

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
<b>BEACHES AND LAKES</b>				
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
<b>GOLF COURSES</b>				
GC1	Diplomat (Hollywood portion)	Can only use 15% of total acreage needed (max. 96.79 acres)		
GC2	Eco Grande	501 Diplomat Pkwy	22.27	11.14
GC3	Emerald Hills	1451 Taft St	44.90	22.45
GC4	Hollywood Beach	4100 N Hills Dr	167.35	83.68
GC5	Orangebrook	1600 Johnson St	102.08	51.04
GC7	Sunset	400 Entrada Dr	257.12	128.56
		2727 Johnson St	45.60	22.80
			639.32	319.66
<b>REGIONAL PARKS</b>				
RP1	Hollywood North Beach (County)	Can only use 10% (each) up to 10 acres toward acreage requirement		
RP2	John U Lloyd (State)	Sheridan St & Ocean Dr	61.30	6.13
RP3	Topeekegee Yugnee (County)	5000 N Ocean Dr	339.09	10.00
RP4	West Lake (County)	3299 Sheridan St	148.36	10.00
			1,490.00	10.00
			2,038.75	36.13
<b>New Parks</b>				
	Hollywood N Beach Park (Hollywood)	Lots 18-21, Block 197	No built park, conservation	
		200 N 46th Avenue & Tyler Street	Will include built park	
		(Lots 3-5, 19-21, Blk 201)	Additional conservation	
	Church Park (Hollywood)		Includes drainage, conservation & education	
	John U Lloyd (State)			
	Name? (Broward County)	1390 Sheridan Street		
<b>SUMMARY</b>				
	City Parks			
	School Recreation Sites			
	Beaches and Lakes			
	Golf Courses			
	Regional Parks			
			<b>GIS CALCULATED (Does not include "New Parks")</b>	
			Actual	Allowed
			297.24	297.24
			92.11	92.11
			223.96	223.96
			639.32	96.79
			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	5:15 AM-10:58 PM	30/45 minutes
	Saturday	6:00 AM-11:25 PM	45/50 minutes
	Sunday	7:45 AM-10:44 PM	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](mailto: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 <span style="border: 1px solid black; padding: 2px;">Government Use - GU</span>	Proposed	<span style="border: 1px solid black; padding: 2px;">N/A</span>
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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 99.75 units	LUPA adding
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 >
<b>Total</b>				46.975		<b>Total</b>	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

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.

GU – Government Use Zoning District

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.<sup>1</sup> 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

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<sup>1</sup> 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.

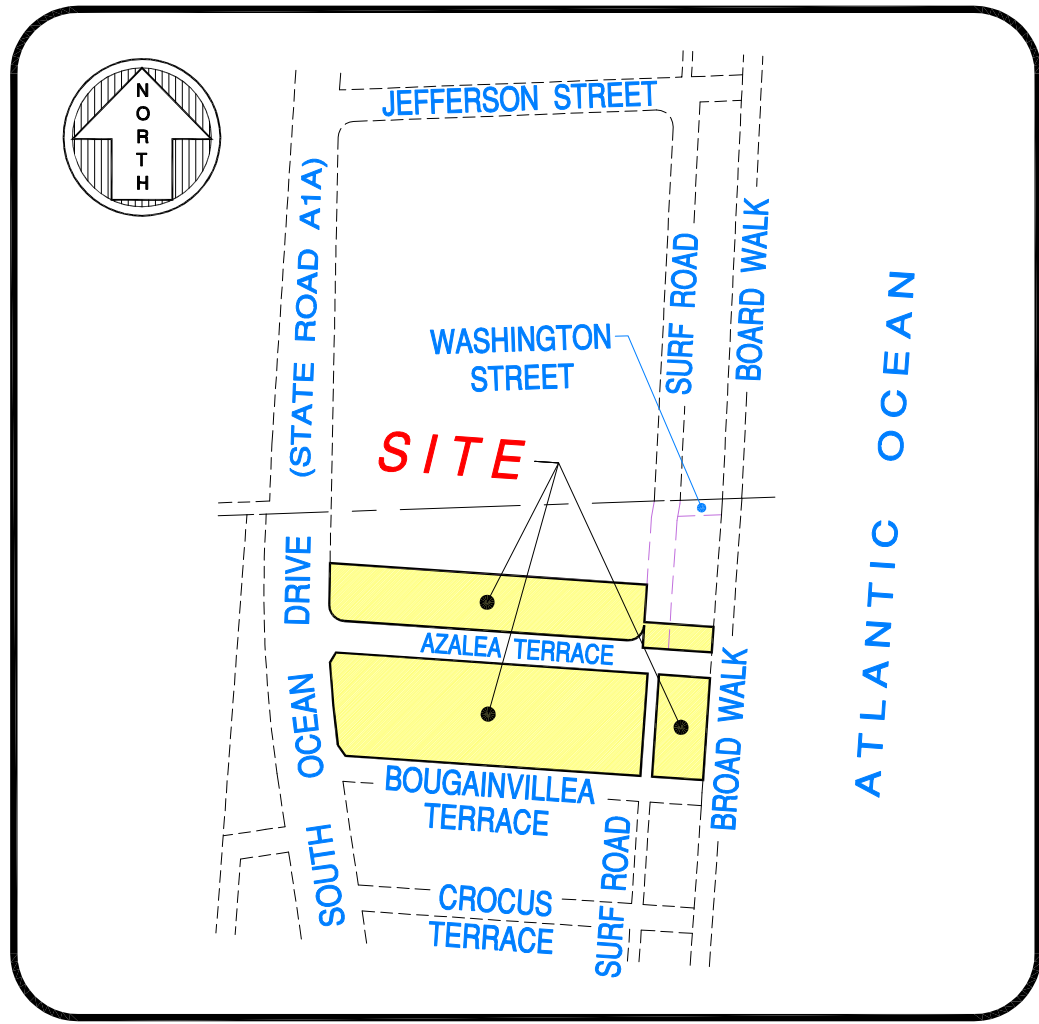
PARCEL C

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:

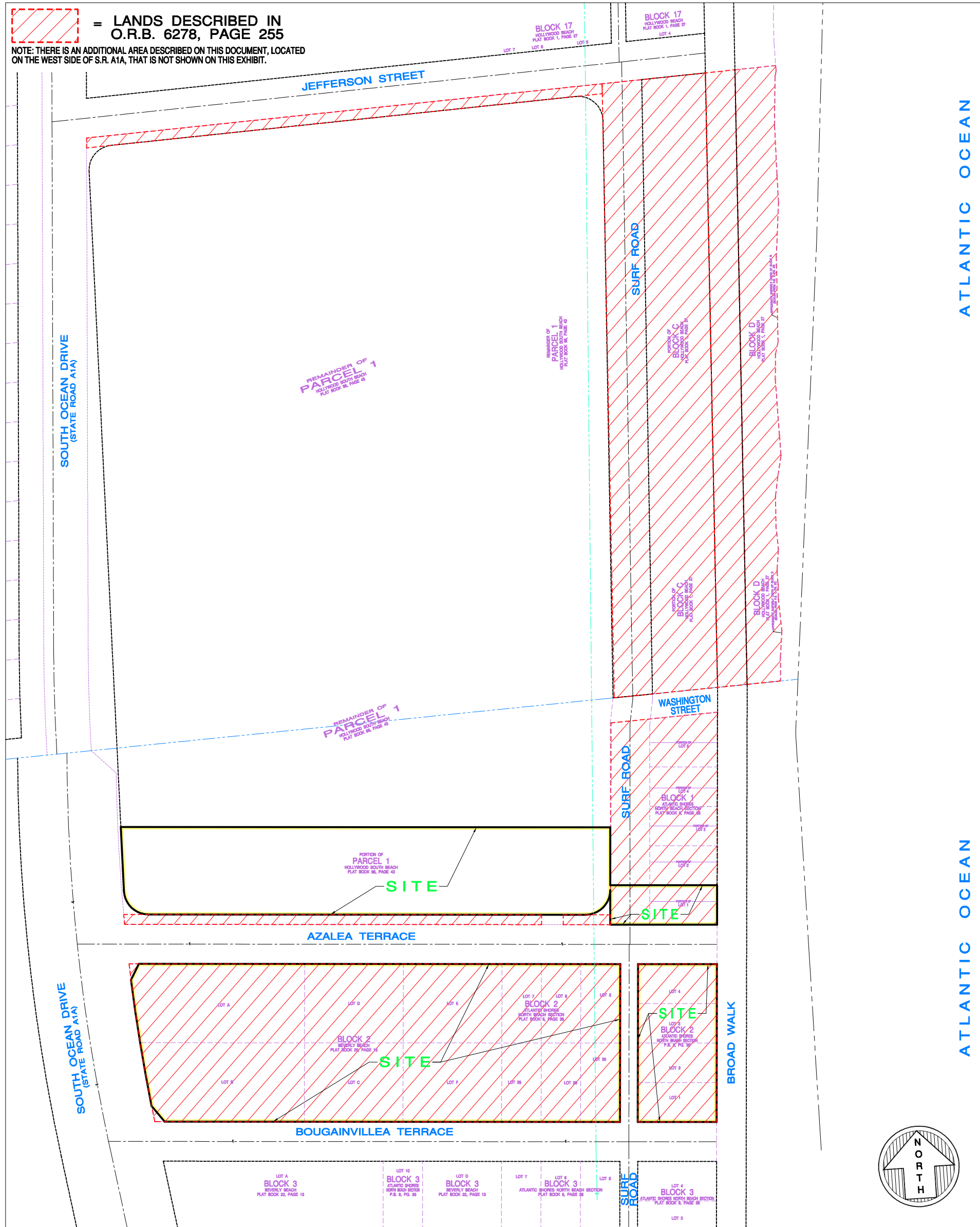
Commence at the intersection of the Southerly and Westerly lines extended of said Parcel 1; thence North 01°26'15" East, a distance of 23.82 feet to the Point of Beginning; thence, continue North 01°26'15" East, a distance of 64.97 feet; thence, South 85°47'30" East, a distance of 496.16 feet to the 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 Environmental 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.

DATE	REVISION	BY	DESCRIPTION
6/23/2024	1	DL	UPDATE SURVEY DATA & BRING SURVEY UP TO DATE
5/22/2024	2	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	3	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	4	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	5	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	6	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	7	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	8	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	9	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
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5/22/2024	24	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	25	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	26	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	27	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
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5/22/2024	42	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	43	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	44	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	45	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	46	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
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5/22/2024	51	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	52	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
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5/22/2024	58	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
5/22/2024	59	DL	ADD ADDITIONAL DATA BASED ON RECORDED DOCUMENTS
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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@flsurvey.com

