

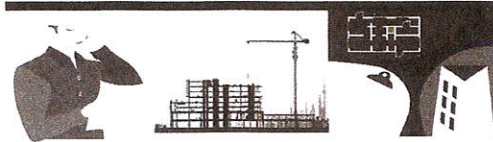
ATTACHMENT F
Pre-application Conceptual Overview (PACO)
Application
March 13, 2017

RECEIVED

MAR - 8 2017

CITY OF HOLLYWOOD
OFFICE OF PLANNING

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



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

Scheduled appointment with a planner required for all submittals.

This Conceptual Overview sheet shall be completed in full and submitted with all applicable documents to the Planning Division (Room 315), two business days prior to the conference.

Each package shall be complete and stapled.

Pre-application Conference Dates:

NOVEMBER 9, 2015
DECEMBER 14, 2015
JANUARY 11, 2016
FEBRUARY 8, 2016
MARCH 14, 2016
APRIL 11, 2016
MAY 3, 2016
JUNE 13, 2016
JULY 11, 2016
AUGUST—RECESS
SEPTEMBER 12, 2016
OCTOBER 10, 2016
NOVEMBER 14, 2016
DECEMBER 12, 2016

Dates are subject to change

Provide one complete 11"x17" set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11"x17") shall be provided at the time of the Conference.

Site and Project Data

Proposed Project Name: HOLLYWOOD ADVENTURES PARK

Proposed Project Address: 2727 Johnson St.

Folio Number(s): 5142 0900 0200

Proposed Project located within: ☐ CRA - Beach District ☐ CRA - Downtown District
☐ State Road 7 Corridor ☒ Other: District 3

Land Use Designation: OS Recreation Zoning District: Open Space District

Gross Lot Area: 45.3 acres Net Lot area: 45.3 acres

Existing Use of Property: Closed nine-hole golf course

Existing Number of Units: _____ Existing Commercial Area: _____

Current Assessed Value of: Land: \$ 670,890 Building(s): \$ 110,670

Proposed Use: Recreational Sports Park

Total Number of Residential Units: -0- Average Size of Units: n/a

Estimated Average Sale Price/Rent per Unit: \$ n/a ☐ Sale ☐ Rent

Total Number of Hotel Rooms: n/a Average Size of Hotel Rooms: _____

Area of Commercial/Retail Use: 4,220sf Area of Restaurant Use: TBD

Area of Office Use: _____ Area of Industrial Use: _____

Estimated Average Rent per Square Foot: \$ n/a

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 12 months

Estimated Value of Improvement: \$ 2 million Estimated Value at Completion: \$ _____

Permitted Building Height: _____ Proposed Building Height: Existing

Required Setbacks: Front: _____ Proposed Setbacks: Front: 1 sty & 2

Sides: _____ Sides: sty bldgs.

Rear: _____ Rear: _____

Required Parking Spaces: TBD Proposed Parking Spaces: 60

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

Address of Developer/Property Owner: 6000 Kieran, St-Laurent,

Telephone: 514/577-5859 Email Address: Canada, H4S 2B5

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

Telephone: 626/429-4871 Email Address: giodegidio8@gmail.com

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

HOLLYWOOD
ADVENTURES PARK
ONE LOCATION, MANY ADVENTURES
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PROJECT
DESCRIPTION

PROJECT NOTES

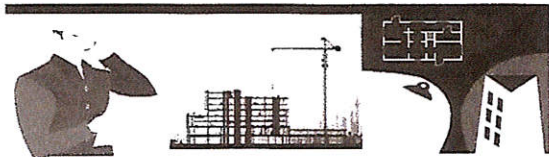
PAGE 1

PREPARED BY:

GIOVANNI D'EGIDIO,
MANAGING PARTNER

BEAR D'EGIDIO
MANAGING PARTNER
(844) 9427427

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW

Site and Project Description

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

SEE ATTACHED PAGE 3

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

NONE REQUESTED

Provide any additional information about the proposed project. Use additional sheets if necessary.

SEE LIST OF ACTIVITIES
ATTACHED PAGE 4

PROJECT
DESCRIPTION

PROJECT NOTES

PAGE 2

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**PROJECT
DESCRIPTION**

PROJECT NOTES

SITE AND PROJECT DESCRIPTION

The property totaling 45.3 acres was previously operated as a nine-hole golf course improved with a 3,471 sf club house, a 749 sf apartment w/garage, and an asphalt / gravel parking lot (the golf course has been closed for approximately four years). The proposed project provides for the establishment of an outdoor sports park offering a variety of recreational activities and serving as a venue for family events, birthdays, holiday parties, school events, corporate outings & team building, fund raising, and summer camp programs. Park activities are available for pre-teens, teens, and adults (see separate list of available activities).

Site development includes use and renovation of the two existing buildings, sport fields (open or with screened fencing), ground effect lighting, a sixty (60) space improved parking lot, promenade, landscaping, and restoration of the silted waterways (non-easement areas). Renovation of the existing buildings will consist of exterior / interior repairs and painting, façade improvements, ADA compliance as applicable, and electrical / plumbing upgrades. The renovated clubhouse will be used for ticket sales, a pro shop, and a walkup window for food service (burgers, fries, pizza, and cold drinks) with outside patio seating. The renovated apartment will be used for back office and the storage of supplies & pro shop merchandise. The garage portion will be used for maintenance equipment.

Proposed park hours are as follows:

SPORT ACTIVITIES

September – May (Fall-Spring Hours¹)

Monday - Thursday 9:00 AM to Sunset²

Friday - 3:00 PM to 10:00 PM³

Saturday - 9:00 AM to 10:00 PM³

Sunday - 9:00 AM to 8:00 PM³

JUNE – AUGUST (Summer Hours)

Monday - Saturday 9:00 AM to 10:00 PM⁴

Sunday - 9:00 AM to 8:00 PM⁴

¹ Summer hours observed on all official holidays and school closure days.

² Park sport activities limited to pre-reservation groups only, with no general admission.

³ Park sport activities open Friday - Sunday for both general admission and pre-reservation groups.

⁴ Park sport activities open Monday - Sunday for both general admission and pre-reservation groups.

PRO SHOP / FOOD SERVICE

Monday - Saturday 9:00 AM to 10:00 PM (open 7 days per week 52 weeks per year)

Sunday - 9:00 AM to 8:00 PM

ACTIVITIES FOR GREAT FUN

**BIRTHDAYS & HOLIDAYS
SUMMER CAMPS
CORPORATE OUTINGS
TEAM BUILDING**

**LOW ROPES COURSE
WALKING TRAIL
HORSE SHOES
FRISBEE GOLF
BASKETBALL
OBSTACLE COURSE
VOLLEY BALL
WIFFLE BALL
GIANT JUMPERS
FLAG FOOTBALL
KIDS TRIATHLONS
TUG-O-WAR
WATER BALLON GAMES
MINI GOLF
TABLE TENNIS
ROCK CLIMBING
FAMILY PICNICS
CANOE RACES
KICK BALL
BUBBLE SOCCER**

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KEEP HOLLYWOOD BEAUTIFUL



**PRESERVING
THE
WATER
FLOW**

**A CENTRAL
PARK FOR
THE WHOLE
FAMILY**



**HOLLYWOOD'S
ULTIMATE
ADVENTURES
PARK**



**KEEPING
GREEN SPACE
OPEN**



HIGH ENERGY ADVENTURES

**BICYCLE TRAILS
DRONE RACING
BMX RACING
5K OBSTACLE RUNS
FUTSAL
DODGE BALL
SOCCER
ARROW TAG
LAZER TAG (OUTDOOR)
NERF GAMES
PAINTBALLSOFT FOR KIDS
SPONGEBALL
AIRSOFT
PAINTBALL**

