY ELEMENTARY SCHOOL PORTABLE LEVEL 1 ASSESSMENT
Tree Locations and Disposition Arborist Report

Attn:
NATIVITY ELEMENTARY SCHOOL
C/O
PLF CONSTRUCTION GROUP, LLC.

RE: 5200 JOHNSON ST. HOLLYWOOD FL, 33021

Dear Stakeholders of this Property and The City of Hollywood,

I visited the above-mentioned property on October 1st, 2025, to perform a level 1 assessment for +/- 8 trees in general area of specific work site amongst this property. I verified condition/location and measurements, photo documentation, and Identification. This assessment is for proposed Construction on this property.

Please see the data collected in the field including species, condition, height, width, diameter at breast height (DBH), and Tree Protection Zones data.

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METHODOLOGY

This Level 1 Tree Condition Assessment was performed in accordance with ANSI A300 (Part 5: Management of Trees During Site Planning, Development and Construction) and ANSI A300 (Part 9: Tree Risk Assessment) standards. A non-invasive, ground-based visual inspection was conducted by an ISA Certified Arborist on October 1st, 2025, covering eight (8) trees located in and around the proposed construction activity zone.

Species were identified and documented, with data collected on diameter at breast height (DBH), canopy height and spread, and calculated Critical Root Zone (CRZ) and Tree Protection Zone (TPZ) metrics. Tree condition ratings were assigned based on overall health and structure. All data were verified in the field and aligned to aerial images provided by the client.

The purpose of this assessment is to evaluate the potential impact of proposed site work associated with the installation of a modular classroom structure and to develop a practical tree preservation strategy for permitting review under City of Hollywood guidelines.

The use of 8" coarse mulch topped with ¾" plywood is supported by research showing it significantly reduces soil compaction and protects fine root systems during temporary construction access. Studies by Lichter and Lindsey (1994) and Smiley (2001) demonstrated that this layered approach maintains soil porosity and minimizes root damage under equipment loads. This method aligns with ANSI A300 Part 5 and ISA Best Management Practices for tree protection during development.

SUMMARY

This arboricultural report documents existing tree canopy data and provides protection recommendations for the proposed installation of a modular classroom structure at Nativity Elementary School, located at 5200 Johnson St., Hollywood, FL 33021. The installation is scheduled to occur on top of an existing concrete slab, minimizing site disturbance.

- A total of 8 trees were assessed near the work zone, including Indian Laurel Figs and Live Oaks, all of which are to remain and be protected.
- The western fence line along W Chaminade Dr. will be temporarily removed to allow ingress and egress for the modular unit via truck.
- From the fence line to the slab, 8 inches of mulch topped with ¾-inch plywood will be installed to protect the CRZ of adjacent trees from soil compaction due to vehicle or equipment passage.
- No CRZ disturbance is anticipated under the current plan, as the structure will be placed entirely over existing concrete.

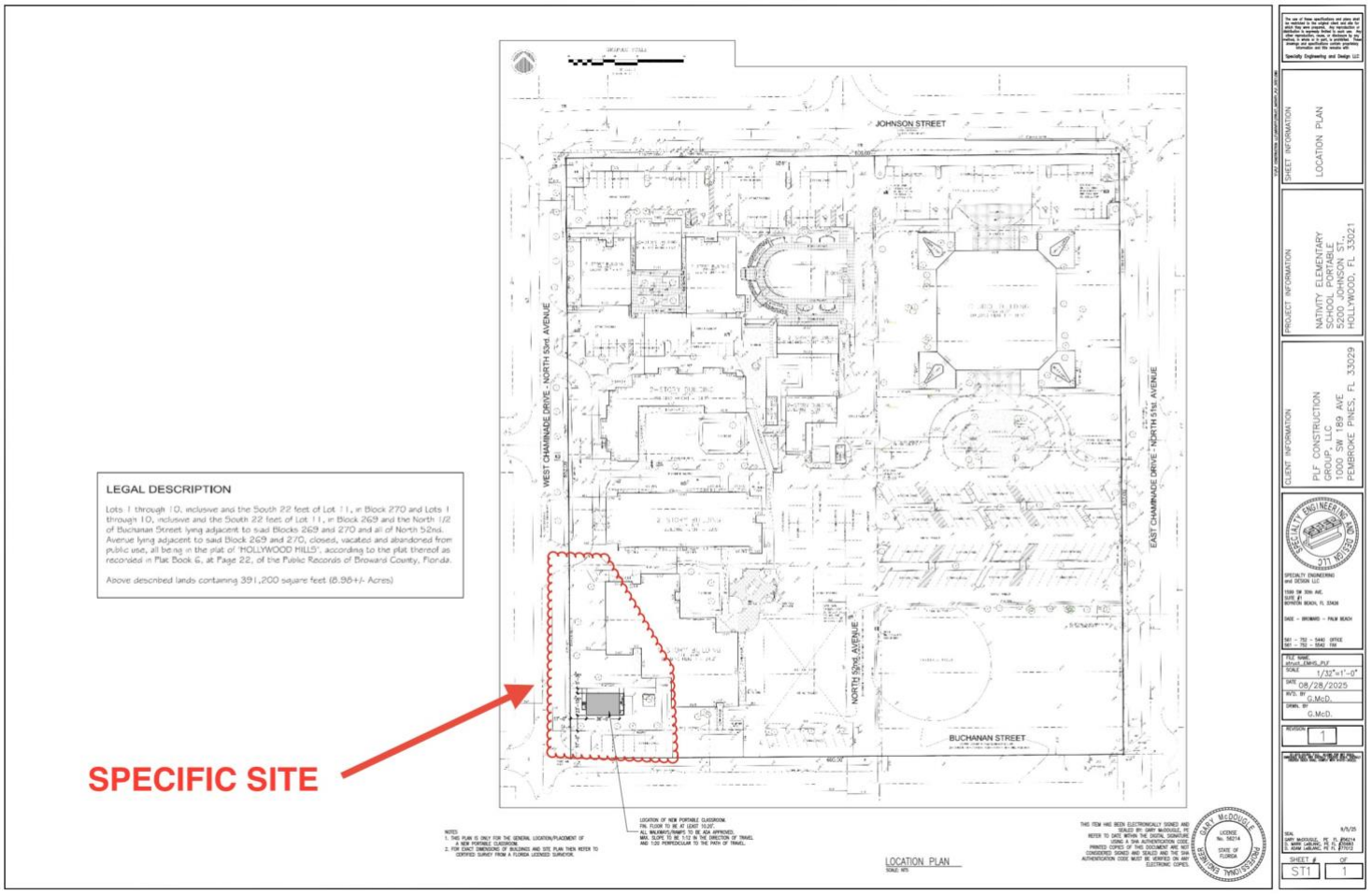
All trees shall be protected to the specifications outlined in this report and in full compliance with ANSI A300 Part 5 Best Management Practices. An ISA Certified Arborist will be on-site during installation to supervise all ingress and egress activities and ensure that no damage is done to tree roots, trunks, or canopies during fence removal or structure placement.

This report is to be included in the permit submittal package for review and approval by the City of Hollywood Environmental Sustainability Division.

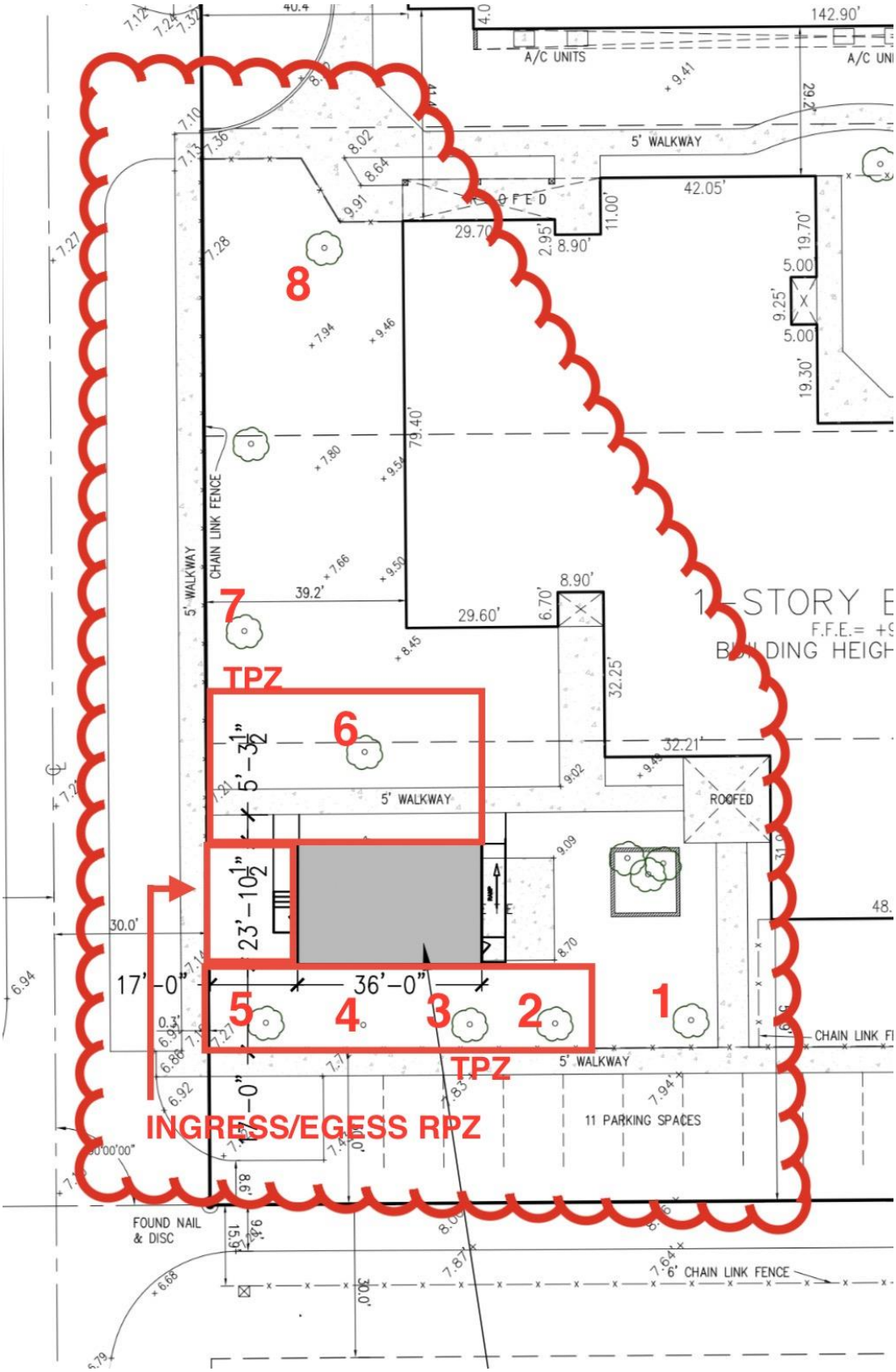
AERIAL VIEW OF SITE



SURVEY PROVIDED BY THE CLIENT



TREE LOCATIONS/TREE PROTECTION PLAN



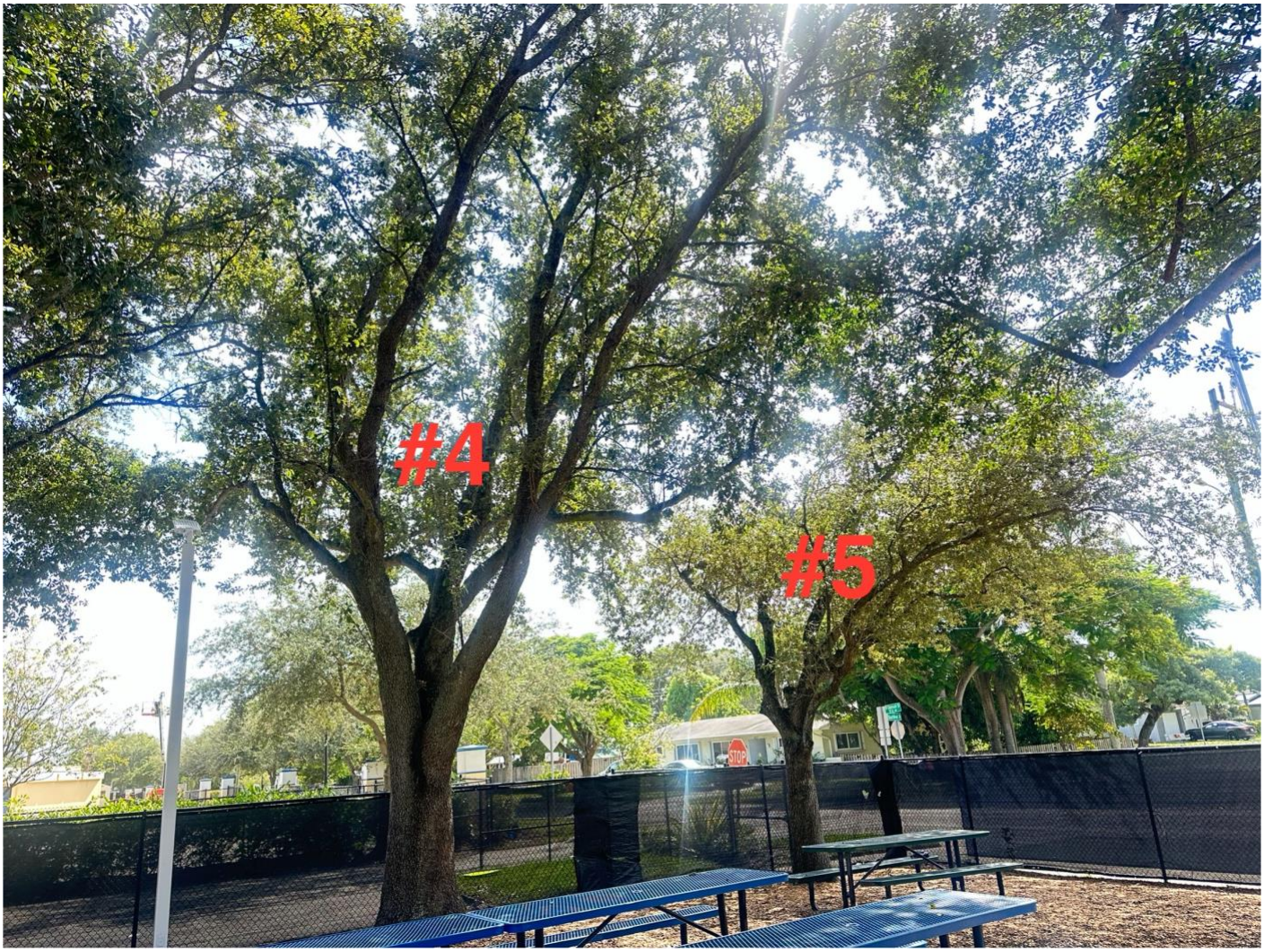
TREE DISPOSITION TABLE

No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Spread (ft)	CRZ DIA. (ft)	TPZ RAD. (ft)	Condition %	Disposition	Comments
1	Indian Laurel Fig	Ficus microcarpa	53	75	80	54	30	MODERATE 65%	EXISTING/ TO REMAIN	CATEGORY 1 INVASIVE, POOR BRANCH ARCHITECTURE
2	Live Oak Tree	Quercus virginiana	24	60	50	24	15	MODERATE 65%	EXISTING/ TO REMAIN	NATIVE, SPECIMEN SIZE, POOR BRANCH ARCHITECTURE
3	Live Oak Tree	Quercus virginiana	16	40	48	20	10	MODERATE 65%	EXISTING/ TO REMAIN	NATIVE, POOR BRANCH ARCHITECTURE
4	Live Oak Tree	Quercus virginiana	27	50	55	30	18	MODERATE 65%	EXISTING/ TO REMAIN	NATIVE, SPECIMEN SIZE, POOR BRANCH ARCHITECTURE
5	Live Oak Tree	Quercus virginiana	16	40	43	20	10	MODERATE 65%	EXISTING/ TO REMAIN	NATIVE, SPECIMEN SIZE, ASYMMETRICAL CANOPY
6	Indian Laurel Fig	Ficus microcarpa	43	75	85	44	24	FAIR 80%	EXISTING/ TO REMAIN	CATEGORY 1 INVASIVE
7	Indian Laurel Fig	Ficus microcarpa	24	50	65	24	15	MODERATE 75%	EXISTING/ TO REMAIN	CATEGORY 1 INVASIVE, ASYMMETRICAL CANOPY
8	Indian Laurel Fig	Ficus microcarpa	61	85	85	61	35	MODERATE 75%	EXISTING/ TO REMAIN	CATEGORY 1 INVASIVE, 1 ST ORDER BRANCH OVEREXTENSION

PHOTO DOCUMENTATION OF TREES ON SITE 10/1/2025




#2
#3


#4
#5
STOP


#3
#4
#5
#6
OBSERVATION OF EXISTING CONCRETE SLAB WHERE MODULAR BUILDING IS BEING PLACED

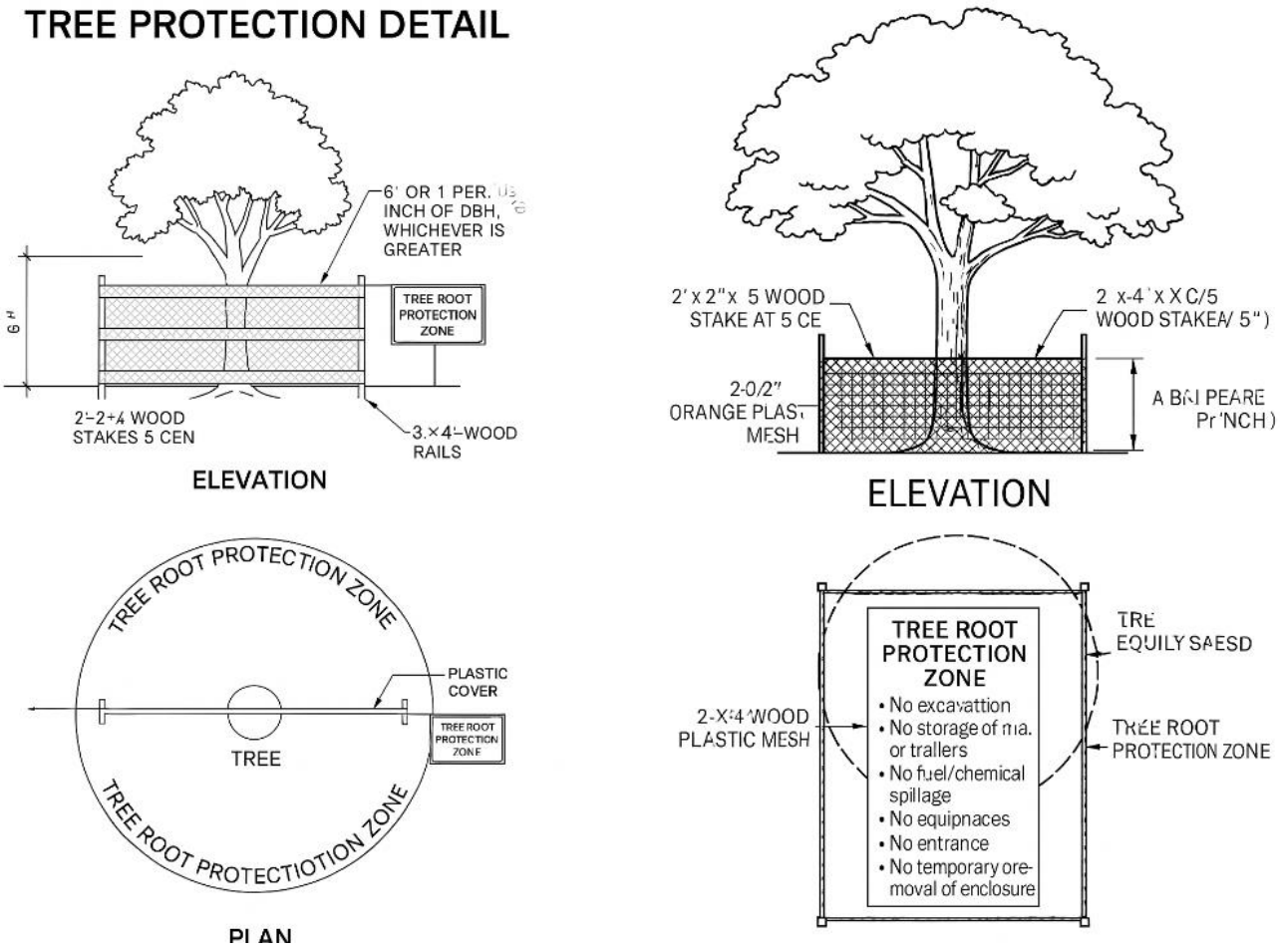

#6


#7


#8

TREE PROTECTION GUIDELINES (TPZ)

NOTE: TPZ MEASUREMENT IS IN RADIUS FROM TRUNKS, IN ALL DIRECTIONS.



TREE PROTECTION SUGGESTIONS

A 4- to 6-inch-deep layer of wood chips or mulch should be layered over the top of the soil surface, maintaining 12 inches away from the base of any tree, or as directed by the project arborist. When access of any vehicle is required in the TPZ, the soil shall be protected against compaction. The most acceptable methods include: eighteen-inches deep layer mulch or chips, one-inch plywood or steel sheets.

No heavy equipment is allowed in the TPZ. All work in this area should be done by hand.

Understory plants within areas surrounded by protective barriers shall be protected.

No oil, fill, equipment, building materials, building debris, or any other material shall be placed within the areas surrounded by protective barriers.

No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers.

All trees shall be pruned for proper safety and clearance prior construction to the construction. The project arborist will provide recommendations based on ANSI 300: Standards Practices for Pruning. Use on an ISA Certified Arborist is strongly recommended.

Natural grade shall be maintained on areas surrounded by protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required. No grade changes or filling within the TPZ without the approval from the project arborist. Where backfilling is needed, the project arborist shall determine the type and amount of fill material to be used.

For areas of egress for heavy equipment beyond Tree Protection barriers around Specimen sized trees to remain, an application of 8” of Multch with ¾” plywood is recommended.

Irrigation for all protected trees is required during prolonged dry.
periods. When low rainfall, at least 1 inch of water per week shall be applied.

Fertilization shall follow ANSI 300: Standard Practices for Fertilization or the ISA Best Management Practices for Fertilization.

Underground utility lines, including, but not limited to, irrigation, plumbing, electrical, or telecommunication lines, shall be placed outside the areas enclosed by protective barriers. If said placement is not possible, disturbance and root damage shall be minimized by using techniques such as tunneling,

hand digging, excavation with an air spade, or the use of overhead utility lines surrounded by protective barriers.
No attachments or wires other than those of a protective or non- damaging nature shall be attached to any trees during site development or construction.

Relocated trees shall be braced in such a fashion as to not scar, penetrate, perforate, or otherwise inflict damage to the tree.

ASSUMPTIONS AND LIMITING CONDITIONS:

1. Any legal description provided to the PHCA LLC. is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is evaluated as though free and clear, under responsible ownership and competent management.

2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, PHCA LLC. can neither guarantee nor be responsible for the accuracy of information provided by others.

3. PHCA LLC. shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

4. Loss or alteration of any part of this report invalidates the entire report.

5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose
by any other than the client to whom it is intended or permitting without the prior expressed written or verbal consent of PHCA LLC.

6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of PHCA LLC. particularly as to value conclusions, identity of the consultant, or any reference to any professional society or

institute or to any initialed designation conferred upon PHCA LLC. as stated in the qualifications.

7. This report and values expressed herein represent the opinion of PHCA LLC., and PHCA LLC.'s fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless otherwise specified.

9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plant or property in question may not arise in the future.

CERTIFICATE OF PERFORMANCE:

1. I have verified tree and environmental conditions located at the site referred to in this report on the dates indicated and have stated my findings accurately to the best of my knowledge. The extent of the evaluation is stated in the attached report and the Limits of the Assignment.

2. I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.

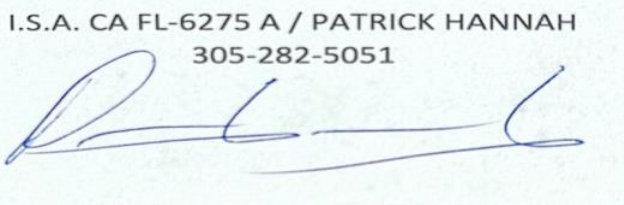
3. The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.

4. My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.

5. No one provided significant professional assistance to me, except as indicated within the report.

6. My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

7. I am a member in good standing of the International Society of Arboriculture as a certified arborist. I have been professionally involved in the field of arboriculture for a period of more than 15 years.







MODULAR STRUCTURE FOR:

mobile modular SM

Your Project - Our Commitment

MECHANICAL NOTES

1. ALL SUPPLY AIR REGISTERS SHALL BE 10 INCHES X 10 INCHES ADJUSTABLE W / 10 INCHES X 20 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED, DUCTS LOCATED IN VENTILATED ATTIC SPACES SHALL HAVE AN R-6 INSULATION VALUE. DUCTS LOCATED IN UNCONDITIONED INTERIOR SPACE. INTERIOR SPACES SHALL HAVE AN R-4.2 INSULATION VALUE.
2. RESTROOM VENT FANS SHALL PROVIDE 50 CFM MINIMUM PER WATER CLOSET AND / OR URINAL.
3. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
4. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH INTAKES PROVIDING 20 CFM FOR EACH OCCUPANT OR 50 CFM FOR EACH WATER HEATER CLOSET AND EACH URINAL, WHICH EVER IS GREATER.

PLUMBING NOTES

1. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES AND SERVICE SINK WHEN NOT SHOWN ON THE FLOOR PLAN.
2. TOILETS SHALL BE ELONGATED WITH NON-ASSORBENT OPEN FRONT SEAT.
3. RESTROOMS WALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 72 INCHES A.F.F.
4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES.
5. WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE.
6. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
7. WATER SUPPLY LINES SHALL BE POLYBUTYLENE, CPVC, OR COPPER; WHEN POLYBUTYLENE SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IS 180° F. THE POLY-BUTYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES LIMITATIONS AND INSTRUCTIONS.
8. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
9. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS. SUBJECT TO LOCAL JURISDICTION APPROVAL.
10. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120° F (48.8° C).
11. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

ELEVATION NOTES

1. SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION
2. HANDICAP RAMP(S), STAIRS, AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
3. FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/1 1/150TH OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

ADDITIONAL PROJECT INFORMATION

- BUILDING IS TO BE CERTIFIED
- SERIAL: --

ADDITIONAL 3RD PARTY INFORMATION

AN ELECTRONIC SEALED SET OF PLANS IS MAINTAINED ON FILE IN THE 3RD PARTY AGENCY OFFICE.

THESE PLANS COMPLY WITH FLORIDA PRODUCT APPROVAL RULE 61G20-3.006.

NOTE:
THIS BUILDING DOES NOT MEET THE FLORIDA ENHANCED HURRICANE PROTECTION AREA REQUIREMENTS.

NOTE:
THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH FAC RULE 61-41.

NOTE:
BUILDING PLACED IN A HIGH RISK ENVIRONMENT FOR LIGHTNING STRIKE REQUIRE A HIGH RISK LIGHTNING STRIKE EVALUATION.

NOTE:
MINIMUM PLUMBING FACILITIES TO BE PROVIDED IN ACCORDANCE WITH FBC 403.4.1 AND SUBJECT TO THE APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION.

NOTE:
THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH FLORIDA FIRE PREVENTION CODE 8th EDITION (2023).

NOTE:
THE FLOOR AND ROOF DESIGN OF THIS PLAN IS "LIGHT-FRAME TRUSS TYPE CONSTRUCTION" AS REFERENCED IN F.A.C. RULE 69A-3.012. POSTING OF NOTICE SIGN(S) AS REQUIRED BY F.A.C. RULE 69A-3.012(6) SHALL BE SITE INSTALLED AND IS THE RESPONSIBILITY OF THE BUILDING OWNER.

NOTE:
THE EXTERIOR WALLS OF THIS UNIT HAVE BEEN CONSTRUCTED TO PROVIDE A 1 HOUR FIRE RATING. THE SIDING PANELS HAVE BEEN TESTED IN ACCORDANCE WITH NFPA 285 AND HAVE BEEN APPROVED UNDER SPEC ID #: 43137.

NOTE:
THIS BUILDING HAS BEEN DESIGNED FOR USE IN THE HVHZ REGION.

GENERAL NOTES

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO ALL LOCAL JURISDICTIONS. AT LEAST 50% OF PUBLIC ENTRANCES (INCLUDING PRIMARY ENTRANCE) AND ALL REQUIRED EXITS MUST BE ACCESSIBLE.
2. ALL DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BLOTS SHALL NOT BE USED.
3. ALL GLAZING WITHIN A 48 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
4. ALL STEEL STRAPS TO BE INSTALLED PER MANUFACTURERS SPECS FOR PLATE TO WALL STUD WIND RESISTANCE.
5. MIN. CORRIDOR WIDTH IS 44 INCHES.
6. MIN. CORRIDOR FINISH IS CLASS B (GYPSUM).
7. WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE TO BE SUPPLIED AND SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
8. PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE BY THE LOCAL FIRE SAFETY INSPECTOR.
9. PORTABLE FIRE EXTINGUISHER PER N.F.P.A.- 101 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
10. THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE IN ACCORDANCE WITH TABLE 602 OF THE FLORIDA BUILDING CODE, RES (2023) W/ FBC 2023 SUPPLEMENT #1.
11. WHEN LOW SIDE OF ROOF PROVIDES LESS THAN 6" OF OVERHANG GUTTERS AND DOWNSPOUTS WILL BE REQUIRED, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION.
12. IN WIND BORNE DEBRIS REGIONS, ALL GLAZING IN ALL BE PROTECTED WITH AND IMPACT RESISTANT COVERING OR WITH MINIMUM STRUCTURAL PANELS APPROVED BY LOCAL AUTHORITY HAVING JURISDICTION. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED PER TABLE 1609.1.2 THE IMPACT RESISTANT COVERING OR STRUCTURAL PANELS ARE TO BE PROVIDED ON SITE BY OTHERS. SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
WIND BORNE DEBRIS REGIONS ARE AREAS WITHIN ONE MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR GREATER AND AREAS WHERE THE ULTIMATE DESIGN WIND SPEED IS 140 MPH OR GREATER.
13. ALL MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 61G20-3.006 RULES SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.
14. THESE PLANS COMPLY WITH THE FLORIDA BUILDING CODE, 8th ED. (2023) W/ FBC 2023 SUPPLEMENT #1.
15. THE ELECTRONIC PLANS ARE ON FILE IN THE THIRD PARTY AGENCY'S OFFICE AS DIRECTED BY DBPR.
16. EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MIN. OF .1 FC MEASURED ALONG THE EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO .6 C AVERAGE AND A MINIMUM AT ANY POINT OF .06 AC AT THE END OF THE EMERGENCY LIGHT TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES.

ELECTRICAL NOTES

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODES (NEC).
2. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM " STORAGE AREA" AS DEFINED BY NEC 410-8 (a)
3. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POISON.
4. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED " OFF " POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
5. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
8. REFERENCE SITE APPROVED PACKAGE FOR ELECTRICAL RISER DIAGRAM.
9. FIRE ALARM PULL STATION OPERABLE DEVICE SHALL BE LOCATED 42 TO 45 INCHES ABOVE THE FLOOR. FIRE ALARM HORN / STROBE DEVICE SHALL BE CEILING OR WALL MOUNTED. IF WALL MOUNTED THE BOTTOM OF THE LENS IS TO BE 84" ABOVE THE FLOOR APPLICABLE.
10. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE AND SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
11. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (W.P.) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
12. WHEN NOT SHOWN ON THE PLANS PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EXIT DISCHARGE EMERGENCY LIGHTING) ARE DESIGNED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDINGS OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL.

ACCESSIBILITY NOTES

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
2. ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEEL-CHAIRS. ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY IN BENDING.
3. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEAST ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS, ETC. TO SUCH SPACES SHALL BE ACCESSIBLE (i.e.. TOUCH LATCHES, U-SHAPED PULLS): SPACES SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR FORWARD REACH OR 9 INCHES MINIMUM AND 54 INCHES MAXIMUM, OF THE FLOOR FOR SIDE REACH; CLOTHES RODS SHALL BE A MINIMUM OF 54 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES).
4. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 45 INCHES ABOVE THE FLOOR FOR FRONT APPROACH OR 54 INCHES ABOVE THE FLOOR FOR SIDE APPROACH. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
5. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER.
6. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARWARE (i.e. LEVER - OPERATED, PUSH - TYPE, U - SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
7. ALL DOORS SHALL BE OPEN-ABLE BY A SINGLE EFFORT. THE MAXIMUM FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR SWINGING DOORS AND 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR SWINGING DOORS.
8. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCHES AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 INCH MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
9. ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND THE WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG THE SIDE OF THE WATER CLOSET, AND SHALL BE MOUNTED 33" MIN. & 36" MAX. FROM FLOOR TO THE TOP OF THE RAIL.
10. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
11. ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FLOOR TO THE BOTTOM OF THE APRON.
12. ACCESSIBLE SINKS SHALL BE MOUNTED WITH RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP UNDERNEATH THE SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM.
13. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT CONTACT. INSULATION OR PROTECTION MATERIAL MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
14. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (i.e. LEVER- OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
15. WHERE MIRRORS ARE TO BE PROVIDED ABOVE A LAVATORY OR COUNTERTOP, IT SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES ABOVE FINISHED FLOOR.
16. WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES ABOVE THE FLOOR.
17. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 INCHES TO 2 INCHES IN DIAMETER WITH 1.5 INCHES CLEAR SPACE BETWEEN THE BAR AND THE WALL.
18. TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
19. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.
20. WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE CLOSET.

SITE INSTALLED NOTES

NOTE: THAT THIS LIST DOES NOT NECESSARILY LIMITS THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

1. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S).
4. DRINKING FOUNTAIN, BUILDING DRAINS, CLEAN-OUTS, AND HOOK-UP TO PLUMBING SYSTEM.
5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
6. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY).
7. CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINE(S) - (MULTI-UNITS ONLY).
8. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN
9. WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE.
10. GUTTERS AND DOWNSPOUTS (IF APPLICABLE).
11. SINK AND CABINETS.
12. FIRE ALARM SYSTEM, WIRING, ETC (IF APPLICABLE).
13. THERMAL EXPANSION DEVICE (IF REQUIRED).

" NOTICE "

PLEASE REVIEW PLANS COMPLETELY, ANY COMPONENTS CROSSING MATE. LINES WILL BE SITE INSTALLED BY SET UP CREW.

STRUCTURAL LOAD LIMITATIONS

DESIGN CODES
FLORIDA BUILDING CODE, 8th ED. (2023) W/ FBC 2023 SUPPLEMENT #1
ASCE 7-22 CODE

BUILDING DEAD LOADS
A. ROOF = 10 PSF
B. FLOOR = 10 PSF

BUILDING LIVE LOADS
A. ROOF = 30 PSF — CONCENTRATED LOAD: 2000 LB. OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR.
B. FLOOR = 40 PSF

ROOF GROUND SNOW LOAD: N/A

WIND LOAD CRITERIA

1. 144 Vasd/186 Vult (HVHZ) — WIND SPEED (MPH)
2. III — RISK CATEGORY
3. II — BUILDING CATEGORY
4. ENCLOSED — ENCLOSURE CLASSIFICATION
5. GCpi = 0.18 — INTERNAL PRESSURE COEFFICIENT
5. C — EXPOSURE FACTOR
6. 0.85 — WIND DIRECTIONALITY FACTOR (Kd)
7. 0.85 — GUST RESPONSE FACTOR (Gh)
8. COMPONENT & CLADDING LOAD (ROOF) Pr = (ZONE 1 =-61.49, ZONE 2 = -81.47, ZONE 3 = -102.20) (WALL) PW = (ZONE 4 = -41.79, ZONE 5 = -48.97)
9. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

SEISMIC LOAD: N/A

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE SUBMERGED OR SUBJECTED TO WAVE ACTION WHEN LOCATED IN A FLOOD PRONE OR ZONE AREA. FINISH FLOOR ELEVATION MUST BE LOCATED ABOVE THE BUILDING SITE FLOOD PLANE LEVEL.

