PS14	South Broward High	1901 N. Federal Highway	12.49	12.49
PS15	Stirling Elementary	5500 Stirling Rd	3.41	3.41
PS16	West Hollywood Elementary	6300 Hollywood Blvd	4.53	4.53
			92.11	**92.11**
	BEACHES AND LAKES			
B1	Hollywood Beach		56.04	56.04
B2	Hollywood Marina		3.75	3.75
B3	North Lake		86.49	86.49
B4	South Lake		77.68	77.68
			223.96	**223.96**
	GOLF COURSES	**Can only use 15% of total acreage needed (max. 96.79 acres)**		
GC1	Diplomat (Hollywood portion)	501 Diplomat Pkwy	22.27	11.14
GC2	Eco Grande	1451 Taft St	44.90	22.45
GC3	Emerald Hills	4100 N Hills Dr	167.35	83.68
GC4	Hollywood Beach	1600 Johnson St	102.08	51.04
GC5	Orangebrook	400 Entrada Dr	257.12	128.56
GC7	Sunset	2727 Johnson St	45.60	22.80
			639.32	**319.66**
	REGIONAL PARKS	**Can only use 10% (each) up to 10 acres toward acreage requirement**		
RP1	Hollywood North Beach (County)	Sheridan St & Ocean Dr	61.30	6.13
RP2	John U Lloyd (State)	5000 N Ocean Dr	339.09	10.00
RP3	Topeekeegee Yugnee (County)	3299 Sheridan St	148.36	10.00
RP4	West Lake (County)		1,490.00	10.00
			2,038.75	**36.13**

New Parks		
Hollywood N Beach Park (Hollywood)	Lots 18-21, Block 197 200 N 46th Avenue & Tyler Street	No built park, conservation
Church Park (Hollywood)	(Lots 3-5, 19-21, Blk 201)	Will include built park
John U Lloyd (State)		Additional convervation
Name? (Broward County)	1390 Sheridan Street	Includes drainage, conservation & education

SUMMARY	**GIS CALCULATED (Does not include "New Parks")**	
	Actual	**Allowed**
City Parks	297.24	297.24
School Recreation Sites	92.11	92.11
Beaches and Lakes	223.96	223.96
Golf Courses	639.32	96.79
Regional Parks	2,038.75	36.13
	3,291.38	**746.23**

EXHIBIT H

Transportation Department
TRANSIT DIVISION- Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

January 18, 2022

Natalia Lercari, P.E., LEED Green Associate
Senior Project Manager
2090 Palm Beach Lakes Blvd., Suite 400
West Palm Beach, FL 33409

RE: 1301 S. Ocean Drive, Hollywood, FL 33019 Land Use Plan Amendment (LUPA)

Dear Ms. Lercari:

Broward County Transit (BCT) has reviewed your correspondence dated January 16, 2022, regarding the proposed Land Use Plan Amendment (LUPA) for 1301 S. Ocean Drive, Hollywood, FL 33019 (folio numbers 4514224010011) for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Route 4. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
4	Weekday Saturday Sunday	5:15 AM-10:58 PM 6:00 AM-11:25 PM 7:45 AM-10:44 PM	30/45 minutes 45/50 minutes 45/50 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the employment opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Transportation Department
TRANSIT DIVISION- Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-8554 or email me at rjustafort@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Romary S. Justafort

Romary Justafort
Service Planner
Service and Strategic Planning – Broward County Transit

EXHIBIT I

PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida
Growth Management Section
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301; Phone: 754-321-2177, Fax: 754-321-2179
www.browardschools.com

GENERAL PROJECT INFORMATION

APPLICATION TYPE

☑ Land Use ☐ DRI ☐ Rezoning ☐ Flex/Reserve Allocation ☑ Plat ☑ Site Plan

FOR INTERNAL USE ONLY

School Board Number

County Project Number

City Project Number

Project Name: Hollywood Arts

Has this project been previously submitted (since Feb. 01, 2008) ? No

If yes, provide the SBBC Number

Application Fee Amount Due/Paid*: Please Invoice

Is proof of Payment attached? No

Check No.: N/A

Online Payment Order No. (if applicable): Payment to be made upon receipt of invoice

* Make check payable to "School Board of Broward County." No cash will be accepted.

PROJECT LOCATION AND SIZE

Section: 24 Township: 51 Range: 42

General location of the project: East Side of: SR A1A

at/between: Harry Berry Park and: Bougainvilla Terrace

Area Acreage: 3.909 Acres Jurisdiction: City of Hollywood

APPLICANT INFORMATION

Owner's Name: City of Hollywood c/o Shiv Newaldass, Dir. of Development Services Phone: (954) 921-3003

Address: 2600 Hollywood Blvd. City: Hollywood State: FL Zip: 33020

Developer/Agent: PRH 1301 S. Ocean Drive, LLC

Address: 2850 Tigertail Ave., Ste. 800 City: Miami State: FL Zip: 33133

Phone: (305) 553-0001 Fax Number:

Agent's E-mail: efordin@relatedgroup.com

DEVELOPMENT DETAILS

Land Use Designation Existing: Recreation and Open Space, and Community Facility Proposed: Medium-High (25) Residential

Zoning Designation	Existing	Government Use - GU	Proposed	N/A

PERMITTED						PROPOSED		
Residential Type	**Total Units**	**Built Units**	**Bedroom Mix**	**Un-built Units**	**Bedroom Mix**	**Residential Type**	**Number of Units**	**Bedroom Mix**
Single Family			____3 BR or Less _____4 BR or >		____3 BR or Less _____4 BR or >	Single Family		____3 BR or Less _____4 BR or >
Townhouse/ Duplex/ Villa			____2 BR or Less ___3 BR or >		____2 BR or Less ___3 BR or >	Townhouse/ Duplex/ Villa		____2 BR or Less ___3 BR or >
Garden Apartment			____1 BR or Less __2 BR__3 BR or >		____1 BR or Less __2 BR__3 BR or >	Garden Apartment		____1 BR or Less __2 BR__3 BR or >
Mid Rise			____1 BR or Less _____ 2 BR or >			Mid Rise		____1 BR or Less _____ 2 BR or >
High Rise				46.975		High Rise	146 after LUPA adding 99.75 units	
Mobile Home			____2 BR or Less _____3 BR or >		____2 BR or Less _____3 BR or >	Mobile Home		____2 BR or Less _____3 BR or >
Total				46.975		Total	146	

Does this project include a non-residential development? Yes

If yes, please describe other proposed uses City of Hollywood Community Center

VESTED RIGHTS/EXEMPTION INFORMATION

Amount of Vested/Exempt development (including number of units, type, and bedroom mix) N/A

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
_____ Generates less than one student*	____ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
_____ Age restricted to persons 18 and over*	____ Obtained site plan final approval prior to February 1, 2008*	
_____ Statutory exemption* _____ Applicable Statute*	_____ Site plan located within a plat for which school impacts have been satisfied*	
_____ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

Supporting documentation is required

Signature of Applicant/Agent: _____ Date: 02/16/2023

Please attach a survey of the project site

NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality

ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR

Bilzin Sumberg

Nicholas Noto
Tel 305-350-2398
Fax 305-351-2125
nnoto@bilzin.com

February 21, 2023

VIA ELECTRONIC MAIL

Shiv Newaldass
Director of Development Services
City of Hollywood
2600 Hollywood Blvd.
Hollywood , FL 33020

Re: General Application for Site Plan Review and Approval; Hollywood Arts, 1301 S Ocean Drive, Hollywood, 33019

Dear Mr. Newaldass:

Please accept this correspondence as our letter of intent for review of the site plan for the development of City-owned property generally located at 1301 S Ocean Drive (the "Application"), on behalf of PRH 1301 S Ocean Drive, LLC (the "Applicant"), by the City's Technical Advisory Committee.

This Application seeks site plan review and approval for the redevelopment of City's existing Hollywood Beach Culture and Community Center located at 1301 S. Ocean Drive, Hollywood, Florida 33019 (the "Property") as the Hollywood Arts project, envisioned and approved by the City Commission through the initial selection of the Applicant's proposal after a competitively procured public private partnership ("P3") and later confirmed by the approval of a comprehensive agreement and ground lease by Resolution R-2022-037, rendered March 16, 2022 (the "Project" or "Hollywood Arts"). Alongside this Letter of Intent, is the City's General Application, title report and backup documentation for the applicable City-owned parcels, an ALTA survey, and architectural and landscape plan sets.

History of the Property and Project Description

The existing Hollywood Beach Culture and Community Center was built in the 1970s as the sales center for a high-rise condominium building immediately north of Harry Berry Park (the "Park") and is substantially below current base flood elevations. As such, the building is extremely prone to flooding. Due to the existing building conditions, including moisture intrusion through the foundation, and concerns regarding sea level rise, sustainability, and resiliency the City determined renovation of the existing Community Center was no longer feasible and the balance of the public facilities on site were also in need of upgrades and renovations.

In response to an unsolicited proposal, the City issued notice for a P3 project to replace the Community Center and upgrade the Facilities all at no cost to the City. In February of 2020, the City Commission decided to advertise the P3 opportunity to redevelop the Property to achieve the best possible proposals for the benefit of Hollywood residents. Pursuant to the P3 process, which received four responsive proposals, the City selected the Applicant to redevelop the Property.

The Project includes several public improvements, as are best detailed in the plans filed with this Application. Those improvements include:

(1) the construction of a new, state-of-the-art, sustainable and resilient community center overlooking the Atlantic Ocean;

(2) renovations to Harry Berry Park, which will greatly expand green space while maintaining some on-site parking;

(3) the construction of a parking garage which will host several ground floor, covered public parking spaced and improved surface parking;

(4) the addition of a sculpture garden along State Road A1A; and

(5) the expansion of the multi-purpose path along Surf Road to Bougainvilla Terrace.

While the Applicant and the City are still finalizing the programming for the community center itself, the current plans propose a library, meeting and conference spaces, along with a ground floor restaurant. The community center space itself, not including the event lawn to its east, is approximately 23,000 square feet. The specific program for the community center will continue to be developed in close coordination with the City.

In order to finance these improvements at no cost to the City, on the western most portion of the Property, the Applicant will build a new residential condominium tower with associated parking and amenities under a long term 99 year lease with the City, which will also provide approximately $1 billion in new revenues to the City over the life of the Lease. The residential tower is designed to be approximately 30 stories in height and contain approximately 146 total units.

As alluded to above, the Project includes a parking garage to be shared by the private and public uses; however the public and private parking is both separated by floors in the parking garage, with ground floor parking being dedicated to the public, and also utilize separate entrances to ensure no interference with the public parking experience for those residents visiting the beach, Harry Berry Park, or the Community Center. A total of 137 public parking spaces on site, 67 of those spaces are protected from the elements in the public parking garage directly abutting the Park and community center. The upper floors of the parking garage will provide 240 spaces for private residents and guests. The private residents will have the option to self-park or utilize the building's valet service.

<u>GU – Government Use Zoning District</u>

Bilzin Sumberg

The Project is being proposed as of right without request for any variances or exceptions from the City's zoning code.

The Property is zoned GU - Government Use District ("GU District").

According to Section 4.9 of the City's Zoning Code, the purpose of the GU District is to "permit residential, non-residential, and/or any combination of each on tracts of land that are owned or leased by the city… to be planned and developed as a whole, as a single operation or in phases with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning…" Within the GU District, both city buildings and uses, such as the Park, and private development of city-owned property are permitted uses.

Consistent with the purpose of the district, the GU District allows greater flexibility in traditional zoning regulations. As such, there is no minimum plot size, required setbacks, maximum height, or minimum/maximum site coverage. There is also no maximum density in the GU District; however, density is subject to the limits of the City's Comprehensive Plan.[1] Here, upon review and approval of the City and Applicant's application to amend the City and County Future Land Use Maps, a total of 146 units will be able to be developed on site.