**HOLLYWOOD
ADVENTURES
PARK WILL CREATE
A LIFETIME OF
MEMORIES**

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ONE LOCATION, MANY ADVENTURES
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**HAP
ACTIVITIES**

PROJECT NOTES

PAGE 04

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HOLLYWOOD

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ONE LOCATION, MANY ADVENTURES

**2727 JOHNSON STREET
HOLLYWOOD FL 33020**

**(844) 9427427
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CONTENTS

PROJECT DESCRIPTION	...1
HAP ACTIVITIES	...4
MASTER SITE PLAN	...5
WATER FLOW SITE PLAN	...6
ELEVATIONS AND EXISTING PRO SHOP CONDITION	...7
PATIO VIEW	...8
FACIAL REMODEL OF CURRENT SIZE PRO SHOP	...9
PROSHOP/CAFE: CAFE ENTRANCE	...10
PROSHOP/CAFE: SERVICE ENTRANCE	...11
MAINTENANCE OFFICE	...12
PROSHOP/CAFE & MAINTENANCE OFFICE	...13
PROSHOP/CAFE & MAINTENANCE OFFICE: PATIO AREA	...14
PROSHOP/CAFE & MAINTENANCE OFFICE: PROSHOP ENTRANCE	...15
PROSHOP/CAFE & MAINTENANCE OFFICE: PARKING ENTRANCE	...16
PROSHOP/CAFE & MAINTENANCE OFFICE: VACANT LOT VIEW	...17
PARKING ON FULL SITE PLAN	...18
ZOOM IN PARKING PLAN	...19
EXTERIOR PYLON SIGN	...20
SIGN LOCATION	...21
SIGN ELEVATION	...22
SURVEY	...23

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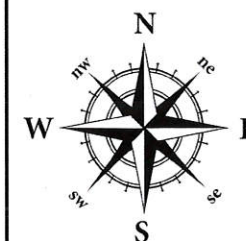
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MASTER SITE PLAN

PROJECT NOTES



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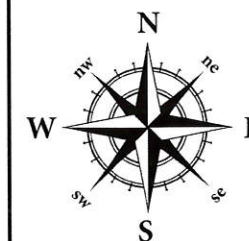
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JOHNSON STREET

WATER FLOW SITE PLAN

PROJECT NOTES



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**ELEVATIONS
& EXISTING
PRO SHOP
CONDITION**

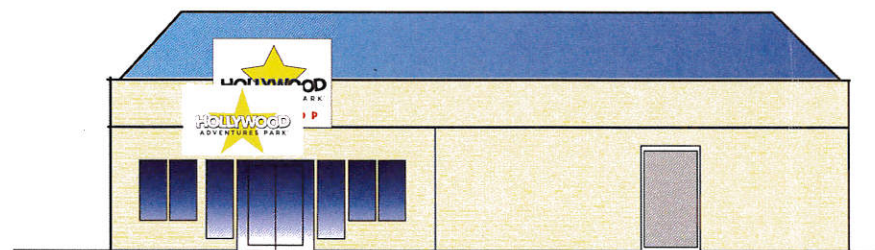
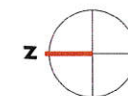
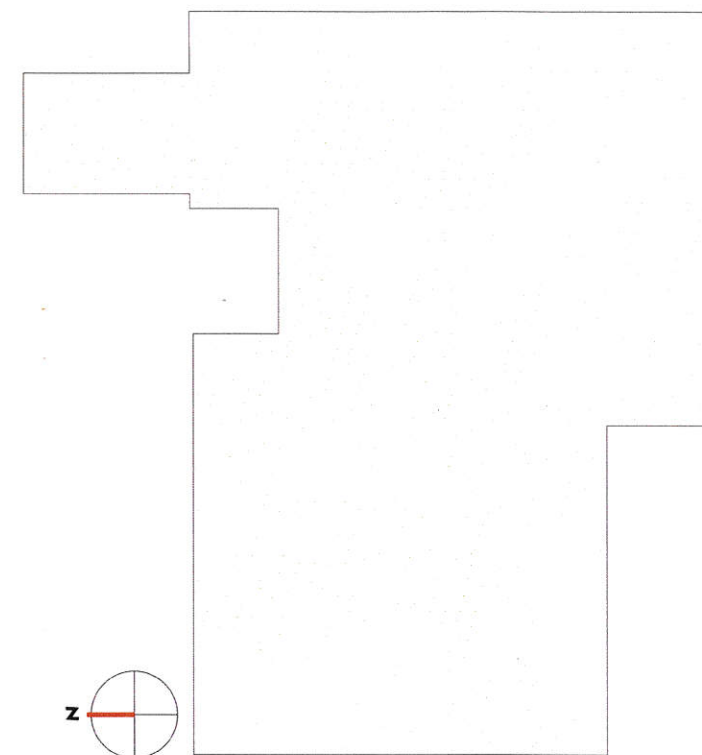
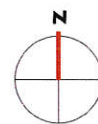
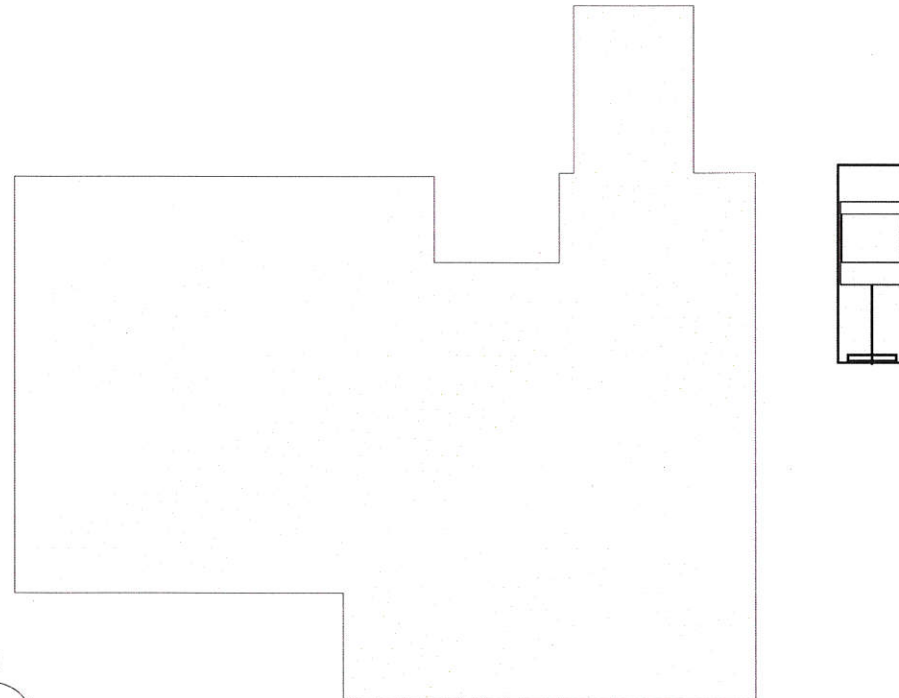
PROJECT NOTES

