

Attachment II
Ordinance No. O-2013-11

ORDINANCE NO. O-2013-11

(13-J-01)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ORDINANCE NO. O-76-25, THE HILLCREST PUD ORDINANCE, AS AMENDED BY RESOLUTION R-81-56, ORDINANCES O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-34 AND ORDINANCE O-2009-38; BY AMENDING SUBSECTION 3(B) TO MODIFY THE FINAL SITE PLAN TO PERMIT A PREK-8 CHARTER SCHOOL.

WHEREAS, the previously existing development has already established the character and nature of the Hillcrest PUD project; and

WHEREAS, all open space requirements, amenities for recreation, project utilities and other capital improvements required with respect to this development have already been completed; and

WHEREAS, the Applicant has requested that the existing Hillcrest PUD which includes the Final Site Plan be amended to allow the conversion of the former Playdium Building (the existing recreation center) to a PreK-8 Charter School, as more specifically set forth in Exhibit "A"; and

WHEREAS, in accordance with the City's Zoning and Land Development Regulations, the Applicant's request is processed similar to a zoning change and the amendment to the Final Site is processed pursuant to Section 4.16 I. of the Zoning and Land Development Regulations; and

WHEREAS, the Director of Planning and Development Services ("Director"), and staff, following review and analysis of the application and its associated documents, have determined that the proposed change in use is consistent with the Zoning and Land Development Regulations, is consistent with the City's Hollywood Comprehensive Plan and the City-Wide Master Plan, and have therefore forwarded a recommendation that the change in use be approved; and

WHEREAS, the Director, and staff, following review and analysis of the application and its associated documents, has determined that the proposed amendments to the Final Site Plan are consistent with the Zoning and Land Development Regulations, are consistent with the City of Hollywood Comprehensive Plan and the City-Wide Master Plan, and have therefore recommended that it be approved with the following conditions:

(1) All outdoor play areas shall be setback from the property line adjacent to Hillcrest Residential Building Number 16 by a minimum of 50 feet and shall be fenced with a 6 foot vinyl coated chain-link fence and landscaped. Said landscape shall be installed prior to the use of the playground; and

(2) The school shall be limited to a maximum of 600 students for the first year, and a maximum of 850 students thereafter; and

(3) The owner of Florida Intercultural Academy agrees to amend the Charter with the School Board of Broward County to provide for priority enrollment for students living within the Hillcrest community and the City of Hollywood prior to establishing the School; and

(4) An irrevocable Off-Site Parking Agreement (allowing no fewer than 24 parking spaces) shall be submitted, in a form acceptable to the City Attorney's Office, prior to the issuance of any Building Permits. Said Agreement shall be recorded in the Public Records of Broward County by the City of Hollywood prior to a temporary or permanent Certificate of Occupancy being issued; and

(5) The Charter School shall provide three start times separated by 30 minutes (each shift should include approximately one-third of the entire student population) and three end times separated by 45 minutes (each shift should include approximately one-third of the entire student population); and

(6) The Applicant shall provide a sanctioned traffic control detail on Hillcrest Drive at the entrance to the school as well as a crossing guard at the crosswalks. Said sanctioned traffic control detail requirement may be modified if the circumstances along Hillcrest/Tobin Drive change. The Public Safety Director shall have the ability to modify this condition; and

(7) A Bond, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit to cover the cost for the City to construct a sidewalk from the edge of the existing cross-walk on Hillcrest/Tobin Drive to Washington Street. The owner shall provide the City with an easement, in a form acceptable to the City Attorney, prior to the issuance of a Certificate of Occupancy or Certificate Of Completion of the main building, for the sidewalk construction in front of 1101 Hillcrest/Tobin Drive; and

(8) All the proposed improvements (as shown on the attached plans) to accommodate the proposed Charter School shall receive a Certificate of Occupancy or Certificate of Completion prior to establishing the school. Such improvements include, but are not limited to: landscaping, building renovations, parking lot and traffic improvements, pedestrian crossings on Hillcrest Drive, sidewalks, signage and/or signalization, as dictated by MUTCD Standards and must receive approval from the Broward County and the City Engineer.

; and

WHEREAS, on March 14, 2013, the Planning and Development Board met and reviewed the above noted request for modifications to the Hillcrest PUD to allow the conversion of the former Playdium Building (the existing recreation center) to a PreK-8 Charter School, as more specifically set forth in Exhibit "A" in accordance with the rezoning criteria set forth in Section 5.3.K. of the Zoning and Land Development Regulations and have forwarded a recommendation of approval; and

WHEREAS, on March 14, 2013, the Planning and Development Board met and reviewed the above noted request to amend subsection (3)(B) to modify the Final Site plan to allow a PreK-8 Charter School, as more specifically set forth in Exhibit "B" in accordance with the criteria set forth in Section 4.16 I. of the Zoning and Land Development Regulations, and have forwarded a recommendation of approval with staff's eight (8) conditions to the City Commission and the following additional conditions:

(1) The Applicant will provide meeting space and make available adult education classes during non-school hours within the Charter School to the Hillcrest Condominium residents; and

(2) School buses shall not be stored on the premises; and

(3) The Applicant/School will provide police detail for the first four (4) months of the school year.

; and

WHEREAS, the City Commission of the City of Hollywood has conducted duly advertised hearings on the proposed ordinance through the above referenced petition and has considered all comments received concerning the proposed amendment as required by state law and local ordinances and resolutions; and

WHEREAS, the City Commission finds that the request to change the use from an existing recreation center to a PreK-8 Charter School, meets the criteria set forth in Section 5.3. K. of the City's Zoning and Land Development Regulations; and

WHEREAS, the City Commission finds that the request to amend the Hillcrest PUD, including the Final Site Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and is in the best interest of the citizens of the City of Hollywood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That based upon the findings set forth above, the Hillcrest PUD is hereby amended to allow for the change of use from a recreation center to a PreK-8 Charter School.

Section 2: That Section 3(B) of Ordinance No. O-76-25 commonly known as the "Hillcrest PUD," as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-5, O-2002-34 and O-2009-38; shall be further amended as more specifically set forth in Exhibit "A" attached hereto and incorporated herein by reference with the following conditions:

(a) All outdoor play areas shall be setback from the property line adjacent to Hillcrest Residential Building Number 16 by a minimum of 50 feet and shall be fenced with a minimum 6 foot high vinyl coated chain-link fence and a landscape buffer provided in front of said fence. Said landscape buffer shall be installed prior to the use of the playground; and

(b) The school shall be limited to a maximum of 600 students for the first year, and a maximum of 850 students thereafter; and

(c) The Governing Board of Directors of the Charter School agrees to apply to the School Board of Broward County as part of a new application prior to the student enrollment exceeding 600 students to provide for preferential enrollment for students living within the Hillcrest community and the City of Hollywood. Notwithstanding the charter, said preference shall include direct marketing to Hillcrest residents a minimum of four (4) weeks prior to any marketing to Hollywood residents and then another minimum of four (4) weeks of marketing to the residents of Hollywood before marketing to the County at large; and

(d) An irrevocable Off-Site Parking Agreement (allowing no fewer than 24 parking spaces) shall be submitted, in a form acceptable to the City Attorney's Office, prior to the issuance of any Building Permits. Said Agreement shall be recorded in the Public Records of Broward County by the City of Hollywood prior to a temporary or permanent Certificate of Occupancy being issued; and

(e) The Charter School shall provide a minimum of three start times separated by a minimum of 30 minutes (each shift should include approximately one-third of the entire student population) and three end times separated by 45 minutes (each shift should include approximately one-third of the entire student population); and

(f) The Applicant shall provide a sanctioned traffic control detail on Hillcrest Drive at the entrance to the school as well as a crossing guard at the cross-walks. Said sanctioned traffic control detail requirement may be modified if the circumstances along Hillcrest/Tobin Drive change. The Public Safety Director or Chief of Police shall have the ability to modify this condition; and

(g) A Cash Bond, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit to cover the cost for the City to construct a sidewalk from the edge of the existing cross-walk on Hillcrest/Tobin Drive to Washington Street. The owner shall provide the City with an easement, in a form acceptable to the City Attorney, prior to the issuance of a Certificate of Occupancy or Certificate Of Completion of the main building, for the sidewalk construction in front of 1101 Hillcrest/Tobin Drive; and

(h) All the proposed improvements (as shown on the attached plans) to accommodate the proposed Charter School shall receive a Certificate of Occupancy or Certificate of Completion prior to establishing the school. Such improvements include, but are not limited to: landscaping, building renovations, parking lot and traffic improvements, pedestrian crossings on Hillcrest Drive, sidewalks, signage and/or signalization, as dictated by MUTCD Standards and must receive approval from the Broward County and the City Engineer. Temporary signage for all traffic control related to the school zone shall be permitted upon coordination and approval of Broward County Traffic Engineering. A temporary certificate of occupancy may be issued provided all life-safety related issues are not affected and all other improvements are substantially complete; and

