

**ATTACHMENT A**  
Application Package



File No. (internal use only): 17-DPV-34 APPEAL

# GENERAL APPLICATION

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022



Tel: (954) 921-3471  
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

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

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: August 11, 2017

Location Address: 2727 Johnson St.

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 5142 0900 0200

Zoning Classification: OS District Land Use Classification: OS Recreation

Existing Property Use: Closed Golf Course Sq Ft/Number of Units: \_\_\_\_\_

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): TAC File No. 17-DPV-34

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: Appeal from the July 17th Technical Advisory Committee (TAC) report

Number of units/rooms: \_\_\_\_\_ Sq Ft: \_\_\_\_\_

Value of Improvement: \$2 Million Estimated Date of Completion: 2018

Will Project be Phased? ( ) Yes ( ) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: RICHGREENS, LP (Richmond Italia)

Address of Property Owner: 888 S.E. 3rd Ave Ft. Lauderdale Fl 33316

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: richmond@gisportz.com

Name of Consultant/Representative/Tenant (circle one): Michael W. Moskowitz, Esq.

Address: 500 Corporate Dr. Ste. 500 Ft. Lauderdale FL 33334 Telephone: 954/491-2000

Fax: \_\_\_\_\_ Email Address: mmoskowitz@MMSSLaw.com

Date of Purchase: 3/30/2016 Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Giovanni D'Egidio

9030 Somerset Bellflower, CA 90706 Address: RECEIVED Email Address: giodegidio8@gmail.com

AUG 16 2017

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_

Date: 8/11/17

RICHGREENS, LP

PRINT NAME: RICHGREENS MANAGEMENT INC., GEN. PARTNER

Date: \_\_\_\_\_

RICHMOND ITALIA, PRESIDENT

Signature of Consultant/Representative: \_\_\_\_\_

Date: 8/14/17

Legal

PRINT NAME: MICHAEL W. MOSKOWITZ, ESQ.

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

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**Current Owner Power of Attorney**

I am the current owner of the described real property and that I am aware of the nature and effect the request for Appeal of July 17th TAC Report to my property, which is hereby made by me or I am hereby authorizing MICHAEL W. MOSKOWITZ, ESQ. to be my legal representative before the Planning and Dev. (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 11th day of August 2017

Notary Public

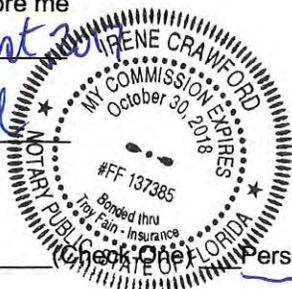
State of Florida

My Commission Expires: \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_ Produced Identification \_\_\_\_\_

Signature of Current Owner

RICHMOND ITALIA

Print Name



*Gene Crawford*

LAW OFFICES  
**MOSKOWITZ, MANDELL, SALIM & SIMOWITZ, P.A.**

800 CORPORATE DRIVE • SUITE 500  
FORT LAUDERDALE, FLORIDA 33334

MICHAEL W. MOSKOWITZ<sup>1</sup>  
SCOTT E. SIMOWITZ<sup>1</sup>  
CRAIG J. MANDELL  
WILLIAM G. SALIM, JR.<sup>\*\*</sup>  
SCOTT M. ZASLAV<sup>\*</sup>  
ARI J. GLAZER<sup>^</sup>  
TODD A. ARMBRUSTER  
ARTHUR E. LEWIS  
RACHEL L. SIMOWITZ<sup>-</sup>

-----  
ALSO ADMITTED IN NY & DC<sup>\*</sup>  
ALSO ADMITTED IN MA<sup>\*\*</sup>  
ALSO ADMITTED IN NY & CT<sup>\*</sup>  
ALSO ADMITTED IN NY<sup>^</sup>  
ALSO ADMITTED IN NY & NJ<sup>-</sup>

CERTIFIED CIRCUIT COURT MEDIATOR<sup>1</sup>

August 14, 2017

Leslie A. Del Monte  
Planning Manager  
Department of Development Services  
City of Hollywood  
2600 Hollywood Blvd., Room 315  
Hollywood, Florida 33022

Re: Appeal From the City of Hollywood Technical Advisory Committee (TAC") Report  
Dated July 17, 2017

Dear Ms. Del Monte:

This Firm represents Richgreens, LP, the owner of the property ("Property Owner") located at 2727 Johnson Street (formerly the Sunset Golf Course) [the "Property"]. Please consider this letter together with all Exhibits and the General Application to be the Property Owner's Appeal from the City of Hollywood TAC Report Zoning Interpretation dated July 17, 2017.

The TAC Report contained the following conclusion from the Planning Manager:

*"The proposed Site Plan cannot be evaluated for compliance, as the intensity of the proposed use does not meet the intent of the Zoning District as outlined in the Zoning and Land Development Regulations."*

A copy of the TAC Report is attached hereto as Exhibit "A".

This conclusion represents a subjective Zoning Interpretation by the Planning Manager. For the reasons reflected in this Appeal, the Property Owner maintains that this Zoning Interpretation is erroneous and cannot be sustained.

BROWARD (954) 491-2000  
BOCA RATON (561) 750-7700  
TELECOPIER (954) 491-2051  
EMAIL [mmss@msslaw.com](mailto:mmss@msslaw.com)

-----  
OF COUNSEL

SHIRLEY D. WEISMAN, P.A.

Michael W. Moskowitz  
[mmoskowitz@msslaw.com](mailto:mmoskowitz@msslaw.com)  
Direct (954) 776-9211

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CITY OF HOLLYWOOD  
OFFICE OF PLANNING

The Property has a Future Land Use Designation of Open Space and Recreation (OSR) and is zoned Open Space District (OS). This has been confirmed in the City of Hollywood ("City") Zoning Verification letter dated July 13, 2017; a copy of which is attached hereto as Exhibit "B".

The TAC Report was issued during the Preliminary Site Plan Review of the Property Owner's Application for a Recreational Sports Park. A copy of the Application is attached hereto as Exhibit "C".

The TAC Meeting of July 17, 2017 was the culmination of an 18 month process that the Property Owner initiated with the City in January, 2016. Yet, it was only on June 8<sup>th</sup>, three days after Staff review and acceptance of the TAC application, that the Property Owner was advised by City Staff (for the first time) that the proposed use did not "fit" within the OS Zoning District.

The Property Owner believes that a recitation of its dealings with the City over this 18 month period is important for a complete overview of a process gone awry.

#### CHRONOLOGY: MEETING AND EVENTS

1. **Jan. 13, 2016** – Property Owner met with City to discuss the proposed use of the Property for a recreational sports park. City Staff included Planning, Engineering, and City Manager's Office. City Staff advised Property Owner to meet with Broward County to verify that the proposed use is compatible with land use and also mentioned that a platting determination would be required.
2. **Feb. 23, 2016** - Received letter dated February 23, 2016 from Broward County Planning Council that the proposed use (including paintball) would be a permitted use (copy provided to City). A copy of the Feb. 23 letter is attached hereto as Exhibit "D".
3. **Sept. 27, 2016** – Property Owner met with City Planning Dept. and other City Staff. The City requested a meeting prior to submittal of the Preliminary Application Conceptual Overview ("PACO") to include at minimum, a survey, site plan, and any renderings of anticipated renovations. City Staff made no comments regarding any zoning issue or regarding the proposed use.
4. **Jan. 25, 2017** – Property Owner met with City Planning Dept. & City Staff to determine what licenses, permits, or other city approvals were required in order to commence work. Staff advised that the project required site plan approval to include PACO; TAC; and Planning and Development Board (PDB). City advised that a platting determination from Broward County Planning Council was also required. During the discussions, at no time did staff raise any concern or issue regarding the proposed use relative to zoning.

5. **Feb. 27, 2017** – Received letter dated February 27, 2017 from Broward County Planning Council stating that platting would not be required (copy provided to City). A copy of the Feb. 27 letter is attached hereto as Exhibit “E”.
6. **March 7, 2017** – PACO application and required documents delivered to City’s Planning Dept.
7. **March 13, 2017** – PACO conference was held with the City Planning Dept. & City Staff. According to City’s Land Development Code, “*the purpose of this conference shall be for the staff and applicant to discuss overall community goals, objectives, policies and codes as related to the proposed project and to discuss the technical review procedures of the site plan and development review process.*” During the round table discussion by various city departments, there were no comments made by City Staff regarding any zoning issue or regarding the proposed use.
8. **March 14, 2017** – Following PACO conference and in accordance with the requirements for TAC Preliminary Site Plan Review, Property Owner executed contracts with private firms for planning, survey (land and tree), and architectural services.
9. **April, 2017** – The City Manager’s monthly newsletter discussed the Property, indicating that an “*extreme sports park*” was going to be located on the Property and that the City Commission had “*asked the administration to look into what it would take for the City to purchase the property to prevent more active uses and make it into a passive City park or preserve.*” This newsletter was rife with inaccuracies, including characterizing the proposed use as an “*extreme sports park*”. Moreover, while the Property Owner was engaged in the administrative process of City review of the Application, the City Administration was already expressing a prejudice and opposition to the proposed use. A copy of the City Manager’s newsletter is attached hereto as Exhibit “F”.
10. **June 5, 2017** – Property Owner met with Planning Dept. staff member to deliver/review TAC application together with fee and 21 sets of required document packages. Staff review of the application and document packages was completed and accepted.
11. **June 8, 2017** – Property Owner received a call from City Staff requesting that he withdraw the TAC application and apply for a rezoning. This was the first time that City Staff had indicated any “issue” with the zoning.
12. **July 17, 2017** – TAC Meeting held and TAC Report issued containing the Zoning Interpretation from which this Appeal is being taken.

The Zoning Interpretation made by the Planning Manager is subjective; made without established criteria; and reflects an improper attempt to use “intensity” as a justification for not allowing the proposed use within the OS Zoning district. However, this Zoning Interpretation is erroneous and cannot be sustained.

The Property Owner engaged Michele Mellgren, AICP, President of The Mellgren Planning Group, to review the TAC Report Zoning Interpretation and the City of Hollywood Zoning and Land Development Regulations. Ms. Mellgren is a recognized expert in urban planning, zoning and land use. Ms. Mellgren’s curriculum vitae (“CV”) is attached hereto as Exhibit “G”.

As reflected by Ms. Mellgren’s Expert Report (attached hereto as Exhibit “H”), the Zoning Interpretation is erroneous for the enumerated reasons contained in Ms. Mellgren’s detailed analysis. Most importantly, the proposed use is permitted within the OS Zoning District. That should end the analysis right there. However, the Expert Report further concludes that the City applied the wrong standards in making its erroneous Zoning Interpretation; and the City did not follow the procedure specified in the adopted Zoning and Land Development Regulations in making its erroneous interpretation.

In addition, the Property Owner questions the motive behind this “late” Zoning Interpretation made by City Staff; made after a process that commenced 18 months prior. It appears motivated by the prejudice reflected within the City Manager’s April Newsletter and by the City’s desire to prevent the Property from being used for a Recreational Sports Park (that is otherwise allowable within the OS Zoning District). These actions cannot legally be countenanced and the erroneous Zoning Interpretation must be reversed. The Property Owner’s Site Plan should be referred back to TAC so that the Site Plan review process can be completed.

We look forward to presenting this Appeal before the Planning & Development Board.

Thank you for processing this Appeal.

Very truly yours,

MOSKOWITZ, MANDELL, SALIM & SIMOWITZ, P.A.

BY: \_\_\_\_\_

MICHAEL W. MOSKOWITZ

MWM/dkd

Enclosures

cc: Thomas Barnett  
Director, Department of Development Services

Technical Advisory Committee

Monday, July 17, 2017  
1:30 PM

City of Hollywood

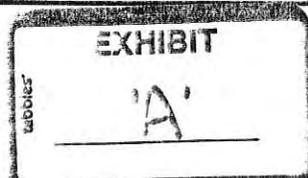


Hollywood City Hall  
2600 Hollywood Blvd  
Hollywood, FL 33020  
<http://www.hollywoodfl.org>  
Room 215

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CITY OF HOLLYWOOD  
OFFICE OF PLANNING





# CITY of HOLLYWOOD, FLORIDA

## Department of Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org

**Thomas Barnett**  
Director

### TECHNICAL ADVISORY COMMITTEE REPORT

July 17, 2017

Richgreens, LP (Richmond Italia)  
6000 Kieran,  
St. Laurent, CA 90706

**FILE NUMBER:** 17-DPV-34

**SUBJECT:** Site Plan review for a sports recreational facility (Hollywood Adventures Park).

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#### SITE DATA

**Owner/Applicant:** Richgreens, LP (Richmond Italia)  
**Address/Location:** 2727 Johnson Street  
**Net Area of Property:** TBD  
**Gross Area of Property:** TBD  
**Land Use:** Open Space and Recreation (OSR)  
**Zoning:** Open Space District (OS)  
**Existing Use of Land:** Golf Course

#### ADJACENT LAND USE

**North:** Low Residential (LRES)  
**South:** Low Residential (LRES); Medium Residential (MRES); General Business (GBUS)  
**East:** Low Medium Residential (LMRES)  
**West:** Interstate 95

#### ADJACENT ZONING

**North:** Single Family District (RS-3)  
**South:** Single Family District (RS -3); Multi -Family District (RM -18); High Intensity Commercial District(C-5)  
**East:** Single Family (RS-3)  
**West:** Interstate 95

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**APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).**

**A. APPLICATION SUBMITTAL**

Leslie A. Del Monte, Planning Manager 954-921-3471

1. The proposed Site Plan cannot be evaluated for compliance, as the intensity of the proposed use does not meet the intent of the Zoning District as outlined in the Zoning and Land Development Regulations.
2. Additional comments may be forthcoming.

**B. ZONING**

Leslie A. Del Monte, Planning Manager 954-921-3471

1. Additional comments may be forthcoming.

**C. DESIGN**

Leslie A. Del Monte, Planning Manager 954-921-3471

1. Additional comments may be forthcoming.

Terrence Comiskey, Architect, 954-921-3930

1. Additional comments may be forthcoming.

**D. LANDSCAPING**

Dale Bryant, Landscape Architect 954-921-3997

1. Additional comments may be forthcoming.

**E. SIGNAGE**

Leslie A. Del Monte, Planning Manager 954-921-3471

1. Additional comments may be forthcoming.

**F. LIGHTING**

Leslie A. Del Monte, Planning Manager 954-921-3471

1. Additional comments may be forthcoming.

**G. GREEN BUILDING**

Leslie A. Del Monte, Planning Manager 954-921-3471

1. Additional comments may be forthcoming.

**H. ENVIRONMENTAL SUSTAINABILITY**

Lindsey Nieratka, Environmental Sustainability Coordinator, 954 -921-3201

1. Additional comments may be forthcoming.

**I. UTILITIES**

James Rusnak, Engineer 954-921-3302

Wilford Zephyr, Engineer 954-924-2985

1. Additional comments may be forthcoming.

**J. BUILDING**

Philip Sauer, Chief Building Official 954-921-3025

1. Additional comments may be forthcoming.

**K. ENGINEERING**

Luis Lopez, City Engineer 954-921-3251

Clarissa Ip, Engineering Support Services Manager 954-921-3915

1. Additional comments may be forthcoming.

**L. FIRE**

Janet A. Washburn, Fire Prevention Officer III 954-921-3263

1. Additional comments may be forthcoming.

**M. PARKS, RECREATION AND CULTURAL ARTS**

Eric Brown, Recreation Supervisor 954-921-3404

David Vazquez, Assistant Director 954-921-3404

1. Additional comments may be forthcoming.

**N. POLICE DEPARTMENT**

Tracey Thomas, Police 954-967-4549

Doreen Avitabile, Police 954-967-4371

1. Additional comments may be forthcoming.

**O. PUBLIC WORKS**

Karen Arndt, Assistant Director 954-967-4264

Charles Lassiter, Environmental Services Supervisor 954-967-4207

1. Additional comments may be forthcoming.

**P. COMMUNITY DEVELOPMENT**

Clay Milan, Community Development Manager 954-921-3271

1. Additional comments may be forthcoming.

**Q. ECONOMIC DEVELOPMENT**

Brian Rademacher, Corridor Redevelopment Manager 954-924-2922

1. Additional comments may be forthcoming.

**R. DOWNTOWN AND BEACH CRA**

Jorge Camejo, Executive Director 954-924-2980

Susan Goldberg, Deputy Director 954-924-2980

1. Not applicable.

**S. PARKING AND INTERGOVERNMENTAL AFFAIRS**

Harold King, Parking Administrator 954-921-3549

Tamikia Bacon, Parking Operations Manager 954-921-3548

1. Additional comments may be forthcoming.

**T. ADDITIONAL COMMENTS**

Leslie A. Del Monte, Planning Manager 954-921-3471

1. Additional comments may be forthcoming.

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The Technical Advisory Committee does not find this application substantially compliant with all applicable regulations, therefore the Applicant must resubmit for TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

**If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.**

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,



Leslie A. Del Monte  
Planning Manager

C: Giovanni D' Egidio via email [giodegidio8@gmail.com](mailto:giodegidio8@gmail.com)



# CITY of HOLLYWOOD, FLORIDA

## Department of Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • [www.hollywoodfl.org](http://www.hollywoodfl.org)

Thomas Barnett  
Director

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July 13, 2017

AUG 16 2017

LTR 17-045

Richmond Italia

CITY OF HOLLYWOOD  
OFFICE OF PLANNING

Re: Zoning verification for folio number 5142 09 00 0200 (2727 Johnson Street)

Richmond Italia:

The subject property has a Future Land Use designation of Open Space and Recreation (OSR), and is zoned Open Space District (OS). The adjacent properties to the north, and east are zoned Single Family District (RS-3); adjacent properties to the south are zoned High Intensity Commercial District (C-5), Medium- High Multiple Family District (RM-18), and RS-3; Interstate 95 is located to the west. The OS Zoning District is intended to provide standards for privately owned uses which are characterized by large open spaces. The intent is to preserve and protect areas having natural beauty and to mitigate the effects of development on the environment. Enclosed is a copy of the Zoning and Land Development Regulations which outlines all the permitted uses and the minimum development standards for OS Zoning District (Section 4.12).

The property is not located within the Historic District. At this time, no zoning/variance records were found for this property. There appears to be one open code violations found for this property. Code violation information may be viewed at [www.Hollywoodfl.org](http://www.Hollywoodfl.org) under "Online Services." The number for the Office of Code Enforcement is 954-921-3061. Please contact the Building Department at 954-921-3307 for information regarding Certificates of Occupancy.

Any modifications to the existing structure or changes of use will require the issuance of Building Permits. The City of Hollywood requires any new construction or change of use to comply with all applicable codes and ordinances including, but not limited to, building occupancy codes, fire department code regulations, applicable zoning and land use laws, landscaping, parking requirements, provisions for applicable sanitary sewer, water, storm drainage and other utilities. A Certificate of Use is required for a New Business, Relocation of an Existing Business, New Owner of Business (Transfer of Ownership), and Rental of Apartment Units.

Page 1 of 2

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.

We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"





# CITY of HOLLYWOOD, FLORIDA

## Department of Development Services

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Phone (954) 921-3471 • Fax (954) 921-3347 • [www.hollywoodfl.org](http://www.hollywoodfl.org)

Thomas Barnett  
Director

This letter is informational in nature. If you have any additional questions, please contact Deandrea Moise at (954) 921-3471.

Sincerely,

Leslie A. Del Monte  
Planning Manager

Enclosures:

- Zoning and Land Development Regulations Article 4, Section 4.12
- Code Violation Information
- Tax Roll Information
- Aerial photo
- Land Use and Zoning Map

Print

City of Hollywood Zoning and Land Development Regulations

§ 4.12 OS OPEN SPACE DISTRICT.

A. Purposes and uses:

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
This district is intended to provide standards for privately owned uses which are characterized by large open spaces. The intent is to preserve and protect areas having natural beauty and to mitigate the effects of development on the environment.	Privately owned fields, undeveloped land, landscaped recreation areas, bodies of water, campgrounds and similar uses.	Cemeteries	Any Use that is customarily associated with the Main Permitted Use. See § 4.21.

B. Development regulations. All structures shall provide a 50 ft. setback.

(Ord. O-94-14, passed 4-6-94; Am. Ord. O-2012-05, passed 3-7-12)

### Violation #V17-05595

OWNER	COMM. DISTRICT	CRA DISTRICT	STATUS DATE	PEND. HEAR. DATE	STATUS	VIOL. CODE	VIOL. DESC.	INSPECTOR	NEIGHBORHOOD
SUNSET CLUB LEASE LLC (BLDG) RICHGREENS LP (LAND)	District 3		5/1/2017 12:00:00 AM		SM Adjudication Pending	155.13 (A)	Right-of-way obstruction	Tasheema Lewis	NO. CENTRAL

1 results were found.

Violation Details	Violation #	Street Address	Folio #	Viol. Code	Entry Date
Details	V17-05595	2727 JOHNSON ST	514209000200	Right-of-way obstruction	5/15/2017



Site Address	2727 JOHNSON STREET, HOLLYWOOD FL 33020-3823	ID #	5142 09 00 0200
Property Owner	SUNSET CLUB LEASE LLC (BLDG) RICHGREENS LP (LAND)	Millage	0513
Mailing Address	7480 BIRD RD STE 700 MIAMI FL 33155-6658	Use	38
Abbreviated Legal Description	9-51-42 SW1/4 OF SW1/4 LESS ST RD 9 RW & LESS S 25 FOR ST, W1/2 OF W1/2 OF SE1/4 OF SW1/4 LESS S 25 FOR ST & LESS E 7.6 OF N 162.5		

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

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$670,890	\$110,670	\$781,560	\$781,560	
2016	\$670,890	\$110,670	\$781,560	\$781,560	\$18,628.98
2015	\$670,890	\$110,670	\$781,560	\$781,560	\$18,373.73

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$781,560	\$781,560	\$781,560	\$781,560
Portability	0	0	0	0
Assessed/SOH	\$781,560	\$781,560	\$781,560	\$781,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$781,560	\$781,560	\$781,560	\$781,560

Sales History			
Date	Type	Price	Book/Page or CIN
3/30/2016	TD-D	\$2,000,000	113606729
10/9/2013	ALE-D	\$500,000	111869102
8/31/2010	ALE-T	\$100	47404 / 1911
6/7/2010	ALE-T		47272 / 1589
10/30/1990	ALE		17881 / 734

Land Calculations		
Price	Factor	Type
\$14,810	45.30	GC
Adj. Bldg. S.F. (Card, Sketch)		4240
Eff./Act. Year Built: 1953/1952		

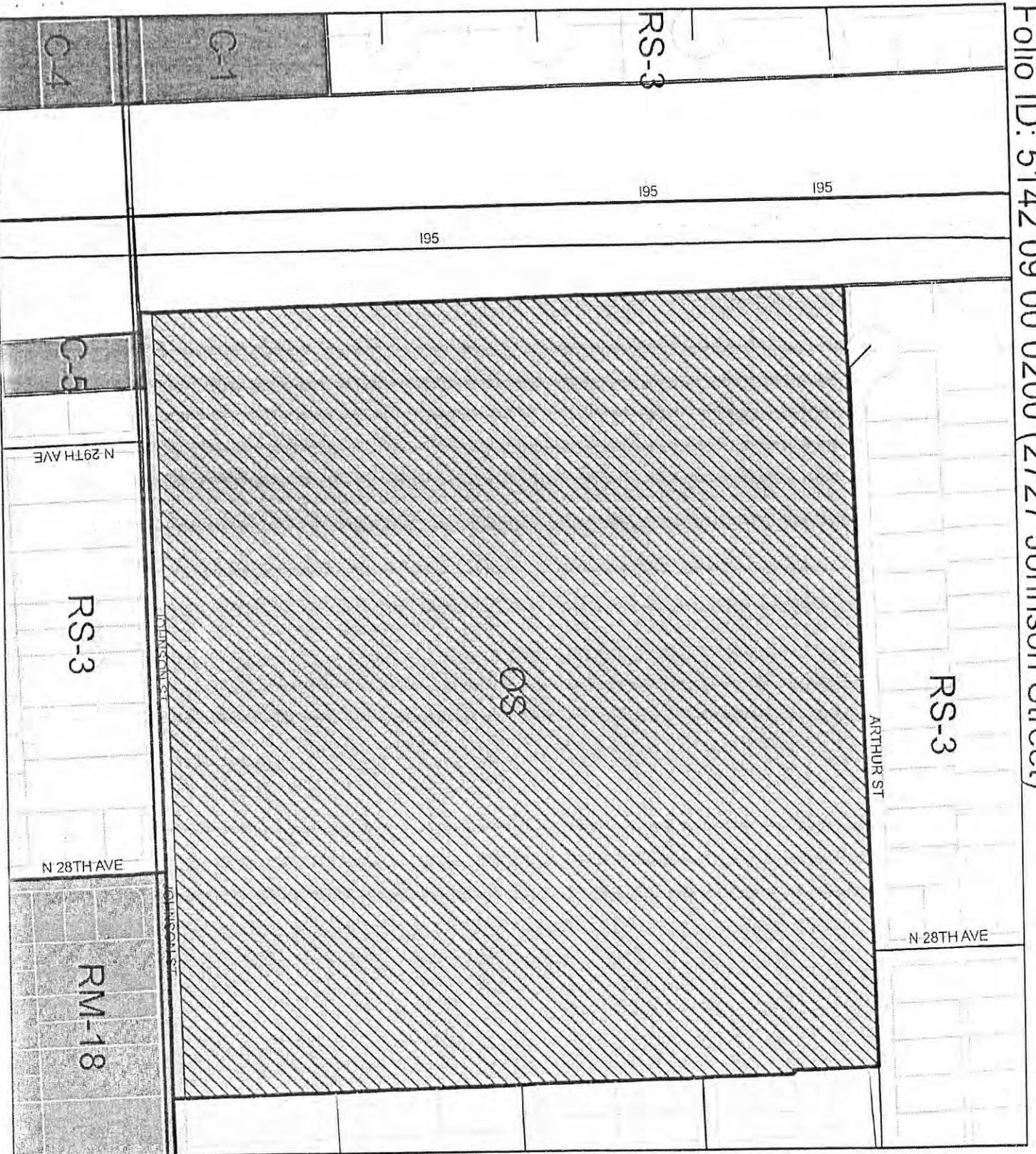
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
4240								

Property Id: 514209000200



1:4,000  
0 187.5 375 750 ft  
0 55 110 220 m

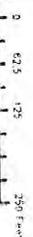
July 10, 2017



DEVELOPMENT SERVICES  
PLANNING

**Legend**

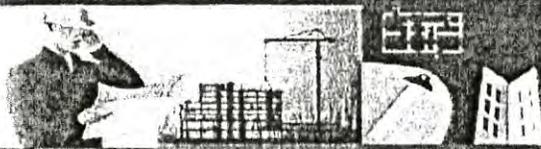
-  Subject Property
-  Streets
-  Major Roads
- LAND USE**
-  LRES
-  LMRES
-  MRES
-  GBUS
-  TRANS
-  OSR
- ZONING**
-  C-1
-  C-4
-  C-5
-  OS
-  RM-18
-  RS-3



RECEIVED

PLANNING DIVISION

18-2017



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

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

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: \_\_\_\_\_

Location Address: 2727 Johnson St.