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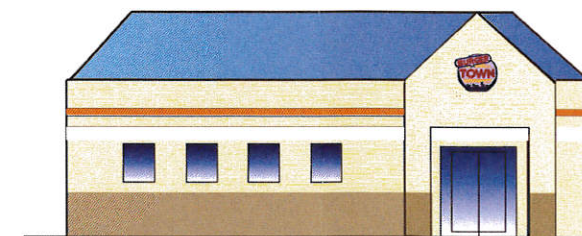
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VIEW FROM JOHNSON STREET
1"=8'



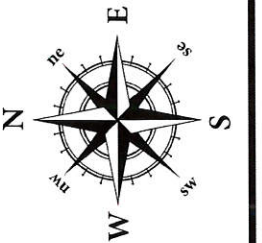
VIEW FROM GOLF COURSE
1"=8'



VIEW FROM GOLF COURSE

**PATIO
VIEW**

PROJECT NOTES



PAGE 08

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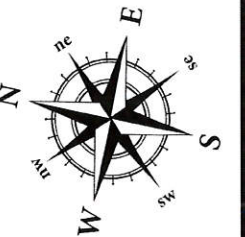
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**FACIAL
REMODEL
OF CURRENT
SIZE
PRO SHOP**
PROJECT NOTES

3741 SQUARE FEET



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**PROSHOP/
CAFE: CAFE
ENTRANCE**

PROJECT NOTES

5172 SQUARE FEET



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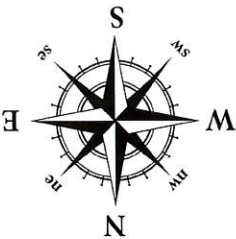
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**PRO SHOP/
CAFE:
SERVICE
ENTRANCE**

PROJECT NOTES

5172 SQUARE FEET



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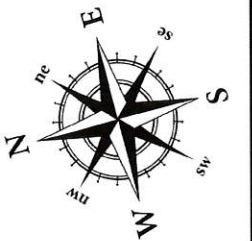
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**MAINTENANCE
OFFICE**