STATE CODES:

FLORIDA

FLORIDA BUILDING CODE, 8th ED. (2023) W/ FBC 2023 SUPPLEMENT #1
FLORIDA MECHANICAL CODE, 8th EDITION (2023)
FLORIDA PLUMBING CODE, 8th EDITION (2023)
FLORIDA FUEL GAS CODE, 8th EDITION (2023)
2020 NATIONAL ELECTRIC CODE (NFPA-70)
FLORIDA ACCESSIBILITY CODE, 8th EDITION (2023)
FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023)

OCCUPANCY TYPE: PUBLIC EDUCATION (GROUP E)
CONSTRUCTION TYPE: II-B

DRAWING INDEX

C1	COVER SHEET
A1	FLOOR PLAN - NO RESTROOM
A1.1	FLOOR PLAN - ADA RESTROOM
A1.2	FLOOR PLAN - ADA RESTROOM WITH STALL
A1.3	FLOOR PLAN - MENS ADA RESTROOM WITH STALL
A1.4	FLOOR PLAN - WOMENS ADA RESTROOM WITH STALL
A1.5	DETAILS & NOTES
A2	ELEVATION PLAN
S1	STRUCTURAL DETAILS
S2	STRUCTURAL DETAILS
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS
S5	STRUCTURAL DETAILS
S6	STRUCTURAL DETAILS

CLEMONS, RUTHERFORD & ASSOCIATES, INC.
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DBPR PLAN REVIEW

AGENCY PLAN: # 23055.21
CODE VERSION: FBC 2023 8th Edition, W/Supplement 1, SREF
CONSTRUCTION TYPE: III — OCCUPANCY: E — AREA: 864
MANUFACTURER: Mobile Modular Management, MFT-7792
FIRE PROTECTION: Owner provided where required — EHPA: NO
OF STORIES: 1 — # MODULES: — EXT. WALL RATING: 1
WIND VELOCITY: 186 Vult, Exposure "C" — HVHZ: Yes
FLOOR LOAD: MAX (1000) LIVE (40) DEAD (10)
ROOF LOAD: MAX ( ) LIVE (30) DEAD (10)
"R" FLOOR, WALL, ROOF: 13.0, 24.0, 24.0
FLOOD ZONE: Installation must comply with FBC 453.27.5.1
APPROVED DATE: June 11, 2024 — REVIEWER: Billy Tyson, SMP-46

This approval IN NO way alleviates the builder from complying with all Applicable Current Codes, which may not be Identified in this Review.

FIRE PLAN REVIEW
Pursuant to FAC 69A-60.006(4)(e)
a plan review of 23055.21
found Items that are indicated to be installed for compliance with the Florida Fire Prevention Code in the Factory [ ] yes [✓] no on site by others [✓] yes [ ] no
An inspection pursuant to SS 633.081(1) is required.
Reviewer: Walt Spann, Lic. # 62373
Date: 06/11/2024

CLEMONS, RUTHERFORD & ASSOC.
DBPR PLAN REVIEW
23055.21 June 11, 2024

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CONSULTING ENGINEER
JULIO ORBEGOSO, P.E.
FLORIDA P.E. LICENSE #38769
202 DORIS DRIVE
LAKELAND, FL 33813

REVISION DATE:

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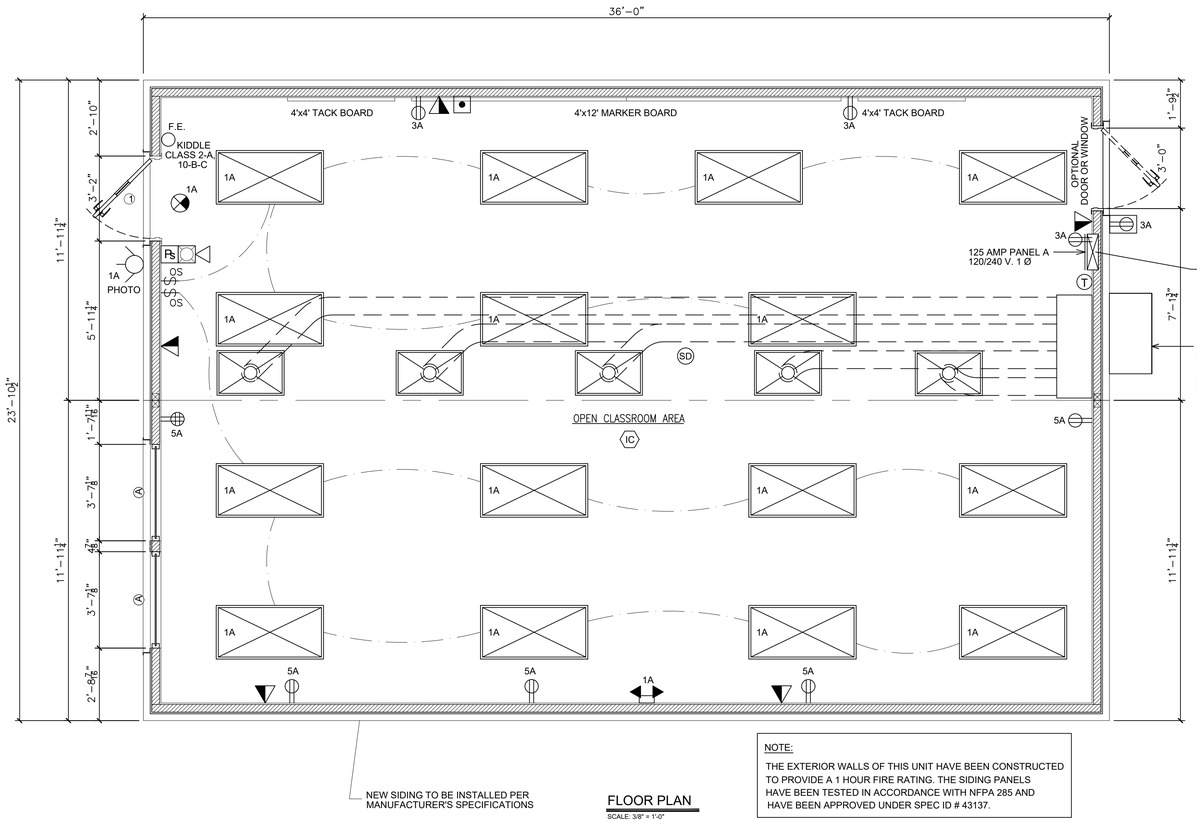
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MODULAR STRUCTURE FOR:
MOBILE MODULAR
(ECO II - 24' x 36')

DATE: 06-04-2024
DRAWN: L.L.R.
JOB: MPD-1624
SHEET NO. C1

Z:\MOBILE MODULAR (MM)\24'X36'@186 (MPD-1624)\24'X36'@186 (MPD-1624).DWG



NEW SIDING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

FLOOR PLAN
SCALE: 3/8" = 1'-0"

NOTE:
THE EXTERIOR WALLS OF THIS UNIT HAVE BEEN CONSTRUCTED TO PROVIDE A 1 HOUR FIRE RATING. THE SIDING PANELS HAVE BEEN TESTED IN ACCORDANCE WITH NFPA 285 AND HAVE BEEN APPROVED UNDER SPEC ID # 43137.

ELECTRICAL LEGEND

(NOT TO SCALE)

DUPLEX RECEPTACLE @ 16" A.F.F.	CEILING MOUNT EXHAUST FAN
G.F.I. DUPLEX RECEPTACLE	EXHAUST FAN / LIGHT COMBO
QUAD RECEPT @ 16" A.F.F.	EMERGENCY LIGHTING
220 VOLT RECEPTACLE	EXIT SIGNAGE - DIRECTIONAL
G.F.I. DUPLEX RECEPTACLE (WP - W/ WEATHERPROOF COVER)	WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
PHONE JACK @ 16" A.F.F.	EMERGENCY LIGHT/ EXIT COMBO
PHONE JACK @ 42" A.F.F.	INCANDESCENT LIGHT 15/25W MAX
DATA OUTLET @ 16" A.F.F.	FLUORESCENT FIXTURE
20"x30" SUPPLY AIR REGISTER	ELECTRICAL JUNCTION BOX
24"x24" RETURN AIR	WALL MOUNTED THERMOSTAT
WALL MOUNTED SWITCH	FIRE ALARM STROBE w/ LENS 84" A.F.F.
OCCUPANCY SENSOR	F/A HORN STROBE w/ LENS 84" A.F.F.
EEMAX WATER HEATER	F/A PULL STATION @ 42" A.F.F.
SMOKE DETECTOR	CARBON MONOXIDE DETECTOR
HEAT DETECTOR	F/A STROBE CEILING MOUNT
INTERCOM SPEAKER	INTERCOM PUSH BUTTON

NOTE: FIRE ALARM STROBE MOUNTING HEIGHT IS TO THE BOTTOM OF THE LENS.
NOTE: FIRE ALARM STROBE MAY BE CEILING MOUNTED TO ACHIEVE VISIBILITY REQUIREMENTS AND TO MEET MINIMUM MOUNTING HEIGHTS.

ELECTRICAL PANEL 'A' SIZING

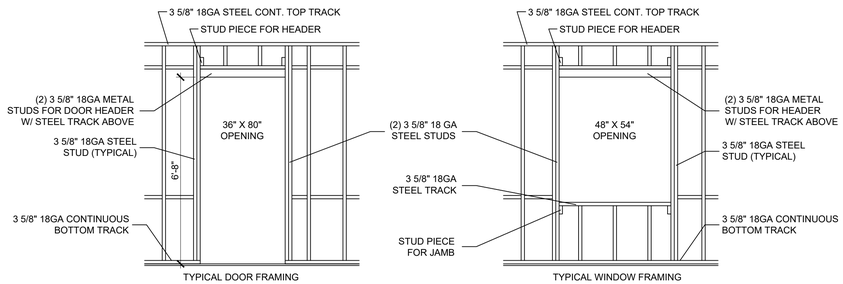
DESCRIPTION	
.0035 KW X 864 SF X 1.25	3.78
1 HVAC @ 10.9 KW	10.9
9 RECEPTS @ 180 VA / 1000	1.62

TOTAL 16.30 KW
/ 240 X 1000 = 67.92 AMPS
INSTALL 125 AMP PANEL 120 / 240 V 1Ø

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
2 & 4	HVAC	60A 2P	6-2
1	LIGHTING / FANS	20A 1P	12-2
3,5	RECEPTS	20A 1P	12-2

ALL PORTABLE APPLIANCES, INCLUDING W/H. TO HAVE HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.



TYPICAL FRAMING DETAIL
SCALE: 3/8" = 1'-0"

DOOR SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
①	36x80	ST/ST EXTERIOR W/ 10"x44" V.B.	2	DBL 2x4	1	1	FL #: 14237-R6
	HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD						

WINDOW SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
Ⓐ	41x60	VS / BRONZE / WHITE / CLEAR	2	DBL 2x4	1	1	FL#: 14911-R13 (HVHZ)
	HARDWARE: LOCK SET						

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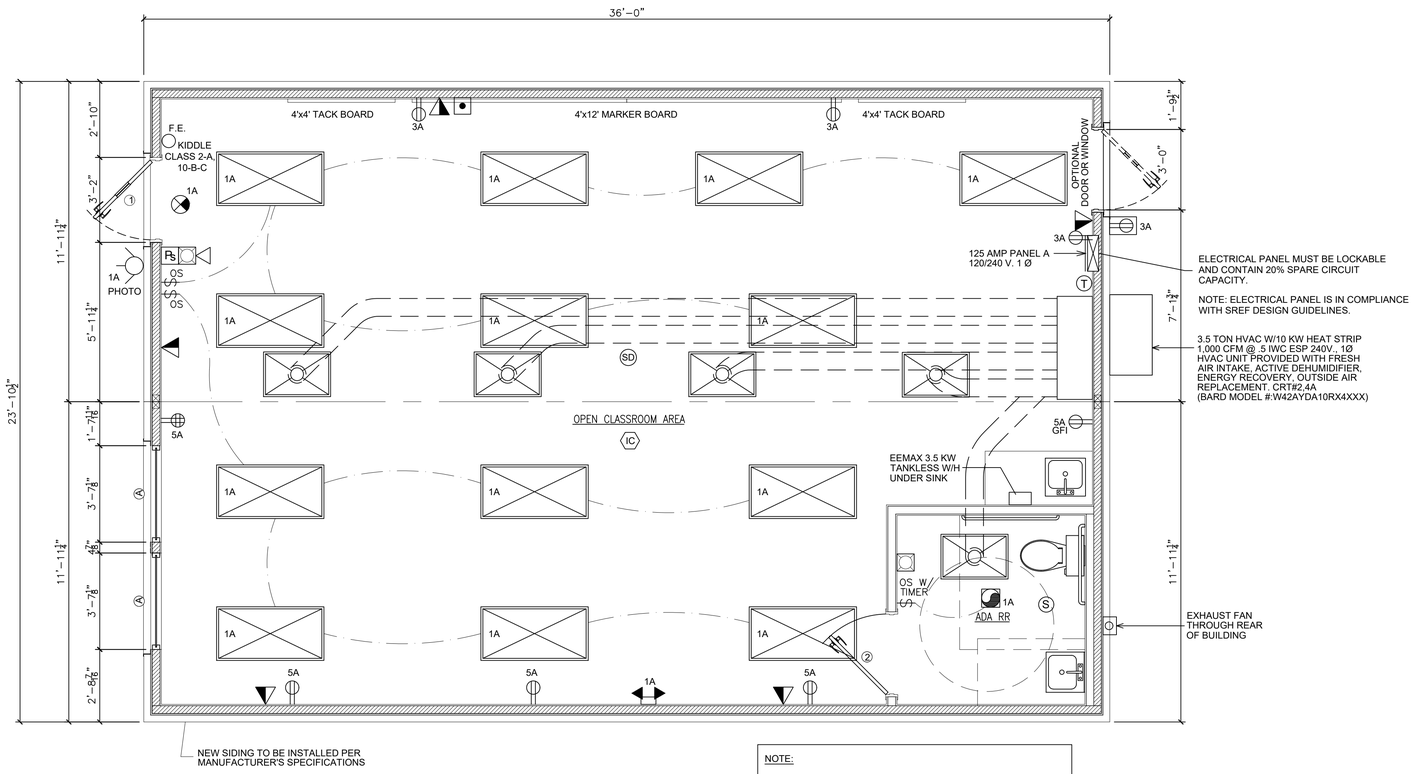
CLEMONS, RUTHERFORD & ASSOC.
DBPR PLAN REVIEW
23055.21 June 11, 2024

MODULAR STRUCTURE FOR:
MOBILE MODULAR
(ECO II - 24' x 36')

REVISION DATE:

DATE: 06-04-2024
DRAWN: L.L.R.
JOB: MPD-1624
SHEET NO. A1

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FLOOR PLAN
SCALE: 3/8" = 1'-0"

NOTE:

THE EXTERIOR WALLS OF THIS UNIT HAVE BEEN CONSTRUCTED TO PROVIDE A 1 HOUR FIRE RATING. THE SIDING PANELS HAVE BEEN TESTED IN ACCORDANCE WITH NFPA 285 AND HAVE BEEN APPROVED UNDER SPEC ID # 43137.

ELECTRICAL LEGEND (NOT TO SCALE)

DUPLEX RECEPTACLE @ 16" A.F.F.	CEILING MOUNT EXHAUST FAN
G.F.I. DUPLEX RECEPTACLE	EXHAUST FAN / LIGHT COMBO
QUAD RECEPT @ 16" A.F.F.	EMERGENCY LIGHTING
220 VOLT RECEPTACLE	EXIT SIGNAGE - DIRECTIONAL
G.F.I. DUPLEX RECEPTACLE (WP - W/ WEATHERPROOF COVER)	WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
PHONE JACK @ 16" A.F.F.	EMERGENCY LIGHT/ EXIT COMBO
PHONE JACK @ 42" A.F.F.	INCANDESCENT LIGHT 15/25W MAX
DATA OUTLET @ 16" A.F.F.	FLUORESCENT FIXTURE
20"x30" SUPPLY AIR REGISTER	ELECTRICAL JUNCTION BOX
24"x24" RETURN AIR	WALL MOUNTED THERMOSTAT
WALL MOUNTED SWITCH	FIRE ALARM STROBE w/ LENS 84" A.F.F.
OCCUPANCY SENSOR	F/A HORN STROBE w/ LENS 84" A.F.F.
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ELECTRICAL PANEL 'A' SIZING

DESCRIPTION

.0035 KW X 864 SF X 1.25	3.78
1 HVAC @ 10.9 KW	10.9
9 RECEPTS @ 180 VA / 1000	1.62
1 EEMAX W/H @ 3.5 KW	3.50
1 FANS @ .3 KW X 1.25	0.38

TOTAL 20.18 KW
/ 240 X 1000 = 84.08 AMPS
INSTALL 125 AMP PANEL 120 / 240 V 1Ø

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
2 & 4	HVAC	60A 2P	6-2
1	LIGHTING / FANS	20A 1P	12-2
3,5	RECEPTS	20A 1P	12-2
6	WATER HEATER	30A 1P	10-2

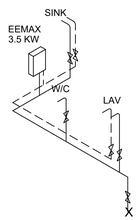
ALL PORTABLE APPLIANCES, INCLUDING W/H. TO HAVE HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.

DOOR SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
1	36x80	ST/ST EXTERIOR W/ 10"x44" V.B.	2	DBL 2x4	1	1	FL #: 14237-R6
	HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD						
2	36x80	H.C. W/ STEEL REDIFRAME	1	SGL 2x4	1	1	
	HARDWARE: PRIVACY LOCK						

WINDOW SCHEDULE

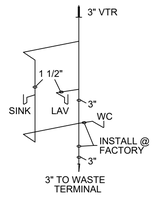
#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
A	41x60	VS / BRONZE / WHITE / CLEAR	2	DBL 2x4	1	1	FL#: 14911-R13 (HVHZ)
	HARDWARE: LOCK SET						



SUPPLY LINE IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN ALL STUB-UPS 1/2"

SUPPLY

PLUMBING RISER
SCALE: 3/8" = 1'-0"



NOTE: ALL SINKS & LAVS PROVIDED WITH 1½" TRAPS WITH SLIP JOINT CONNECTIONS.

DWV

CLEMONS, RUTHERFORD & ASSOC.
DBPR PLAN REVIEW
23055.21 June 11, 2024

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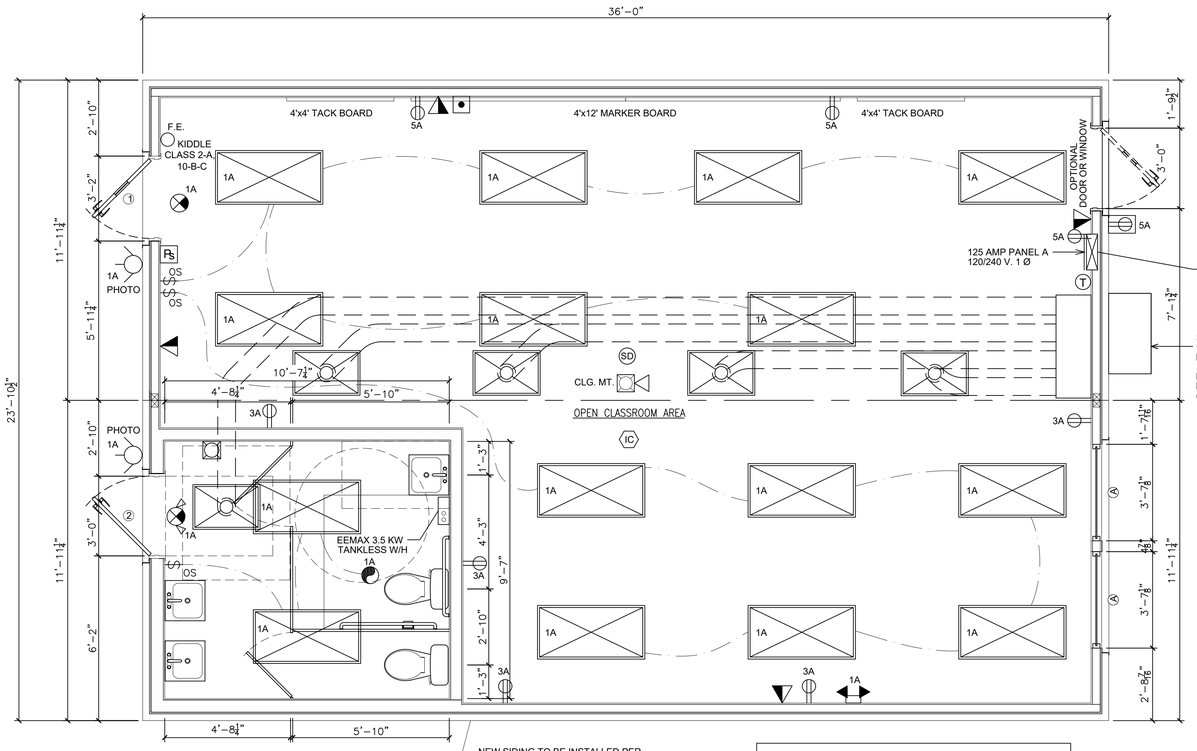
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MODULAR STRUCTURE FOR:
MOBILE MODULAR
(ECO II - 24' x 36')

REVISION DATE:

DATE: 06-04-2024
DRAWN: L.L.R.
JOB: MPD-1624
SHEET NO. A1.1

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FLOOR PLAN (OPTIONAL)

SCALE: 3/8" = 1'-0"

NOTE:

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ELECTRICAL LEGEND

(NOT TO SCALE)

DUPLEX RECEPTACLE @ 16" A.F.F.	CEILING MOUNT EXHAUST FAN
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QUAD RECEPT @ 16" A.F.F.	EMERGENCY LIGHTING
220 VOLT RECEPTACLE	EXIT SIGNAGE - DIRECTIONAL
G.F.I. DUPLEX RECEPTACLE (WP - W/ WEATHERPROOF COVER)	WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
PHONE JACK @ 16" A.F.F.	EMERGENCY LIGHT/ EXIT COMBO
PHONE JACK @ 42" A.F.F.	INCANDESCENT LIGHT 15/25W MAX
DATA OUTLET @ 16" A.F.F.	FLUORESCENT FIXTURE
20"x30" SUPPLY AIR REGISTER	ELECTRICAL JUNCTION BOX
24"x24" RETURN AIR	WALL MOUNTED THERMOSTAT
WALL MOUNTED SWITCH	FIRE ALARM STROBE w/ LENS 84" A.F.F.
OCCUPANCY SENSOR	F/A HORN STROBE w/ LENS 84" A.F.F.
EEMAX WATER HEATER	F/A PULL STATION @ 42" A.F.F.
SMOKE DETECTOR	CARBON MONOXIDE DETECTOR
HEAT DETECTOR	F/A STROBE CEILING MOUNT
INTERCOM SPEAKER	INTERCOM PUSH BUTTON

NOTE: FIRE ALARM STROBE MOUNTING HEIGHT IS TO THE BOTTOM OF THE LENS.

NOTE: FIRE ALARM STROBE MAY BE CEILING MOUNTED TO ACHIEVE VISIBILITY REQUIREMENTS AND TO MEET MINIMUM MOUNTING HEIGHTS.

ELECTRICAL PANEL 'A' SIZING

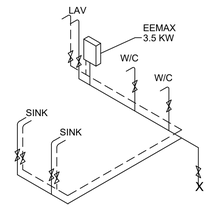
DESCRIPTION	
.0035 KW X 864 SF X 1.25	3.78
1 HVAC @ 10.9 KW	10.9
9 RECEPTS @ 180 VA / 1000	1.62
1 EEMAX W/H @ 3.5 KW	3.50
1 FANS @ .3 KW X 1.25	0.38

TOTAL 20.18 KW
/ 240 X 1000 = 84.08 AMPS
INSTALL 125 AMP PANEL 120 / 240 V 1Ø

ELECTRICAL SCHEDULE

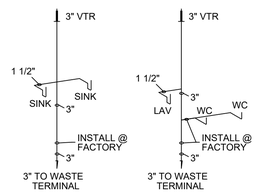
CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
2 & 4	HVAC	60A 2P	6-2
1	LIGHTING / FANS	20A 1P	12-2
3,5	RECEPTS	20A 1P	12-2
6	WATER HEATER	30A 1P	10-2

ALL PORTABLE APPLIANCES, INCLUDING W/H. TO HAVE HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.



SUPPLY LINE IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN INLET. ALL STUB-UPS 1/2"

SUPPLY



NOTE:
ALL SINK & LAV'S PROVIDEED WITH 1 1/2" TRAPS WITH SLIP JOINT CONNECTIONS.

DWV

PLUMBING RISER

SCALE: 3/8" = 1'-0"

DOOR SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
①	36x80	ST/ST EXTERIOR W/ 10"x44" V.B.	2	DBL 2x4	1	1	FL #: 14237-R6
	HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD						
②	36x80	ST/ST EXTERIOR RESTROOM	1	SGL 2x4	1	1	FL #: 14237-R6
	HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD						

WINDOW SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
Ⓐ	41x60	VS / BRONZE / WHITE / CLEAR	2	DBL 2x4	1	1	FL#: 14911-R13 (HVHZ)
	HARDWARE: LOCK SET						

CLEMONS, RUTHERFORD & ASSOC.

DBPR PLAN REVIEW
23055.21 June 11, 2024

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CONSULTING ENGINEER
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LAKELAND, FL 33813

REVISION DATE:

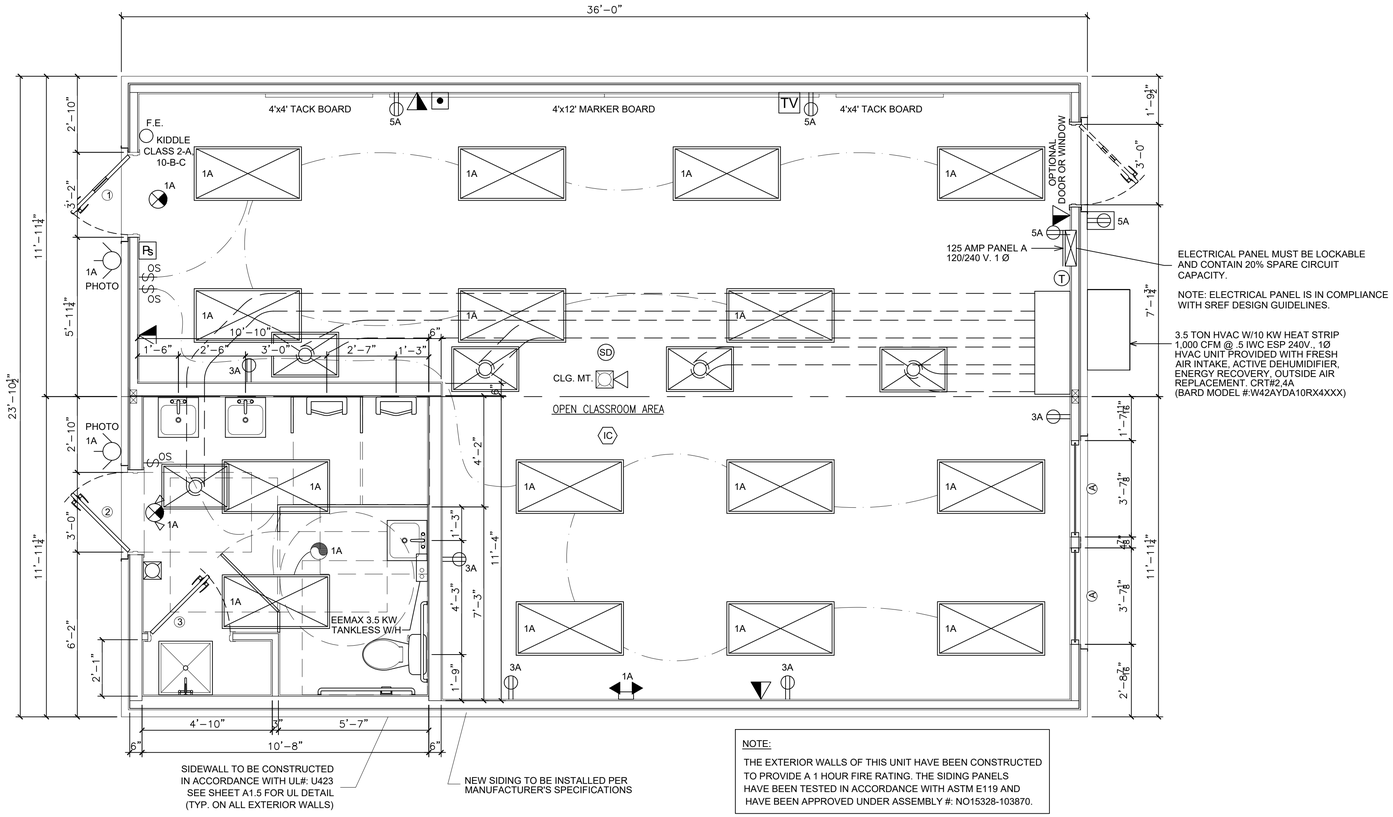
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MODULAR STRUCTURE FOR:
MOBILE MODULAR
(ECO II - 24' x 36')

DATE: 06-04-2024
DRAWN: L.L.R.
JOB: MPD-1624
SHEET NO. A1.2



NOTE:
THE EXTERIOR WALLS OF THIS UNIT HAVE BEEN CONSTRUCTED TO PROVIDE A 1 HOUR FIRE RATING. THE SIDING PANELS HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E119 AND HAVE BEEN APPROVED UNDER ASSEMBLY #: NO15328-103870.

FLOOR PLAN (OPTIONAL MENS RESTROOM)
SCALE: 3/8" = 1'-0"

ELECTRICAL LEGEND (NOT TO SCALE)

DUPLEX RECEPTACLE @ 16" A.F.F.	CEILING MOUNT EXHAUST FAN
G.F.I. DUPLEX RECEPTACLE	EXHAUST FAN / LIGHT COMBO
QUAD RECEPT @ 16" A.F.F.	EMERGENCY LIGHTING
220 VOLT RECEPTACLE	EXIT SIGNAGE - DIRECTIONAL
G.F.I. DUPLEX RECEPTACLE (WP - W/ WEATHERPROOF COVER)	WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
PHONE JACK @ 16" A.F.F.	EMERGENCY LIGHT/ EXIT COMBO
PHONE JACK @ 42" A.F.F.	INCANDESCENT LIGHT 15/25W MAX
DATA OUTLET @ 16" A.F.F.	FLUORESCENT FIXTURE
20"x30" SUPPLY AIR REGISTER	ELECTRICAL JUNCTION BOX
24"x24" RETURN AIR	WALL MOUNTED THERMOSTAT
WALL MOUNTED SWITCH	FIRE ALARM STROBE w/ LENS 84" A.F.F.
OCCUPANCY SENSOR	F/A HORN STROBE w/ LENS 84" A.F.F.
EEMAX WATER HEATER	F/A PULL STATION @ 42" A.F.F.
SMOKE DETECTOR	CARBON MONOXIDE DETECTOR
HEAT DETECTOR	F/A STROBE CEILING MOUNT
INTERCOM SPEAKER	INTERCOM PUSH BUTTON

NOTE: FIRE ALARM STROBE MOUNTING HEIGHT IS TO THE BOTTOM OF THE LENS.
NOTE: FIRE ALARM STROBE MAY BE CEILING MOUNTED TO ACHIEVE VISIBILITY REQUIREMENTS AND TO MEET MINIMUM MOUNTING HEIGHTS.

ELECTRICAL PANEL 'A' SIZING

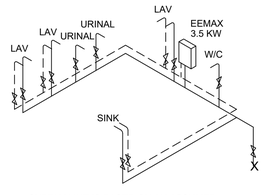
DESCRIPTION	
.0035 KW X 864 SF X 1.25	3.78
1 HVAC @ 10.9 KW	10.9
9 RECEPTS @ 180 VA / 1000	1.62
1 EEMAX W/H @ 3.5 KW	3.50
1 FANS @ .3 KW X 1.25	0.38

TOTAL 20.18 KW
/ 240 X 1000 = 84.08 AMPS
INSTALL 125 AMP PANEL 120 / 240 V 1Ø

ELECTRICAL SCHEDULE

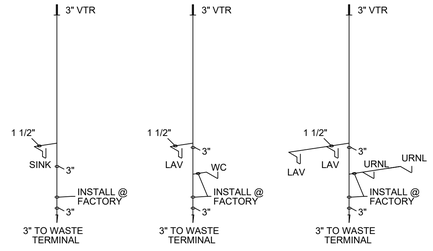
CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
2 & 4	HVAC	60A 2P	6-2
1	LIGHTING / FANS	20A 1P	12-2
3,5	RECEPTS	20A 1P	12-2
6	WATER HEATER	30A 1P	10-2

ALL PORTABLE APPLIANCES, INCLUDING W/H. TO HAVE HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.



SUPPLY LINE IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN INLET. ALL STUB-UPS 1/2"

SUPPLY



NOTE:
ALL SINK & LAV'S PROVIDEED WITH 1 1/2" TRAPS WITH SLIP JOINT CONNECTIONS.

DWV

PLUMBING RISER
SCALE: 3/8" = 1'-0"

DOOR SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
①	36x80	ST/ST EXTERIOR W/ 10"x44" V.B.	2	DBL 2x4	1	1	FL #: 14237-R6 / 1 OPT
	HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD						
②	36x80	ST/ST EXTERIOR RESTROOM	1	SGL 2x4	1	1	FL #: 14237-R6
	HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD						
③	36x80	H.C. W/ STEEL REDIFRAME	1	SGL 2x4	1	1	
	HARDWARE: PASSAGE LOCK SET						

WINDOW SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
Ⓐ	41x60	VS / BRONZE / WHITE / CLEAR	2	DBL 2x4	1	1	FL#: 14911-R13 (HVHZ)
	HARDWARE: LOCK SET						

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CLEMONS, RUTHERFORD & ASSOC.
DBPR PLAN REVIEW
23055.21 June 11, 2024

REVISION DATE:

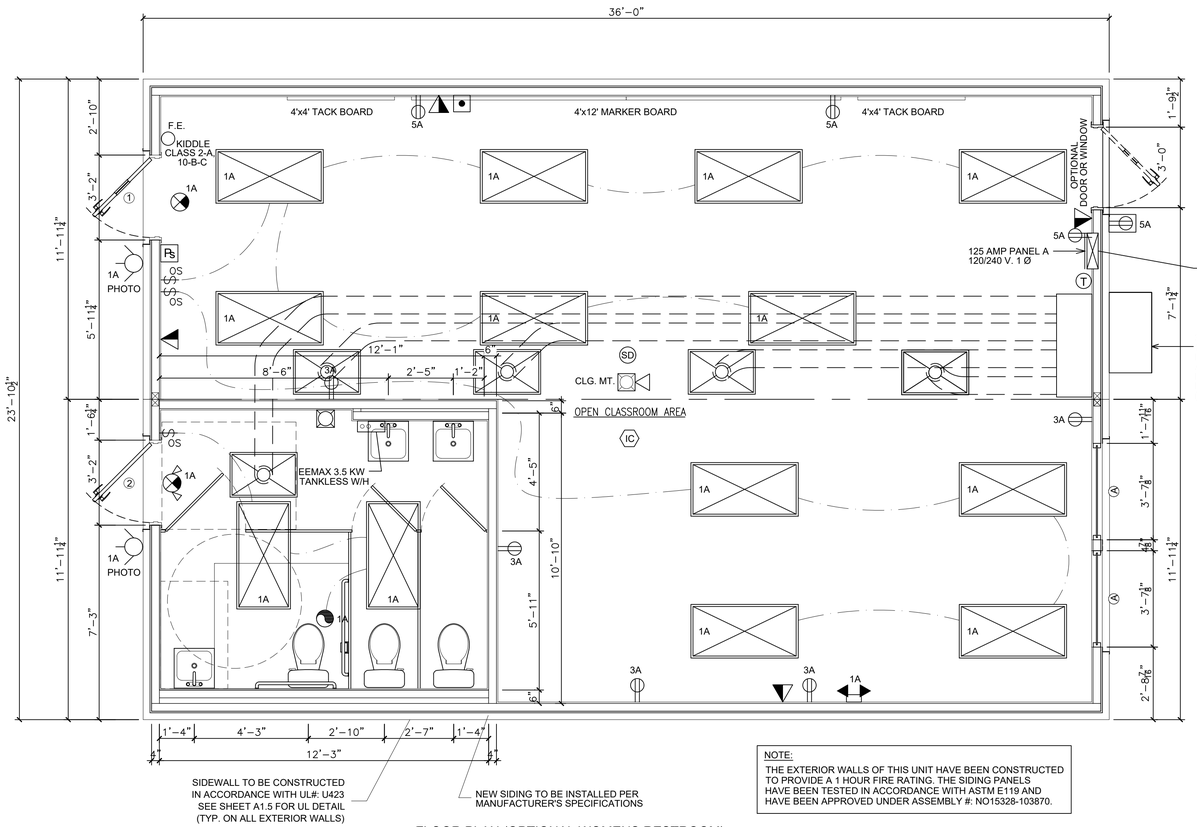
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MODULAR STRUCTURE FOR:
MOBILE MODULAR
(ECO II - 24' x 36')

DATE: 06-04-2024
DRAWN: L.L.R.
JOB: MPD-1624
SHEET NO. A1.3



SIDEWALL TO BE CONSTRUCTED IN ACCORDANCE WITH UL#: U423 SEE SHEET A1.5 FOR UL DETAIL (TYP. ON ALL EXTERIOR WALLS)

NEW SIDING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

ELECTRICAL PANEL MUST BE LOCKABLE AND CONTAIN 20% SPARE CIRCUIT CAPACITY.

