

EXHIBIT "C"

PLANNING AND DEVELOPMENT BOARD RESOLUTION 15-DPV-72a

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO.15-DPV-72a

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING THE REQUEST FOR A VARIANCE AND AN AMENDMENT TO THE DESIGN AND SITE PLAN (PREVIOUSLY APPROVED BY BOARD RESOLUTION 15-DPV-72) FOR THE CONSTRUCTION OF A 62 UNIT RESIDENTIAL DEVELOPMENT LOCATED AT 2000 VAN BUREN STREET, HOLLYWOOD, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

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

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

WHEREAS, on April 14,, 2016, the Board approved five (5) variances, the design, and site plan with conditions for the construction of a 42 unit residential development pursuant to Planning and Development Board Resolution No. 15-DPV-72; and

WHEREAS, on October 19, 2016, the Regional Activity Center (RAC) was rezoned, thus changing the zoning from RMCRA-76 to PS-3 and DH-3 which prompted changes to development regulations such as density, height, setbacks, and open space requirements; and

WHEREAS, due to the RAC development changes, all variances approved pursuant to Planning and Development Board Resolution No. 15-DPV-72 are no longer considered variances under the current code and due to the rezoning the property is in compliance; and

WHEREAS, Sol Van Buren, LLC (the "Applicant"), has applied for a Variance, and amendments to the Design and Site Plan (previously approved by Planning and Development Board Resolution 15-DPV-72) and said proposed amendments are as more specifically reflected in Exhibits "B" and "C" attached hereto and incorporated herein by reference; and

WHEREAS, the Principal Planner and Associate Planner (“Staff”), following an analysis of the application and its associated documents have determined that the proposed request for a Variance, to reduce the required loading space dimensions from a minimum of 10 feet by 25 feet to allow for a loading space dimension of 10 feet by 20 feet, does meet the criteria set forth in Section 5.3.F.1. a. through d., of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended approval; and

WHEREAS, the Staff, following analysis of the application and its associated documents, have determined that the proposed request for amendments to the Design for the residential development as set forth in Exhibit “B”, meets the criteria set forth in Section 5.3.I.4. of the Zoning and Land Development Regulations, and have therefore recommended approval of the amendments to the Design; and

WHEREAS, the Staff, following an analysis of the application and its associated documents have determined that the proposed request to amend the previously approved Site Plan does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval of the proposed Site Plan with the following condition:

The Applicant shall submit a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, prior to the issuance of building permits which shall be recorded by the City, in the Broward County Public Records, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

; and

WHEREAS, on May 11, 2017, the Board met and held an advertised public hearing to consider the Applicant’s request; and

WHEREAS, the Board reviewed the application and the Department of and Development Services Planning Division staff report recommendations for the amended Site Plan and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments;

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

Section 1: That, following review of the Staff Summary Report, the Applicant’s application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property generally located at 2000 Van Buren Street, to reduce the required loading space dimensions from a minimum of 10 feet by 25 feet to allow for a loading space dimension of 10 feet by 20 feet, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved**.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the amendment to Design as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference, is hereby **approved with the following conditions:**

- (a) The Applicant shall work with the owner to prohibit satellite dishes and restrict permanently affixed fixtures of décor on the exterior of the building; and
- (b) The Applicant shall enhance/thicken the reveals as it relates to the decorative wood portions on the ground level; and
- (c) The Applicant shall return the balcony design to the previous approved design (attached to Resolution No. 15-DPV-72) for the corner units, specifically wrapping the two main prominent corner units, and the south elevation; and
- (d) The Applicant shall add the eyebrows to the south elevation over the returning balconies; and
- (e) The Applicant shall work with Staff on the garage façade design/material to go back to something more similar to the original approved design.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and the **Amended** Site Plan, as more specifically set forth in Exhibit "C", is hereby **approved with the following conditions:**

- (a) The Applicant shall submit a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, prior to the issuance of building permits which shall be recorded by the City, in the Broward County Public Records, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and
- (b) The Applicant shall work with the City's Engineering Division to provide secure parking and provide vehicular access via a gate control system and review the perimeter of the site plan building to determine the need for pedestrian gates.

Section 4: That, the Variance shall become null and void unless the Applicant has applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 5: That, the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 6: That, the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.


Section 7: That all other provisions and conditions of the Planning and Development Board's Resolution 15-DPV-72 recorded as Instrument No. 113766977, in the Public Records of Broward County, Florida shall remain in full force and effect.