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 5142 0900 0200

Zoning Classification: OS DISTRICT Land Use Classification: OS Recreation

Existing Property Use Closed golf course Sq Ft/Number of Units: \_\_\_\_\_

Is the request the result of a violation notice? ( ) Yes (x) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: Site Plan review for a recreational Sports Park

Number of units/rooms: \_\_\_\_\_ Sq Ft: \_\_\_\_\_

Value of Improvement: \$2 million Estimated Date of Completion: 2018

Will Project be Phased? ( ) Yes (x) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: RICHGREENS, LP (Richmond Italia)

Address of Property Owner: 6000 Kieran, St-Laurent, Canada H4S 2B5

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant (Representative) Tenant (circle one): Giovanni D'Egidio

Address: 9030 Somerset Bellflower, CA 90706 Telephone: 626/429-4871

Fax: \_\_\_\_\_ Email Address: giodegidio@gmail.com

Date of Purchase: 3/30/2016 Is there an option to purchase the Property? Yes ( ) No (x) If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

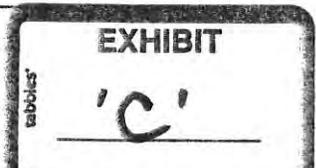
RECEIVED

Address: \_\_\_\_\_

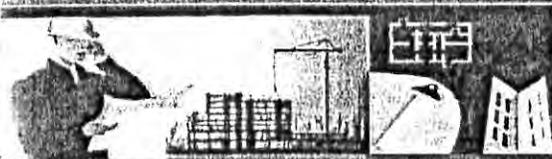
Email Address: \_\_\_\_\_

AUG 16 2017

CITY OF HOLLYWOOD  
OFFICE OF PLANNING



**PLANNING DIVISION**



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

**GENERAL APPLICATION**

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org); The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_ Date: 5/5/17

PRINT NAME: RICHGREENS LP  
RICHGREENS MANAGEMENT INC. GEN. PARTNER Date: \_\_\_\_\_  
RICHMOND ITALIA, PRESIDENT

Signature of Consultant Representative: \_\_\_\_\_ Date: 5/5/17

PRINT NAME: GIOVANNI D'EGIDIO Date: 5/5/17

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

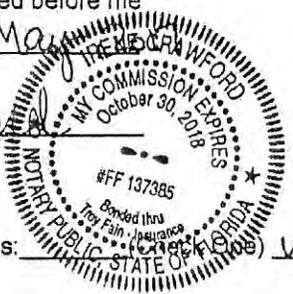
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**Current Owner Power of Attorney**

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

Sworn to and subscribed before me this 5th day of May \_\_\_\_\_ Signature of Current Owner

Jane Crawford \_\_\_\_\_  
Notary Public RICHMOND ITALIA  
State of Florida Print Name



My Commission Expires: \_\_\_\_\_  Personally known to me; OR  Produced Identification \_\_\_\_\_















OVERALL SITE PLAN



1:80

HOLLYWOOD ADVENTURES PARK  
HOLLYWOOD, FLORIDA 33030

OVERALL SITE PLAN AND TABULAR  
INFORMATION

Calvin, Gaudin & Associates, Inc.  
REGISTERED PROFESSIONAL ARCHITECTS  
10000 N.W. 11th Street, Suite 100  
Hollywood, Florida 33031  
Certificate of Architecture No. 12789

DATE: 06/02/17  
SCALE: 1" = 80'-0"  
PROJECT: SP-100

OWNER: HOLLYWOOD TRAVEL SUBSIDIARY  
FOR REVIEW

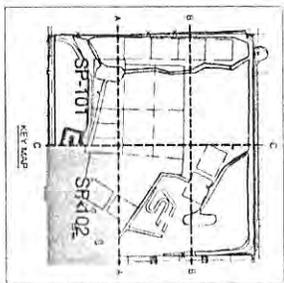
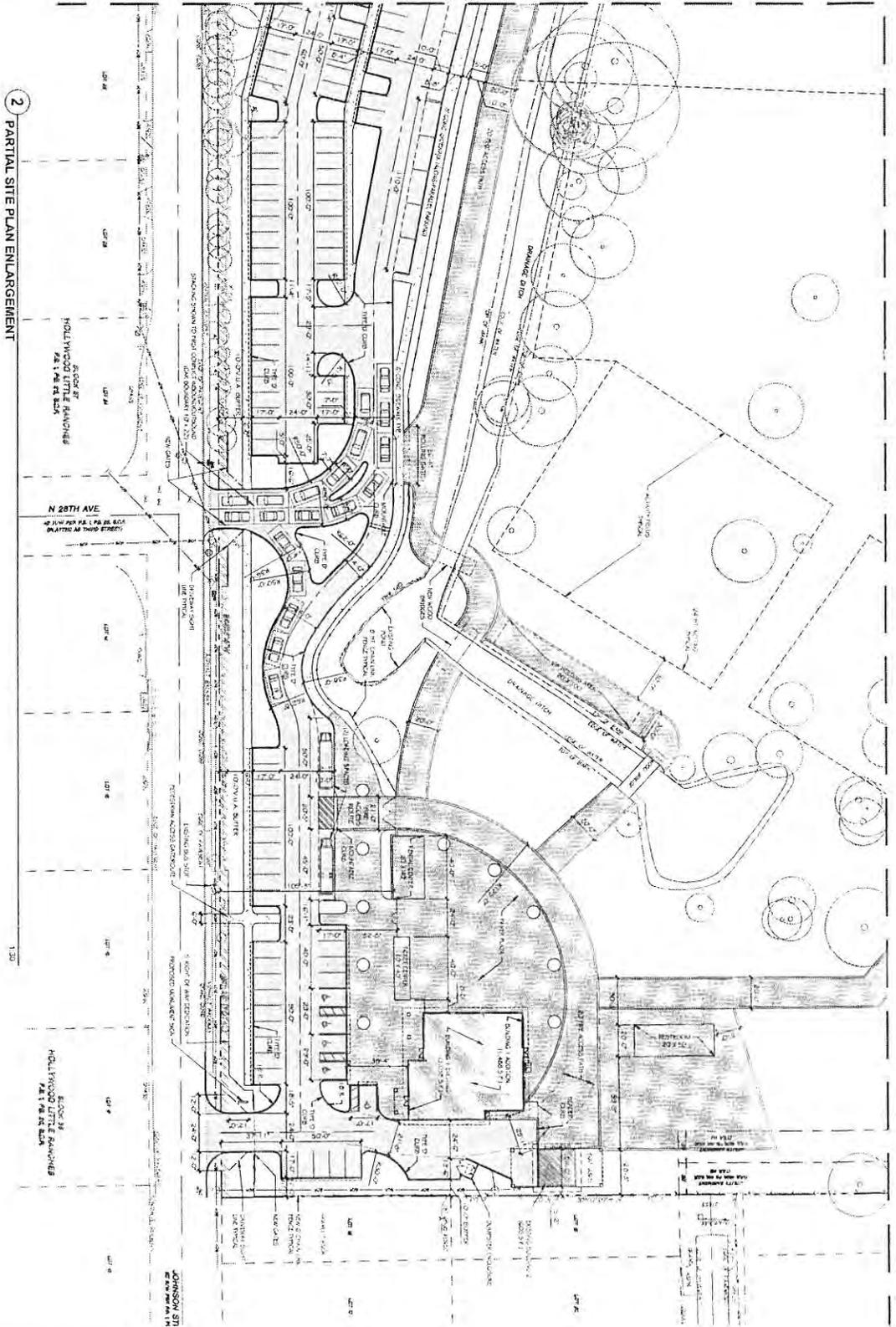


TABULAR INFORMATION		[R-CUB] COMMERCIAL RECREATION	
Broward County Land Use		[R-CUB] COMMERCIAL RECREATION	
Zoning Designation		[R-CUB] COMMERCIAL RECREATION	
Note: The proposed building is to meet the use or zoning designation.			
Building Footprints		Building Footprints	
Building 1	1,975,754	45,337	1,930,417
Building 2	1,355,446	44,432	1,311,014
Total Building Footprints		897,853	
Gross Property Area		Gross Property Area	
Building 1	1,975,754	45,337	1,930,417
Building 2	1,355,446	44,432	1,311,014
Total Gross Property Area		3,331,200	
Net Property Area		Net Property Area	
Building 1	1,975,754	45,337	1,930,417
Building 2	1,355,446	44,432	1,311,014
Total Net Property Area		3,331,200	
Previous Area		Previous Area	
Impervious Area	329,246	6,278	13,25%
Grass	64,314	1,254	3.18%
Asphalt	10,943	0,244	0.32%
Concrete	4,822	0,091	0.12%
Other	4,822	0,091	0.12%
Total	113,744	2,216	6.41%
Driveway	87	0,002	0.00%
Landscaping	1,218	0,177	0.20%
Building Area		Building Area	
Building 1	1,975,754	45,337	1,930,417
Building 2	1,355,446	44,432	1,311,014
Total Building Area		3,331,200	
Parking		Parking	
Number of Spaces	180		
Area	180		
Other		Other	
Area	180		



MATCHLINE C-C (SEE SHEET SP-101)

2 PARTIAL SITE PLAN ENLARGEMENT



NO.	DATE	REVISION	BY	DATE

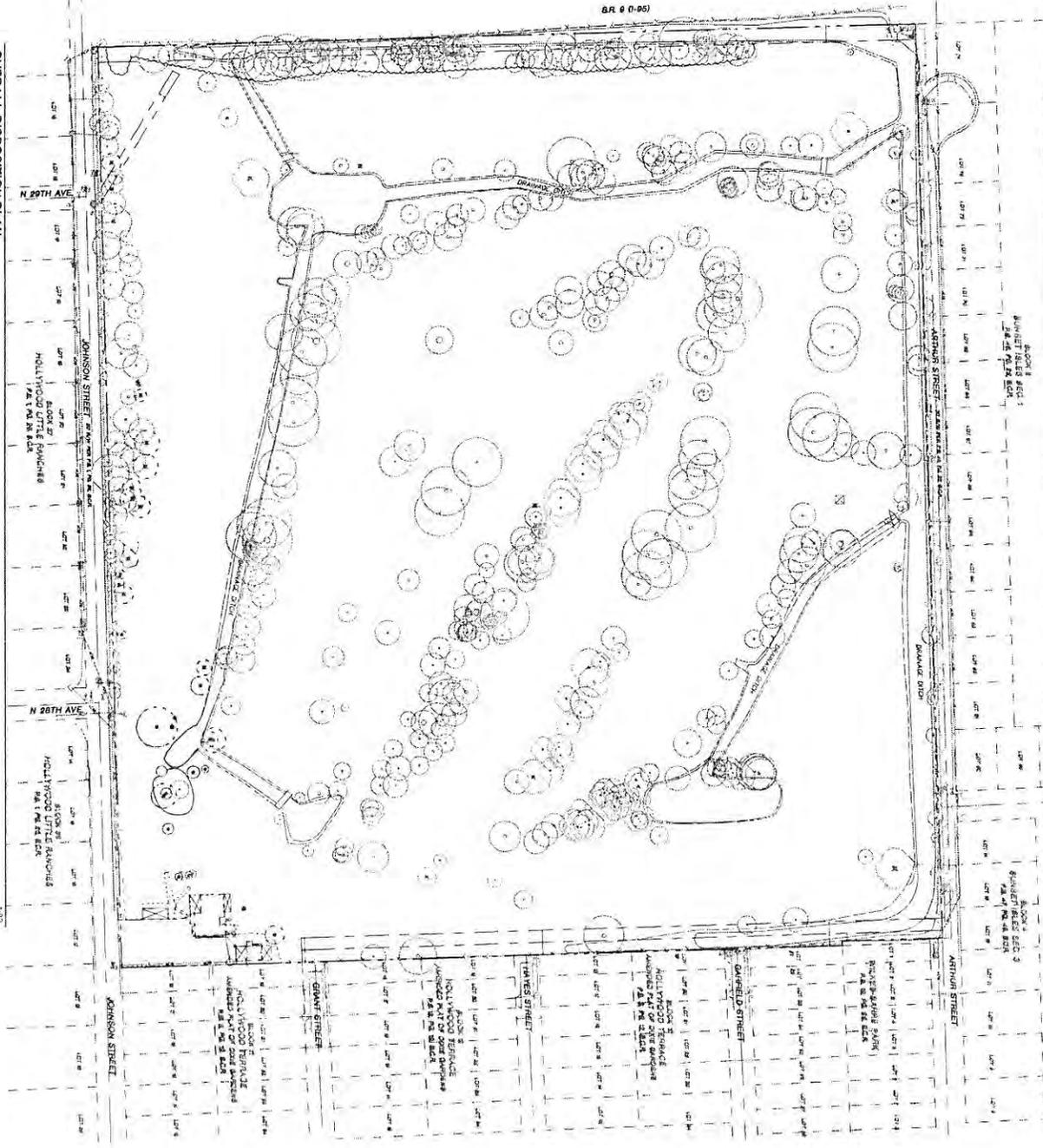
**Chm. Gardens & Associates, Inc.**  
 11777 W. W. BOYD BLVD.  
 SUITE 100  
 HOUSTON, TEXAS 77042  
 Telephone: 281-410-1100  
 Fax: 281-410-1101  
 Website: www.chmgardens.com  
 Certificate of Professional Engineer

**HOLLYWOOD ADVENTURES PARK**  
 2727 JOHNSON STREET  
 HOLLYWOOD, FLORIDA 33220

PARTIAL SITE PLAN ENLARGEMENT

LOT OF HOLLYWOOD, TWO SUBMITTAL FOR REVIEW  
 SHEET NO. 101 OF 102  
 SCALE: AS SHOWN  
 PROJECT NO. 168563  
**SP-102**

OVERALL DISPOSITION PLAN



NO.	DATE	DESCRIPTION	BY	CHKD.



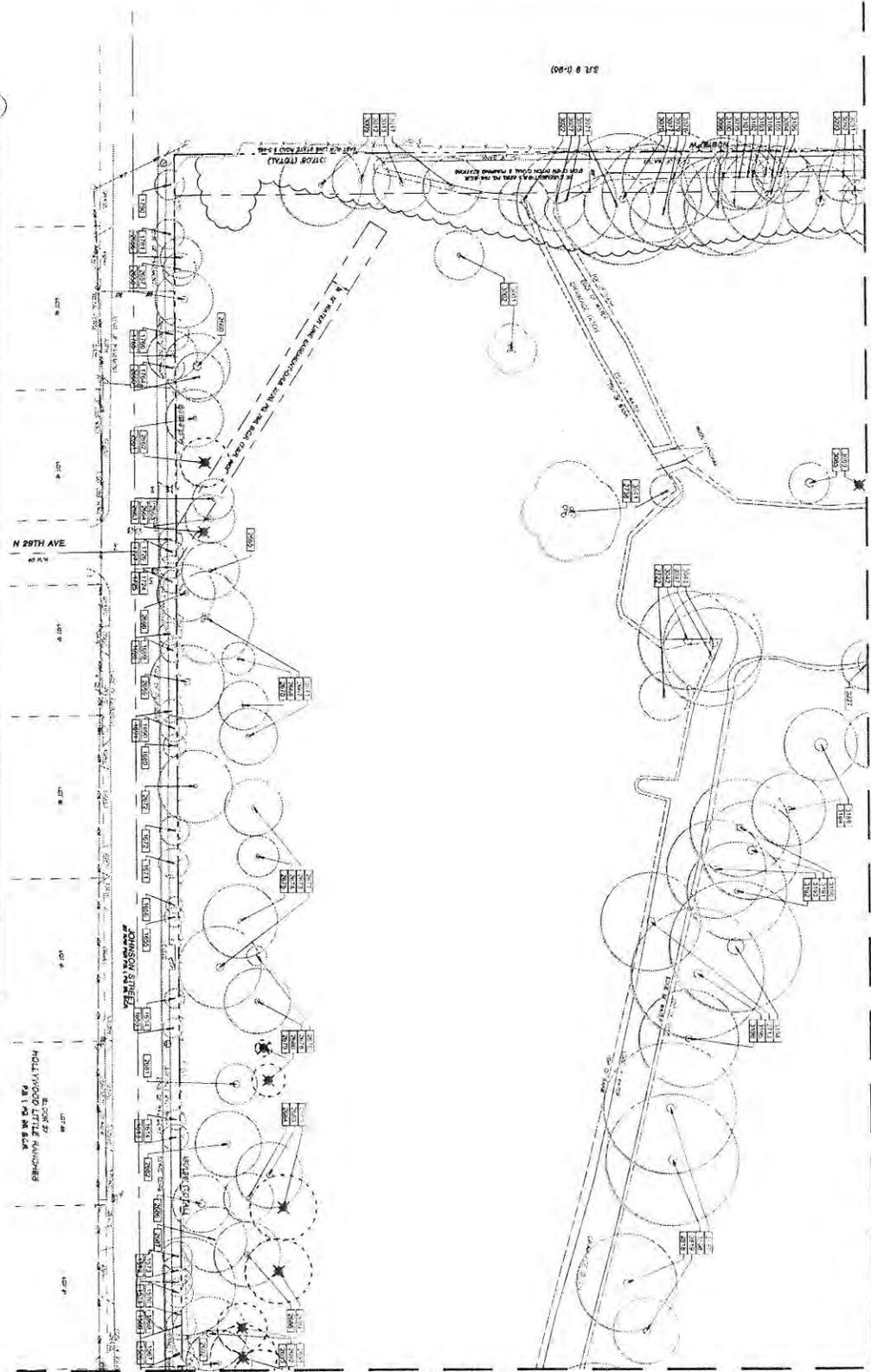
**HOLLYWOOD ADVENTURES PARK**  
2727 JOHNSON STREET  
HOLLYWOOD, FLORIDA 33020

OVERALL DISPOSITION PLAN

CITY OF HOLLYWOOD, FLA. SUBMITTAL FOR REVIEW

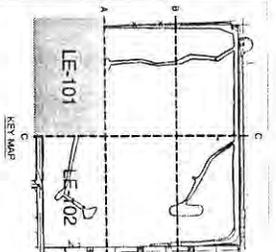
DATE: AS SHOWN  
PROJECT: 169563  
SHEET: LE-100

1 PARTIAL DISPOSITION PLAN ENLARGEMENT



MATCHLINE C-C (SEE SHEET LE-102)

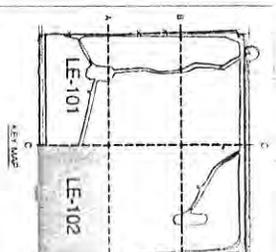
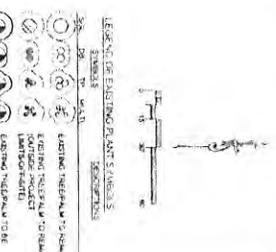
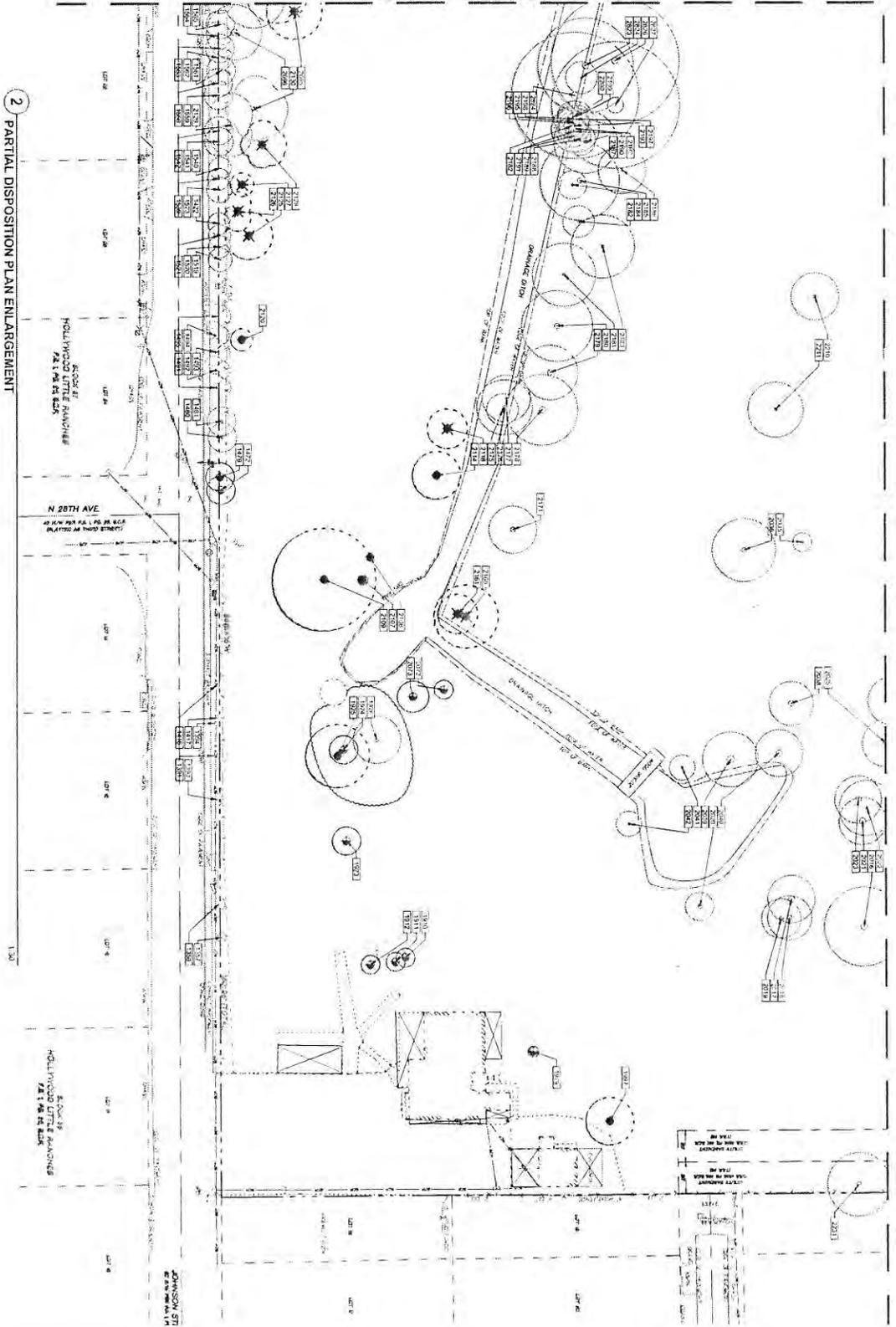
SYMBOL	DESCRIPTION
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RELOCATED
	EXISTING TREE TO BE REPLANTED
	EXISTING TREE TO BE REPLACED
	EXISTING TREE TO BE REPLACED WITH DIFFERENT SPECIES
	EXISTING TREE TO BE REPLACED WITH DIFFERENT SIZE
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FORM
	EXISTING TREE TO BE REPLACED WITH DIFFERENT COLOR
	EXISTING TREE TO BE REPLACED WITH DIFFERENT TEXTURE
	EXISTING TREE TO BE REPLACED WITH DIFFERENT HEIGHT
	EXISTING TREE TO BE REPLACED WITH DIFFERENT SPREAD
	EXISTING TREE TO BE REPLACED WITH DIFFERENT GROWTH HABIT
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FLOWERING TIME
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FRUIT COLOR
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FRUIT SIZE
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FRUIT SHAPE
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FRUIT TASTE
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FRUIT TEXTURE
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FRUIT COLOR
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FRUIT SIZE
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FRUIT SHAPE
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FRUIT TASTE
	EXISTING TREE TO BE REPLACED WITH DIFFERENT FRUIT TEXTURE



<p>Chish, Gendusa &amp; Associates, Inc.                  17777 N. W. 10th Ave., Suite 100                  Fort Lauderdale, Florida 33309                  Phone: (954) 571-1111                  Fax: (954) 571-1112                  Website: www.chish.com</p>		<p><b>HOLLYWOOD ADVENTURES PARK</b>                  17777 ADAMS STREET                  HOLLYWOOD, FLORIDA 33020</p>		<p><b>PARTIAL DISPOSITION PLAN ENLARGEMENT</b></p>	
<p>CITY OF HOLLYWOOD IAC SUBMITTAL FOR REVIEW</p>		<p>DATE: 06/02/2017</p>		<p>SCALE: AS SHOWN</p>	
<p>PROJECT NO: 165553</p>		<p>SHEET NO: LE-101</p>		<p>TOTAL SHEETS: 165553</p>	

MATCHLINE C-C (SEE SHEET LE-101)

2 PARTIAL DISPOSITION PLAN ENLARGEMENT



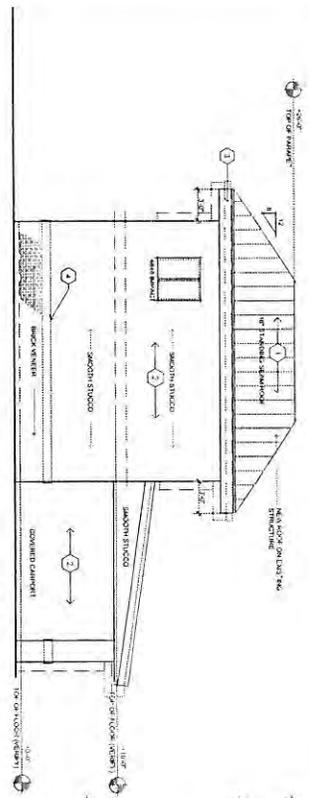
<p>Colin, Davidson &amp; Associates, Inc. REGISTERED CIVIL ENGINEERS 165583 Sunset Hollywood 28th Avenue, Hollywood, Florida 33020 Phone: 352-892-1111 Fax: 352-892-1112 www.colindavidson.com</p>		<p><b>HOLLYWOOD ADVENTURES PARK</b> HOLLYWOOD, FLORIDA 33020</p>		<p><b>PARTIAL DISPOSITION PLAN ENLARGEMENT</b></p>		<p>DATE: 06/02/17 SCALE: AS SHOWN PROJECT: 165583</p>	
NO.	DATE	BY	CHKD.	REVISION	DATE	BY	CHKD.