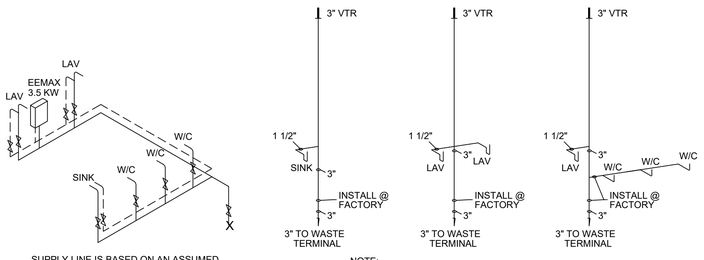
NOTE: ELECTRICAL PANEL IS IN COMPLIANCE WITH SREF DESIGN GUIDELINES.

3.5 TON HVAC W/10 KW HEAT STRIP 1,000 CFM @ .5 IWC ESP 240V., 1Ø HVAC UNIT PROVIDED WITH FRESH AIR INTAKE, ACTIVE DEHUMIDIFIER, ENERGY RECOVERY, OUTSIDE AIR REPLACEMENT. CRT#2.4A (BARD MODEL #:W42AYDA10RX4XXX)

NOTE:
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FLOOR PLAN (OPTIONAL WOMENS RESTROOM)

SCALE: 3/8" = 1'-0"



SUPPLY LINE IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN INLET. ALL STUB-UPS 1/2"

SUPPLY

NOTE:
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DWV

PLUMBING RISER

SCALE: 3/8" = 1'-0"

ELECTRICAL LEGEND (NOT TO SCALE)

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	G.F.I. DUPLEX RECEPTACLE		EXHAUST FAN / LIGHT COMBO
	QUAD RECEPT @ 16" A.F.F.		EMERGENCY LIGHTING
	220 VOLT RECEPTACLE		EXIT SIGNAGE - DIRECTIONAL
GFI WP	G.F.I. DUPLEX RECEPTACLE (WP - W/ WEATHERPROOF COVER)		WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
	PHONE JACK @ 16" A.F.F.		EMERGENCY LIGHT/ EXIT COMBO
	PHONE JACK @ 42" A.F.F.		INCANDESCENT LIGHT 15/25W MAX
	DATA OUTLET @ 16" A.F.F.		FLUORESCENT FIXTURE
	20"x30" SUPPLY AIR REGISTER	J	ELECTRICAL JUNCTION BOX
	24"x24" RETURN AIR	T	WALL MOUNTED THERMOSTAT
$	WALL MOUNTED SWITCH		FIRE ALARM STROBE w/ LENS 84" A.F.F.
OS	OCCUPANCY SENSOR		F/A HORN STROBE w/ LENS 84" A.F.F.
EEMAX	EEMAX WATER HEATER	PS	F/A PULL STATION @ 42" A.F.F.
SD	SMOKE DETECTOR	CO	CARBON MONOXIDE DETECTOR
HD	HEAT DETECTOR		F/A STROBE CEILING MOUNT
IC	INTERCOM SPEAKER		INTERCOM PUSH BUTTON

NOTE: FIRE ALARM STROBE MOUNTING HEIGHT IS TO THE BOTTOM OF THE LENS.
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ELECTRICAL PANEL 'A' SIZING

DESCRIPTION	
.0035 KW X 864 SF X 1.25	3.78
1 HVAC @ 10.9 KW	10.9
9 RECEPTS @ 180 VA / 1000	1.62
1 EEMAX W/H @ 3.5 KW	3.50
1 FANS @ .3 KW X 1.25	0.38

TOTAL 20.18 KW
/ 240 X 1000 = 84.08 AMPS
INSTALL 125 AMP PANEL 120 / 240 V 1Ø

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
2 & 4	HVAC	60A 2P	6-2
1	LIGHTING / FANS	20A 1P	12-2
3,5	RECEPTS	20A 1P	12-2
6	WATER HEATER	30A 1P	10-2

ALL PORTABLE APPLIANCES, INCLUDING W/H, TO HAVE HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.

DOOR SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
①	36x80	ST/ST EXTERIOR W/ 10"x44" V.B.	2	DBL 2x4	1	1	FL #: 14237-R6 / 1 OPT
		HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD					
②	36x80	ST/ST EXTERIOR RESTROOM	1	SGL 2x4	1	1	FL #: 14237-R6
		HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD					

WINDOW SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
Ⓐ	41x60	VS / BRONZE / WHITE / CLEAR	2	DBL 2x4	1	1	FL#: 14911-R13 (HVHZ)
		HARDWARE: LOCK SET					

CLEMONS, RUTHERFORD & ASSOC.
DBPR PLAN REVIEW
23055.21 June 11, 2024

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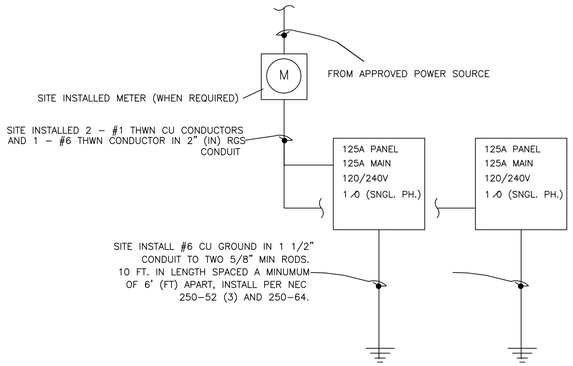
MODULAR STRUCTURE FOR:
MOBILE MODULAR
(ECO II - 24' x 36')

REVISION DATE:

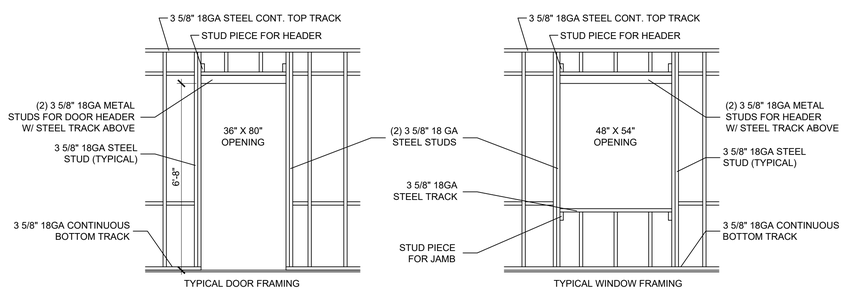
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DRAWN: L.L.R.
JOB: MPD-1624
SHEET NO. A1.4

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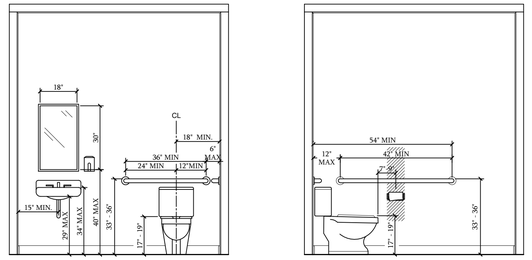
PRODUCT APPROVALS			
PRODUCT CATEGORY	SUB. CATEGORY	MANUFACTURER	STATE OF FLORIDA APPROVAL #:
DOORS	SWINGING EXTERIOR DOOR ASSEMBLY	FLEMING-BARON	FL#: 14237-R6
WINDOWS	SINGLE HUNG VERTICAL SLIDING	SILVER LINE BUILDING PRODUCTS CORP. CUSTOM WINDOWS SYSTEMS INC.	FL#: 14911.4 OR 14911.5 FL#: 4091.2
WALL OR ROOF	OPTION TYPE 1	KINGSPAN INSULATED PANELS, INC.	NOA #: 23-1024.07
WALL OR ROOF	OPTION TYPE 2	STRUCTALL BUILDING SYSTEMS, INC.	FL#: 15491-R6



ELECTRICAL RISER DIAGRAM
SCALE: NTS

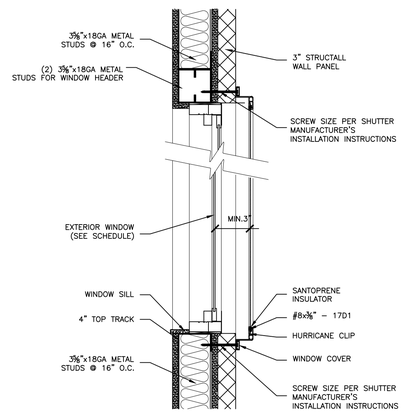


TYPICAL FRAMING DETAIL
SCALE: 3/8" = 1'-0"



TYPICAL ADA RESTROOM DIMENSIONS	
LAVORITORY CLEARANCE WIDTH - 30"	WATER CLOSET CLEARANCE WIDTH - 60"
LAVORITORY CLEARANCE LENGTH - 48"	WATER CLOSET CLEARANCE DEPTH - 56"
LAVORITORY CENTERLINE FROM SIDE WALL - 18"	WATER CLOSET CENTERLINE FROM SIDE WALL - 18"
TOP OF LAVORITORY HEIGHT - 34" MAX	WATER CLOSET SEAT HEIGHT - 17"-19"
BOTTOM OF LAVORITORY HEIGHT - 29" MAX	GRAB BAR HEIGHTS - 33"-36" (TO TOP)
MIRROR HEIGHT - 40" MAX (TO BOTTOM OF REFLECTIVE SURFACE)	REAR GRAB BAR LENGTH - 36" MIN
	REAR GRAB BAR TO CORNER - 12" MAX
DOOR CLEARANCE - 32" MIN. OPENING	SIDE GRAB BAR LENGTH - 42" MIN.
DOOR HANDLE HEIGHT - 34"-48"	SIDE GRAB BAR TO CORNER - 12" MAX
DISPENSER HEIGHT - 15"-48"	DISPENSER TO WATER CLOSET - 7"-9"

WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12			
	AGES 3 & 4	AGES 5 THRU 8	AGES 9 THRU 12
W/C CENTERLINE	12 INCHES	12 TO 15 INCHES	15 TO 18 INCHES
TOILET SEAT HEIGHT	11 TO 12 INCHES	12 TO 15 INCHES	15 TO 17 INCHES
GRAB BAR HEIGHT	18 TO 20 INCHES	20 TO 25 INCHES	25 TO 27 INCHES
DISPENSER HEIGHT	14 INCHES	14 TO 17 INCHES	17 TO 19 INCHES



IMPACT SHUTTER DETAIL
SCALE: 1-1/2" = 1'-0"

CLEMONS, RUTHERFORD & ASSOC.
DBPR PLAN REVIEW
23055.21 June 11, 2024

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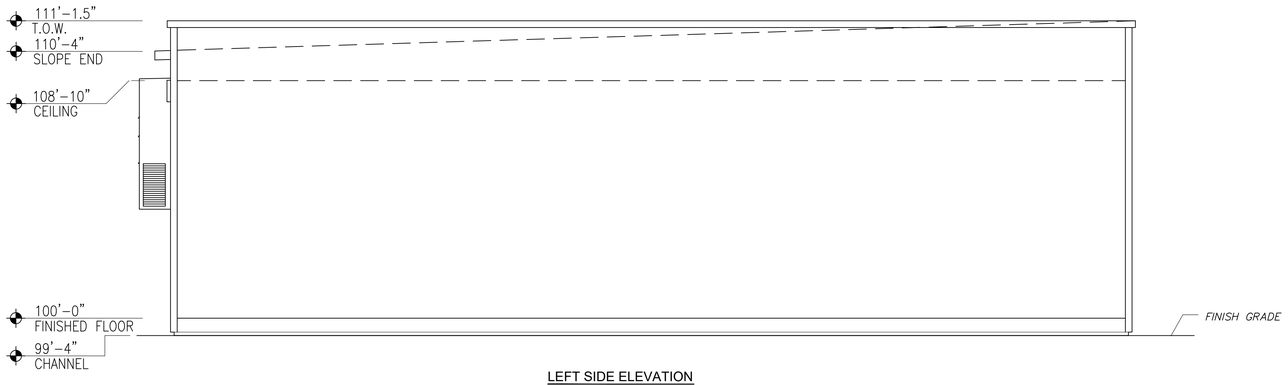
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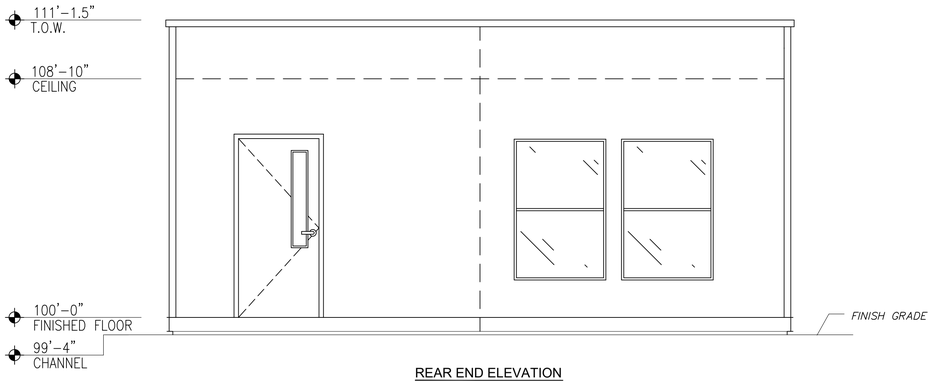
REVISION DATE:

DATE: 06-04-2024
DRAWN: L.L.R.
JOB: MPD-1624
SHEET NO. A1.5

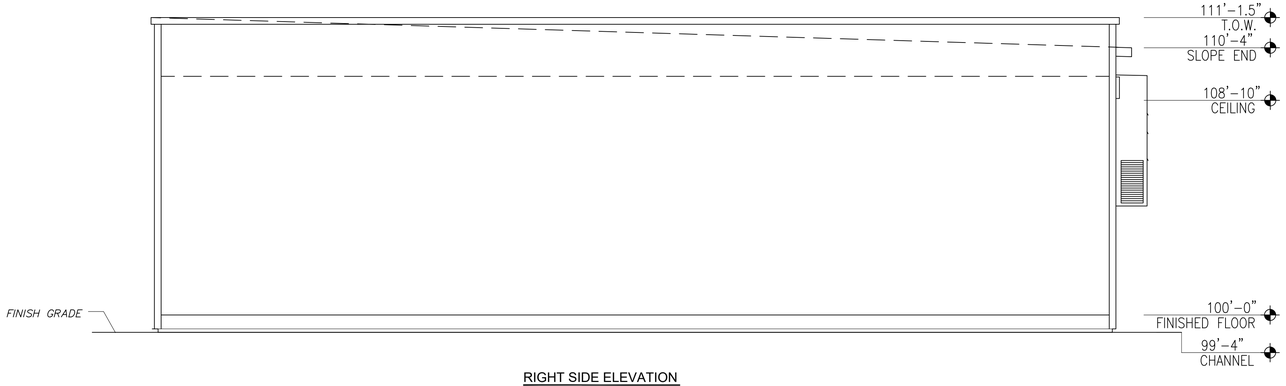
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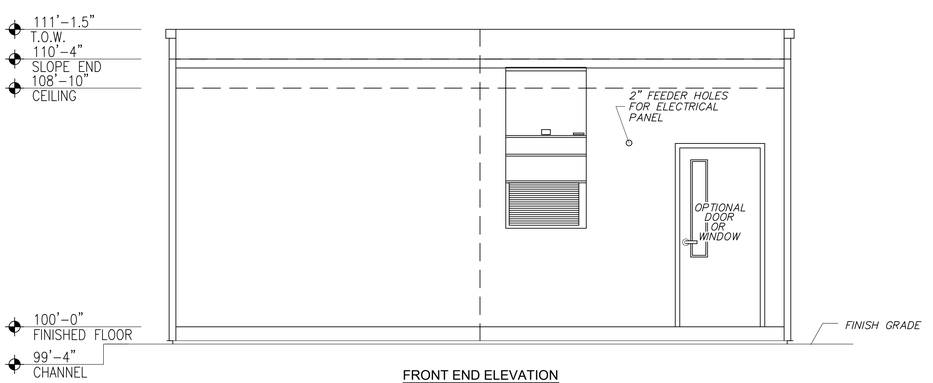
LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



REAR END ELEVATION
SCALE: 3/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



FRONT END ELEVATION
SCALE: 3/8" = 1'-0"

CLEMONS, RUTHERFORD & ASSOC.
DBPR PLAN REVIEW
23055.21 June 11, 2024

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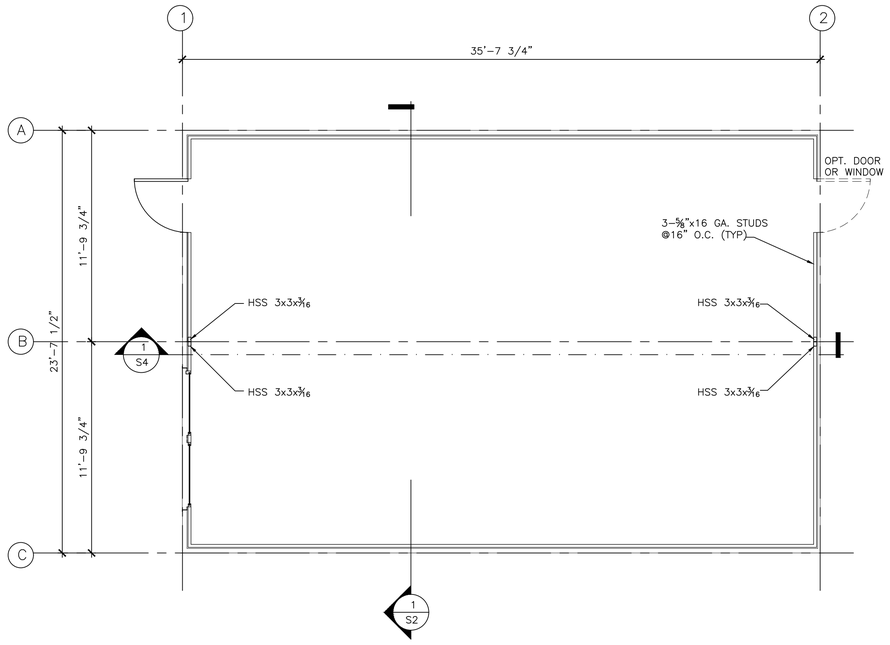
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MODULAR STRUCTURE FOR:
MOBILE MODULAR
(ECO II - 24' x 36')

REVISION DATE:

DATE: 06-04-2024
DRAWN: L.L.R.
JOB: MPD-1624
SHEET NO. A2

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FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

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MODULAR STRUCTURE FOR:

MOBILE MODULAR

(ECO II - 24' x 36')

REVISION DATE:

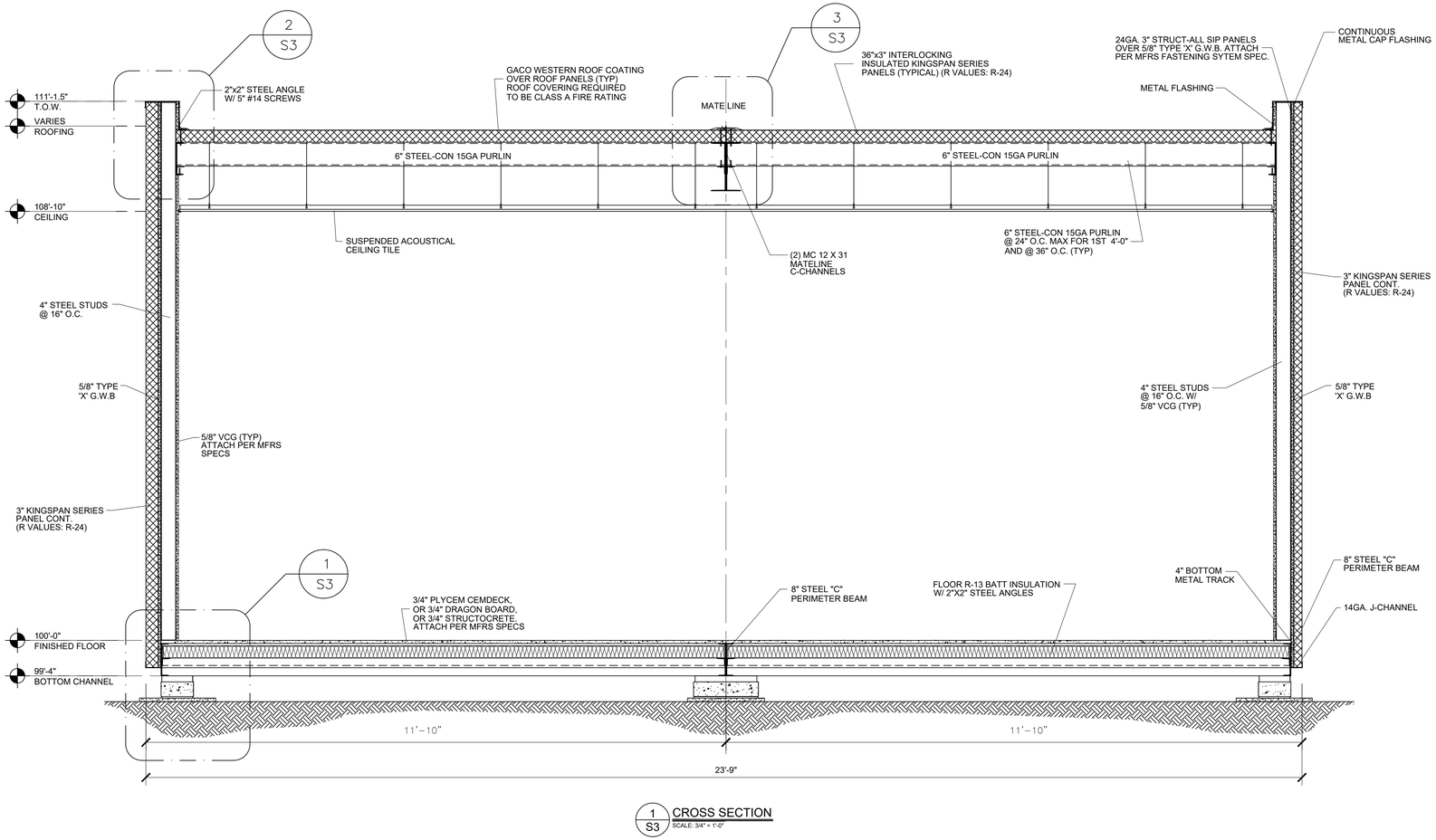
DATE: 06-04-2024

DRAWN: L.L.R.

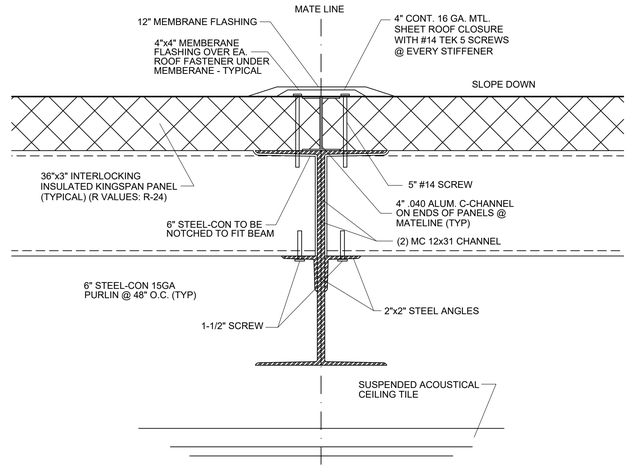
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SHEET NO. S1

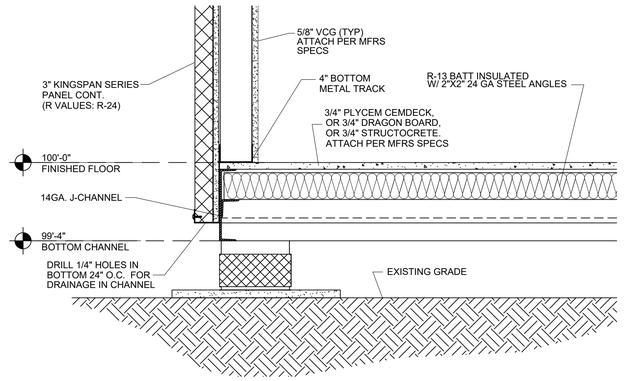
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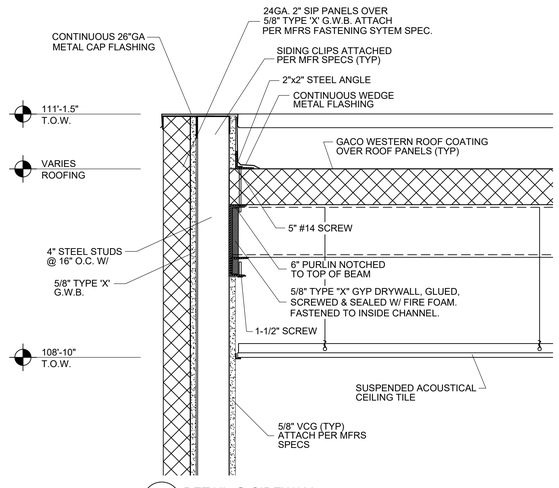
1 S3 CROSS SECTION
SCALE: 3/4" = 1'-0"



3 S3 DETAIL @ MATELINE
SCALE: N.T.S.



1 S3 DETAIL @ SIDEWALL
SCALE: N.T.S



2 S3 DETAIL @ SIDEWALL
SCALE: N.T.S

INTERIOR FINISH MATERIAL

CEILING:	T-GRID INSTALLED PER MANUFACTURER'S SPECIFICATIONS
WALL:	5/8" VINYL COVERED GYPSUM WALLBOARD; INSTALLED PER MANUFACTURERS SPECIFICATIONS.
FLOOR:	VINYL FLOORING IN BATHROOM AND WET AREAS. FLOOR IN ALL OTHER AREAS TO BE CARPET OR VCT.

EXTERIOR FINISH MATERIAL

ROOF:	3" KINGSPAN SERIES PANEL W. GACO ROOFING. ATTACH PER MANUFACTURE'S SPECIFICATIONS.
WALL:	3" KINGSPAN SERIES PANEL OVER METAL FRAMING. ATTACH PER MANUFACTURERS SPECIFICATIONS.
NOTE:	ALL ROOF COVERINGS SHALL MEET CLASS 'A' OR BETTER REQ. ROOFING AND SIDING MATERIALS AND THERE FASTENINGS SHALL BE DESIGNED AND INSTALLED SO AS TO RESIST THE COMPONENT WIND LOAD SHOWN ON THE COVER SHEET. WALL FINISH SHALL BE INSTALLED OVER APPROVED MOISTURE PROTECTION AND BRACING MATERIAL. MOISTURE PROTECTION BEHIND WALL COVERING SHALL BE AS REQUIRED BY EXTERIOR WALL FINISH MANUFACTURER'S SPECIFICATIONS, BUT NOT LESS THAN ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT ATTACHED IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER RESISTIVE BARRIER BEHIND THE EXTERIOR WALL FINISH.

GENERAL CROSS - SECTION NOTES:

1. UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
2. ALL LAG SCREWS MUST COMPLY WITH ANSI / ASME B18.2.1 Fyb = 60 K.S.I. MIN.
3. TRUSS BOTTOM CHORDS MUST BE BRACED IN ACCORDANCE WITH SPECIALTY ENGINEERS DESIGN DRAWINGS.

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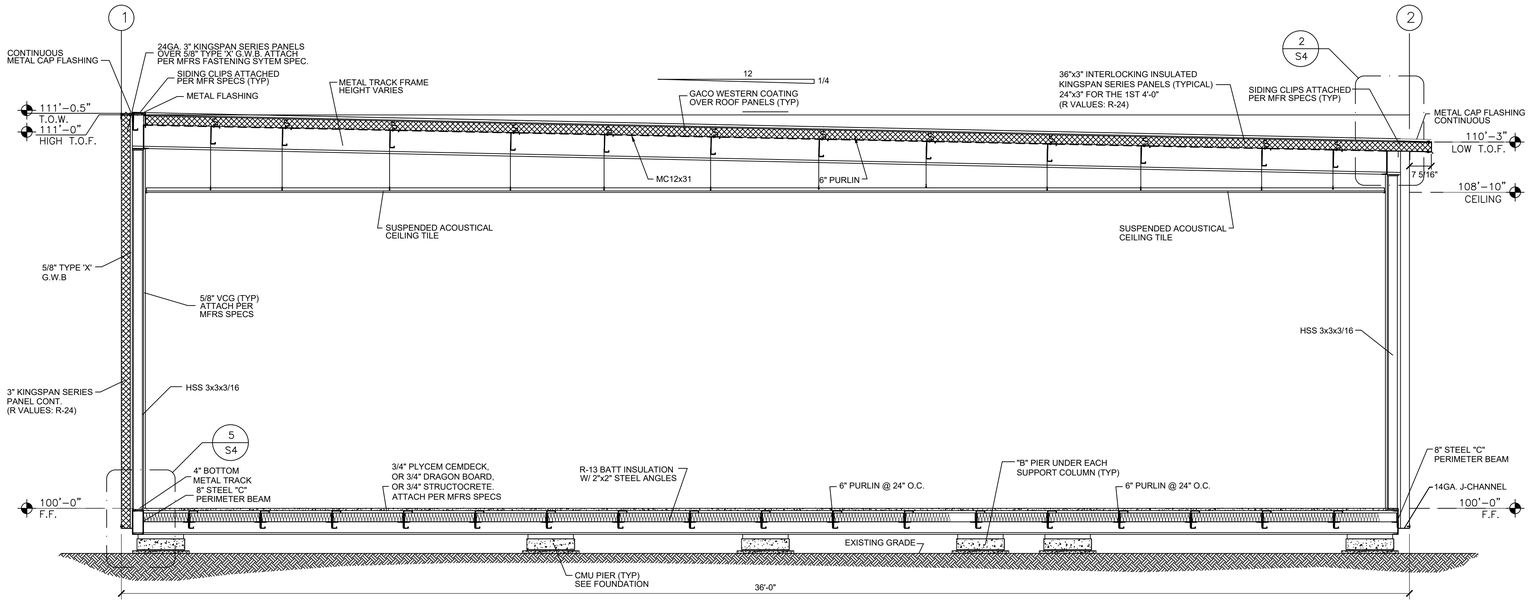
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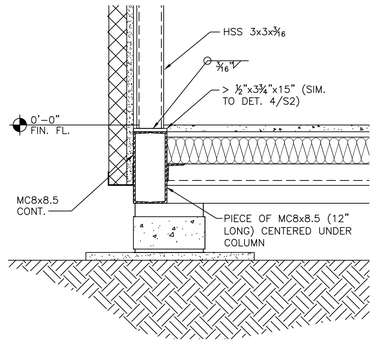
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MODULAR STRUCTURE FOR:
MOBILE MODULAR
(ECO II - 24' x 36')

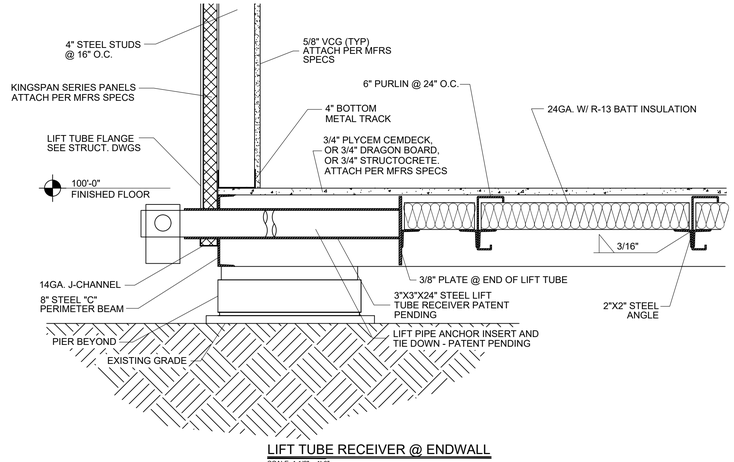
DATE: 06-04-2024
DRAWN: L.L.R.
JOB: MPD-1624
SHEET NO. S2



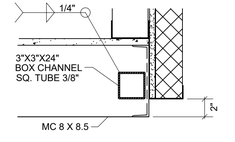
1 S4 SIDE CROSS SECTION
SCALE: 1/2" = 1'-0"



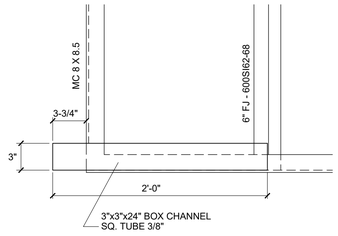
5 S4 SECTION @ LOWER FRONT WALL
SCALE: 1-1/2" = 1'-0"



LIFT TUBE RECEIVER @ ENDWALL
SCALE: 1 1/2" = 1'-0"



LIFT TUBE RECEIVER FRONT VIEW
SCALE: 1 1/2" = 1'-0"



LIFT TUBE RECEIVER TOP VIEW
SCALE: 1 1/2" = 1'-0"