We look forward to working with the City's Technical Advisory Committee to further refine and improve this Project. As always, if we can provide you with additional information or documents regarding this matter, please do not hesitate to contact me at (305) 350-2398.

Sincerely,

Nicholas A. Noto

Nicholas A. Noto

NN:NN
cc: Dr. Wazir Ishmael, City Manager
George Keller, Jr. CPPT, City Manager Elect
Eric Fordin, PRH 1301 S Ocean Dr
Carter N. McDowell, Esq., Bilzin Sumberg

[1] The Applicant has also filed an application for an amendment to the City's Comprehensive Plan Future Land Use Map re-designating the City-owned property in this area to Medium-High (25) Residential. The Park will remain designated Recreation and Open Space.

LEGAL DESCRIPTION:

PARCELS A AND B

All of Lots 1 thru 7 inclusive and all of Lots 28 thru 30 inclusive in Block 2, according to the Plat of ATLANTIC SHORES NORTH BEACH SECTION as recorded in Plat Book 9 at Page 36 of the Public Records of Broward County, Florida and; all of Lots A, B, C, D, E and F in Block 2 according to the Plat of Beverly Beach, as recorded in Plat Book 22 at Page 13 of the Public Records of Broward County, Florida.

LESS AND EXCEPT Right-of-way Deed to the Florida Department of Transportation recorded in Official Records Book 7294 at Page 283 of the Public Records of Broward County, Florida.

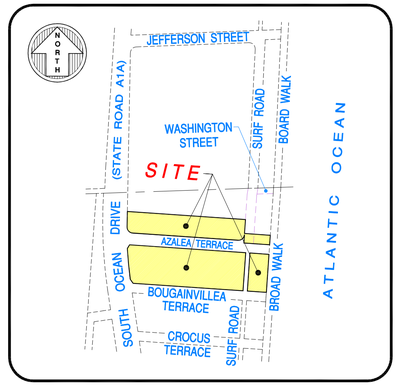
PARCEL C

That portion of Parcel 1, HOLLYWOOD SOUTH BEACH, as recorded in Plat Book 98, Page 43, of the Public Records of Broward County, Florida, described as follows:

Commence at the intersection of the Southerly and Westerly lines extended of said Parcel 1; thence North 01°26'15" East, a distance of 23.82 feet to the Point of Beginning; thence, continue North 01°26'15" East, a distance of 64.97 feet; thence, South 85°47'30" East, a distance of 496.16 feet to the Easterly line of said Parcel 1; thence South 04°12'30" West, a distance of 63.69 feet to a Point of Curvature; thence, Southwesterly along a 25 foot radius curve to the right through a central angle of 90°, an arc distance of 39.27 feet to a Point of Tangency, on the Southerly line of said Parcel 1; thence, North 85°47'30" West, a distance of 443.05 feet to a Point of Curvature; thence, Northwesterly along a 25 foot radius curve to the right through a central angle of 87°13'45", an arc distance of 38.06 feet to a Point of tangency and the Point of Beginning.

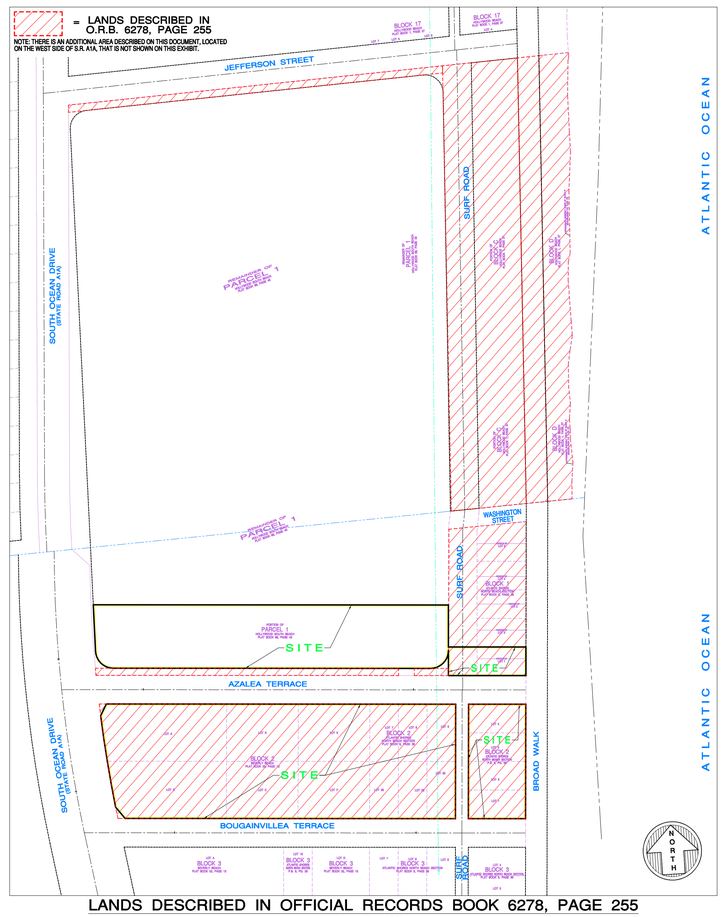
PARCEL D

A portion of Surf Road, being a forty (40) foot wide right-of-way, according to the Plat of HOLLYWOOD SOUTH BEACH as recorded in Plat Book 98 at Page 43 of the Public Records of Broward County, Florida and a portion of Lot 1, Block 1, according to the Plat of ATLANTIC SHORES NORTH BEACH SECTION as recorded in Plat Book 9 at Page 36 of the Public Records of Broward County, Florida, being bounded on the East by the Westerly line of the Broad Walk, being a thirty (30) foot strip, according to said Plat of ATLANTIC SHORES NORTH BEACH SECTION; bounded on the South by the South line of said Lot 1, Block 1, and its Westerly extension; bounded on the West by the Easterly line of Parcel 1, and its Southerly extension, of said Plat of HOLLYWOOD SOUTH BEACH; and bounded on the North by the North line of said Lot 1, Block 1, and its Westerly extension.



LOCATION SKETCH

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SCALE: 1" = 300'



LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6278, PAGE 255
SCALE: 1" = 100'

SURVEYOR'S NOTES:

- This site lies in Section 24, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Note: The "Perpetual Beach Storm Damage Reduction Easement", recorded in O.R.B. 32599, Page 1510, did not include clear language to establish its Westerly limits. Therefore, the Westerly limits of said easement are being shown based on guidance and advice from the client's legal council.
- Bearings hereon are referred to an assumed value of S86°06'41"E for the North right-of-way line of Azalea Ter. & evidenced by one (1) found nail & disk and one (1) 1/2" pipe & cap (Both stamped LB3653).
- Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD 88), based on Florida Department of Transportation Benchmark No. A-11, Elevation +2.027.
- Lands shown hereon are located within an area having Zone Designations of AE(7), AE(8), AE(9), AE(10), VE(10) & VE(12) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0588H, for Community No. 125113, dated August 18, 2014, and is relative to the North American Vertical Datum of 1988 (NAVD 88).
- Total lands per legal description (Net Area) shown hereon containing 138,295 square feet, or 3.175 acres, more or less.
  - Parcel A containing 77,607 square feet, or 1.782 acres, more or less.
  - Parcel B containing 12,800 square feet, or 0.294 acres, more or less.
  - Parcel C containing 43,557 square feet, or 1.000 acres, more or less.
  - Parcel D containing 4,331 square feet, or 0.099 acres, more or less.

  Total lands (Gross Area) shown hereon containing 202,005 square feet, or 4.637 acres, more or less.
  (Note: Gross Area taken to adjacent roads' center lines)
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Trees were located on July 14, 2022. Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- The underground utilities shown within Azalea Terrace have been located from field survey information and existing drawings. Additional data was provided by Ritzel-Mason on September 1, 2022. SEE LEGEND. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. Note: Prior to any new construction, this firm recommends that the underground utilities should be field verified.
- Parcel Numbers: 514224010011, 514224020013, 514213030020 and a portion of 514224020010, per Broward County Property Appraiser's Website.
- That the Coastal Construction Control Line as shown hereon was established by using published coordinate location of each of the Department of Natural Resources Monuments (D.N.R. Monuments). This data was taken from the Department of Environmetal Protection GIS Program (ca.dep.state.fl.us/mapdirect). Also, bearings and distances shown on Misc. Map Book 6, Page 10 were used to establish said lines.
- The State Plane Coordinates shown hereon are relative to the North American Datum of 1983 (NAD83), using Real Time Kinematic (RTK) Equipment and real-time adjustment software connected through Florida Department of Transportation (FDOT) to the Florida Permanent reference Network (FPRN).
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on August 3, 2022 and October 17, 2022, and was LAST UPDATED on February 17, 2023, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
The fieldwork was completed on February 17, 2023.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

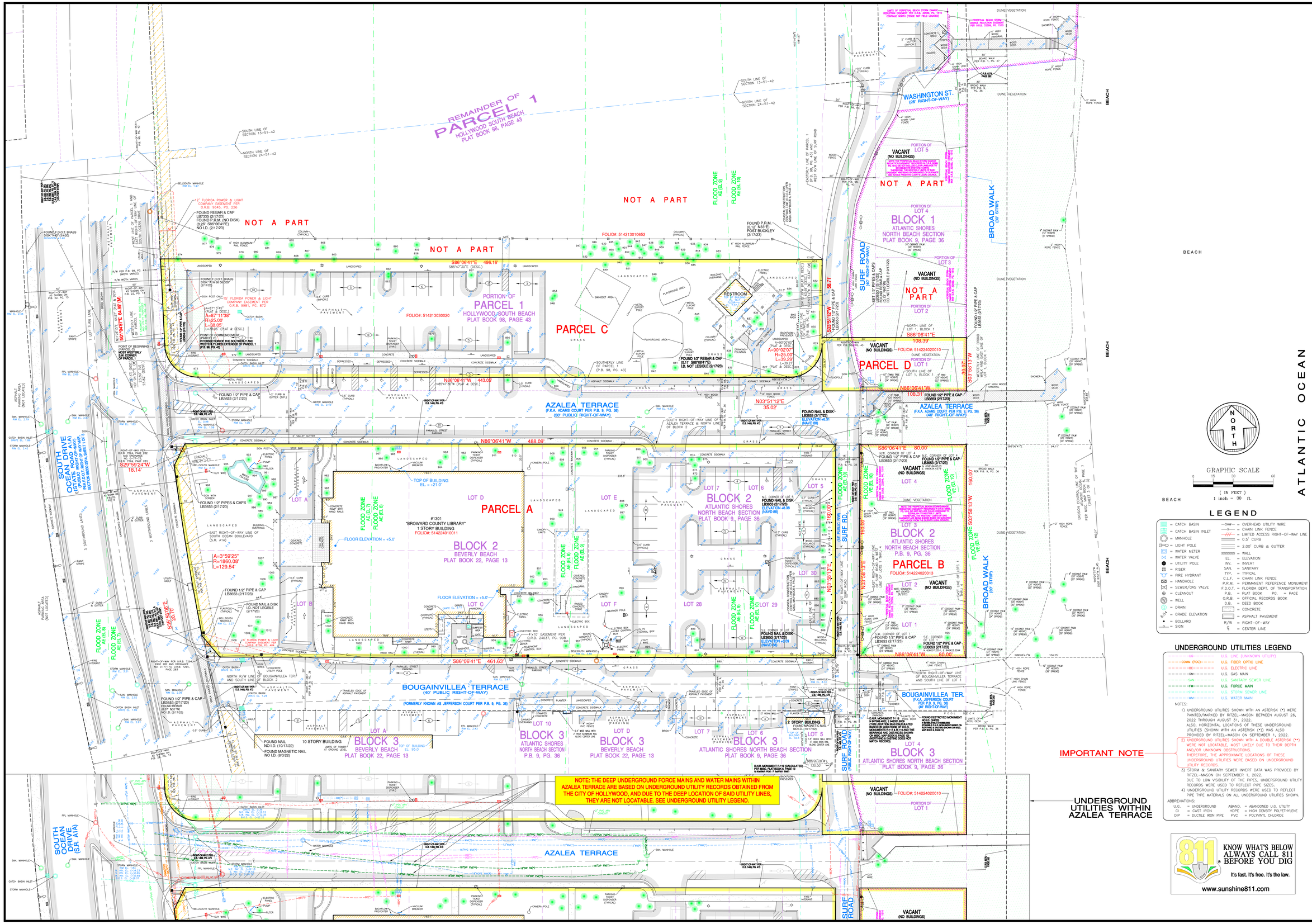
No.	Revision Description	
6	230047	UPDATE SURVEY (2/17/23) Suff & BRING SURVEY UP TO ALTA STANDARDS GEM
5	220427	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS SHOWN ON ADJACENT R/W REPORT (11/18/22) GEM
4	220538	ADDED ADDITIONAL U.G. UTILITY DATA (9/12/22) GEM
3	220427	ADDED ADDITIONAL DETAIL OF LANDS DESCRIBED IN O.R.B. 6278/255 (10/7/22) GEM
2	220427	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS SHOWN ON ADJACENT R/W REPORT (10/6/22) GEM