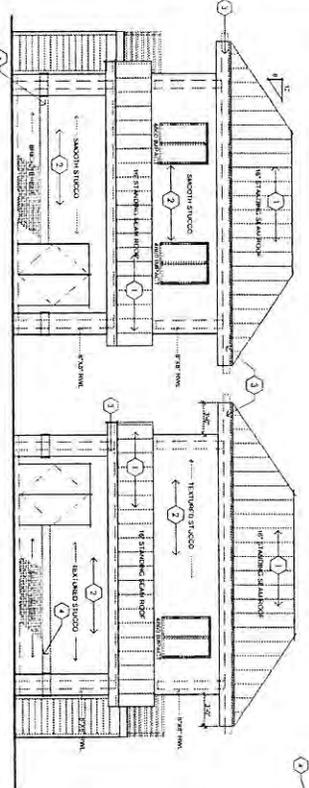






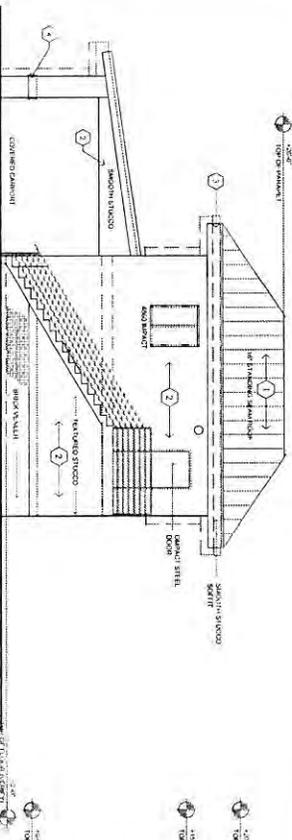
**1 EAST ELEVATION BUILDING 2**  
SCALE 3/16" = 1'-0"

- FINISH LEGEND**
- 1 CHROMIUM PLATING ADJUSTING SW/MS
  - 2 SMOOTH RELIANT FIBERGLASS SHEET 3/16"
  - 3 SMOOTH RELIANT CHROME SW/MS
  - 4 SMOOTH RELIANT IDENTIFICATION SHEET SW/MS

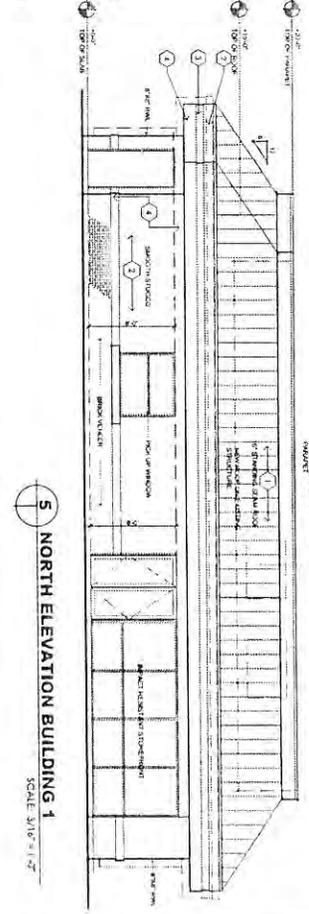


**2 SOUTH ELEVATION BLDG. 2**  
SCALE 3/16" = 1'-0"

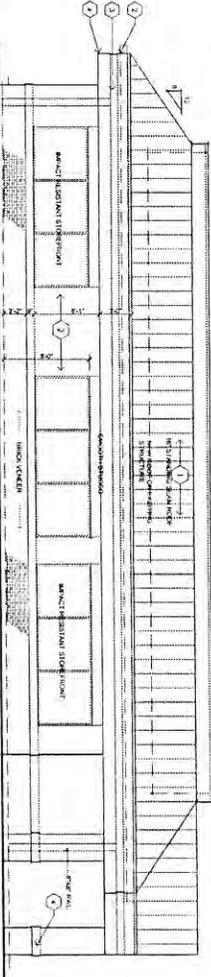
**3 NORTH ELEVATION BLDG. 2**  
SCALE 3/16" = 1'-0"



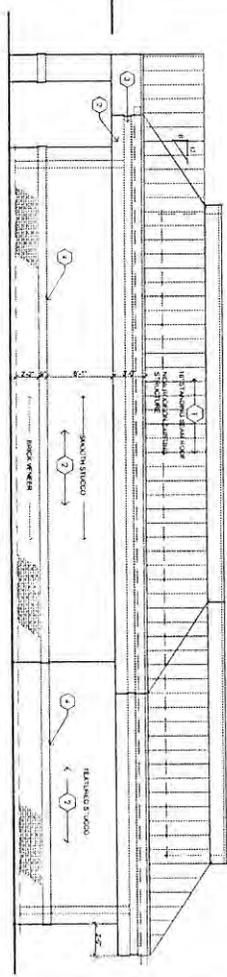
**4 WEST ELEVATION BUILDING 2**  
SCALE 3/16" = 1'-0"



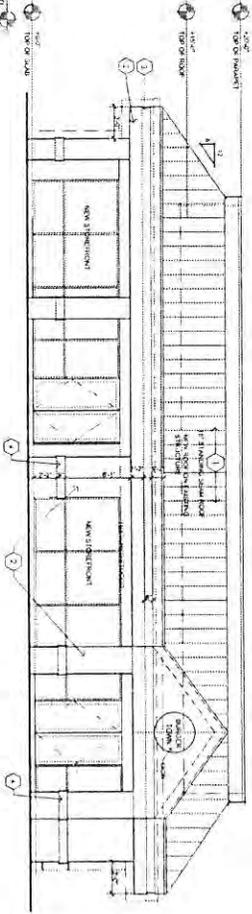
**5 NORTH ELEVATION BUILDING 1**  
SCALE 3/16" = 1'-0"



**6 WEST ELEVATION BUILDING 1**  
SCALE 3/16" = 1'-0"



**7 EAST ELEVATION BUILDING 1**  
SCALE 3/16" = 1'-0"

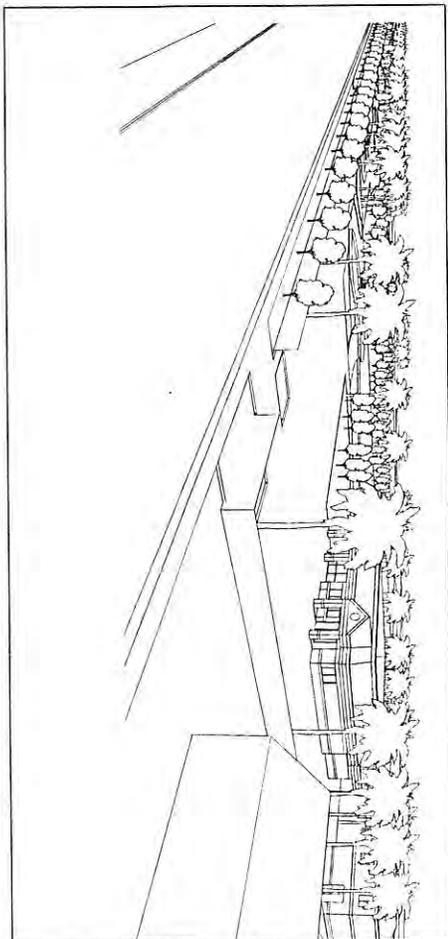


**8 SOUTH ELEVATION BUILDING 1**  
SCALE 3/16" = 1'-0"

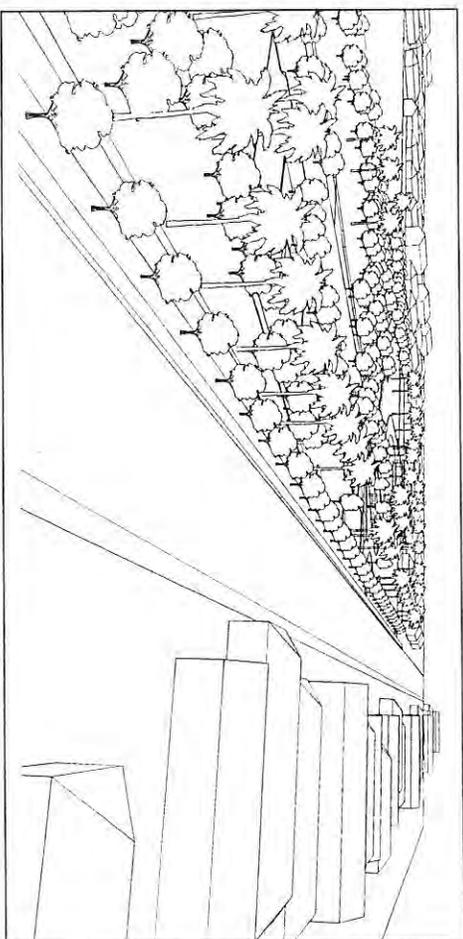


**HOLLYWOOD ADVENTURE PARK**  
HOLLYWOOD FLORIDA

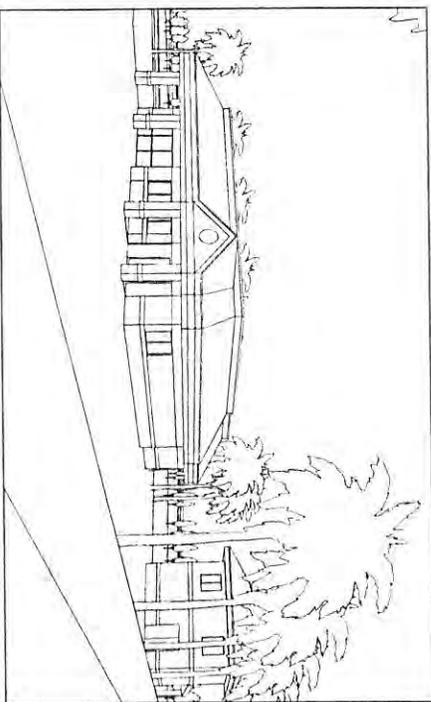
DATE: 2017-02-06  
 2017-02-06  
 46-2017  
 N. SHOWN  
 T.A.C. REVIEW  
 EXT. ELEV.  
 A102



VIEW FROM JOHNSON STREET  
LOOKING WEST



VIEW FROM JOHNSON STREET  
LOOKING EAST



REMODELED STRUCTURE  
BURGER TOWN AND MAINTNANCE BLDG

**GHA**  
GALLO HERBERT ARCHITECTS  
1111 NEWPORT CENTER DRIVE, DEERFIELD BEACH, FLORIDA 33442 PH  
888 794 0300 FAX 561 794 0301

HOLLYWOOD  
ADVENTURE  
PARK

HOLLYWOOD  
FLORIDA

NO.	DATE	DESCRIPTION
1	2017-02-08	ISSUED FOR PERMIT
2	2017-02-08	ISSUED FOR PERMIT
3	2017-02-08	ISSUED FOR PERMIT
4	2017-02-08	ISSUED FOR PERMIT
5	2017-02-08	ISSUED FOR PERMIT
6	2017-02-08	ISSUED FOR PERMIT
7	2017-02-08	ISSUED FOR PERMIT
8	2017-02-08	ISSUED FOR PERMIT
9	2017-02-08	ISSUED FOR PERMIT
10	2017-02-08	ISSUED FOR PERMIT

T.A. REVIEW  
2017-02-08  
46-2017  
AXO / RENDERING  
A301



# BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

February 23, 2016

Cynthia A. Pasch, AICP, Planner  
Greenspoon Marder, P.A.  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301

RECEIVED

AUG 16 2017

CITY OF HOLLYWOOD  
OFFICE OF PLANNING

Dear Ms. Pasch:

**Subject: Sunset Golf Course – 2727 Johnson Street, Hollywood, Florida 33020**

This letter is in response to your correspondence of February 17, 2016, regarding whether a paintball use would be permitted by the existing Broward County Land Use Plan future land use designation of the above referenced parcel.

Please be advised that the subject parcel is designated "Commercial Recreation" on the Broward County Land Use Plan (BCLUP) map. The "Commercial Recreation" land use designation permits outdoor and indoor recreation facilities such as active recreation complexes; therefore, a paintball facility would be permitted on parcels designated as such by the BCLUP.

It is noted that the Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood and may be more restrictive than the BCLUP. It is recommended that you contact the City regarding the interpretation of its certified plan.

The contents of this letter are not a judgment as to whether any particular development proposal complies with local permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Pete Schwarz, Planning Manager.

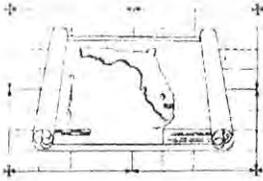
Respectfully,

Barbara Blake Boy  
Executive Director

BBB:PMS

cc: Jaye M. Epstein, AICP, Director, Planning and Development Services Department  
City of Hollywood





## BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

February 27, 2017

Frederick J. Hopkins, Project Liaison  
Richgreens LP  
14180 Richwood Place  
Davie, Florida 33325-1292

RECEIVED

AUG 16 2017

CITY OF HOLLYWOOD  
OFFICE OF PLANNING

Dear Mr. Hopkins:

Re: Platting requirements for a parcel legally described as a portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 51 South, Range 42 East, together with the West  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 51 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the east side of Interstate 95, between Arthur Street and Johnson Street, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

You have indicated that the proposal is to establish an outdoor sports park on the above referenced parcel. You have also indicated that the existing structures on the parcel will remain, and that no new construction is contemplated. Further, you have indicated that renovations to the existing structures, development of sport fields with screening, as well as lighting, surface parking and landscaping improvements are proposed. Based on the information you provided, Planning Council staff has determined that replatting would not be required by Section D.2., Chapter IV, of the Broward County Land Use Plan, since the referenced improvements would not constitute the construction of a new "principal building."

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

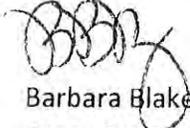
The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Pete Schwarz, Planning Manager, at your convenience.



Fred J. Hopkins  
February 27, 2017  
Page Two

Respectfully,

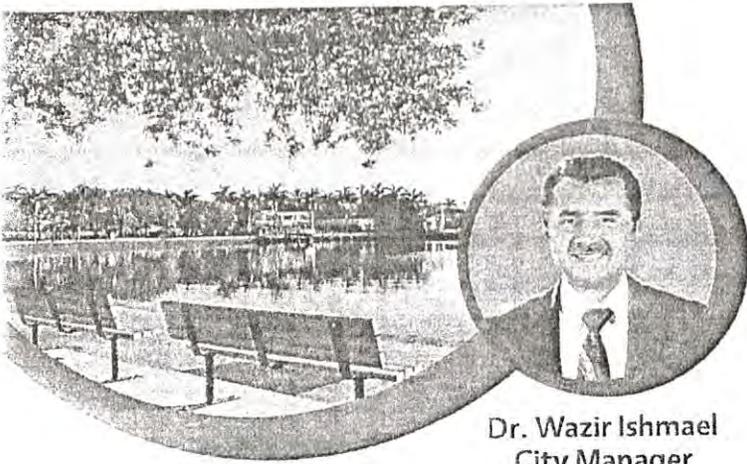


Barbara Blake Boy  
Executive Director

BBB:PMS

cc: Wazir Ishmael, City Manager  
City of Hollywood

Tom Barnett, Director, Development Services  
City of Hollywood



Dr. Wazir Ishmael  
City Manager

# Message from the City Manager

RECEIVED

AUG 16 2017

CITY OF HOLLYWOOD  
OFFICE OF PLANNING

Dear Residents,

No doubt some of you have read about the redevelopment of golf courses in South Florida. These reports typically reference the scarcity of land in South Florida, and attribute that, along with the declining popularity of golf, as the driving force behind the redevelopment of courses. But if you ask the National Golf Foundation (NGF), you don't get quite the same story. The foundation has been actively tracking golf's popularity and facilities for more than two decades. The foundation's statistics show the number of rounds of golf being played has actually increased nationwide in the past two years, but the data also shows evidence of a "market correction" when it comes to overall number of courses. Back in the 1980's and 90's, there was a golf course building boom, with an unprecedented 44% growth in course construction that added nearly 5,000 new courses to the U.S. golf market. The National Golf Foundation's Chief Business Officer says the gradual reduction in golf courses is the market's "healthy self-balancing of supply and demand" and is "a trend we expect to continue for several more years." The NGF's report found that 4 of the 5 states with the highest golf course supply were among the states with the most closings—Florida being among them. The good news for golfers is that while underutilized courses are closing, 75% of remaining courses are now open to the public equaling the highest ratio of public to private facilities in the sport's history. I share this because Hollywood currently has four 18 hole courses and one 9 hole course, all open for public play. Three other courses have closed in the last several years, two at Hillcrest and the 9 hole Sunset Golf course. Currently, the Hillcrest site is being redeveloped to offer new single family homes and townhomes, as well as new recreational amenities for the entire Hillcrest community including a 70 acre park with playgrounds, man-made lakes and walking and biking trails. This redevelopment was supported by the majority of the adjacent property owners.

The closed Sunset Golf Course on Johnson Street was purchased in March of last year with the new owner indicating a plan to lease the 45 acre site to a company that runs extreme sports parks featuring paintball, skate areas, zip lining and rock climbing. The land use and zoning for the site are open space/recreational. The City Commission has asked the administration to look into what it would take for the City to purchase the property to prevent more active uses and make it into a passive City park or preserve. We're exploring all options, examining the fiscal impact of both the cost to purchase and the loss of tax revenue, as well as looking at other possible opportunities with the new owner. What are your thoughts? Are the new proposed recreational activities appealing to you? Or would you rather see the land remain passive?

Meanwhile, less than a mile away, the City continues to have significant interest in re-imagining the two 18-hole courses at Orangebrook Golf Course. With the annual cost of operating and maintaining the course exceeding revenues and the need for millions in improvements to keep the course viable, we wanted to look at options. Could we consider redevelopment of a portion of the two courses to be able to offer new recreational amenities, while upgrading golf on the site? After all, Orangebrook is adjacent to I-95 and any development could be placed along the interstate minimizing impacts to the neighborhood on the north border of the course. So far, informal discussions have revealed multiple creative ideas for adding a mix of office, hotel, residential and retail abutting the interstate, along with new community amenities including soccer fields, a community center, jogging trails, and a large scale man-made water feature for kayaking and swimming, while re-invigorating an 18 hole golf course.

These aren't easy decisions. As a City we want to provide a wide-range of recreational opportunities for our diverse population. We also want to make sustainable development decisions that both enhance the quality of life for our residents while growing the City's tax base. If we find the right balance, we can reduce the tax burden on our homeowners while providing the kinds of services our residents want and expect. I hope you'll get involved in the discussion and give some thought to what you think would be best for Hollywood and its residents. We're here to serve you and continue to build the "dream city" Joseph Young envisioned when he founded Hollywood more than 90 years ago.

Wazir Ishmael, Ph.D.

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EXHIBIT

'F'

MICHELE C. MELLGREN, AICP  
PROFESSIONAL QUALIFICATIONS

EDUCATION

Master's Degree: Urban and Regional Planning  
The George Washington University, Washington, D.C.  
Concentration: Urban Design

Bachelor of Arts Degree: Fine Arts  
The George Washington University, Washington, D.C.  
Concentration: Design

Charrette Facilitation and Management: Full Certification  
National Charrette Institute, Portland, OR

PROFESSIONAL MEMBERSHIPS OR DESIGNATIONS

**American Institute of Certified Planners (AICP)**  
Membership Number 012361 – Effective 1996  
This is the highest level of earned professional planning certification

**American Planning Association (APA) – National Chapter**  
Membership 057672 - Effective 1986

**Florida American Planning Association (FAPA)**  
Membership effective 1989

**Broward County Section of American Planning Association (BAPA)**  
Membership effective 1989

AFFILIATIONS

Broward County Section of American Planning Association Board Member (2000-2001)  
Broward County Marine Advisory Committee County Commission Appointee (1995)  
Northern Virginia Transportation Committee (1987-1989)

AWARDS OR RECOGNITIONS

Florida Department of Community Affairs (2004)  
*Invited member of the Department of Community Affairs' Evaluation and Appraisal Report Technical Advisory Committee*

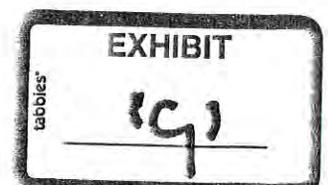
City of Fort Lauderdale, FL (2001)  
*Requested to provide professional leadership to planning department on interim basis*

Habitat for Humanity Harmony Village-Certificate of Appreciation (1996)  
*Community volunteer efforts*

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Broward County Board of County Commissioners-Certification of Appreciation (1996)  
*Community volunteer efforts*

City of Fort Lauderdale-Certificate of Appreciation (1995)  
*Community volunteer efforts for participation in American Assembly for the New Century*

South Florida Marine Industries Association Boatee Award (1994)  
*Excellence in supporting and promoting the industry in the City of Fort Lauderdale*

International Federation of Housing and Redevelopment Officials, Budapest, Hungary (1985)  
*International award recipient representing United States in competition against 23 other nations for excellence in plan design for the redevelopment of post-World War II housing*

International Association of Housing and Redevelopment Officials, Washington, D.C. (1985)  
*National recipient for excellence overall plan and site design for redevelopment of post-World War II housing*

#### **TEACHING OR LECTURING**

Guest Panelist-Palm Beach County Planning Congress, Inc., Palm Beach, FL  
*Ethics and Planning (2011)*

Guest Panelist-Florida Planning & Zoning Association Annual Conference, Naples, FL  
*Utilizing and Managing Planning Consultants (2011)*

Guest Lecturer-Barry University Planning Class, Davie, FL  
*Introduction to Zoning Regulations and Site Plan Review (2009)*

Guest Lecturer-Florida Atlantic University Urban Planning Department, Davie, FL  
*Overview of Urban Planning in Local Government (1996)*

Guest Panelist -International Marina Institute International Conference, Atlanta, GA  
*Land Use and Environmental Compatibility of Marinas with Live Aboard Vessels (1993)*

Guest Lecturer- International City Manager's Assoc., South Padre Island, TX  
*Redevelopment Efforts and Controlling the Effects of Spring Break (1990)*

#### **GENERAL MUNICIPAL PLANNING SERVICES CONTRACTS**

Miami Shores Village, Miami Dade County, FL (2008 – 2009)

City of Wilton Manors, Broward County, FL (2012 – 2013)

Town of Orchid, Indian River County, FL (2015 – Present)

Town of Southwest Ranches, Broward County, FL (2000 – Present)

City of Lauderdale Lakes, Broward County, FL (2007 – Present)

Town of Davie, Broward County, FL (2012 – Present)

City of Parkland, Broward County, FL (2013 – Present)

City of Hallandale Beach, Broward County, FL (2013- Present)

City of Miramar, Broward County, FL (2015 – Present)

City of Deerfield Beach, Broward County, FL (2015 – Present)

City of Delray Beach, Palm Beach County, FL (2016 - Present)

North Miami Beach, Miami Dade County, FL (2003-2006 +/-)

#### **DEVELOPMENT REVIEW SERVICES**

City of Wilton Manors, Broward County, FL (2012 – 2013)

Town of Southwest Ranches, Broward County, FL (2000 – Present)

City of Lauderdale Lakes, Broward County, FL (2007 – 2017)

City of Parkland, Broward County, FL (2012 – Present)

City of Hallandale Beach, Broward County, FL (2013 – Present)

Town of Orchid, Indian River County, FL (2015 – Present)

City of Miramar, Broward County, FL (2015 – Present)

Village of Estero, Lee County, FL (2016 – Present)

City of Delray Beach, Palm Beach County, FL (2016 - Present)

City of Boca Raton, Palm Beach County, FL (2017-Present)

#### **AUTHORED ZONING CODES AND LAND DEVELOPMENT REGULATIONS**

City of Parkland, Broward County, FL

*Participated in preparing new land development regulations (2015)*

City of Miami Gardens. Miami-Dade County, FL

*Prepared urban design regulations (2010)*

Town of Loxahatchee Groves. Palm Beach County, FL

*Prepared entire unified zoning and land development regulations (2010)*

Miami Shores Village. Miami-Dade County, FL

*Prepared entire unified zoning and land development regulations (2008)*

City of Tamarac. Broward County, FL

*Prepared regulations to address possible golf course conversion (2006)*

City of Oakland Park. Broward County, FL

*Prepared regulations to address land use compatibility and community appearance (2007)*

Town of Southwest Ranches. Broward County, FL  
*Participated in preparing Unified Land Development Code (2004)*

Town of Lauderdale-By-The-Sea. Broward County, FL  
*Participated in preparing entire unified land development regulations (2003)*

City of Wilton Manors. Broward County, FL  
*Participated in preparing entire unified zoning and land development regulations (2003)*

City of Boynton Beach. Palm Beach County, FL  
*Prepared new zoning districts to implement redevelopment plan (2001)*

City of Dania Beach. Broward County, FL  
*Created new Industrial-Research-Office Commercial District and related land development regulations for adoption by the City of Dania Beach (2001)*

Town of Davie. Broward County, FL  
*Created new zoning districts, new zoning standards and land development regulations (1994-1998)*

#### **EXPERT WITNESS TESTIMONY**

Ms. Mellgren has qualified as an expert witness in Circuit Court in the 17<sup>th</sup> Judicial District. She has served as an expert witness in the following municipalities:

City of Deerfield Beach, FL (2008)

Port St. Lucie, FL (2013-2014)

St. Lucie County, FL (2015)

Martin County, FL (2015)

City of Pompano Beach, FL (2015-2016)

Town of Orchid, FL (2015-2016)

Village of Estero, FL (2016)

City of Delray Beach, FL (2016)

City of Fort Lauderdale, FL (2016)

#### **CO-AUTHORED REDEVELOPMENT PLANS AND COMPREHENSIVE PLANS**

"Regional Activity Center", City of Hallandale Beach, FL (2016)

"Comprehensive Plan", City of Parkland, FL (2015)

"Comprehensive Plan", City of North Miami, FL (2015)

"Westside Master Plan", City of Dania Beach, FL (2009)

"Community Redevelopment Plan", City of Dania Beach, FL (2008)

"Comprehensive Plan", City of North Miami, FL (2008)

"Comprehensive Plan" City of Tamarac, FL (2008)

"Comprehensive Plan", City of North Miami Beach, FL (2007)

"Comprehensive Plan", Miami Shores Village, FL (2007)

"Federal Highway Corridor Plan", Pompano Beach, FL (2006)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Sunrise, FL (2006)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Parkland, FL (2006)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Tamarac, FL (2006)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Wilton Manors, FL (2006)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Miami Shores Village, FL (2005)

"Evaluation and Appraisal Report" of the Comprehensive Plan. North Miami Beach, FL (2005)

"Southwest Ranches Comprehensive Plan "Review and commentary on proposed provisions. Town of Southwest Ranches, FL (2002)

"Federal Highway Corridor Community Redevelopment Plan," Boynton Beach, FL (2001)

"Regional Activity Center", Town of Davie, FL (2016)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Land Use, Conservation, Recreation and Open Space, Intergovernmental Coordination Elements. Davie, FL (1994)

#### **HOUSING-RELATED STUDIES**

Housing Study, City of Sugar Hill, Georgia (2015)

Community Visioning and Comprehensive Housing Study, City of North Miami, FL (2006)

Dania Beach Housing Authority HUD Grant, City of Dania Beach, FL (2015-2016)

Community Redevelopment Plan, City of Dania Beach, FL (2008)

Development Plan within the Regional Activity Center, Town of Davie, FL (2007-2008)

Housing Study within the Regional Activity Center, Town of Davie, FL (2007-2008)

Community Redevelopment Plan, City of Boynton Beach, FL (2001-2002)

Comprehensive Plan and Housing Element, City of Wilton Manors, FL (2013)

Analysis of Affordable Housing, Town of Southwest Ranches, FL (2003)

### CONSENSUS BUILDING

- City of Wilton Manors, FL (2003)
- City of Oakland Park (2008)
- City of Dania Beach, FL (2009)
- City of Deerfield Beach, FL (2015)
- City of Sugar Hill, GA (2015)
- City of North Miami, FL (2015)
- City of Hallandale Beach, FL (2016)

### OTHER AUTHORED DOCUMENTS AND MONOGRAPHS

- Economic Impact of Runway Expansion on Residential Values and Ad Valorem Revenues as part of the Westside Master Plan (2009).
- "Lauderdale Lakes Affordable Housing Analysis," (2008).
- "Analysis of the M-1 Zoning District for the City of Boynton Beach," (2006).
- "An Analysis of the Affordable Housing Issue in Southwest Ranches, Florida," (2005).
- "Analysis of Affordable Housing in Three Broward County, Florida Communities," (2005).
- "Analysis of the Impact of General Commercial Uses and of Fuel Sales Facility Uses on the Assessed Value of Single Family Residential Uses," (2003).
- "Analysis of the Economic Impact of Exempting Regional Activity Centers from Traffic Concurrency," (2001).
- "Analysis of the Economic Impact on Fort Lauderdale of Vessels in Excess of Eighty Feet in Height," (1994).
- "The Economic Impact of Environmental Protection Regulations on the Budget of Municipal Government," (1993).
- "Branch Office Expansion Plan," (1987). Short and long range development plan utilized multiple regression analysis with place of employment and place of residence as variables to determine future office locations.