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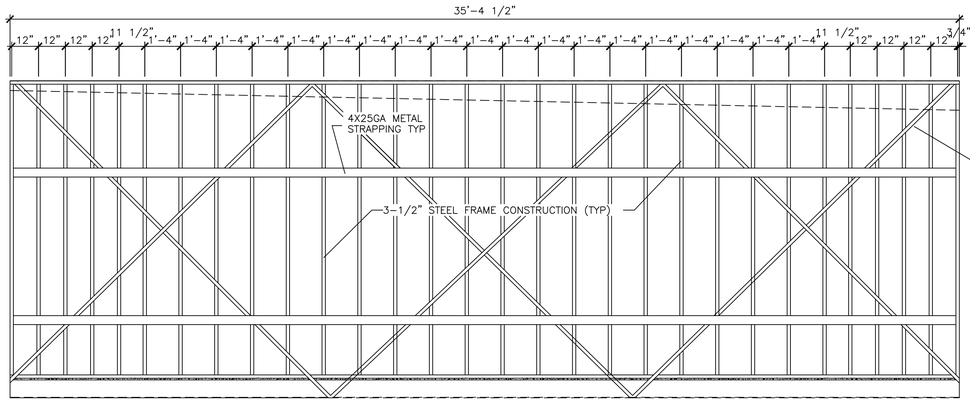
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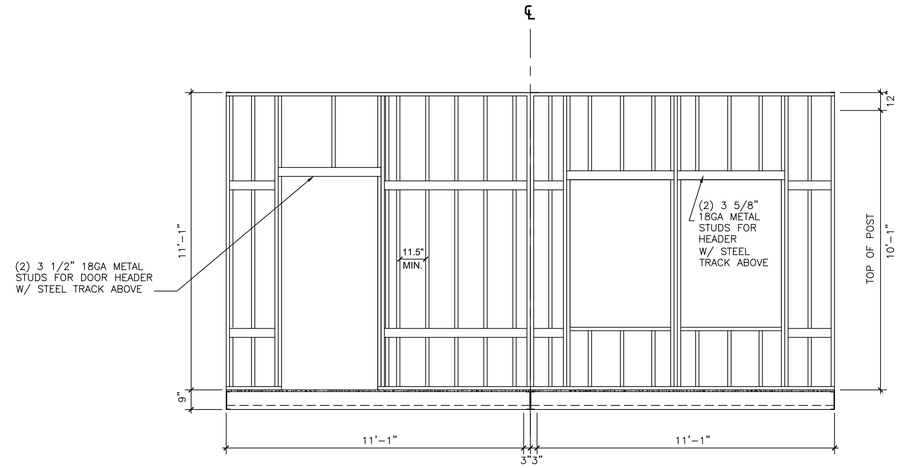
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MOBILE MODULAR
(ECO II - 24' x 36')

DATE: 06-04-2024
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JOB: MPD-1624
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SIDEWALL FRAMING ELEVATION
SCALE: 3/8" = 1'-0"



FRONT WALL FRAMING ELEVATION
SCALE: 3/8" = 1'-0"

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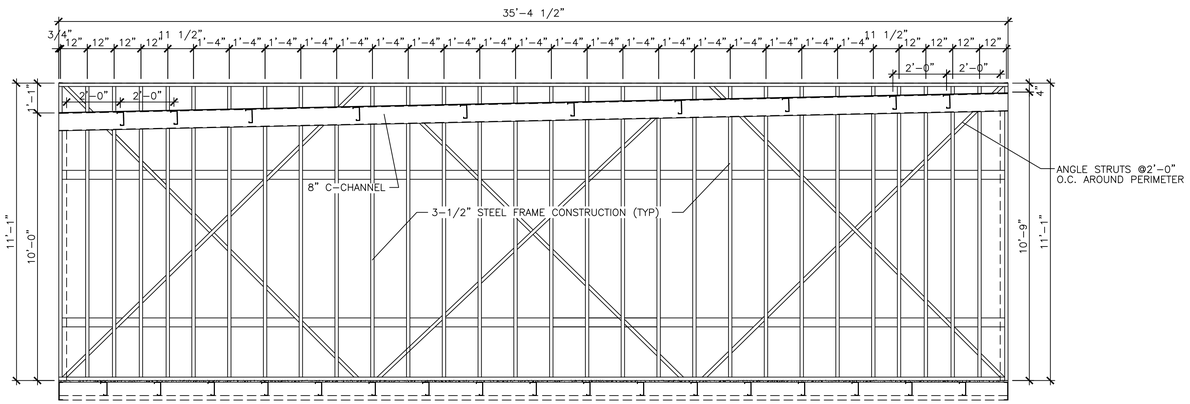
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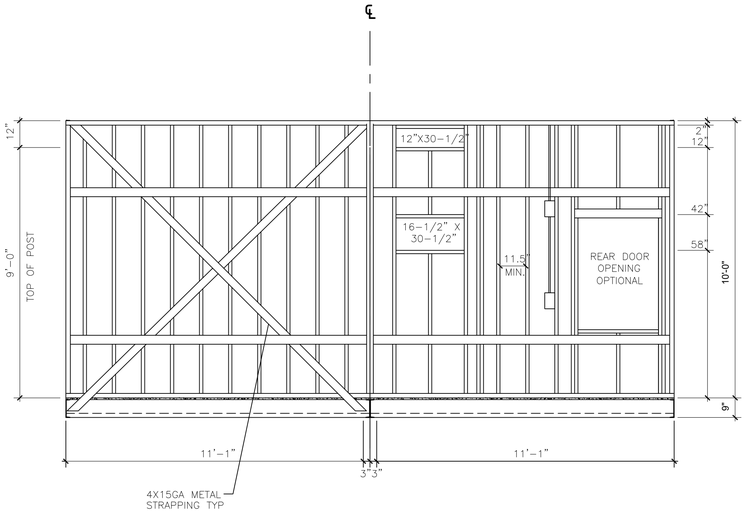
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MODULAR STRUCTURE FOR:
MOBILE MODULAR
(ECO II - 24' x 36')

DATE: 06-04-2024
DRAWN: L.L.R.
JOB: MPD-1624
SHEET NO. S4



SIDE WALL INTERIOR FRAMING ELEVATION
SCALE: 3/8" = 1'-0"



HVAC END WALL FRAMING ELEVATION
SCALE: 3/8" = 1'-0"

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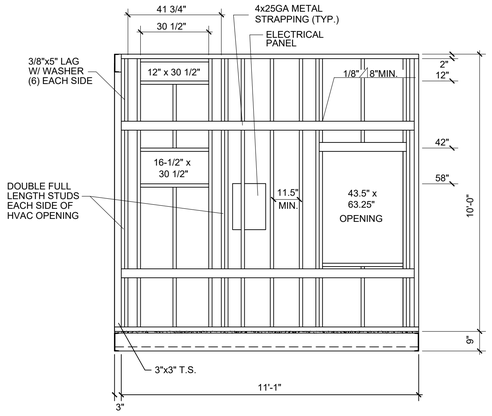
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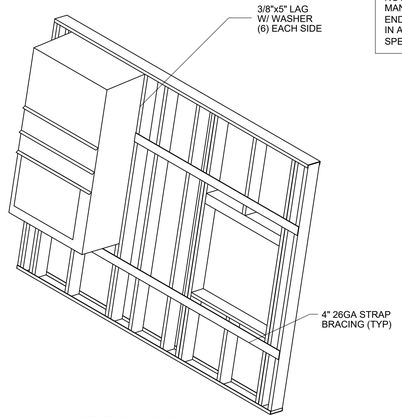
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MODULAR STRUCTURE FOR:
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(ECO II - 24' x 36')

DATE: 06-04-2024
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JOB: MPD-1624
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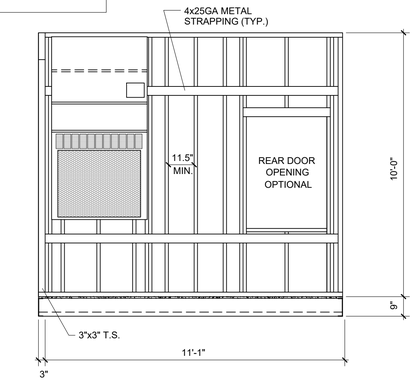


ENDWALL-HVAC
SCALE: 3/8" = 1'-0"

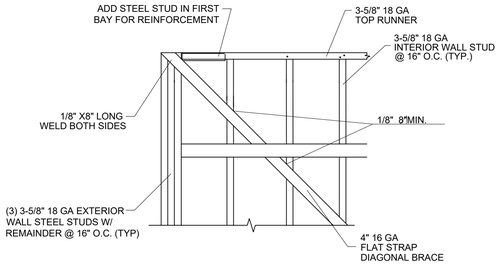


ENDWALL ISO
SCALE: 3/8" = 1'-0"

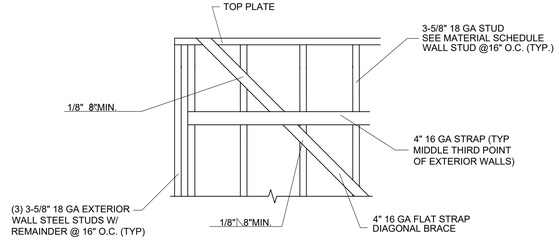
NOTE: ATTACH HVAC UNIT PER MANUFACTURES SPECIFICATIONS. ENDWALL FRAMING TO BE FABRICATED IN ACCORDANCE WITH HVAC UNIT SPECIFICATIONS.



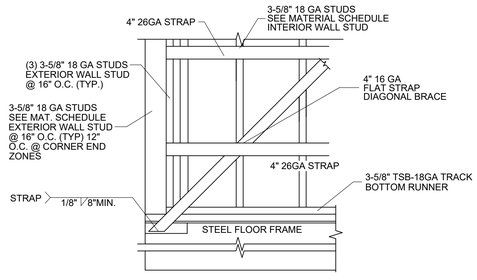
ENDWALL-HVAC
SCALE: 3/8" = 1'-0"



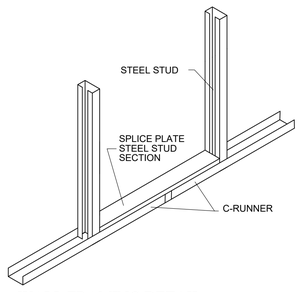
X-BRACING TO TOP OF SIDEWALL
SCALE: NTS



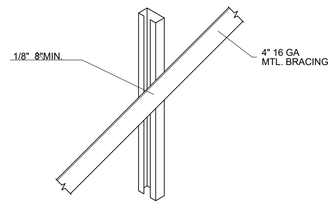
X-BRACING TO TOP OF ENDWALL
SCALE: NTS



X-BRACING TO FLOOR FRAMING
SCALE: NTS



WALL FRAMING DETAIL
SCALE: NTS



DIAGONAL BRACING DETAIL
SCALE: NTS

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MODULAR STRUCTURE FOR:
MOBILE MODULAR
(ECO II - 24' x 36')

DATE: 06-04-2024
DRAWN: L.L.R.
JOB: MPD-1624
SHEET NO. S6



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SENGA ARCHITECTURE LLC

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MODULAR ART BUILDING

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ARCHITECT

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2535
PROJECT NO

1/8/26
DATE

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COLORED SITE PLAN

A100



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ENLARGED COLORED SITE PLAN

A101



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MODULAR ART BUILDING

5200 JOHNSON ST HOLLYWOOD FLORIDA 33021 USA

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1/8/26
DATE

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CONTEXT ELEVATION

A200



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MASSING STUDY

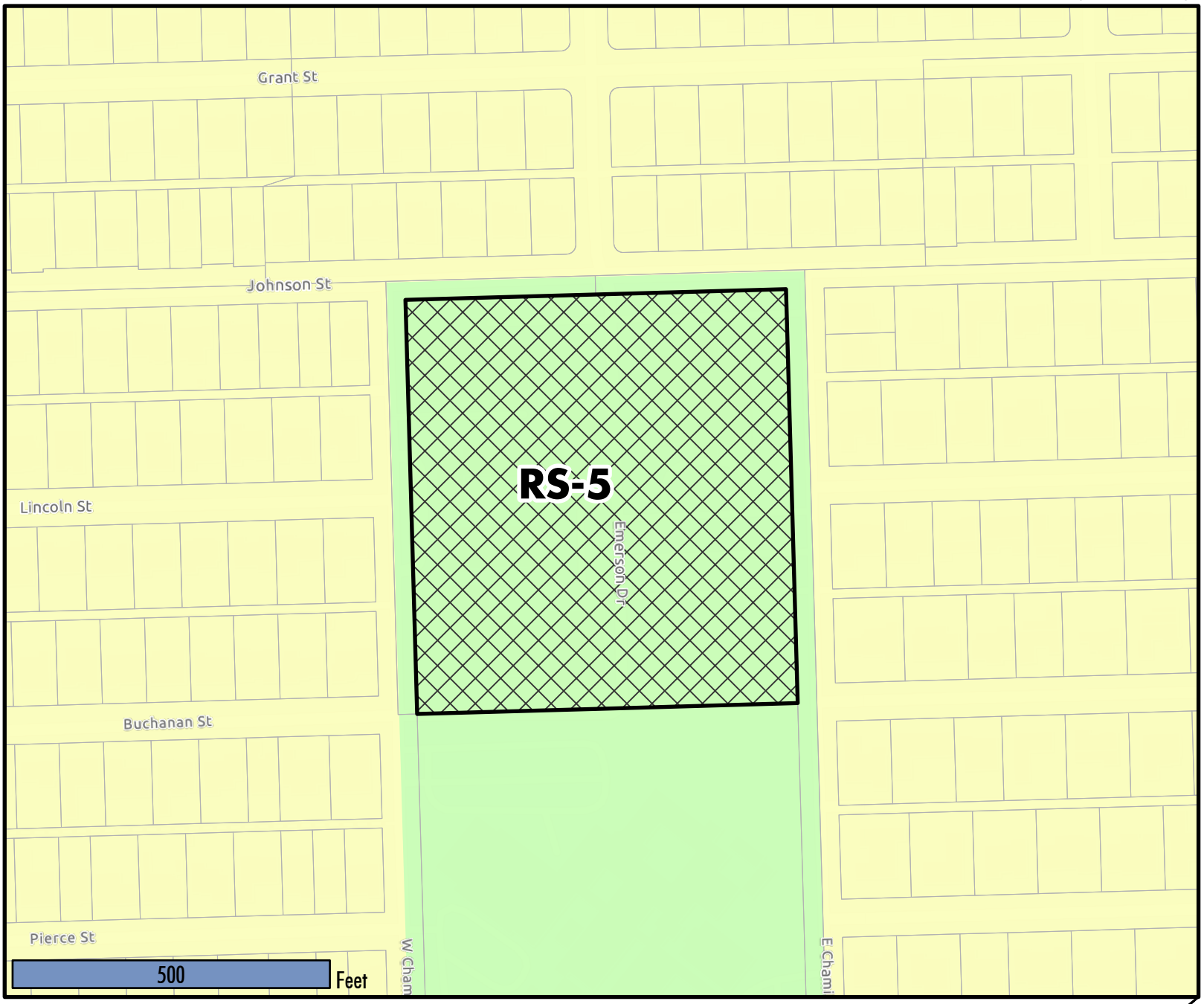
A600

26-S-13

5220 Johnson St.

folio(s): 514207064660

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

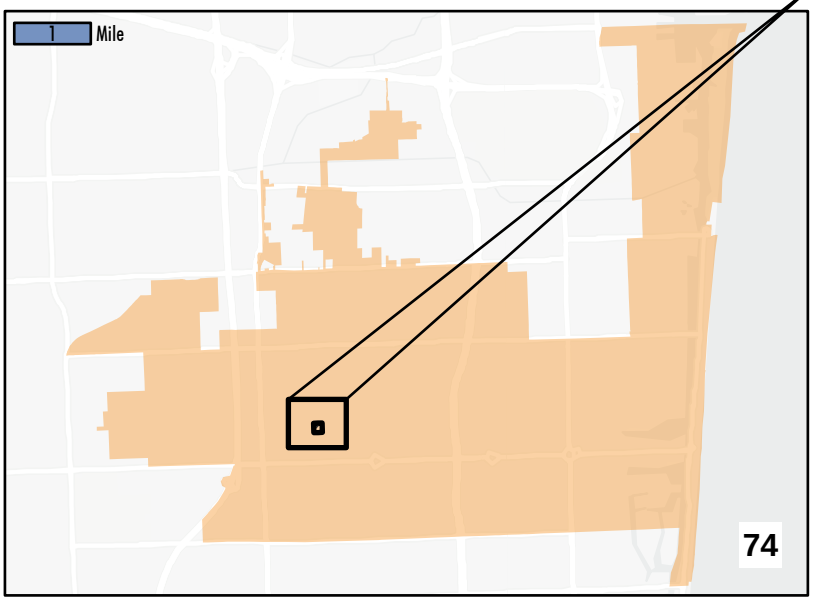


LEGEND

LAND USE

- LOW (5) RESIDENTIAL
- COMMUNITY FACILITY

- ZONING
- PARCELS
- SUBJECT SITE



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 2.2026_0414

Agenda Date:	4/14/2026
To:	Planning and Development Board
Title:	FILE NO.: 26-F-07 APPLICANT: Gramanzini Beach Props III LLC LOCATION: 1402 North Surf Road REQUEST: To allocate one (1) Flexibility Unit from the City's Unified Flexibility Zone for the property located at 1402 North Surf Road within the Broadwalk Historic District Commercial (BWK-25 -HD-C) zoning district.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: April 14, 2026 **FILE:** 26-F-07

TO: Planning and Development Board

VIA: Cameron Palmer, Assistant Director/ Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: Request to allocate one (1) Flexibility Unit from the City's Unified Flexibility Zone for the property located at 1402 North Surf Road within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district.

REQUEST

To allocate one (1) Flexibility Unit from the City's Unified Flexibility Zone for the property located at 1402 North Surf Road within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district.

STAFF RECOMMENDATION

Determination: Staff defers to the Planning and Development Board, acting as the Local Planning Agency, regarding the recommendation to the City Commission.

BACKGROUND

The subject property, located at 1402 North Surf Road, currently consists of an existing three-story commercial building totaling approximately 7,217 square feet. The property is within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district and has a General Business (GB) land use designation. It is also located within the Hollywood Beach Historic Overlay District and the Hollywood Beach Community Redevelopment Area (CRA).

On March 12, 2015, both the Planning and Development Board and the Historic Preservation Board at a Joint Meeting granted with conditions, Variances, Certificate of Appropriateness for Design, and Site Plan Approval via Resolution No. 09-DPV-39b (Attachment D) for the existing commercial building, and construction was completed in 2022.

The City of Hollywood's Comprehensive Plan permits residential uses on lands designated General Business when they are located within the same structure as commercial uses, provided the residential floor area does not exceed 50 percent of the total building floor area. The proposed residential unit is

approximately 2,247 square feet, which is less than 50 percent of the total floor area of the existing commercial building.

REQUEST

The Applicant is requesting a recommendation of approval to City Commission from the Planning and Development Board, acting as the Local Planning Agency, to allow the allocation of one (1) flexibility unit from the City's Unified Flexibility Zone (Attachment C) to permit residential use on the third floor of an existing commercial structure. "Flexibility Zones" were originally established by the Broward County Land Use Plan in 1977 to provide municipalities with the ability to adjust land uses at the local level without requiring direct County approval. This program is intended to support efficient municipal planning and responsiveness to local context.

In May 2023, the Broward County Planning Council formally approved the City's request to consolidate its seventeen preexisting flexibility zones into a single Unified Flexibility Zone. The City's Unified Flexibility Zone boundaries align with the municipal boundaries and eligible lands are those designated as "Residential" or "Commerce" within the BrowardNext Future Land Use Plan. At this time, the site has a Broward County land use designation of Commerce and the City of Hollywood has 3,886 flexibility units available in its Unified Flexibility Zone.

Pursuant to Section 5.3. (D) of the City's Zoning and Land Development Regulations, the Planning and Development Board, acting as the Local Planning Agency, is designated to make recommendations to the City Commission on matters including but not limited to Flexibility Unit petitions.

SITE INFORMATION

Owner/Applicant:	Gramanzini Beach Props III LLC
Address/Location:	1402 North Surf Road
Net Area of Property:	6,628 sq. ft. (0.15 acres)
Land Use:	General Business (GBUS)
Zoning:	Broadwalk Historic District Commercial (BWK-25-HD-C)
Existing Use of Land:	Commercial

ADJACENT LAND USE

North:	General Business (GBUS)
South:	General Business (GBUS)
East:	Open Space and Recreation (OSR)
West:	General Business (GBUS)

ADJACENT ZONING

North:	Broadwalk Historic District Commercial (BWK-25-HD-C)
South:	Broadwalk Historic District Commercial (BWK-25-HD-C)
East:	Broadwalk
West:	Beach Resort Commercial District (BRT-25-C)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The request is partially consistent with the Comprehensive Plan, based upon the following:

Land Use Element:

Permitted Uses in Areas Designated General Business*:* (9) Residential uses are permitted in areas designated for general business in the following specific instances: a) Only in the same structure as a commercial use provided that the residential floor area does not exceed 50% of the total floor area of the building, and the flexibility and reserve units are available.

Goal: Promote a distribution of land uses that will enhance and improve residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.

Policy 6.3: Maintain the Zoning and Development Regulations that implement standards for different intensities and land use and residential densities as stated in the Future Land Use Categories of the *Land Use Element.*

Coastal Element:

Goal 2: To enhance and improve the Business Resort, Residential and Natural Coastal Community.

Objective 2: Reduce exposure of human life and public and private property to natural hazards in a post-disaster redevelopment plan.

CONSISTENCY WITH THE HOLLYWOOD BEACH CRA MASTER PLAN

The request is partially consistent with the Hollywood Beach CRA Master Plan, based upon the following:

Strategy 1.1., Action Item 1: Facilitate renovation of existing historic structures along the Broadwalk: "The City should encourage renovation by simplifying the approval process."

Strategy 1.3., Action Item 1: The following zoning district is proposed to reflect the underlying land use designation and to define the character of future development on Hollywood Beach: "Broadwalk Historic District – BWK-25-HD-C: applicable to all developments within the boundaries with frontage on the beach front and Surf Road, with varying criteria established for properties north of Tyler Street and south of Harrison Street. Residential uses shall not be permitted within this zoning district.

ANALYSIS

The request is to allocate one (1) Flexibility Unit to allow for a residential use within an existing three-story commercial building. The property has a General Business (GB) future land use designation, which allows residential uses within the same structure as a commercial use provided the residential floor area does not exceed 50 percent of the total building floor area and Flexibility Units are available. The request is consistent with these criteria.

Comprehensive Plan policies for the Central Beach area prioritize commercial and seasonal activity while discouraging increases in permanent residential units. In alignment with this direction, the Hollywood Beach CRA Master Plan supports the rehabilitation of existing historic structures but does not contemplate residential uses within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district. Consistent with that intent, the zoning district does not include parking standards for residential uses, as such uses were not anticipated at the time of its adoption. By comparison, applying the parking requirements from the Broadwalk Historic District Residential (BWK-25-HD-R) district would result in a requirement of one parking space for the proposed residential use. The site, as currently configured, does not provide any parking. Accordingly, the request raises competing policy considerations.

The City has previously approved requests to legalize existing legal nonconforming residential units on Hollywood Beach through the allocation of Flexibility Units. However, those approvals have occurred under different circumstances and site-specific contexts.

Based on the mixed policy considerations, staff defers to the Planning and Development Board, acting as the Local Planning Agency, regarding whether to recommend approval of the request to the City Commission.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Location Map
Attachment C: Unified Flexibility Zone Table
Attachment D: Resolution No. 09-DPV-39b

ATTACHMENT “A”

APPLICATION PACKAGE

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

GENERAL APPLICATION

Application Date: _____

Development Services Hub - Second Floor Library

City Hall Circle
2600 Hollywood Blvd,
Hollywood, FL 33020

(954) 921-3471, Option 2

development@hollywoodfl.org

Submission Requirements:

Stage 1:

- One set of signed and sealed plans *via Engineer or Architect*
- One professional land survey
- Completed Application

All to be submitted as one, electronic *combined* PDF

After contacted by Planning:

Stage 2:

- Application fee *as calculated by your assigned planner*
- Completed, checked Submittal Checklist for Boards
- Completed Submittal Packet for Boards

Note:

- This application must be completed in full and submitted with all documents in the above phases to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application. *click here for checklists and submittal guidelines*
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

*use N/A for Not Applicable fields

APPLICATION TYPE (check all that apply)

- ☐ Pre-application Consultation (PAC)
- ☐ Development Review Committee
- ☑ Planning and Development Board
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- ☑ City Commission
- ☐ Public Art Review Committee
- ☐ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 402 N SURF RD. HOLLYWOOD FL 33019
Lot(s): #3 Block(s): 3 Subdivision: HWD. BEACH 1ST ADD.
Folio Number(s): 5142 12 01 0612
Existing Property Use: SUITE # of Units & Square Footage (1) 2247 SQ. FT.
Is the request a result of a violation notice? ☐ Yes ☒ No *If yes, attach a copy of the violation.*
Has this property been presented to the City before? If yes, please provide the previous File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request:
TO LEGALIZE THE 3RD FLOOR UNIT INTO A "FLEX UNIT"

Phased Project: ☐ Yes ☒ No Number of Phases 0

Project	Proposal
Project Name (if applicable)	FLEX UNIT
Developer Name (if applicable)	ANGELO GRAMANZINI
# of Units/Rooms	# Units 1 # Rooms 2
Proposed Non-Residential Uses	2247 _____ sqft
Open Space (% and Square Footage)	Required % 0 Area 0 sqft
Parking (# of spaces)	# Spaces 0
Height (# of stories)	# Stories 3 Total Height (feet) 40'-2"
Gross Floor Area (Square Footage)	2247 sqft
Projected Valuation	$ 0 EXISTING
Estimated Start and Completion Dates	Start _____ Completion EXISTING

CONTACT INFORMATION

Name of Current Property Owner: ANGELO GRAMANZINI
Address of Current Property Owner: 11700 NW 11TH ST. PLANTATION FL 33323
Email Address: ANGINVEST2024@GMAIL.COM Telephone Number: _____

If different from Property Owner:

Name of Applicant: _____ ☐ Consultant ☐ Representative ☐ Tenant
Address of Applicant: _____
Email Address: _____ Telephone Number: _____
Alternative Email Address: _____

Noticing Agent: CUTRO & ASSOC.
Email Address: CUTRO&PLANNING@YAHOO.COM

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

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 at the Development Services Hub or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Planning and Urban Design Division and Development Services Department. The owner(s) will photograph the sign the day of posting and submit photographs to the Planning and Urban Design Division and Development Services Department 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 of Hollywood'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 of Hollywood and are not returnable.

Signature of Current Owner: Angelo Giannini Date: 2/8/26

Print Name: Angelo Giannini

Signature of Consultant/Representative: _____ Date: _____

Print Name: _____

Signature of Tenant: _____ Date: _____

Print Name: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me 2026
this 8 day of February

Notary Public State of Florida

MARIA AUGELLO
MY COMMISSION # HH256467
EXPIRES: April 24, 2026

Angelo Giannini
Signature of Current Owner

Angelo Giannini
Print Name

My Commission Expires: 4/24/26 Personally known to me; OR Produced Identification FL DL

'GRAMANZINI'
PROPOSED THIRD FLOOR "FLEX UNIT"

@ 1402 NORTH SURF ROAD
HOLLYWOOD, FLORIDA 33019

PROJECT TEAM:

PROPERTY OWNER:
ANGELO GRAMANZINI
11700 N.W. 11th STREET
PLANTATION, FLORIDA 33323
P 954.483.5103
ANGELOGRAM@COMCAST.NET

ARCHITECT:
JOSEPH B. KALLER
& ASSOCIATES P.A.
(C) JOSEPH B. KALLER
2417 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33020
P 954.920.5746
F 954.926.2841
JOSEPH@KALLERARCHITECTS.COM

PROJECT INFORMATION:

ADDRESS:
1402 NORTH SURF ROAD
HOLLYWOOD, FLORIDA 33019

PROPERTY OWNER:
ANGELO GRAMANZINI

FOLIO NUMBER:
5142 12 01 0612

LEGAL DESCRIPTION:
LOT 3 & 4, BLOCK 3, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BUILDING CODES:
BUILDING CODES:
FLORIDA BUILDING CODE, 2023 8TH EDITION
NFPA 101 LIFE SAFETY CODE, 2021 EDITION
NFPA 1 FLORIDA FIRE PREVENTION CODE 8TH EITION
NFPA 1 and 101, 2021 EDITION

THIS IS TO COMPLY WITH VIOLATION #V25-22935
3RD FLOOR CONVERTED INTO A LIVING SPACE (FLEX UNIT)

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

PERMIT USE:
CONDITIONAL USE PERMIT

BUILDING INFORMATION:	PROVISION:	
1. ZONING:	BUK-25-HD-C (BROADWALK HISTORIC DISTRICT COMMERCIAL)	
2. CURRENT LAND USE:	GENERAL BUSINESS	
3. FLOOD ZONE:	VE-12.5113-0317-G BASE FLOOD ELEVATION - 11 (NAVD)	
4. EXISTING USE:	STAGING SUITE (STORAGE GROUP S-2)	
5. PROPOSED USE:	"FLEX UNIT"	
6. TYPE OF CONSTRUCTION:	TYPE III-B (SPRINKLERED)	
7. LEVEL OF ALTERATION	ALTERATION 2 (EXISTING)	
8. EXISTING BUILDING HEIGHT	37'-0" (3 STORIES)	
9. EXISTING BUILDING AREAS:		
FIRST FLOOR:	2,385	sq.ft.
SECOND FLOOR:	2,585	sq.ft.
THIRD FLOOR:	2,247	sq.ft.
TOTAL:	7,217	sq.ft.

10. EXISTING AUTO. FIRE SPRINKLER SYSTEM.

11. EXISTING FIRE ALARM SYSTEM.

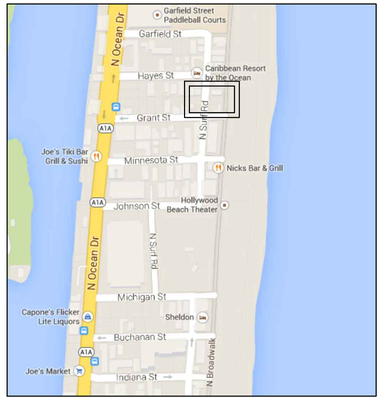
DRAWING INDEX:

ARCHITECTURAL:

T-00	TITLE SHEET & PROJECT INFORMATION
	SURVEY
A-1.0	EXISTING THIRD FLOOR WITH SITE PLAN
A-2.0	EXISTING THIRD FLOOR PLAN
A-3.0	EXISTING ELEVATIONS (EAST and WEST)
A-4.0	EXISTING ELEVATIONS (NORTH and SOUTH)
A-5.0	EXISTING COLOR ELEVATIONS
	CRITERIA STATEMENT



MAP VIEW:



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
3RD FLOOR TO "FLEX UNIT"
GRAMANZINI'S PLACE AT
1402 N. SURF ROAD
FLORIDA 33019

SHEET TITLE
BUILDING INFO
PROJECT INFORMATION
DRAWING INDEX

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

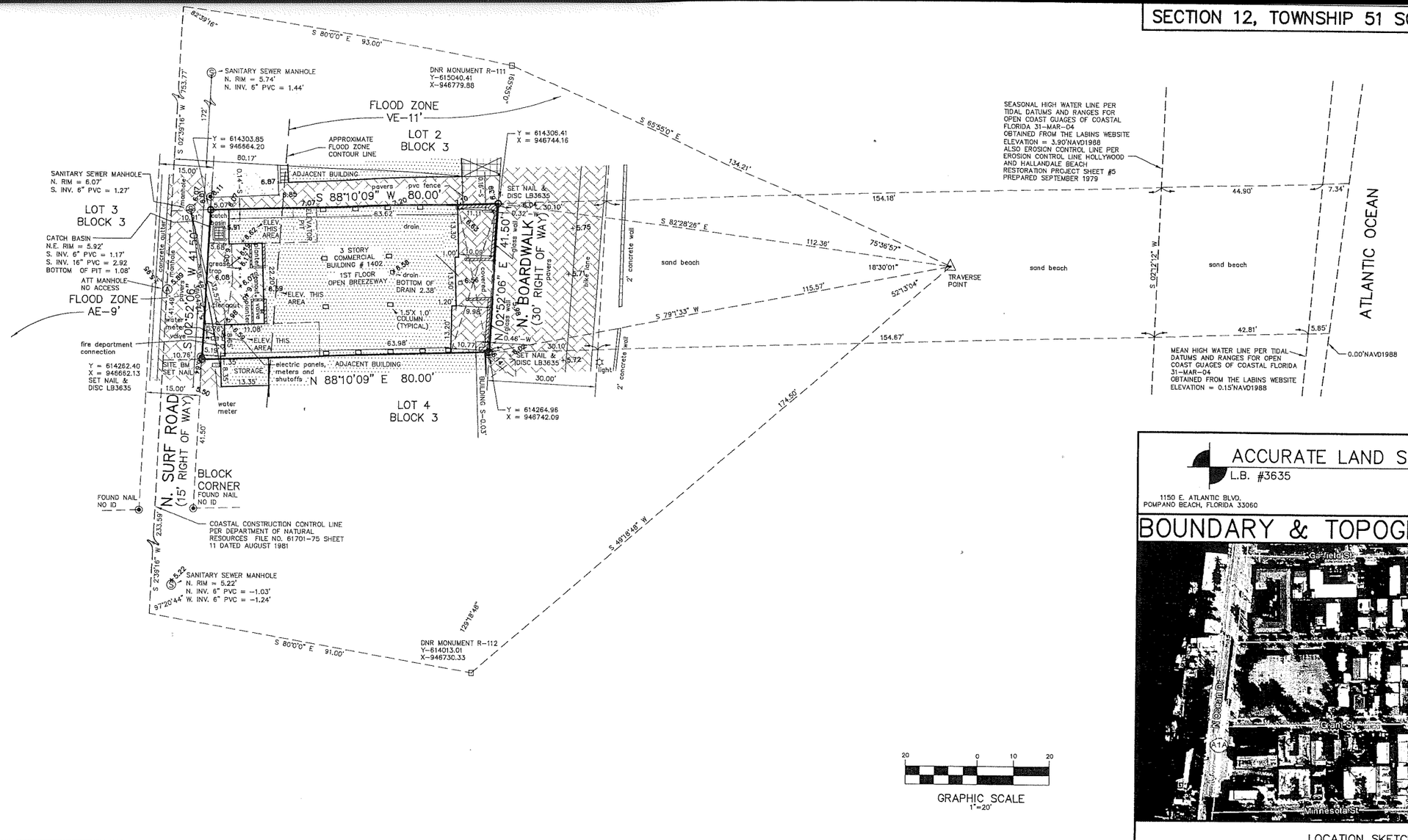
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PROJECT No.:	22187
DATE:	11.28.22
DRAWN BY:	RG
CHECKED BY:	JBK

SHEET
T-00

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SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST



SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	×7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

⋈	VALVE	⊡	UTILITY BOX		PARKING STRIPE
Ⓢ	MANHOLE		HYDRANT		OVERHEAD UTILITY LINES
⊞	BASIN		UTILITY POLE		6' CONCRETE WALL
Ⓦ	WELL	⊠	VAULT		COVERED AREA
▭	WATER METER	☼	LIGHT		CONCRETE
◉	MONITERING WELL	•	BOLLARD		BRICK PAVERS
O	PROPERTY CORNER	ac	AIR CONDITIONER		TILE
					ASPHALT

STREET ADDRESS:

1402 N. Surf Road, Hollywood, Florida

LEGAL DESCRIPTION:

Lot 3 Block 3, HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of South 02°39'16" West along the Coastal Construction Control Line per Department of Natural Resources File No. 61701-75 Sheet 11 Dated August 1981.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.