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

ALTA/NSPS LAND TITLE SURVEY

1301 SOUTH OCEAN DRIVE
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

Original Date	8/3/22 through 10/17/22
Scale	AS SHOWN
Drawn By.	GEM
Cad. No.	200104-SP
Plotted:	2/21/23 9:07a
Ref. Dwg.	2020-013-2-NAVD
Field Book.	664/73 & FLD. SHT. SJH
Job. No.	220252
Dwg. No.	2020-013-4-NAVD
Sheet	1 of 2



LEGEND

- = CATCH BASIN
- = CATCH BASIN INLET
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SEWER/GAS VALVE
- = CLEANOUT
- = WELL
- = DRAIN
- = GRADE ELEVATION
- = BOLLARD
- = SIGN
- —OHW— = OVERHEAD UTILITY WIRE
- —X— = CHAIN LINK FENCE
- = LIMITED ACCESS RIGHT-OF-WAY LINE
- = 0.5" CURB
- = 2.00' CURB & GUTTER
- = WALL
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- TYP. = TYPICAL
- C.L.F. = CHAIN LINK FENCE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- F.D.O.T. = FLORIDA DEPT. OF TRANSPORTATION
- P.B. = PLAT BOOK PG. = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- D.B. = DEED BOOK
- = CONCRETE
- = ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY
- ℄ = CENTER LINE

UNDERGROUND UTILITIES LEGEND

- —COMM (FOC)— U.G. LINE (UNKNOWN UTILITY)
- —BE— U.G. ELECTRIC LINE
- —GM— U.G. GAS MAIN
- —SAN— U.G. SANITARY SEWER LINE
- —FM— U.G. FORCE MAIN
- —STM— U.G. STORM SEWER LINE
- —WM— U.G. WATER MAIN

NOTES:

1) UNDERGROUND UTILITIES SHOWN WITH AN ASTERISK (*) WERE PAINTED/MARKED BY RITZEL-MASON BETWEEN AUGUST 26, 2022 THROUGH AUGUST 31, 2022.
ALSO, HORIZONTAL LOCATIONS OF THESE UNDERGROUND UTILITIES (SHOWN WITH AN ASTERISK (*)) WAS ALSO PROVIDED BY RITZEL-MASON ON SEPTEMBER 1, 2022.
2) UNDERGROUND UTILITIES SHOWN WITH A DOUBLE ASTERISK (**) WERE NOT LOCATABLE, MOST LIKELY DUE TO THEIR DEPTH AND/OR UNKNOWN OBSTRUCTIONS.
THEREFORE, THE APPROXIMATE LOCATIONS OF THESE UNDERGROUND UTILITIES WERE BASED ON UNDERGROUND UTILITY RECORDS.
3) STORM & SANITARY SEWER INVERT DATA WAS PROVIDED BY RITZEL-MASON ON SEPTEMBER 1, 2022.
DUE TO LOW VISIBILITY OF THE PIPES, UNDERGROUND UTILITY RECORDS WERE USED TO REFLECT PIPE SIZES.
4) UNDERGROUND UTILITY RECORDS WERE USED TO REFLECT PIPE TYPE MATERIALS ON ALL UNDERGROUND UTILITIES SHOWN.

ABBREVIATIONS:

U.G.	= UNDERGROUND	ABAND.	= ABANDONED U.G. UTILITY
CI	= CAST IRON	HDPE	= HIGH DENSITY POLYETHYLENE
DIP	= DUCTILE IRON PIPE	PVC	= POLYVINYL CHLORIDE

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast. It's free. It's the law.

www.sunshine811.com

No.	Revision Description	
6	230047	UPDATE SURVEY (2/17/23) SJH & BRING SURVEY UP TO ALTA STANDARDS GEM
5	220427	ADDED ADDITIONAL DATA BASED ON RECORDED DOCUMENTS SHOWN ON ADJACENT R/W REPORT (11/18/22) GEM
4	220538	ADDED ADDITIONAL U.G. UTILITY DATA (9/12/22) GEM
3	220427	ADDED ADDITIONAL DETAIL OF LANDS DESCRIBED IN O.R.B. 42796/253 (10/7/22) GEM
2	220427	ADDED ADDITIONAL DATA BASED ON RECORDED DOCUMENTS SHOWN ON ADJACENT R/W REPORT (10/6/22) GEM

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

ALTA/NSPS LAND TITLE SURVEY

1301 SOUTH OCEAN DRIVE
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

Original Date	8/3/22 through 10/17/22
Scale	1" = 30'
Drawn By.	GEM
Cad. No.	200104-SP
Plotted:	2/21/23 9:07a
Ref. Dwg.	2020-013-2-NAVD
Field Book.	664/73 & FLD. SHT. SJH
Job. No.	220252
Dwg. No.	2020-013-4-NAVD
Sheet	2 of 2