PROJECT NOTES

FACIAL REMODEL

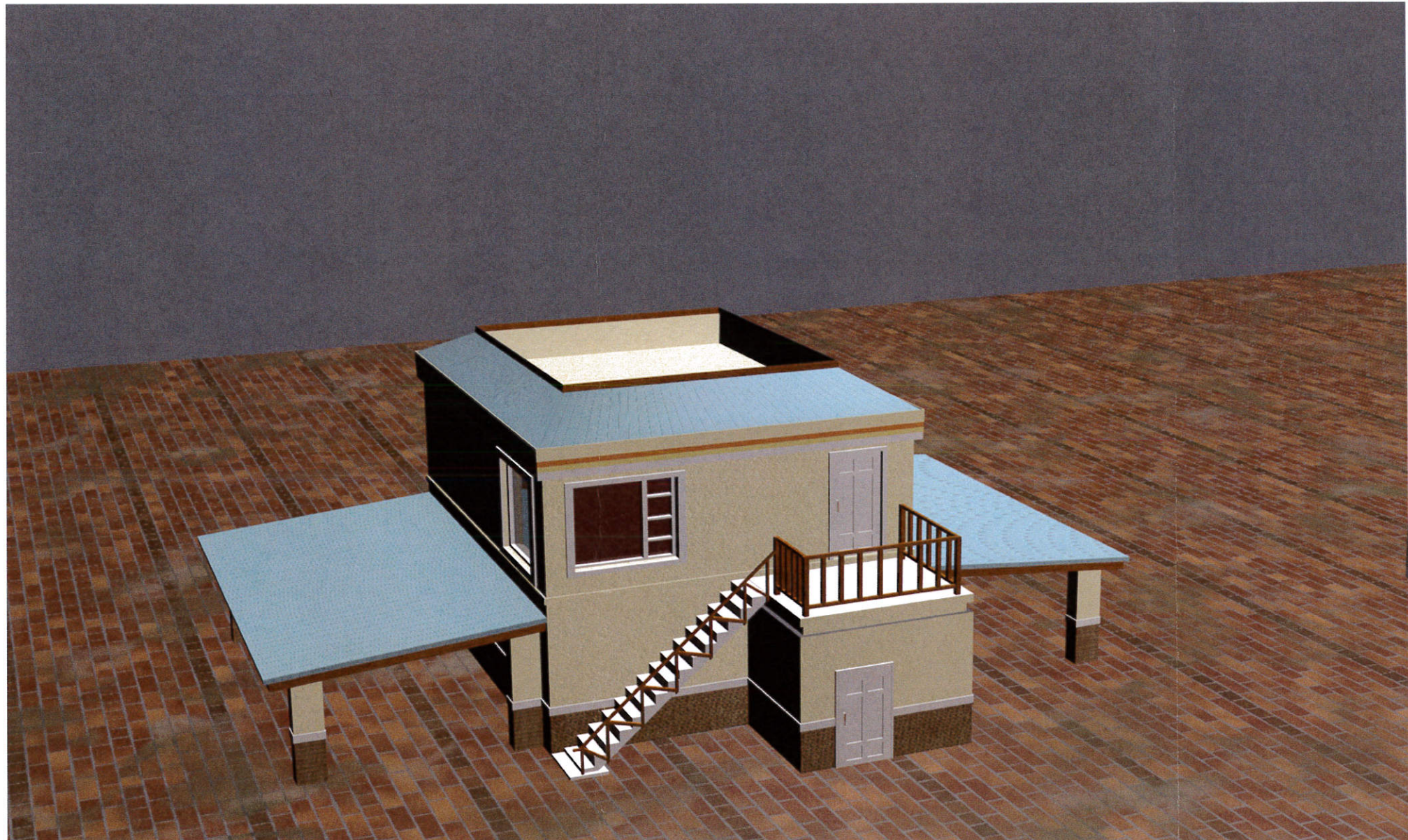


PAGE 12

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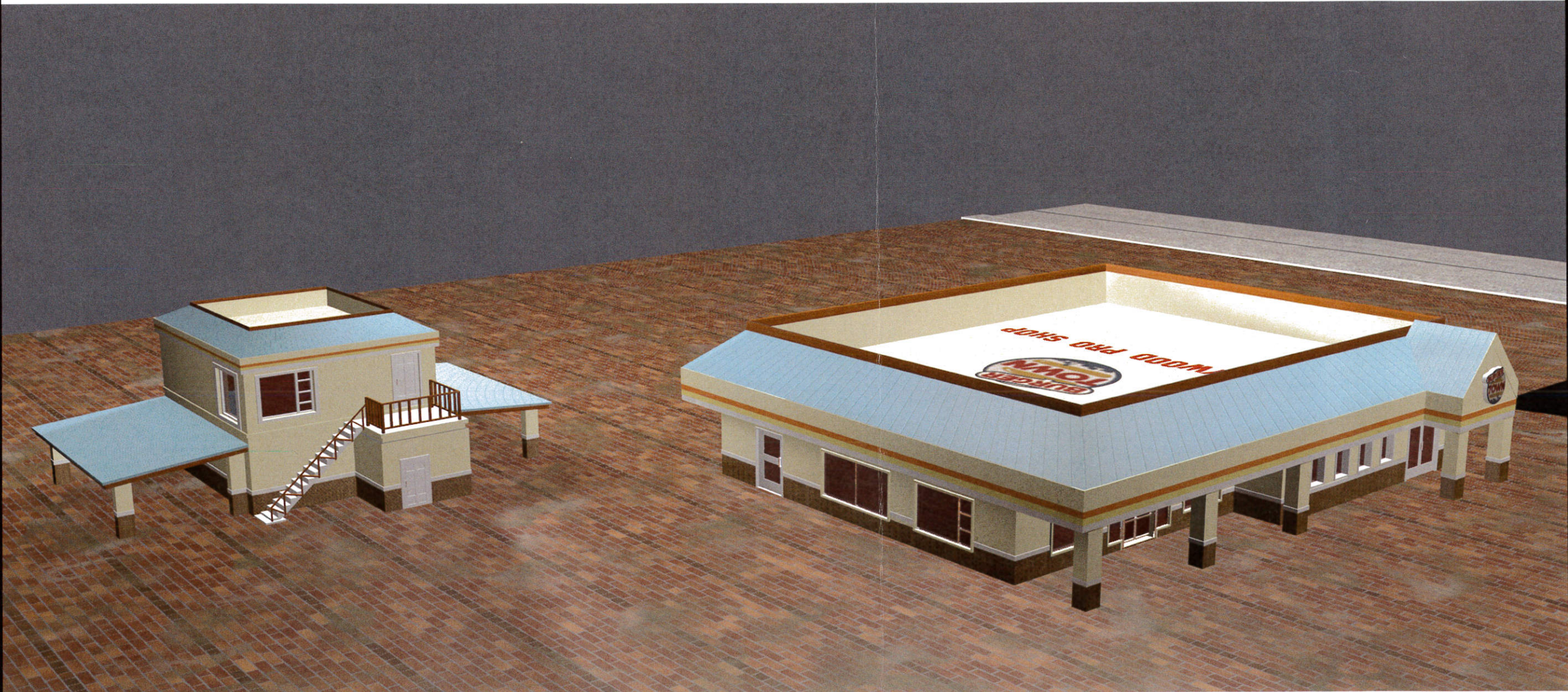
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**PROSHOP/CAFE
&
MAINTENANCE
OFFICE**

PROJECT NOTES



PAGE 13

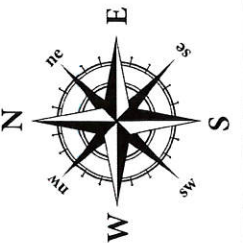
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**PROSHOP/
CAFE &
MAINTENANCE
OFFICE:
PATIO AREA**

PROJECT NOTES



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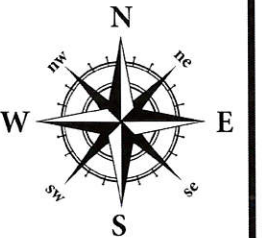
**PROSHOP/
CAFE
&
MAINTENANCE
OFFICE: PROSHOP
ENTRANCE**

PROJECT NOTES



**PROSHOP/
CAFE
&
MAINTENANCE
OFFICE: PARKING
ENTRANCE**

PROJECT NOTES



PAGE 16

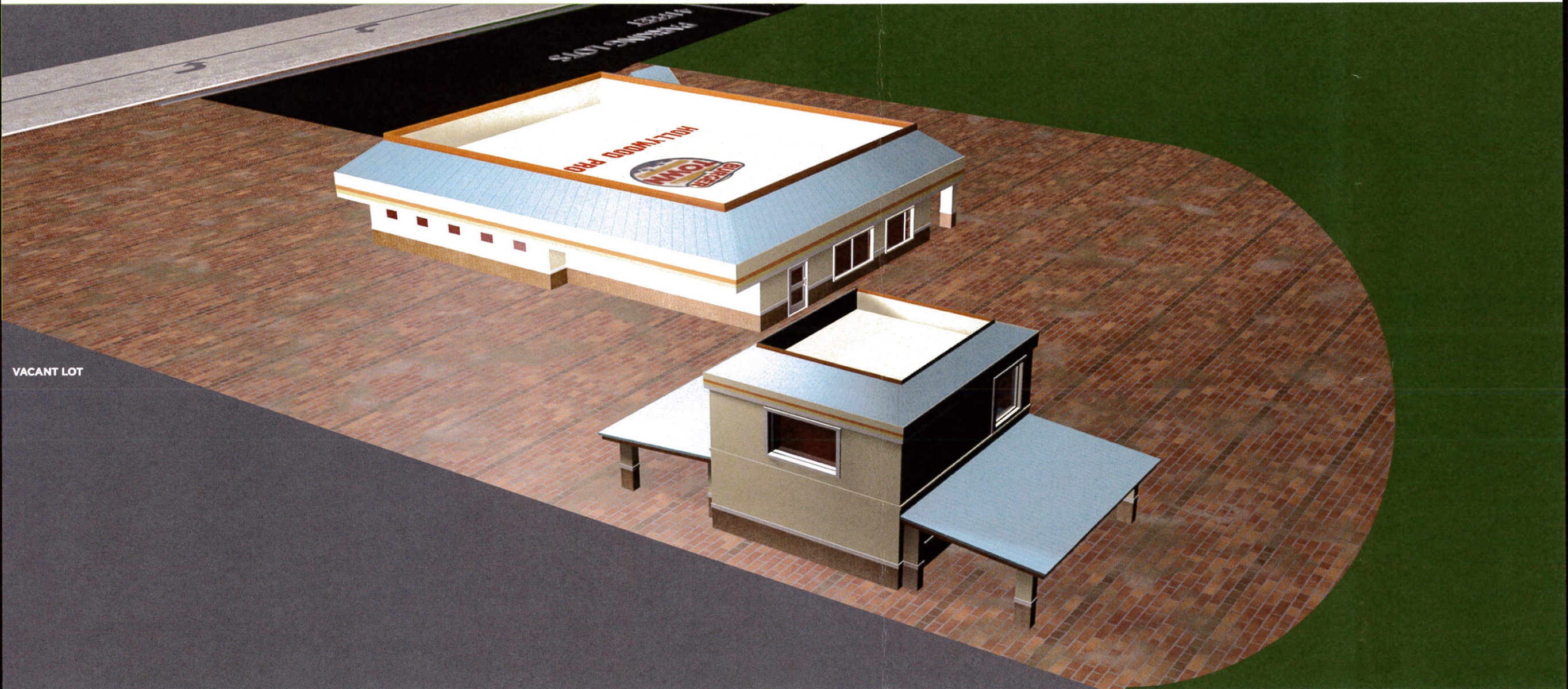
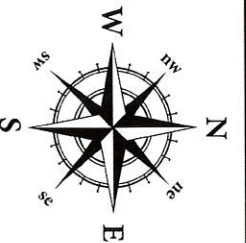
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**BEAR D'EGIDIO
MANAGING PARTNER
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**PROSHOP/
CAFE
&
MAINTENANCE
OFFICE: VACANT
LOT VIEW**

PROJECT NOTES



VACANT LOT

Tuesday, January 31, 2017 K-Giant SportzHAP - HOLLYWOOD ADVENTURE PARK/HAP SITE AND PARKING PLAN.DWG



HOLLYWOOD ADVENTURE PARK (HAP) OVERALL SITE PLAN

OWNER:
GIOVANNI D'EGIDIO
9030 SOMERSET BLVD
BEL FLOR, CA 90706
GIDDEGIDIO@GMAIL.COM
626-429-4871

ADDRESS:
2727 JOHNSON STREET
HOLLYWOOD, FL 33020

Project Title
HOLLYWOOD
ADVENTURE PARK

2727 JOHNSON STREET,
HOLLYWOOD, FLORIDA 33020

Client

Consultant

Rev	Description	Date
1	PROGRESS SET	01/31/17
2	PROGRESS SET	2/26/17

Drawn	GDD
Designed	GDD
Reviewed	GD
Project No.	
Date	01/31/17
Scale	AS NOTED
Sheet Title	