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

PASSED AND ADOPTED THIS 11th DAY OF MAY, 2017.

RENDERED THIS 24 DAY OF MAY, 2017.

ATTEST:



LISE BAZINET, SECRETARY



JOHN PASSALACQUA, CHAIR

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



Debra Reese .. BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 18 THROUGH 22, BLOCK 6 OF "TOWN OF HOLLYWOOD" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT "B"
AMENDED DESIGN

EXHIBIT "B" AMENDED DESIGN



EXHIBIT "B" AMENDED DESIGN

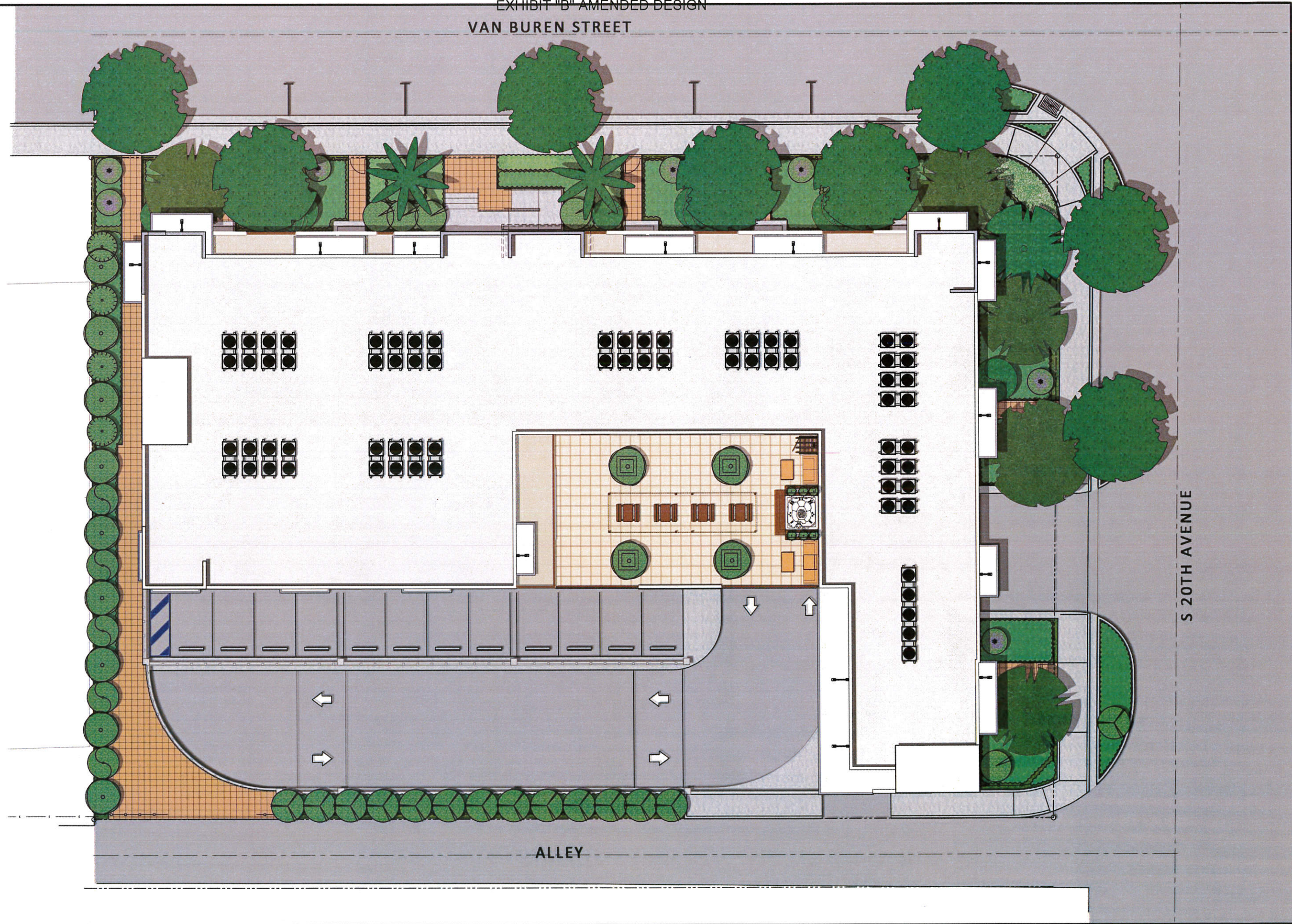


EXHIBIT "B" AMENDED DESIGN



SOL VAN BUREN - COLOR SITE PLAN

APPLICATION #15-DPV-72a



ALLEY

S 20TH AVENUE

EXHIBIT "C"
AMENDED SITE PLAN

EXHIBIT "C" AMENDED SITE PLAN

SITE INFORMATION

LEGAL DESCRIPTION

LOTS 18, 19, 20, 21 AND 22, BLOCK 6 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