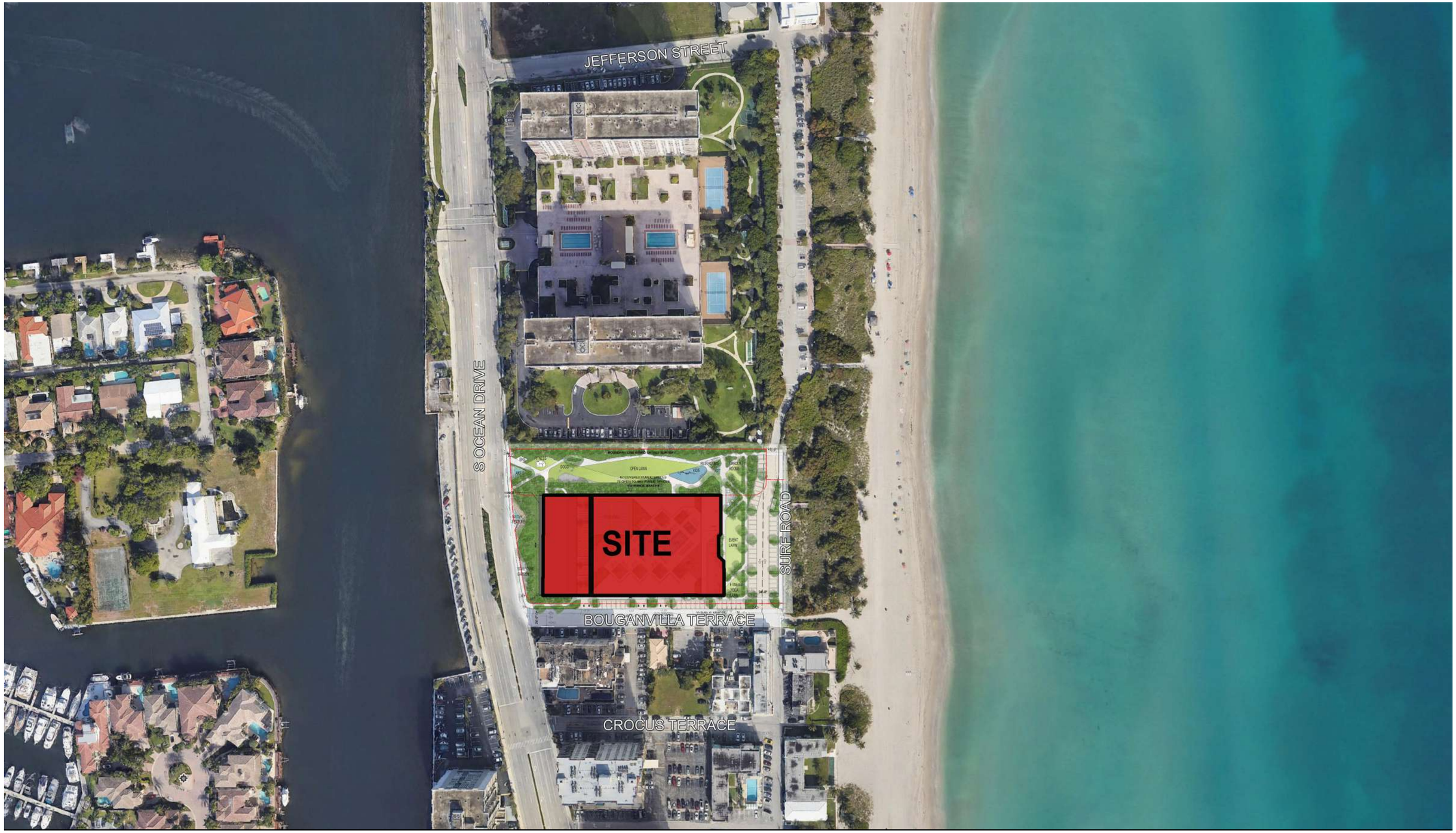
HOLLYWOOD ARTS / **1301 S OCEAN DR**

RELATED

ARQUITECTONICA

02.21.2023

PLANS



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

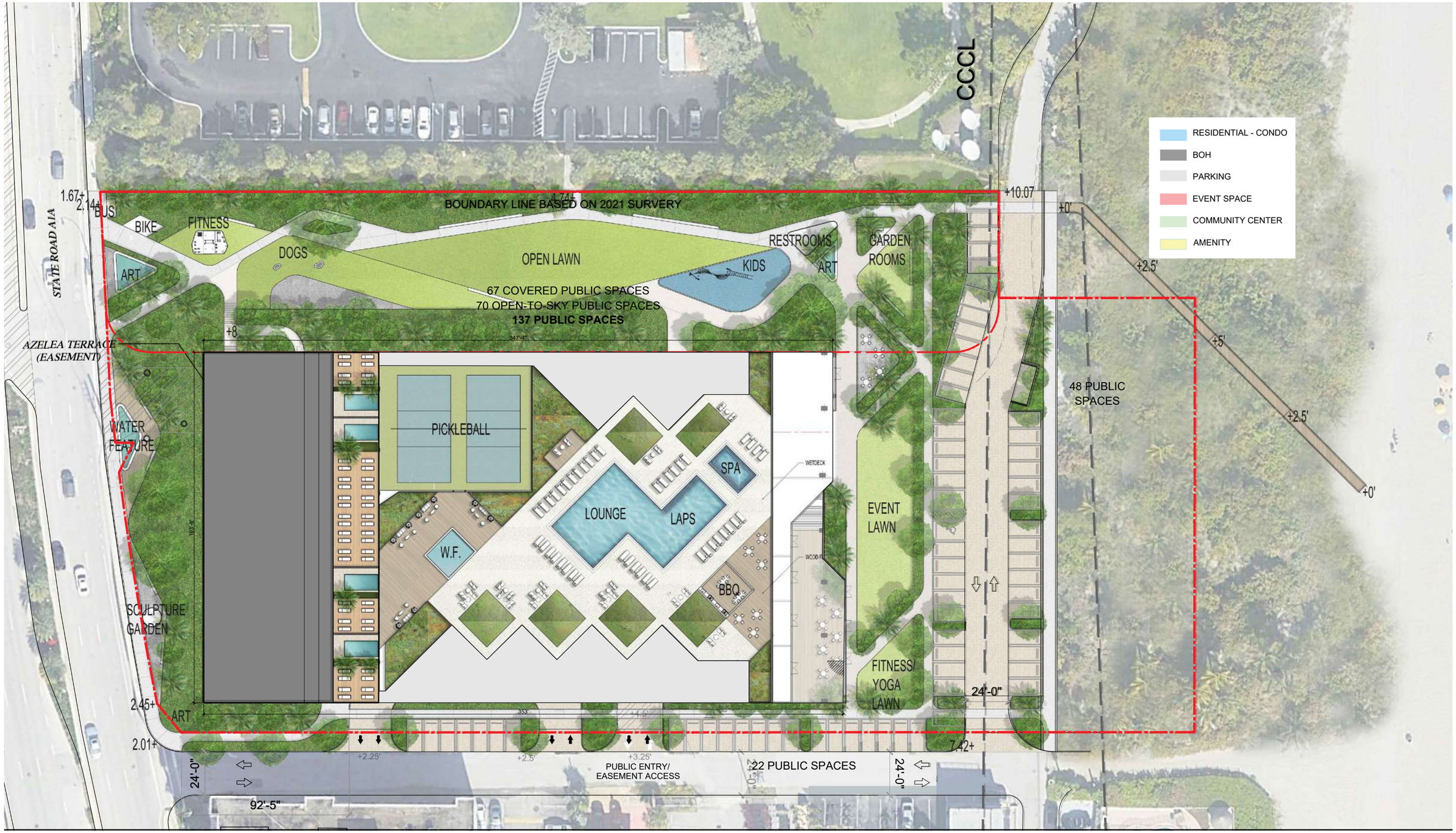
NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

SITE PLAN

02.21.2023



ARQUITECTONICA

2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

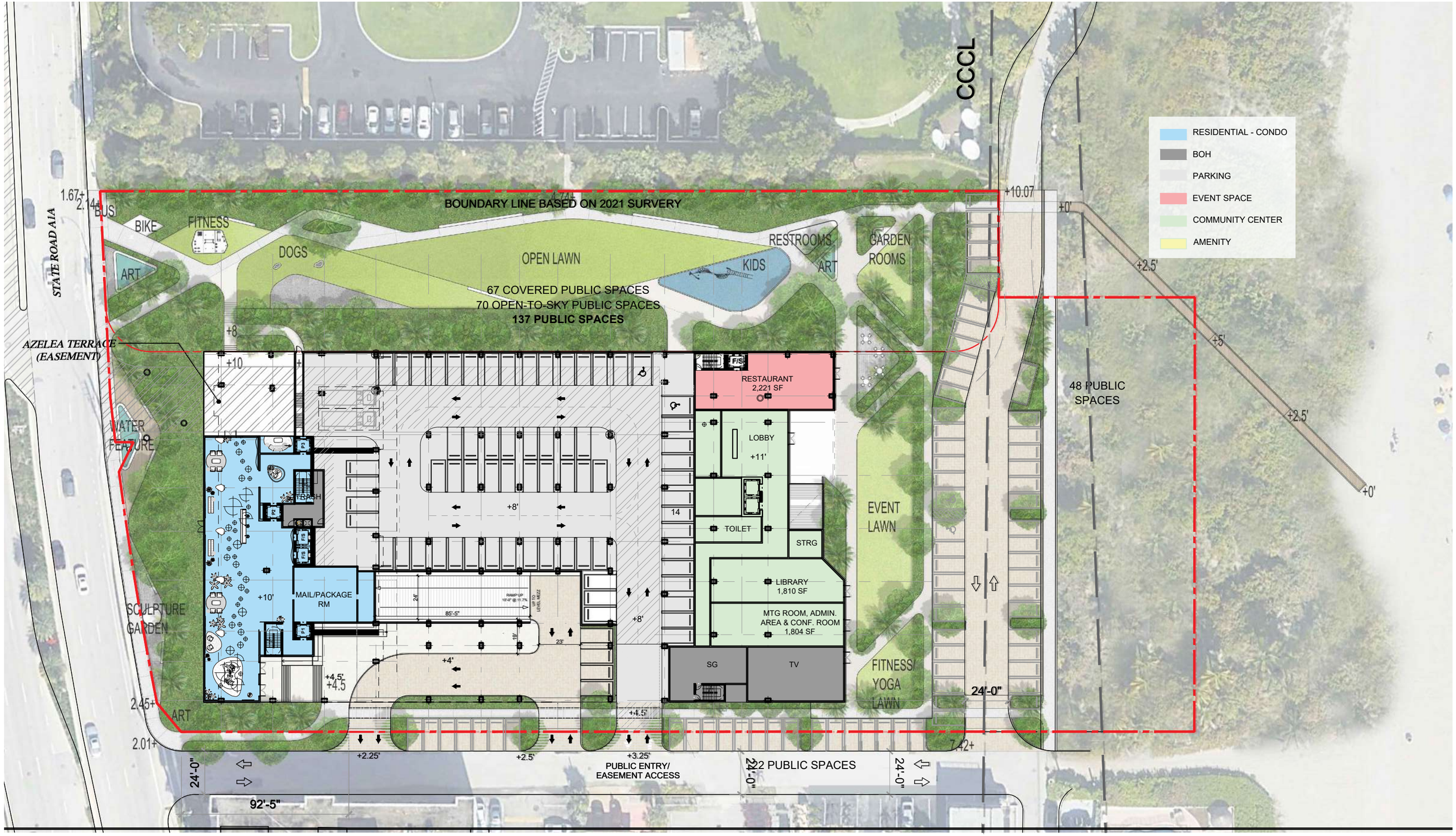
NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

SITE PLAN

02.21.2023



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

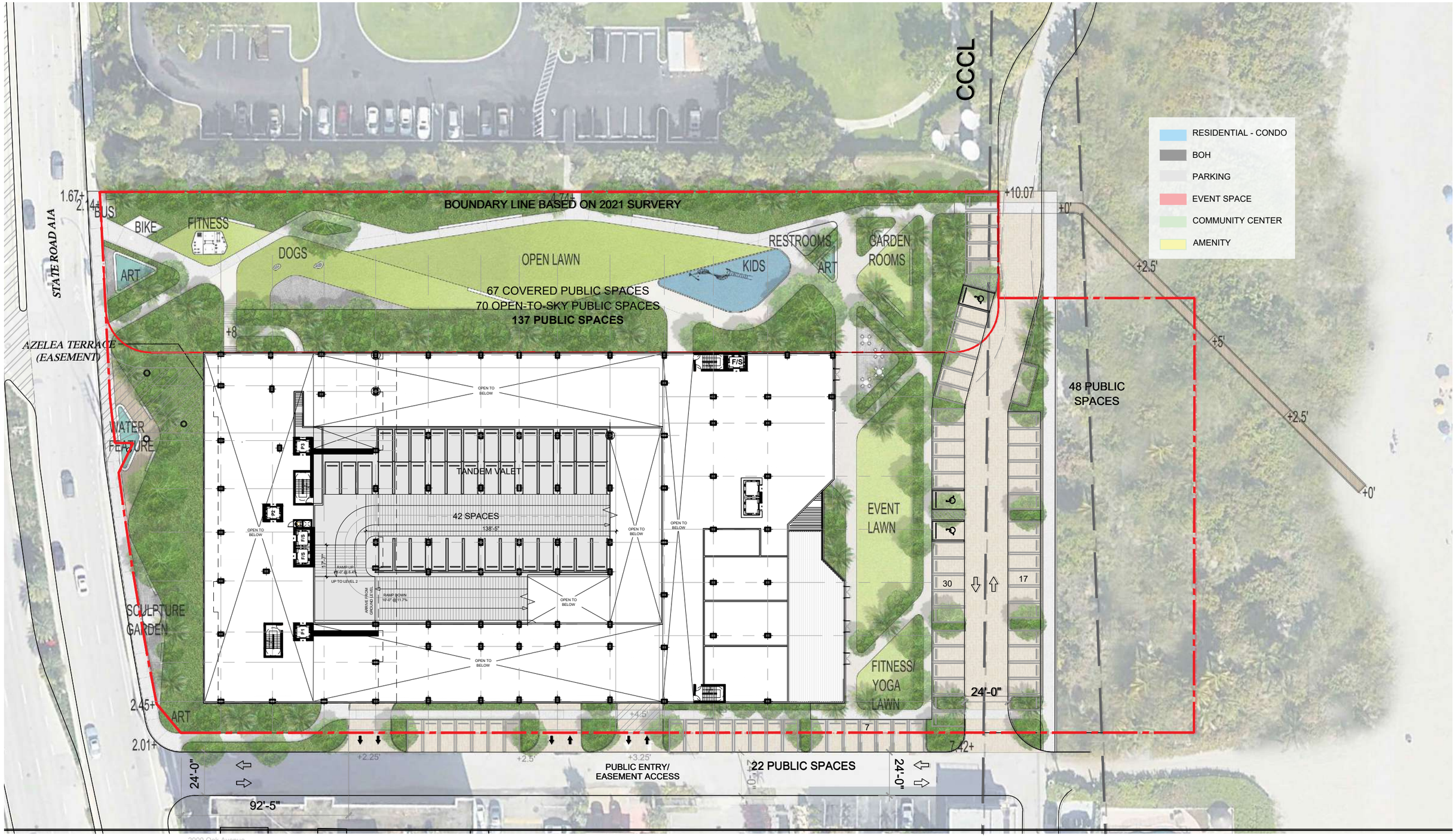
HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