FLOOD INFORMATION:

Community name and number: Hollywood 125113
Map and panel number: 12011C0588H
Panel date: 08-18-14
Index date: 08-18-14
Flood zone: "VE"
Base flood elevation: 11'NAVD1988

BENCHMARK INFORMATION:

Department of Natural Resources Monument R-109
Elevation = 7.78'NAVD1988

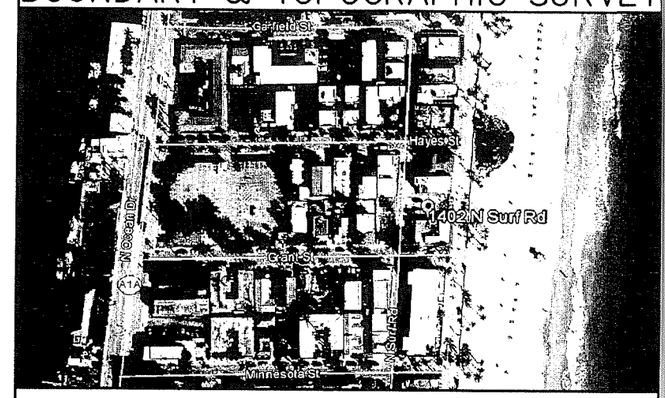
Department of Natural Resources Monument R-110
Elevation = 7.57'NAVD1988

CERTIFY TO:

Angelo Gramanzini Revocable Trust

ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441
FAX. (954) 782-1442

BOUNDARY & TOPOGRAPHIC SURVEY



LOCATION SKETCH NOT TO SCALE

DATE OF FIELD SURVEY: 11-01-16	DRAWN BY: MLW	
FIELD BOOK: 16-3790	CHECKED BY: MLW	
REVISIONS	DATE	BY
ADD ADDITIONAL TIES TO MANHOLE	05-24-2021	MLW
ADDITIONAL LOCATIONS ON WEST SIDE	05-12-2021	MLW
INVERT ON INSIDE DRAIN 21-0764	04-20-2021	MLW
ADD INVERTS 21-0277	02-08-2021	MLW
UPDATE SURVEY (FINAL) 19-1653	06-28-19	AL/RLT
UPDATE SURVEY CORNER & COLUMN LOCATIONS 18-0947	04-03-18	MLW
S/O PILES 17-2941	09-28-17	MLW

CERTIFICATION:
This is to certify that this sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

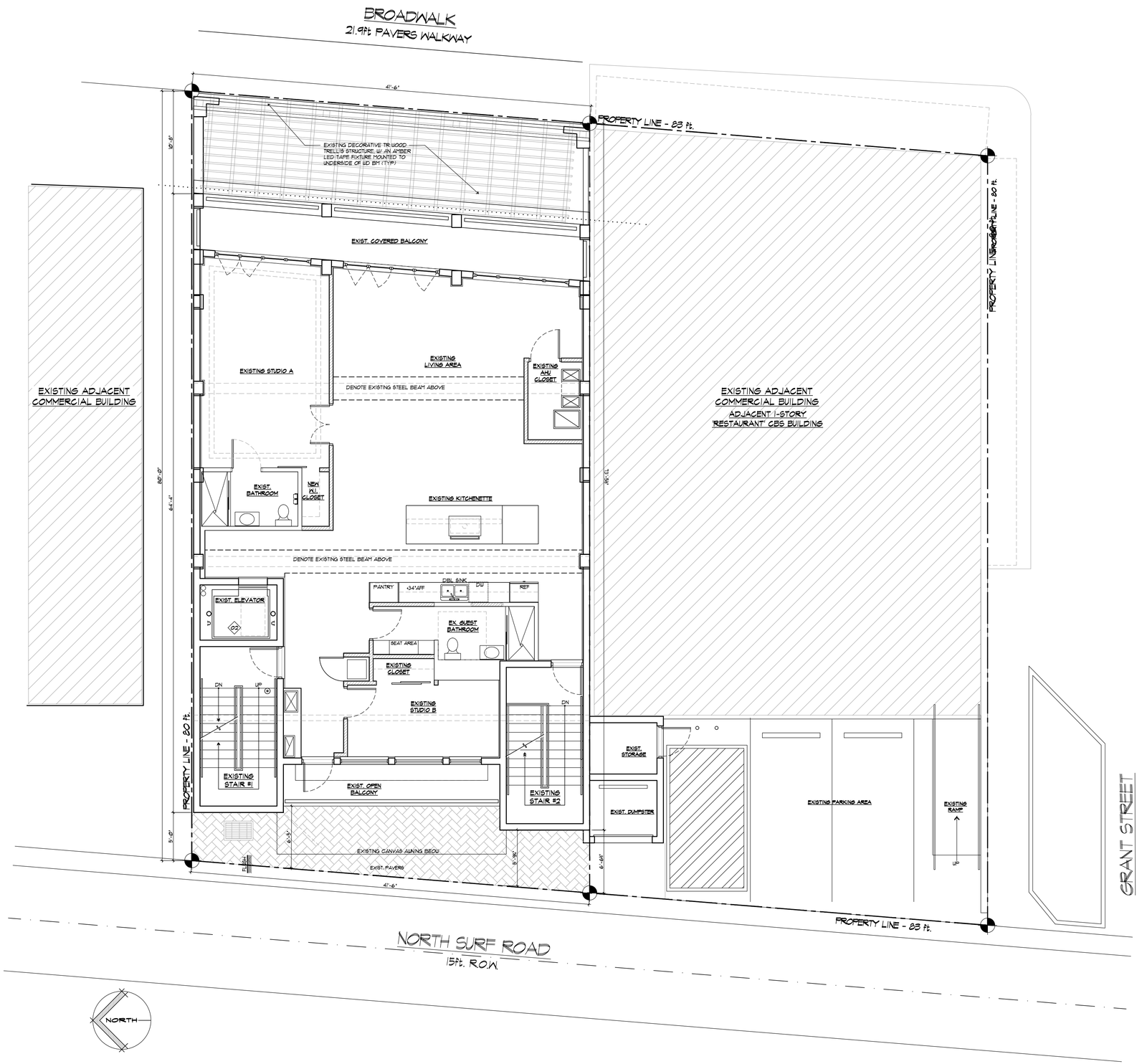
SEAL
Robert L. Thompson License Number NO. 3869 STATE OF FLORIDA Professional Surveyor and Mapper

5-24-21
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-16-3790

BUILDING INFORMATION:	PROVISION:			
1. ZONING:	BWK-25-HD-C (BROADWALK HISTORIC DISTRICT COMMERCIAL)			
2. CURRENT LAND USE:	GENERAL BUSINESS			
3. FLOOD ZONE:	VE-12513-0317-G BASE FLOOD ELEVATION - 11 (NAVD)			
4. PROPOSED USE:	3RD FLOOR (FLEX UNIT)			
3. TYPE OF CONSTRUCTION:	TYPE III-B (SPRINKLERED) EXISTING			
4. NET LOT AREA				
NORTH SITE:	3,309	sq.ft.		
SOUTH SITE:	3,309	sq.ft.		
TOTAL:	6,618	sq.ft.		
5. PARKING REQUIREMENTS:	PROVIDED			
BREEZEWAY - Ø	Ø	SPACES		
RESTAURANT - Ø	Ø	SPACES		
STORAGE - Ø	Ø	SPACES		
6. SETBACKS:	REQUIRED BASE	TOWER	PROVIDED BASE	TOWER
BROADWALK	10'-0"	15'-0"	Ø'-8'	16'-5"
INTERIOR	10'-9"	10'-9"	Ø'-Ø"	Ø'-Ø"
CROSS STREET	10'-0"	20'-0"	Ø'-Ø"(EX)	42'-4"
SURF ROAD	5'-0"	15'-0"	5'-0"	10'-0"+
7. BUILDING HEIGHT	EXISTING 40'-0"		37'-0" (3 STORIES)	
8. BUILDING AREAS:				
FIRST FLOOR:	2,385	sq.ft.		
SECOND FLOOR:	2,585	sq.ft.		
THIRD FLOOR:	2,247	sq.ft.		
TOTAL:	7,217	sq.ft.		
9. AUTO. FIRE SPRINKLER SYSTEM:	EXISTING SUPERVISED SYSTEM			
10. FIRE ALARM:	EXISTING MANUAL FIRE ALARM			



01 EXISTING SITE PLAN WITH 3RD FLOOR PLAN

SCALE: 3/16" = 1'-0"

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

3RD FLOOR TO "FLEX UNIT"
GRAMANZINI'S PLACE AT
1402 N. SURF ROAD
FLORIDA 33019

SHEET TITLE

SITE PLAN
WITH 3RD FLOOR PLAN
-

REVISIONS

No.	DATE	DESCRIPTION

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PROJECT No.:	22187
DATE:	11.28.22
DRAWN BY:	RG
CHECKED BY:	JBK

SHEET

A-1.0

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LIFE SAFETY INFORMATION

OCCUPANCY GROUP:	RESIDENCE (FLEX UNIT)
BUILDING CONST TYPE:	TYPE III-B (FULLY SPRINKLERED EXISTING)
CODE COMPLIANCE:	FLORIDA BUILDING CODE, 2023 8TH EDITION NFPA 101 LIFE SAFETY CODE, 2021 EDITION NFPA 1 FLORIDA FIRE PREVENTION CODE, 2021 EDITION NFPA 101: 26.1.5 (ORDINARY HAZARD)

NOTE: SEE PROJECT INFORMATION ON SHEET T-01 FOR FURTHER INFORMATION.

NOTES:

1. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING
2. A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION
3. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
4. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN ½" CHANGE IN ELEVATION 101-7.2.1.3 NFPA
5. ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE LEVER & COMPLY W F.A.C. 4.13.9, SEE DOOR SCHEDULE
6. **FIRE EXTINGUISHERS:** OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A 10 BC TYPE FOR EACH 3,000 sq.ft. OF BUILDING AREA W/ A 75' (max.) TRAVEL DISTANCE, AS PER THE FBC & NFPA 101, TAGGED & MOUNTED @ 48"aff. SEE FLOOR PLAN FOR LOCATIONS.
7. ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILINGS & OTHER EXPOSED INTERIOR SURFACES, COMPRISING BOTH PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIAL & ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLASSIFIED OF CLASS 'A' OR CLASS 'B' (TO BE IN COMPLIANCE W/ NFPA 101 12.3.3 & 10.2.)
8. EXISTING BUILDING IS FULLY PROTECTED BY A **AUTOMATIC FIRE SPRINKLER SYSTEM**

LIFE SAFETY LEGEND

- TRAVEL DISTANCE/COMMON PATH OF TRAVEL
- EXIT SIGN
- EXIT SIGN / EMERGENCY LIGHT COMBO
- EMERGENCY LIGHT (W BATTERY PACK)
- FIRE EXTINGUISHER
- STROBE & HORN (SEE ELECTRICAL DWGS)
- FIRE ALARM (FULL LEVER) & SIGN)
- SMOKE/CARBON DIOXIDE DETECTOR (SEE SHEET E-10)

FIRE EXTINGUISHER NOTE: FEX
OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A-40 BC TYPE FOR EACH 2,500 sq.ft. OF BUILDING AREA W/A 75' MAX TRAVEL DISTANCE, AS PER FBC 2023, NFPA 2021, TAGGED & MOUNTED @ 48" AFF. SEE FLOOR PLAN FOR LOCATIONS.

FIRE SPRINKLERS NOTE:
BUILDING IS PROTECTED BY AN EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM.

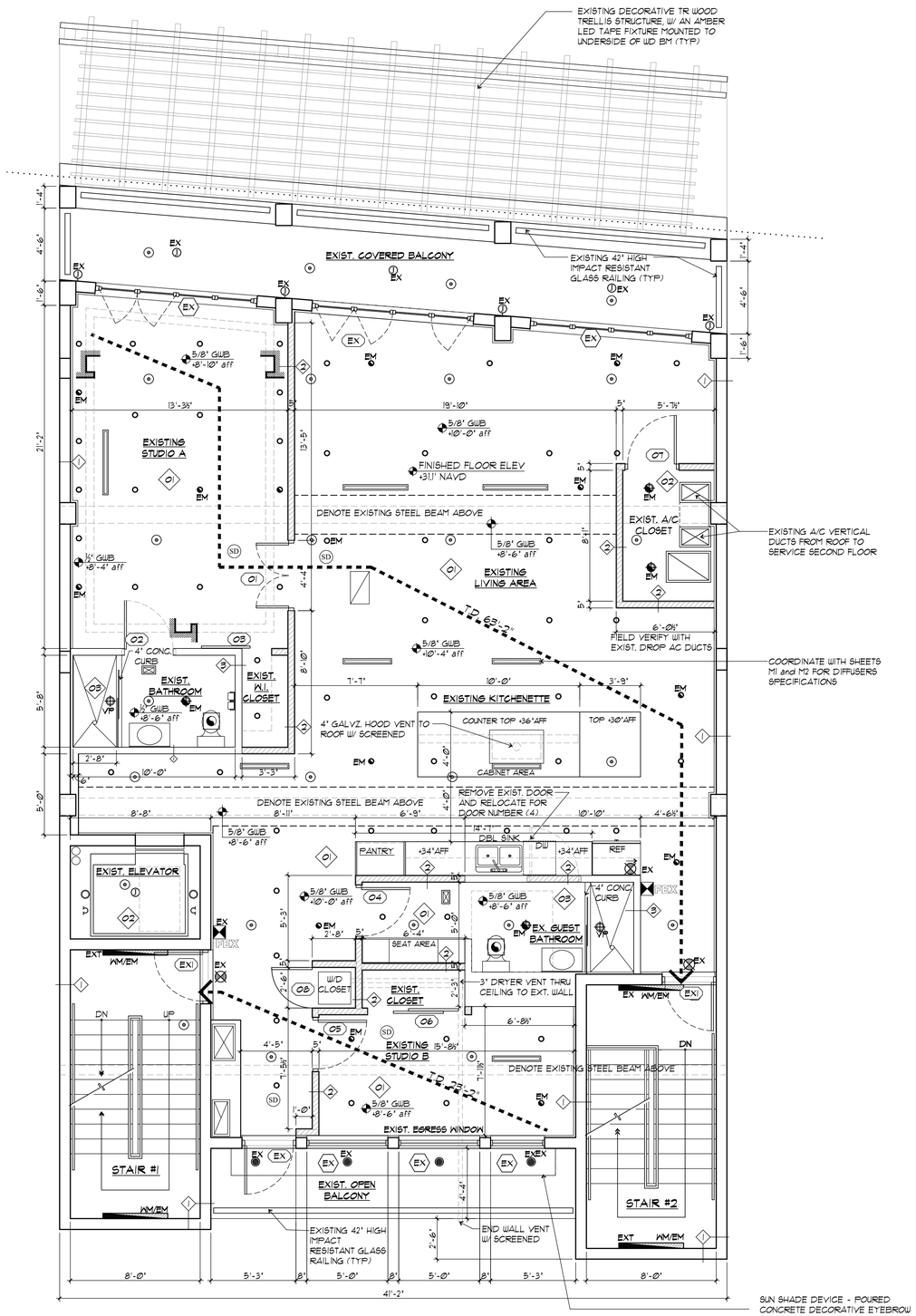
FLAME SPREAD NOTE:
ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILINGS & OTHER EXPOSED INTERIOR SURFACES, COMPRISING BOTH PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIAL & ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLASSIFIED OF CLASS 'A' OR CLASS 'B' (AS PER FFPC 101 CHAPTER 10: 10.2.3.4.)

LIFE SAFETY INFORMATION

OCCUPANT LOAD CALCULATIONS:
THE TOTAL AREA OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS (AS PER FFPC(8TH) 101- TABLE 7.3.1.2.).

PROPOSED AREA:	SQUARE FOOTAGE:	OCCUPANT LOAD:
FLEX UNIT	2,192 sq.ft. / 200 (gross)	11 OCCUPANTS
A/C CLOSET	55 sq.ft. / 300 (gross)	1 OCCUPANTS
TOTAL		12 OCCUPANTS

OCCUPANT LOAD FBC 2023:		F.B.C. SECTION 1004, TABLE 1004.5
FLEX UNIT	2,192 sq.ft. / 200 (gross)	11 OCCUPANTS
A/C CLOSET	55 sq.ft. / 300 (gross)	1 OCCUPANTS
	TOTAL OCC. LOAD	= 12 OCCUPANTS



PARTITION LEGEND

- EXISTING 8" CONCRETE BLOCK WITH GWB. FINISH ON THE INSIDE
- INTERIOR PARTITION WALL W/ 4" -20ga MTL STUDS @ 24"O.C. W/ (1) LAYER OF ⅝" GWB @ EACH SIDE, FROM FLOOR TO CEILING AND ⅝" CEMENT BOARD W/ MOISTURE RESISTANT AT ALL WELL WALLS
- EXISTING INTERIOR PARTITION WALL W/ (1) LAYER OF ⅝" GWB @ EACH SIDE, FROM FLOOR TO CEILING (TYP)

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL
STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
3RD FLOOR TO "FLEX UNIT"
GRAMANZINI'S PLACE AT
1402 N. SURF ROAD
FLORIDA 33019

SHEET TITLE
EXISTING
3RD FLOOR PLAN
-

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

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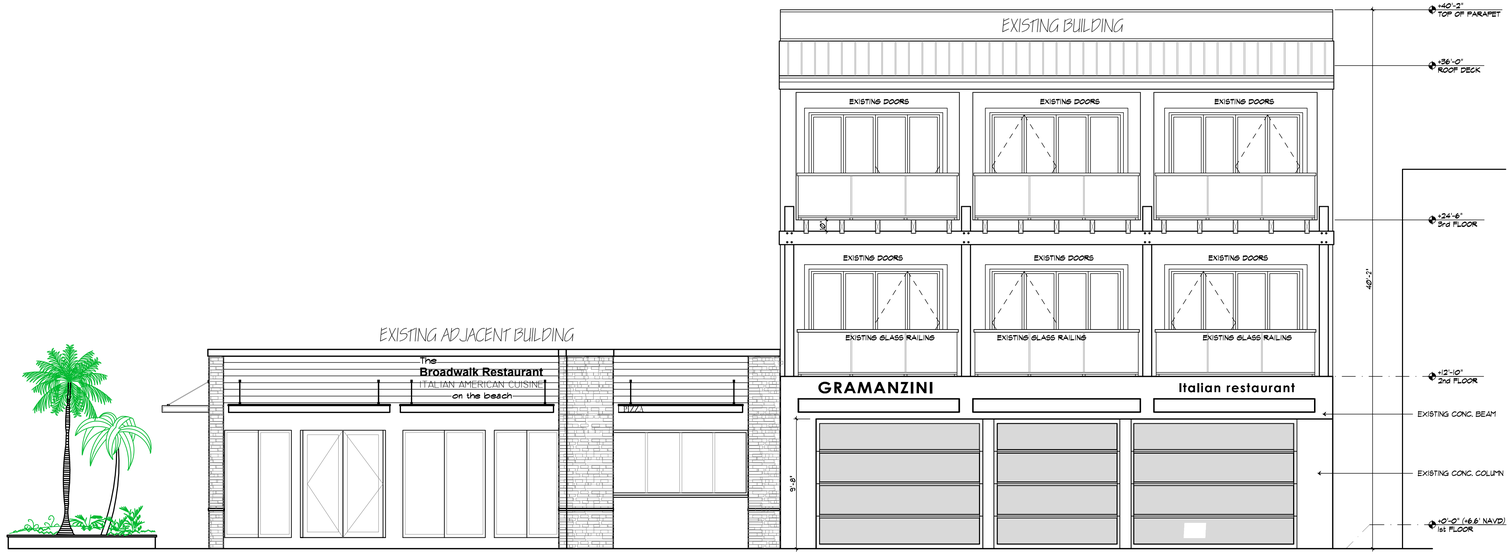
PROJECT No.:	22187
DATE:	11.28.22
DRAWN BY:	RG
CHECKED BY:	JBK

SHEET
A-2.0

01 LIFE SAFE SAFETY INFORMATION

02 EXISTING 3RD FLOOR PLAN SCALE: 1/4" = 1'-0"

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01 EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"



02 EXISTING WEST ELEVATION

SCALE: 3/16" = 1'-0"

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STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

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FLORIDA 33019

SHEET TITLE

EXISTING
ELEVATIONS
-

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

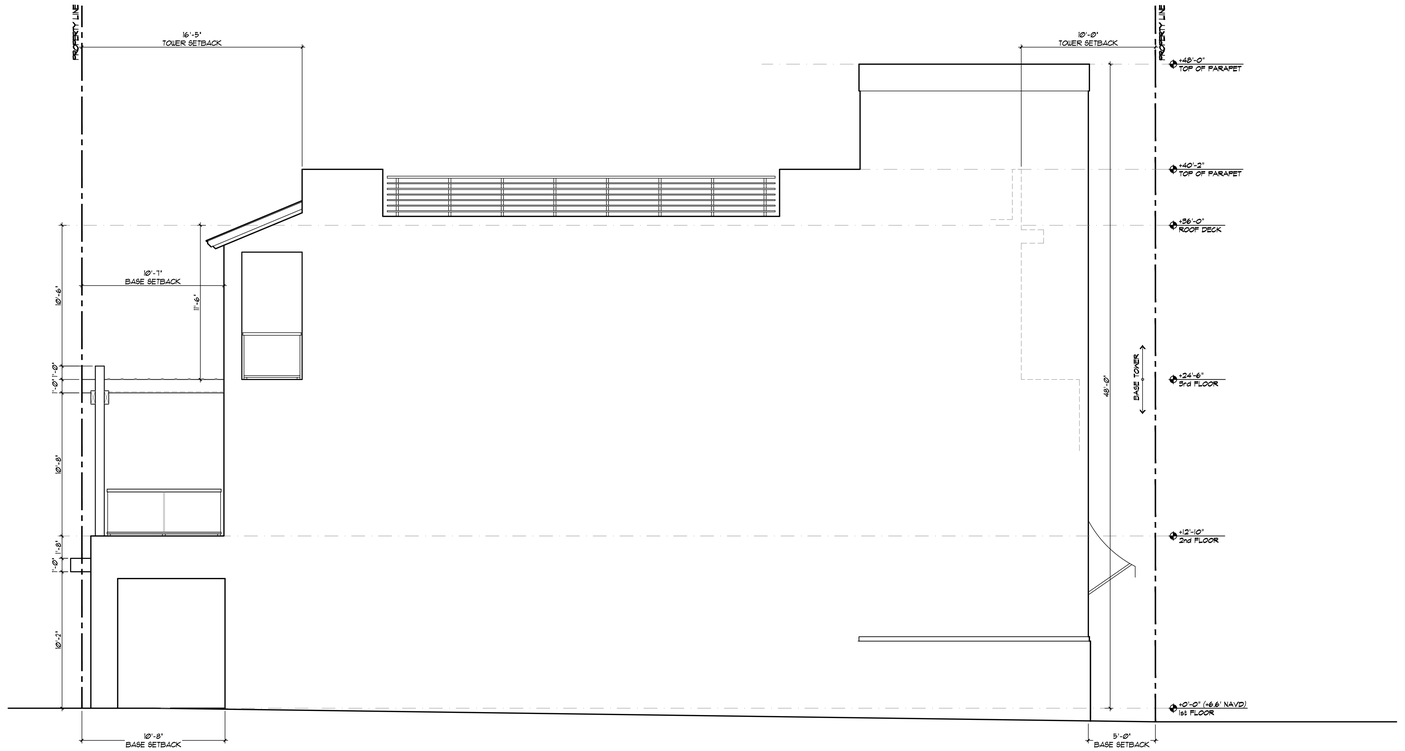
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DATE:	11.28.22
DRAWN BY:	RG
CHECKED BY:	JBK

SHEET

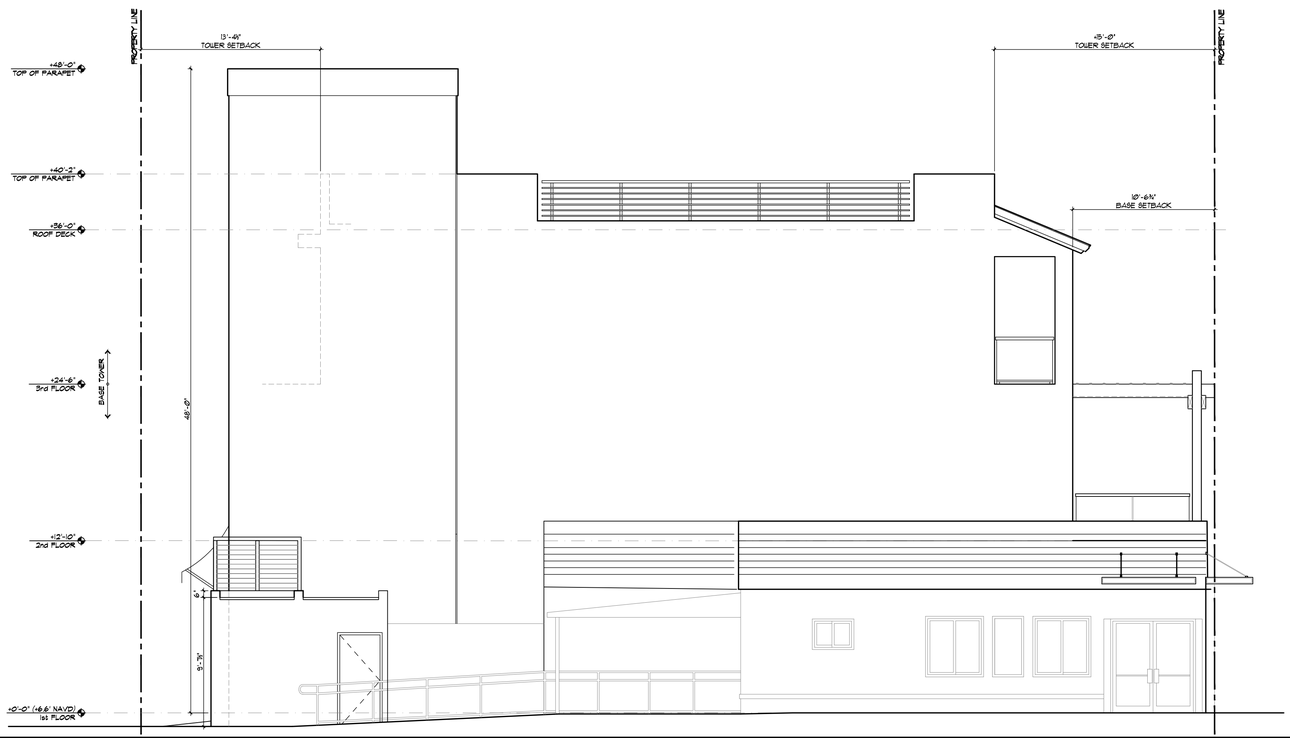
A-3.0

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01 EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"



02 EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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PROJECT TITLE
3RD FLOOR TO "FLEX UNIT"
GRAMANZINI'S PLACE AT
1402 N. SURF ROAD
FLORIDA 33019

SHEET TITLE
EXISTING
ELEVATIONS
-

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

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DATE:	11.28.22
DRAWN BY:	RG
CHECKED BY:	JBK

SHEET

A-4.0

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01 PROPOSED CONCEPT EAST ELEVATION

NO TO SCALE



02 EXISTING WEST ELEVATION

NO TO SCALE



03 EXISTING EAST ELEVATION

NO TO SCALE

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STATE OF FLORIDA
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REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

3RD FLOOR TO "FLEX UNIT"
GRAMANZINI'S PLACE AT
1402 N. SURF ROAD
FLORIDA 33019

SHEET TITLE

COLOR ELEVATIONS
PICTURES OF THE
EXISTING BUILDING

REVISIONS

No.	DATE	DESCRIPTION

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PROJECT No.:	22187
DATE:	11.28.22
DRAWN BY:	RG
CHECKED BY:	JBK

SHEET

A-5.0

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KallerArchitecture

BUILDING DIVISION
City of Hollywood
2600 Hollywood Blvd
Hollywood, Florida 33020

1402 NORTH SURF ROAD
HOLLYWOOD FL 33019

Application: B25-102683

February 11th, 2026

CRITERIA STATEMENT

The proposed residential unit on the third floor (*FLEX UNIT*), as an adaptive reuse of existing space that was a storage area, meets all current Florida Building Code safety standards (specifically for fire separation, egress, and accessibility), provides dedicated resident parking that does not impede commercial operations, and supports the City's comprehensive plan for walkability and mixed-use density in the Broadwalk Historic Commercial District without negatively impacting adjacent residential or commercial areas.

Sincerely,

Rawle Gooding
Associate

Joseph B. Kaller & Associates, P.A.

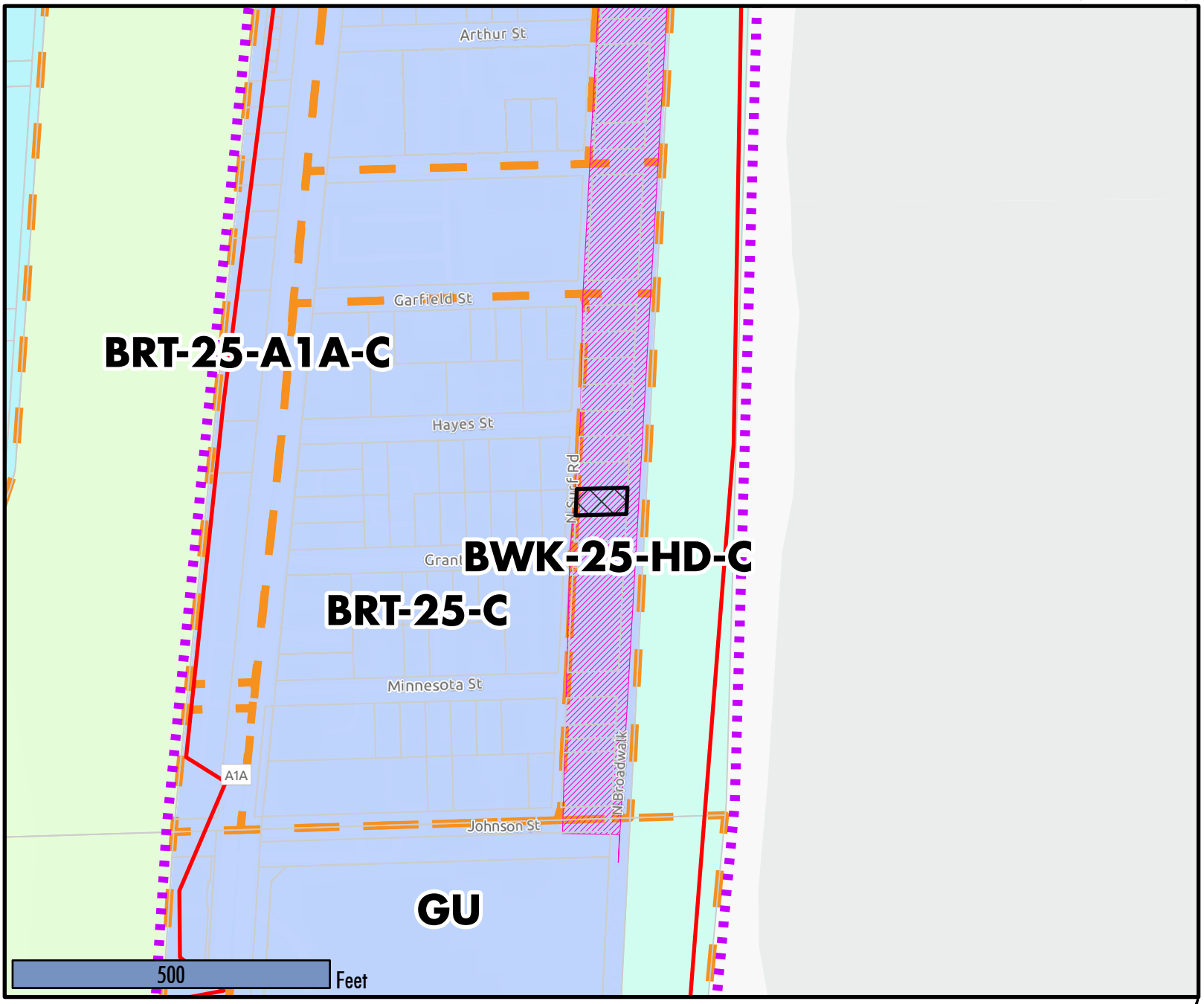
ATTACHMENT “B”

LOCATION MAP

26-F-07

1402 N Surf Rd.
folio(s): 514212010612

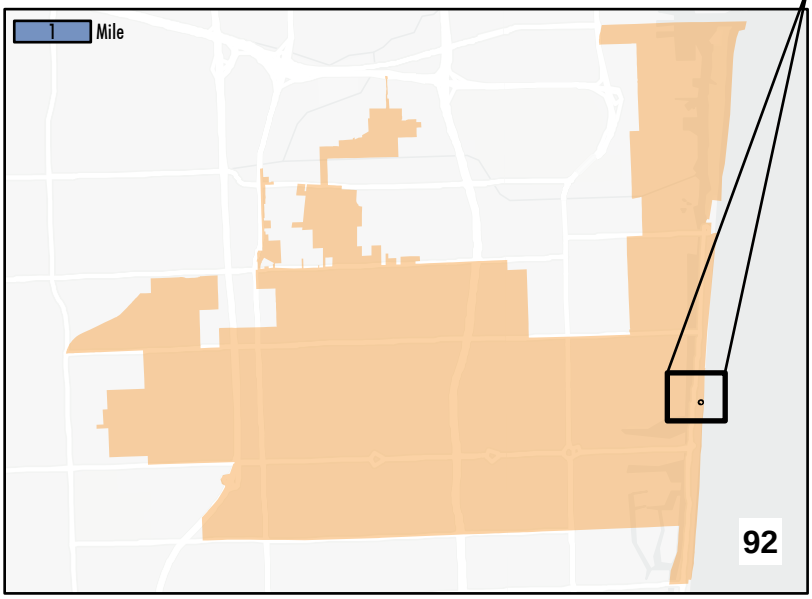
CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design



LEGEND

LAND USE
- GENERAL BUSINESS
- OPEN SPACE AND RECREATION
- INTRACOASTAL WATERWAY
- CONSERVATION

- COASTAL HIGH HAZARD AREA
- CRA
- HISTORIC DISTRICT
- ZONING
- PARCELS
- SUBJECT SITE



ATTACHMENT "C"

UNIFIED FLEXIBILITY ZONE TABLE

CITY OF HOLLYWOOD UNIFIED FLEXIBILITY ZONE TRACKING

Unified Flexibility Units as of May 2, 2023	AVAILABLE UNITS
	4887
Remaining:	3886

As of 12/18/2025

File Name	Approval Date	Applicant	Project Type	Folio	Area (sq ft)	Project Location	Longitude	Latitude	Resolution #	Permit #	CO Issued?	# of Flex Units	# of Reserve Units
25-T-38	7/2/2025	City of Hollywood	Allocation of Flex Units to RAC			Regional Activity Center			R-2025-253			1000	
25-FV-24	2/4/2026	Robert L Ordway Living Trust	Allocation of one (1) Flex Unit	514213012050		300 Arizona St						1	
26-F-06	4/13/2026	Angelo Gramanzini	Allocation of one (1) Flex Unit	514212010612		1402 N Surf Rd							

ATTACHMENT "D"

RESOLUTION NO. 09-DPV-39B

INSTR # 112936018
Recorded 04/20/15 02:05:09 PM
Broward County Commission
Deputy Clerk 3110
#1, 9 Pages

RESOLUTION NO. 09-DPV-39b

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
AND
HISTORIC PRESERVATION BOARD

A RESOLUTION OF THE CITY OF HOLLYWOOD JOINT PLANNING AND DEVELOPMENT BOARD/HISTORIC PRESERVATION BOARD CONSIDERING THE REQUEST FOR VARIANCES, A CERTIFICATE OF APPROPRIATENESS FOR DESIGN, AND SITE PLAN FOR THE CONSTRUCTION OF AN APPROXIMATE 7,200 SQ. FT. COMMERCIAL BUILDING (RESTAURANT) TO BE LOCATED AT 1402 N. SURF ROAD, HOLLYWOOD, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

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

WHEREAS, on February 28, 2012, the Planning Board and Historic Preservation Board met and held a joint advertised public hearing to consider Angelo R. Gramanzini's (the "Applicant") initial request for the construction of an approximate 6,900 square foot commercial building (restaurant) and adopted Board Resolution No. 09-CPV-39, which granted a variance, a certificate of appropriateness for design and site plan with conditions for the property located at 1402 N. Surf Road, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, on March 13, 2014, the Planning Board and Historic Preservation Board met and held a joint advertised public hearing to consider the Applicant's request for an extension of the previously approved variance, certificate of appropriateness for design and site plan, and approved the extension request pursuant to Board Resolution No. 09-CDPV-39a; and

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

WHEREAS, the Historic Preservation Board (the "Historic Board") is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, in accordance with Section 5.3.I.2. of the Zoning and Land Development Regulations, a joint meeting of the Planning and Development Board and Historic Preservation Board is required for projects located in an Historic District that requires Site Plan approval and a Certificate of Appropriateness of Design; and

WHEREAS, the Applicant applied for modifications to the approved project which require two (2) Variances, approval of a Certificate of Appropriateness for Design and Site Plan for the construction of an approximate 7,200 square foot restaurant located at 1402 N. Surf Road; and

WHEREAS, the Assistant Director of the Department of Planning and Associate Planner, following and analysis of the application and its associated documents have determined that the request for a Variance to waive the required Surf Road tower setback of 15 feet to allow 10 feet, does meet the criteria set forth in Section 5.3.F. (1) of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

(1) The gates on the first floor must remain decorative to maintain the style and design of the ground level; and

(2) The Variance is only valid in conjunction with the current Site Plan proposal dated February 20, 2015, and in the event that Site Plan is amended, new Variances must be reapplied for.