(i) The Applicant at no cost to the Hillcrest Condominium residents, will provide meeting and classroom space during certain non-school hours within the Charter School. Upon request by the Hillcrest Condominium residents, the Applicant will also provide adult education classes during certain non-school hours within the Charter School; and

(j) School buses shall not be stored on the premises; and

(k) The Applicant/School will provide police detail for the first four (4) months of the school year. Said police detail requirement may be modified if the circumstances along Hillcrest/Tobin Drive change. The Public Safety Director or Chief of Police shall have the ability to modify this condition; and

(l) Prior to the issuance of Building Permit, the Applicant must comply with the 40 Year Building Safety Inspection. The results of the 40 Year Building Safety Inspection must be complied prior to the issuance of a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy; and

(m) It is hereby acknowledged that the Hillcrest Country Club currently has a liquor license. The Applicant hereby voluntarily waives any right it may have to object to any application request by the Hillcrest Country Club, its successor or assigns, to reestablish its license in the event said license lapses in order to sell alcohol for on-site consumption; and

(n) Off-street parking for special events shall be coordinated in the following manner:

(1) for one (1) grade events **held during the day**, the school shall use a combination of the 11 guest parking spaces on-site, an additional 45 parking spaces by the Hillcrest Country Club (4600 Hillcrest Drive owned by Hillcrest Country Club Limited Partnership), and if the special event warrants, additional 45 parking spaces located on the grassed Tobin area may be used; and

(2) for one (1) grade events **held during the evening**, the school shall use a combination of guest parking and staff/faculty parking spaces on-site, the parking spaces at the Tobin site, the parking spaces at the Hillcrest Country Club, and the additional grassed parking area for approximately a total number of parking spaces of 190; and

(3) For multi-grade school wide special events which cannot be accommodated by a combination of on-site parking, the Tobin parking property and the Hillcrest Country Club parking, the School shall apply for a Special Event Permit pursuant to Chapter 102 of the Hollywood Code of Ordinances and the School shall comply with all requirements and/or conditions set forth in the Special Event Permit. Such off-site parking areas may include, but not be limited to, the grass area adjacent to the Tobin Office Building and the vacant lot at 3701 Hillcrest Drive (owned by Harwin-Tobin 3701 LLC) and the vacant tennis court. The Special Event Parking Plan is more specifically depicted in Composite Exhibit "C" attached hereto and incorporated by reference. An off-site parking agreement, in a form acceptable to the City Attorney, shall be provided within thirty (30) days of the issuance of a Building Permit and shall be recorded by the City in the Public Records of Broward County, Florida.

A Bond, in a form acceptable to the City Attorney, shall be provided to the City prior to the issuance of a Building Permit which shall be in full force and effect for two (2) school years after the school enrollment reaches 800 students. Said Bond will be to cover the cost for construction of an off-site parking lot which shall be located at as set forth in Composite Exhibit "C". Said construction shall commence upon the City's determination that parking is no longer sufficient. The aforementioned conditions may be modified by the City Manager, or her designee, at their discretion, upon a finding that the circumstances relating to the special event parking have changed. For purposes of this section, Special Events shall mean anytime that the parents or other visitors and invitees are attending the school for other than pick-up and drop-off purposes.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ORDINANCE NO. O-76-25, THE HILLCREST PUD ORDINANCE, AS AMENDED BY RESOLUTION R-81-56, ORDINANCES O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-34 AND ORDINANCE O-2009-38; BY AMENDING SUBSECTION 3(B) TO MODIFY THE FINAL SITE PLAN TO PERMIT A PREK-8 CHARTER SCHOOL.

Section 3: That all other conditions and provisions of Ordinance No. O-76-25, as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-30 and O-2009-38 shall remain in full force and effect.

Section 4: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances and all resolutions, or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict

Section 5: That this ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised May 3, 2013.

PASSED on first reading this 17 day of April, 2013.

PASSED AND ADOPTED on second reading this 15 day of May, 2013.


PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

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


JEFFREY P. SHEFFEL, CITY ATTORNEY

EXHIBIT A

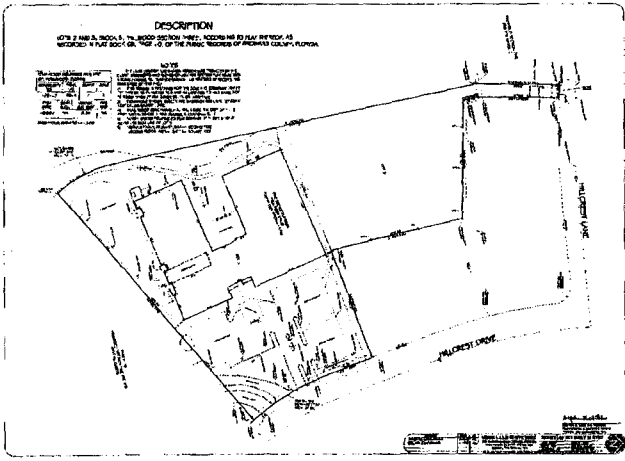
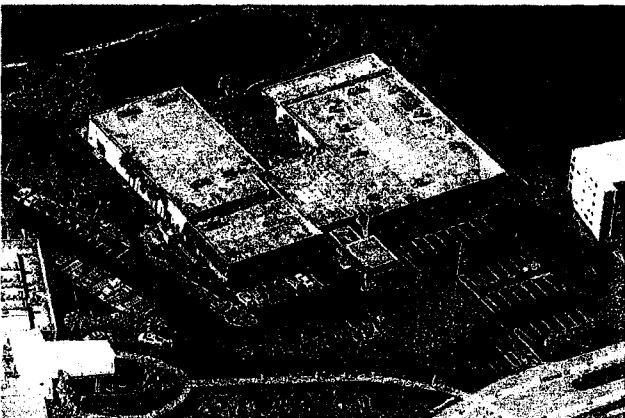
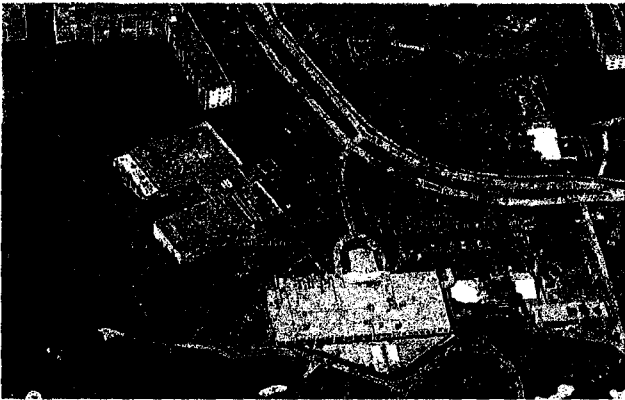
Legal Description

Lots 2 and 3, Block 5, "HILLWOOD SECTION THREE", according to the Plat thereof, as recorded in Plat Book 69, Page 10, of the Public Records of Broward County, Florida.

Together with that portion of Blocks 6 and 9 of 'HILLWOOD SECTION THREE' as recorded in Plat Book 69, page 10, of the public records of Broward County, Florida.

Commencing at the northeast corner of said Block 6, run S.0°38'59"W. on an assumed bearing 592 feet to the Point of Beginning; thence, N.89°25'23"W. 471.66 feet to the easterly right-of-way line of Hillcrest Drive; thence, S. 20°55'56"E. along said easterly right-of-way 94.61 feet to a point of curvature; thence, southeasterly along a 100 foot radius curve to the left, through a central angle of 64°06'35", an arc distance of 335.68 feet to a point of tangency, thence, S.85°02'31"E. 48.17 feet to a point of curvature; thence, easterly along a 468.63 foot radius curve to the right, through a central angle of 7°49'58", an arc distance of 64.07 feet; thence, N.0°34'04"E. 112 feet; thence, N.89°25'56"W. 29.91 feet; thence, N.0°34'04"E. 124.74 feet; thence, S. 89°25'23"E. 99.29 feet; thence, N., 0°38'59"E. 53.33 feet to the Point of Beginning.