0 50

GROUND LEVEL

02.21.2023



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

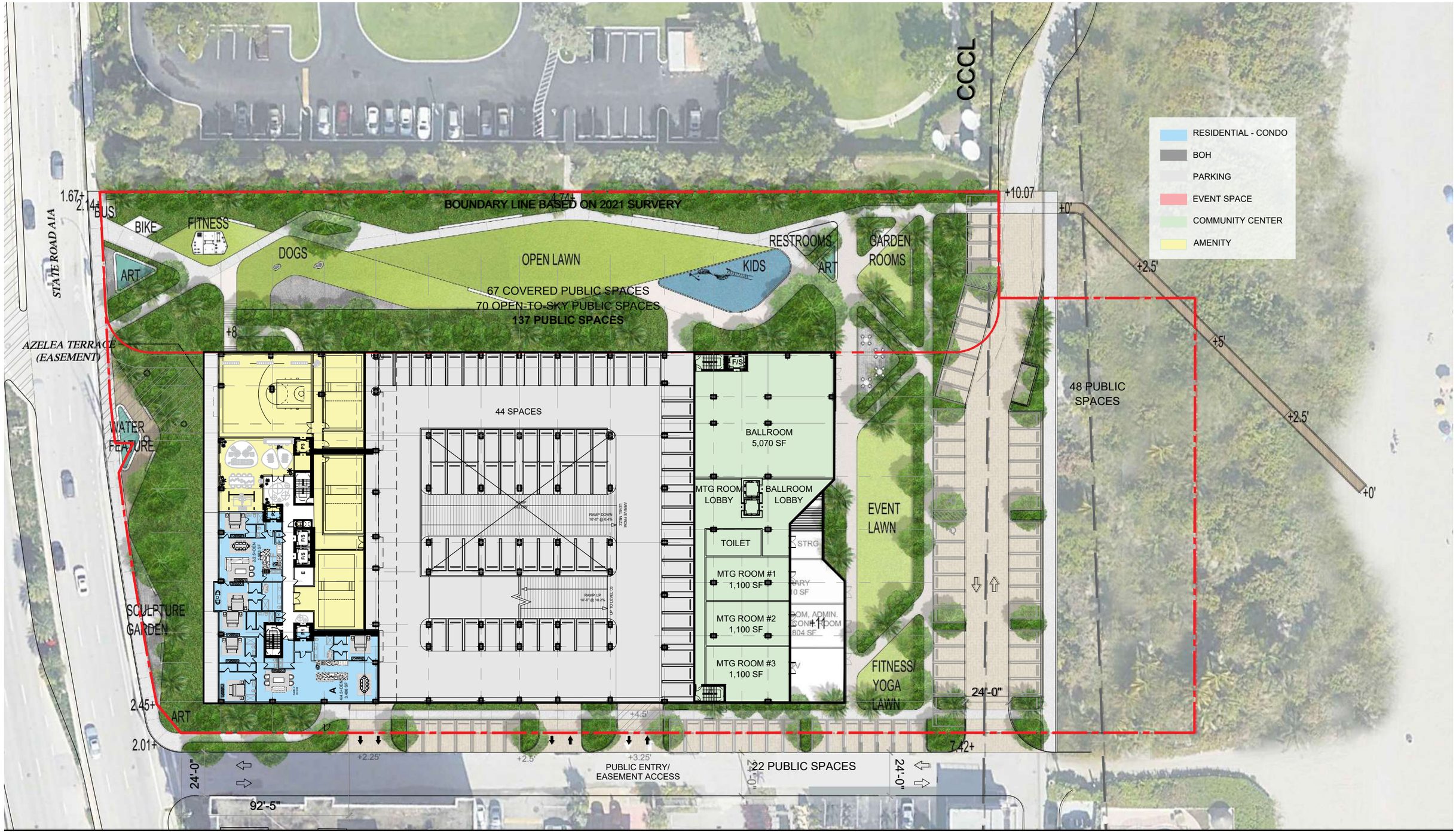
HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

0 50

MEZZANINE

02.21.2023



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

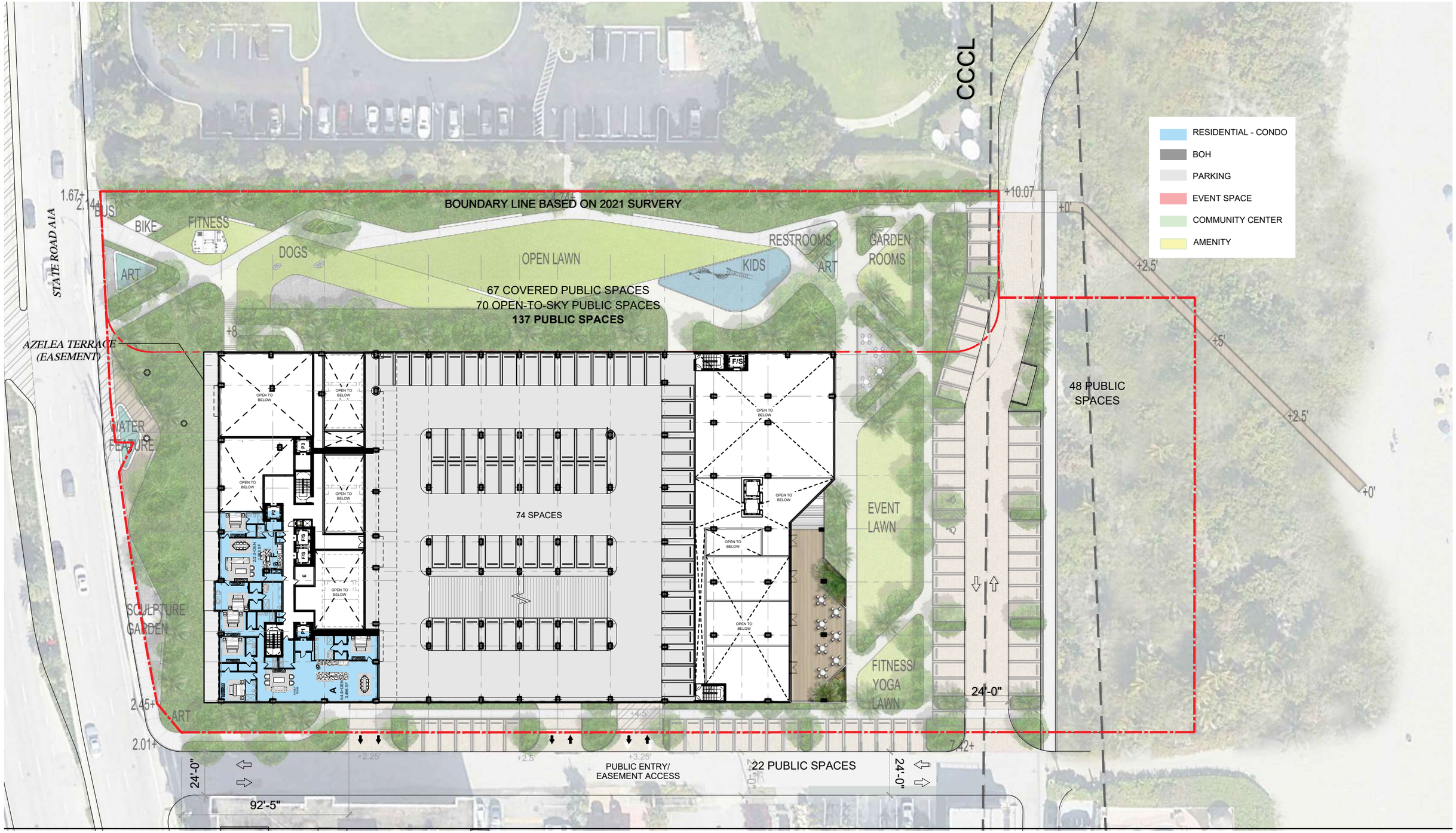
HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

0 50

LEVEL 02

02.21.2023



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

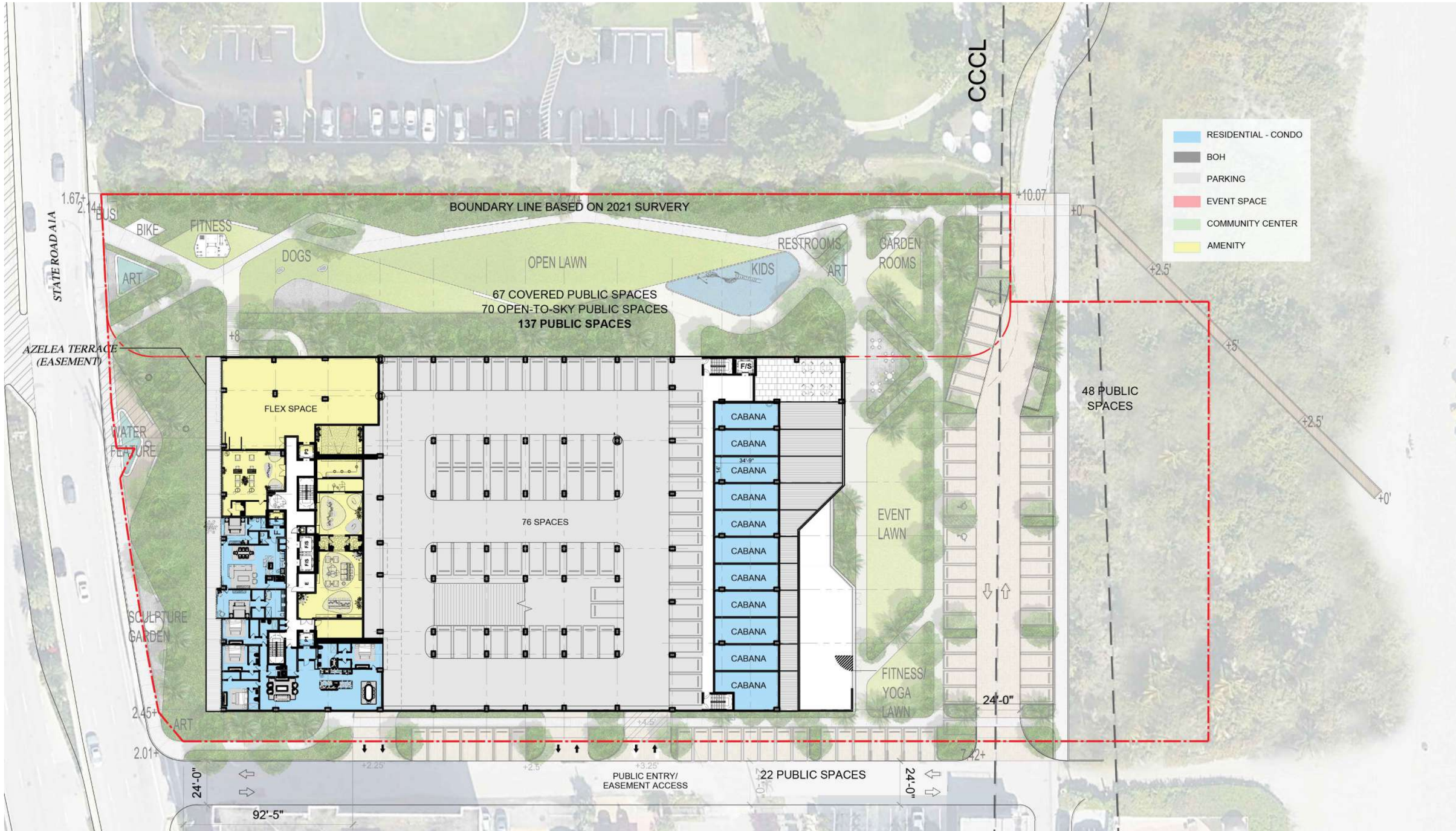
HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