HOLLYWOOD
ADVENTURE
PARK (HAP)
OVERALL SITE
PLAN

Sheet Number
HAP-01

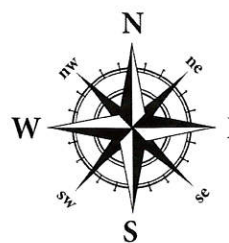
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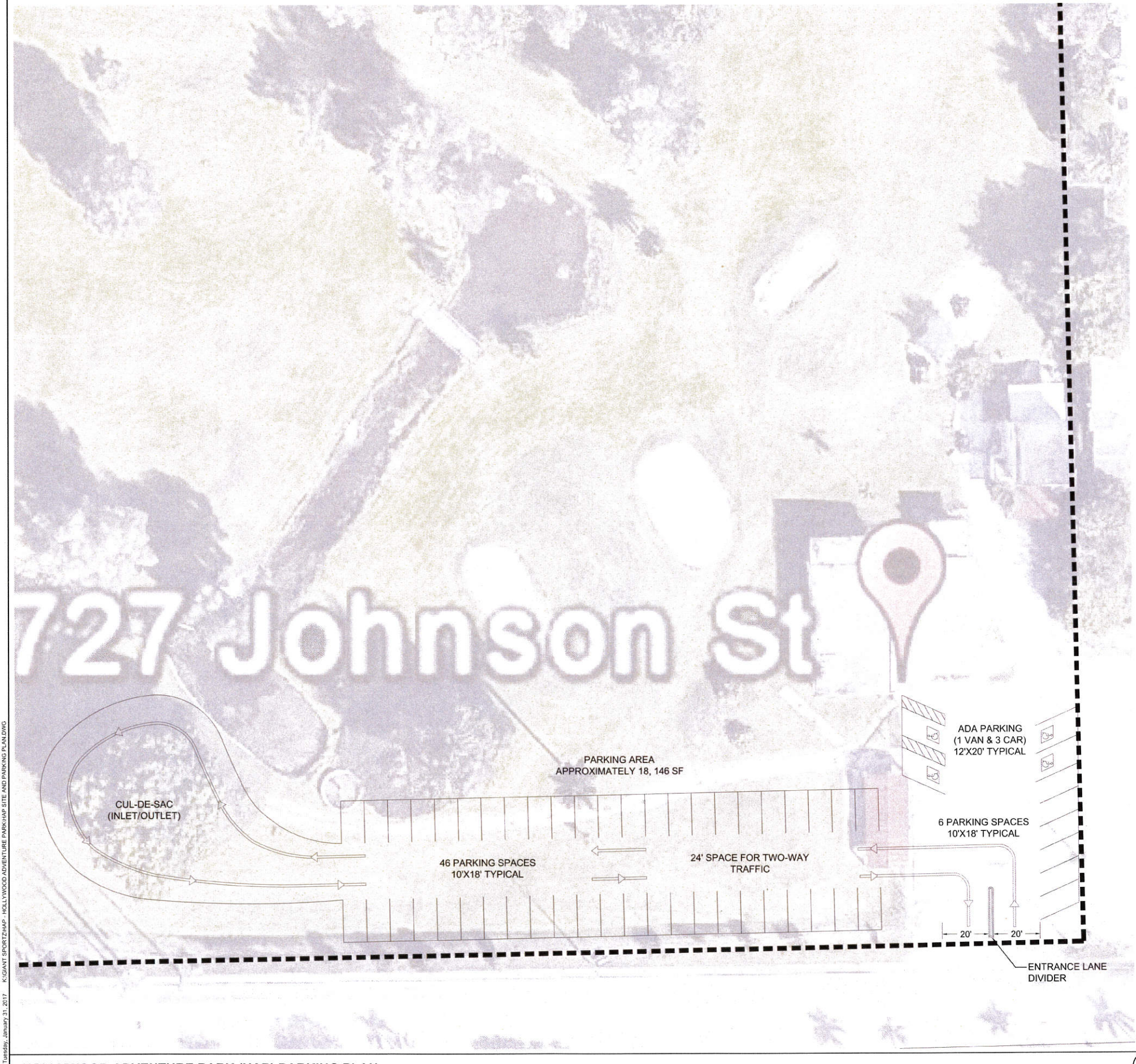
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**PARKING ON
FULL SITE
PLAN**

PROJECT NOTES



Tuesday, January 31, 2017 KIGIANT SPORTZ HAP HOLLYWOOD ADVENTURE PARK HAP SITE AND PARKING PLAN.DWG



OWNER:
GIOVANNI D'EGIDIO
9030 SOMERSET BLVD.
BELLFLOWER, CA 90706
GODEGIDIO@GMAIL.COM
626-429-4871

ADDRESS:
2727 JOHNSON STREET
HOLLYWOOD, FL 33020

Project Title
**HOLLYWOOD
ADVENTURE PARK**

2727 JOHNSON STREET,
HOLLYWOOD, FLORIDA 33020

Client:

Consultant:

Rev	Description	Date
PROGRESS SET		01/31/17
PROGRESS SET		2/26/17

Drawn: GDD
Designed: GDD
Reviewed: GD
Project No: -

Date: 01/31/17
Scale: AS NOTED

Sheet Title
**HOLLYWOOD
ADVENTURE
PARK (HAP)
ENLARGED
PARKING PLAN**

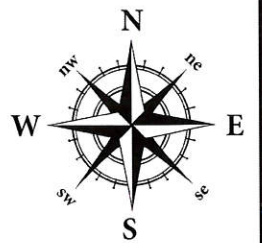
Sheet Number
HAP-02

LEGEND:
-- PROPERTY LINE



ZOOM IN PARKING PLAN

PROJECT NOTES



HOLLYWOOD

ADVENTURES PARK™

Exterior Pylon Sign

2727 Johnson St.
Hollywood, FL 33020



HOLLYWOOD
ADVENTURES PARK
ONE LOCATION, MANY ADVENTURES
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EXTERIOR PYLON SIGN

PROJECT NOTES

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A DOUBLE FACE ILLUMINATED
PYLON SIGN WITH FULL COLOR
LED DISPLAY



2727 Johnson St, Hollywood, FL 33020

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ADVENTURES PARK
ONE LOCATION, MANY ADVENTURES
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SIGN LOCATION