EXHIBIT B



CIVICA
 ARCHITECTURE & DESIGN
 8325 NW 12th St, Suite 106
 Doral, FL 33126
 Tel: 305.583.9569
 AA FIDELITY
 www.civica.com

PROJECT:
FLORIDA INTERCULTURAL ACADEMY
at The Ben Tobin Campus for Education and the Arts
 1100 BEN TOBIN DRIVE
 HOLLYWOOD, FL 33021

APPLICANT:
 TOBIN PROPERTIES, INC.
 1101 BEN TOBIN DRIVE
 MIAMI, FL 33021

ISSUED FOR:
 CITY COMMISSION

CIVICA PROJECT No.:
 120207

No.	DATE	REVISION	BY
1	12.03.12	REVISED	RD

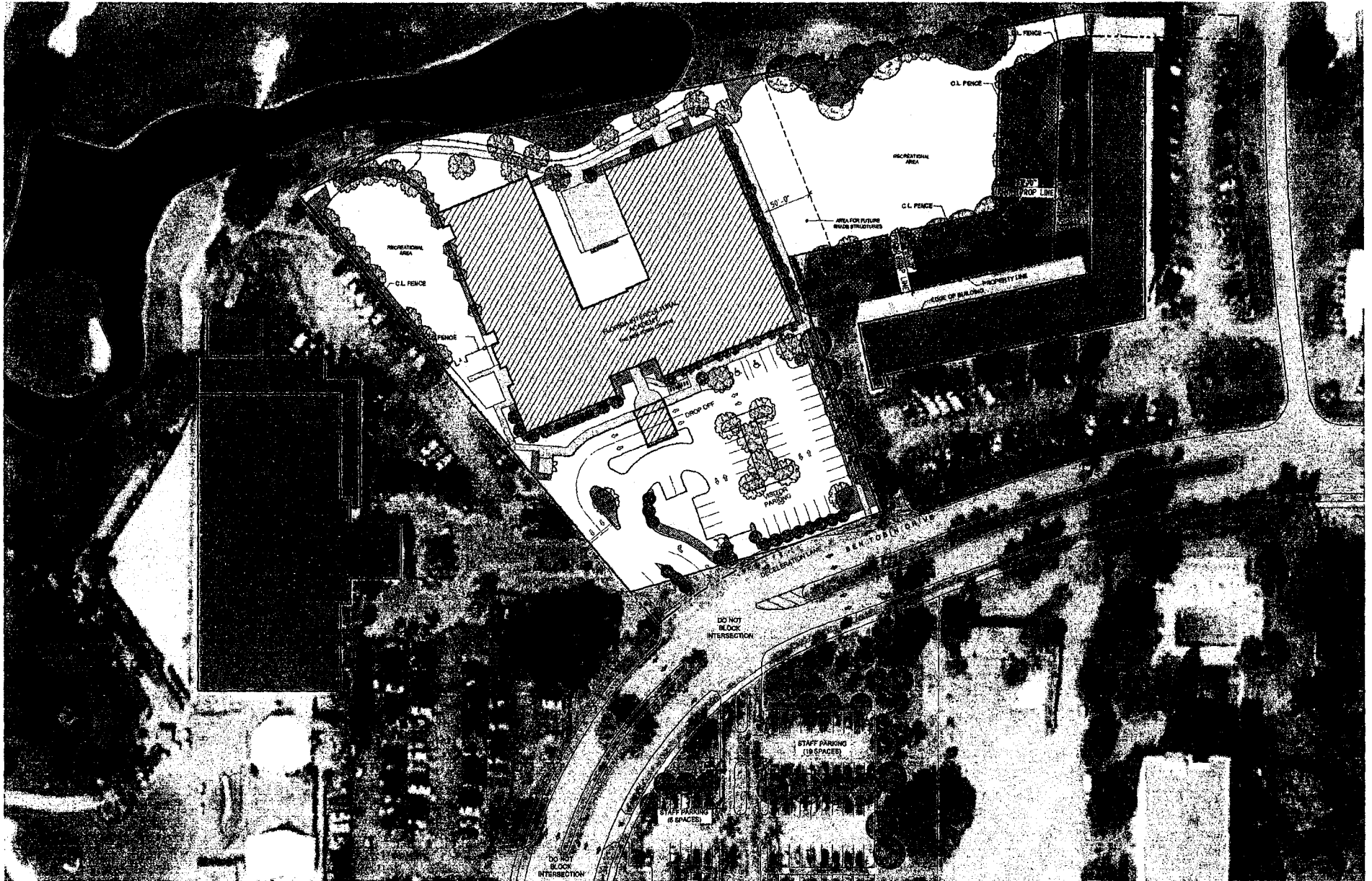
DRAWN BY: JR
 APPROVED BY: R.L.
 DATE: 01/02/2013
 SCALE:
 SHEET PLAN

SIGNATURE

FOR AND IN NAME OF ARCHITECT
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 CIVICA PROJECT No.: 120207

SHEET TITLE
 EXISTING SITE

SHEET NUMBER
 A0.1



FLORIDA INTERCULTURAL ACADEMY
THE BEN TOBIN CAMPUS
1100 BEN TOBIN DRIVE, HOLLYWOOD FLORIDA



FLORIDA INTERCULTURAL ACADEMY
THE BEN TOBIN CAMPUS
1100 BEN TOBIN DRIVE, HOLLYWOOD FLORIDA

ZONING DATA: Proposed Charter School

JURISDICTION: CITY OF HOLLYWOOD, BROWARD COUNTY
 ZONING CODE: CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATION

A. ZONING DISTRICT: PUD-R (PLANNED UNIT DEVELOPMENT - RESIDENTIAL)

B. PROPOSED PROPERTY USE: EDUCATIONAL (K-8) 850 STUDENTS

C. LOT AREA: 173,240 SF (3.9 ACRES)

D. GROSS FLOOR AREA: ABRA

FIRST FLOOR	57,844 SF
SECOND FLOOR MEZZANINE	1,877 SF
TOTAL PROPOSED + EXISTING	59,721 SF

SITE PLAN NOTES

1. SANCTIONED TRAFFIC CONTROL PERSONNEL WILL BE PROVIDED AT BOTH DROP-OFF AND PICK-UP TIMES.
2. SCHOOL ZONE AND SCHOOL-CROSSING SIGNAGE SHALL BE PROVIDED. EXACT LOCATION SHALL BE DETERMINED AND APPROVED BY THE CITY ENGINEER & BROWARD COUNTY TRAFFIC ENGINEERING.
3. ALL LANDSCAPING WILL MEET THE CITY OF HOLLYWOOD LANDSCAPE GUIDELINES.
4. A SIDEWALK EASEMENT WILL BE PROVIDED WHEN THE PROPOSED SIDEWALK IS LOCATED IN THE SCHOOL PROPERTY.
5. A CROSS PARKING AGREEMENT BETWEEN THIS PROPERTY AND 1101 HILLCREST BEN TOBIN DRIVE WILL BE PROVIDED.
6. BUILDING FACADE WILL NOT BE CHANGED OR MODIFIED. THE EXTERIOR WILL BE CLEANED AND REPAIRED AS REQUIRED.
7. ALL ENTRANCES TO SCHOOL WILL UTILIZE EITHER MAIN ENTRANCE (EAST SIDE) OR SOUTH ENTRANCE ACCESSIBLE VIA PATH FROM PARKING LOT.
8. BUILDING WILL BE PROTECTED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEM.
9. THE INTERIOR WILL BE DESIGNED TO ENSURE COMPLIANCE WITH THE FLORIDA FIRE PREVENTION CODE (10) LIFE SAFETY OCCUPANCY LEVELS.
10. FIRE FLOW REQUIREMENTS OF FLORIDA FIRE PREVENTION CODE, NFPA 1, 16.4 WILL BE MET (TABLE 16.4.1.2, WITH 75% REDUCTION DUE TO SPRINKLER SYSTEMS. FIRE FLOW SHALL BE NOT LESS THAN 1,000 GPM).
11. ON-SITE PASSENGER PARKING DESIGNATED ONLY FOR DROP/PICKUP AS PER CITY ENGINEER.

Grade Levels	Total students	Students per class (1)	Number of classes	Total teachers	Adit staff	Total faculty & staff
K-8	850	18	47	47	6	53

- Notes:
1. Florida's class size reduction amendment (Florida Statutes 1003.02):
 - 1.1, 18 students in grade through grade 3
 - 1.2, 22 students in grades 4 through 8
 - 1.3, 25 students in grades 9 through 12
 2. Parking has been calculated using a most restrictive analysis.

PARKING DATA ANALYSIS

PARKING REQUIREMENTS BASED ON THE ZONING AND LAND DEVELOPMENT CODE OF ORDINANCES:
 SECTION 7.25(1) AMOUNT OF REQUIRED STREET PARKING: SCHOOLS, PUBLIC OR PRIVATE USE SPECIAL CONDITION AS ESTABLISHED BY STATE AGENCY, PRIVATE TO USE SAME STANDARDS.

MINIMUM PARKING STANDARDS TO BE APPLIED TO PUBLIC CHARTER SCHOOLS IN COMPLIANCE WITH ABOVE:

CHAPTER 428 of the FBC, Sect 428.10 2.8 - Minimum Parking Requirements:

- 1. 428.10 2.8.1 - Faculty and staff - one (1) space for each teacher
- 2. 428.10 2.8.2 - Visitors - one (1) space for every 100 students
- 3. 428.10 2.8.3 - Accessible parking - Parking spaces designated for persons with disabilities shall comply with the ADA, Chapter 11 of the Florida Building Code, Building and Section 308 FBC, I.S.