### PROFESSIONAL EXPERIENCE

Michele Mellgren, AICP, has more than thirty years of public and private sector experience in urban planning, zoning and land use, including providing expert witness testimony, where she has qualified in circuit court as a planning expert. She is the principal-in-charge of The Mellgren Planning Group, Inc., which was established in 1998 to provide professional planning, zoning, land use and expert witness consulting services to the public and private sectors.

Ms. Mellgren has current extensive experience in all phases of planning, zoning and land use matters, providing services to a number of local governments and private clients. Her current experience routinely includes undertaking land use plan amendments; rezonings; variances; redevelopment plan preparation; development research; economic impact analyses; zoning code and land development code preparation, interpretation and application; and, providing expert witness testimony. She has provided expert witness testimony in more than 500 public hearings and has also

qualified as an expert witness in Circuit Court. She also serves as the planning and zoning official for the City of Parkland, Florida, and serves as the planning official for the Town of Southwest Ranches.

Until the establishment of the firm, Ms. Mellgren worked from 1994 to 1998 for the Town of Davie, where she was the Director of Development Services. In that capacity, she was responsible for preparing and administering the comprehensive plan, the zoning code and land development regulations. She also reviewed and made recommendations for all related applications, many of them in a quasi-judicial setting as an expert witness for the Town. These applications included site development plans, land use plan amendments, rezonings, variances, special permits, plats and delegation requests. Ms. Mellgren also directed the operations of code compliance, building permits, occupational licensing and community redevelopment, overseeing an annual budget of approximately \$3.5 million.

Prior to joining the Town of Davie, Ms. Mellgren worked from 1989 to 1994 for the City of Fort Lauderdale as Development Programs Manager. In this capacity, she undertook a variety of unique and complex planning projects and programs. Ms. Mellgren was responsible for implementing segments of the beach redevelopment plan; advocating for the marine industry and marine development community; streamlining the housing redevelopment program; and, preparing economic analyses.

Before she joined the public sector in Florida, Ms. Mellgren served in the private sector in the Washington, D.C. area from 1985 until 1989. During this time, she worked for Dewberry & Davis, a large planning and engineering consulting firm, to provide comprehensive consulting services to the development community. Subsequently, she worked for Winchester Land, a land development and home building subsidiary of the Weyerhaeuser Company. While working for Dewberry & Davis, she assisted in processing numerous rezonings and land use application projects. She also prepared a comprehensive short and long-range expansion plan for the area's leading financial institution. As Development Manager for Winchester Land, Ms. Mellgren was responsible for identifying and resolving issues to allow for land development projects.

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PLANNING REPORT  
RICHGREENS, LP, APPELLANT

CITY OF HOLLYWOOD  
OFFICE OF PLANNING

APPEAL OF CITY OF HOLLYWOOD TECHNICAL ADVISORY COMMITTEE REPORT  
ZONING INTERPRETATION DATED JULY 17, 2017

I have reviewed the City of Hollywood Zoning and Land Development Regulations relative to the opinion issued by Leslie A. Del Monte, Planning Manager, contained in the July 17, 2017 Technical Advisory Committee Reports, wherein she opined that "the proposed Site Plan [for a recreational sports park] cannot be evaluated for compliance, as the intensity of the proposed use does not meet the intent of the Zoning District as outlined in the Zoning and Land Development Regulations." This report details my findings and conclusions.

Michele Mellgren, AICP, President



The Mellgren Planning Group

**Summary of Major Conclusions:**

1. The City's determination that the use is not appropriate in the existing OS Open Space zoning district is erroneous because the proposed use is one of the specifically stated uses permitted in the OS Open Space District.
2. The interpretation made by the City regarding use intensity was not applicable, because the use is a specifically stated permitted use.
3. Notwithstanding that the interpretation regarding use intensity was not applicable, the City applied the wrong standards in making its erroneous determination.
4. The City did not follow the procedure specified in the adopted Zoning and Land Development Regulations in making its erroneous determination.

**Analysis:**

1. *The use is a specifically stated permitted use.*

The applicant is proposing to convert a ±45-acre property located at 2727 Johnson Street in Hollywood, Florida from a non-operational commercial golf course to a recreational sports park. The recreational sports park will utilize the existing golf course land and existing buildings,



without construction of additional buildings. The design of the recreational sports park will incorporate the existing vegetation, as well as provide supplemental landscaping. The park will feature recreational activities that include, by way of example, those listed below, along with a brief description of the activity and the venue in which it is played:

AIRSOFT – played in open spaces or wooded areas where opponents try to eliminate each other and attain the goal; capturing a flag or similar goal.

ARROW TAG – played in an open field and is similar to dodge ball, but employs foam tipped “arrows” instead of a ball.

BMX – bicycle racing or stunts played on a course of natural terrain in an open field.

DRONE RACING – played in an open area where participants vie to complete an obstacle course with their drones. Drones are flown through obstacle courses built specifically for low level flying.

FRISBEE GOLF – like traditional golf, except instead of using clubs and a ball, competitors use a Frisbee and attempt to land the disc in a goal, rather than a hole. Like traditional golf, Frisbee golf is played in an open field.

FUTSAL – a team sport that is played on a court, similar to a basketball half court. Futsal combines soccer and football, but played with a heavier ball that stays low to the ground.

LASER TAG – played in an open field using light infrared beams to tag an opponent. The lasers are not visible but utilize laser tag equipment that links to the infrared light.

PAINTBALL – played in an open or vegetated area, utilizing markers that fire a single paintball by using compressed air, making a barely audible noise. A paintball is a gelatin capsule approximately one half inch in diameter, filled with vegetable-based, non-toxic and water-soluble dye.

SPONGE BALL – played in an open or vegetated area, similar to paintball but utilizing soft sponge or nerf balls instead of paintballs. Similar to the game of Capture the Flag.

As documented above, the proposed recreational sports park features activities that are all conducted in a landscaped recreational area.

Section 4.12 of the City of Hollywood Zoning and Land Development Regulations (“Code”) contains the OS Open Space District (“OS”) regulations. The district “is intended to provide standards for privately owned uses that are characterized by large open spaces.” The district regulations provide no development standards other than a structural setback. The stated permitted uses in the OS district include privately owned recreational fields, *landscaped recreation areas* and similar uses. As depicted on the site plan that was submitted as part of the City of Hollywood File Number 17-DPV-34 and as described above, the proposed recreational

sports park meets the *stated* intent of the OS district. Furthermore, the proposed use is a landscaped recreation area; a specifically stated permitted use under Sec. 4.12 of the Code.

2. *The interpretation was not applicable.*

By way of the July 17, 2017 Technical Advisory Committee Reports, Leslie A. Del Monte, Planning Manager, stated that “the proposed Site Plan cannot be evaluated for compliance, as the intensity of the proposed use does not meet the intent of the Zoning District as outlined in the Zoning and Land Development Regulations.” Notwithstanding, however, Article 2: Definitions, Sec. 2.1(M) states “if a Use is specifically enumerated then it takes preference over general applications or interpretation of these regulations.” As determined above, the use is specifically enumerated and, therefore, an interpretation is not applicable. In fact, any use that is a landscaped recreation area is allowed under this broad code language and, unlike the SRF Sports and Recreation Facility District, no uses are prohibited in the OS district. For example, golf courses throughout the City (including the subject site) maintain OS zoning, yet golf courses are not specifically named because they fall within the stated permitted use of “landscaped recreation area.” Failure to apply this Code language in this manner renders the Code vague; creating complete uncertainty for property owners concerning their property rights.

3. *City applied wrong standards.*

Notwithstanding that the interpretation was not applicable, the City determined that the intensity of the proposed use is not consistent with the intent of the OS district. Sec. 3.14(B) states that the Director may find that a use, not specifically listed, may be permitted if it “exhibits a character and *intensity similar to a use allowed* in the district [emphasis added].” Therefore, if an interpretation is to be made, which it is not as documented above, then the standard that *must* be used is *not* consistency with the district intent language, but a determination that the intensity of the proposed use is “*similar [to a] use allowed in the district,*” per Sec. 3.14(B). The City used the wrong standard when it incorrectly interpreted whether the subject use is allowed.

The main permitted uses in the OS district are broad, including the subject use, which is a landscaped recreation area, the intensity of which is not limited by Code. Another specified main permitted use is very specific, however, which is “campgrounds.” There are no intensity limitations for campgrounds specified in the Code.

Research shows that a ±45-acre campground might typically feature camper or RV sites; a clubhouse; a swimming pool; bath houses; laundry rooms; general store for sundries; and, a variety of recreational amenities. A campground use is a more intense use than the proposed recreational sports park, making the proposed landscaped recreational area a permitted use.

4. *The City did not follow adopted procedure.*

Sec. 3.14 of the Code provides for the method of determining whether a proposed use is permitted when such use is not specifically listed in a given zoning district. In this instance, the proposed use of a recreational sports park, which is a landscaped recreation use, is a specifically stated use and Sec. 3.14 is not applicable. Notwithstanding, however, Sec. 3.14(B) states that such determination can be made “by administrative decision of the Director subject to a finding...” A “finding” is the result of an investigation<sup>1</sup>; a consideration of facts and evidence. The City Planning Manager produced no evidence upon which she based her erroneous assertion that the use is too intense. As a result, the City did not follow the procedure required by Code.

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<sup>1</sup> Merriam-Webster Dictionary, <https://www.merriam-webster.com/dictionary/finding>. Accessed Aug. 11, 2017. Per Sec. 2.1(I) states that words not defined in the Code shall be interpreted in accord with their normal dictionary meaning and customary usage. Additionally, the term “competent substantial evidence” is a customary term in the Planning profession.

# HOLLYWOOD ADVENTURES PARK

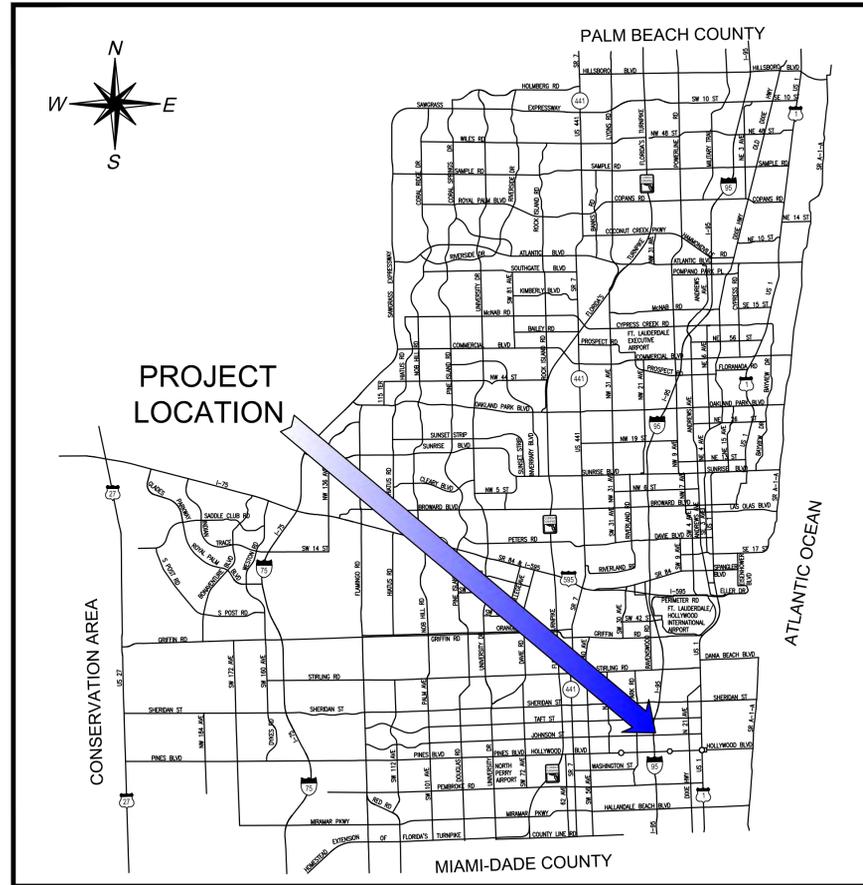
2727 JOHNSON STREET  
HOLLYWOOD, FLORIDA 33020

PROJECT No: 16-8563  
168563-COVERSHEET.dwg



## DRAWING INDEX

NO.	SHEET TITLE
--	COVER SHEET
1 THRU 6	BOUNDARY & TOPOGRAPHIC SURVEY
SP-100	OVERALL SITE PLAN AND TABULAR INFORMATION
SP-101	PARTIAL SITE PLAN ENLARGEMENT
SP-102	PARTIAL SITE PLAN ENLARGEMENT
LE-100	OVERALL DISPOSITION PLAN
LE-101	PARTIAL DISPOSITION PLAN ENLARGEMENT
LE-102	PARTIAL DISPOSITION PLAN ENLARGEMENT
LE-201	DISPOSITION SCHEDULE
LE-202	DISPOSITION SCHEDULE
LE-203	DISPOSITION SCHEDULE
A101	FLOOR PLANS OF BUILDING 1 AND BUILDING 2
A202	EXTERIOR ELEVATION BUILDING 1 AND BUILDING 2
A301	AXONOMETRIC



LOCATION MAP  
Scale: NTS

## CITY OFFICIALS

MAYOR: Josh Levy

COMMISSIONERS:  
Debra Case  
Peter D. Hernandez  
Traci L. Callari  
Richard Blattner  
Kevin D. Biederman  
Linda Sherwood

CITY MANAGER: Dr. Wazir Ishmael

## LEGAL DESCRIPTION:

The Southwest Quarter of the Southwest Quarter of Section 9, Township 51 South, Range 42 East, lying East of the East Right-of-Way line of State Road 9 (I-95); together with the West half of the West half of the Southeast Quarter of the Southwest Quarter of Section 9, Less the South 25 feet thereof, and Less the East 7.6 feet of the North 162.5 feet thereof.

Said lands situate in Broward County, Florida.

## BENCHMARK:

SEE SURVEY FOR BENCHMARK INFORMATION



**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS<sup>SM</sup>  
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
Phone: 954.921.7781 • Fax: 954.921.8807  
Certificate of Authorization 514

CITY OF HOLLYWOOD TAC SUBMITTAL  
FOR REVIEW

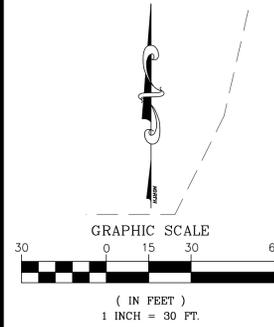
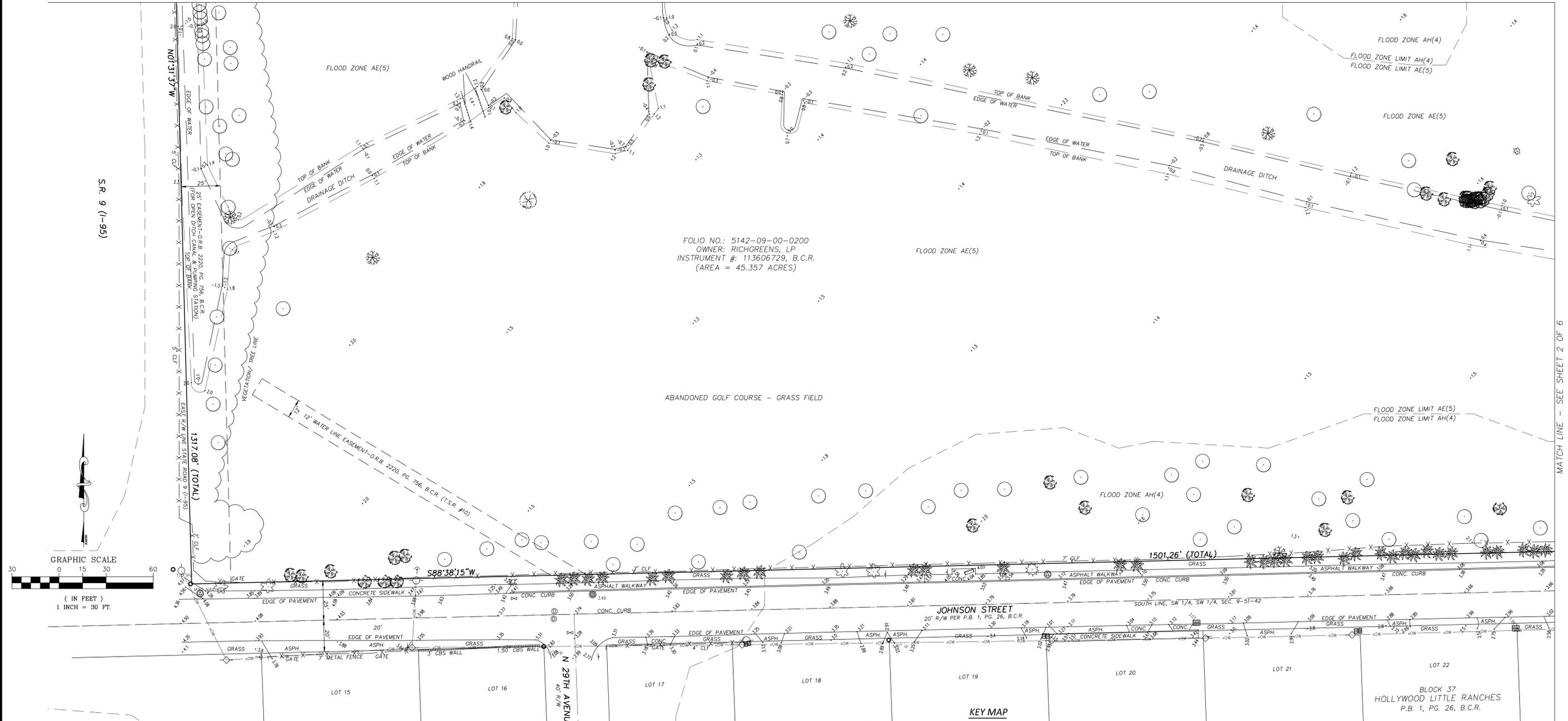


PERMITTING AGENCIES	DATE SUBMITTED	CGA INITIALS	DATE APPROVED	PERMIT NUMBER

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

CURRENT REV No.: ---- - ----	JENNA MARTINETTI, P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE No. 69035	SHEET: 2 ----
	DATE: JUNE 2, 2017	OF 123 SHEETS

File Name: P:\Projects\2016\168563 Sunset Hollywood\cadd Files\Drawings\168563-COVERSHEET.dwg - (Plotted by: Marcos Mendaza on Friday, June 2, 2017 3:16:21 PM)



**REPORT OF BOUNDARY & TOPOGRAPHIC SURVEY**

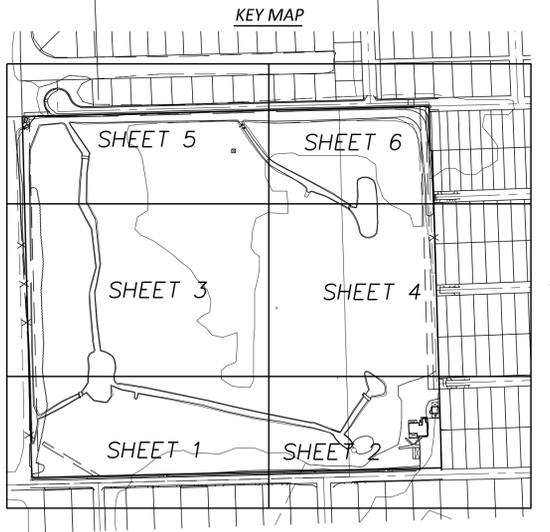
- Calvin, Giordano & Associates, Inc. did not research title for this property and the legal description and easements as shown hereon is per the Title Search Report prepared by Hackleman, Olive & Judd, P.A., Fund File Number: 453414, Effective Date of Search: May 10, 2017 at 11:00 PM.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor & Mapper
- Underground improvements and/or encroachments were not located with this survey unless otherwise shown.
- Unless otherwise noted hereon, record and measured values are in substantial agreement.
- This survey is classified as commercial/high risk and exceeds the minimum relative distance accuracy of 1 foot in 10,000 feet as per the Standards of Practice requirements for Surveying & Mapping (Chapter 5J-17.050 through 5J-17.052 F.A.C.), the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- The horizontal features shown hereon are plotted to within 1/20 of the map scale and the horizontal feature location is to the center of the symbol and may be enlarged for clarity.
- Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON GPT2005" Total Station and "TDS-RANGER" Data Collection System.
- Bearings shown hereon are assumed and referenced to the South line of the Southwest One-Quarter (SW 1/4), of the Southwest One-Quarter (SW 1/4) of Section 9, Township 51 South, Range 42 East, having a bearing of 588°38'15"W.
- The parcel as described and shown hereon contains 45.36 Acres, more or less.
- Calvin, Giordano & Associates, Inc. Certificate of Authorization Number is LB #6791.
- The property as described and shown hereon as a Flood Zone designation of Zone AH (EL 4), Zone AH (EL 5), Zone AE (EL 5) and Zone X, per the Flood Insurance Rate Map (FIRM), Map Number: 12011C0568H, Community Number: City of Hollywood 125113, Panel: 56B, Suffix: H, Effective Date: 08/18/2014.
- The elevations as shown hereon are based on North American Vertical Datum of 1988 (NAVD88) as referenced to National Geodetic Survey (NGS) Control Point Designation: N 239, located at the intersection of Dixie Highway and Taft Street, Hollywood, Florida having an Elevation of 9.24 ft. (NAVD88).

**SYMBOL LEGEND**

- ANCHOR
- BACKFLOW PREVENTOR
- YARD DRAIN
- BELL SOUTH MANHOLE
- BUS BENCH
- PEDESTRIAN POLE
- CONCRETE LIGHT POLE
- CONCRETE POWER POLE
- TRAFFIC HANDHOLE
- ELECTRIC HANDHOLE
- ELECTRIC METER
- FOUND PROPERTY CORNER (ID SHOWN ON SURVEY)
- FIRE HYDRANT
- STEEL POST/ BOLLARD
- MISCELLANEOUS SIGN
- SANITARY MANHOLE
- FLAG POLE
- STORM MANHOLE
- TRAFFIC SIGNAL BOX
- WATER METER
- WATER VALVE
- WOOD POWER POLE

**ABBREVIATIONS:**

- B.C.R. BROWARD COUNTY RECORDS
- CONC. CONCRETE
- CATV CABLE TELEVISION
- C.L.F. CHAIN LINK FENCE
- (C) CALCULATED
- COR. CORNER
- D.B. DEED BOOK
- (D) DEED
- FP&L FLORIDA POWER & LIGHT
- IPC IRON PIPE & CAP
- IP IRON PIPE
- LB LICENSED BUSINESS
- MON MONUMENT
- NL&D NAIL & DISK
- NAVD(88) NORTH AMERICAN VERTICAL DATUM OF 1988
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- RES RESIDENT
- RCP REINFORCE CONCRETE PIPE
- R/W RIGHT-OF-WAY
- S.R. STATE ROAD
- OW ELECTRIC OVERHEAD WIRES



**LEGAL DESCRIPTION: INSTRUMENT #: 113606729, B.C.R.**

The Southwest Quarter of the Southwest Quarter of Section 9, Township 51 South, Range 42 East, lying East of the East Right-of-Way line of State Road 9 (1-95); together with the West half of the West half of the Southwest Quarter of the Southwest Quarter of Section 9, Less the South 25 feet thereof, and Less the East 7.6 feet of the North 162.5 feet thereof.

Said lands situate in Broward County, Florida.

**CERTIFICATE**

I, Steven M. Watts, do hereby certify that this Map of Boundary & Topographic Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary & Topographic Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes, Chapter 472.027.

Date of Last Field Work: July 5, 2016  
 CALVIN, GIORDANO & ASSOCIATES, INC.