PROJECT NOTES

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OPPOSITE SIDE

SIGN SPECS

A	CABINET	TYPE	D/F NON-ILLUMINATED
		PAINT COLORS	TAN & NAVY BLUE
		TEXTURE	SMOOTH, SATIN
B	LETTERS	PUSH-THROUGH	3/4" THICK CLEAR ACRYLIC PERIM.
		FACE VINYL	YELLOW LTRS. BLACK DROP SHADOWS
		DIFFUSER VINYL	APPLIED 2ND SURFACE
		LIGHTING	WHITE LED
C	STAR	PUSH-THROUGH	3/4" THICK CLEAR ACRYLIC
		FACE VINYL	YELLOW
		DIFFUSER VINYL	APPLIED 2ND SURFACE
		LIGHTING	WHITE LED
C1	TAGLINE	PUSH-THROUGH	3/4" THICK CLEAR ACRYLIC
		FACE VINYL	WHITE
		DIFFUSER VINYL	APPLIED 2ND SURFACE
		LIGHTING	WHITE LED
D	EMC SURROUND	TYPE	D/F NON-ILLUMINATED
		PAINT COLOR	SILVER METALLIC, SATIN
E	EMC	PIXEL SPACING	20mm (DOUBLE-FACE)
		MATRIX SIZE	56 x 144
		LED COLOR	FULL COLOR
		CABINET SIZE	8'x10'
		ACTIVE AREA	7'-10" x 9'-10"
F	CABINET	TYPE	D/F NON-ILLUMINATED
		PAINT COLOR	BLUE
		TEXTURE	SMOOTH, SATIN
G	COPY	TYPE	ROUTED OUT
		LETTERS	3/4" THICK WHITE ACRYLIC
		ILLUMINATION	PUSH-THROUGH
		VINYL	WHITE LED
H	BAND	PAINT COLOR	SILVER METALLIC, SATIN FINISH
I	POLE COVER	MATERIAL	PAN-BRAKE ALUMINUM
		PAINT COLORS	TAN w/ BUILD-OUTS PAINTED
		TEXTURE	TWO COLOR T.B.D. SMOOTH



SIGNAGE ELEVATION

PROJECT NOTES

STATIC OR LED BOARD

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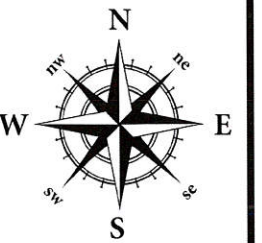
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MANAGING PARTNER