0 50

LEVEL 03

02.21.2023



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

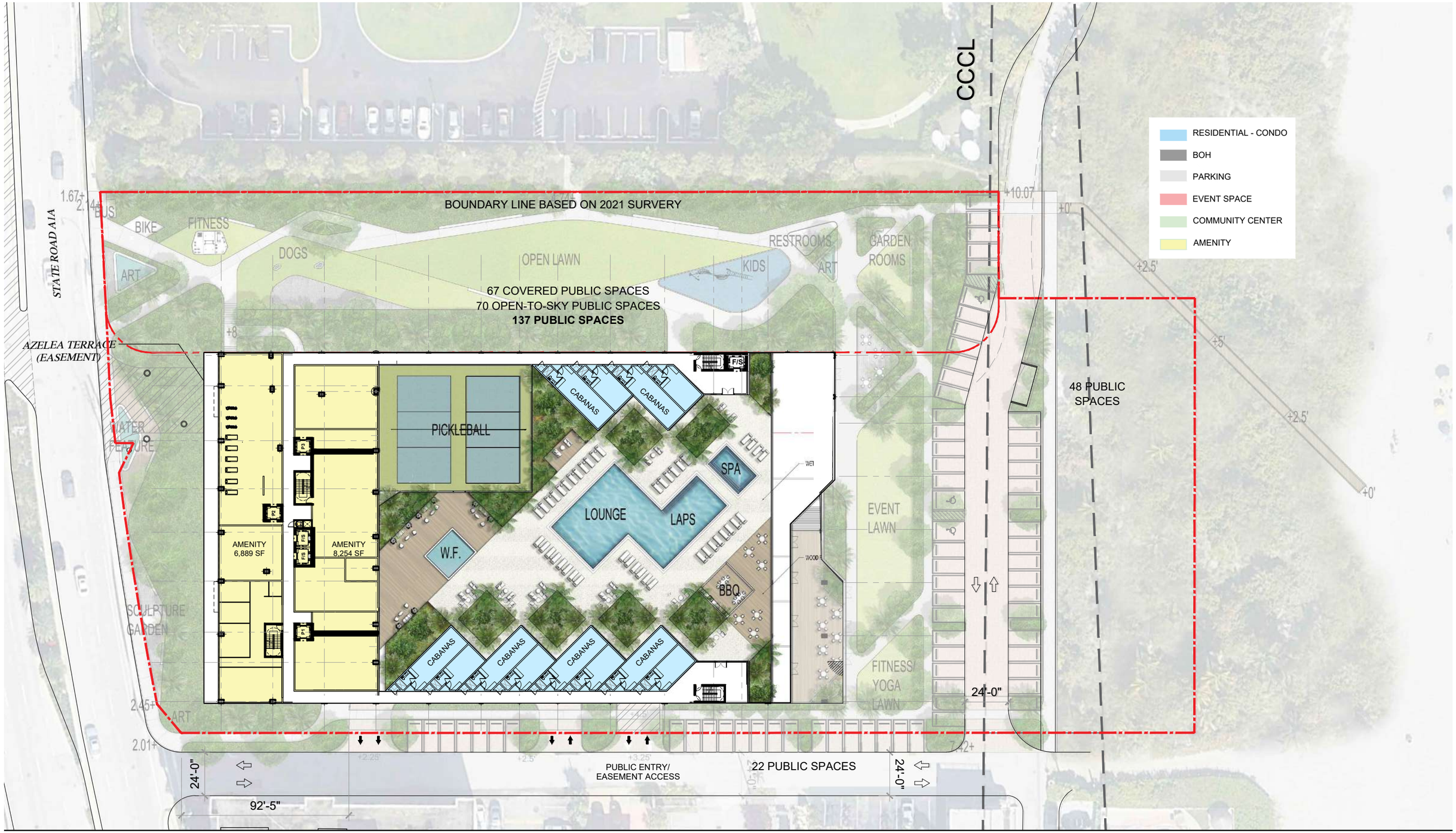
HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

0 50

LEVEL 04

02.21.2023



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

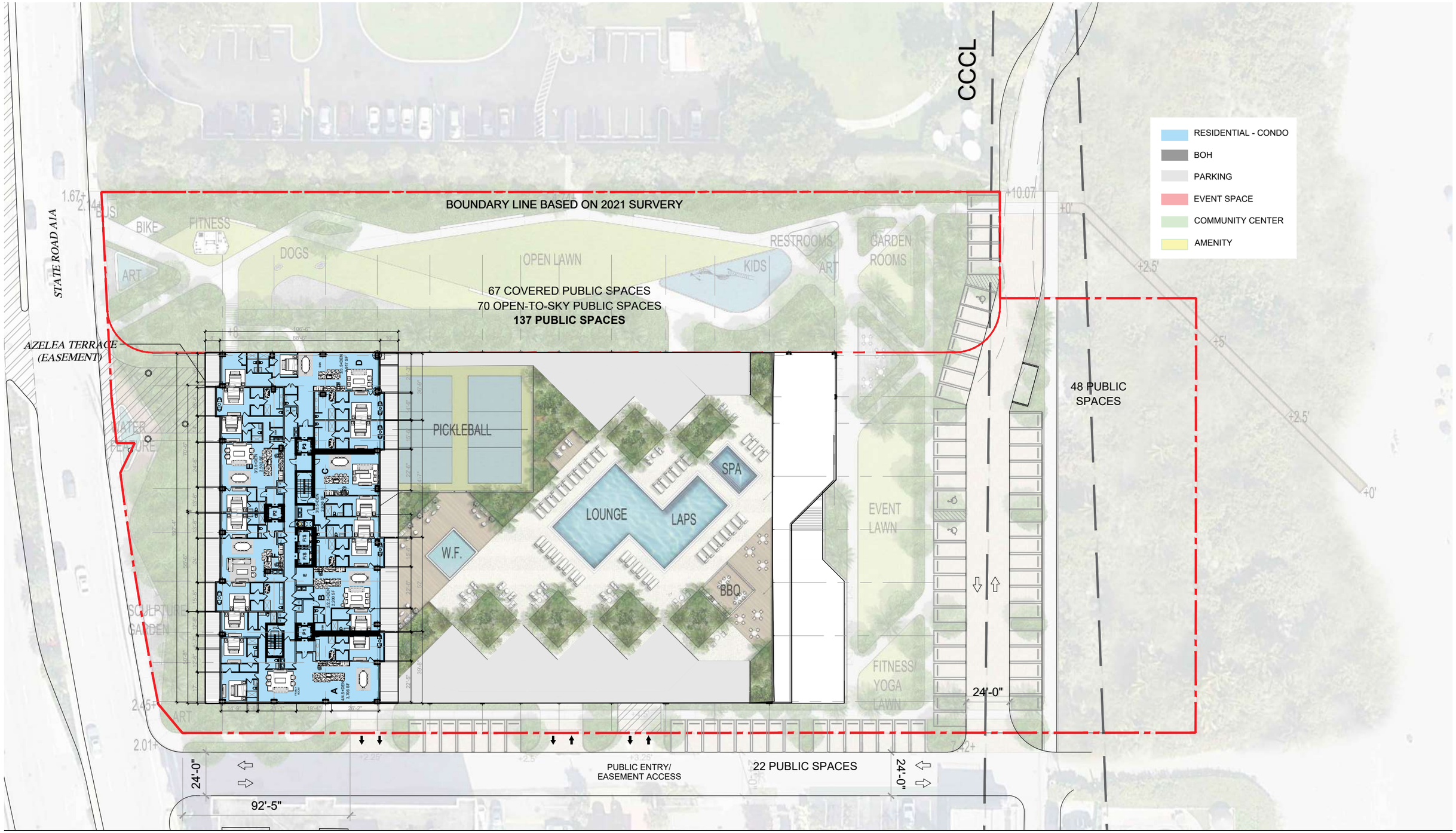
HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

0 50

LEVEL 05 - POOL

02.21.2023



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

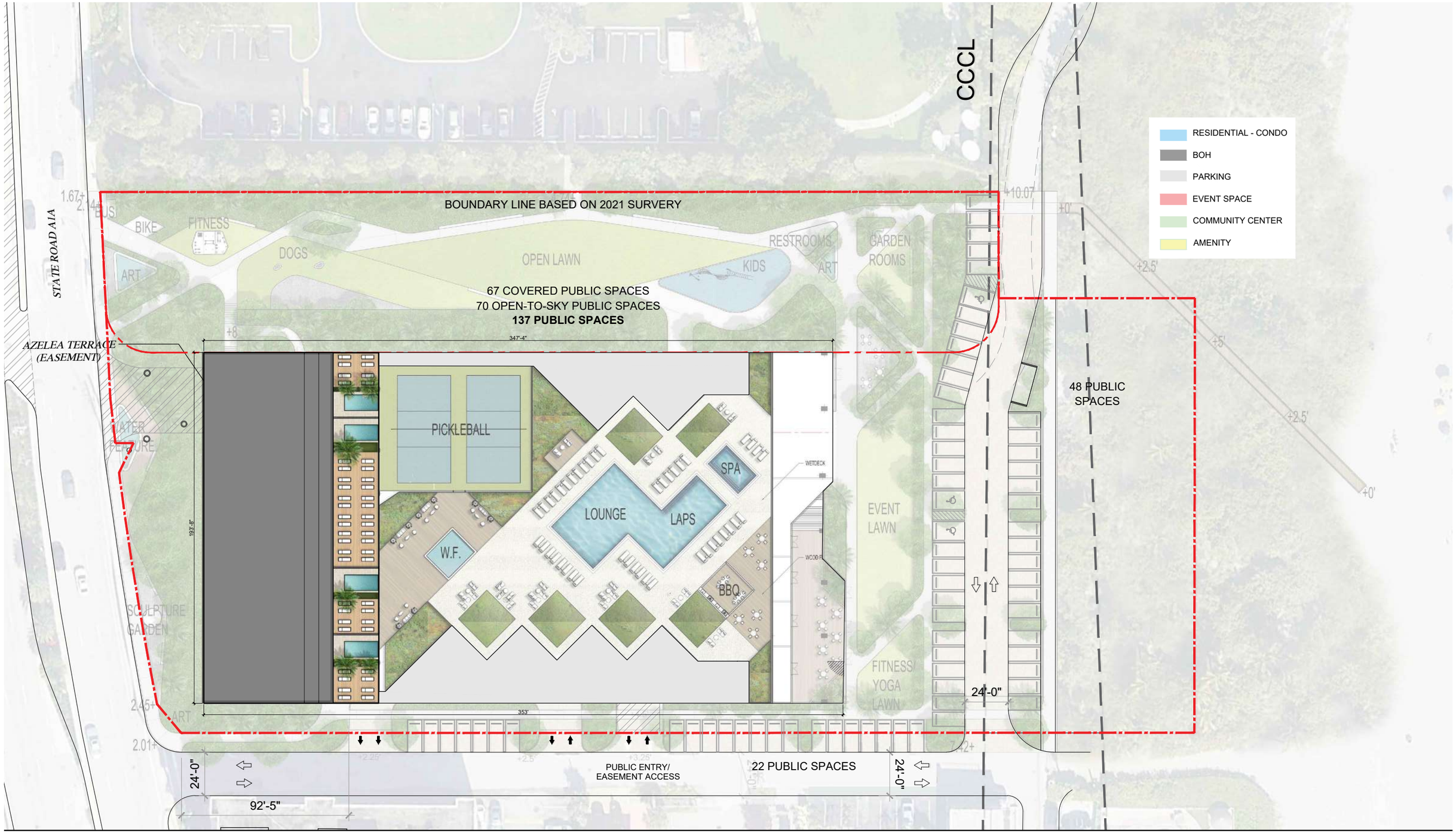
HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