2000 VAN BUREN STREET
HOLLYWOOD, FL 33020

SITE INFORMATION

ZONING (ALL LOTS): PS-3 (PARKSIDE HIGH INTENSITY MIXED-USE)

LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER (RAC)

EXISTING USE: VACANT/RESIDENTIAL
PROPOSED USE: MULTIFAMILY RESIDENTIAL (APARTMENTS)

NET LOT AREA: 28,497 SQUARE FEET (0.6083 AC)

GROSS LOT AREA: 36,983 SQUARE FEET (0.8490 AC)

FAR: ALLOWED 3.0
PROVIDED 2.79
28,497 X 3.0 = 79,491 S.F. 74,031 S.F.

PARKING REQUIRED PROVIDED

UNITS 1 PER UNIT (x62 UNITS) = 62 SPACES 62 SPACES (INCL. 3 HC SPACES) FOR UNITS

GUEST PARKING 1 PER 10 UNITS (62/10 UNITS) = 7 SPACES 7 SPACES (INCL. 1 HC SPACES) FOR GUESTS

TOTAL PARKING PROVIDED = 69 SPACES (INCL. 4 HC SPACES)

SETBACKS:

	REQUIRED	PROVIDED
(a) FRONT (NORTH) VAN BUREN ST	15'-0"	15'-0"
(b) SIDE/STREET (EAST) S 20TH AVENUE	15'-0"	15'-0"
(c) SIDE/INTERIOR (WEST)	0'-0"	10'-0"
(d) REAR (SOUTH) ALLEY	5'-0"	5'-0"

BUILDING SUMMARY

BUILDING HEIGHT: ALLOWED 10-STORIES ≤ 140'-0"
PROVIDED 80'-8" (8-STORIES) - FROM GROUND FLOOR [82'-8" (FROM ESTABLISHED GRADE)]

BUILDING AREAS:

	INTERIOR	COVERED TERRACES/ BALCONIES
FIRST FLOOR	5288 S.F.	1630 S.F.
SECOND FLOOR	2841 S.F.	660 S.F.
THIRD FLOOR	6361 S.F.	1042 S.F.
FOURTH FLOOR	11294 S.F.	2637 S.F.
FIFTH FLOOR	11294 S.F.	1237 S.F.
SIXTH FLOOR	11294 S.F.	1237 S.F.
SEVENTH FLOOR	11294 S.F.	1237 S.F.
EIGHTH FLOOR	10650 S.F.	1789 S.F.
TOTAL	70296 S.F.	11469 S.F.

BUILDING FOOTPRINT: 6,567.5 S.F. (24.79%)

IMPERVIOUS AREA: BUILDING, SIDEWALKS & DRIVES 19,843.7 S.F. (74.9%)

PERVIOUS AREA: 28,497 S.F. - 19,843.7 S.F. = 8,653.3 S.F. (25.1%) NOT INCLUDING PAVERS, DECKING ETC.

TOTAL SITE AREA: IMPERVIOUS + PERVIOUS = TOTAL NET LOT AREA
19,843.7 SF (74.9%) + 8,653.3 SF (25.1%) = 28,497 (100%)

FLOOD CLASSIFICATION

FLOOD INFORMATION:

- INFORMATION PROVIDED IS BASED ON NEW FIRI MAPS DATED 08/16/2014
- REFERENCE TO FEMA ELEVATIONS IS SHOWN PER THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD 89)
- PROPERTY IS LOCATED IN FIRI PANEL 12B13C0569H UNDER ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

LOADING SPACE INFORMATION

ZONING AND LAND DEVELOPMENT REGULATIONS

ARTICLE 4: SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS

SECTION 4.6.G: REGIONAL ACTIVITY CENTER DISTRICTS

C. General Development Regulations Applicable to All districts

3. General Parking Regulations

f. Loading and maneuvering shall be pursuant to Article 7 of the Zoning and Land Development Regulations and to the following requirements:

- Loading for all proposed developments shall occur internal to the building footprint and shall be visually screened from public view.
- Public rights-of-way, excluding alleys, shall not be utilized for maneuvering associated with building loading access.