PARKING REQUIREMENTS FOR NEW SCHOOL (1101 HILLCREST (BEN TOBIN) DRIVE)

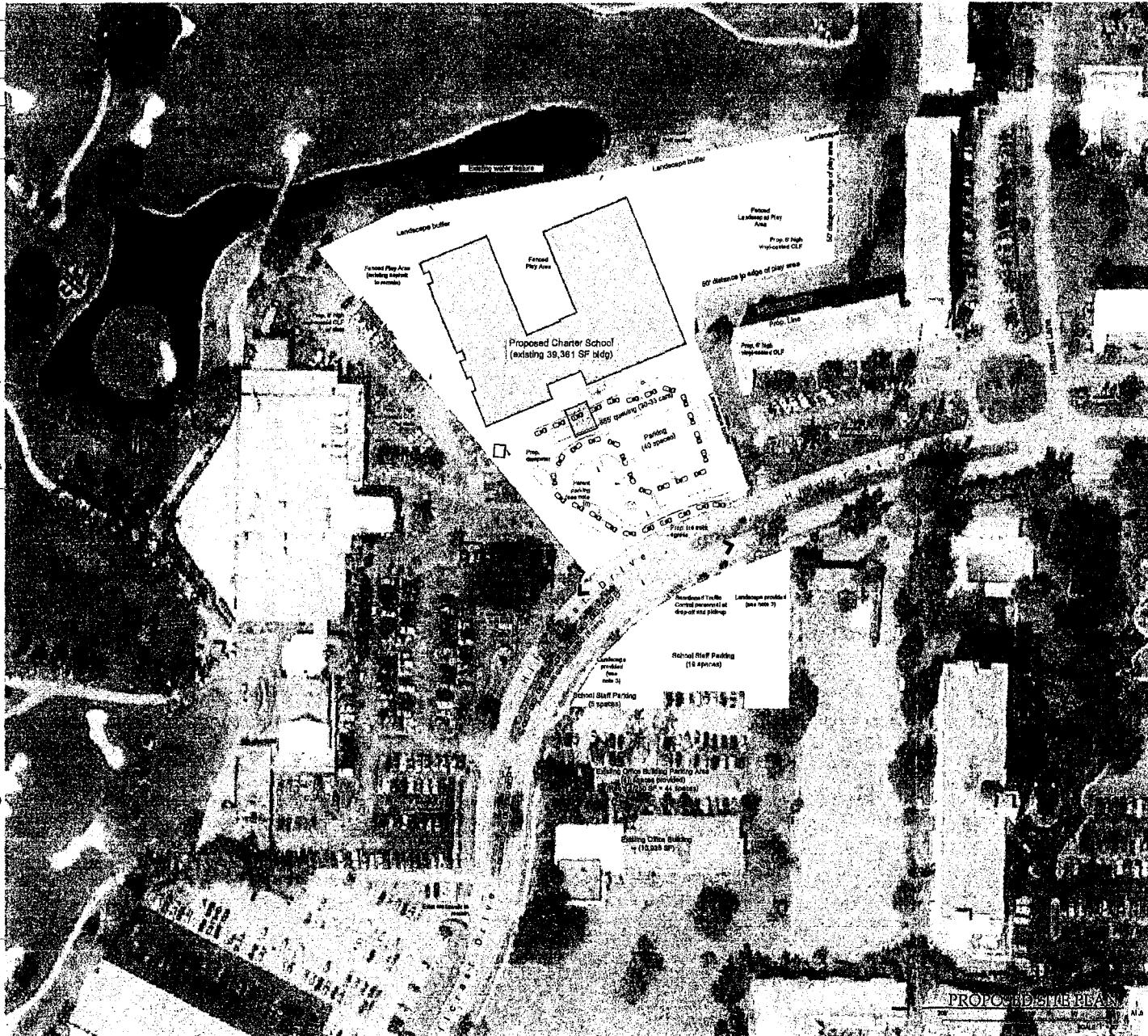
Code Requirement	Parking Required	Parking Provided
Faculty & Staff	53 faculty & staff = 53 Spaces	40 Spaces onsite + 24 spaces offsite (1101 Hillcrest Drive)
Visitors	850 Students = 8 Spaces	64 total spaces (1) 2 surplus spaces

(1) THREE (3) ACCESSIBLE PARKING SPACES PROVIDED IN COMPLIANCE W/ FBC-Chapter-11 (ADA)

PARKING REQUIREMENTS FOR EXISTING OFFICE BUILDING (1100 HILLCREST (BEN TOBIN) DRIVE)

Code Requirement (Sect. 7.2)	Parking Required	for Office Building	Parking Provided for School	TOTAL
1 per 250 SF (Office buildings)	10,998 SF = 44 Spaces	47	24	71 spaces (1)

(1) THREE (3) ACCESSIBLE PARKING SPACES PROVIDED IN COMPLIANCE W/ FBC-Chapter 11 (ADA)



CIVICA
 8523 NW 12th St, Suite 108
 Doral, FL 33126
 Tel: 305.693.9869
 Fax: 305.693.1289
 www.civica.com

PROJECT:
FLORIDA INTERCULTURAL ACADEMY at The Ben Tobin Campus for Education and the Arts
 1100 BEN TOBIN DRIVE
 HOLLYWOOD, FL 33021

APPLICANT:
 TOBIN PROPERTIES, INC.
 1101 BEN TOBIN DRIVE
 MIAMI, FL 33021

ISSUED FOR:
CITY COMMISSION

CIVICA PROJECT No.:
 130207

No.	DATE	REVISION	BY

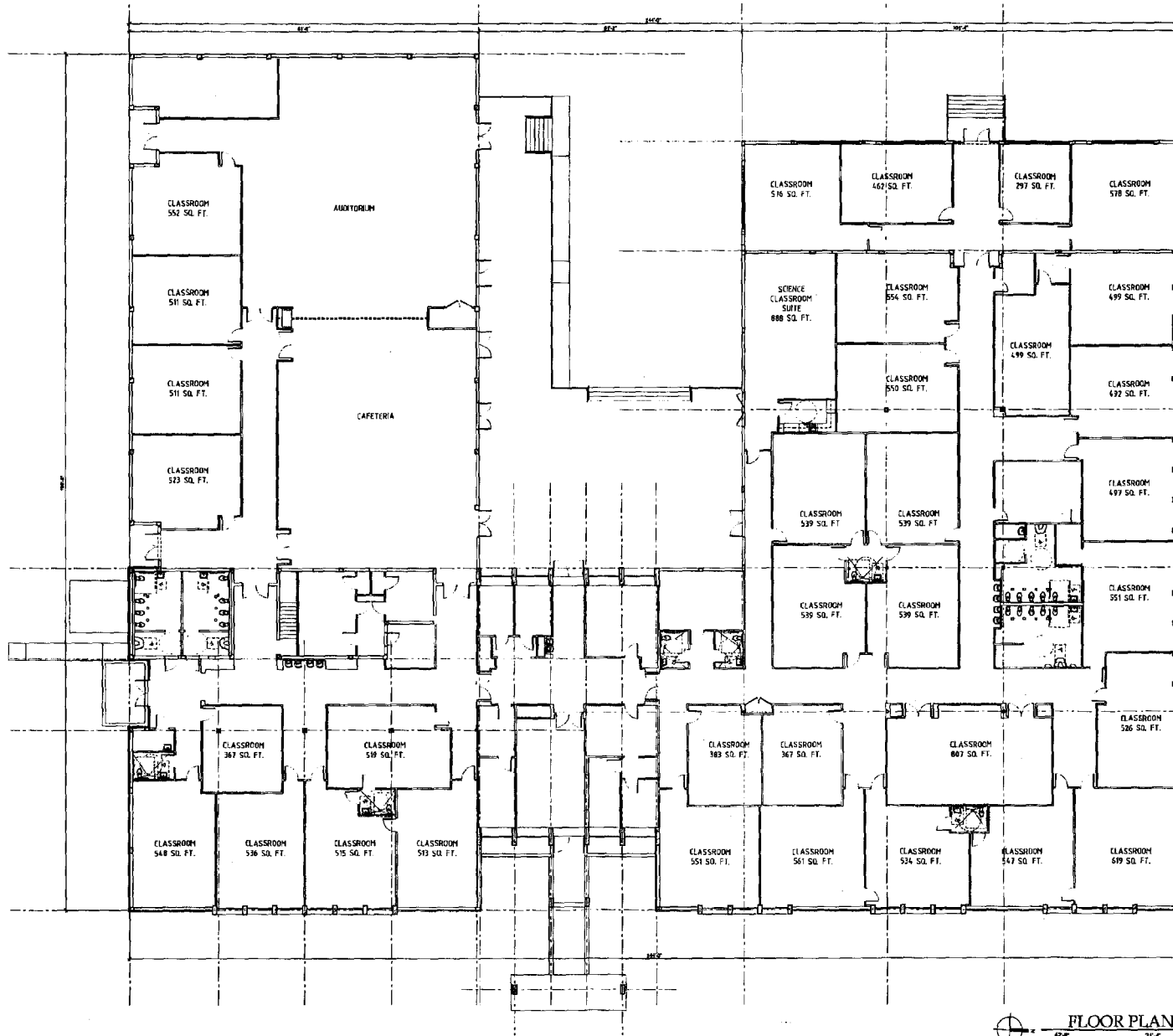
DESIGNED BY: JR
 APPROVED BY: R.L.
 DATE: 02/05/2013
 SCALE:
 ISSUED FOR:
 KEY PLAN