**ALTANSPPS 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







# HOLLYWOOD ARTS / 1301 S OCEAN DR

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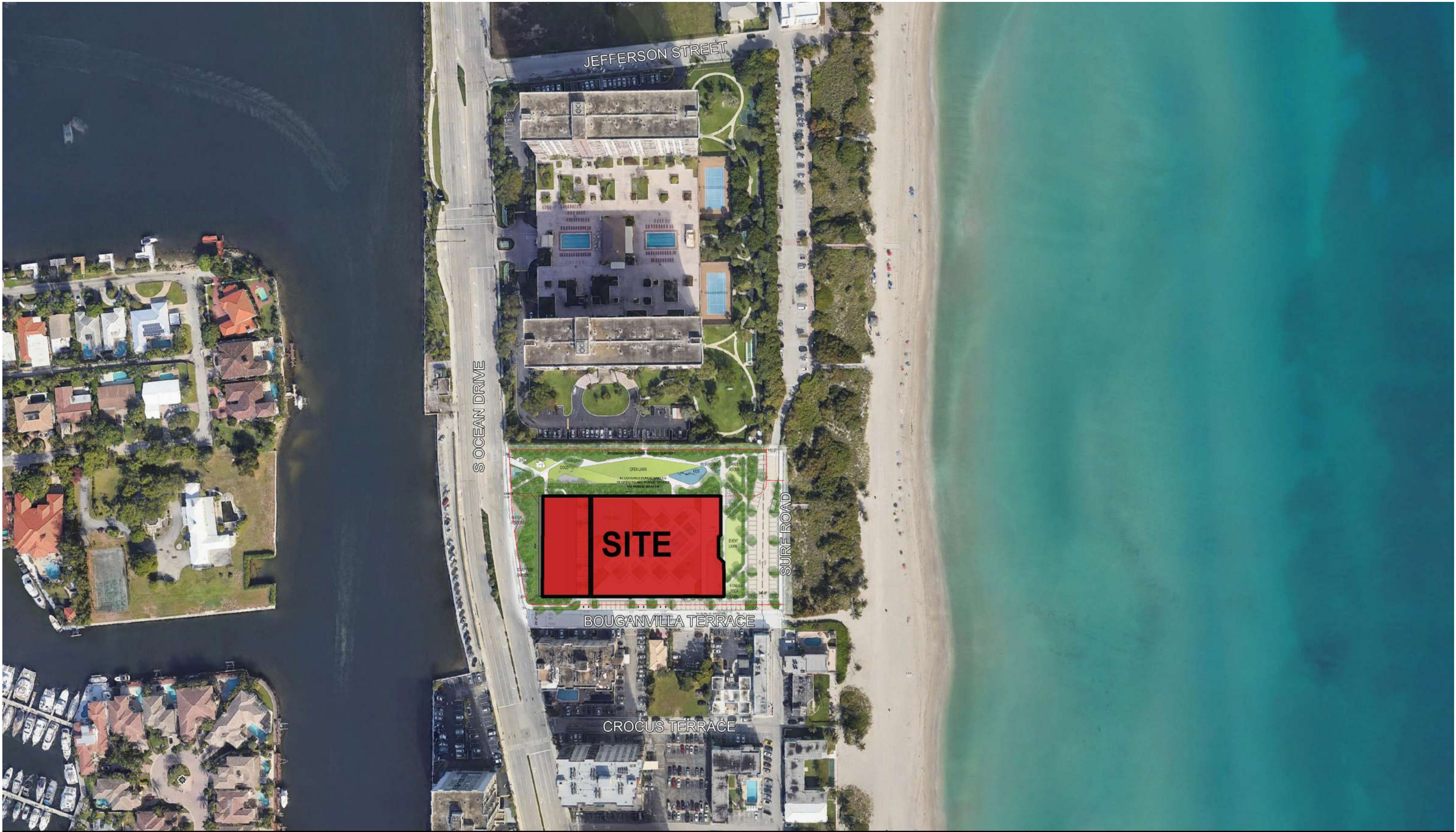
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02.21.2023

# PLANS

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## HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL



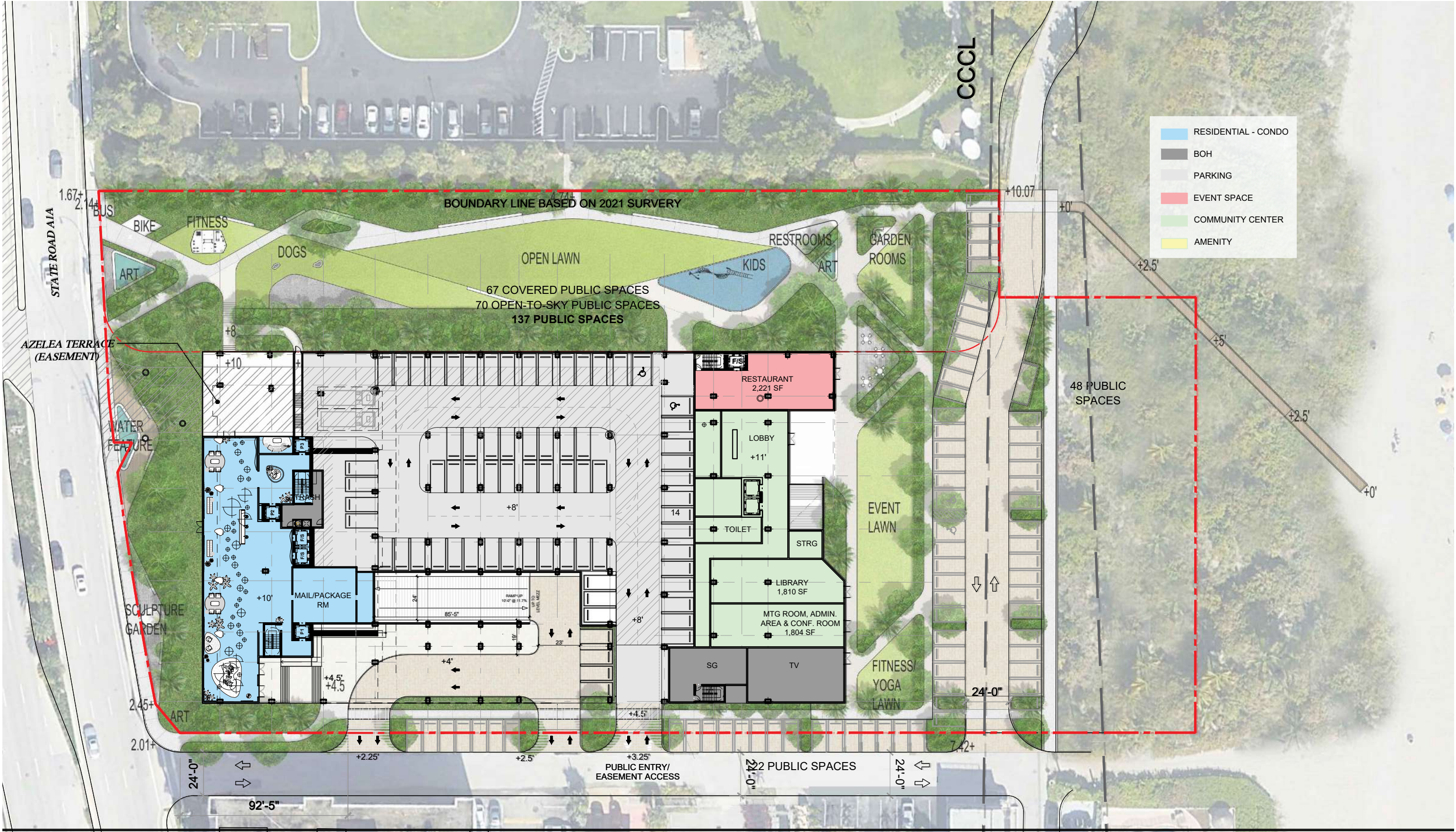
**SITE PLAN**

02.21.2023









- RESIDENTIAL - CONDO
- BOH
- PARKING
- EVENT SPACE
- COMMUNITY CENTER
- AMENITY

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## HOLLYWOOD ARTS

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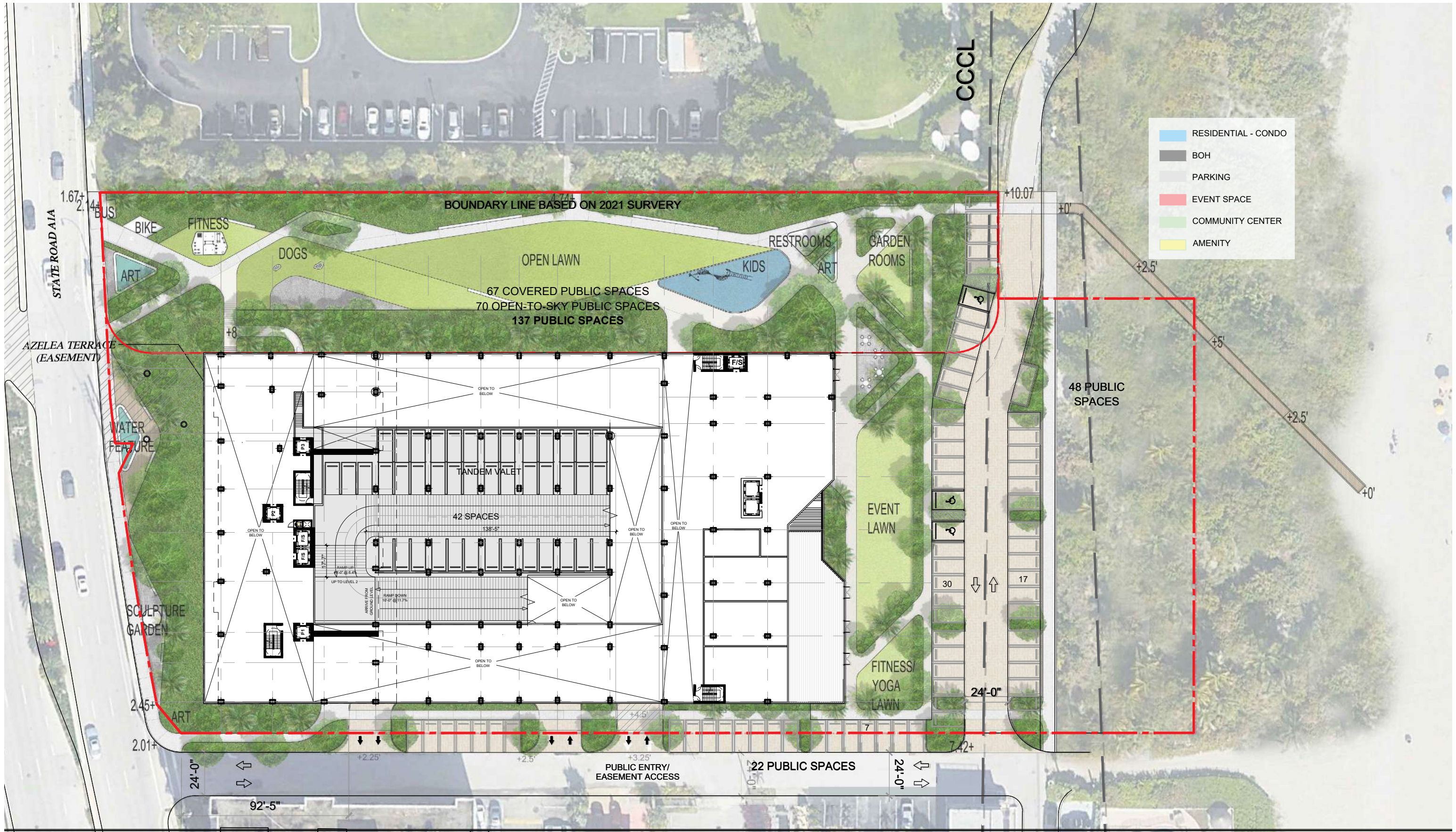
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**GROUND LEVEL**