ZONING AND LAND DEVELOPMENT REGULATIONS

ARTICLE 7: OFF-STREET PARKING AND LOADING
B. Off-Street loading spaces; general provisions.
8. Multi-storied residential developments containing a minimum of 50 units; designated temporary loading spaces for loading and unloading of furniture shall be illustrated on submitted plans with good relationship to the building entrance in a manner which does not restrict the free movement of traffic during their utilization.
C. Off-street loading spaces shall be provided as follows
2. Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.

UNIT DATA

LOCATION	UNIT NAME	AREA		TOTAL AREA		BEDS /BATHS	UNIT COUNT		
		AC	ROOM BALCONY	AC	BALCONY				
1ST/2ND FLOOR	101	1109	28	7531	201 (PORCH)	1/1	1		
	102	1090	28			1/1	2		
	103	1071	29			1/1	3		
	104	1108	29			1/1	4		
	105	1049	29			1/1	5		
	106	1058	30			1/1	6		
3RD FLOOR	107	1046	28	5085	524	1/1	7		
	301	553	102			1/1	8		
	302	560	51			1/1	9		
	303	560	29			1/1	10		
	304	571	51			1/1	11		
	305	653	51			1/1	12		
	306	938	155			1/1	13		
	307	625	30			1/1	14		
	308	625	55			1/1	15		
	309	1077	74			2/2	16		
4TH FLOOR	401	1077	74	6790	426	2/2	17		
	402	1088	71			1/1	18		
	403	902	6			1/1	19		
	404	898	3			1/1	20		
	405	955	42			1/1	21		
	406	1025	74			2/2	22		
	407	906	42			1/1	23		
	408	1025	74			2/2	24		
5TH FLOOR	501	1077	74	9863	432	2/2	25		
	502	1088	71			2/2	26		
	503	902	6			1/1	27		
	504	898	3			1/1	28		
	505	1073	6			2/2	29		
	506	955	42			1/1	30		
	507	908	42			1/1	31		
	508	1025	74			2/2	32		
	509	874	72			1/1	33		
	510	1065	42			2/2	34		
6TH FLOOR	601	1077	74	9863	432	2/2	35		
	602	1088	71			2/2	36		
	603	902	6			1/1	37		
	604	898	3			1/1	38		
	605	1073	6			2/2	39		
	606	955	42			1/1	40		
	607	908	42			1/1	41		
	608	1025	74			2/2	42		
	609	874	72			1/1	43		
	610	1065	42			2/2	44		
7TH FLOOR	701	1077	74	9863	432	2/2	45		
	702	1088	71			2/2	46		
	703	902	6			1/1	47		
	704	898	3			1/1	48		
	705	1073	6			2/2	49		
	706	955	42			1/1	50		
	707	908	42			1/1	51		
	708	1025	74			2/2	52		
	709	874	72			1/1	53		
	710	1065	42			2/2	54		
8TH FLOOR	801	1190	197	9002	984	2/2	55		
	802	1100	107			2/2	56		
	803	1185	9			2/2	57		
	804	1203	254			2/2	58		
	805	1147	120			2/2	59		
	806	1230	183			2/2	60		
	807	874	72			1/1	61		
	808	1065	42			2/2	62		
	TOTAL NET AREA					59997	3431		

GREEN BUILDING PRACTICES

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE 12-2015-026

SMALL LARGE DEVELOPMENT

NEW CONSTRUCTION OF A STAND-ALONE BUILDING (OTHER THAN SINGLE FAMILY DETACHED DWELLING OR DUPLEX) WITH MORE THAN 20,000 SQUARE FEET OF TOTAL FLOOR AREA SHALL BE CERTIFIED UNDER THE LATEST APPLICABLE VERSION OF THE LEED GREEN BUILDING RATING SYSTEM OF THE USGBC OR UNDER ANOTHER RECOGNIZED CERTIFICATION PROGRAM APPROVED BY THE CITY MANAGER OF HIGHER DISTRICT AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE.

GREEN CERTIFICATION NOTE

PROJECT TO ACHIEVE NATIONAL GREEN BUILDING STANDARD CERTIFICATION - SILVER LEVEL (AND TIER CERTIFICATION). DOCUMENTATION WILL BE PROVIDED AT TIME OF BUILDING PERMIT.