ROLANDO LLANES
 PR - 021300

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SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
A1.0



CIVICA

ARCHITECTURE & PLANNING DESIGN
 8323 NW 12th St. Suite 105
 Doral, FL 33126
 Tel: 305.583.0859
 AA #2801993
 www.civicaap.com

PROJECT:
FLORIDA INTERCULTURAL ACADEMY
at The Ben Tobin Campus for Education and the Arts
 1100 BEN TOBIN DRIVE
 HOLLYWOOD, FL 33021

APPLICANT:
 TOBIN PROPERTIES, INC.
 1101 BEN TOBIN DRIVE
 MIAMI, FL 33021

ISSUED FOR:
CITY COMMISSION
 CIVICA PROJECT No.:
 120217

NO.	DATE	REVISION	BY

DRAWN BY: JR
 DATE: _____
 APPROVED BY: R.L.
 SCALE: _____

KEY PLAN

SCALE: _____

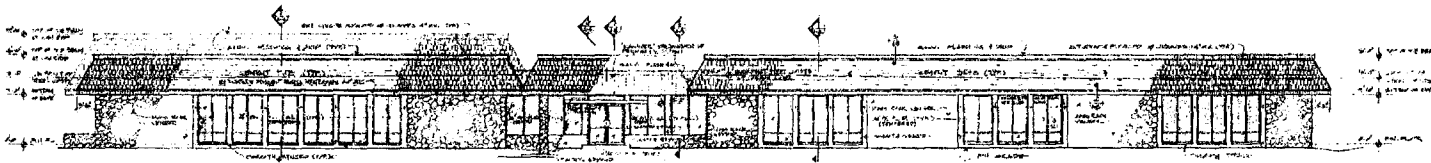
ROLANDO LLAMAS
 AR - 0012180
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 November 1, 2017

SHEET TITLE

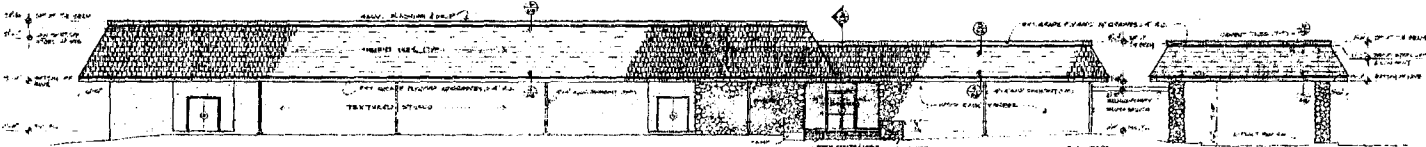
PROPOSED FLOOR PLAN INTERIOR RENOVATION

SHEET NUMBER
A2.1

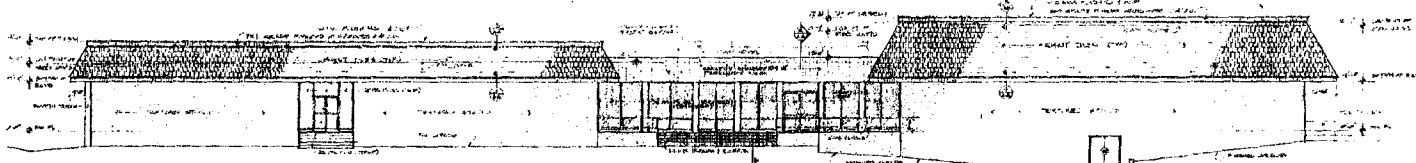




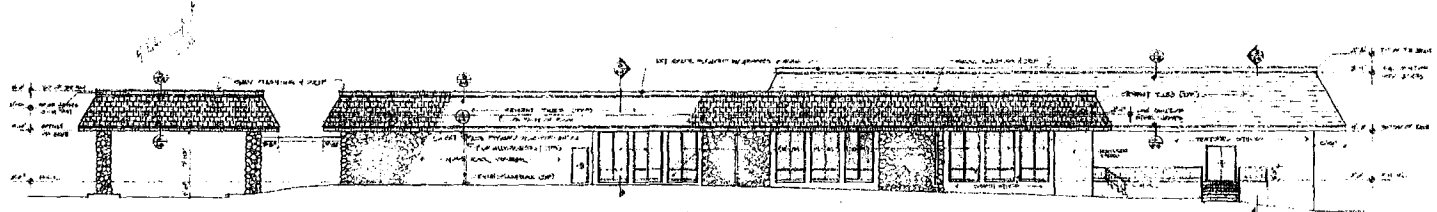
EAST (FRONT) ELEVATION



SOUTH (LEFT) ELEVATION



WEST (REAR) ELEVATION



NORTH (RIGHT) ELEVATION

EXISTING BUILDING FACADE TO REMAIN. IT WILL NOT BE CHANGED OR MODIFIED. THE EXTERIOR WILL BE CLEANED AND REPAIRED AS REQUIRED.

CIVICA
 ARCHITECTURE & DESIGN STUDIO
 8323 NW 12th St, Suite 106
 Doral, FL 33126
 tel: 305.693.9969
 fax: 305.693.1999
 www.civicaarch.com

PROJECT:
FLORIDA INTERCULTURAL ACADEMY
at The Ben Tobin Campus for Education and the Arts
 1100 BEN TOBIN DRIVE
 HOLLYWOOD, FL 33021

APPLICANT:
 TOBIN PROPERTIES, INC.
 1101 BEN TOBIN DRIVE
 MIAMI, FL 33021

ISSUED FOR:
CITY COMMISSION
 CIVICA PROJECT No.:
 12007

No.	DATE	REVISION	BY

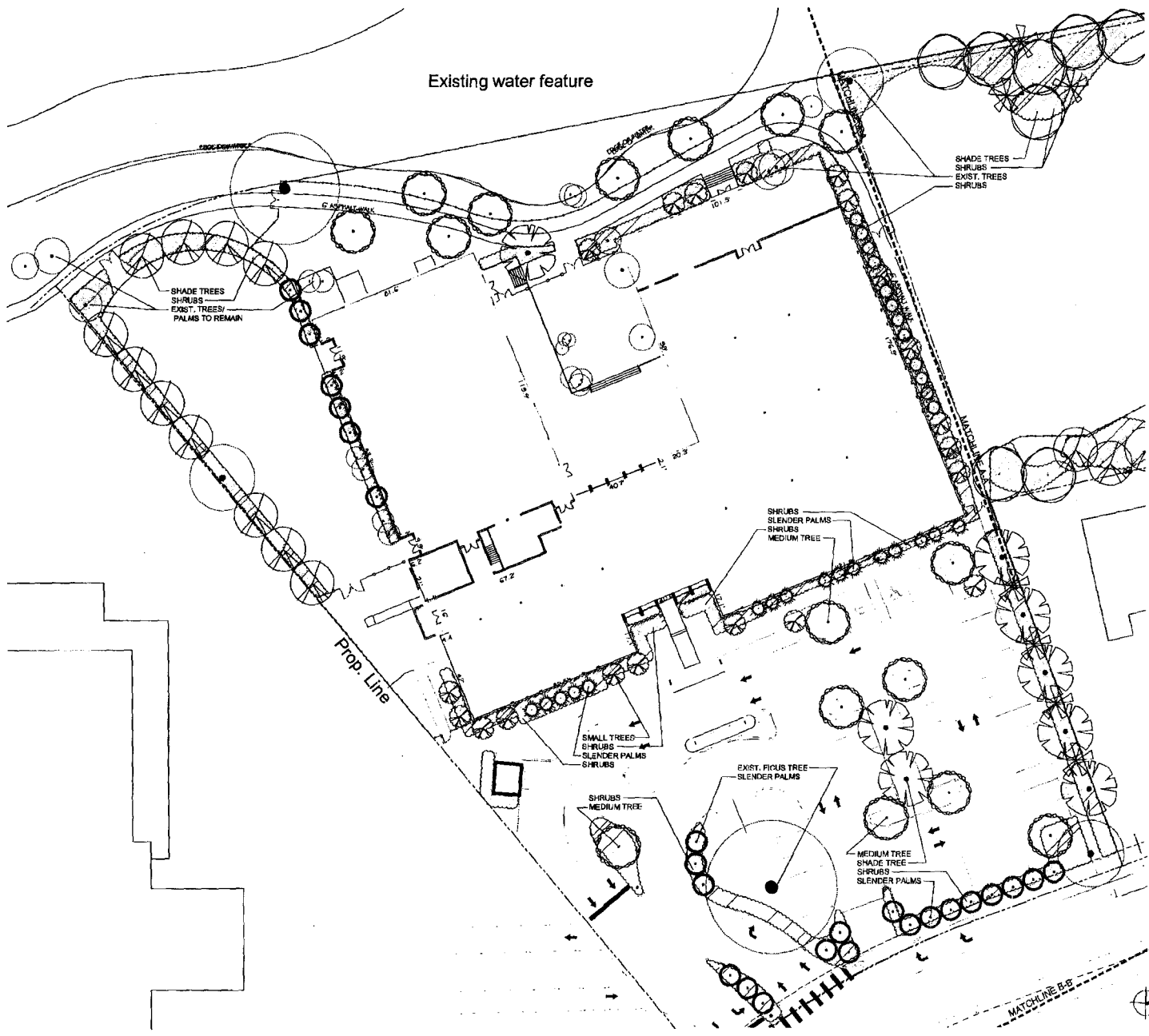
DRAWN BY: R.I.
 APPROVED BY: R.I.
 DATE: 10/11/07
 SCALE: 3/8" = 1'-0"
 KEY PLAN