; and

WHEREAS, the Assistant Director of the Department of Planning and Associate Planner, following and analysis of the application and its associated documents have determined that the request for a Variance to waive the required Broadwalk base setback of 10 feet to allow 0 feet, does meet the criteria set forth in Section 5.3.F. (1) of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

(1) The gates on the first floor must remain decorative to maintain the style and design of the ground level; and

(2) The Variance is only valid in conjunction with the current Site

Plan proposal dated February 20, 2015, and in the event that Site Plan is amended, new Variances must be reapplied for.

; and

WHEREAS, the Assistant Director of Planning and Development Services, the Planning Manager and the Associate Planner, following an analysis of the application and its associated documents have determined that the Certificate of Appropriateness for Design does meet the following criteria of integrity of location, design, setting, materials, workmanship and association as set forth in Section 5.5 F. of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

(1) The Applicant shall work with Staff to incorporate design/architectural features on the north elevation to avoid blank walls prior to submittal of a building permit; and

(2) The gates on the first floor must remain decorative to maintain the style and design of the ground level.

; and

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

(1) The third floor shall be limited to storage use only unless required parking is provided for any other use; and

(2) That the Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

; and

WHEREAS, on March 12, 2015, an advertised public hearing of the joint meeting of the Planning and Development Board and Historic Preservation Board ("Joint Board") was held to consider the Applicant's request; and

WHEREAS, the Joint Board reviewed the application for the two (2) Variances and determined the following:

(1) As to the Variance request to waive 5 feet of the required 15 feet Surf Road tower setback, the Variance request does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation and made the following findings:

a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;

b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;

c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;

d) That the need for the requested Variance is not economically based or self-imposed; and

e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

:

(2) As to the Variance request to waive 10 feet of the required 10 feet Broadwalk base setback, the Variance request does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation with Staff's conditions, and made the following findings:

a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;

b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;

c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time,

the applicable Neighborhood Plan and all other similar plans adopted by the City;

d) That the need for the requested Variance is not economically based or self-imposed; and

e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

WHEREAS, the Joint Board reviewed the application and the Department of Planning's staff report, and considered staff's conditions, and made the following finding: That the request for a Certificate of Appropriateness for Design to construct an approximate 7,200 square foot commercial (restaurant) located at 2001 Hollywood Boulevard does meet the criteria set forth in Section 5.5.F. of the Zoning and Land Development Regulations with the following conditions:

(1) The Applicant shall work with Staff to incorporate design/architectural features on the north elevation to avoid blank walls prior to submittal of a building permit; and

(2) The gates on the first floor must remain decorative to maintain the style and design of the ground level.

; and

WHEREAS, the Joint Board reviewed the application and the staff's report and the Technical Advisory Committee's recommendation with a condition for the approval of the Site Plan and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, and have determined that the Site Plan standards have been met with the following conditions:

(1) The third floor shall be limited to storage use only unless required parking is provided for any other use; and

(2) That the Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

NOW, THEREFORE, BE IT RESOLVED BY THE JOINT PLANNING AND DEVELOPMENT BOARD/HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located at 1402 N.Surf Road, to waive 5 feet of the required 15 feet Surf Road tower setback to allow a 10 foot setback for the subject property, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved with the following conditions:**

(a) The gates on the first floor must remain decorative to maintain the style and design of the ground level; and

(b) The Variance is only valid in conjunction with the current Site Plan proposal dated February 20, 2015, and in the event that Site Plan is amended, new Variances must be reapplied for.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located at 1402 N.Surf Road, to waive10 feet of the required 10 foot Broadwalk base setback to allow for a 0 foot setback for the subject property, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved with the following conditions:**

(a) The gates on the first floor must remain decorative to maintain the style and design of the ground level; and

(b) The Variance is only valid in conjunction with the current Site Plan proposal dated February 20, 2015, and in the event that Site Plan is amended, new Variances must be reapplied for.

Section 3: That following review of the Staff Summary Report, the application, supporting documents. materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the criteria set forth herein for approving/denying a Certificate of Appropriateness for Design for the property located at 2001 Hollywood Boulevard, the Board finds that the necessary criteria have been met, and the Certificate of Appropriateness for Design is hereby **approved with the following conditions:**

(a) The Applicant shall work with Staff to incorporate design/architectural features on the north elevation to avoid blank walls prior to submittal of a building permit; and

(b) The gates on the first floor must remain decorative to maintain the style and design of the ground level.

. Section 4: That, following review of the Staff Summary Report, the application, supporting documents, materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site is hereby **approved with the following conditions**:

(a) The third floor shall be limited to storage use only unless required parking is provided for any other use; and

(b) That the Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

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

Section 6: That, the Applicant shall have up to 24 months from the date of this Certificate of Appropriateness for Design approval to apply for all necessary building permits or licenses required to proceed with this project. Failure to apply for said building permits or licenses within the time period shall render all Joint Board approvals null and void.

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

RESOLUTION NO. 09-DPV-39b OF THE JOINT PLANNING AND DEVELOPMENT BOARD AND HISTORIC PRESERVATION BOARD RELATING TO 1402 N. SURF ROAD (2015)

Section 8: That the Department of Planning is hereby directed to forward a copy of this resolution to the applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 12th DAY OF MARCH, 2015.

RENDERED THIS 13 DAY OF April, 2015.

TERRY CANTRELL, Historic Preservation Board Chair

JOHN PASSALACQUA, Planning and Development Board Chair

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

Debra-Ann Reese

DEBRA REESE, BOARD COUNSEL

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 3.2026_0414

Agenda Date:	4/14/2026	**Agenda Number:**	
To:	Planning and Development Board		
Title:	FILE NO.: 26-V-04 APPLICANT: Greenspoon Marder LLP / Elizabeth Somerstein, Esq. On behalf of Nova Southeastern University LOCATION: 8000 N Ocean Drive REQUEST: Variances from Article 8, section 8.4(A)(7) of the Zoning and Land Development Regulations to permit a 583 square-foot wall sign, whereas 150 square feet is the maximum permitted; and to increase the maximum number of permitted wall signs from 3 to 6 within the Government Use (GU) Zoning District at the NSU Oceanographic Center Campus.		

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: April 14, 2026 **FILE:** 26-V-04

TO: Planning and Development Board

VIA: Cameron Palmer, Assistant Director / Chief Planner

FROM: Jesus Valdelamar, Assistant Planner

SUBJECT: Nova Southeastern University requests a Variance to increase the maximum allowable wall sign area from 150 square feet to 583 square feet (NSU Ocean Wall Sign)

REQUEST
Variances from Article 8, section 8.4(A)(7) of the Zoning and Land Development Regulations to permit a 583 square-foot wall sign, whereas 150 square feet is the maximum permitted; and to increase the maximum number of permitted wall signs from 3 to 6 within the Government Use (GU) Zoning District at the NSU Oceanographic Center Campus.

RECOMMENDATION

Variance 1: Approval
Variance 2: Approval

BACKGROUND

Nova Southeastern University (NSU) is requesting two variances from Article 8, Section 7 of the Zoning and Land Development Regulations related to wall signage for the building located at 8000 N. Ocean Drive, which is the site of the Nova Southeastern University Oceanographic Center (NSUOC). The facility has operated in this location since 2012, following approval of a Design and Site Plan (10-DP-42) for an 87,000-square-foot graduate research facility located on a 9.15-acre property. The campus is dedicated to marine science research, education, and the study and conservation of coral reef ecosystems. The facility houses multiple research programs and laboratories, including those affiliated with the National Coral Reef Institute, and supports academic and scientific work focused on the marine environment of South Florida and beyond.

The property is located along the Intracoastal Waterway in the northernmost portion of the City of Hollywood, near Dr. Von D. Mizell–Eula Johnson State Park. Due to its location and function as a research campus, the surrounding area is characterized primarily by governmental, institutional, and environmental uses, rather than traditional commercial or residential development.

REQUEST

The owner is requesting a 2 Variance from Article 8, section 8.4(A)(7) of the Zoning and Land Development Regulations to increase the maximum permitted wall sign area from 150 square feet to 583 square feet for a wall sign reading "NSU Ocean." The request also acknowledges that the building currently exceeds the maximum permitted number of wall signs per building, as the Code permits three (3) wall signs per building.

Pursuant to Article 8, wall signs are permitted at a rate of one (1) square foot per linear foot of building frontage, with a minimum of 25 square feet and a maximum of 150 square feet. The subject building has approximately 100.05 linear feet of frontage, which would permit a wall sign area of approximately 100 square feet, subject to the 150 square-foot maximum established by the Code. Article 8 also permits a maximum of three (3) wall signs per building.

The applicant is proposing a vertical wall sign on the west façade of the building which reads "NSU Ocean" over a coral reef graphic background. The proposed sign measures approximately 11 feet in width and 53 feet in height, resulting in a total sign area of approximately 583 square feet. As the proposed signage exceeds both the maximum permitted wall sign area and the maximum number of wall signs per building, a variance is required.

SITE INFORMATION

Owner/Applicant:	Nova Southeastern University / Greenspoon Marder LLP/Elizabeth Somerstein, Esq
Address/Location:	8000 N Ocean Drive
Size of Property:	9.15 acres (398,609 sq. ft.)
Zoning:	Government Use (GU)
Future Land Use Designation:	Community Facility (COMFAC)
Existing Use of Land:	Institutional Facility

ADJACENT LAND USE

North:	Community Facility
South:	Community Facility
East:	Open Space and Recreation
West:	Intracoastal Waterway

ADJACENT ZONING

North:	Government Use (GU)
South:	Government Use (GU)
East:	Government Use (GU)
West:	Intracoastal Waterway

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

Policy 1.5: The City of Hollywood will maintain its Zoning and Land Development Regulations to ensure that land use categories subdivision regulations, signage regulations, and flood ordinances are consistent with the Land Use Element and all other elements of the Hollywood Comprehensive Plan.

Staff finds that the proposed variance to increase the permitted wall sign area does not alter the underlying land use designation or permitted use of the property. The request is limited to signage associated with an existing institutional use within the Government Use (GU) zoning district. The proposed sign is intended to provide identification for the Nova Southeastern University Oceanographic Center, which is consistent with the established use of the site. As such, Staff finds that the request does not conflict with the goals, objectives, or policies of the Comprehensive Plan.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Sign Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: The Variance is not contrary to the public interest

ANALYSIS: The subject property is developed with the Nova Southeastern University Oceanographic Center, an educational and research facility located within the Government Use (GU) zoning district. The proposed wall sign is intended to identify the "NSU Ocean" campus and support the institution's educational and research mission related to marine science and conservation.

The building is significantly set back from North Ocean Drive and screened by existing landscaping, limiting visibility from the public roadway. The proposed signage is located on the west façade, which faces the Intracoastal Waterway, and is intended to provide identification for visitors and marine operators traveling along the waterway. As the sign is associated with an existing institutional use and serves primarily as identification signage for the facility, staff finds that the requested variance for both the size of the wall sign and the number of wall signs on the building will not negatively impact the surrounding area or the public experience.

FINDING: Consistent.

CRITERION 2: The Variance is required due to special conditions

ANALYSIS: The subject property is developed with the Nova Southeastern University Oceanographic Center, an educational and research facility located within the Government Use (GU) zoning district. Unlike a typical commercial building that relies on signage visible from adjacent roadways, the facility is significantly set back from North Ocean Drive and screened by substantial landscaping, limiting visibility from the public right-of-way.

The proposed sign is located on the west façade of the building facing the Intracoastal Waterway, where visibility conditions differ from typical roadway-oriented development. Due to the unique location of the facility within a park setting and its orientation toward the waterway, larger signage is proposed to provide identification of the facility to visitors and marine operators traveling along the Intracoastal. Additionally, the building is a five-story research facility, and the vertical orientation of the proposed sign corresponds with the scale of the structure.

Given the institutional nature of the use, the building's orientation, and its limited visibility from the public roadway, staff finds that special conditions exist which support the requested variance for the wall sign area and the number of wall signs on the building.

FINDING: Consistent.

CRITERION 3: A literal enforcement of the provisions of Article 8 may result in unnecessary hardship.

ANALYSIS: A literal enforcement of Article 8 would limit the wall sign area to 150 square feet and restrict the building to a maximum of three wall signs. Due to the facility's location within John U. Lloyd State Park, its substantial setback from North Ocean Drive, and the presence of existing landscaping, visibility from the public roadway is limited. The proposed sign is intended to provide identification for the facility and is oriented toward the Intracoastal Waterway, where visitors and marine operators may approach the site from the water.

Given the scale of the five-story building, the unique location of the facility, and the institutional nature of the use, strict application of the sign regulations may limit the ability of the institution to provide effective identification of the campus. As such, staff finds that literal enforcement of the regulation may create an unnecessary hardship for the property owner-- *given the unique location of the property within the city of Hollywood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map

ATTACHMENT A
Application Package

Docusign Envelope ID: 2875512A-F775-41F6-9412-BE9B55C47421

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
- ☐ Art in Public Places Committee
- ☑ Variance
- ☐ Planning and Development Board
- ☐ Historic Preservation Board
- ☐ Special Exception
- ☐ City Commission
- ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 8000 North Ocean Drive

Lot(s): PARCEL A Block(s): _____ Subdivision: NSU Oceanographic Center Camp

Folio Number(s): 5042 24 06 0010

Zoning Classification: GU (Government Use) Land Use Classification: Community

Existing Property Use: Educational facility 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): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Sign variance to permit 1 sign to exceed max. number of signs per façade and per building; and to permit a 2nd sign to exceed dimensions and to exceed max. number of signs per facade and per building

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: n/a #Rooms ____
Proposed Non-Residential Uses	n/a S.F.)
Open Space (% and SQ.FT.)	Required %: ____ (Area: n/a S.F.)
Parking (# of spaces)	PARK. SPACES: (# n/a)
Height (# of stories)	(# STORIES) n/a (____ FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (n/a FT.)

Name of Current Property Owner: Nova Southeastern University

Address of Property Owner: 8000 North Ocean Drive, Hollywood, FL

Telephone: (954) 397-8294 Email Address: rfried@nova.edu

Applicant Greenspoon Marder LLP / Elizabeth Somerstein, Esq. Consultant ☐ Representative ☑ Tenant ☐

Address: 200 East Broward Blvd., Suite 1800, Fort Lauderdale, FL, 33301 Telephone: (954) 527-2459

Email Address: elizabeth.somerstein@gmlaw.com

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Christina Mathews

E-mail Address: cutroplanning@yahoo.com

Docusign Envelope ID: 2875512A-F775-41F6-9412-BE9B55C47421

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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 and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services 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: 2/6/26

PRINT NAME: HARRY K. MOORE MD Date: 2/6/26

Signature of Consultant/Representative: Signed by: Liz Somerstein 7B1FC840D35A4E5... Date: 2/5/2026

PRINT NAME: Greenspoon Marder LLP / Elizabeth Somerstein, Esq. Date: 2/5/2026

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 **sign variance** to my property, which is hereby made by me or I am hereby authorizing **Greenspoon Marder LLP / Elizabeth Somerstein, Esq.** to be my legal representative before the **Planning and Development Board** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 6th day of Feb. 2026

Shawn Hall
Notary Public
State of Florida
My Commission Expires: 9-12-27

Shawn Hall
Commission # HH 442759
Commission Expires 09-12-2027
Bonded Through - Cynanotary
Florida - Notary Public

Signature of Current Owner

HARRY K. MOORE MD
Print Name

(Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

2/6/68

REC 3589 PAGE 93

CO- 12125

Exhibit A

3589 p. 93

DEED

THIS DEED made this 30th day of January, 1968, by and between BROWARD COUNTY, a political subdivision of the State of Florida, party of the first part,

a

n

d

NOVA UNIVERSITY OF ADVANCED TECHNOLOGY, INC., a non-profit corporation of the State of Florida, party of the second part,
C/O John U. Lloyd, County Attorney, 248 Courthouse, Ft. Lauderdale, Florida

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, the following described land lying and being in Broward County, Florida:

> Beginning at the Southwest corner of the property leased to the United States of America, Department of the Navy, as referred to and described in that certain resolution filed in Minute Book 15, beginning on page 175, of the Board of County Commissioners of Broward County, Florida; running South along the Westerly boundary of Government Lot 2 in Section 24, Township 50 South, Range 42 East, 660 feet; thence running East parallel to the South boundary of the property leased to the United States of America, Department of the Navy, 660 feet; thence running North parallel to the Westerly boundary of said Government Lot 2 to the point intersecting the South boundary of the said property leased to the United States of America, Department of the Navy; and thence West along the South boundary of the said property leased to the United States of America, Department of the Navy, to the point of beginning, being a part of Government Lot 2, in Section 24, Township 50 South, Range 42 East.

subject to easements, restrictions, covenants and rights of way of record,

AND FURTHER SUBJECT to the following restrictions, conditions and limitations:

1. Said land shall be used only for the purposes set forth in the Charter of Nova University of Advanced Technology, Inc., as said Charter was filed on the 4th day of December, A. D. 1964, in the Office of Secretary of State, State of Florida; and said land shall also be used primarily only for oceanographic purposes;

This ... approved by ... County Commission
John ... 248 Courthouse ... Florida

68 JAN 31 AM 10:28

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REC 3573 PAGE 380

2. Said land shall not be sold, mortgaged, leased or encumbered in any way without the written consent of the Board of County Commissioners of Broward County;

3. Should the land conveyed hereby be abandoned or cease to be used for the corporate purposes authorized by said Charter of the party of the second part and the oceanographic purposes authorized by Chapter 67-1172, Laws of Florida, Special Acts of 1967, for a period of two (2) years, the title thereto shall revert to the party of the first part, ipso facto;

4. Said land shall be subject to the rights granted to the United States of America under Lease dated 18 September 1957, and designated Lease NOy(R)-65259, as modified by Modification Agreement No. 1, dated 27 December 1967; and

5. Said land shall also be subject to the limitations imposed by Bulkhead Line "B" as shown by map filed in the Supplemental Pages (page 11000-A) of the minutes of the meeting of November 9, 1965 of the Board of County Commissioners of Broward County, Florida.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice-Chairman of said Board the day and year aforesaid.

BROWARD COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By _____
Its Chairman

ATTEST:

_____
Clerk of the Circuit Court in and for Broward County, Florida, and ex-officio Clerk of the Board of County Commissioners.

RECORDED IN OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

This instrument prepared by
John U. Lloyd, County Attorney
248 Courthouse, Ft. Lauderdale

RE 5973 PAGE 381

Document Type: Agency Deed [ADF Coversheet]

Pursuit ID #	**41430**	**FL-SOLARIS #**	**A48043**	**DM ID#**	**3183**

Original Agency	**DIV OF REC & PARKS (745)**
Instrument Type	**DEED**
BLA Review #	**N/A**
Facility Name	**JOHN U LLOYD BEACH/ (AKA) VON D. MIZELL-JOHNSON STATE PARK DNR #73**
Consideration	**$1.00**
Document Date	**8/27/1974**

Restrictions or Reservation	**Yes**	**Reverter**	**Yes**	**Conservation**	**Yes**	**Submerged**	**No**

Original County	**PALM BEACH CO.**
Section(s)	**24**
Township(s)	**50S**
Range(s)	**42E**

Total Area	**50.00**	**Area Unit**	**(A) Acre(s)**

Recording Data	WARRANTY DEED	**B:**	**5973**	**P:**	**371**	**O**
Recording Data		**B:**		**P:**		

Recording County Instrument #	**74-215942**	**I**

Share Ownership	**No**	**Shared Owners Name(s)**	

Cost (LUS)	
Grantor's Name	**BROWARD COUNTY**
Comments	**ADDITION OF BROWARD CO./U.S. COAST GUARD ESM'T SCANNED BEHIND DEED FOR REFERENCE**

Date prepped:	**Tax ID # entered:**	**Land Use Summary #**
3/16/2021	✓	**64475**

The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

BROWARD COUNTY 289995

STATE OF FLORIDA DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.B. 10520 OCT 11'74
00.30

74-215942

WARRANTY DEED

THIS WARRANTY DEED made this 27th day of August, A. D., 1974, by Broward County, a political subdivision of the State of Florida, Courthouse, Fort Lauderdale of the County of Broward and State of Florida, hereinafter called the Grantor, to the State of Florida Board of Trustees of the Internal Improvement Trust Fund whose post office address is Elliot Building, Tallahassee, Florida 32304, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of $1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, Florida, viz:

Government lots two (2) and five (5) of Section 24, Township 50 South, Range 42 East, Broward County, Florida, as shown by the survey of J. W. McLaughlin, Registered Engineer, dated July 2, 1953, hereto attached and made a part hereof as "Exhibit A"

Subject to that certain Lease by Resolution Min Book 15, page 175, a fifty year Lease, beginning July 1, 1957. A corrected description of the U. S. Navy Lease attached hereto and made a part hereof as "Exhibit B". Less and except from said Government Lot two (2), Section 24, Township 50 South, Range 42 East, that certain Quitclaim Deed O. R. 5124, page 213 with a 50 foot easement attached hereto and made a part hereof as "Exhibit C".

Less and except from said Government Lot two (2), Section 24, Township 50 South, Range 42 East, that certain Deed O. R. 3589, page 93 and modified by that certain Quitclaim Deed O. R. 5124, page 211, both attached hereto and made a part hereof, as "Exhibits D and Da"; and

The south 25.0 feet of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 24, Township 50 South, Range 42 East, lying East of the East right of way of County Beach Road, as recorded in Right-of-Way Map Book 6, Page 4 of the Public Records of Broward County, Florida; and

All that external area lying Southwesterly of an arc formed by a 25.0 feet Radius, tangent to a line 25.0 feet North of and parallel to the South boundary of said Section 24 and tangent to the East right of way line of said County Beach Road. As indicated by that certain special Warranty Deed O. R. 3688, page 281, attached hereto and made a part hereof as "Exhibit E"; and

This instrument was prepared by Charles L. Smith, land agent, Division of Recreation and Parks, Room 629, Tallahassee, Fla.

74 OCT 11 PM 12:05

OFFICIAL RECORDS 5973 PAGE 371

001054

DOCUMENTARY SURTAX
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00.55

423

that portion of the SE ¼ of the SW ¼ of Section 24, Township 50 South, Range 42 East, described as follows: Beginning at a point on the South Boundary of the Southwest Quarter of Section 24, Township 50 South, Range 42 East and 2372.18 feet East of the Southwest corner of said Southwest Quarter; thence on said South boundary run Easterly a distance of 100.09 feet to a point; thence on a line 350.00 feet Easterly of and parallel to the East right of way of the Florida East Coast Canal (Intracoastal Waterway), run Northerly a distance of 31.8 feet to a point of Curvature of a circular curve to the Right having a radius of 1382.40 ft. and a Central angle of 29°12'50"; thence on the Arc of said curve run Northeasterly a distance of 704.86 feet to a point of Tangency; thence on the tangent produced continue Northeasterly a distance of 275.88 feet to a point on the East boundary of aforesaid Southwest Quarter; thence on said East boundary run Northerly a distance of 190.74 feet to a point; thence on a line forming an angle 31°37'05" in the Southwest Quadrant run Southwesterly a distance of 438.12 feet to a point of Curvature of a circular curve to the left, having a radius of 1482.40 feet and a Central angle of 29°12'50"; thence on the Arc of last aforesaid curve continue Southwesterly a distance of 755.85 feet to a Point of Tangency; thence on the tangent produced, being a line 250.0 feet Easterly of and parallel to the East right of way of the Florida East Coast Canal (Intracoastal Waterway) run southerly a distance of 36.45 Feet to the Point of Beginning; described above. As indicated by that certain special Warranty Deed of conveyance, O. R. Book 2506, page 778 attached hereto and made a part hereof as "Exhibit F";

Subject to easements, restrictions, covenants and rights of way of record.

And further subject to the following restrictions, conditions and limitations:

1. That access and egress not be restricted to Nova, the United State Navy, and the United States Coast Guard properties.

2. Said land shall be used only for recreational purposes as administered by the Department of Natural Resources, Division of Recreation and Parks, in accordance with their rules and regulations.

3. Should the said land conveyed hereby be abandoned or cease to be used for the aforementioned recreational purposes for a period of one year the title thereto shall revert to the Grantor, ipso facto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the

OR 3073 PAGE 372

Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1974.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness:

Corinne L. Desmond

Lynne Austin

County of Broward
By its Board of County Commissioners

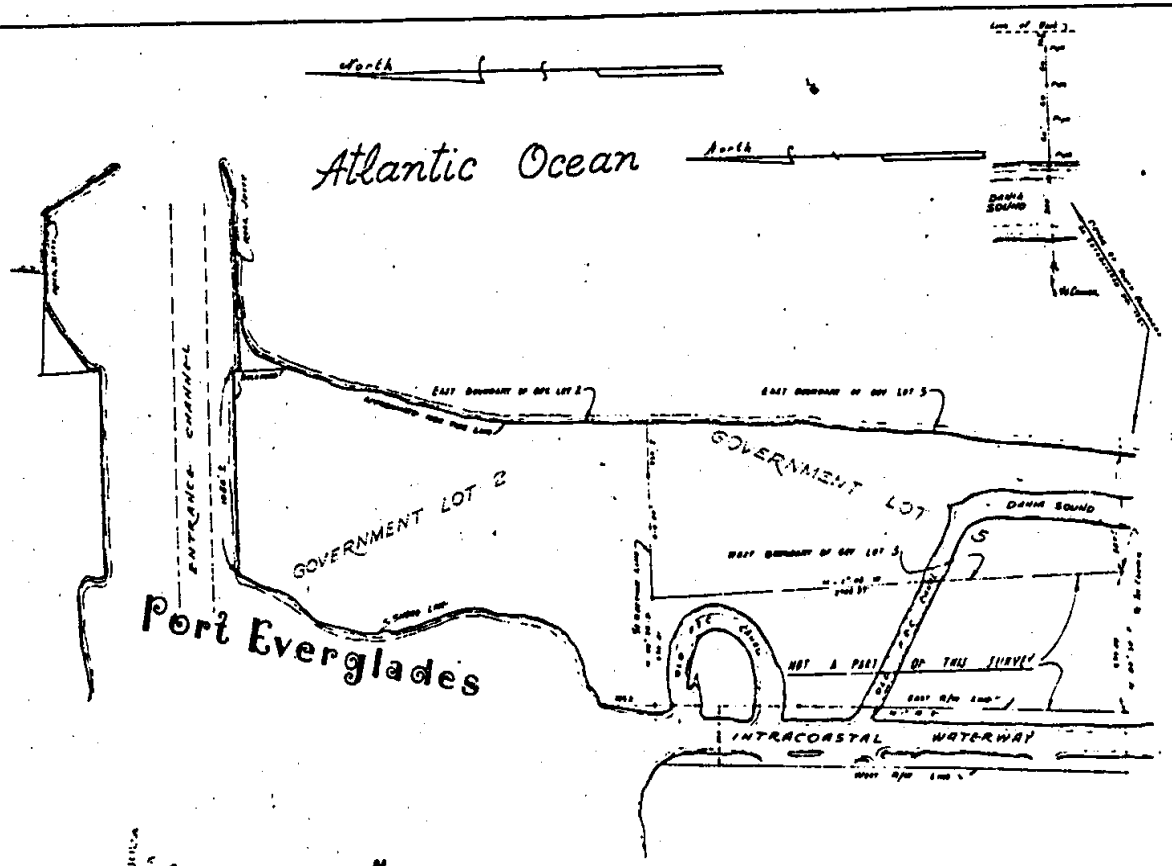
BY: Jack S. Moss
Its Chairman

ATTEST: E. M. Strobel
County Comptroller and Ex-Officio Clerk of the Board of County Commissioners

APPROVED AS TO FORM AND LEGALITY

ATTORNEY - D.N.R

Exhibit A



SURVEY OF

GOVERNMENT LOTS 2 & 5

SEC. 24, TWP. 50 S., RGE. 42 E.

BROWARD COUNTY, FLORIDA

J.W. McLAUGHLIN — ENGINEER

SCALE: 1" = 300' JULY 1953

This instrument was prepared by
JOHN U. LLOYD, County Attorney
Room 248, Courthouse
Fort Lauderdale, Florida 33301

74- 23064

RIGHT OF WAY EASEMENT

THIS INDENTURE made and entered into this 4th day of December, 1973, between BROWARD COUNTY, a political subidivision of the State of Florida, Grantor herein, and the UNITED STATES OF AMERICA, Grantee herein, acting by and through the United States Coast Guard whose address is c/o Commander, 7th Coast Guard District, 1018 Federal Building, Miami, Florida 333130.

U. S. COAST GUARD
COMMANDER 7TH COAST GUARD DISTRICT
ROOM 101 FEDERAL BUILDING
51 S. W. 1ST AVENUE
MIAMI, FLORIDA 33130

(d1)

WITNESSETH:

WHEREAS, Grantor is the owner of a tract or parcel of land situated in Broward County, State of Florida, and more particularly described as follows:

Commencing at the Northwest corner of Section 24, Township 50 South, Range 42 East, Broward County, Florida; thence on the North line of said Section 24, run North 89° 36' 10" East, a distance of 2968.70 feet to a point; thence run South 00° 23' 50" East, a distance of 249.80 feet, more or less, to a point on the stell bulkhead as shown and recorded in Deed Book 337, Page 526, Public Records of Broward County, Florida; thence on said steel bulkhead, run South 89° 30' 19" West, a distance of 8.27 feet to a point; thence run South 29° 11' 12" West, a distance of 1291.57 feet to a Point; thence run South 15° 26' 16" East, a distance of 239.3. feet to a point; thence run North 89° 30' 19" East, a distance of 833.9 feet to a point; thence run North 00° 29' 41" West, a distance of 356.0 feet to the Point of Beginning; thence run North 89° 30' 19" East, a distance of 168.0 feet, more or less, to the West edge of pavement of the existing County Beach Road; thence on said West edge of payment, run Northerly to a Point of Intersection of a line that is parallel to and 947.3 feet South of (as measured perpendicular to) the aforesaid bulkheand; thence on last said line, run South 89° 30' 19" West, a distance of 168.0 feet to a point; thence run South 00° 29' 41" East to the Point of Beginning.

'74 JAN 30 AM 9:03

and,

WHEREAS, easement over and across said tract or parcel of land is required by the Grantee for right-of-way and utility purposes in connection with the use of a tract of land previously conveyed to the United States of America, said conveyance being recorded in Official Records Book 5124 at page 213 of the Public Records of Broward County, Florida;

NOW, THEREFORE, Grantor, for and in consideration of the sum

RECORD 5621 PAGE 400

1973 Exm't GRANTED BY BROWARD CO. TO U.S. GOV - U.S. COAST GUARD

of TEN DOLLARS ($10.00) and other good and valuable considerations paid on behalf of the Grantee herein, receipt whereof is hereby acknowledged, has granted, bargained and sold and conveyed and does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns, a perpetual easement for ingress, egress, and utility purposes over and across the hereinabove described tract of land reserving however unto the Grantor, its successors and assigns, all of such rights and privileges in said tract of land as may be used and enjoyed without interfering with or abridging the rights and easements hereby conveyed to the Grantee.

By the acceptance of this Easement or any rights hereunder, the Grantee herein, for itself, its successors and assigns, agrees that the transfer for the interest in the real property conveyed by this instrument, is accepted subject to the following restricting which sall run with the land, to-wit:

That the interest herein conveyed to the real property hereinbefore described shall revert to and reinvest in the Grantor, and its successors, in the event that the Grantee shall abandon or cease to utilize such interest for the uses hereinbefore set forth. Or in the event that the Grantee shall abandon or cease to utilize the real property conveyed in Deed recorded in Official Records Book 5124 at page 213 of the Public Records of Broward County, Florida, as a U. S. Coast Guard Base.

BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY, FLORIDA

By _____
Its Chairman

ATTEST:

_____
County Comptroller and Ex-Officio
Clerk of the Board of County
Commissioners

FILED 5621 PAGE 401

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

Before me personally appeared Jack L. Moss and E. M. Strobel, to me well known, and known to me to be the individuals who executed the foregoing instrument as Chairman and Clerk of the Board of County Commissioners of Broward County, Florida, and severally acknowledged to and before me that they executed such instrument as such Chairman and Clerk, respectively of said Board, and that the seal affixed to the foregoing instrument is the seal of said Board and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Board.

WITNESS my hand and official seal, this 4th day of December, A. D. 1973.

Corinne P. Desmond
Notary Public

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Oct. 19, 1974
Bonded by American Fire & Casualty Co.