ELEMENTS TO BE INCLUDED IN GREEN CERTIFICATION ARE AS FOLLOWS, BUT NOT LIMITED TO:

- ENERGY EFFICIENCY 3A OVER FLORIDA BUILDING CODE
- ENERGY STAR CERTIFIED COOL ROOF
- LIGHT POLLUTION CONTROL
- ELECTRIC CAR CHARGING INFRASTRUCTURE
- USE OF REGIONAL AND RECYCLED MATERIALS
- MOISTURE CONTROL MEASURES
- ENERGY STAR APPLIANCES & LIGHTING
- ENERGY EFFICIENT HVAC SYSTEM DESIGN AND BUILDING ENVELOPE
- WATER-EFFICIENT FIXTURES
- PROGRAMMABLE THERMOSTATS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE 1992A-16 ZONING DISTRICT.

NOTE: ZONING DISTRICT IS CURRENTLY UNDERGOING REVIEW FOR ZONING MODIFICATION. EXISTING ZONING REQUIREMENTS MAY CHANGE. ZONING IS IN TRANSITION.

NOTE: BUILDING TO BE FULLY SPRINKLERED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

SITE LIGHTING NOTE: SITE LIGHTING LEVELS SHALL NOT EXCEED 0.8 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE: A FIRE ALARM SYSTEM IS REQUIRED AS PER FPPC, 5TH EDITION - NFPA 101 SECTION 30.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

FLOOR AREAS

LOCATION	SPACE	AREA		TOTAL AREA	
		AC	NON AC	AC	NON AC
1ST FLOOR	LOBBY	578		5288	1630
	UNITS	4690			
	ELEVATOR LANDING		133		
	UNIT PORCH		201		
	ELECT/FPL/F. PUMP		657		
	ELEVATORS		145		
	STAIRWELLS		321		
TRASH ROOMS		173			
2ND FLOOR	ELEVATOR LANDING		133	2841	660
	UNITS	2841			
	ELEVATORS		151		
	STAIRWELLS		317		
TRASH ROOM		59			
3RD FLOOR	UNITS	5085		6361	1042
	INT. CORRIDORS		1276		
	BALCONIES		524		
	ELEVATORS		154		
	STAIRWELLS		317		
TRASH ROOM		47			
4TH FLOOR	UNITS	8790		11294	2637
	GYM	1073			
	TERRACE		1687		
	INT. CORRIDORS	1431			
	EXT. CORRIDORS		294		
	BALCONIES		426		
	ELEVATORS		154		
STAIRWELLS		312			
TRASH ROOM		45			
5TH FLOOR	UNITS	9863		11294	1237
	INT. CORRIDORS	1431			
	EXT. CORRIDORS		294		
	BALCONIES		432		
	ELEVATORS		154		
	STAIRWELLS		312		
	TRASH ROOM		45		
6TH FLOOR	UNITS	9863		11294	1237
	INT. CORRIDORS	1431			
	EXT. CORRIDORS		294		
	BALCONIES		432		
	ELEVATORS		154		
	STAIRWELLS		312		
	TRASH ROOM		45		
7TH FLOOR	UNITS	9863		11294	1237
	INT. CORRIDORS	1431			
	EXT. CORRIDORS		294		
	BALCONIES		432		
	ELEVATORS		154		
	STAIRWELLS		312		
	TRASH ROOM		45		
8TH FLOOR	UNITS	9002		10650	1789
	INT. CORRIDORS	1848			
	EXT. CORRIDORS		294		
	BALCONIES		984		
	ELEVATORS		154		
	STAIRWELLS		312		
	TRASH ROOM		45		
TOTAL NET AREA			70296	11469	
TOTAL FLOOR AREA - FOR F.A.R. CALC'S (PER ZONING & LAND USE REGULATIONS, ARTICLE 2)			70296	3735	74031



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 009929

PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
COVER SHEET

REVISIONS

No.	DATE	DESCRIPTION
1	02/14/17	TAC COMMENTS

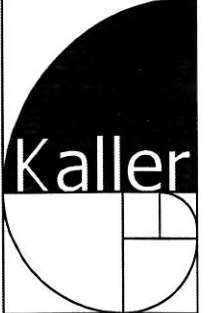
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET

SP-0

EXHIBIT "C" AMENDED SITE PLAN



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SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 009239

PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	02/14/17	TAC COMMENTS

PROJECT No.: 12093
 DATE: 09/15/15
 DRAWN BY: JAIME
 CHECKED BY: JBK

SHEET

SP-1

ELECTRIC VEHICLE NOTE:
 CITY OF HOLLYWOOD ORDINANCE O-2016-02
 § BUB-4 INSTALLATION OF ELECTRIC VEHICLE-CHARGING INFRASTRUCTURE REQUIRED.
 The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch recessed from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate or a fully functional electric vehicle-charging station.
 (Ord. O-2011-06, passed 2-16-11; Am. Ord. O2016-02, passed 1-20-16)

POINTS OF IMPACT NOTE:
 ALL VEHICLE BARRIERS & WALLS AT END OF PARKING STALLS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 6,000 LBS (26.7kN) IN ACCORDANCE WITH SECTION 45.3 OF ASCE 1 (PER FBC 9TH ED. 16-07.8.3 - VEHICLE BARRIERS)

ACCENT COLOR NOTE:
 ACCENT COLORS SHALL NOT EXCEED 30% OF EACH WALL AREA.
 CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE REGULATIONS - SECTION 322
 G. REVIEW CRITERIA
 2. COLOR INTENSITIES GREATER THAN THOSE REPRESENTED ON THE COLOR CHART MAY BE UTILIZED ONLY FOR PURPOSES OF EMPHASIZING TRIM AND ACCENT ARCHITECTURAL FEATURES OF A BUILDING OR STRUCTURE AND SHALL NOT EXCEED 30% OF EACH WALL AREA.

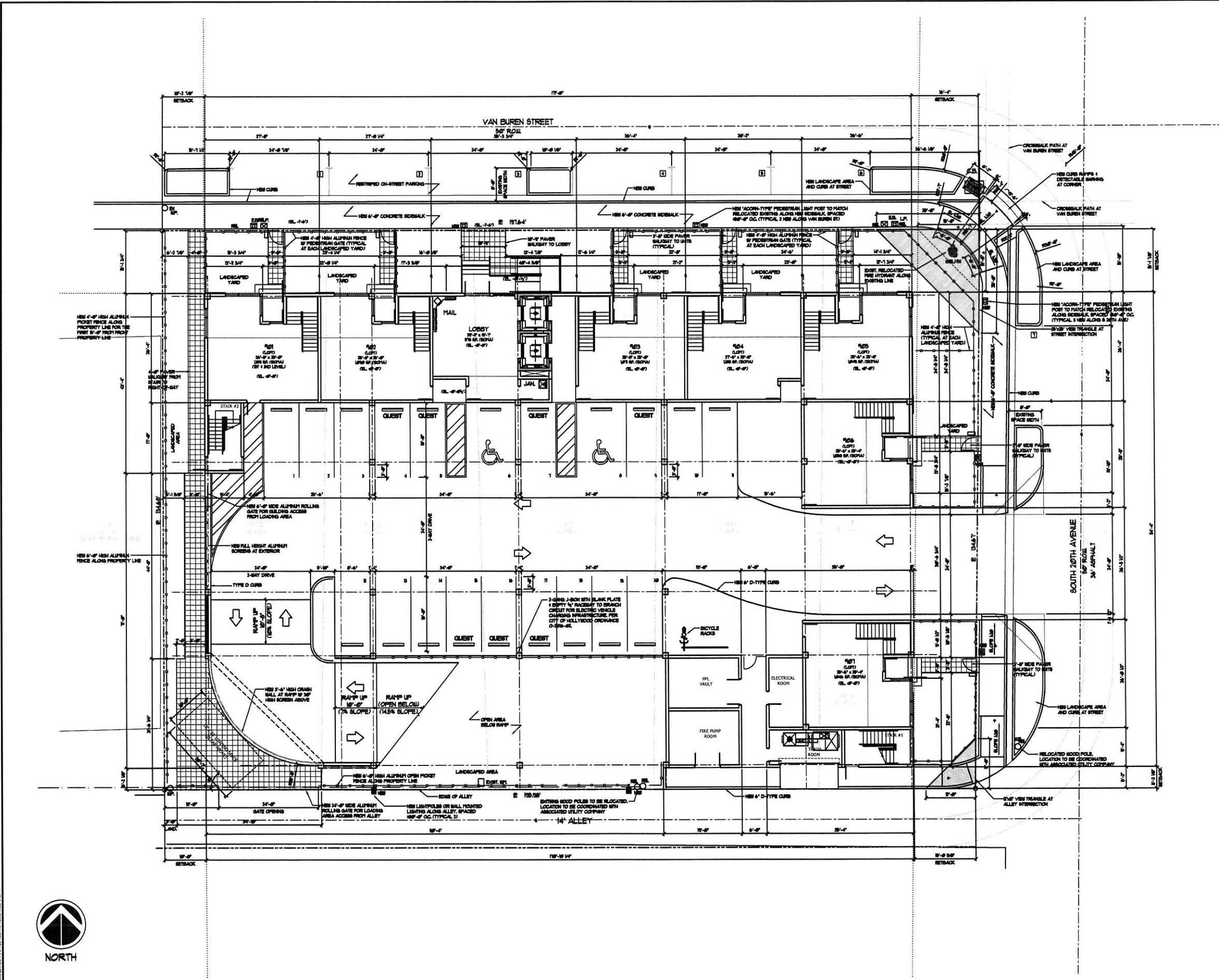
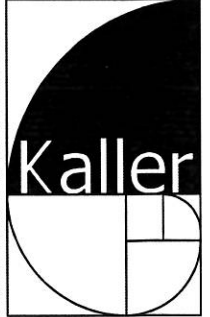