SCALE SIGNATURE

ISOLATED LINES
 AS - 08/11/07
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 10/11/07

SHEET TITLE
BUILDING ELEVATIONS (EXISTING TO REMAIN)

SHEET NUMBER
A2.2



LANDSCAPE REQUIREMENTS
 ~35 Trees per Acre (per Article 4.16 E.8.2 of Zoning and Land Development Code):

School Parcel - 137 trees
 173,240 s.f. (3.9 acres)

East Parcel - 33 trees
 40,561 s.f. (0.9 acres)

-Replacement trees for trees being removed (1:1 ratio)

School Parcel - 20 trees being removed
 =20 replacement trees required

East Parcel - 0 trees being removed
 =0 replacement trees required

TOTAL School Parcel Trees - 157 trees

TOTAL East Parcel Trees - 33 trees

PROPOSED PLANT SPECIES

- TREES (12' tall x 5' spread, 2" cal.)**
- 20-Quercus virginiana - Live Oak
 - 20-Swietenia mahagonii - West Indies Mahogany
 - 20-Lycium bahamense - Wild Tamarind
 - 8-Conocarpus erectus - Green Buttonwood
 - 8-Conocarpus erectus Serotinus - Silver Buttonwood
 - 8-Lagotis indica - Crepe Myrtle
 - 15-Coccoloba uvifera - Seagrape
 - 15-Tabebuia heterophylla - Pink Trumpet Tree

- PALMS (12' tall overall)**
- 17-Sabal palmetto - Sabel Palm
 - 16-Ptychosperma elegans - Solitaire Palm
 - 15-Valisneria spiralis - Montegrano Palm
 - 15-Thrinax radiata - Green Thatch Palm
 - 18-Roystonea regia - Royal Palm

SHRUBS/GROUND COVER (1-10 gallon cans)

- Muhlenbergia capillaris - Muhly Grass
- Chrysobalanus icaco - Coccolum
- Psychotria bahamensis - Wild Coffee
- Analytha wickstrana - Copperleaf
- Hamelia nodosa - Dwarf Firebush
- Hamelia patens - Firebush
- Hoffmannia debilis - Dune Sunflower
- Ilex Nona Giant

CIVICA
 ARCHITECTURAL & LANDSCAPE DESIGN

8323 NW 12th St, Suite 106
 Doral, FL 33126
 tel: 954.563.9898
 fax: 954.563.9899
 www.civicafirm.com

PROJECT:
**Florida Intercultural
 Academy
 at The Ben Tobin
 Campus for Education
 and the Arts**

1100 BEN TOBIN DRIVE
 HOLLYWOOD, FL 33021

APPLICANT:
 TOBIN PROPERTIES, INC.

1101 BEN TOBIN DRIVE
 MIAMI, FL 33021

ISSUED FOR:
**DEVELOPMENT
 REVIEW BOARD**

CIVICA PROJECT No.:
 120207

ROSENBERG &
 SHAWKINS
 DESIGN

NO.	DATE	REVISION	BY

DRAWN BY: IS
 APPROVED BY: K.L.
 DATE: 01/02/2013
 SCALE:
 KEY PLAN

SIGNATURE:

ROLANDO LLANAS
 AP - 001218D
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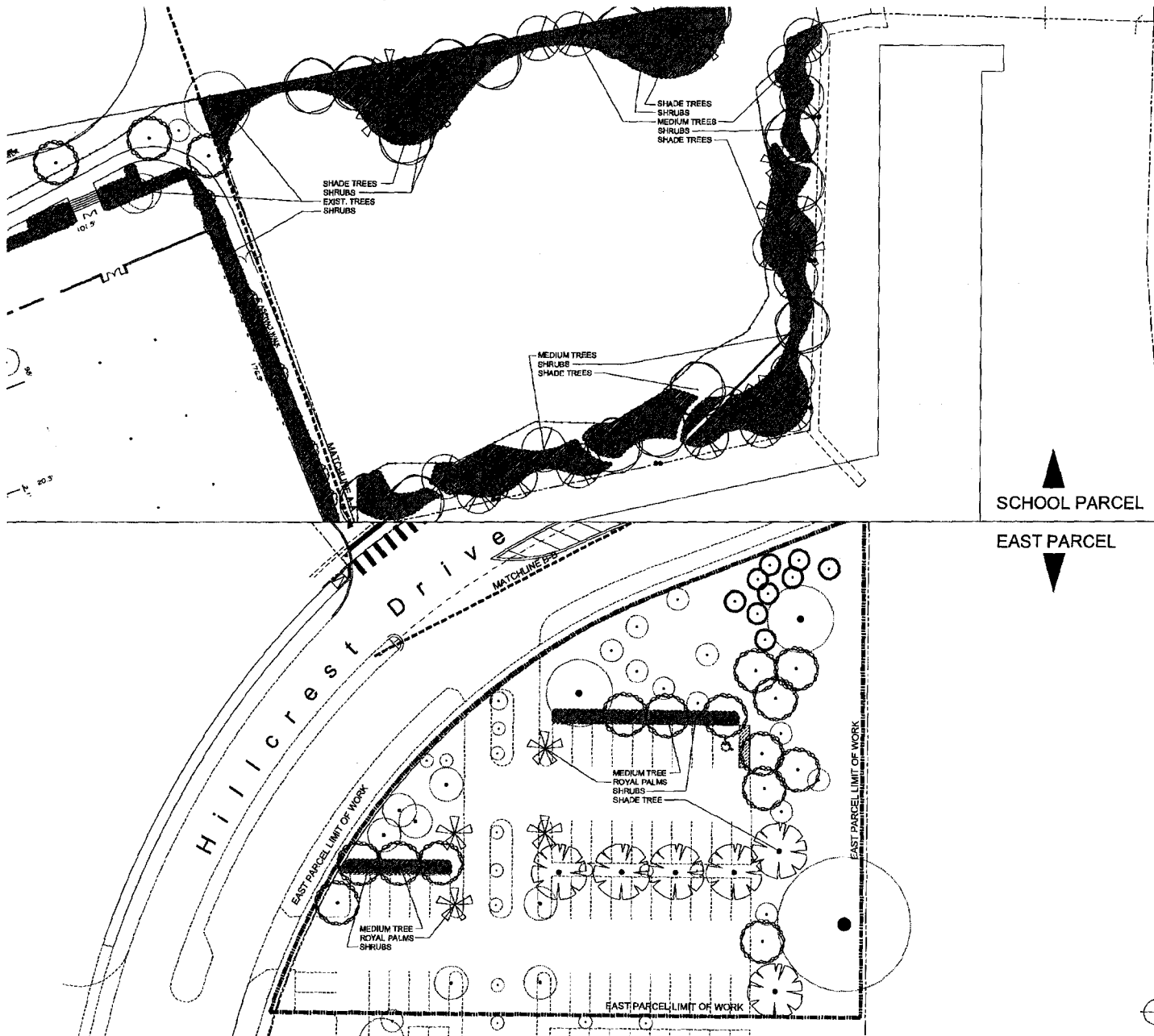
SHEET TITLE

Conceptual
 Landscape
 Development
 Plan

SHEET NUMBER
 L2.1

**CONCEPTUAL LANDSCAPE
 DEVELOPMENT PLAN**

SCALE: 1" = 10' - 0"



LANDSCAPE REQUIREMENTS
 -35 Trees per Acre (per Article 4.16.E.8.2 of Zoning and Land Development Code);

School Parcel: - 137 trees
 173,240 s.f. (3.9 acres)

East Parcel: - 33 trees
 40,561 s.f. (0.9 acres)

-Replacement trees for trees being removed (1:1 ratio)

School Parcel: - 20 trees being removed
 =20 replacement trees required

East Parcel: - 0 trees being removed
 =0 replacement trees required

TOTAL School Parcel Trees: - 167 trees

TOTAL East Parcel Trees: - 33 trees

PROPOSED PLANT SPECIES

- TREES (12' tall x 8' spread, 2" cal.)**
- 20-Quercus virginiana - Live Oak
 - 20-Sweetenia mahagoni - West Indies Mahogany
 - 20-Lyallia bahamensis - Wild Tamarind
 - 6-Conocarpus erectus - Green Buttonwood
 - 6-Conocarpus erectus Sericeus - Silver Buttonwood
 - 8-Lagerstroemia indica - Crepe Myrtle
 - 15-Coccoloba uvifera - Scaevola
 - 15-Tabebuia heterophylla - Pink Trumpet Tree

- PALMS (12' tall overall)**
- 17-Sabal palmetto - Sabal Palm
 - 15-Phycosperma elegans - Solitaire Palm
 - 15-Vellichia montgomeryana - Montgomery Palm
 - 15-Thrinax radialis - Green Thatch Palm
 - 18-Roystonia regia - Royal Palm

SHRUBS/GROUND COVER (1-10 gallon cans)

- Muhlenbergia capillaris - Muffy Grass
- Charybataianus icaco - Cocoplum
- Psychotria bahamensis - Wild Coffee
- Azalypha villosaiana - Copperleaf
- Hamelia nodosa - Dwarf Firebush
- Hamelia palosa - Firebush
- Helianthus debilis - Dune Sunflower
- Ixora Nora Grant

CIVICA
 LANDSCAPE ARCHITECTURE

8323 NW 12th St, Suite 108
 Coral, FL 33126
 tel: 305.863.9869
 AA #200188
 www.civicalandscape.com

PROJECT:
 Florida Intercultural
 Academy
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1100 BEN TOBIN DRIVE
 HOLLYWOOD, FL 33021

APPLICANT:
 TOBIN PROPERTIES, INC.