0 50

TYPICAL TOWER

02.21.2023



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

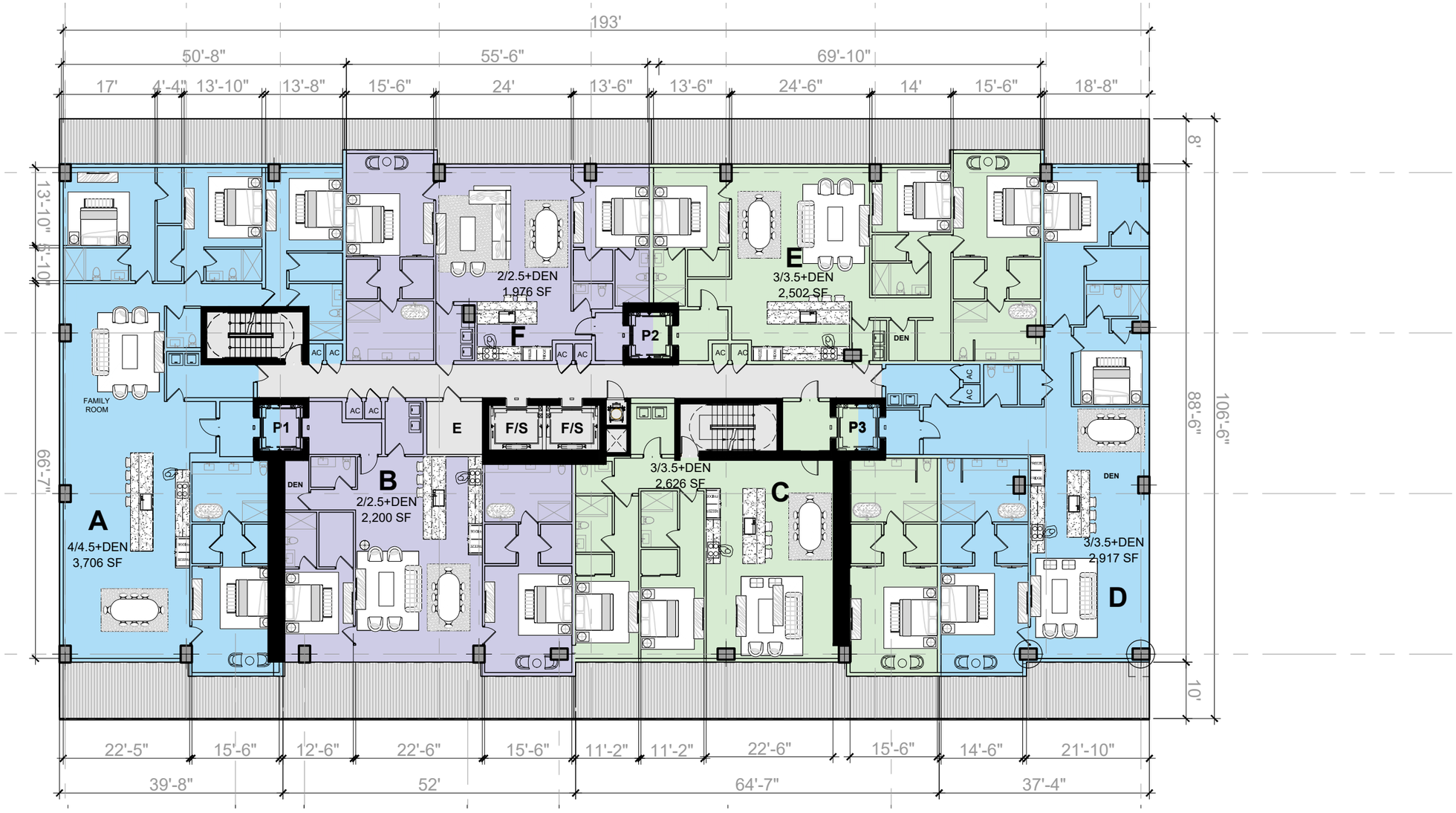
HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

0 50

ROOF PLAN

02.21.2023



UNIT TYPE	NSF	NSF + Balc.	Br/Ba
A	3,706 SF	4,419 SF	4Br/4.5Ba + D
B	2,200 SF	2,678 SF	2Br/2.5Ba + D
C	2,626 SF	3,233 SF	3Br/3.5Ba + D
D	2,917 SF	3,359 SF	3Br/3.5Ba + D
E	2,502 SF	3,016 SF	3Br/3.5Ba + D
F	1,976 SF	2,371 SF	2Br/2.5Ba + D

TOTAL NSF (Floor Plate)	15,927 SF	
TOTAL GSF (Floor Plate)	17,386 SF	Balcony GSF 3,238 SF

ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

0 10 20

TYPICAL LEVEL - UNITS

02.21.2023

		F-F	Hght	UNIT TYPES (NSF)						RESI. TOWER				PODIUM (Resi.)		PODIUM (Public)			CABANAS			
		(ft.)	(ft.)	A	B	C	D	E	F	UNITS	NSF	GSF	CGSF	GSF	SPACES	GSF (Community Center)	GSF (Parking)	SPACES	UNITS	NSF	GSF	CGSF
Roof			**352.77**																			
Level 30	Units	14.67	338.1	3,706 sf	4,826 sf		2,917 sf	4,478 sf		4	15,927 sf	17,386 sf	20,624 sf									
Level 29	Units	10.67	327.43	3,706 sf	4,826 sf		2,917 sf	4,478 sf		4	15,927 sf	17,386 sf	20,624 sf									
Level 28	Units	10.67	316.76	3,706 sf	4,826 sf		2,917 sf	4,478 sf		4	15,927 sf	17,386 sf	20,624 sf									
Level 27	Units	10.67	306.09	3,706 sf	4,826 sf		2,917 sf	4,478 sf		4	15,927 sf	17,386 sf	20,624 sf									
Level 26	Units	10.67	295.42	3,706 sf	4,826 sf		2,917 sf	4,478 sf		4	15,927 sf	17,386 sf	20,624 sf									
Level 25	Units	10.67	284.75	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 24	Units	10.67	274.08	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 23	Units	10.67	263.41	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 22	Units	10.67	252.74	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 21	Units	10.67	242.07	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 20	Units	10.67	231.4	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 19	Units	10.67	220.73	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 18	Units	10.67	210.06	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 17	Units	10.67	199.39	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 16	Units	10.67	188.72	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 15	Units	10.67	178.05	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 14	Units	10.67	167.38	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 13	Units	10.67	156.71	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 12	Units	10.67	146.04	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 11	Units	10.67	135.37	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 10	Units	10.67	124.7	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 9	Units	10.67	114.03	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 8	Units	10.67	103.36	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 7	Units	10.67	92.69	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 6	Units	10.67	82.02	3,706 sf	2,200 sf	2,626 sf	2,917 sf	2,502 sf	1,976 sf	6	15,927 sf	17,386 sf	20,624 sf									
Level 5	Amenity Deck/Dbl Height	25.34	56.68									17,140 sf	18,716 sf	45,858 sf	*(Pool Deck)*				12	6,251 sf	10,126 sf	10,126 sf
Level 4	Liner/Parking	14.67	42.01	3,674 sf					1,976 sf	2	5,650 sf	15,685 sf	17,213 sf	37,097 sf	76				11	5,980 sf	5,980 sf	10,276 sf
Level 3	Liner/Parking	10.67	31.34	3,674 sf					1,976 sf	2	5,650 sf	8,590 sf	10,106 sf	35,513 sf	74							
Level 2	Liner/Parking	10.67	20.67	3,674 sf					1,976 sf	2	5,650 sf	16,049 sf	17,553 sf	34,924 sf	44	12,316 sf		*(2,825 sf terrace)*				
Mezz.	Parking	10.67												16,423 sf	42							
Level 1	Ground Level	20.67										9,672 sf	13,224 sf	8,825 sf	4	10,845 sf	28,083 sf	137 (67 covered)				
				UNIT TYPES (NSF)						RESI. TOWER				PODIUM (Resi.)		PODIUM (Public)			CABANAS			
				A	B	C	D	E	F	UNITS	NSF	GSF	CGSF	GSF	SPACES	GSF (Community Center)	GSF (Pkg)	SPACES	UNITS	NSF	GSF	CGSF
TOTALS				103,672 sf	68,130 sf	52,520 sf	72,925 sf	72,430 sf	45,448 sf	**146**	415,125 sf	501,786 sf	592,412 sf	178,640 sf	**240**	23,161 sf	28,083 sf	137	23	12,231 sf	16,106 sf	20,402 sf

ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HOLLYWOOD ARTS

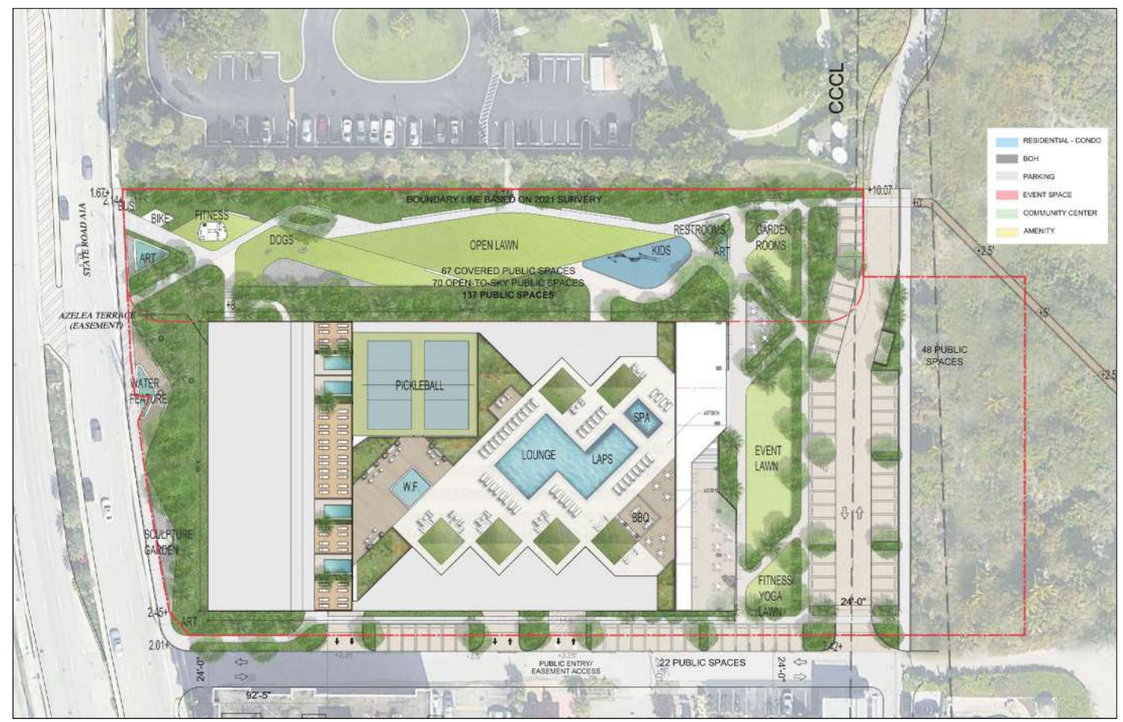
1301 S OCEAN DR - HOLLYWOOD BEACH - FL

PROJECT DATA

02.21.2023

	PROPOSED	COMMENTS
PROJECT DATA		
Address	1301 S OCEAN DRIVE, HOLLYWOOD, FL	
Zone	GU	
Lot Area - Gross	170,273 sf	3.9 acres
Lot Area - Net	170,273 sf	3.9 acres
Density		146 units
LOT COVERAGE		
Lot Coverage	67,636 sf	39.72%
Frontage (S OCEAN)	170 ft	
Landscape Area	70,120 sf	
Existing Dunes	65,130 sf	
HEIGHT		
Building Height	352.77 ft	30 stories
BUILDING AREA		
Gross Building Area	604,230 sf	
Net Building Area (Tower)	430,489 sf	
Building Amenity Area	62,998 sf	
BUILDING SETBACK		
Principal Front (S OCEAN)	42 ft	
Side (NORTH)	88 ft	
Side (SOUTH)	7 ft	
Rear (BEACH)	261 ft	
Landscape	0 ft	
PARKING		
Private Parking	240 spaces	
Public Parking	137 spaces	
Bicycle Parking	TBD	
LOADING		
Resi Loading	2 x 420 sf	

TYPE	SF	UNITS	LEVELS
UNIT BREAKDOWN			
A [Podium] [4 Bedroom/4.5 Bath + Den]	3,674 sf	3	L02-L04
A [4 Bedroom/4.5 Bath + Den]	3,706 sf	25	L06-L25
B [2 Bedroom/2.5 Bath + Den]	2,200 sf	20	L06-L25
C [3 Bedroom/3.5 Bath + Den]	2,626 sf	20	L06-L25
B+C [Penthouse Unit]	4,826 sf	5	L26-L30
D [3 Bedroom/3.5 Bath + Den]	2,917 sf	25	L06-L31
E [3 Bedroom/3.5 Bath + Den]	2,502 sf	20	L07-L25
F [Podium] [2 Bedroom/2.5 Bath + Den]	1,910 sf	3	L02-L04
F [2 Bedroom/2.5 Bath + Den]	1,976 sf	20	L06-L25
E+F [Penthouse Unit]	4,478 sf	5	L26-L30
TOTAL UNITS		**146**	