EXHIBIT "C" AMENDED SITE PLAN



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SEAL

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PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 SIGN DETAILS

REVISIONS		
No.	DATE	DESCRIPTION

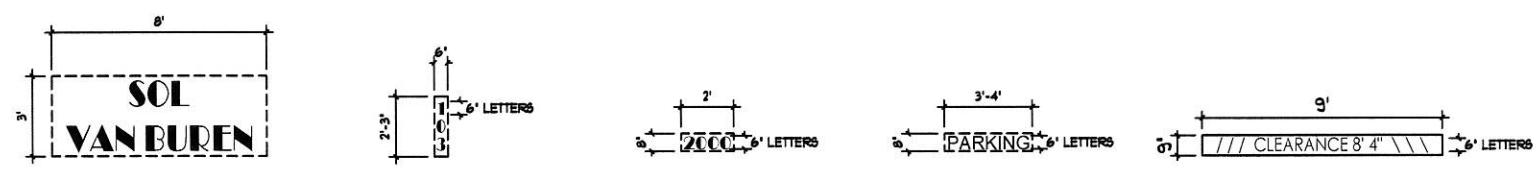
PROJECT No.: 12093
 DATE: 09/15/15
 DRAWN BY: JAIME
 CHECKED BY: JBK

SHEET
SP-3



2 SIGN LOCATION

SCALE: NTS



NAME SIZE = 24 SF. FONT STYLE - BROADWAY
 NAME SIZE = 12 SF. FONT STYLE - BROADWAY
 NAME SIZE = 13 SF. FONT STYLE - CENTURY GOTHIC
 NAME SIZE = 22 SF. FONT STYLE - CENTURY GOTHIC
 NAME SIZE = 6.8 SF. FONT STYLE - CENTURY GOTHIC

① ② ③ ④ ⑤

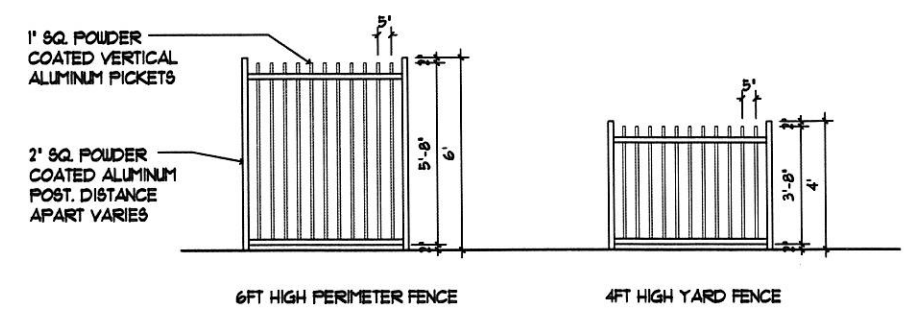
ALL SIGNAGE TO BE LED BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-CRA-16 ZONING DISTRICT.

NOTE:
 A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
 A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

1 SIGN DETAILS

SCALE: NTS



3 FENCE DETAILS

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