02.21.2023





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## HOLLYWOOD ARTS

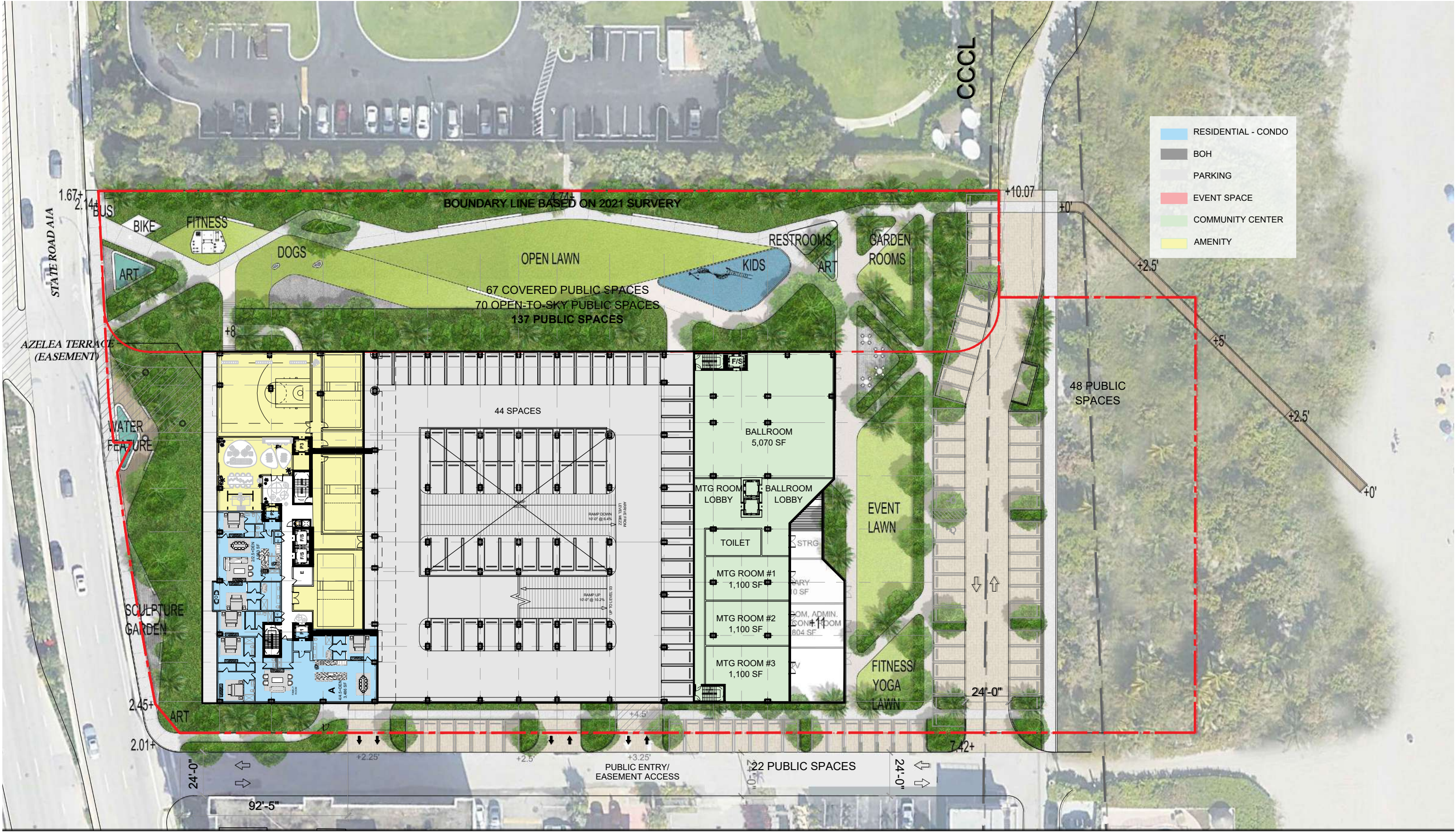
1301 S OCEAN DR - HOLLYWOOD BEACH - FL



**MEZZANINE**

02.21.2023





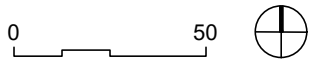
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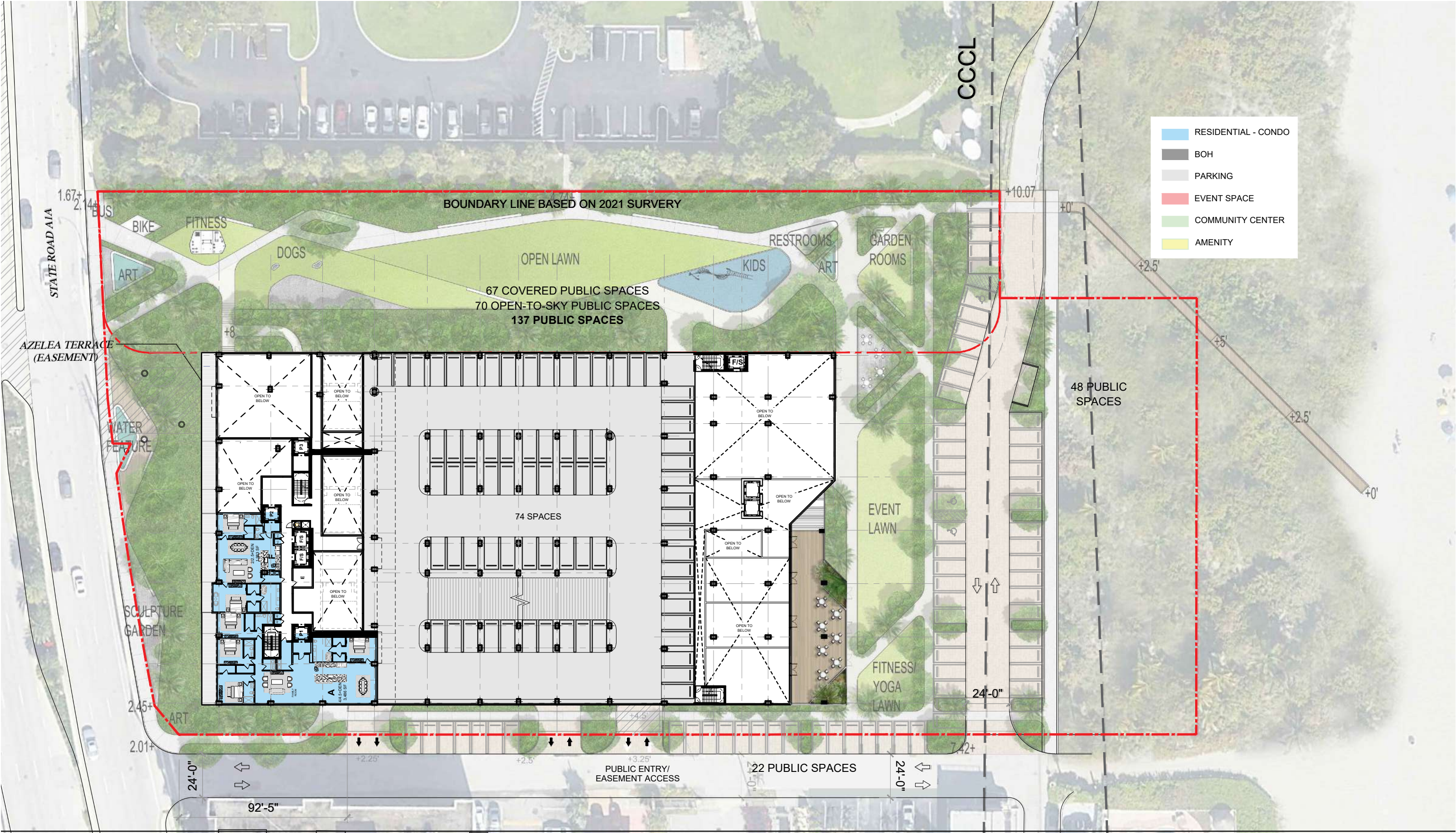
# HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL



**LEVEL 02**  
02.21.2023





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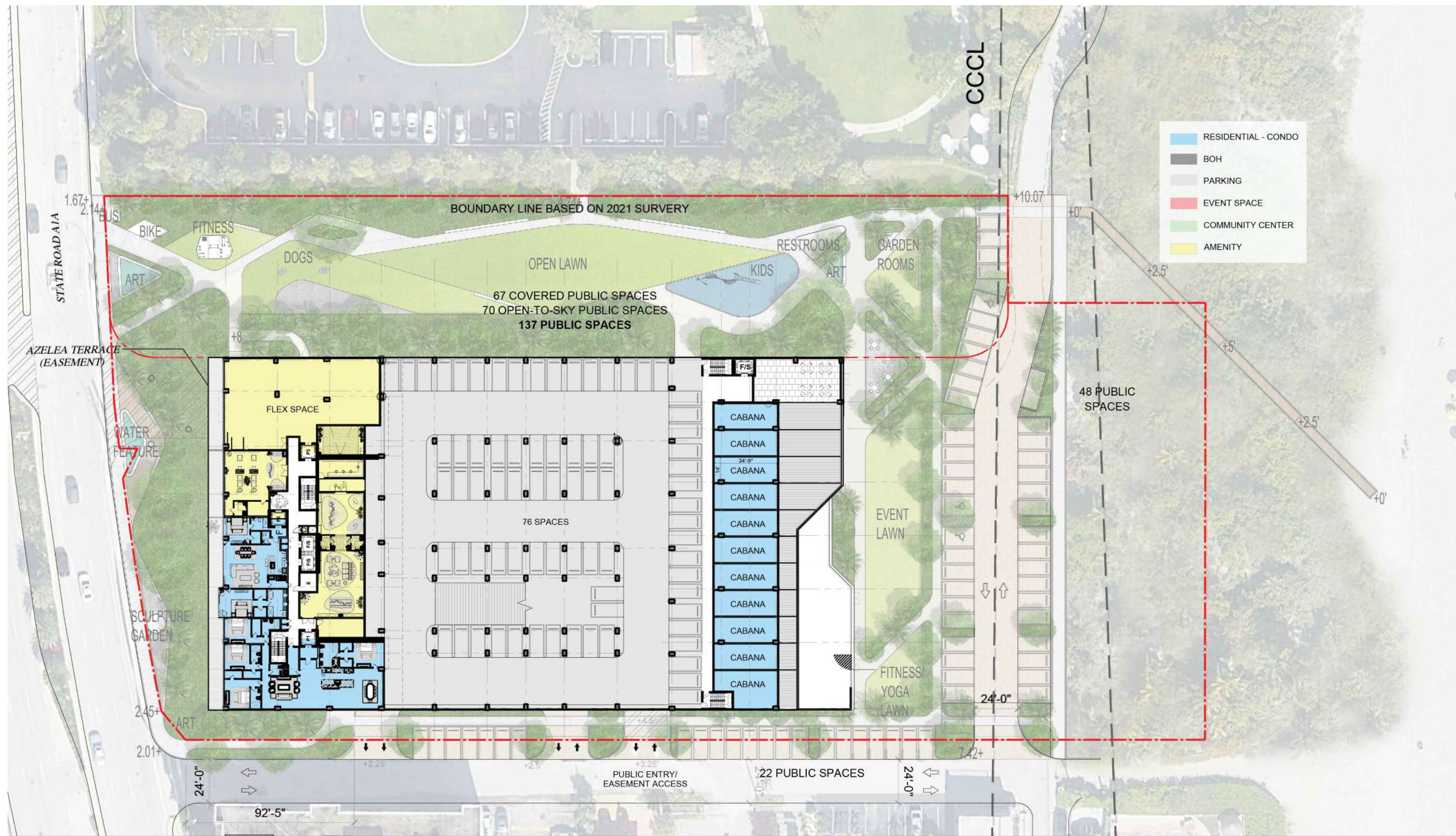
## HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL



**LEVEL 03**  
02.21.2023





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# HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL



**LEVEL 04**  
02.21.2023





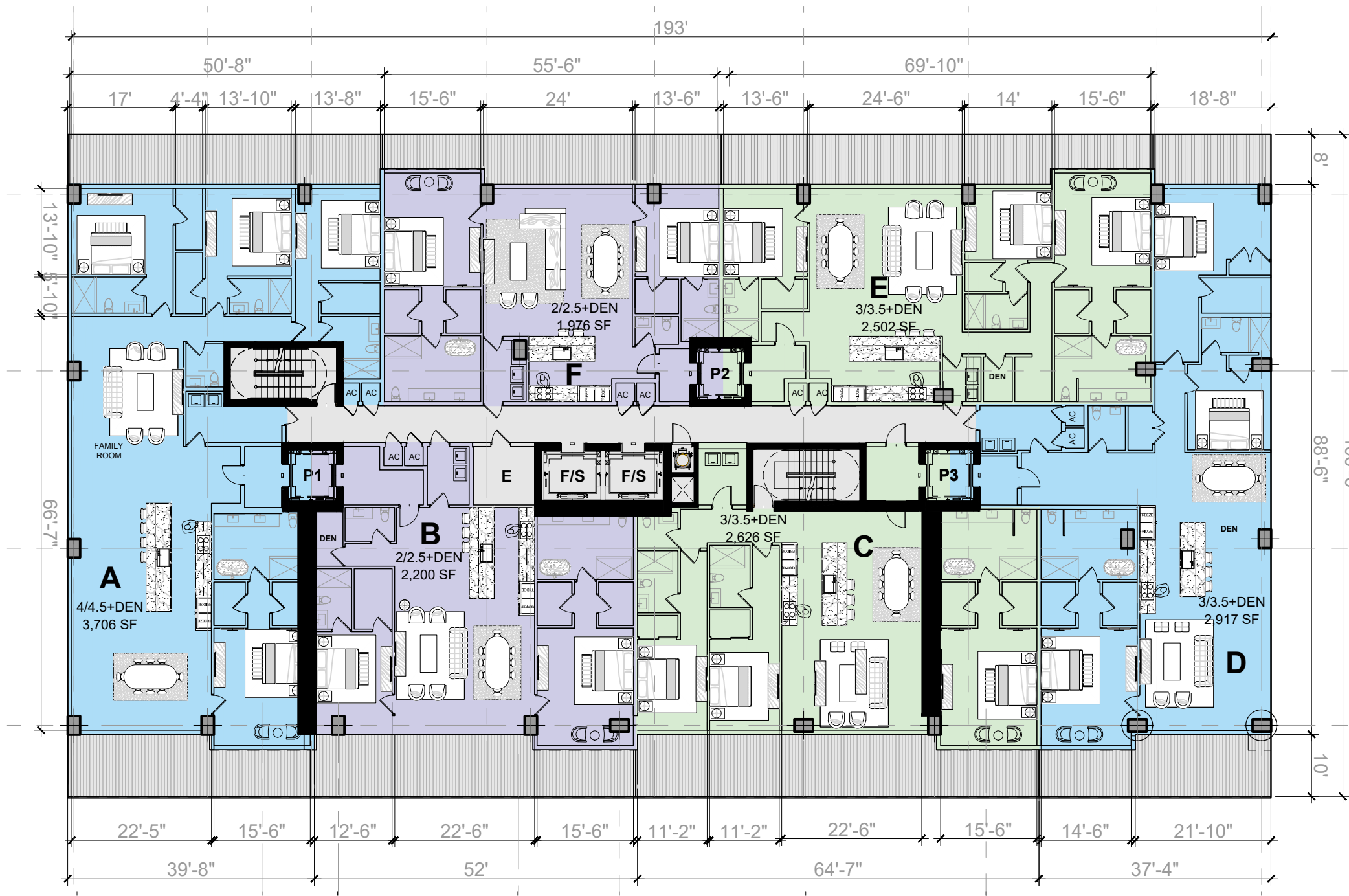












UNIT TYPE	NSF	NSF + Balc.	Br/Ba
A	3,706 SF	4,419 SF	4Br/4.5Ba + D
B	2,200 SF	2,678 SF	2Br/2.5Ba + D
C	2,626 SF	3,233 SF	3Br/3.5Ba + D
D	2,917 SF	3,359 SF	3Br/3.5Ba + D
E	2,502 SF	3,016 SF	3Br/3.5Ba + D
F	1,976 SF	2,371 SF	2Br/2.5Ba + D

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

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## HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

0 10 20

TYPICAL LEVEL - UNITS

02.21.2023

		F-F (ft.)	Hght (ft.)	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 (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/DbI Height	25.34	56.68											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		

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## 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
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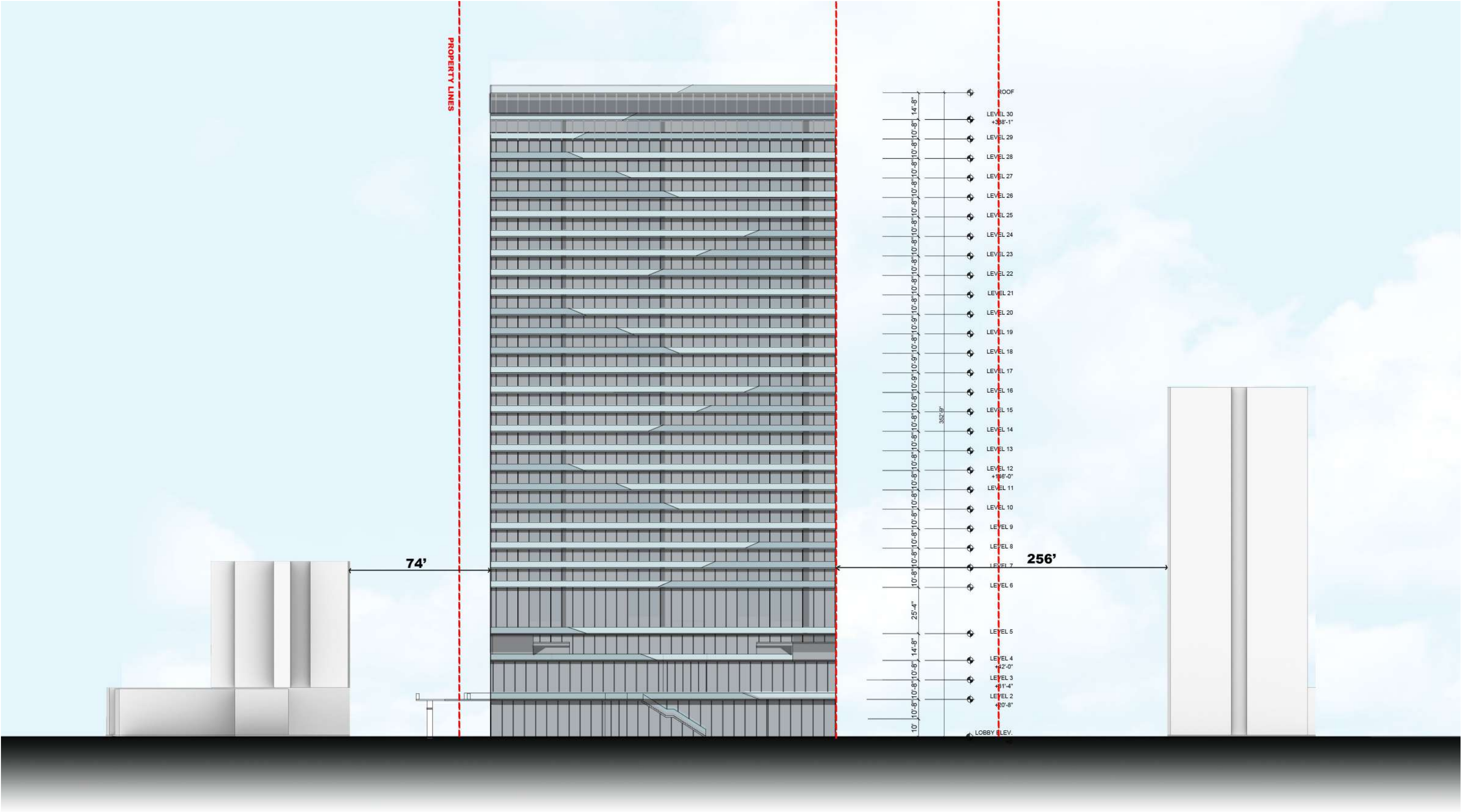
TYPE	SF	UNITS	LEVELS
UNIT BREAKDOWN			
A [Podium] [4 Bedroom/4.5 Bath + Den]	3,674 sf	3	L02-L04
A [4 Bedroom/4.5 Bath + Den]	3,706 sf	25	L06-L25
B [2 Bedroom/2.5 Bath + Den]	2,200 sf	20	L06-L25
C [3 Bedroom/3.5 Bath + Den]	2,626 sf	20	L06-L25
B+C [Penthouse Unit]	4,826 sf	5	L26-L30
D [3 Bedroom/3.5 Bath + 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	