Signature: \_\_\_\_\_  
 Steven M. Watts, PSM  
 Professional Surveyor and Mapper  
 Florida Registration No. 4588

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

DESIGNED DATE	
CHECKED DATE	P.D. 07-10-16
ISSUED FOR DATE	S.M.W. 07-12-16

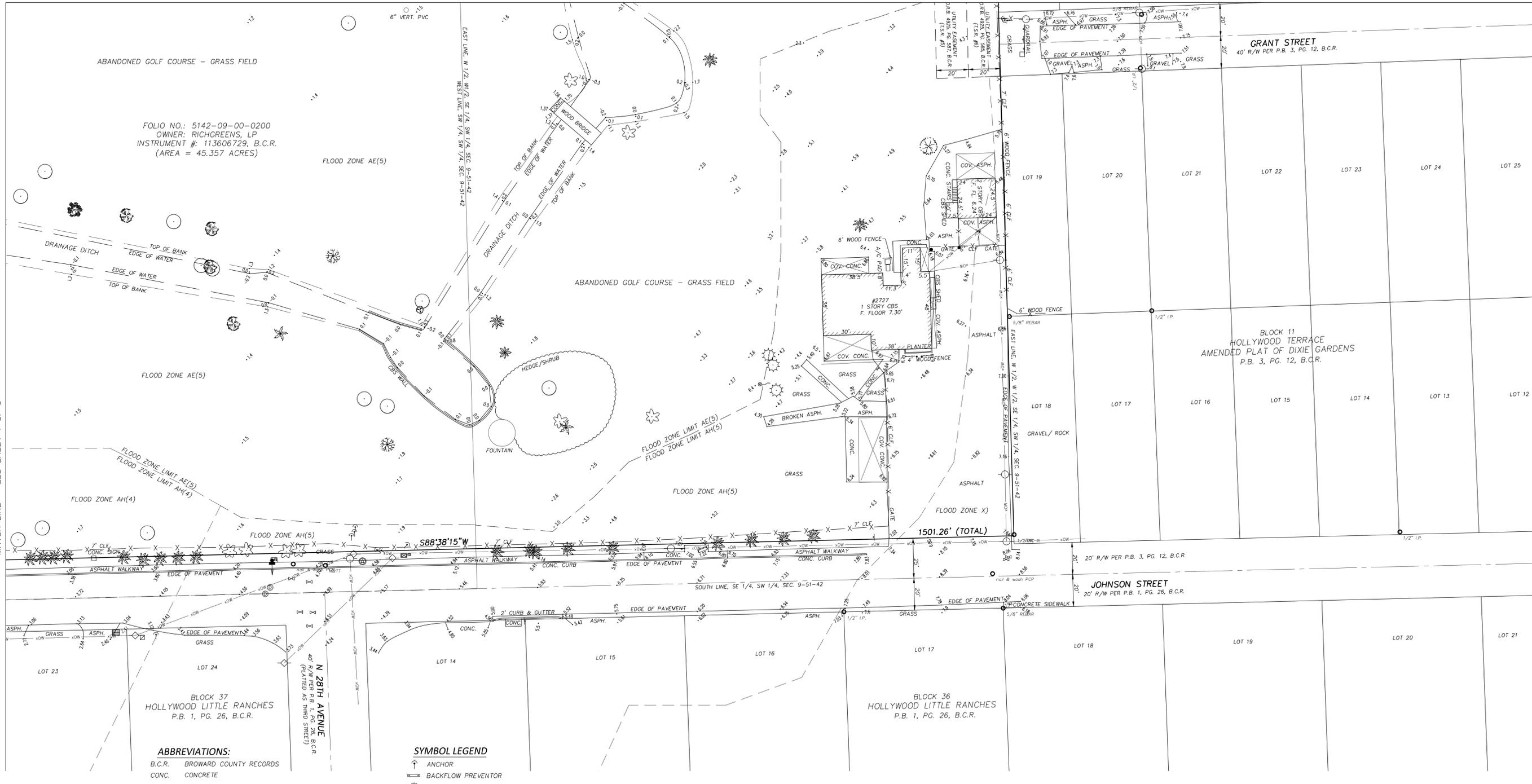
**SUNSET GOLF COURSE**  
 2727 JOHNSON STREET  
 HOLLYWOOD, FLORIDA

**BOUNDARY & TOPOGRAPHIC SURVEY**

**SEAL**  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER  
 STEVEN M. WATTS  
 PSM NO. 4588

SCALE	1" = 30'
PROJECT No	16-8563
FIELD BOOK	FB 908, PG.11-15
SHEET	1 of 6

MATCH LINE - SEE SHEET 1 OF 6



FOLIO NO.: 5142-09-00-0200  
 OWNER: RICHGREENS, LP  
 INSTRUMENT #: 113606729, B.C.R.  
 (AREA = 45.357 ACRES)

- ABBREVIATIONS:**
- B.C.R. BROWARD COUNTY RECORDS
  - CONC. CONCRETE
  - CATV CABLE TELEVISION
  - C.L.F. CHAIN LINK FENCE
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  - O-W- ELECTRIC OVERHEAD WIRES

- SYMBOL LEGEND**
- ANCHOR
  - BACKFLOW PREVENTOR
  - YARD DRAIN
  - BELL SOUTH MANHOLE
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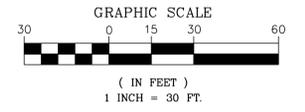
**TITLE SEARCH REPORT**

The Title Search Report as prepared by Hackleman, Olive, & Judd, P.A. Fund File Number: 453414, Effective Date of Search: May 10, 2017 @ 11:00 P.M., has been reviewed and the Restrictions/Easements as they pertain to survey matters are as follows:

- Lease by Henri Cieri and Angelina Cieri, husband and wife, Lessor to Ciro E. Pomponio and Grace Pomponio, husband and wife, Lessees recorded in O.R. Book 110, page 89, amended to a 99 year lease in O.R. Book 2473, Page 564; Affected by assignment in O.R. Book 937, page 561, affected by Quit-Claim Deeds (conveying any interest in lease) to Sunset Golf Club, Inc., recorded in Official Records Book 17881, Page 694, Official Records Book 17881, page 697, Official Records Book 17881, Page 700, Official Records Book 17881, Page 703, Official Records Book 17881, Page 706, Official Records Book 17881, Page 709, Official Records Book 17881, Page 715, Official Records Book 17881, Page 718 and Official Records Book 17881, Page 721; assigned to Carol Goodman, Fiorentino and Janalan Summers by Assignment of Lease, recorded in Official Records Book 17881, Page 924; re-assignment of lease recorded in Official Records Book 17881, Page 728; re-assignment of lease recorded in Official Records Book 17881, Page 731; reassignment of lease recorded in Official Records Book 17881, Page 734; consent to Assignment and reassignment recorded in Official Records Book 17881, Page 737; amendment to lease recorded in Official Records Book 17881, Page 739; affected by Quit-Claim Deed (conveying any interest in lease) recorded in Official Records Book 17914, Page 676; affected by Quit Claim Deed to Carol E. Goodman, Personal Representative of the Estate of Robert A. Goodman, recorded in Official Records Book 19378, page 289; amended by Amendment to Lease recorded in Official Records Book 20111, page 668; affected by Quit Claim Deed to Pamiola Fiorentino (interest in lease) recorded in Official Records Book 47272, Page 1587 (NOTE: Deed dated 02/20/1990); assigned to Sunset Gold Club, Inc. by Assignment of Leases, recorded in Official Records Book 47272, page 1589; affected by Quit Claim Deed to Janalan Summers (interest in lease) recorded in Official Records Book 47404, page 1 902 (NOTE: Deed dated 1/22/1990); Assignment of Fractional Interest in Lease, recorded in Official Records Book 47404, Page 1911 and Assignment and Assumption of lease between Sunset Gold Club, Inc., a Florida corporation, as Assignor, and Sunset Club Lease, LLC, a Florida limited liability company, as Assignee, recorded in Official Records Book 50253, Page 1869, Public Records of Broward County, Florida. "THE LAND AS DESCRIBED IN SAID DOCUMENTS ONE AND THE SAME AS THE LAND SHOWN HEREON"

**TITLE SEARCH REPORT - CONTINUED**

- Memorandum of Agreement recorded in O.R. Book 43917, Page 996, Public Records of Broward County, Florida. "THE LAND AS DESCRIBED IN SAID DOCUMENTS ONE AND THE SAME AS THE LAND SHOWN HEREON"
- Easement granted to Florida Power & Light company recorded in O.R. Book 1243, Page 497, Public Records of Broward County, Florida. "EASEMENT AFFECTS SAID PROPERTY, LEGAL DESCRIPTION AS DESCRIBED NOT ABLE TO PLOT DUE TO LACK OF INFORMATION"
- Grant of Easement recorded in O.R. Book 4925, Page 587, Public Records of Broward County, Florida. "EASEMENT AFFECTS PROPERTY, EASEMENT SHOWN HEREON"
- Easement Deed recorded in O.R. Book 4925, Page 585, Public Records of Broward County, Florida. "EASEMENT AFFECTS PROPERTY, EASEMENT SHOWN HEREON"
- Temporary Easement Deed recorded in O.R. Book 4928, Page 883, Public Records of Broward County, Florida. "3 YEAR TEMPORARY EASEMENT EXPIRED BASED ON DOCUMENT DATE OF JUNE 16, 1972, NOT SHOWN HEREON"
- Easement Deed recorded in O.R. Book 4928, Page 880, Public Records of Broward County, Florida. "EASEMENT AFFECTS PROPERTY, EASEMENT SHOWN HEREON"
- Easement and Right of Occupancy Agreement recorded in O.R. Book 21176, Page 64, Public Records of Broward County, Florida. "DOES NOT AFFECT PROPERTY AS DESCRIBED HEREON"
- Easement Deed recorded in O.R. Book 2220, Page 756, Public Records of Broward County, Florida. "EASEMENT AFFECTS PROPERTY, EASEMENT SHOWN HEREON"



NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

DESIGNED DATE: \_\_\_\_\_

CHECKED DATE: 05-10-16 P.D.

ISSUED FOR DATE: 05-12-16 S.M.W.

**Calvin, Giordano & Associates, Inc.**  
 EXCEPTIONAL SOLUTIONS™  
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
 Phone: 954-921-7781 • Fax: 954-921-8807

Certificate of Authorization 6791

**SUNSET GOLF COURSE**  
 2727 JOHNSON STREET  
 HOLLYWOOD, FLORIDA

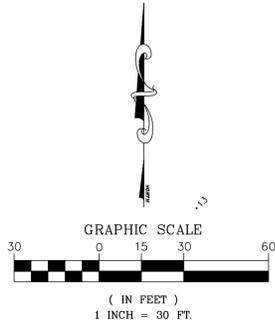
BOUNDARY & TOPOGRAPHIC SURVEY

SCALE 1" = 30'

PROJECT No 16-8563

FIELD BOOK FB 908, PG.11-15

SHEET **2** OF **6**



**SYMBOL LEGEND**

- ANCHOR
- BACKFLOW PREVENTOR
- YARD DRAIN
- BELL SOUTH MANHOLE
- BUS BENCH
- PEDESTRIAN POLE
- CONCRETE LIGHT POLE
- CONCRETE POWER POLE
- TRAFFIC HANDHOLE
- ELECTRIC HANDHOLE
- ELECTRIC METER
- FOUND PROPERTY CORNER (ID SHOWN ON SURVEY)
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- MISCELLANEOUS SIGN
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- P.B. PLAT BOOK
- PG. PAGE
- RES RESIDENT
- RCP REINFORCE CONCRETE PIPE
- R/W RIGHT-OF-WAY
- S.R. STATE ROAD
- OW ELECTRIC OVERHEAD WIRES

EAST R/W LINE STATE ROAD 9 (I-95) 1317.08' (TOTAL)  
 25' EXISTING O.R.B. 2220, PG. 756, B.C.R. (FOR OPEN DITCH CANAL & PUMPING STATION)

ABANDONED GOLF COURSE - GRASS FIELD

FLOOD ZONE AE(5)

FLOOD ZONE AE(5)

ABANDONED GOLF COURSE - GRASS FIELD

FOLIO NO.: 5142-09-00-0200  
 OWNER: RICHGREENS, LP  
 INSTRUMENT #: 113606729, B.C.R.  
 (AREA = 45.357 ACRES)

FLOOD ZONE AH(4)

FLOOD ZONE AH(4)

DESIGNED DATE	
CHECKED DATE	P.D. 05-10-16
ISSUED FOR DATE	S.M.W. 05-12-16



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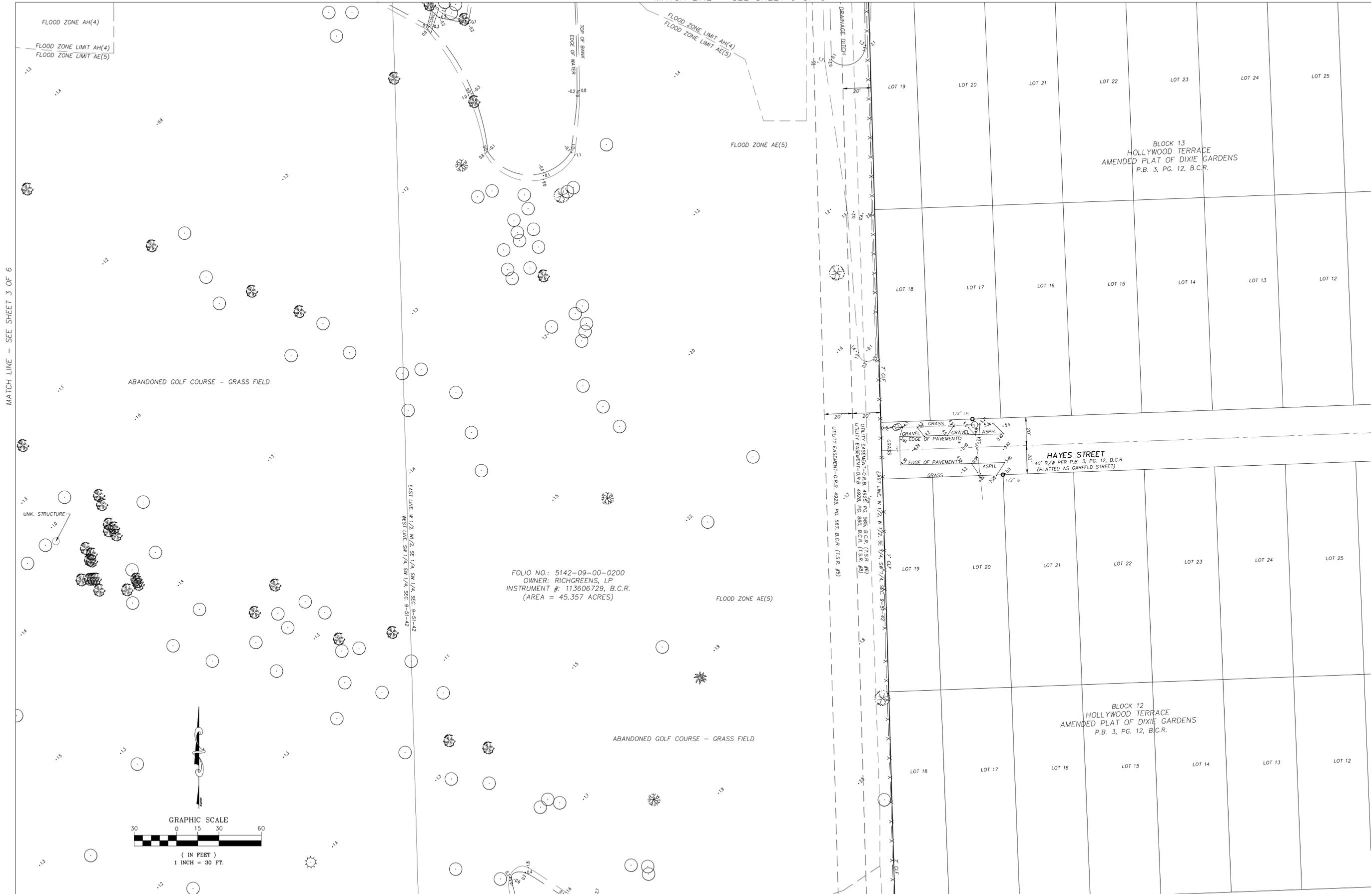
**SUNSET GOLF COURSE**  
**2727 JOHNSON STREET**  
**HOLLYWOOD, FLORIDA**

BOUNDARY & TOPOGRAPHIC SURVEY

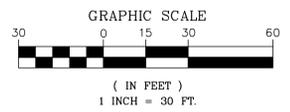
SCALE	1" = 30'
PROJECT No	16-8563
FIELD BOOK	FB 908, PG.11-15

SHEET

MATCH LINE - SEE SHEET 6 OF 6



MATCH LINE - SEE SHEET 2 OF 6



NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

DESIGNED DATE  
CHECKED P.D.  
DATE 05-10-16  
ISSUED FOR S.M.W.  
DATE 05-12-16

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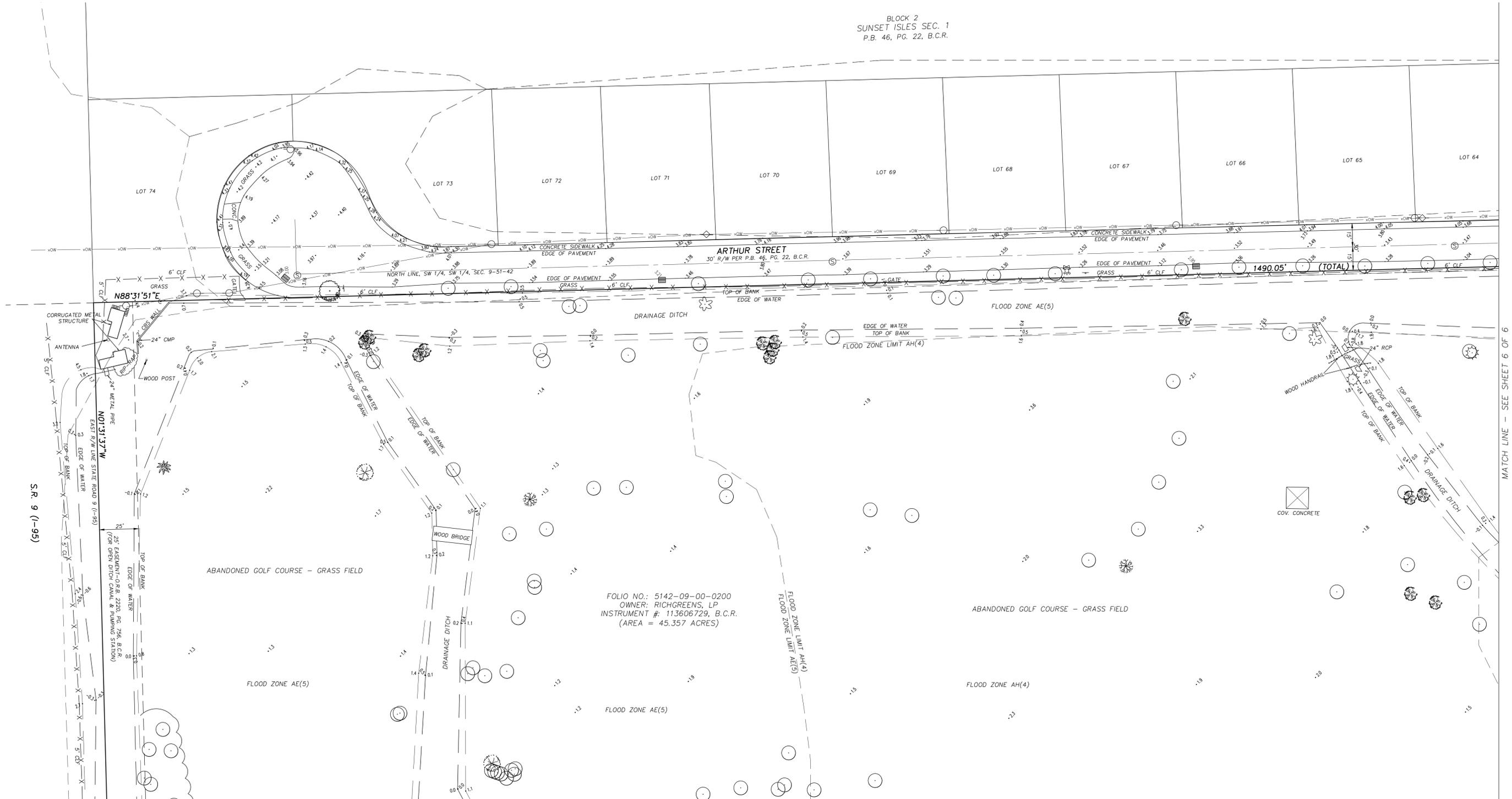
**SUNSET GOLF COURSE**  
2727 JOHNSON STREET  
HOLLYWOOD, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

SCALE 1" = 30'  
PROJECT No 16-8563  
FIELD BOOK FB 908, PG.11-15

SHEET **4**  
6

BLOCK 2  
SUNSET ISLES SEC. 1  
P.B. 46, PG. 22, B.C.R.



MATCH LINE - SEE SHEET 6 OF 6

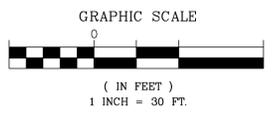
MATCH LINE - SEE SHEET 3 OF 6

**ABBREVIATIONS:**

B.C.R.	BROWARD COUNTY RECORDS	NAVD(88)	NORTH AMERICAN VERTICAL DATUM OF 1988
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK
CATV	CABLE TELEVISION	P.B.	PLAT BOOK
C.L.F.	CHAIN LINK FENCE	PG.	PAGE
(C)	CALCULATED	RES	RESIDENT
COR.	CORNER	RCP	REINFORCE CONCRETE PIPE
D.B.	DEED BOOK	R/W	RIGHT-OF-WAY
(D)	DEED	S.R.	STATE ROAD
FP&L	FLORIDA POWER & LIGHT	—X—X—	ELECTRIC OVERHEAD WIRES
IPC	IRON PIPE & CAP		
IP	IRON PIPE		
LB	LICENSED BUSINESS		
MON	MONUMENT		
NL&D	NAIL & DISK		

**SYMBOL LEGEND**

⬆	ANCHOR	●	STEEL POST/ BOLLARD
⬇	BACKFLOW PREVENTOR	⊕	MISCELLANEOUS SIGN
⊙	YARD DRAIN	⊙	SANITARY MANHOLE
⊙	BELL SOUTH MANHOLE	⊙	FLAG POLE
⊙	BUS BENCH	⊙	STORM MANHOLE
⊙	PEDESTRIAN POLE	⊙	TRAFFIC SIGNAL BOX
⊙	CONCRETE LIGHT POLE	⊙	WATER METER
⊙	CONCRETE POWER POLE	⊙	WATER VALVE
⊙	TRAFFIC HANDHOLE	⊙	WOOD POWER POLE
⊙	ELECTRIC HANDHOLE		
⊙	ELECTRIC METER		
⊙	FOUND PROPERTY CORNER (ID SHOWN ON SURVEY)		
⊙	FIRE HYDRANT		



NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

DESIGNED DATE	
CHECKED DATE	P.D. 05-10-16
ISSUED FOR DATE	S.M.W. 05-12-16

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1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
Phone: 954-921-7781 • Fax: 954-921-8807  
Certificate of Authorization 6791

**SUNSET GOLF COURSE**  
2727 JOHNSON STREET  
HOLLYWOOD, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

SCALE	1" = 30'	SHEET	5
PROJECT No	16-8563		
FIELD BOOK	FB 908, PG.11-15		6

MATCH LINE - SEE SHEET 5 OF 6



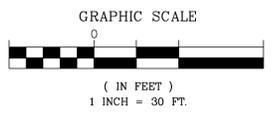
MATCH LINE - SEE SHEET 4 OF 6

**ABBREVIATIONS:**

B.C.R.	BROWARD COUNTY RECORDS	NAVD(88)	NORTH AMERICAN VERTICAL DATUM OF 1988
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C.L.F.	CHAIN LINK FENCE	PG.	PAGE
(C)	CALCULATED	RES	RESIDENT
COR.	CORNER	RCP	REINFORCE CONCRETE PIPE
D.B.	DEED BOOK	R/W	RIGHT-OF-WAY
(D)	DEED	S.R.	STATE ROAD
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	BACKFLOW PREVENTOR		MISCELLANEOUS SIGN
	YARD DRAIN		SANITARY MANHOLE
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	CONCRETE POWER POLE		WATER VALVE
	TRAFFIC HANDHOLE		WOOD POWER POLE
	ELECTRIC HANDHOLE		
	ELECTRIC METER		
	FOUND PROPERTY CORNER (ID SHOWN ON SURVEY)		
	FIRE HYDRANT		



NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

DESIGNED DATE: \_\_\_\_\_

CHECKED DATE: 05-10-16 P.D.

ISSUED FOR DATE: 05-12-16 S.M.W.