1101 BEN TOBIN DRIVE
 MIAMI, FL 33021

ISSUED FOR:
 DEVELOPMENT
 REVIEW BOARD

CIVICA PROJECT No.:
 132207

ROSENBERG & GARDNER
 ARCHITECTS

No.	DATE	REVISION	BY

DRAWN BY: JG
APPROVED BY: R.L.
DATE: 01/22/2013
SCALE:
KEY PLAN

REALTOR SIGNATURE

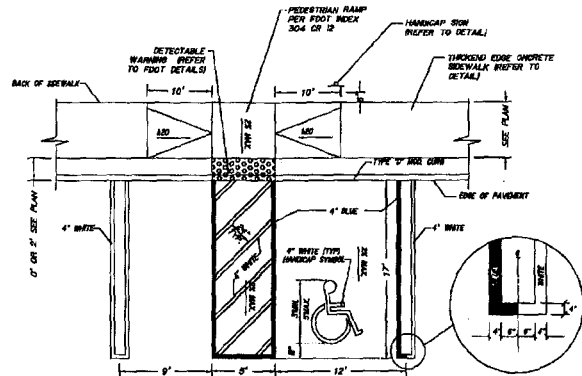
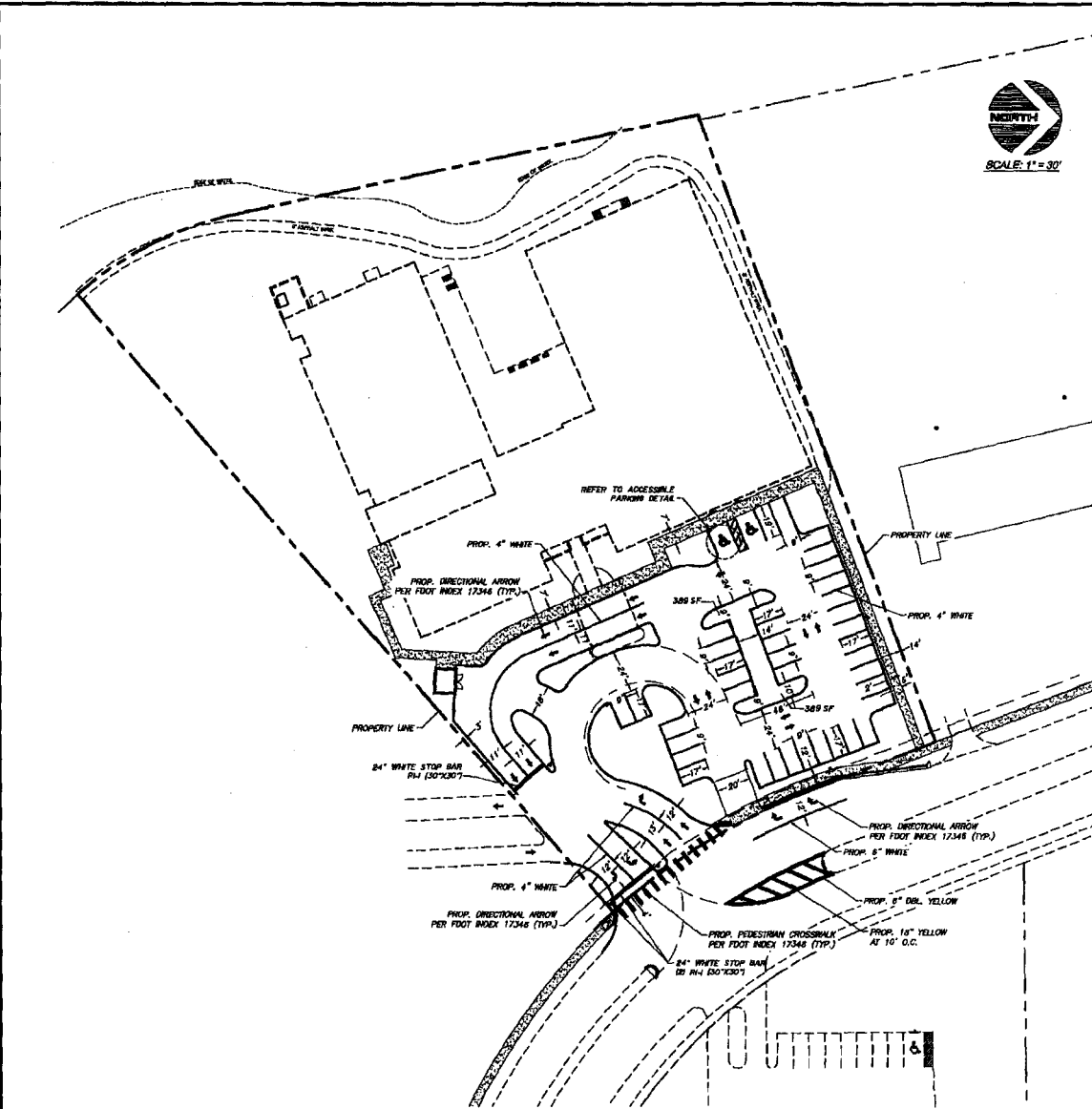
RELANDSCAPING
 AND LANDSCAPE ARCHITECTURE
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 CIVICA PROJECT NO. 132207

SHEET TITLE
 Conceptual
 Landscape
 Development
 Plan

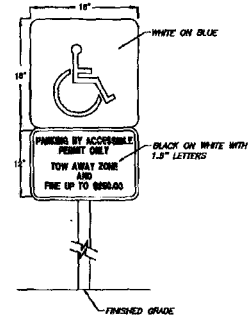
SHEET NUMBER
 L2.2

CONCEPTUAL LANDSCAPE DEVELOPMENT PLAN





ACCESSIBLE PARKINGSTALL
N.T.S.



1. TOP PORTION OF SIGN SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN MAY BE FABRICATED ON ONE PANEL OR TWO.
4. SIGNS ARE TO BE MOUNTED AT A HEIGHT OF 7'-0" FROM PAVEMENT TO BOTTOM OF SIGN.

ACCESSIBLE PARKING SIGN
N.T.S.

Developed by: C.J.R. Date: 2/2003 Drawn by: C.J.R. Date: 5/2003 Checked by: _____ Date: _____						Engineer of Record: CARLOS J. BALLER Registered Engineer Number: _____ State of Florida: _____ Date: _____			TRAFFIC MARKINGS AND SIGNAGE PLAN AND DETAILS FLORIDA INTERCULTURAL ACADEMY TOWN PROPERTIES, INC.			Project Number: 20306 Sheet Number: 1 OF 1		
REV.	DATE	BY	REVISION	REV.	DATE	BY	REVISION							

DESCRIPTION

LOTS 2 AND 3, BLOCK 5, "HILLWOOD SECTION THREE", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES

- 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
- 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 4) HOLLYWOOD BENCHMARK P.K. NAIL 4 DISK 3"± EAST OF P.I. @ WASHINGTON STREET # 46B AVENUE, ELEVATION= 9.12.
- 5) NORTH ARROW RELATIVE TO PLAT BEARING OF S.20°55'56" W. ALONG THE EAST LINE OF LOT 3.
- 6) GROUND FLOOR AREA=37.644±± SQUARE FEET.
SECOND FLOOR AREA=1.517±± SQUARE FEET.