## ELEVATIONS / SECTIONS

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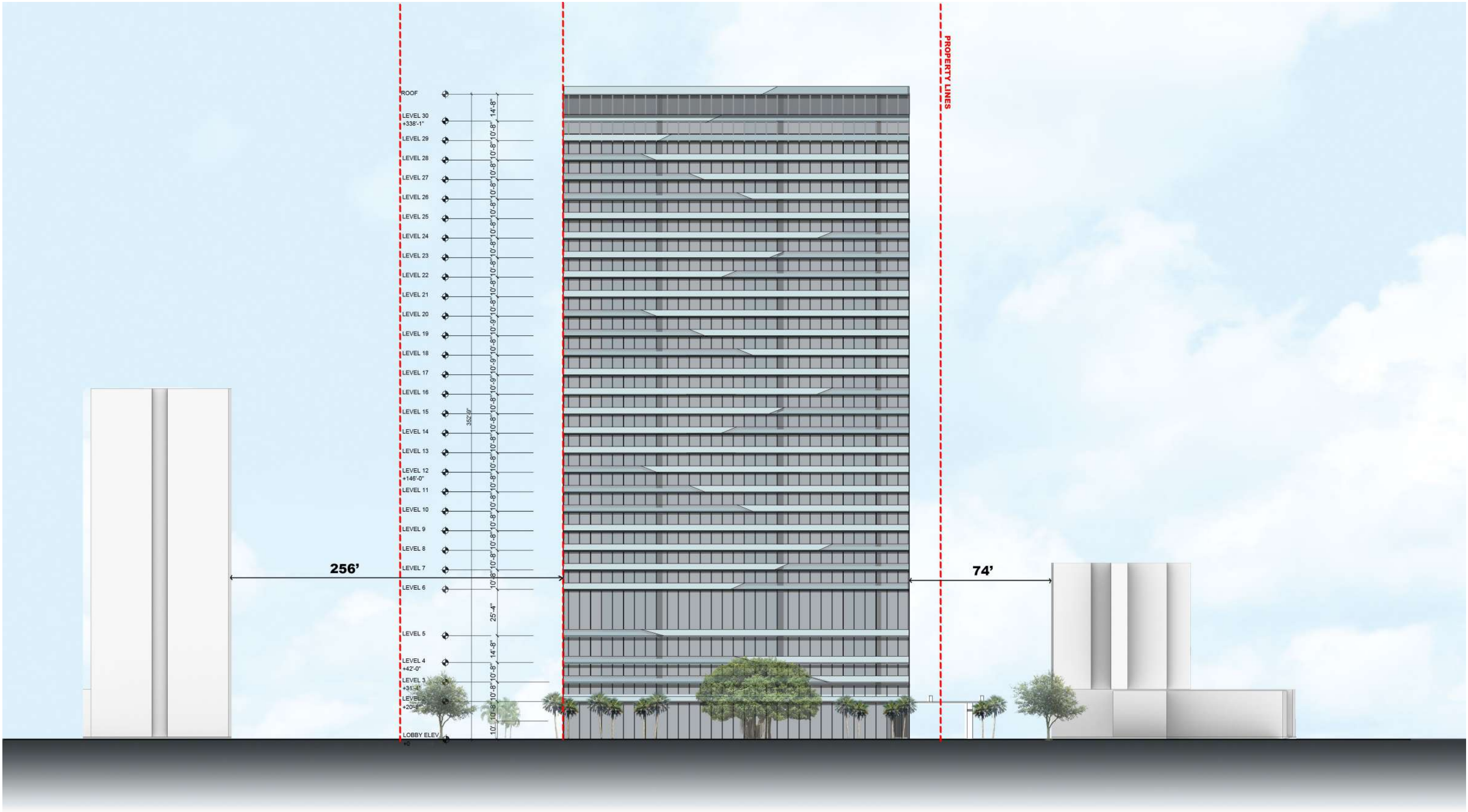
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**HOLLYWOOD ARTS**  
1301 S OCEAN DR - HOLLYWOOD BEACH - FL

**EAST ELEVATION**  
02.21.2023



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# HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

**WEST ELEVATION**

02.21.2023





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# HOLLYWOOD ARTS

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## HOLLYWOOD ARTS

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## HOLLYWOOD ARTS

1301 S OCEAN DR - HOLLYWOOD BEACH - FL

**COMUNITY CENTER  
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