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**SUNSET GOLF COURSE**  
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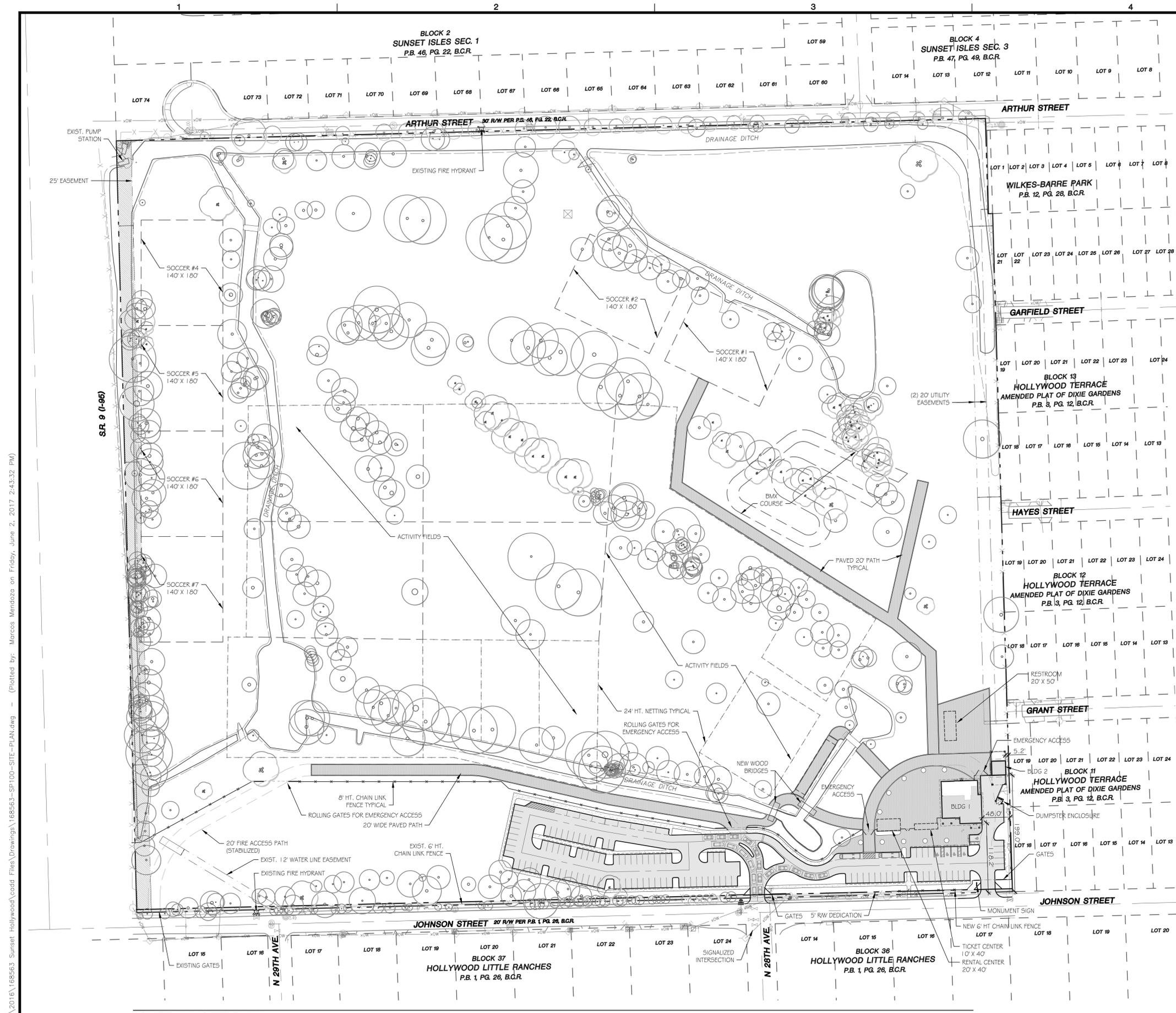
BOUNDARY & TOPOGRAPHIC SURVEY

SCALE 1" = 30'

PROJECT No 16-8563

FIELD BOOK FB 908, PG.11-15

SHEET **6**



OVERALL SITE PLAN

1:80

TABULAR INFORMATION				
Broward County Land Use:	(BCLUP) - COMMERCIAL RECREATION			
Land Use Designation:	OPEN SPACE RECREATION			
Zoning Designation:	(OS) Open Space District			
Note: No proposed changes to Land Use or Zoning designation.				
<b>Building Setbacks:</b>				
Required:	All structures shall provide 50 ft. setback. (4.12-B)			
Provided:	Front	Rear	East	West
Building 1	118.2'	1,128.8'	48.0'	1,384.9'
Building 2	199.0'	1,096.3'	5.2'	1,471.5'
<b>Building Height:</b>				
Building 1	Height 15'-0"			
Building 2	Height 26'-0"			
<b>Gross Property Area:</b>				
	Square Feet	Acres		
R/W Dedication:	-7,506	-0.172		
25' Easement*	-32,803	-0.753		
<b>Net Property Area:</b>	<b>1,935,446</b>	<b>44.432</b>		
* 25' EASEMENT-O.R.B. 2220, PG. 756, B.C.R. for Open Ditch Canal & Pumping Station along East side of property.				
<b>Pervious Area:</b>				
	Square Feet	Acres	% of Net	
	1,640,200	37.654	84.75%	
<b>Impervious Area:</b>				
	Square Feet	Acres	% of Net	
Paved Parking	64,314	1.4764	3.32%	
Conc. Sidewalks	10,663	0.2448	0.55%	
Paver Walk/Plaza	79,918	1.8347	4.13%	
Bridges	962	0.0221	0.05%	
Exist. Canals	133,764	3.0708	6.91%	
Exist. Cov. Asph.	404	0.0093	0.02%	
Monument Sign	8	0.0002	0.00%	
Dumpster Encl.	87	0.0020	0.00%	
Building Footprint	5,126	0.1177	0.26%	
<b>Building Area:</b>				
	Square Feet			
BLDG 1 Existing	5,126			
BLDG 1 Addition	3,038			
BLDG 2 Exist	1,488			
	600			
<b>Parking:</b>				
	Size	Provided		
90 - Degree	10' x 19'	106		
ADA (90 - Degree)	12' x 19'	5		
Parallel	10' x 22'	9		
<b>Total Parking Provided</b>		<b>120</b>		
	Size	Provided		
Loading Spaces	10' x 45'	2		
Note: Maximum foot-candle level at all property lines shall be a maximum of 0.5 if adjacent to residential.				

File Name: P:\Projects\2016\18563\Sunset Hollywood\cadd Files\Drawings\SP100-SITE-PLAN.dwg - (Plotted by: Marcos Mendosa on Friday, June 2, 2017 2:43:32 PM)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS™  
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Certificate of Authorization LC399

**HOLLYWOOD ADVENTURES PARK**  
2727 JOHNSON STREET  
HOLLYWOOD, FLORIDA 33020

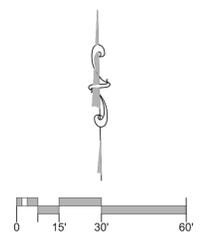
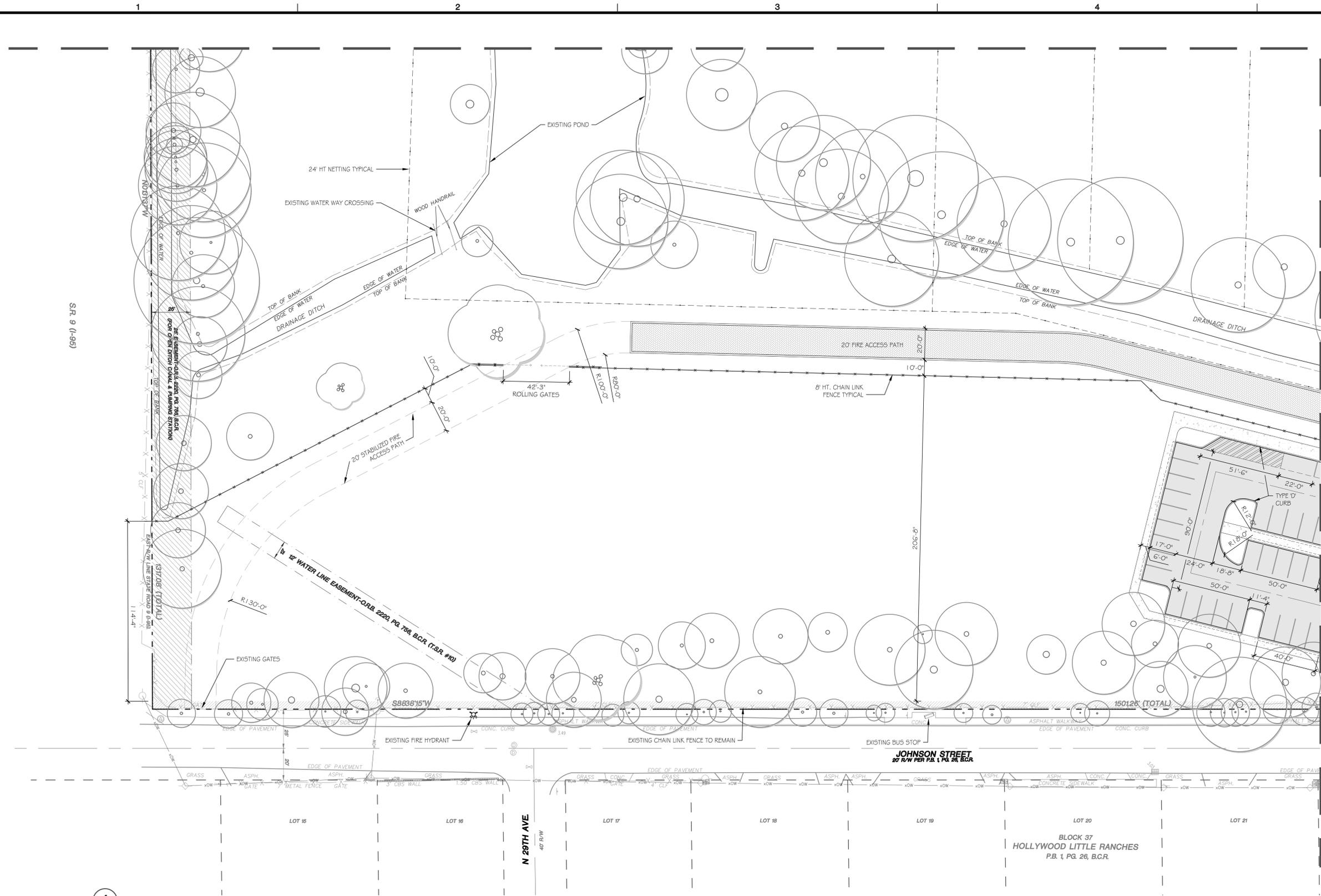
**OVERALL SITE PLAN AND TABULAR INFORMATION**

CITY OF HOLLYWOOD TAC SUBMITTAL  
FOR REVIEW  
TAMMY D. COOK-WOODON, R.L.A.  
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT  
LICENSE NO. 1328  
DATE: JUNE 2, 2017

SCALE  
1" = 80'-0"  
PROJECT No  
16-8563  
SHEET  
**SP-100**



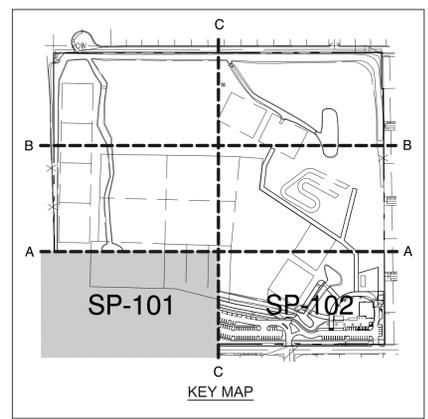
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MATCHLINE C-C (SEE SHEET SP-102)

**1 PARTIAL SITE PLAN ENLARGEMENT**

1:30



CITY OF HOLLYWOOD TAC SUBMITTAL FOR REVIEW

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

**Calvin, Giordano & Associates, Inc.**  
 EXCEPTIONAL SOLUTIONS  
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
 Phone: 954.921.7781 • Fax: 954.921.8907  
 Certificate of Authorization LC399

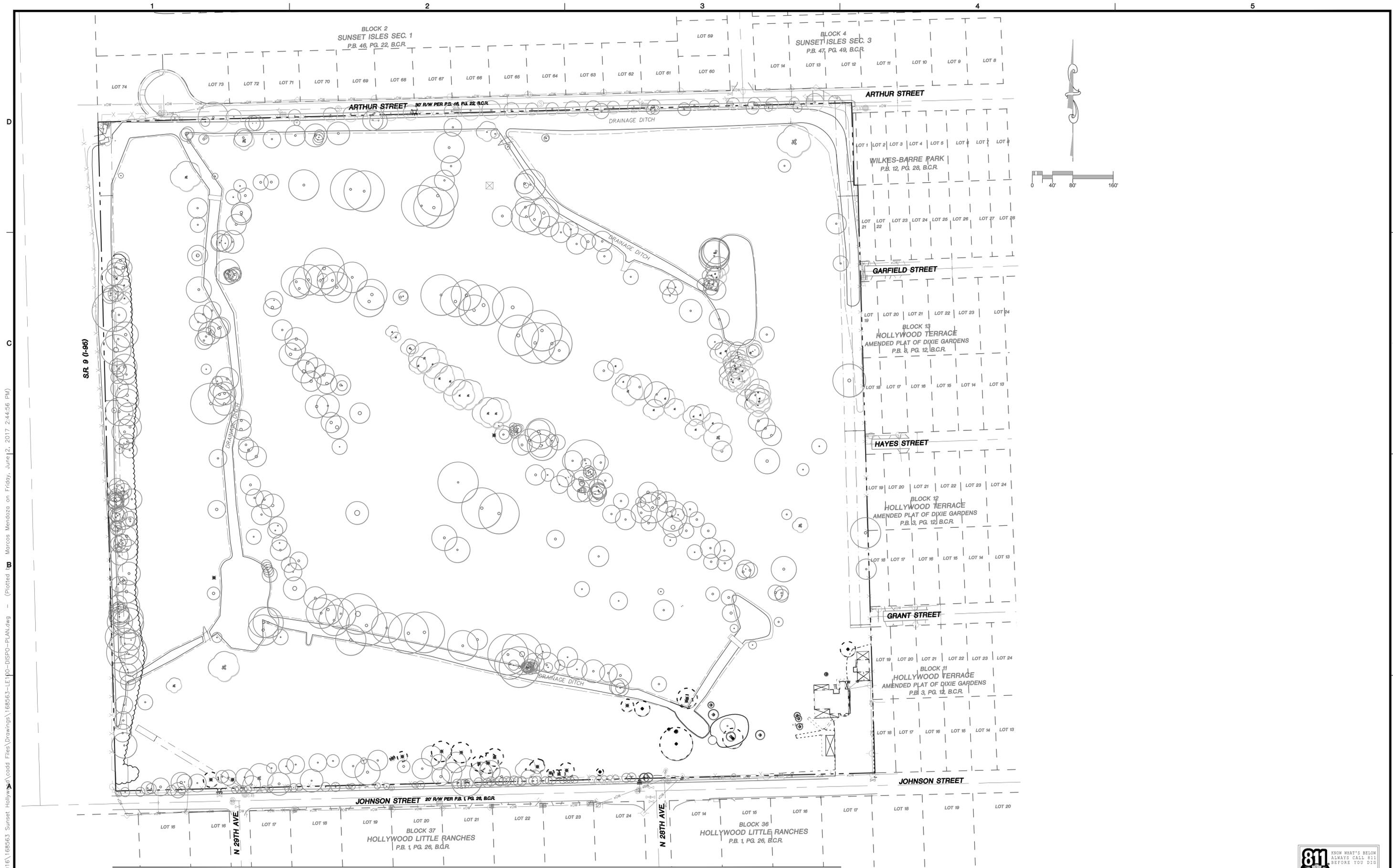
**HOLLYWOOD ADVENTURES PARK**  
 2727 JOHNSON STREET  
 HOLLYWOOD, FLORIDA 33020

**PARTIAL SITE PLAN ENLARGEMENT**

TAMMY D. COOK-WEEDON, R.L.A.  
 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT  
 LICENSE NO. 1328  
 DATE: JUNE 2, 2017

SCALE AS SHOWN  
 PROJECT No 16-8563  
 SHEET **SP-101**





OVERALL DISPOSITION PLAN

1:80

File Name: P:\Projects\2016\168563\_Sunset\_Hollywood\cadd\_Files\Drawings\LE100-DISPO-PLAN.dwg -- (Plotted: Marcos Mendoza on Friday, June 2, 2017 2:44:56 PM)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

**Calvin, Giordano & Associates, Inc.**  
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**HOLLYWOOD ADVENTURES PARK**  
 2727 JOHNSON STREET  
 HOLLYWOOD, FLORIDA 33020

**OVERALL DISPOSITION PLAN**

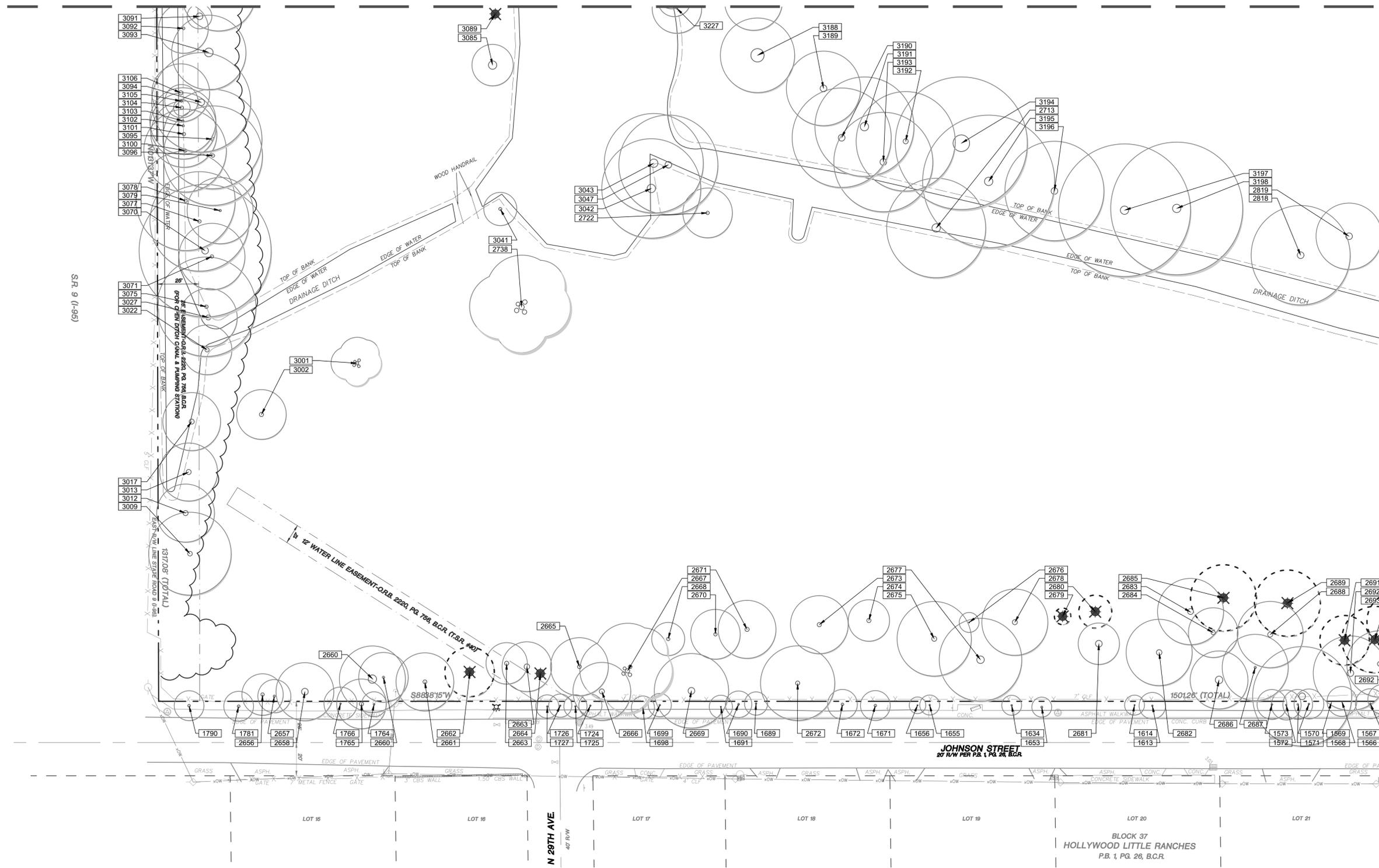
CITY OF HOLLYWOOD TAC SUBMITTAL  
 FOR REVIEW

TAMMY D. COOK-WEEDON, R.L.A.  
 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT  
 LICENSE No. 1328  
 DATE: JUNE 2, 2017

SCALE: AS SHOWN  
 PROJECT No: 16-8563  
 SHEET: **LE-100**



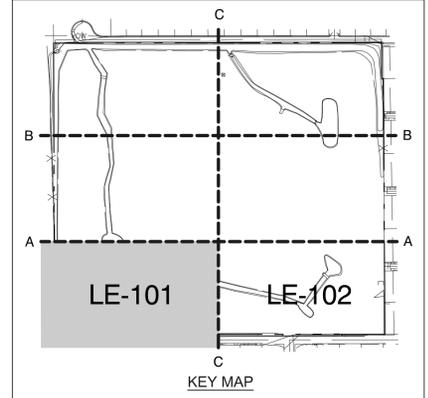
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MATCHLINE C-C (SEE SHEET LE-102)

**LEGEND OF EXISTING PLANT SYMBOLS:**

SYMBOLS				DESCRIPTIONS
SGL.	DB.	TP.	MULTI.	
				EXISTING TREE/PALM TO REMAIN
				EXISTING TREE/PALM TO REMAIN (OUTSIDE PROJECT LIMITS/OFF-SITE)
				EXISTING TREE/PALM TO BE RELOCATED
				EXISTING TREE/PALM TO BE REMOVED
				EXISTING TREE/PALM TO BE REMOVED (NO MITIGATION REQUIRED)
				EXISTING SHRUB/GROUND COVER AREA TO REMAIN
				EXISTING SHRUB/GROUND COVER AREA TO BE REMOVED
				EXISTING PLANT MATERIAL IDENTIFICATION LABEL



**1 PARTIAL DISPOSITION PLAN ENLARGEMENT** 1:30

Calvin, Giordano & Associates, Inc.  
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**HOLLYWOOD ADVENTURES PARK**  
2727 JOHNSON STREET  
HOLLYWOOD, FLORIDA 33020

**PARTIAL DISPOSITION PLAN ENLARGEMENT**

CITY OF HOLLYWOOD TAC SUBMITTAL FOR REVIEW

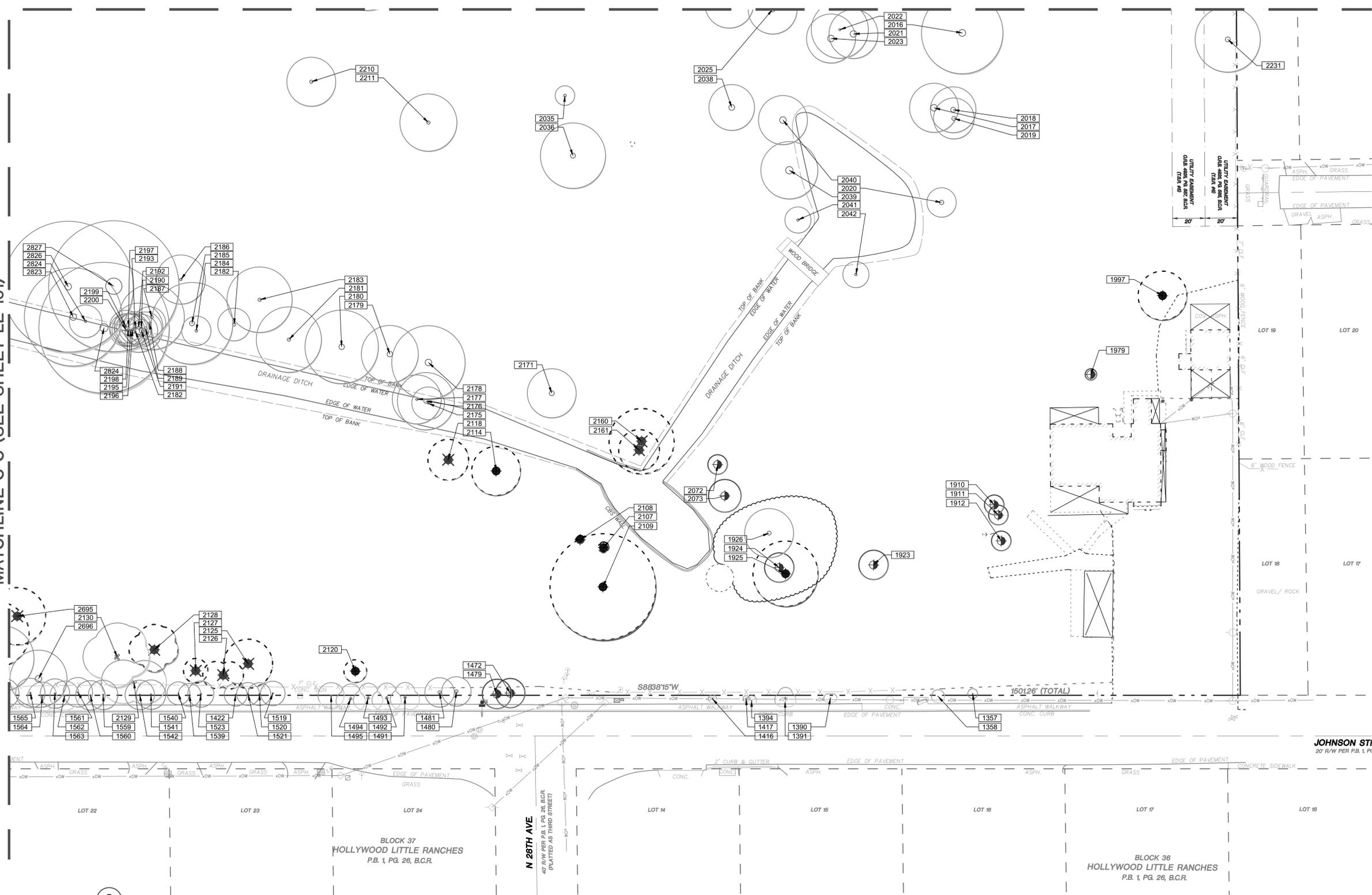
TAMMY D. COOK-WEEEDON, R.L.A.  
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT  
LICENSE NO. 1328  
DATE: JUNE 2, 2017

SCALE AS SHOWN  
PROJECT NO. 16-8563  
SHEET **LE-101**



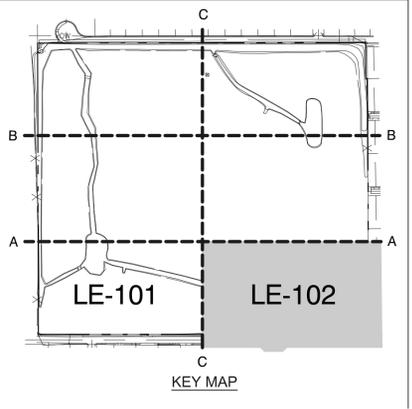
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MATCHLINE C-C (SEE SHEET LE-101)



**LEGEND OF EXISTING PLANT SYMBOLS:**

SYMBOLS				DESCRIPTIONS
SGL.	DB.	TP.	MULTI.	
(Symbol)	(Symbol)	(Symbol)	(Symbol)	EXISTING TREE/PALM TO REMAIN
(Symbol)	(Symbol)	(Symbol)	(Symbol)	EXISTING TREE/PALM TO REMAIN (OUTSIDE PROJECT LIMITS/OFF-SITE)
(Symbol)	(Symbol)	(Symbol)	(Symbol)	EXISTING TREE/PALM TO BE RELOCATED
(Symbol)	(Symbol)	(Symbol)	(Symbol)	EXISTING TREE/PALM TO BE REMOVED
(Symbol)	(Symbol)	(Symbol)	(Symbol)	EXISTING TREE/PALM TO BE REMOVED (NO MITIGATION REQUIRED)
(Symbol)				EXISTING SHRUB/GROUND COVER AREA TO REMAIN
(Symbol)				EXISTING SHRUB/GROUND COVER AREA TO BE REMOVED
(Symbol)				EXISTING PLANT MATERIAL IDENTIFICATION LABEL



**2 PARTIAL DISPOSITION PLAN ENLARGEMENT**

1:30

**JOHNSON ST**  
20' R/W PER P.B. 1, P.

**Calvin, Giordano & Associates, Inc.**  
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**HOLLYWOOD ADVENTURES PARK**  
2727 JOHNSON STREET  
HOLLYWOOD, FLORIDA 33020

**PARTIAL DISPOSITION PLAN ENLARGEMENT**

CITY OF HOLLYWOOD TAC SUBMITTAL  
FOR REVIEW

TAMMY D. COOK-WEEDON, R.L.A.  
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT  
LICENSE No. 1328  
DATE: JUNE 2, 2017

SCALE  
AS SHOWN  
PROJECT No  
16-8563  
SHEET  
**LE-102**



File Name: P:\Projects\2016\18563\_Sunset\_Hollywood\Lead\_Files\Drawings\LE101-DISO-SCHEDULE.dwg - (Plotted by: Marcos Mendez on Friday, June 2, 2017 3:05:55 PM)

Table 1: DISPOSITION SCHEDULE (Columns 1-11). Includes tree no, common name, species, native, dbh, oa ht, spr dia, canopy area, condition, notes, and recommend.