NOTARY PUBLIC STATE OF FLORIDA

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
E. M. STROBEL
COUNTY COMPTROLLER

DEED 5621 PAGE 402


50' INGRESS, EGRESS, & UTILITY EASEMENT
OFFICIAL RECORDS BOOK 6621, PAGE 400
OR 5621 Pg 400
COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THENCE ON THE NORTH LINE OF SAID SECTION 24, RUN NORTH 89°36'10" EAST, A DISTANCE OF 2968.70 FEET TO A POINT;THENCE RUN SOUTH 00°23'50" EAST, A DISTANCE OF 248.90 FEET, MORE OR LESS, TO A POINT ON THE STEEL BULKHEAD AS SHOWN AND RECORDED IN DEED BOOK 337, PAGE 526, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON SAID STEEL BULKHEAD RUN SOUTH 89°30'19" WEST, A DISTANCE OF 8.27 FEET TO A POINT; THENCE RUN SOUTH 29°11'12" WEST, A DISTANCE OF 1291.57 FEET TO THE POINT; THENCE RUN SOUTH 15°26'16" EAST, A DISTANCE OF 239.3 FEET TO A POINT; THENCE RUN NORTH 00°29'41" WEST, A DISTANCE OF 368.0 FEET TO POINT OF BEGINNING; THENCE RUN NORTH 89°30'19" EAST, A DISTANCE OF 168.0 FEET, MORE OR LESS, TO THE WEST EDGEOF PAVEMENT OF THE EXISTING COUNTY BEACH ROAD; THENCE ON SAID WEST EDGE OF PAVEMENT, RUN NORTHERLY TO A POINT OF INTERSECTION OF A LINE THAT IS PARALLEL TO AND 947.3 FEET SOUTH OF (AS MEASURED PERPENDICULAR TO) THE AFORESAID BULKHEAD; THENCE ON LAST SAID LINE, RUN SOUTH 89°30'19" WEST, A DISTANCE OF 168.0 FEET TO A POINT; THENCE RUN SOUTH 00°29'41" EAST TO THE POINT OF BEGINNING.
Section 14
Section 13
N 89°02'03" E 2968.70' (Calculated)
N 89°36'10" E 2968.70' (Deed)
Corner Falls in Water
Section 23
Section 24
Point of Commencement
Northwest corner of Section 24, Township 50 South, Range 42 East
Corner Falls in Water
S 89°30'19" W 8.27' (Deed)
S 89°31'12" W 8.27' (Calculated)
Corners Fall in Water
S 29°43'05" W 1968.37' (Calculated)
S 29°11'12" W 1968.57' (Deed)
NSU Oceanographic Center Campus
Official Records Book 5124, Page 217
Found Nail & Disk Stamped "McLaughlin Engineering Comp LB285" Fence 0.4' South
Found Concrete Monument Stamped "McLaughlin Eng Comp PRM LB285" Fence 0.3' South
East End of Bulkhead 149.5' West of Corner
Found Nail & Disk Stamped "McLaughlin Engineering Comp LB285" 0.35' from End of Bulkhead
N 89°30'19" E 796.00' (Deed)
N 89°01'12" E 796.00' (Measured)
S 89°01'12" W 796.00' (Measured)
S 89°30'19" W 796.00' (Deed)
Found Brass Disk in Concrete Stamped "U.S. Coast Guard"
50' Ingress, Egress, & Utility Easement
Beach Road (a.k.a. North Ocean Drive)
Intracoastal Waterway (Hillsboro Inlet to Port Everglades) (Plat Book 17, Page 14) 600' Right of Way Easement
S 29°43'05" W 1291.57' (Deed)
S 29°11'12" W 1291.57' (Measured)
Center Falls on the Face of Bulkhead
West Face of Bulkhead is Point of Line
Calculated Bulk Point
S 15°26'16" E 239.30' (Deed)
S 15°25'52" E 239.30' (Calculated)
State of Florida Reported Bulkhead Line B Official Records Book 7214, Page 505
Boat Basin
Found Brass Disk in Concrete
N 00°29'41" W 1968.57' (Deed)
N 00°29'41" W 1968.57' (Measured)
UNITED STATES COAST GUARD STATION BOUNDARY
OFFICIAL RECORDS BOOK 5124, PAGE 213
COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THENCE ON THE NORTH LINE OF SAID SECTION 24, RUN NORTH 89°36'10" EAST, A DISTANCE OF 2968.70 FEET TO A POINT;THENCE RUN SOUTH 00°23'50" EAST, A DISTANCE OF 248.90 FEET, MORE OR LESS, TO A POINT ON THE STEEL BULKHEAD AS SHOWN AND RECORDED IN DEED BOOK 337, PAGE 526, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON SAID STEEL BULKHEAD RUN SOUTH 89°30'19" WEST, A DISTANCE OF 8.27 FEET TO A POINT; THENCE RUN SOUTH 29°11'12" WEST, A DISTANCE OF 1090.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG LAST SAID BEARING A DISTANCE OF 201.2 FEET TO A POINT; THENCE RUN SOUTH 15°26'16" EAST, A DISTANCE OF 239.3 FEET TO A POINT; THENCE RUN NORTH 89°30'19" EAST, A DISTANCE OF 533.9 FEET TO A POINT; THENCE RUN NORTH 00°29'41" WEST, A DISTANCE OF 406.0 FEET TO A POINT; THENCE RUN SOUTH 89°30'19" WEST, A DISTANCE OF 796.0 FEET TO THE POINT OF BEGINNING.
286.02' (Calculated)
Bulkhead Tails Normal to Calculated Property Corner 0.2'
East End of Bulkhead 0.2' Normal line 10.5' West of Witness Corner
Found 2" Iron Pipe with Cap Stamped "Illegible LB 4602"
547.39' to Witness
N 89°30'19" E 533.90' (Deed)
N 89°01'12" E 533.90' (Measured)
John U. Lloyd Park
Lands of the Trustees of the Internal Improvement Trust Fund
Official Records Book 5973, Pages 371 to 375
Location Map
State Map
DRAFT
N
Data Notes
Boundary lines were digitized from Survey 16-03.
This map is for reference purposes only.
Legend
USCG Boundary Line
50' Ingress, Egress, & Utility
NSU Campus
Department of the Army South Atlantic Division
Jacksonville District, Corps of Engineers
REAL ESTATE
USCG Station Boundary and Easement
Survey 16-117
Broward County, FL
Mapper: B.Price
Reviewer: R. Swilley
Map Date: 9/28/2020
1:550
0 10 20 30
Feet
Document Name: USCG_Site_LE_2020
Draft Map Sheet 1 of 1

CORRECTED DESCRIPTION
OF
U. S. NAVY LEASE

Exhibit B.

Beginning at the Northwest corner of the Southwest Quarter (SW¼) of Section 24, Township 50 South, Range 42 East, and running thence on a bearing of North 88°41'49" East, along the quarter-section line, 3601.88 feet to a permanent reference monument near the shore of the Atlantic Ocean; thence on a bearing of North 2°49'49" East, 1236.58 feet to a permanent reference monument; thence on a bearing of North 16°52'19" East, 833.0 feet ± to a point on a line 360.0 feet South of and parallel to the steel bulkhead along the South side of the entrance channel of Port Everglades, the same being the Point of Beginning of the lands herein described; thence on a bearing of South 89°30'19" West, along said line to the Eastern shore of Lake Mabel; thence Northerly along the Eastern shore of Lake Mabel to the steel bulkhead along the South side of the entrance channel of Port Everglades; thence on a bearing of North 89°30'19" East, along said steel bulkhead to the shore of the Atlantic Ocean; thence Southerly along the shore of the Atlantic Ocean to a point on a line 360.0 feet South of and parallel to the steel bulkhead along the South side of the entrance channel of Port Everglades; thence on a bearing of South 89°30'19" West, to the Point of Beginning described above.

The above description is a true and correct description of the lands leased to the U.S. Naval Ordinance Laboratory.

F. R. Davis, Jr., P.E.
County Engineer

given to Billy Lynn Lee, County Atty. 1-7-67

OFF REC 5973 PAGE 375

73- 7792

QUITCLAIM DEED

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

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THIS INDENTURE, made this 9th day of January, 1973, between BROWARD COUNTY, a political subdivision of the State of Florida, party of the first part, and the UNITED STATES OF AMERICA, acting by and through the United States Coast Guard, party of the second part, whose address is c/o Commander, Seventh Coast Guard District, 1018 Federal Building, Miami, Florida 33130.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00), to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed unto the said party of the second part, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described land situate, lying and being in the County of Broward, State of Florida, to wit:

Commencing at the Northwest corner of Section 24, Township 50 South, Range 42 East, Broward County, Florida; thence on the North line of said Section 24, run North 89°36'10" East, a distance of 2968.70 feet to a point; thence run South 00°23'50" East, a distance of 249.80 feet, more or less, to a point on the steel bulkhead as shown and recorded in Deed Book 337, Page 526, of the Public Records of Broward County, Florida; thence on said steel bulkhead run South 89°30'19" West, a distance of 8.27 feet to a point; thence run South 29°11'12" West, a distance of 1090.37 feet to the Point of Beginning; thence continuing along last said bearing a distance of 201.2 feet to a point; thence run South 15°26'16" East, a distance of 239.3 feet to a point; thence run North 89°30'19" East, a distance of 833.9 feet to a point; thence run North 00°29'41" West, a distance of 406.0 feet to a point; thence run South 89°30'19" West, a distance of 796.0 feet to the Point of Beginning.

- 1 -

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE $0.30 JAN 12 '73 P.B. 10520
9 7 6 1 1
BROWARD COUNTY

DOCUMENTARY SURTAX $0.55 FLORIDA JAN 12 '73 DEPT. OF REVENUE P.B. 10331
1 3 9 7 4 7
BROWARD COUNTY

'73 JAN 12 AM 10:09
JACK WHEELER, COUNTY RECORDER

OFF. REC. 5124 PAGE 213

This instrument was prepared by:
JAMES A. COSTELLO, Attorney
51 S.W. First Avenue (Rm 1016)
Miami, Florida 33131

Ten Beg County Com. - Acq. of land
Return County Attorney - Fee $0.50

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest or claim whatsoever of the said party of the first part, either in law or in equity and under and subject to the reservations, restrictions and conditions set forth in this instrument, to the proper use, benefit and behoof of the said party of the second part, its successors and assigns.

By the acceptance of this Deed or any rights hereunder, the said party of the second part, for itself, its successors and assigns, agrees that the transfer of the real property conveyed by this instrument, is accepted subject to the following restriction which shall run with the land, to wit:

That the title to the real property hereinbefore described shall revert to and reinvest in the party of the first part, and its successors, in the event that the party of the second part shall abandon or cease to utilize such real property as a U. S. Coast Guard Base.

That the party of the second part shall retain title to all improvements made on such property and the right to remove them at any time.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name the day and year aforesaid.

BROWARD COUNTY,
BY ITS BOARD OF
COUNTY COMMISSIONERS

By _____
CHAIRMAN

ATTEST: 1915

COUNTY COMPTROLLER,
EX OFFICIO CLERK OF
THE BOARD OF COUNTY
COMMISSIONERS

OFF 5124 PAGE 214

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

Before me personally appeared R. B. Barkelew and Jack Wheeler, to me well known, and known to me to be the individuals who executed the foregoing instrument as _____Chairman and _____Clerk of the Board of County Commissioners of Broward County, Florida, and severally acknowledged to and before me that they executed such instrument as such _____ Chairman and _____Clerk, respectively of said Board, and that the seal affixed to the foregoing instrument is the seal of said Board and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Board.

WITNESS my hand and official seal, this 9th day of January, A. D. 1973.

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Oct. 19, 1974
Bonded by American Fire & Casualty Co.

Corinne P. Desmond
Notary Public

CORINNE P. DESMOND NOTARY PUBLIC STATE OF FLORIDA AT LARGE

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
COUNTY COMPTROLLER

OFF REC 5124 PAGE 215

REC 3589 PAGE 93

30 55

68- 12125

DEED

THIS DEED made this 30th day of January, 1968, by and between BROWARD COUNTY, a political subdivision of the State of Florida, party of the first part,

a

n

d

NOVA UNIVERSITY OF ADVANCED TECHNOLOGY, INC., a non-profit corporation of the State of Florida, party of the second part, C?O John U. Lloyd, County Attorney, 248 Courthouse, Ft. Lauderdale, Florida

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, the following described land lying and being in Broward County, Florida:

Beginning at the Southwest corner of the property leased to the United States of America, Department of the Navy, as referred to and described in that certain resolution filed in Minute Book 15, beginning on page 175, of the Board of County Commissioners of Broward County, Florida; running South along the Westerly boundary of Government Lot 2 in Section 24, Township 50 South, Range 42 East, 660 feet; thence running East parallel to the South boundary of the property leased to the United States of America, Department of the Navy, 660 feet; thence running North parallel to the Westerly boundary of said Government Lot 2 to the point intersecting the South boundary of the said property leased to the United States of America, Department of the Navy; and thence West along the South boundary of the said property leased to the United States of America, Department of the Navy, to the point of beginning; being a part of Government Lot 2, in Section 24, Township 50 South, Range 42 East.

FLORIDA DOCUMENTARY STAMP TAX 0300 BROWARD COUNTY

'68 JAN 31 AM 8:28

STATE OF FLORIDA DOCUMENTARY SUR TAX $.55

subject to easements, restrictions, covenants and rights of way of record,

AND FURTHER SUBJECT to the following restrictions, conditions and limitations:

1. Said land shall be used only for the purposes set forth in the Charter of Nova University of Advanced Technology, Inc., as said Charter was filed on the 4th day of December, A. D. 1964, in the Office of Secretary of State, State of Florida; and said land shall also be used primarily only for oceanographic purposes;

This instrument prepared by
John U. Lloyd, County Attorney
248 Courthouse, Ft. Lauderdale

Ret County Commission
Return Legal Dept.

2. Said land shall not be sold, mortgaged, leased or encumbered in any way without the written consent of the Board of County Commissioners of Broward County;

3. Should the land conveyed hereby be abandoned or cease to be used for the corporate purposes authorized by said Charter of the party of the second part and the oceanographic purposes authorized by Chapter 67-1172, Laws of Florida, Special Acts of 1967, for a period of two (2) years, the title thereto shall revert to the party of the first part, ipso facto;

4. Said land shall be subject to the rights granted to the United States of America under Lease dated 18 September 1957, and designated Lease NOy(R)-65259, as modified by Modification Agreement No. 1, dated 27 December 1967; and

5. Said land shall also be subject to the limitations imposed by Bulkhead Line "B" as shown by map filed in the Supplemental Pages (page 11000-A) of the minutes of the meeting of November 9, 1965 of the Board of County Commissioners of Broward County, Florida.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice-Chairman of said Board the day and year aforesaid.

BROWARD COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By _____
Its Chairman

ATTEST:

_____
Clerk of the Circuit Court in and for Broward County, Florida, and ex-officio Clerk of the Board of County Commissioners.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

This instrument prepared by
John U. Lloyd, County Attorney
248 Courthouse, Ft. Lauderdale

73- 7791

QUIT CLAIM DEED

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THIS INDENTURE made this 3rd day of January, 1973, between NOVA UNIVERSITY OF ADVANCED TECHNOLOGY, INC., a non-profit corporation of the State of Florida, party of the first part; and BROWARD COUNTY, a political subdivision of the State of Florida, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, paid, receipt of which is hereby acknowledged, does hereby remise, release, quit claim and convey unto the party of the second part, its successors and assigns for County purposes all right, title interest, claim, and demand which the party of the first part has in and to the following described land, situate, lying and being in the County of Broward, State of Florida, to wit:

All that portion of Section 24, Township 50 South, Range 42 East as described in Official Records Book 3589, Page 83, Public Records of Broward County, Florida, lying East of the following described parcel of land:

DOCUMENTARY SURTAX 00.55 FLORIDA P.B. 10520 JAN 12'73 DEPT. OF REVENUE

13974 BROWARD COUNTY

COMMENCING at the Northwest corner of Section 24, Township 50 South, Range 42 East; thence on the North boundary of said Section 24, run North 89°36'10" East, a distance of 2968.70 feet to a Point; thence run South 00°23'50" East, a distance of 249.80 feet, more or less, to a Point on the steel bulkhead as shown and recorded in Deed Book 337, Page 526, Public Records of Broward County, Florida; thence on said steel bulkhead, run South 89°30'19" West, a distance of 8.27 feet to a Point; thence run South 29°11'12" West, a distance of 414.37 feet to the Point of Beginning; thence continuing along last said bearing a distance of 676.0 feet to a Point; thence run North 89°30'19" East, a distance of 796.0 feet to a Point; thence run North 07°47'43" East, a distance of 553.10 feet to a Point; thence run North 89°30' 19" East, a distance of 110.0 feet to a Point; thence run North 00°29'41" West, a distance of 40.0 feet to a Point; thence run South 89°30'19" West 651.17 feet, more or less, to the Point of Beginning.

73 JAN 12 AM 10:00 JOHN FEWELL, COUNTY RECORDER

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said party of the first part, in law or in equity to the only proper use, benefit, and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

ATTEST:

NOVA UNIVERSITY OF ADVANCED TECHNOLOGY, INC.

Don Ellis
Secretary

By: Abraham S. Fischler
President

NOVA UNIVERSITY OF ADVANCED TECHNOLOGY

(CORPORATE SEAL)

BROWARD COUNTY 117975

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE P.B. 10520 JAN 12'73 00.30

Per Board of County Com - Acq. of Land
Ketcham County Attorney

OFF REC 5124 PAGE 214

130

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Abraham S. Fiscler and W. Tinsley Ellis, well known to me to be the President and Secretary respectively, of Nova University of Advanced Technology, Inc., and that they severally acknowledged executing the same in the presence of witnesses freely and voluntarily, under authority duly vested in them by said Corporation, and that the seal affixed thereto is the true Corporate seal of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of January, 1973.

Helen K Fabrizio
Notary Public

My Commission Expires:

[illegible]

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
COUNTY COMPTROLLER

REC 5124 PAGE 212

68- 70554

OFF REC 3688 PAGE 281

County Beach Road
Sec. 24-50-42

6/15/68
Geo R.

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 4th day of June, 1968 by and between PORT EVERGLADES AUTHORITY, a Public Corporation of Florida, with its permanent post office address at Port Everglades, Fort Lauderdale, Florida, hereinafter called the Grantor and BROWARD COUNTY, a political subdivision of the State of Florida, with permanent post office address at Broward County Court House, Fort Lauderdale, Florida, hereinafter called Grantee.

WITNESSETH; that the said Grantor for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee, and its successors and assigns forever, for road purposes, all that certain parcel of land lying and being in the County of Broward and State of Florida, and more particularly described as follows:

The South 25.0 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 24, Township 50 South, Range 42 East, lying East of the East right of way of County Beach Road, as recorded in Right-of-Way Map Book 6, Page 4 of the Public Records of Broward County, Florida;

AND

All that external area lying Southwesterly of an arc formed by a 25.0 feet Radius, tangent to a line 25.0 feet North of and parallel to the South boundary of said Section 24 and tangent to the East right of way line of said County Beach Road.

This instrument prepared by
John U. Lloyd, County Attorney
218 Courthouse, Ft. Lauderdale

68 JUN 19 AM 10:44

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever, provided however, if said property should ever cease to be used for road purposes then title to same shall forthwith revert to Grantor, its successors or assigns.

And the said Grantor hereby covenants, as against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, that it is lawfully seized of the said premises, that they are free of all incumbrances, and that is has good right and lawful authority to sell and convey the same; and the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming or to claim by, through or under said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, and its corporate seal hereunto affixed, the day and year first above written.

Signed, seal & delivered in presence of:

PORT EVERGLADES AUTHORITY

By _____
Chairman

Attest: _____
Port Manager

Approved as to correctness and form:

_____
Linwood Cabot, Port Attorney

SEAL

Rec Dept

3 25 BS.

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared LAWRENCE J. CORCORAN Chairman of the Port Commission and J. B. HENDERSON, Port Manager, of PORT EVERGLADES AUTHORITY, a Public corporation, Grantor in the foregoing deed, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and seal in the County and State last aforesaid this 4 day of June, 1968.

Notary Public

My comm. exp.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 20, 1970
Bonded by Travelers Indemnity Co.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

SPECIAL WARRANTY DEED FROM CORPORATION — DREW'S FORM R. E. 33¼ — Manufactured and for sale by The H. & W. B. Drew Company, Jacksonville, Florida

62-108153

Co.Bh.Rd. 24-50-42

OFF. REC. 2506 PAGE 778

This Special Warranty Deed of Conveyance, executed this 20th day of November, A. D. 19 62, by and between The BROWARD COUNTY PORT AUTHORITY, A Public Corporation, a corporation existing under the laws of the State of Florida, with its permanent post office address at Port Everglades, City of Fort Lauderdale, State of Florida, called Grantor, and BROWARD COUNTY, of the State of Florida with permanent post office address at Broward County Court House, City of Fort Lauderdale, State of Florida, called Grantee..... **Witnesses,** that the said Grantor for and in consideration of the sum of ------ One ($1.00) Dollar and other good and valuable considerations ---------- Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee....., and its successors and assigns forever, for road purposes all that certain parcel of land lying and being in the County of Broward and State of Florida, more particularly described as follows: All that portion of the S.E. ¼ of the S.W. ¼ of Section 24, Township 50 South, Range 42 East, described as follows: Beginning at a point on the South boundary of the Southwest Quarter (SW¼) of Section 24, Township 50 South, Range 42 East and 2372.18 Feet East of the Southwest corner of said Southwest Quarter (SW¼); thence on said South boundary run Easterly a distance of 100.09 Feet to a Point; thence on a line 350.00 Feet Easterly of and parallel to the East right of way of the Florida East Coast Canal (Intracoastal Waterway), run Northerly a distance of 31.81 Feet to a Point of Curvature of a circular curve to the Right having a radius of 1382.40 Ft. and a Central angle of 29°12'50"; thence on the Arc of said curve run Northeasterly a distance of 704.86 Feet to a point of Tangency; thence on the tangent produced continue Northeasterly a distance of 275.68 Feet to a point on the East boundary of aforesaid Southwest Quarter (SW¼); thence on said East boundary run Northerly a distance of 190.74 Feet to a point; thence on a line forming an angle 31°37'05" in the Southwest Quadrant run Southwesterly a distance of 438.12 Feet to a Point of Curvature of a circular curve to the Left having a Radius of 1482.40 Feet and a Central angle of 29°12'50"; thence on the Arc of last aforesaid curve continue Southwesterly a distance of 755.85 Feet to a Point of Tangency; thence on the tangent produced, being a line 250.0 Feet Easterly of and parallel to the East right of way at the Florida East Coast Canal (Intracoastal Waterway) run Southerly a distance of 36.15 Feet to the Point of Beginning; described above.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining: **To Have and To Hold** the same in fee simple forever.

And the said Grantor hereby covenants, as against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, that it is lawfully seized of the said premises, that they are free of all incumbrances, and that it has good right and lawful authority to sell and convey the same; and the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming or to claim by, through or under said Grantor.

In Witness Whereof, the said Grantor has caused these presents to be executed in its name by its Vice Chairman, and its corporate seal to be affixed, attested by its Port Manager, the day and year above written.

(Corporate Seal)

The Broward County Port Authority, a Public Corporation

Attest: [signature] Port Manager

By [signature] Vice-Chairman - Commissioner

Signed, sealed and delivered in our presence:

[signature]

[signature]

Approved as to Correctness and Form

[signature] Linwood Cabot, Port Attorney

Return to County Comm. Rec Engr Dept

Fee $2.00

1962 NOV 21 AM 9:54

OFF. REC. 2506 PAGE 779

State of Florida, **County of** Broward **SS.**

I, the undersigned officer duly authorized to take and certify acknowledgments of deeds in said State and County, hereby certify that before me came Kenneth E. Whitson *and* R. T. Spangler, *as* Vice-Chairman ~~president~~ *and* Port Manager *of the* Broward County Port Authority

a corporation under the laws of the State of Florida; *that said persons so appearing before me are the individuals and the officers aforenamed of said corporation described in and who executed the foregoing deed; and that then and there said individuals as said officers acknowledged before me that the seal affixed thereto is the corporate seal of said corporation, that their names officially are by them respectively subscribed thereto, that said deed was signed, sealed and delivered by said corporation in the presence of two subscribing witnesses pursuant to law, and that the same is the free act and deed of said corporation.*

Witness *my signature and official seal at* Port Everglades, Florida *in the County of* Broward *and State of* Florida, *this the* 6th *day of* December, A. D., 19 62

Ruth W. Rogers

Notary Public, State of Florida at Large
My Commission Expires May 17, 1964
Bonded By American Fire & Casualty Co.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
W. E. BUNCH, JR.
CLERK OF CIRCUIT COURT

DREW'S FORM F. L. 31%

Special Warranty Deed
From Corporation

.....

To

.....

Date

.....

Abstract of Description

.....

.....

State of Florida
County of

On this.....day of.....
A. D. 19....., at.....o'clock.....m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages..... in the public records of Book..... of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the..... Judicial Circuit of said State, in and for said County.

....., Clerk.

..... D. C.

(R) The H. & W. B. Drew Company, Jacksonville, Fla. 73210

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 J.W. McLaughlin AVENUE (N.E. 3rd AVENUE),
FORT LAUDERDALE, FLORIDA 33301
PHONE: (954) 763-7611 FAX: (954) 763-7615

CONSTRUCTION ASBUILT SURVEY
PARCEL "A"
NSU OCEANOGRAPHIC CENTER CAMPUS
(PLAT BOOK 179, PAGES 29 AND 30, B.C.R.)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

www.MEP2D.com

ALTA/ACSM CERTIFICATION

TO: Broward County Board of County Commissioners; Paramount Title Services, Inc.; Nova Southeastern University, Inc. AND Panza, Maurer, Maynard & Neel, P.A.

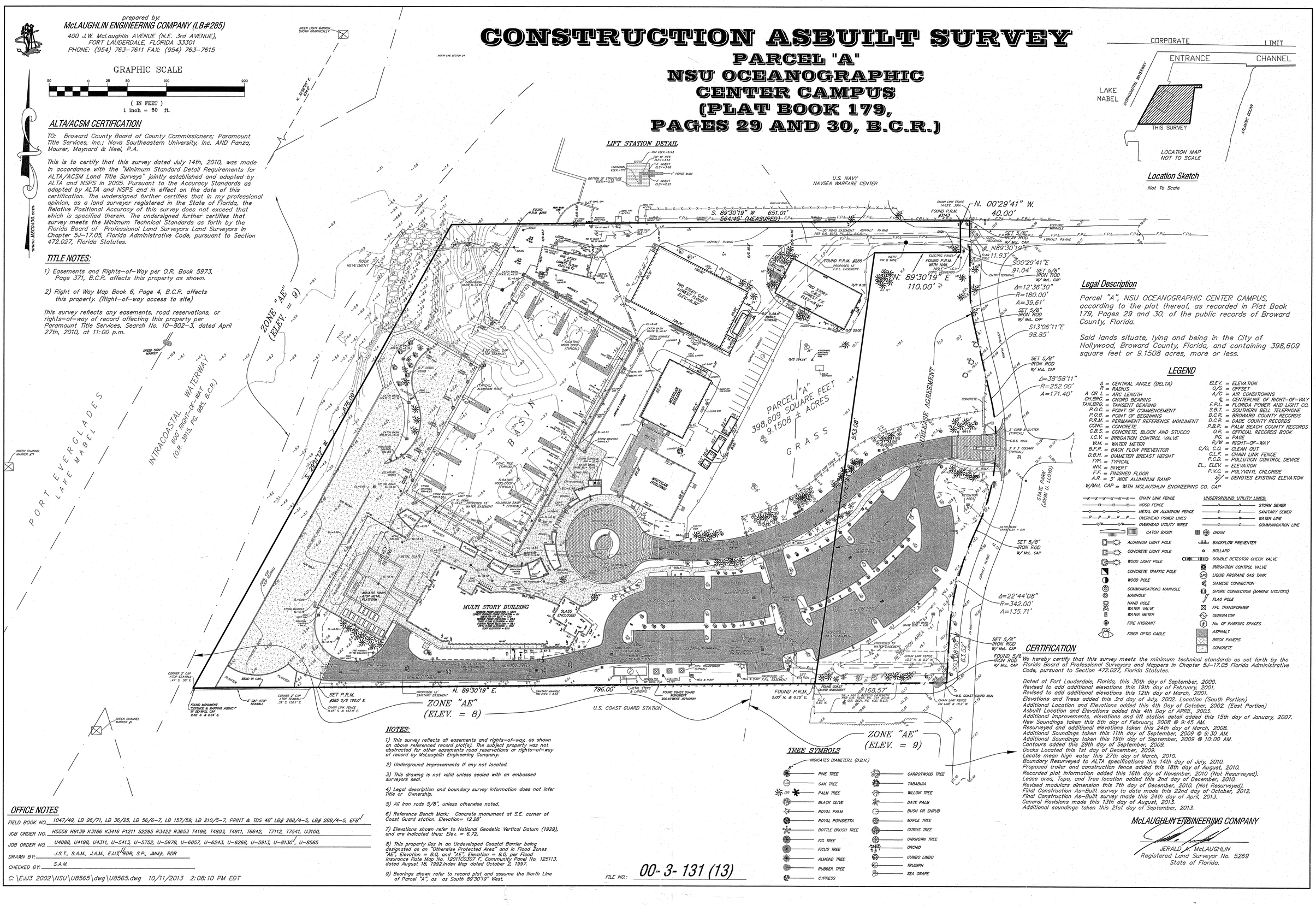
This is to certify that this survey dated July 14th, 2010, was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification. The undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The undersigned further certifies that survey meets the Minimum Technical Standards as forth by the Florida Board of Professional Land Surveyors Land Surveyors in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

TITLE NOTES:

1) Easements and Rights-of-Way per O.R. Book 5973, Page 371, B.C.R. affects this property as shown.

2) Right of Way Map Book 6, Page 4, B.C.R. affects this property. (Right-of-way access to site)

This survey reflects any easements, road reservations, or rights-of-way of record affecting this property per Paramount Title Services, Search No. 10-802-3, dated April 27th, 2010, at 11:00 p.m.



Location Sketch
Not To Scale

Legal Description

Parcel "A", NSU OCEANOGRAPHIC CENTER CAMPUS, according to the plat thereof, as recorded in Plat Book 179, Pages 29 and 30, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 398,609 square feet or 9.1508 acres, more or less.

LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. = ELEVATION
R = RADIUS	O/S = OFFSET
A OR L = ARC LENGTH	A/C = AIR CONDITIONING
CH.BRG. = CHORD BEARING	℄ = CENTERLINE OF RIGHT-OF-WAY
TAN.BRG. = TANGENT BEARING	F.P.L. = FLORIDA POWER AND LIGHT CO.
P.O.C. = POINT OF COMMENCEMENT	S.B.T. = SOUTHERN BELL TELEPHONE
P.O.B. = POINT OF BEGINNING	B.C.R. = BROWARD COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT	D.C.R. = DADE COUNTY RECORDS
CONC. = CONCRETE	P.B.R. = PALM BEACH COUNTY RECORDS
C.B.S. = CONCRETE, BLOCK AND STUCCO	O.R. = OFFICIAL RECORDS BOOK
I.C.V. = IRRIGATION CONTROL VALVE	PG. = PAGE
W.M. = WATER METER	R/W = RIGHT-OF-WAY
B.F.P. = BACK FLOW PREVENTOR	C/O, C.O. = CLEAN OUT
D.B.H. = DIAMETER BREAST HEIGHT	C.L.F. = CHAIN LINK FENCE
TYP. = TYPICAL	P.C.D. = POLLUTION CONTROL DEVICE
INV. = INVERT	EL., ELEV. = ELEVATION
F.F. = FINISHED FLOOR	P.V.C. = POLYVINYL CHLORIDE
A.R. = 3' WIDE ALUMINUM RAMP	5.91 = DENOTES EXISTING ELEVATION
W/McL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP	

CHAIN LINK FENCE
WOOD FENCE
METAL OR ALUMINUM FENCE
OVERHEAD POWER LINES
OVERHEAD UTILITY WIRES
CATCH BASIN
ALUMINUM LIGHT POLE
CONCRETE LIGHT POLE
WOOD LIGHT POLE
CONCRETE TRAFFIC POLE
WOOD POLE
COMMUNICATIONS MANHOLE
MANHOLE
HAND HOLE
WATER VALVE
WATER METER
FIRE HYDRANT
FIBER OPTIC CABLE

UNDERGROUND UTILITY LINES:
STORM SEWER
SANITARY SEWER
WATER LINE
COMMUNICATION LINE
DRAIN
BACKFLOW PREVENTER
BOLLARD
DOUBLE DETECTOR CHECK VALVE
IRRIGATION CONTROL VALVE
LIQUID PROPANE GAS TANK
SIAMESE CONNECTION
SHORE CONNECTION (MARINE UTILITIES)
FLAG POLE
FPL TRANSFORMER
GENERATOR
No. OF PARKING SPACES
ASPHALT
BRICK PAVERS
CONCRETE

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 30th day of September, 2000.
Revised to add additional elevations this 19th day of February, 2001.
Revised to add additional elevations this 12th day of March, 2001.
Elevations and Trees added this 3rd day of July, 2002. Location (South Portion)
Additional Location and Elevations added this 4th Day of October, 2002. (East Portion)
Asbuilt Location and Elevations added this 4th Day of APRIL, 2003.
Additional improvements, elevations and lift station detail added this 15th day of January, 2007.
New Soundings taken this 5th day of February, 2008 @ 9:45 AM.
Resurveyed and additional elevations taken this 24th day of March, 2008.
Additional Soundings taken this 11th day of September, 2009 @ 9:30 AM.
Additional Soundings taken this 19th day of September, 2009 @ 10:00 AM.
Contours added this 29th day of September, 2009.
Docks Located this 1st day of December, 2009.
Locate mean high water this 27th day of March, 2010.
Boundary Resurveyed to ALTA specifications this 14th day of July, 2010.
Proposed trailer and construction fence added this 18th day of August, 2010.
Recorded plat information added this 16th day of November, 2010 (Not Resurveyed).
Lease area, Topo, and Tree location added this 2nd day of December, 2010.
Revised modulars dimension this 7th day of December, 2010. (Not Resurveyed).
Final Construction As-Built survey to date made this 22nd day of October, 2012.
Final Construction As-Built survey made this 24th day of April, 2013.
General Revisions made this 13th day of August, 2013.
Additional soundings taken this 21st day of September, 2013.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.

2) Underground improvements if any not located.

3) This drawing is not valid unless sealed with an embossed surveyors seal.

4) Legal description and boundary survey information does not infer Title or Ownership.

5) All iron rods 5/8", unless otherwise noted.

6) Reference Bench Mark: Concrete monument at S.E. corner of Coast Guard station. Elevation= 12.28'

7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: Elev. = 6.72.

8) This property lies in an Undeveloped Coastal Barrier being designated as an "Otherwise Protected Area" and in Flood Zones "AE", Elevation = 8.0, and "AE" Elevation = 9.0, per Flood Insurance Rate Map No. 120170 0307 F, Community Panel No. 125113, dated August 18, 1992.Index Map dated October 2, 1997.

9) Bearings shown refer to record plat and assume the North Line of Parcel "A", as as South 89°30'19" West.

TREE SYMBOLS
INDICATES DIAMETER± (D.B.H.)

PINE TREE
OAK TREE
OR PALM TREE
BLACK OLIVE
ROYAL PALM
ROYAL POINSETTA
BOTTLE BRUSH TREE
FIG TREE
FICUS TREE
ALMOND TREE
RUBBER TREE
CYPRESS
CARROTWOOD TREE
TABABUIA
WILLOW TREE
DATE PALM
BUSH OR SHRUB
MAPLE TREE
CITRUS TREE
UNKNOWN TREE
ORCHID
GUMBO LIMBO
TRUMPH
SEA GRAPE

OFFICE NOTES

FIELD BOOK NO. 1047/49, LB 26/71, LB 36/25, LB 56/6-7, LB 157/59, LB 210/5-7, PRINT & TDS 48' LB# 288/4-5, LB# 288/4-5, EFB
JOB ORDER NO. H5559 H9139 K3186 K3416 P1211 S2295 R3422 R3653 T4198, T4803, T4911, T6642, T7112, T7541, U3100,
JOB ORDER NO. U4088, U4198, U4311, U-5413, U-5752, U-5978, U-6057, U-6243, U-6268, U-5913, U-8130', U-8565
DRAWN BY: J.S.T., S.A.M., J.A.M., EJJ3, RDR, S.P., JMM, RDR
CHECKED BY: S.A.M.