FEMA FLOOD INSURANCE RATE MAP OF: HOLLYWOOD, FLORIDA			
COMMUNITY NO.	PANEL NO.	SUFFIX	ZONE
125113	031G	F	X
FIRM	BASE ELEV.	LOWEST F.L.R. ELEV.	AVG. G.R.D.
10/2/97	N/A	5.30	N/A

MAIN FLOOR ELEVATION=13.00

ARCUS=300
DELTA=291.546"
ARC=102.15

PLANE NO. 1
OF PLAT 10

HILLWOOD SECTION ONE (60-25) LOT 1 (NOT INCLUDED)

ARCUS=300
DELTA=201.770"
ARC=134.86

HILLCREST DRIVE

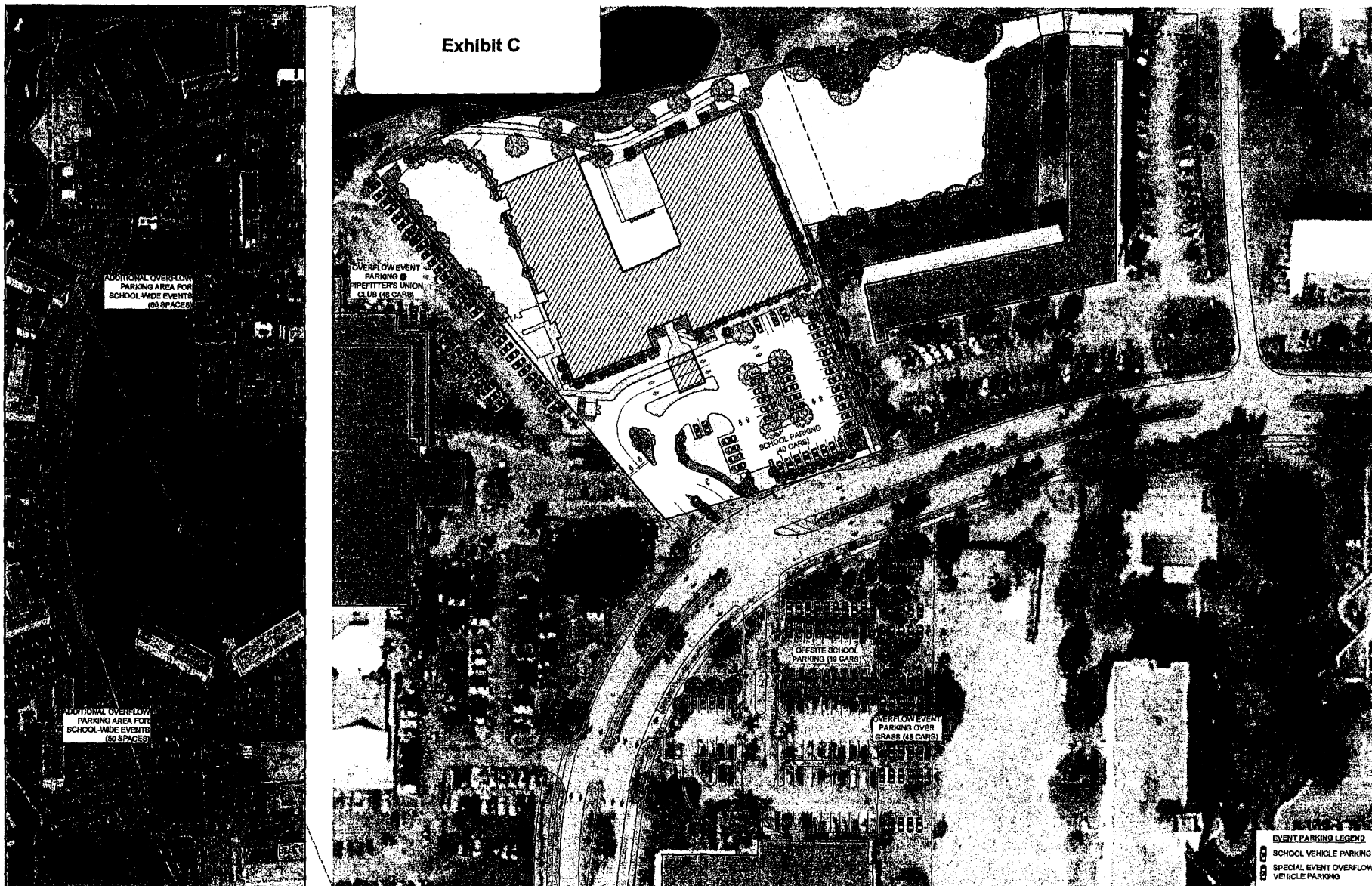
HILLCREST LANE

HILLWOOD SECTION ONE (60-25) BLOCK 2

REVISION	DATE	BY	QIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 963-7448 LICENSED PROFESSIONAL SURVEYORS	SKETCH OF BOUNDARY SURVEY DATE: 11/11/2011 SCALE: AS SHOWN DRAWN BY: [Signature] CHECKED BY: [Signature]
1. ORIGINAL POSTAGE 2. REVISED POSTAGE	06/15/2011	PHD		

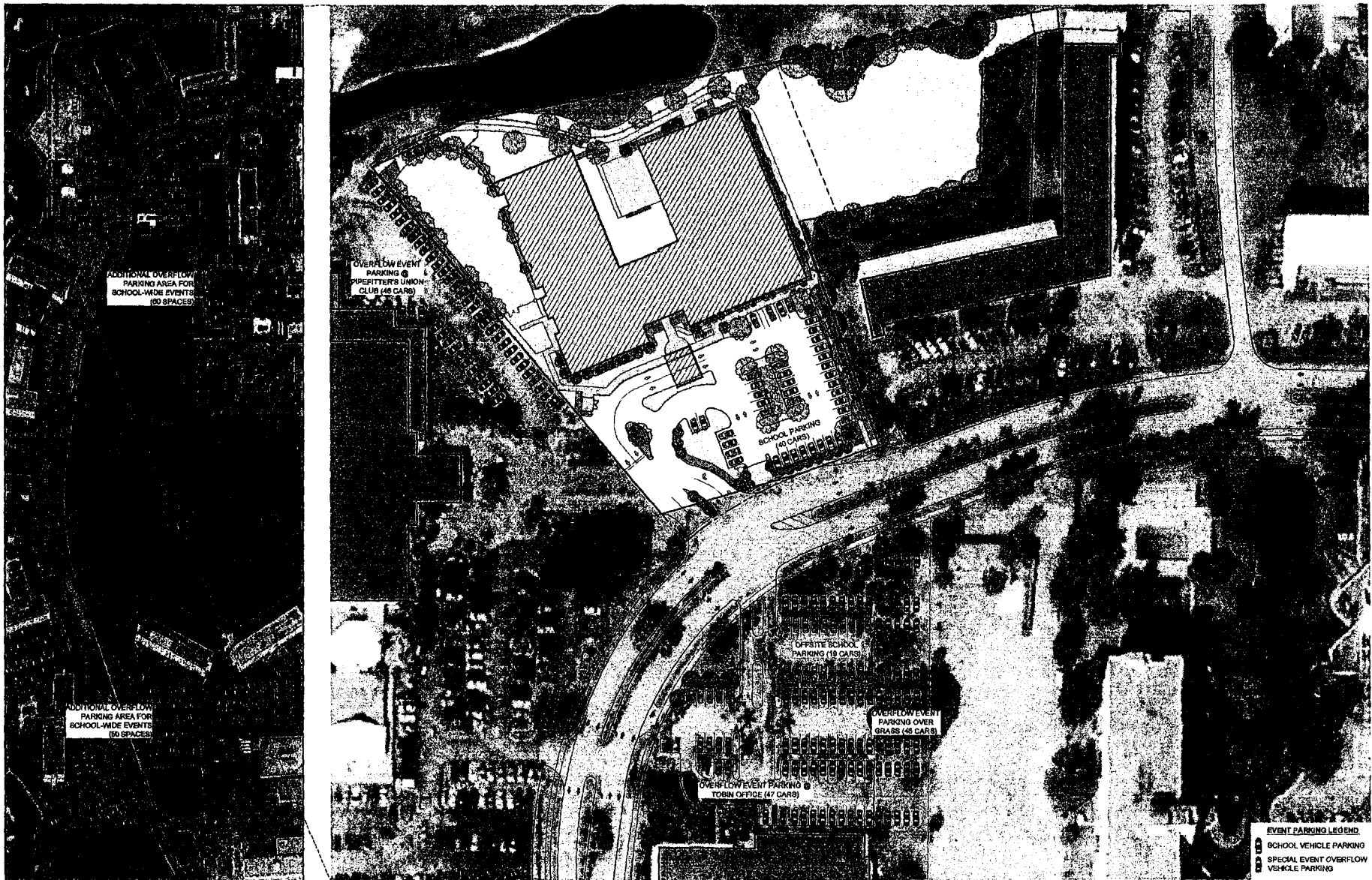


Exhibit C



DAYTIME SPECIAL EVENTS

FLORIDA INTERCULTURAL ACADEMY
THE BEN TOBIN CAMPUS
1100 BEN TOBIN DRIVE, HOLLYWOOD FLORIDA



EVENING SPECIAL EVENTS

FLORIDA INTERCULTURAL ACADEMY
THE BEN TOBIN CAMPUS
 1100 BEN TOBIN DRIVE, HOLLYWOOD FLORIDA