Table 2: DISPOSITION SCHEDULE (Columns 1-11). Includes tree no, common name, species, native, dbh, oa ht, spr dia, canopy area, condition, notes, and recommend.

Table 3: DISPOSITION SCHEDULE (Columns 1-11). Includes tree no, common name, species, native, dbh, oa ht, spr dia, canopy area, condition, notes, and recommend.

CITY OF HOLLYWOOD TAC SUBMITTAL FOR REVIEW

Table 4: Revision table with columns for NO, DATE, REVISION, BY, NO, DATE, REVISION, BY.

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HOLLYWOOD ADVENTURES PARK 2727 JOHNSON STREET HOLLYWOOD, FLORIDA 33020

DISPOSITION SCHEDULE

TAMMY D. COOK-WEEDON, R.L.A. STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT LICENSE No.1328 DATE: JUNE 2, 2017

SCALE AS SHOWN PROJECT No 16-8563 SHEET LE-201

File Name: P:\Projects\2016\18563\_Sunset\_Hollywood\cadd\_Files\Drawings\LE101-DISPO-SCHED.dwg (Plotted by: Marcos Mendoza on Friday, June 2, 2017 3:06:03 PM)

DISPOSITION SCHEDULE										
TREE NO	COMMON NAME	SPECIES	NATIVE	DBH (IN)	OA HT (FT)	SPR DIA (FT)	CANOPY AREA (SQ FT)	CONDITION	NOTES	RECOMMEND :
2666	Melaleuca	Melaleuca quinquenervia		36.0"	50'	35'	962 Sq. Ft.	Fair		Preserve & Protect
2667	Melaleuca	Melaleuca quinquenervia		96.0"	68'	55'	2,376 Sq. Ft.	Poor	Multi-Trunk	Preserve & Protect
2668	Melaleuca	Melaleuca quinquenervia		24.0"	50'	20'	314 Sq. Ft.	Poor		Preserve & Protect
2669	Melaleuca	Melaleuca quinquenervia		48.0"	68'	45'	1,590 Sq. Ft.	Fair/Good		Preserve & Protect
2670	Melaleuca	Melaleuca quinquenervia		28.0"	45'	30'	707 Sq. Ft.	Fair/Poor		Preserve & Protect
2671	Melaleuca	Melaleuca quinquenervia		30.0"	50'	35'	962 Sq. Ft.	Fair		Preserve & Protect
2672	Melaleuca	Melaleuca quinquenervia		30.0"	45'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
2673	Melaleuca	Melaleuca quinquenervia		30.0"	45'	35'	962 Sq. Ft.	Fair	Leaning	Preserve & Protect
2674	Melaleuca	Melaleuca quinquenervia		30.0"	45'	25'	491 Sq. Ft.	Very Poor		Preserve & Protect
2675	Melaleuca	Melaleuca quinquenervia		36.0"	50'	45'	1,590 Sq. Ft.	Fair/Good		Preserve & Protect
2676	Melaleuca	Melaleuca quinquenervia		12.0"	30'	8'	50 Sq. Ft.	Very Poor	DB (6", 6")	Preserve & Protect
2677	Australian Pine	Casuarina species		54.0"	70'	50'	1,963 Sq. Ft.	Good		Preserve & Protect
2678	Melaleuca	Melaleuca quinquenervia		30.0"	50'	40'	1,257 Sq. Ft.	Poor		Preserve & Protect
2679	Melaleuca	Melaleuca quinquenervia		60.0"	15'	10'	79 Sq. Ft.	Dead	Multi-Trunk	Remove (No Mitigation)
2680	Melaleuca	Melaleuca quinquenervia		32.0"	45'	20'	314 Sq. Ft.	Very Poor	Trunk Damage	Remove (No Mitigation)
2681	Australian Pine	Casuarina species		48.0"	60'	25'	491 Sq. Ft.	Very Poor	Trunk Damage	Preserve & Protect
2682	Melaleuca	Melaleuca quinquenervia		40.0"	50'	40'	1,257 Sq. Ft.	Fair/Good		Preserve & Protect
2683	Melaleuca	Melaleuca quinquenervia		40.0"	50'	40'	1,257 Sq. Ft.	Fair/Good		Preserve & Protect
2684	Melaleuca	Melaleuca quinquenervia		30.0"	45'	30'	707 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2685	Melaleuca	Melaleuca quinquenervia		30.0"	50'	40'	1,257 Sq. Ft.	Fair		Remove (No Mitigation)
2686	Melaleuca	Melaleuca quinquenervia		54.0"	55'	35'	962 Sq. Ft.	Fair		Preserve & Protect
2687	Melaleuca	Melaleuca quinquenervia		16.0"	50'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
2688	Australian Pine	Casuarina species		36.0"	55'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
2689	Melaleuca	Melaleuca quinquenervia		36.0"	45'	40'	1,257 Sq. Ft.	Fair		Remove (No Mitigation)
2690	Bischofia			48.0"	60'	60'	2,827 Sq. Ft.	Fair		Preserve & Protect
2691	Melaleuca	Melaleuca quinquenervia		30.0"	40'	30'	707 Sq. Ft.	Fair		Remove (No Mitigation)
2692	Australian Pine	Casuarina species		48.0"	50'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
2693	Australian Pine	Casuarina species		48.0"	50'	40'	1,257 Sq. Ft.	Fair		Remove (No Mitigation)
2694	Melaleuca	Melaleuca quinquenervia		30.0"	40'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
2695	Melaleuca	Melaleuca quinquenervia		30.0"	45'	35'	962 Sq. Ft.	Good		Remove (No Mitigation)
2696	Melaleuca	Melaleuca quinquenervia		48.0"	60'	50'	1,963 Sq. Ft.	Fair		Preserve & Protect
2713	Melaleuca	Melaleuca quinquenervia		60.0"	80'	60'	2,827 Sq. Ft.	Fair		Preserve & Protect
2722	Unknown	T.B.D.		24.0"	30'	30'	707 Sq. Ft.	Fair		Preserve & Protect
2738	Ficus	Ficus spp.		120.0"	80'	60'	2,827 Sq. Ft.	Fair		Preserve & Protect
2745	Melaleuca	Melaleuca quinquenervia		36.0"	45'	30'	707 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2746	Melaleuca	Melaleuca quinquenervia		40.0"	40'	30'	707 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2747	Australian Pine	Casuarina species		42.0"	50'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
2748	Australian Pine	Casuarina species		46.0"	60'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
2749	Melaleuca	Melaleuca quinquenervia		60.0"	60'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2750	Melaleuca	Melaleuca quinquenervia		60.0"	60'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2751	Melaleuca	Melaleuca quinquenervia		60.0"	60'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2752	Melaleuca	Melaleuca quinquenervia		80.0"	60'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2753	Melaleuca	Melaleuca quinquenervia		80.0"	60'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2754	Melaleuca	Melaleuca quinquenervia		80.0"	60'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2755	Unknown	T.B.D.		60.0"	80'	60'	2,827 Sq. Ft.	Fair		Preserve & Protect
2756	Melaleuca	Melaleuca quinquenervia		60.0"	80'	60'	2,827 Sq. Ft.	Fair		Preserve & Protect
2757	Melaleuca	Melaleuca quinquenervia		60.0"	80'	60'	2,827 Sq. Ft.	Fair		Preserve & Protect
2758	Unknown	T.B.D.		48.0"	80'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2759	Royal Palm	Roystonea regia	YES	18.0"	80'	30'	707 Sq. Ft.	Fair		Preserve & Protect
2760	Unknown	T.B.D.		48.0"	60'	30'	707 Sq. Ft.	Fair		Preserve & Protect
2761	Australian Pine	Casuarina species		36.0"	60'	25'	491 Sq. Ft.	Fair		Preserve & Protect
2762	Australian Pine	Casuarina species		40.0"	65'	20'	314 Sq. Ft.	Poor		Preserve & Protect
2763	Melaleuca	Melaleuca quinquenervia		48.0"	65'	35'	962 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2764	Royal Palm	Roystonea regia	YES	24.0"	65'	18'	254 Sq. Ft.	Good		Preserve & Protect
2765	Melaleuca	Melaleuca quinquenervia		48.0"	65'	35'	962 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2766	Melaleuca	Melaleuca quinquenervia		60.0"	80'	60'	2,827 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2767	Melaleuca	Melaleuca quinquenervia		36.0"	80'	60'	2,827 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2768	Melaleuca	Melaleuca quinquenervia		52.0"	80'	60'	2,827 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2769	Melaleuca	Melaleuca quinquenervia		52.0"	80'	60'	2,827 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2770	Melaleuca	Melaleuca quinquenervia		48.0"	80'	60'	2,827 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2771	Melaleuca	Melaleuca quinquenervia		60.0"	80'	60'	2,827 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2772	Melaleuca	Melaleuca quinquenervia		60.0"	80'	60'	2,827 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2773	Melaleuca	Melaleuca quinquenervia		60.0"	80'	60'	2,827 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2774	Gumbo Limbo	Bursera simaruba	YES	12.0"	35'	20'	314 Sq. Ft.	Fair	DB (6", 6")	Preserve & Protect
2775	Melaleuca	Melaleuca quinquenervia		36.0"	30'	0'		Dead	Fallen over	Remove (No Mitigation)
2776	Strangler Fig	Ficus aurea	YES	30.0"	55'	35'	962 Sq. Ft.	Fair		Preserve & Protect
2777	Australian Pine	Casuarina species		6.0"	25'	20'	314 Sq. Ft.	Fair		Preserve & Protect
2778	Australian Pine	Casuarina species		72.0"	60'	30'	707 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2779	Australian Pine	Casuarina species		30.0"	45'	15'	177 Sq. Ft.	Fair		Preserve & Protect
2780	Australian Pine	Casuarina species		10.0"	45'	15'	177 Sq. Ft.	Fair		Preserve & Protect
2781	Australian Pine	Casuarina species		10.0"	45'	15'	177 Sq. Ft.	Fair		Preserve & Protect

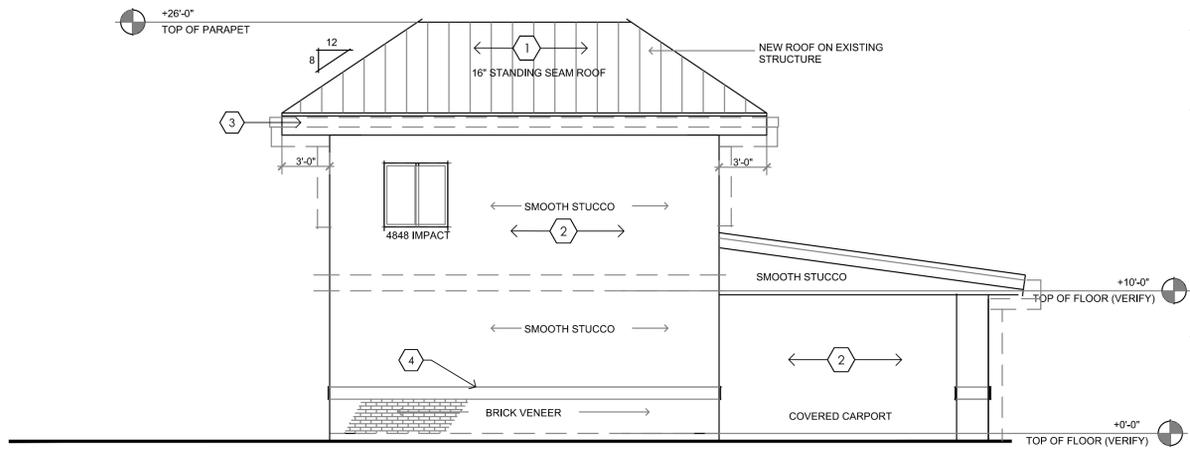
DISPOSITION SCHEDULE										
TREE NO	COMMON NAME	SPECIES	NATIVE	DBH (IN)	OA HT (FT)	SPR DIA (FT)	CANOPY AREA (SQ FT)	CONDITION	NOTES	RECOMMEND :
2782	Australian Pine	Casuarina species		10.0"	45'	15'	177 Sq. Ft.	Fair		Preserve & Protect
2783	Australian Pine	Casuarina species		10.0"	45'	15'	177 Sq. Ft.	Fair		Preserve & Protect
2784	Australian Pine	Casuarina species		10.0"	45'	15'	177 Sq. Ft.	Fair		Preserve & Protect
2785	Melaleuca	Melaleuca quinquenervia		48.0"	55'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
2786	Melaleuca	Melaleuca quinquenervia		48.0"	55'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
2787	Melaleuca	Melaleuca quinquenervia		60.0"	60'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
2788	Brazilian Pepper	Schinus terebinthifolia		14.0"	40'	60'	2,827 Sq. Ft.	Fair		Preserve & Protect
2789	Melaleuca	Melaleuca quinquenervia		60.0"	55'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
2790	Brazilian Pepper	Schinus terebinthifolia		14.0"	40'	60'	2,827 Sq. Ft.	Fair		Preserve & Protect
2791	Australian Pine	Casuarina species		24.0"	65'	25'	491 Sq. Ft.	Fair		Preserve & Protect
2792	Australian Pine	Casuarina species		14.0"	60'	30'	707 Sq. Ft.	Fair		Preserve & Protect
2793	Melaleuca	Melaleuca quinquenervia		48.0"	60'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
2794	Australian Pine	Casuarina species		24.0"	65'	25'	491 Sq. Ft.	Fair		Preserve & Protect
2795	Melaleuca	Melaleuca quinquenervia		24.0"	40'	35'	962 Sq. Ft.	Fair/Poor		Preserve & Protect
2796	Melaleuca	Melaleuca quinquenervia		24.0"	40'	35'	962 Sq. Ft.	Fair/Poor		Preserve & Protect
2797	Melaleuca	Melaleuca quinquenervia		36.0"	55'	40'	1,257 Sq. Ft.	Fair/Poor		Preserve & Protect
2798	Australian Pine	Casuarina species		36.0"	65'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2799	Australian Pine	Casuarina species		10.0"	20'	10'	79 Sq. Ft.	Fair		Preserve & Protect
2800	Australian Pine	Casuarina species		14.0"	55'	20'	314 Sq. Ft.	Fair		Preserve & Protect
2801	Australian Pine	Casuarina species		14.0"	55'	20'	314 Sq. Ft.	Fair		Preserve & Protect
2802	Australian Pine	Casuarina species		14.0"	55'	20'	314 Sq. Ft.	Fair		Preserve & Protect
2803	Australian Pine	Casuarina species		14.0"	55'	20'	314 Sq. Ft.	Fair		Preserve & Protect
2804	Australian Pine	Casuarina species		44.0"	70'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
2805	Australian Pine	Casuarina species		6.0"	15'	10'	79 Sq. Ft.	Fair		Preserve & Protect
2806	Australian Pine	Casuarina species		6.0"	15'	10'	79 Sq. Ft.	Fair		Preserve & Protect
2807	Australian Pine	Casuarina species		6.0"	15'	10'	79 Sq. Ft.	Fair		Preserve & Protect
2808	Australian Pine	Casuarina species		48.0"	65'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
2809	Australian Pine	Casuarina species		6.0"	25'	10'	79 Sq. Ft.	Fair		Preserve & Protect
2810	Australian Pine	Casuarina species		6.0"	25'	10'	79 Sq. Ft.	Fair		Preserve & Protect
2811	Australian Pine	Casuarina species		6.0"	25'	10'	79 Sq. Ft.	Fair		Preserve & Protect
2812	Australian Pine	Casuarina species		14.0"	40'	30'	707 Sq. Ft.	Fair		Preserve & Protect
2813	Melaleuca	Melaleuca quinquenervia		60.0"	80'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2814	Melaleuca	Melaleuca quinquenervia		60.0"	80'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2815	Melaleuca	Melaleuca quinquenervia		36.0"	80'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2816	Australian Pine	Casuarina species		36.0"	40'	50'	1,963 Sq. Ft.	Fair		Preserve & Protect
2817	Melaleuca	Melaleuca quinquenervia		48.0"	60'	50'	1,963 Sq. Ft.	Fair		Preserve & Protect
2818	Bischofia			48.0"	60'	60'	2,827 Sq. Ft.	Fair		Preserve & Protect
2819	Melaleuca	Melaleuca quinquenervia		48.0"	60'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
2823	Melaleuca	Melaleuca quinquenervia		48.0"	80'	60'	2,827 Sq. Ft.	Fair		Preserve & Protect
2824	Australian Pine	Casuarina species		18.0"	60'	20'	314 Sq. Ft.	Fair		Preserve & Protect
2825	Australian Pine	Casuarina species		60.0"	80'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2826	Melaleuca	Melaleuca quinquenervia		48.0"	60'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2827	Australian Pine	Casuarina species		120.0"	100'	80'	5,027 Sq. Ft.	Fair		Preserve & Protect
2836	Australian Pine	Casuarina species		48.0"	60'	60'	2,827 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2837	Melaleuca	Melaleuca quinquenervia		36.0"	60'	40'	1,257 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2838	Melaleuca	Melaleuca quinquenervia		42.0"	40'	45'	1,590 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2839	Melaleuca	Melaleuca quinquenervia		42.0"	50'	40'	1,257 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2840	Melaleuca	Melaleuca quinquenervia		48.0"	50'	45'	1,590 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2841	Melaleuca	Melaleuca quinquenervia		46.0"	45'	40'	1,257 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2842	Melaleuca	Melaleuca quinquenervia		42.0"	45'	40'	1,257 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2843	Melaleuca	Melaleuca quinquenervia		42.0"	45'	40'	1,257 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2844	Melaleuca	Melaleuca quinquenervia		48.0"	45'	45'	1,590 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2845	Melaleuca	Melaleuca quinquenervia		36.0"	50'	40'	1,257 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2846	Melaleuca	Melaleuca quinquenervia		24.0"	30'	30'	707 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2847	Melaleuca	Melaleuca quinquenervia		36.0"	45'	40'	1,257 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
2848	Bishopwood	Bischofia javanica		24.0"	30'	30'	707 Sq. Ft.	Fair		Preserve & Protect
2849	Melaleuca	Melaleuca quinquenervia		50.						

File Name: P:\Projects\2016\18563\_Sunset\_Hollywood\cadd\_Files\Drawings\LE101-DISPO-SCHED.dwg - (Plotted by: Marcos Mendoza on Friday, June 2, 2017 3:06:07 PM)

DISPOSITION SCHEDULE										
TREE NO	COMMON NAME	SPECIES	NATIVE	DBH (IN)	OA HT (FT)	SPR DIA (FT)	CANOPY AREA (SQ FT)	CONDITION	NOTES	RECOMMEND :
3149	Melaleuca	Melaleuca quinquenervia		24.0"	40'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3150	Melaleuca	Melaleuca quinquenervia		24.0"	40'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3151	Melaleuca	Melaleuca quinquenervia		22.0"	40'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3154	Melaleuca	Melaleuca quinquenervia		60.0"	45'	35'	962 Sq. Ft.	Fair/Poor		Preserve & Protect
3158	Melaleuca	Melaleuca quinquenervia		36.0"	55'	35'	962 Sq. Ft.	Poor		Preserve & Protect
3159	Melaleuca	Melaleuca quinquenervia		36.0"	80'	40'	1,257 Sq. Ft.			Preserve & Protect
3160	Royal Palm	Roystonea regia	YES	18.0"	40'	18'	254 Sq. Ft.	Fair		Preserve & Protect
3161	Melaleuca	Melaleuca quinquenervia		24.0"	30'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3162	Australian Pine	Casuarina species		24.0"	45'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3163	Australian Pine	Casuarina species		20.0"	40'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3164	Australian Pine	Casuarina species		20.0"	40'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3165	Australian Pine	Casuarina species		20.0"	45'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3166	Australian Pine	Casuarina species		14.0"	40'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3167	Australian Pine	Casuarina species		14.0"	35'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3168	Australian Pine	Casuarina species		14.0"	35'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3172	Australian Pine	Casuarina species		36.0"	40'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3173	Melaleuca	Melaleuca quinquenervia		28.0"	48'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3174	Melaleuca	Melaleuca quinquenervia		28.0"	50'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3175	Australian Pine	Casuarina species		24.0"	45'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3187	Melaleuca	Melaleuca quinquenervia		24.0"	65'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3188	Melaleuca	Melaleuca quinquenervia		96.0"	65'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3189	Melaleuca	Melaleuca quinquenervia		48.0"	65'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3190	Melaleuca	Melaleuca quinquenervia		48.0"	80'	60'	2,827 Sq. Ft.			Preserve & Protect
3191	Melaleuca	Melaleuca quinquenervia		60.0"	80'	60'	2,827 Sq. Ft.			Preserve & Protect
3192	Melaleuca	Melaleuca quinquenervia		36.0"	80'	60'	2,827 Sq. Ft.			Preserve & Protect
3193	Melaleuca	Melaleuca quinquenervia		48.0"	60'	60'	2,827 Sq. Ft.			Preserve & Protect
3194	Melaleuca	Melaleuca quinquenervia		120.0"	60'	80'	5,027 Sq. Ft.			Preserve & Protect
3195	Melaleuca	Melaleuca quinquenervia		60.0"	80'	80'	5,027 Sq. Ft.			Preserve & Protect
3196	Melaleuca	Melaleuca quinquenervia		48.0"	60'	60'	2,827 Sq. Ft.			Preserve & Protect
3197	Melaleuca	Melaleuca quinquenervia		60.0"	80'	80'	5,027 Sq. Ft.			Preserve & Protect
3198	Melaleuca	Melaleuca quinquenervia		60.0"	100'	80'	5,027 Sq. Ft.			Preserve & Protect
3204	Melaleuca	Melaleuca quinquenervia		120.0"	65'	45'	1,590 Sq. Ft.	Fair/Good	Multi-Trunk	Preserve & Protect
3225	Melaleuca	Melaleuca quinquenervia		48.0"	55'	35'	962 Sq. Ft.	Fair	DB (24", 24")	Preserve & Protect
3226	Strangler Fig	Ficus aurea	YES	32.0"	55'	30'	707 Sq. Ft.	Fair	On Aust. Pine	Preserve & Protect
3227	Australian Pine	Casuarina species		12.0"	50'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3228	Australian Pine	Casuarina species		18.0"	50'	20'	314 Sq. Ft.	Fair		Preserve & Protect
3229	Australian Pine	Casuarina species		18.0"	55'	20'	314 Sq. Ft.	Fair		Preserve & Protect
3230	Australian Pine	Casuarina species		20.0"	60'	20'	314 Sq. Ft.	Fair		Preserve & Protect
3231	Australian Pine	Casuarina species		14.0"	55'	20'	314 Sq. Ft.	Fair		Preserve & Protect
3244	Melaleuca	Melaleuca quinquenervia		28.0"	55'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3245	Australian Pine	Casuarina species		40.0"	70'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3246	Melaleuca	Melaleuca quinquenervia		24.0"	55'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3247	Melaleuca	Melaleuca quinquenervia		24.0"	60'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3248	Melaleuca	Melaleuca quinquenervia		24.0"	60'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3249	Melaleuca	Melaleuca quinquenervia		36.0"	65'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3250	Melaleuca	Melaleuca quinquenervia		60.0"	65'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3251	Melaleuca	Melaleuca quinquenervia		36.0"	55'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3252	Melaleuca	Melaleuca quinquenervia		36.0"	55'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3253	Melaleuca	Melaleuca quinquenervia		48.0"	60'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3266	Royal Palm	Roystonea regia	YES	10.0"	20'	10'	79 Sq. Ft.			Preserve & Protect
3267	Black Olive	Bucida buceras		8.0"	35'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3268	Black Olive	Bucida buceras		8.0"	30'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3272	Melaleuca	Melaleuca quinquenervia		96.0"	60'	40'	1,257 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
3276	Christmas Palm	Veitchia merrillii		6.0"	15'	6'	28 Sq. Ft.	Fair		Preserve & Protect
3277	Melaleuca	Melaleuca quinquenervia		8.0"	35'	6'	28 Sq. Ft.	Poor		Preserve & Protect
3278B	Royal Palm	Roystonea regia	YES	22.0"	60'	18'	254 Sq. Ft.	Good	On bank of ditch	Preserve & Protect
3281	Australian Pine	Casuarina species		36.0"	55'	25'	491 Sq. Ft.	Fair		Preserve & Protect
3282	Australian Pine	Casuarina species		48.0"	55'	25'	491 Sq. Ft.	Poor	Multi-Trunk	Preserve & Protect
3294	Melaleuca	Melaleuca quinquenervia		48.0"	50'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3295	Melaleuca	Melaleuca quinquenervia		60.0"	50'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3296	Melaleuca	Melaleuca quinquenervia		36.0"	50'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3297	Weeping Fig	Ficus benjamina		72.0"	35'	60'	2,827 Sq. Ft.	Fair	Multi-Trunk	Canopy Prune
3298B	Bishopwood	Bischofia javanica		36.0"	35'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3299B	Melaleuca	Melaleuca quinquenervia		30.0"	35'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3369	Melaleuca	Melaleuca quinquenervia		60.0"	80'	60'	2,827 Sq. Ft.			Preserve & Protect
3370	Melaleuca	Melaleuca quinquenervia		48.0"	60'	60'	2,827 Sq. Ft.			Preserve & Protect
3371	Australian Pine	Casuarina species		60.0"	40'	60'	2,827 Sq. Ft.			Preserve & Protect
3372	Ficus	Ficus spp.		60.0"	60'	60'	2,827 Sq. Ft.			Preserve & Protect
3373	Melaleuca	Melaleuca quinquenervia		48.0"	100'	60'	2,827 Sq. Ft.			Preserve & Protect
3374	Melaleuca	Melaleuca quinquenervia		72.0"	80'	80'	5,027 Sq. Ft.			Preserve & Protect
3375	Melaleuca	Melaleuca quinquenervia		48.0"	80'	60'	2,827 Sq. Ft.			Preserve & Protect
3376	Australian Pine	Casuarina species		24.0"	50'	20'	314 Sq. Ft.	Fair	Multi-Trunk	Preserve & Protect
3377	Melaleuca	Melaleuca quinquenervia		48.0"	60'	60'	2,827 Sq. Ft.			Preserve & Protect
3378	Melaleuca	Melaleuca quinquenervia		48.0"	60'	60'	2,827 Sq. Ft.			Preserve & Protect
3379	Australian Pine	Casuarina species		48.0"	100'	40'	1,257 Sq. Ft.			Preserve & Protect