BEAR D'EGIDIO
MANAGING PARTNER
(844) 9427427

SURVEY

PROJECT NOTES

**CALVIN AND
GIORDANO BOUNDARY
AND TOPOGRAPHIC
SURVEY**

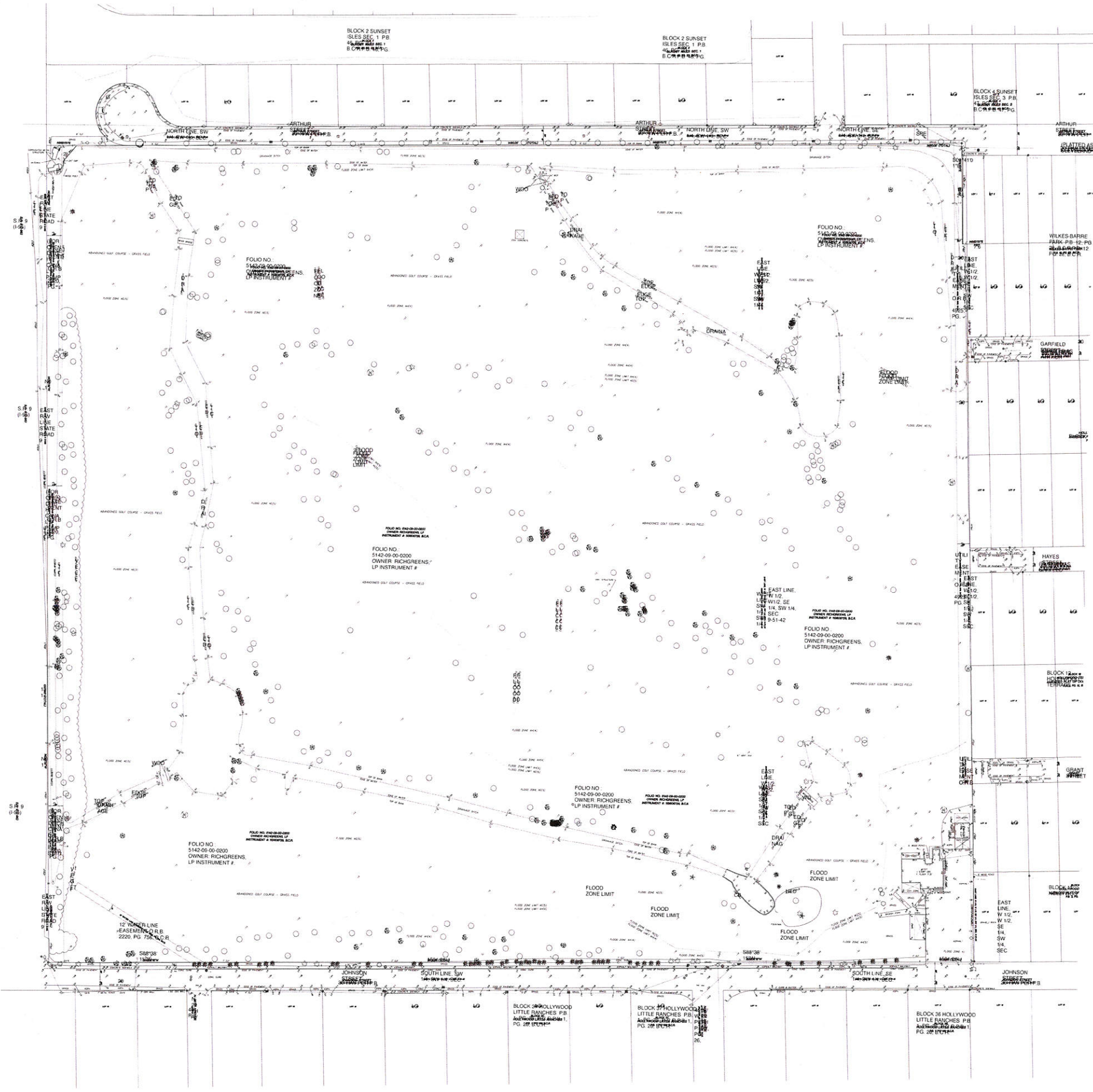


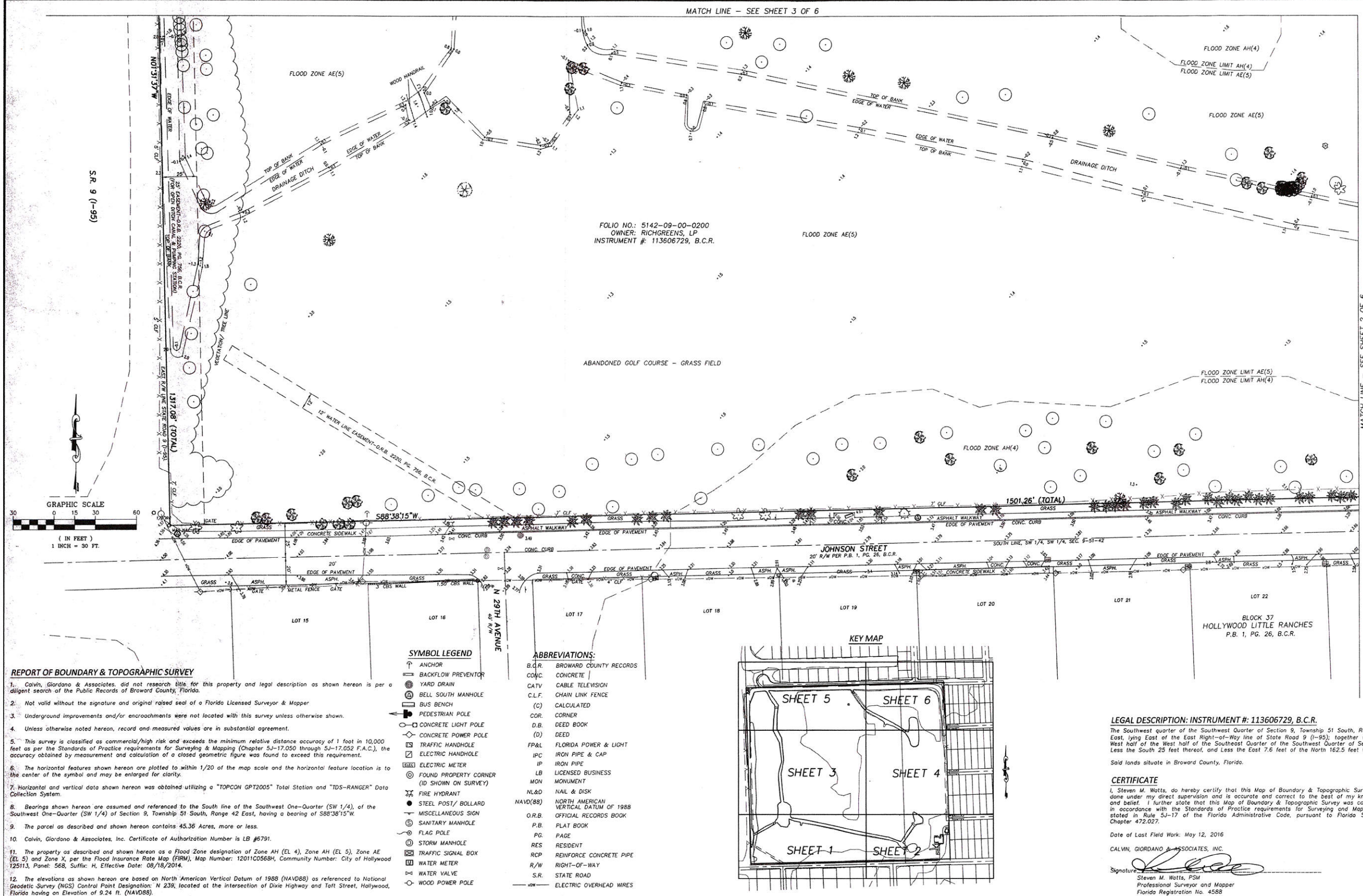
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**BEAR D'EGIDIO
MANAGING PARTNER
(844) 9427427**





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 (I-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.

Sold 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: May 12, 2016

CALVIN, GIORDANO & ASSOCIATES, INC.

[Handwritten signature]

Signature _____

Steven M. Watts, PSM
Professional Surveyor and Mapper

Professional Surveyor and Mapper
Florida Registration No. 4588

100

SEAL
NOT VALID WITHOUT THE SIGNATURE AND

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENCED SURVEYOR & MAPPER

21

LICENSED SURVEYOR & MAPPER

SIGHEAL M. WATTS

STEVEN M. WATTS
PSM NO. 4588

SCALE

 $1'' = 30'$

PROJECT No
16-8563

FIELD BOOK

FB 908, PG.11-15

PAGE 24

PREPARED BY:

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MANAGING PARTNER**

BEAR D'EGIDIO
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SURVEY

PROJECT NOTES

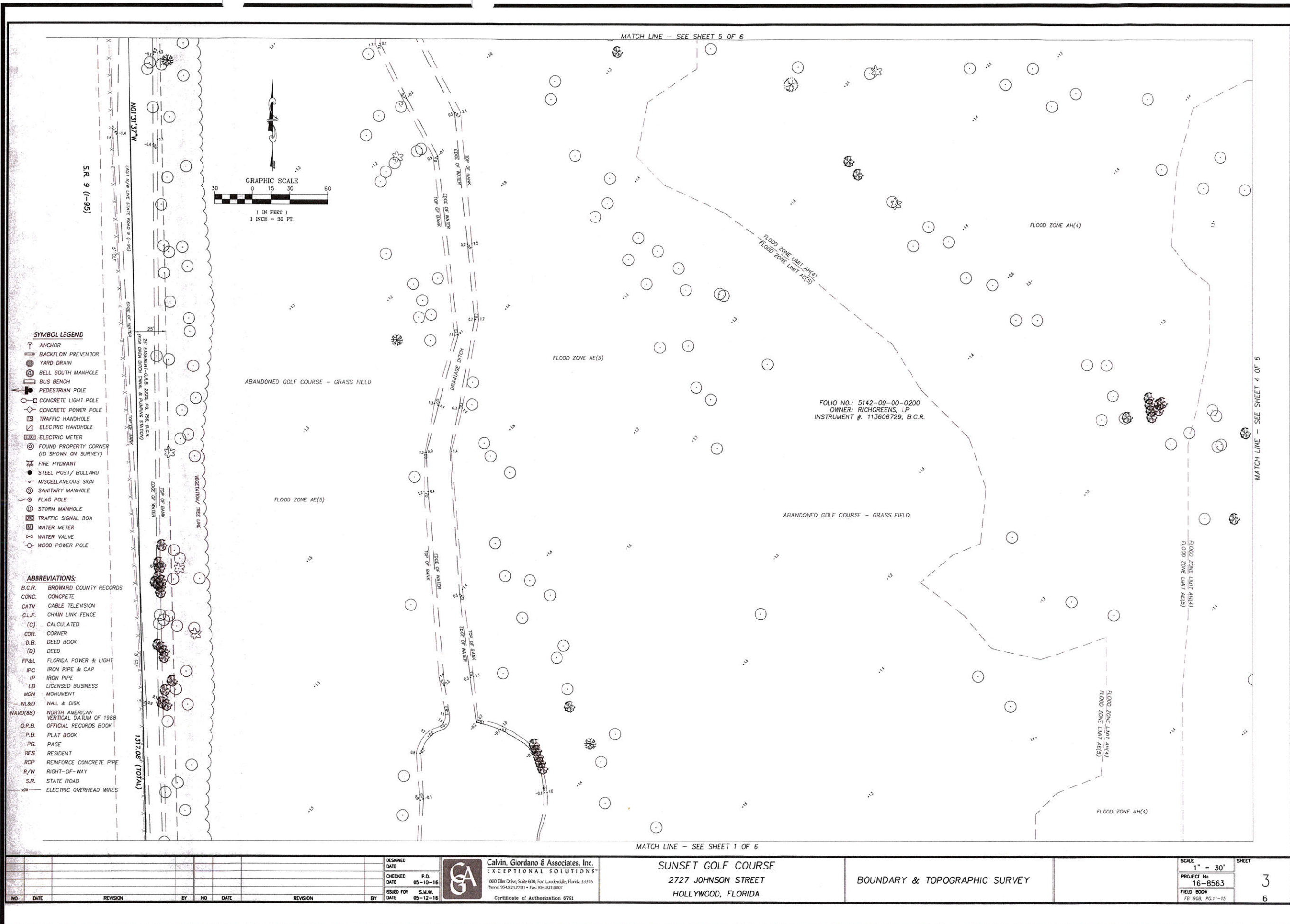
CALVIN AND
GIORDANO BOUNDARY
AND TOPOGRAPHIC
SURVEY

PAGE 26

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SURVEY

PROJECT NOTES

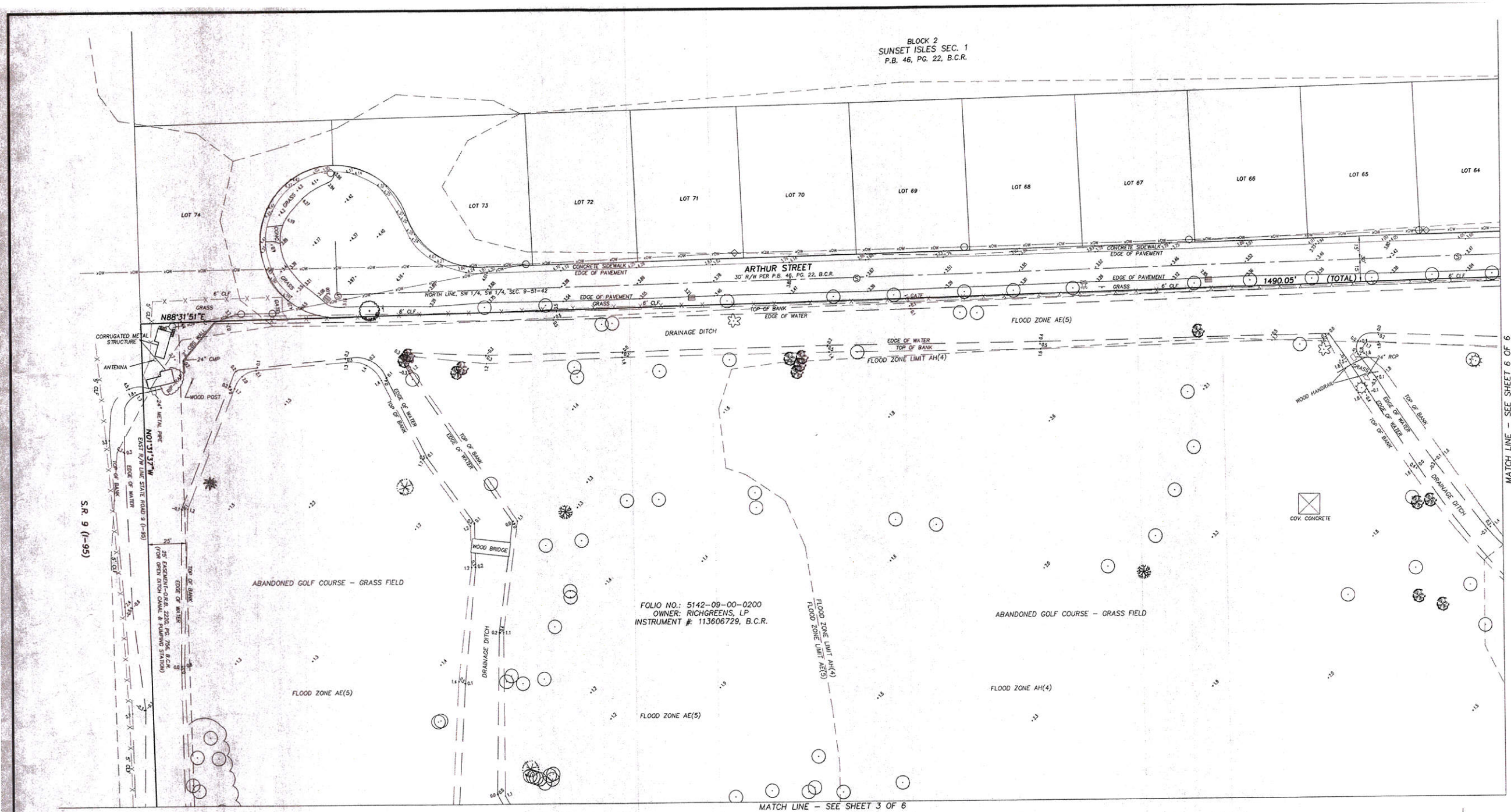
**CALVIN AND
GIORDANO BOUNDARY
AND TOPOGRAPHIC
SURVEY**

PAGE 28

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MATCH LINE - SEE SHEET 6 OF 6

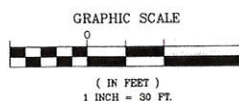
MATCH LINE - SEE SHEET 3 OF 6


ABBREVIATIONS:

B.C.R.	BROWARD COUNTY RECORDS	N.A.D.(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	P.G.	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	---	ELECTRIC OVERHEAD WIRES
IPC	IRON PIPE & CAP		
IP	IRON PIPE		
LB	LICENSED BUSINESS		
MON	MONUMENT		
N&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 05-10-16 P.D.	CHECKED DATE 05-12-16 S.M.W.	ISSUED FOR DATE 05-12-16	 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 07981	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 5 6
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SURVEY

PROJECT NOTES

**CALVIN AND
GIORDANO BOUNDARY
AND TOPOGRAPHIC
SURVEY**

PAGE 29

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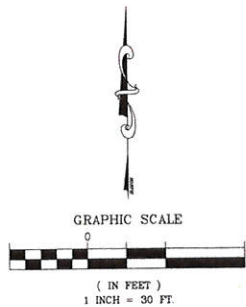


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B.C.R.	BROWARD COUNTY RECORDS	NAVD(88)	NORTH AMERICAN VERTICAL DATUM OF 1988
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FOUND PROPERTY CORNER (NOT SHOWN ON SURVEY)	
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SUNSET GOLF COURSE
2727 JOHNSON STREET
HOLLYWOOD, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

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

IMPACT

PROJECT NOTES

TRAFFIC:
THE AREA SURROUNDING HOLLYWOOD SPORTS HAS NEVER EXPERIENCED ANY TRAFFIC IMPACT DUE TO OUR OPERATIONS. THE MAIN ENTRANCE IS ON SOMERSET, A STREET SIMILAR TO JOHNSON. SOMERSET IS A SMALLER STREET THAN JOHNSON AND HOLLYWOOD SPORTS HAS NOT IMPACTED SOMERSET'S TRAFFIC DUE TO OUR BUSINESS BEING PRIMARILY ON WEEKENDS AND AFTER WORK HOURS.

NOISE:
LAKEWOOD BLVD EXPERIENCES NOISE READINGS IN EXCESS OF 85DB, LESS THAN THE I-95 FREEWAY. OUR OPERATIONS HAVE BEEN TESTED AND WE HAVE NEVER EXCEEDED 75DB. OUR ACTIVITIES ARE NOT MOTORIZED, THEY ARE INSTEAD PEOPLE, SPRING, OR AIR POWERED. WE HAVE NEVER RECEIVED ANY NOISE COMPLAINTS FOR REGULAR OPERATIONS.

POPULATION IMPACT
HOLLYWOOD SPORTS LA: 5 MILE RADIUS APPROX 800,000 AND WITHIN A 10 MILE RADIOS WE HAVE 2.1 MILLION.

HOLLYWOOD ADVENTURE PARK FLORIDA: 5 MILE RADIUS WE HAVE 350,000 PEOPLE AND 1.1 MILLION WITHIN A 10 MILE RADIUS.

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LAKEWOOD BLVD

**AVG DECIBEL READING OF 85+
SIMILAR TO THE I-95 FREEWAY**

**SOMERSET BLVD
2 LANE, HIGH TRAFFIC CITY
STREET, SIMILAR TO
JOHNSON STREET**

**THREE STREETS:
NICHOLS, IVES &
HIGHDALE ST.
ALL THREE
STREETS DEAD END
ON OUR PROPERTY
WITH NEIGHBOURS
YARDS TOUCHING
OUR BOUNDARY.
SIMILAR TO
ARTHUR, GARFIELD,
HAYES & GRANT ST**