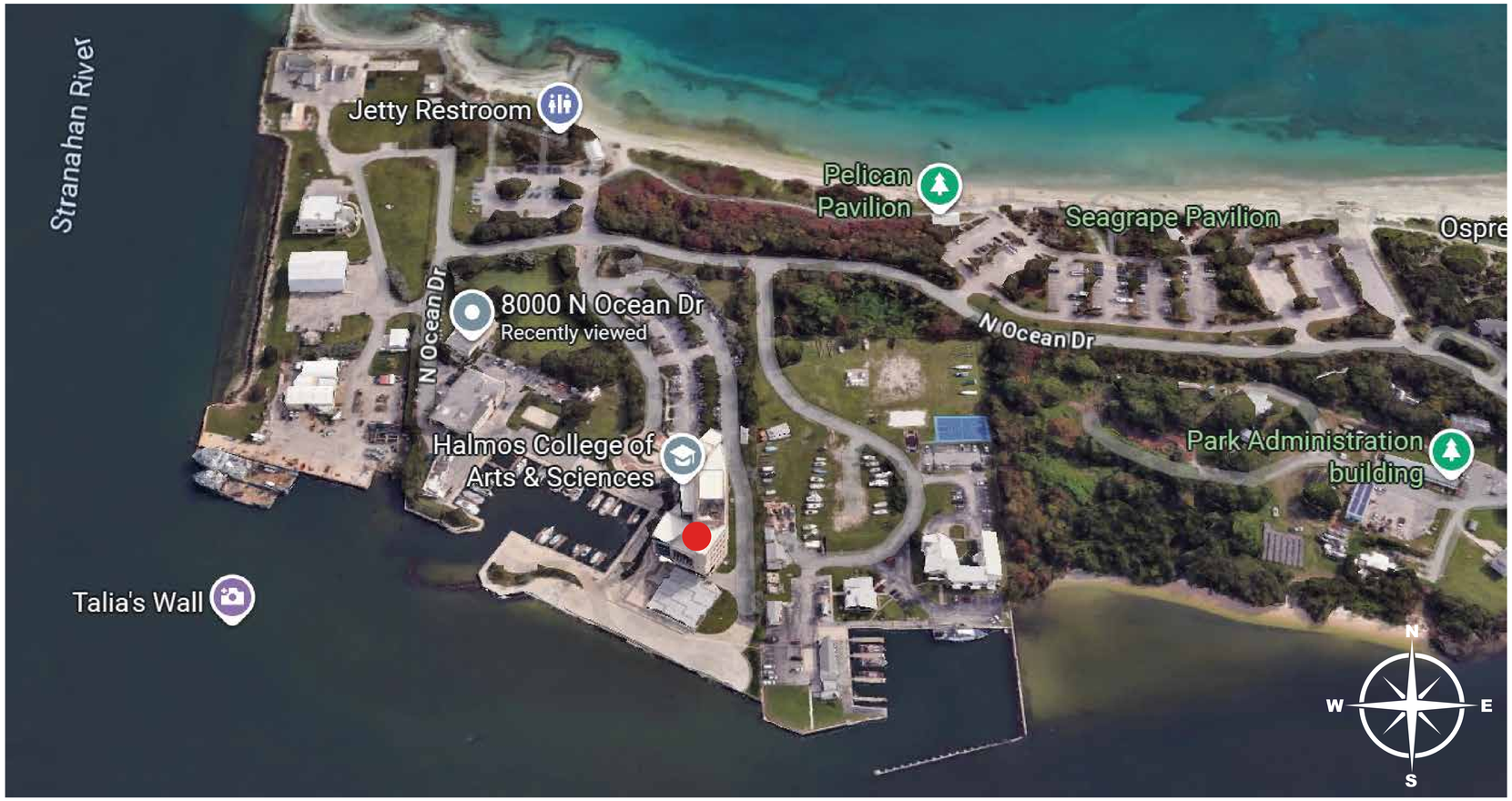
C:\EJJ3 2002\NSU\U8565\dwg\U8565.dwg 10/11/2013 2:08:10 PM EDT

FILE NO.: 00-3-131 (13)

Parcel “A”, NSU OCEANOGRAPHIC CENTER CAMPUS, according to the plat thereof, as recorded in Plat Book 179, Pages 29 and 30, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 398,609 square feet or 9.1508 acres, more or less.

PROJECT LOCATION







Sign A
Sign will be installed here

Sign B
Sign will be installed here

City Seal

FASTSIGNS
DAVIE | PLANTATION
7080 W State Road 84, Suite 7
Davie, FL 33317
o:954-370-7201

Project

NSU Ocean Campus Signs

Address

8000 N OCEAN Dr,
Dania Beach, Flm 33004

Owner:

NOVA SOUTHEASTERN UNIVERSITY

Facilities - Design & Construction

Signage Contractor:

DR SIGNS EXPRESS LLC
dba:
FASTSIGNS DOWNTOWN MIAMI
FASTSIGNS DAVIE

Qualifier:

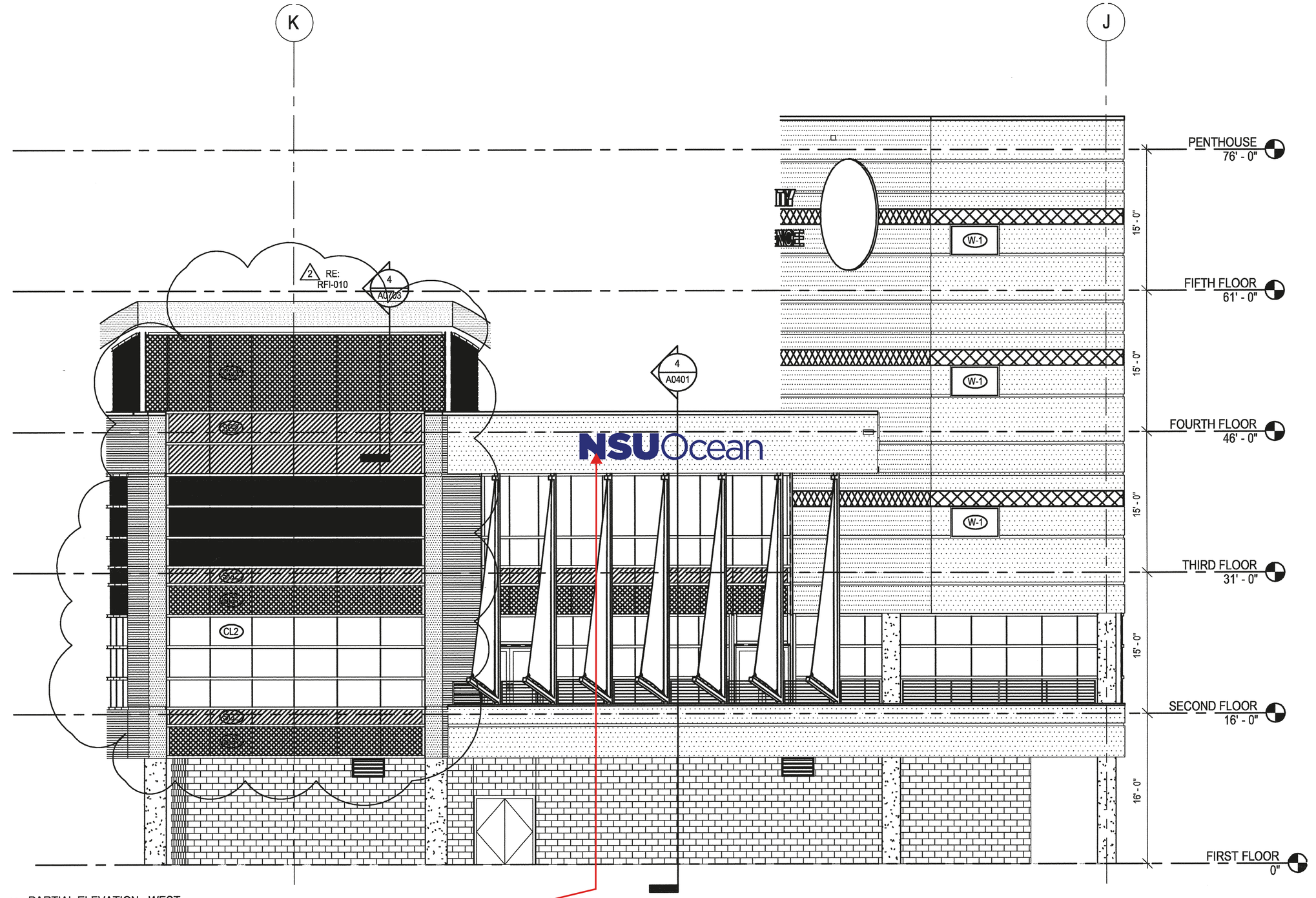
Jonathan Campbell
EC #13003452

NOTES:

INSPECTED AND LABELED IN ACCORDANCE WITH U.L. STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

Zoning Z-1

Sign A



1 PARTIAL ELEVATION - WEST
1/8" = 1'-0"

City Seal

FASTSIGNS
DAVIE | PLANTATION
7080 W State Road 84, Suite 7
Davie, FL 33317
o:954-370-7201

Project
NSU Ocean
Campus Signs

Address
8000 N OCEAN Dr,
Dania Beach, Flm 33004

Owner:
NOVA SOUTHEASTERN UNIVERSITY
Facilities - Design & Construction

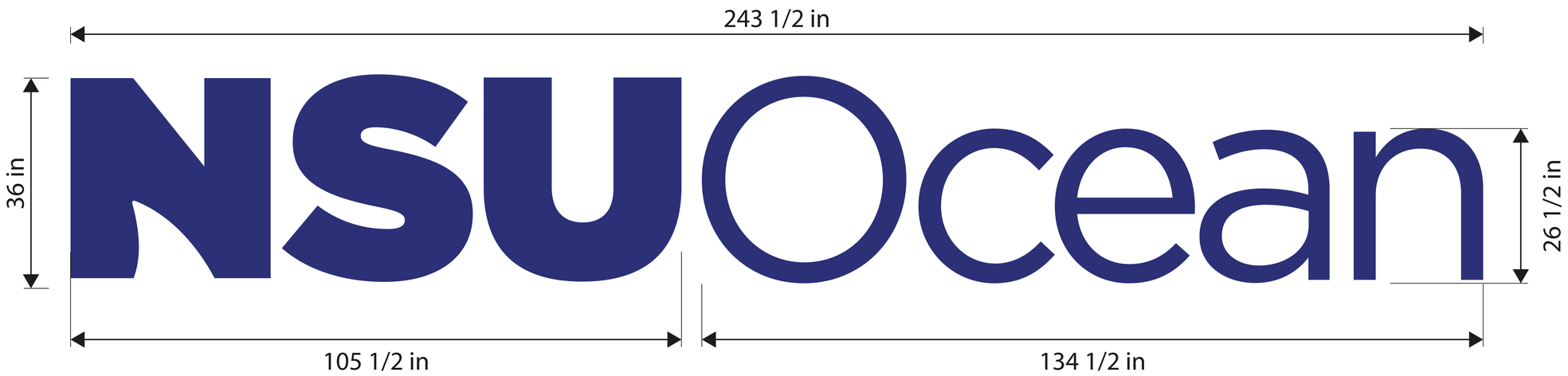
Signage Contractor:
DR SIGNS EXPRESS LLC
dba:
FASTSIGNS DOWNTOWN MIAMI
FASTSIGNS DAVIE
Qualifier:
Jonathan Campbell
EC #13003452

NOTES:
INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

Zoning Z-1

Page (2) of (5)

Sign A



PROJECT SCOPE:

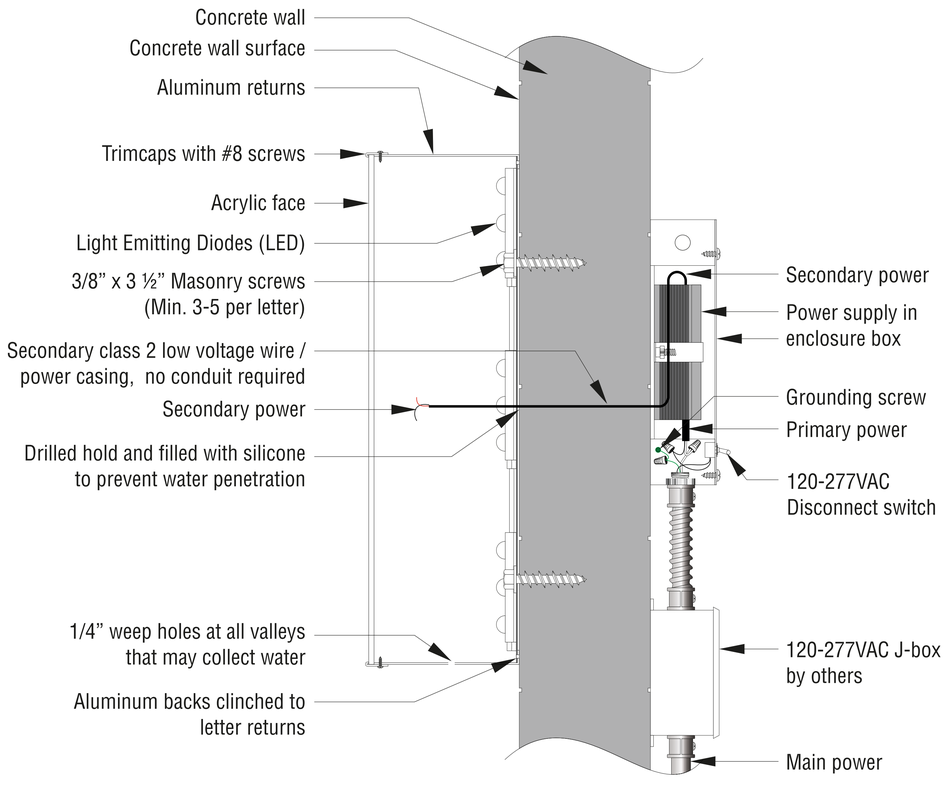
Fabricate and install one (1) set of Illuminated dimensional letters on W facade to read: “NSU OCEAN”.

SIGN SPECIFICATIONS

Sign Type: *Individual Channel Front Lit Letters*

Channel Letters Illumination: *NOVA Blue Day / Night.*
Channel Letters Face: *Acrylic*
Channel Letters Color: *NOVA Blue*
Channel Letters Trim Cap Color: *Blue*
Channel Letters Return: *Aluminum .090*
Channel Letters Return Color: *Blue*
Channel Letters Back Color: *White*
Channel Letters Back: *Aluminum 0.125”*
Channel Letters Mounting: *Letters installed flush to exterior facade*

Length: 243.5”
Height: 36’
Letter Depth: 4”
Sign Area: 60.875 sqft



City Seal

FASTSIGNS
DAVIE | PLANTATION
7080 W State Road 84, Suite 7
Davie, FL 33317
o:954-370-7201

Project
NSU Ocean Campus Signs

Address
8000 N OCEAN Dr,
Dania Beach, Flm 33004

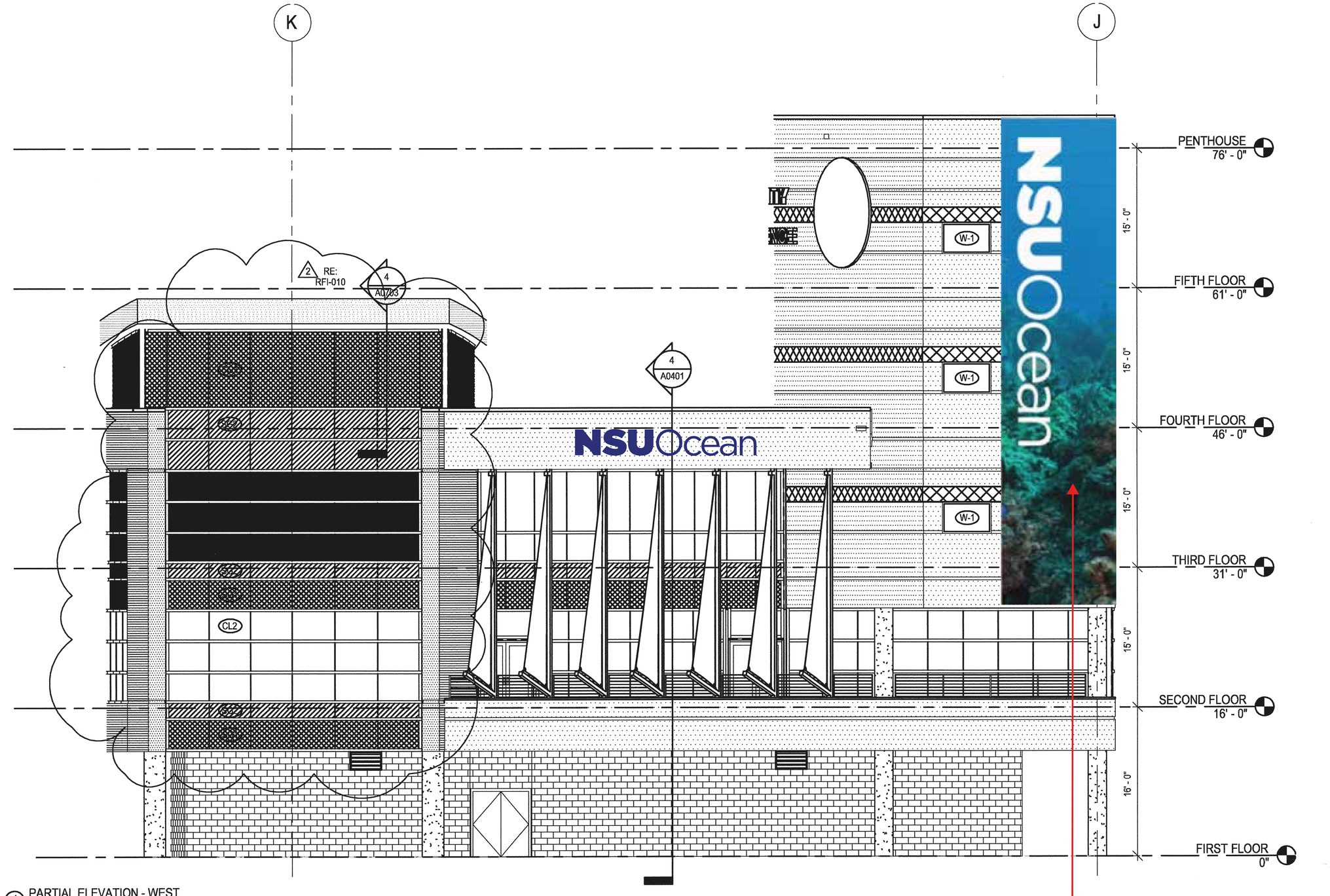
Owner:
NOVA SOUTHEASTERN UNIVERSITY
Facilities - Design & Construction

Signage Contractor:
DR SIGNS EXPRESS LLC
dba:
FASTSIGNS DOWNTOWN MIAMI
FASTSIGNS DAVIE
Qualifier:
Jonathan Campbell
EC #13003452

NOTES:
INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

Zoning Z-1

Sign B



1 PARTIAL ELEVATION - WEST
1/8" = 1'-0"

Sign B

City Seal

FASTSIGNS
DAVIE | PLANTATION
7080 W State Road 84, Suite 7
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o:954-370-7201

Project
NSU Ocean Campus Signs

Address
8000 N OCEAN Dr,
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Owner:
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Facilities - Design & Construction

Signage Contractor:
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FASTSIGNS DOWNTOWN MIAMI
FASTSIGNS DAVIE
Qualifier:
Jonathan Campbell
EC #13003452

NOTES:
INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

Zoning Z-1

Sign B

PROJECT SCOPE:

Fabricate and Install Building Sign and hardware on W Facade

SIGN SPECIFICATIONS

Sign Type: *Building Wall Sign*

Sign Material: *13 oz mesh fabric*

Reinforcement: *2" Heavy-Duty Seatbelt Webbing (Nylon/Polyester) sewn into the top and bottom hems.*

Grommets: *#2 Stainless Steel or Brass Grommets punched through the webbing every 12 inches.*

Illumination: *Indirect illumination system is installed .*

Overall wall sign B dimensions
Length: 53'
Height: 11'
Sign Area: 583 sqft
Protrude from the wall: Less than 12"

NSU OCEAN message dimensions
Length: 34'
Height: 4.37'
Message Area: 148sqft



Render not to scale



City Seal

FASTSIGNS
DAVIE | PLANTATION
7080 W State Road 84, Suite 7
Davie, FL 33317
o:954-370-7201

Project
NSU Ocean Campus Signs

Address
8000 N OCEAN Dr,
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Owner:
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Facilities - Design & Construction

Signage Contractor:
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dba:
FASTSIGNS DOWNTOWN MIAMI
FASTSIGNS DAVIE
Qualifier:
Jonathan Campbell
EC #13003452

NOTES:
INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

Zoning Z-1

GreenspoonMarder LLP

Julian Bobilev, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Phone: 954.527.2485
Email: julian.bobilev@gmlaw.com

February 10, 2026

Ms. Andria Wingett
Development Services Director
Department of Development Services
City of Hollywood
2600 Hollywood Blvd

Re: Sign Variance for NSU Oceanographic Center

Dear Ms. Wingett:

On behalf of Nova Southeastern University ("NSU") ("Applicant"), please accept this request for variance from certain signage standards outlined in Table 1. The need for variances is explained in the detailed responses to review criteria provided herein.

NSU has a five-story, 87,000-square-foot research facility located within John U. Lloyd State Park in Hollywood (address: 8000 North Ocean Drive). This facility, originally opened in 2012, is known as the Guy Harvey Oceanographic Center ("Facility"). The parcel the Facility is located on ("Property") is identified by Broward County Property Appraiser's folio no. 5042 24 06 0010 and is in the Government Use ("GU") zoning district.

The Facility already has the following signage: 'Nova Southeastern University', 'Guy Harvey Oceanographic Center' and 'Halmos College of Arts and Sciences' on the north façade; 'Nova Southeastern University' and 'Oceanographic Center' on the south façade; and 'Center of Excellence for Coral Reef Ecosystems Research' on the east façade. NSU is now proposing two new signs on the west façade as shown in the table below: 'NSU Ocean' and a vertical wall sign which states "NSU Ocean" over a photo background of a coral reef.

Signage Text and/or Description	SF	Dimensions	Variance Needed
Sign A: "NSU Ocean"	60.875	20' 3.5" wide by 3' high	Exceeds number of signs per façade and per building.
Sign B: Vertical wall sign which states "NSU Ocean" over a photo background of a coral reef	583	11' wide by 53' high	Exceeds number of signs per façade and per building; and exceeds dimensions.

Note: Please see provided architectural drawings for more detail regarding the signs.

Table 1. Signs with required variances

Variance Review Standards pursuant to Code Section 5.3.F.2

1. *The Variance is not contrary to the public interest;*

Per Hollywood Zoning Code ("Code") Section 8.4.A.7, a single-tenant building is permitted to have 1 sign per façade and 3 total per building. As described earlier, the Facility already exceeds these quantities and has 6 existing signs—3 on the north façade, 2 on the south façade, and 1 on the east façade. NSU requests to add 2 more signs on the west façade, bringing the total number of signs to 8. The Facility is accessed via N Ocean Drive but is not visible from the road due to being substantially set back and screened by heavy landscaping.

The Facility is not a typical single-tenant building but rather an educational facility that is part of the NSU Oceanographic Campus, which is having its brand identity refreshed to "NSU Ocean". NSU Ocean draws upon its oceanfront location at the northern tip of the Dr. Von D. Mizell-Eula Johnson State Park to serve as a hub for marine research, education, and conservation. Research fields emphasized at the Facility include shark conservation and coral reef monitoring. Furthermore, because 80 percent of Florida's gross domestic product is tied to the blue economy (i.e., ocean-related commerce)[1], the Facility also functions as a liaison with business stakeholders in the marine industry such as the Port Everglades.

Currently, the west façade of the Facility, which faces the Intracoastal Waterway, does not have any signage. The two proposed signs are necessary to convey several messages to both campus visitors as well as boaters / marine operators traveling along the Intracoastal Waterway. The first sign states the new "NSU Ocean" campus brand and the second sign seeks to inspire by showing a beautiful photo of a coral reef. The proposed variances would not be contrary to the public interest; they would promote the public interest by informing various stakeholders of the NSU Ocean campus and its mission of protecting the ocean and its contribution to Florida's blue economy.

2. *The Variance is required due to special conditions; and*

Sign codes are primarily intended to prevent commercial buildings from installing increasingly larger and more garish signs in an attempt to compete with one another for pedestrian and motorist attention. As noted under *Criterion #1*, the Facility is not a typical commercial building but rather an educational facility which seeks to become a hub of marine research and conservation in South Florida. The proposed signage is necessary to create public awareness of NSU Ocean's existence and mission.

[1] https://www.makomedia.nova.edu/how-nsu-supports-the-blue-economy/

The second sign (the photo of the coral reef) also exceeds the maximum 150-square-foot size limit. It should be noted that the letters "NSU Ocean" on the sign are only approximately 148 square feet (34' by 4.37') and that the sign's large dimensions are due solely to the size of the photo. The photo needs to be sufficiently large to inspire the viewing public and is not intended to promote a commercial purpose.

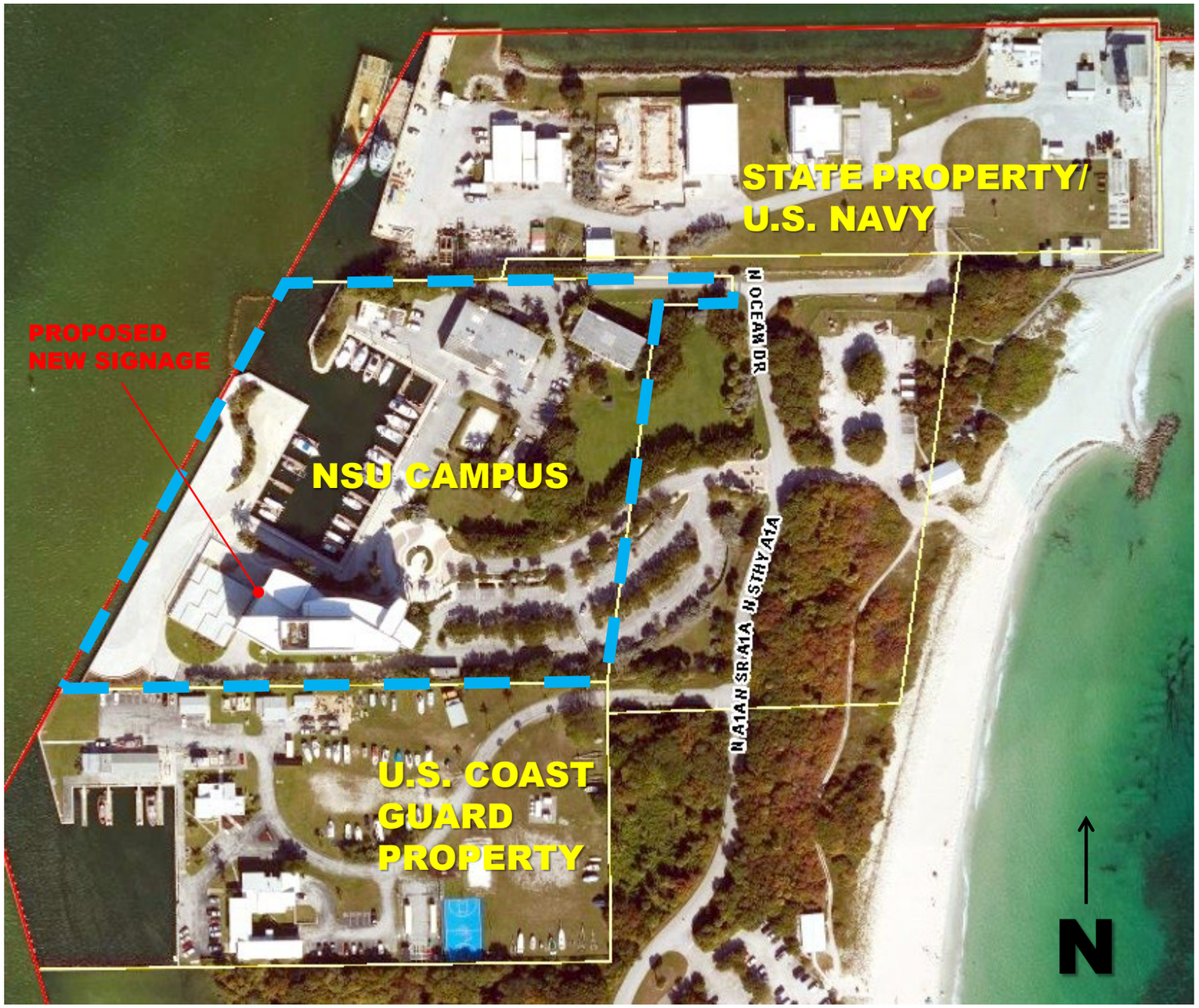
3. *A literal enforcement of the provisions of Article 8 may result in unnecessary hardship.*

   A literal enforcement of the provisions of Article 8 would result in unnecessary hardship because it would deprive NSU of the signage necessary to convey the new "NSU Ocean" brand to the public. The existing signage (which already exceeds the maximum permitted quantity) does not feature the new "NSU Ocean" name or any inspirational imagery that could cause the viewing public to become interested in the marine environment. Furthermore, limiting the 2nd sign to 150 square feet would cause the photo to be too small to showcase the beauty of the coral reef and why it is worth protecting.

Granting the requested signage variances is essential for NSU Ocean to effectively communicate its vital mission of marine research, education, and conservation to the public and the unique marine community it serves. Visible and informative signage will promote brand identity, public understanding of NSU Ocean's contributions to marine science and promote community engagement with its educational initiatives. Therefore, Applicant respectfully requests approval of this variance application to ensure NSU Ocean can continue to effectively serve its mission and the broader community.

Sincerely,
GREENSPOON MARDER LLP

Julian Bobilev, AICP



NSU Ocean Campus Property Boundary



NSU Ocean Campus Key Map



West Elevation



North-West Elevation



North Elevation

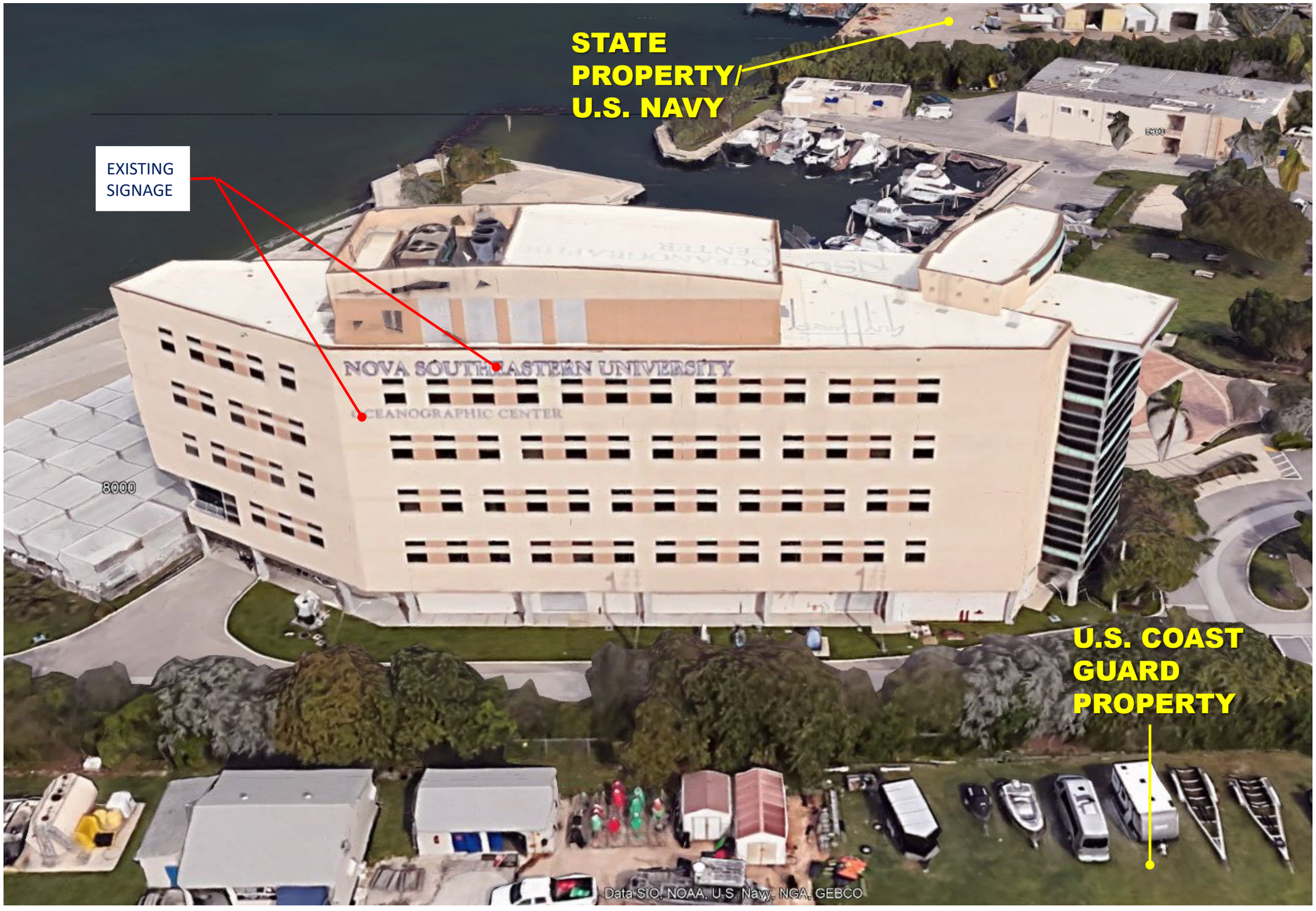




East Elevation







South Elevation





State/ U.S. Navy Property to the North





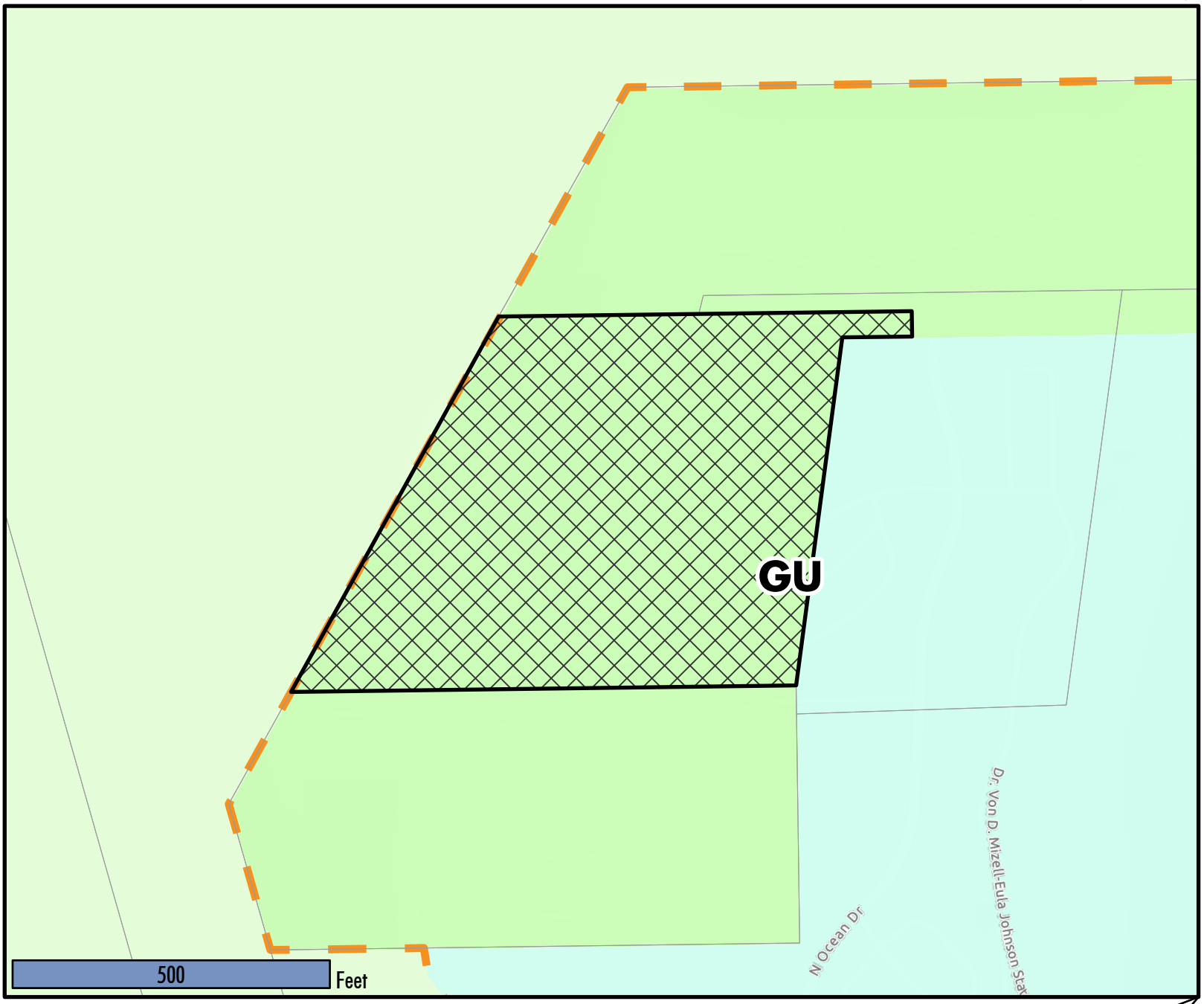
U.S. Coast Guard Property to the South

ATTACHMENT B
Land Use and Zoning Map

26-V-04 8000 N Ocean Dr.

folio(s): 504224060010

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design



LEGEND

LAND USE

- OPEN SPACE AND RECREATION
- COMMUNITY FACILITY
- INTRACOASTAL WATERWAY

- ZONING
- PARCELS
- SUBJECT SITE