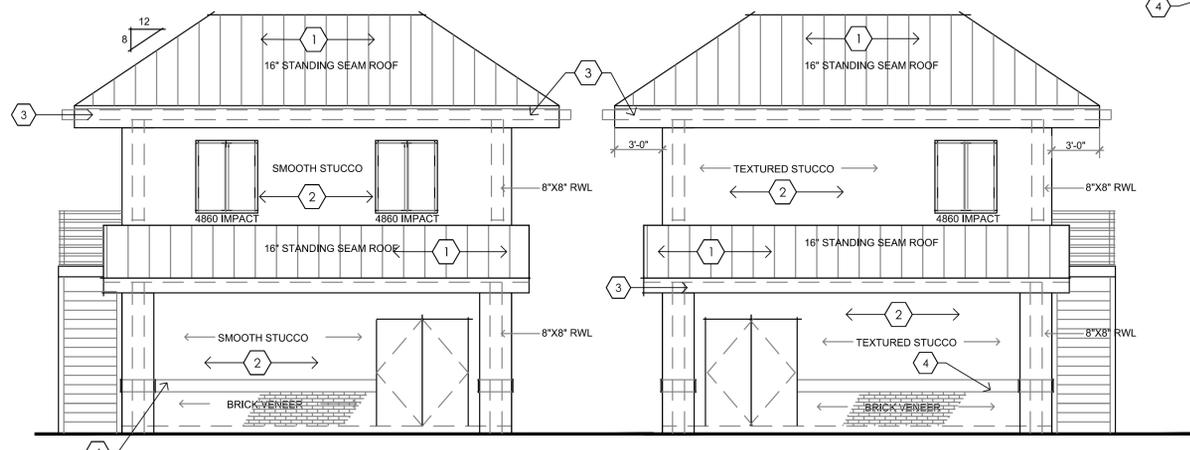
DISPOSITION SCHEDULE										
TREE NO	COMMON NAME	SPECIES	NATIVE	DBH (IN)	OA HT (FT)	SPR DIA (FT)	CANOPY AREA (SQ FT)	CONDITION	NOTES	RECOMMEND :
3380	Melaleuca	Melaleuca quinquenervia		14.0"	45'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3381	Melaleuca	Melaleuca quinquenervia		60.0"	50'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3382	Melaleuca	Melaleuca quinquenervia		14.0"	50'	25'	491 Sq. Ft.	Fair		Preserve & Protect
3383	Melaleuca	Melaleuca quinquenervia		14.0"	50'	25'	491 Sq. Ft.	Fair		Preserve & Protect
3384	Melaleuca	Melaleuca quinquenervia		14.0"	50'	25'	491 Sq. Ft.	Fair		Preserve & Protect
3385	Melaleuca	Melaleuca quinquenervia		14.0"	50'	25'	491 Sq. Ft.	Fair		Preserve & Protect
3386	Melaleuca	Melaleuca quinquenervia		14.0"	50'	25'	491 Sq. Ft.	Fair		Preserve & Protect
3387	Melaleuca	Melaleuca quinquenervia		10.0"	20'	18'	254 Sq. Ft.	Fair		Preserve & Protect
3388	Melaleuca	Melaleuca quinquenervia		10.0"	20'	18'	254 Sq. Ft.	Fair		Preserve & Protect
3389	Melaleuca	Melaleuca quinquenervia		10.0"	20'	15'	177 Sq. Ft.	Fair		Preserve & Protect
3390	Ficus	Ficus spp.		96.0"	50'	50'	1,963 Sq. Ft.	Fair/Poor	Fallen over	Preserve & Protect
3391	Melaleuca	Melaleuca quinquenervia		36.0"	50'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3392	Melaleuca	Melaleuca quinquenervia		14.0"	45'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3393	Melaleuca	Melaleuca quinquenervia		24.0"	40'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3394	Melaleuca	Melaleuca quinquenervia		18.0"	45'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3410	Melaleuca	Melaleuca quinquenervia		60.0"	60'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3411	Melaleuca	Melaleuca quinquenervia		48.0"	55'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3412	Melaleuca	Melaleuca quinquenervia		40.0"	60'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3413	Melaleuca	Melaleuca quinquenervia		60.0"	65'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3414	Melaleuca	Melaleuca quinquenervia		48.0"	60'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3415	Melaleuca	Melaleuca quinquenervia		36.0"	55'	40'	1,257 Sq. Ft.	Fair/Poor		Preserve & Protect
3416	Melaleuca	Melaleuca quinquenervia		60.0"	60'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3417	Melaleuca	Melaleuca quinquenervia		60.0"	65'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3418	Melaleuca	Melaleuca quinquenervia		36.0"	55'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3419	Melaleuca	Melaleuca quinquenervia		60.0"	60'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3420	Melaleuca	Melaleuca quinquenervia		80.0"	60'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3421	Melaleuca	Melaleuca quinquenervia		36.0"	65'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3422	Melaleuca	Melaleuca quinquenervia		60.0"	55'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3423	Melaleuca	Melaleuca quinquenervia		60.0"	55'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3424	Melaleuca	Melaleuca quinquenervia		60.0"	60'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3425	Melaleuca	Melaleuca quinquenervia		48.0"	55'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3426	Melaleuca	Melaleuca quinquenervia		18.0"	40'	20'	314 Sq. Ft.	Fair		Preserve & Protect
3427	Melaleuca	Melaleuca quinquenervia		36.0"	50'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3428	Melaleuca	Melaleuca quinquenervia		60.0"	55'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3429	Melaleuca	Melaleuca quinquenervia		60.0"	60'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3430	Melaleuca	Melaleuca quinquenervia		80.0"	60'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3431	Melaleuca	Melaleuca quinquenervia		80.0"	65'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3438	Melaleuca	Melaleuca quinquenervia		18.0"	50'	30'	707 Sq. Ft.	Fair		Preserve & Protect
3453	Bischofia	Melaleuca quinquenervia		60.0"	80'	80'	5,027 Sq. Ft.			Preserve & Protect
3454	Melaleuca	Melaleuca quinquenervia		48.0"	55'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3455	Melaleuca	Melaleuca quinquenervia		48.0"	65'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3456	Melaleuca	Melaleuca quinquenervia		48.0"	60'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3457	Melaleuca	Melaleuca quinquenervia		48.0"	60'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3458	Melaleuca	Melaleuca quinquenervia		48.0"	60'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3459	Melaleuca	Melaleuca quinquenervia		18.0"	40'	20'	314 Sq. Ft.	Fair		Preserve & Protect
3460	Melaleuca	Melaleuca quinquenervia		18.0"	40'	20'	314 Sq. Ft.	Fair		Preserve & Protect
3464	Melaleuca	Melaleuca quinquenervia		60.0"	50'	45'	1,590 Sq. Ft.	Fair		Preserve & Protect
3465	Melaleuca	Melaleuca quinquenervia		48.0"	55'	40'	1,257 Sq. Ft.	Fair		Preserve & Protect
3466	Melaleuca	Melaleuca quinquenervia		48.0"	55'	40'	1,257 Sq. Ft.	Very Poor	Leaning	Preserve & Protect
3467	Royal Palm	Roystonea regia	YES	18.0"	65'	18'	254 Sq. Ft.	Good		Preserve & Protect
3468	Melaleuca	Melaleuca quinquenervia		36.0"	60'	35'	962 Sq. Ft.	Fair		Preserve & Protect
3469	Melaleuca	Melaleuca quinquenervia		36.0"	60'	35'	962 Sq. Ft.	Fair		





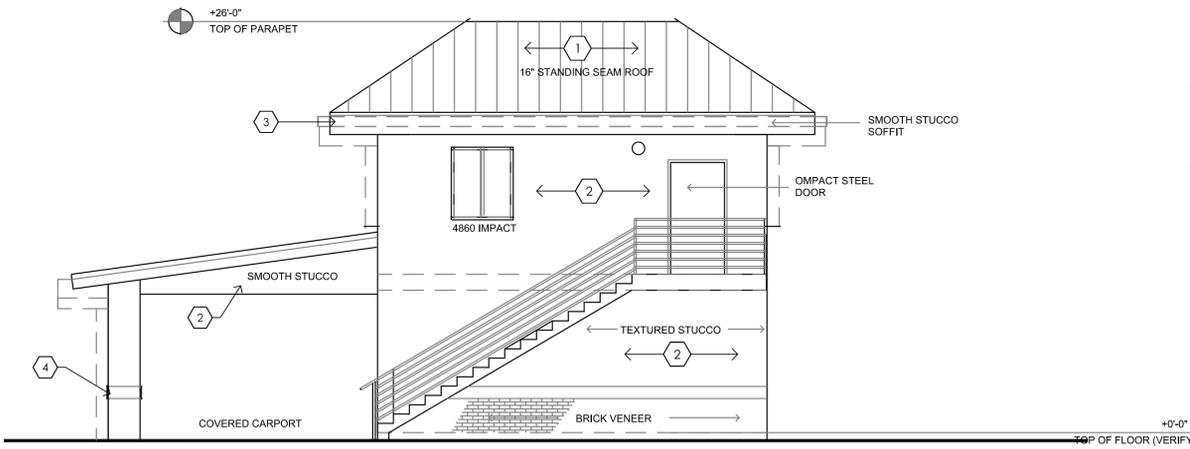
**1 EAST ELEVATION BUILDING 2**  
SCALE: 3/16" = 1'-0"

- FINISH LEGEND**
- 1 SHERWIN WILLIAMS : AQUASTONE SW 9043
  - 2 SHERWIN WILLIAMS : HONIED WHITE SW 7106
  - 3 SHERWIN WILLIAMS : CARNIVAL SW 6892
  - 4 SHERWIN WILLIAMS : HIGH REFLECTIVE WHITE SW 7757

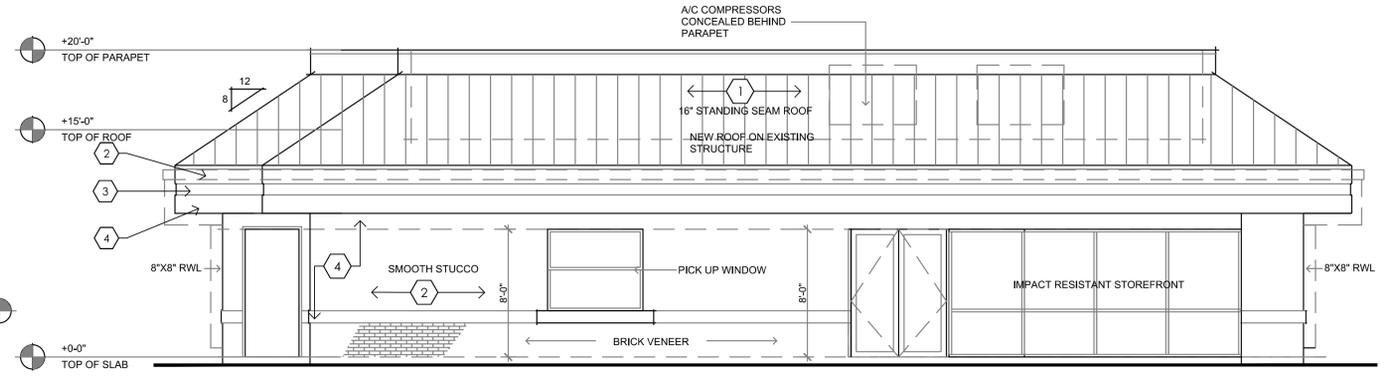


**2 SOUTH ELEVATION BLDG. 2**  
SCALE: 3/16" = 1'-0"

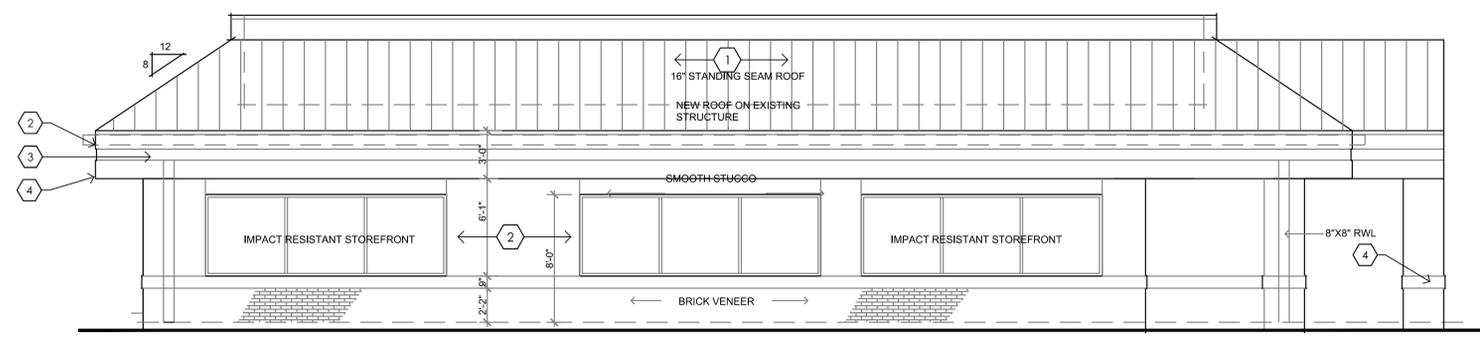
**3 NORTH ELEVATION BLDG. 2**  
SCALE: 3/16" = 1'-0"



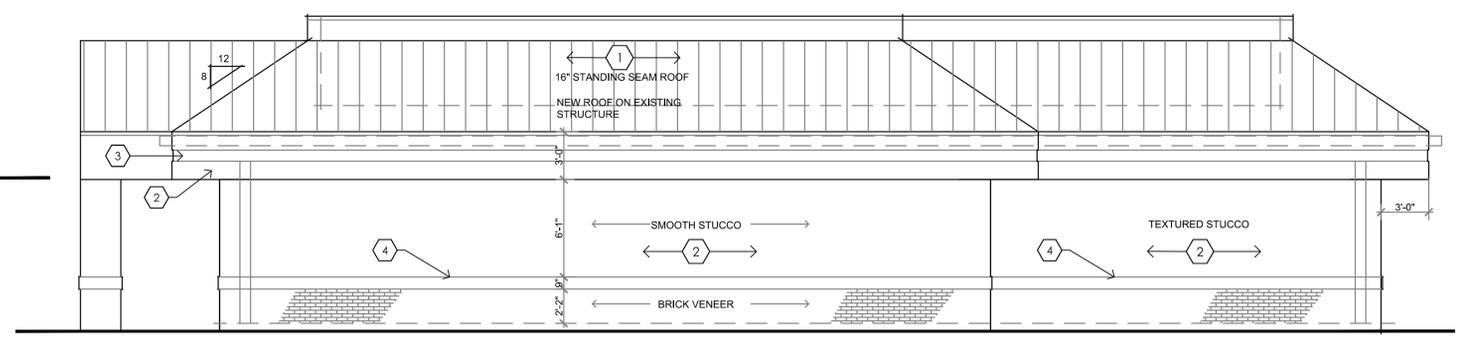
**4 WEST ELEVATION BUILDING 2**  
SCALE: 3/16" = 1'-0"



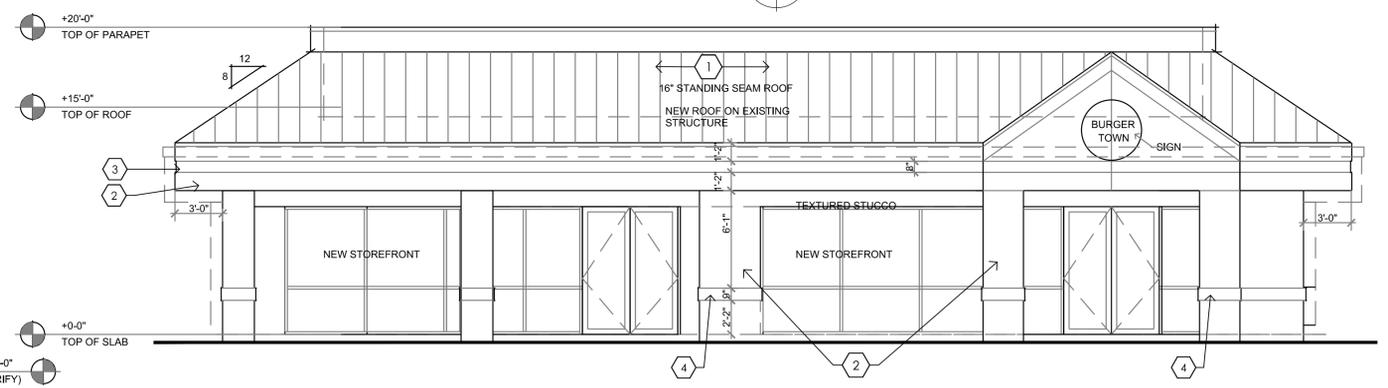
**5 NORTH ELEVATION BUILDING 1**  
SCALE: 3/16" = 1'-0"



**6 WEST ELEVATION BUILDING 1**  
SCALE: 3/16" = 1'-0"



**7 EAST ELEVATION BUILDING 1**  
SCALE: 3/16" = 1'-0"



**8 SOUTH ELEVATION BUILDING 1**  
SCALE: 3/16" = 1'-0"



AA228001731  
WILLIAM J. GALLO FL AR0008440

BRIAN P. HERBERT FL AR0015474

**HOLLYWOOD ADVENTURE PARK**

**HOLLYWOOD FLORIDA**  
(OWNER)

COMPANY NAME (REVISIONS)		
No.	Description	Date

PROJECT STATUS  
T.A.C REVIEW

DATE  
2017-02-6

PROJECT NUMBER  
46-2017

SCALE  
AS SHOWN

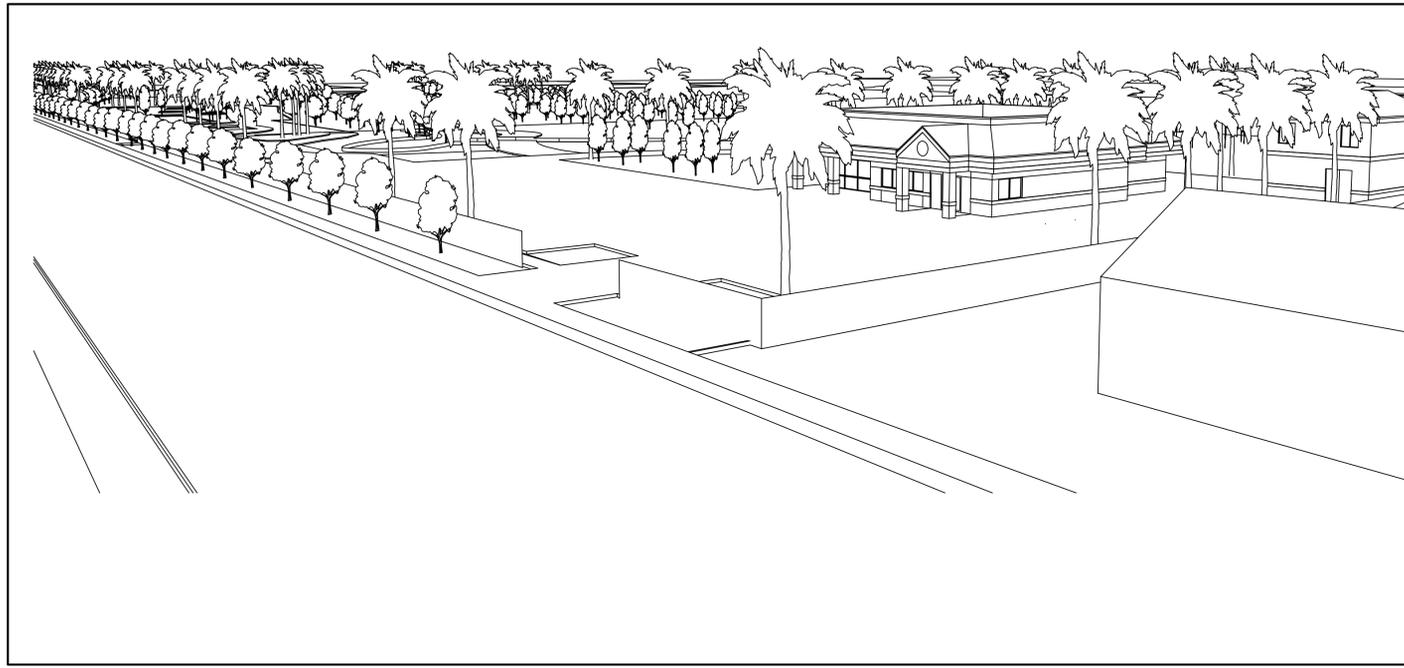
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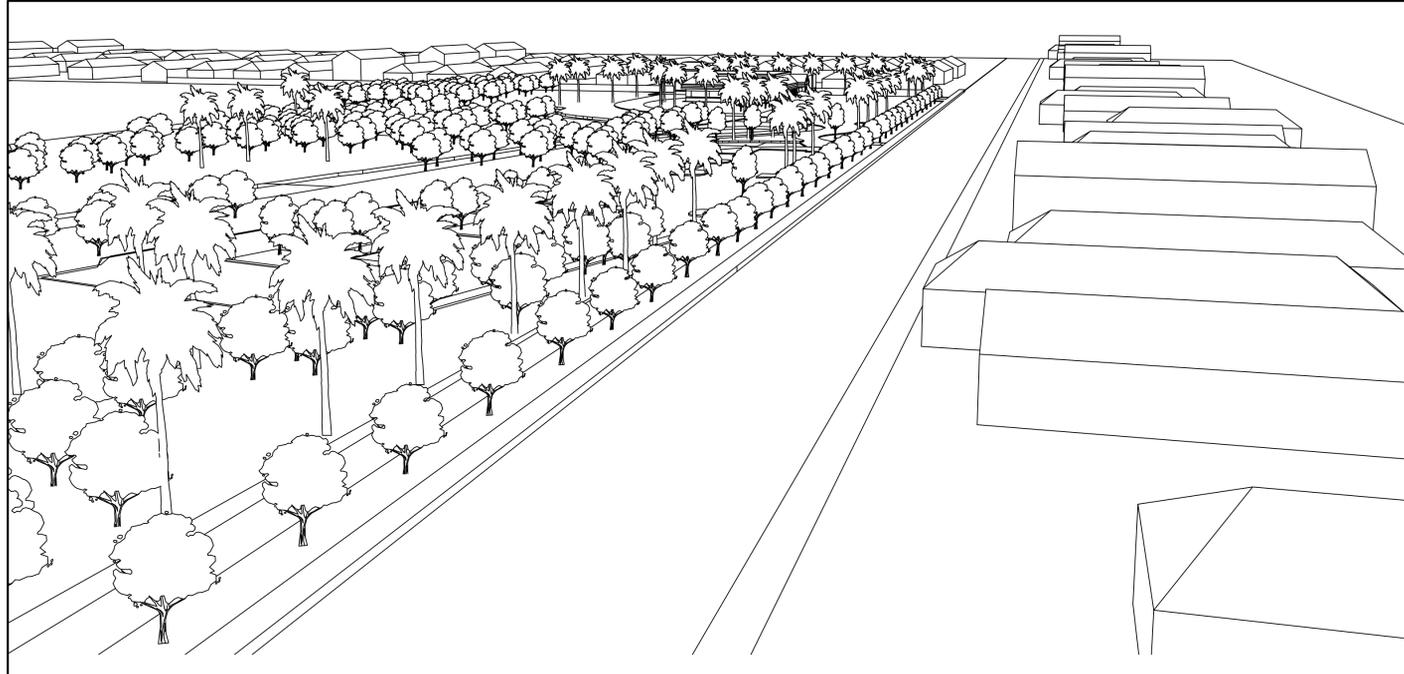
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EXT. ELEV.

DRAWING NUMBER  
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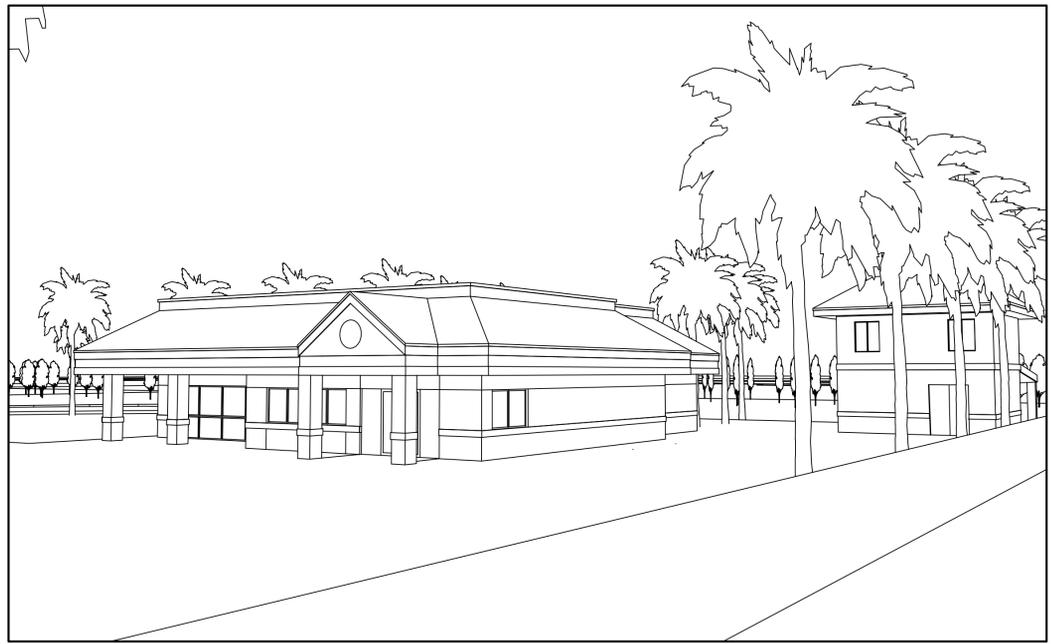
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**VIEW FROM JOHNSON STREET  
LOOKING WEST**



**VIEW FROM JOHNSON STREET  
LOOKING EAST**



**REMODELED STRUCTURE  
BURGER TOWN AND MAINTNANCE BLDG**



SEAL  
 WILLIAM J. GALLO FL AR0008440

BRIAN P. HERBERT FL AR0015474  
 PROJECT

**HOLLYWOOD  
ADVENTURE  
PARK**

HOLLYWOOD  
FLORIDA  
OWNER

COMPANY NAME  
 REVISIONS

No.	Description	Date

PROJECT STATUS  
 T.A.C REVIEW

DATE  
 2017-02-6

PROJECT NUMBER  
 46-2017

SCALE  
 AS SHOWN

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