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

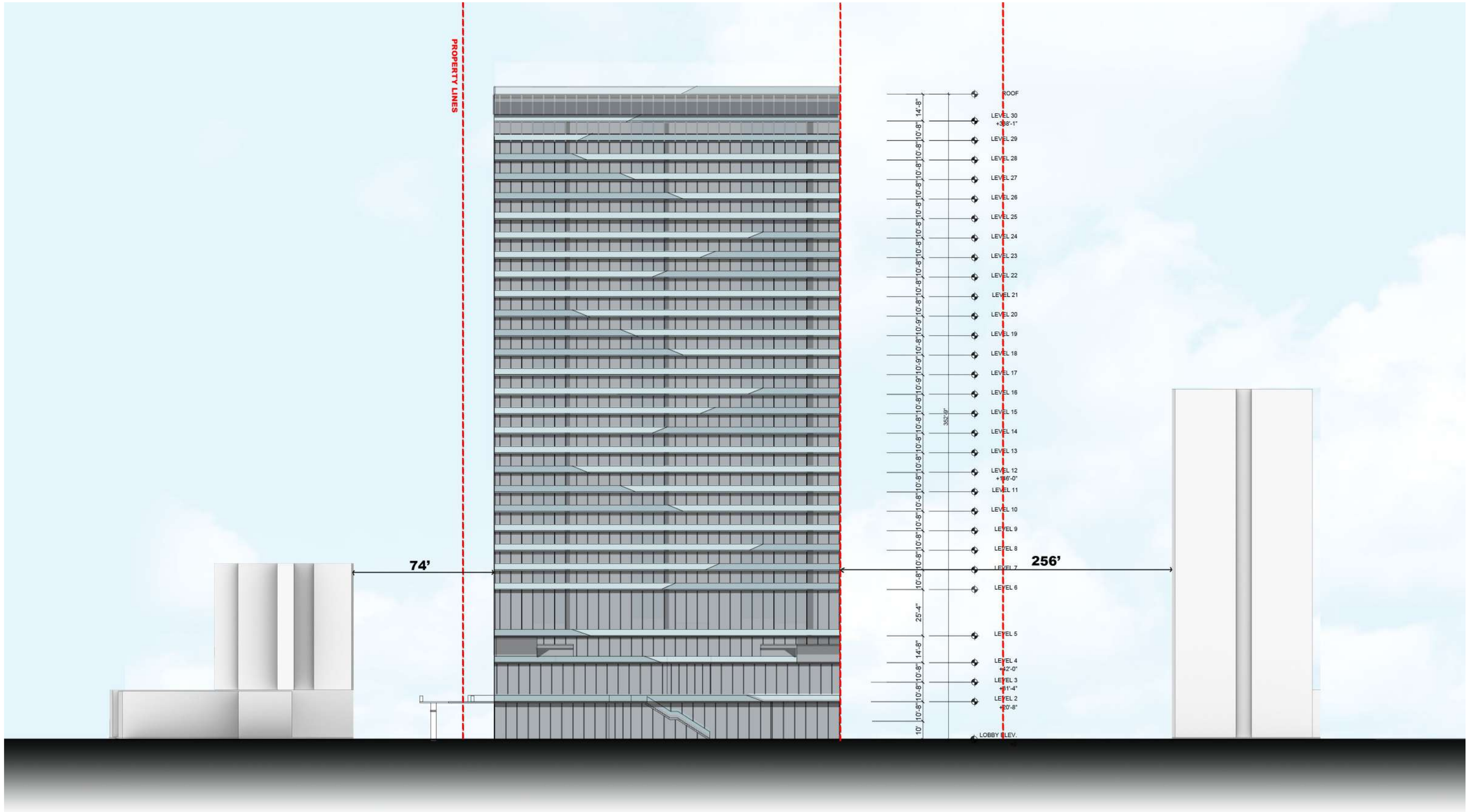
HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

PROJECT DATA

02.21.2023

ELEVATIONS / SECTIONS



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

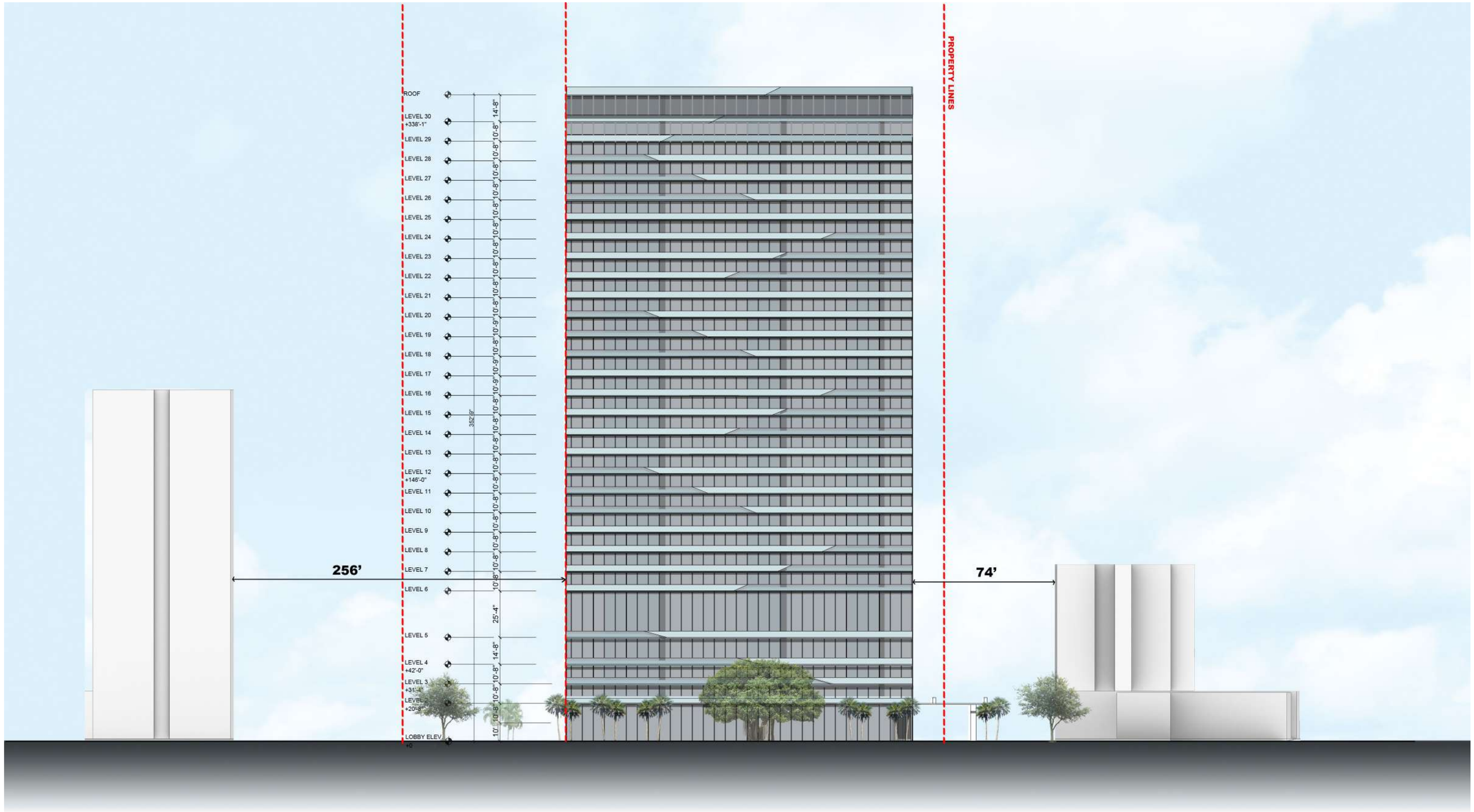
NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

EAST ELEVATION

02.21.2023



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

WEST ELEVATION

02.21.2023

ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

NORTH ELEVATION

02.21.2023

ARQUITECTONICA Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

SOUTH ELEVATION

02.21.2023

ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

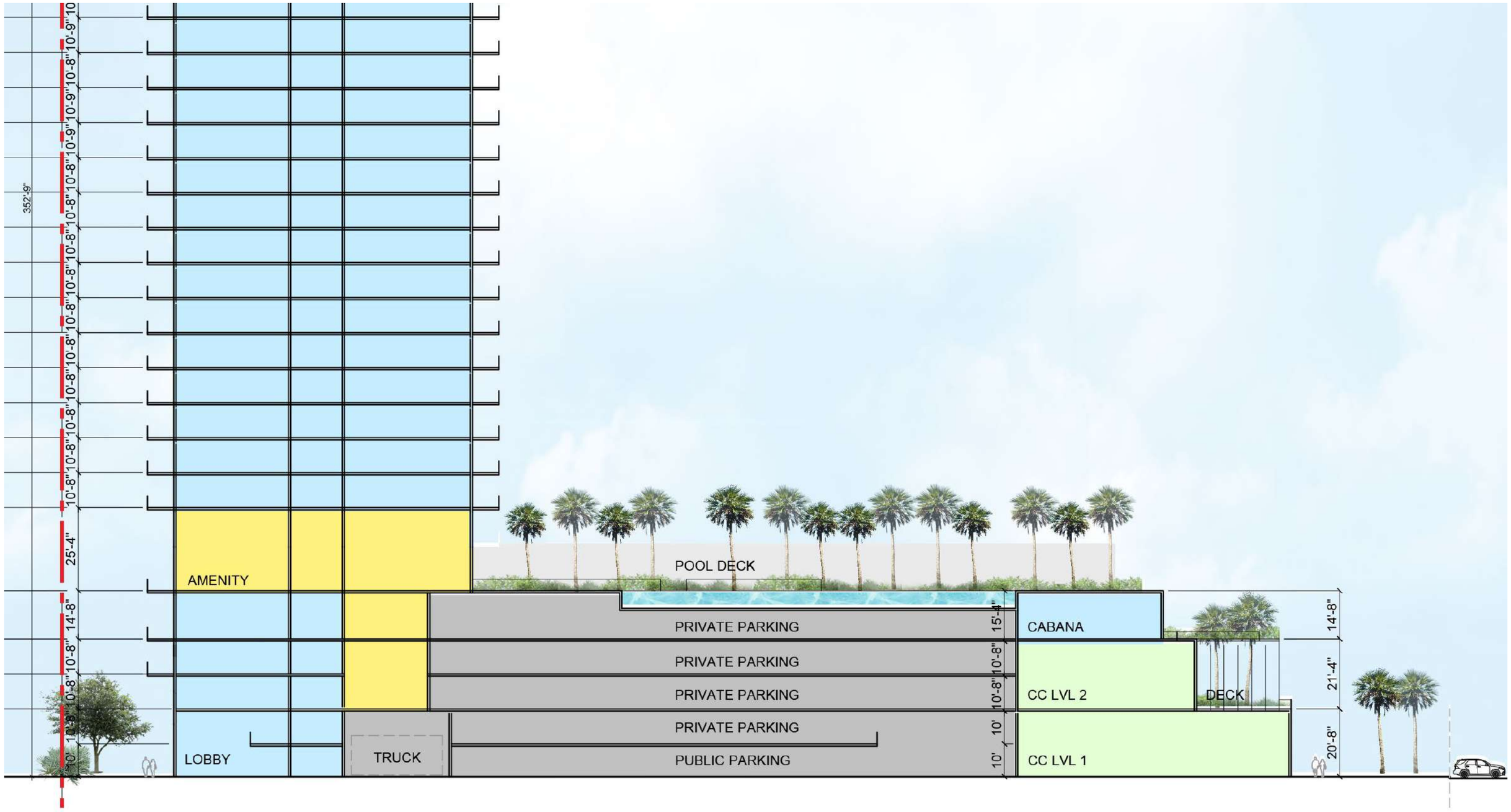
HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

0 50

SECTION

02.21.2023



ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

PODIUM SECTION

02.21.2023

ARQUITECTONICA
2900 Oak Avenue
Miami, FL 33133
305.372.1812 T
305.372.1175 F

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL. ALL COPYRIGHTS RESERVED (C) 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

COMUNITY CENTER SECTION

02.21.2023