

**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING AND URBAN DESIGN DIVISION**

**DATE:** September 6, 2018 **FILE:** 18-P-49

**TO:** Planning and Development Board / Local Planning Agency

**VIA:** Leslie A. Del Monte, Planning Manager

**FROM:** Fitz Murphy, Planning Administrator

**SUBJECT:** Broward County requests Site Plan approval for a communication tower located at 1200 Sheridan Street (West Lake Park).

**REQUEST:**

Site Plan approval for a Communication Tower (West Lake Park).

**RECOMMENDATION:**

Forward a recommendation to the City Commission as follows:

Site Plan: Approval with the following conditions.

- a. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C);
- b. If any trees are proposed to be removed, a Tree Disposition Plan and Landscape Plan shall be submitted in conjunction with demolition and/or construction permitting with full mitigation for total number of inches of hardwood tree DBH proposed to be removed. Landscape plan to reflect full tree mitigation in addition to new construction city of Hollywood regular landscape code requirements

**REQUEST**

The subject site is within the West Lake Park, located south of Sheridan Street and the west of West Lake Drive within the Hollywood Lakes neighborhood. West Lake Park is a regional park which includes the Anne Kolb Nature Center and a variety of outdoor recreational activities. The park has an Open Space and Recreation Land Use, and is zoned as Governmental Use (GU) which will allow for government, including communication towers and related structures. Broward County, is proposing a 300 foot communication tower and accessory structure, a critical component of the new Public Safety Radio System, which includes the City of Hollywood Police and Fire users.

The proposed structure is flanked by a City of Hollywood Public Utilities and golf course to the south, multifamily residential to the north, west and east, and a conservation area to east as well. The communication tower and accessory structure are appropriately located on the southwestern corner of the West Lake Park, bordering the City of Hollywood Public Utilities, this location allows for the tower to be at its maximum separation from the any neighboring residential property and nestled within the open space.

As determined by the Zoning and Land Development Regulations, the Planning and Development Board makes a recommendation to the City Commission for Design and Site Plan.

#### **SITE INFORMATION**

<b>Owner/Applicant:</b>	Broward County
<b>Address/Location:</b>	1200 Sheridan Street
<b>Net Area of Property:</b>	6,464 sq. ft. (0.192 acres)
<b>Land Use:</b>	Open Space and Recreational (OSR)
<b>Existing Zoning:</b>	Government Use District (GU)
<b>Existing Use of Land:</b>	Forest, parks and recreation

#### **ADJACENT LAND USE**

<b>North:</b>	Medium Residential (MRES), Conservation (CONS), Open Space and Recreational (OSR)
<b>South:</b>	Open Space and Recreational (OSR)
<b>East:</b>	Medium Residential (MRES), Conservation (CONS), High Residential (HRES), Open Space and Recreational (OSR)
<b>West:</b>	Low Medium Residential (LMRES), Medium Residential (MRES), Open Space and Recreational (OSR)

#### **ADJACENT ZONING**

<b>North:</b>	Medium Multiple Family Residential (RM-12), Government Use (GU)
<b>South:</b>	Government Use (GU)
<b>East:</b>	Government Use (GU), Multiple Family Wetland (RM-WET)
<b>West:</b>	Government Use (GU), Medium Multiple Family Residential (RM-12)

#### **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The subject property is located in Sub-Area 2, which is geographically defined by Dixie Highway to the west, IntraCoastal Waterway to the east, Pembroke Road to the south and Sheridan Street to the north. This area includes the residential neighborhoods of Hollywood Lakes, Dixie Highway Corridor, and Downtown Hollywood.

The proposed request is consistent with City-Wide Master Plan based upon the following:

**Guiding Principle:** *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

**Guiding Principle:** *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

The proposed development and use are consistent with the above policies by promoting the best use of land, while taking into consideration the surrounding properties and making the necessary improvements in order to help mitigate any possible impacts which may occur.

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

### ***Land Use Element***

This project is located in the Open Space and Recreational Land Use area which is characterized by active and passive outdoor recreation, golf courses, camping ground and facilities, and outdoor cultural educational, educational and civic structures and uses. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The surrounding community has a mix of residential, vacant land and utilities.

**Objective 4:** *Maintain and enhance neighborhoods business, utilities, industrial and tourist areas that are not blighted.*

**Objective 13:** *The City of Hollywood shall prioritize infrastructure service improvements to supplement and enhance economic development and redevelopment, and streetscape and aesthetic design.*

The proposed project will allow for a needed public infrastructure to serve the entire community within the City of Hollywood in a manner which enhances existing facilities.

## **SITE PLAN**

Staff finds the proposed Site Plan compliant with all regulations as set forth in Article six of the Hollywood Zoning and Land Development Regulations. Therefore, Staff recommends approval, with the following conditions:

- a. **A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C);**
- b. **If any trees are proposed to be removed, a Tree Disposition Plan and Landscape Plan shall be submitted in conjunction with demolition and/or construction permitting with full mitigation for total number of inches of hardwood tree DBH proposed to be removed. Landscape plan to reflect full tree mitigation in addition to new construction city of Hollywood regular landscape code requirements.**

## **ATTACHMENTS**

Attachment A:       Application Package  
Attachment B:       Land Use and Zoning Map



# ATTACHMENT A

## Application Package

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

# 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 ☐ Historic Preservation Board  
☐ City Commission ☒ Planning and Development Board

Date of Application: 08/21/18

Location Address: 1200 Sheridan Street Hollywood, FL 33019

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

Folio Number(s): 5142 1100 0010 and 5142 1100 0080

Zoning Classification: GU Land Use Classification: 82 forest, parks, rec. areas

Existing Property Use: wooded, vacant land Sq Ft/Number of Units: \_\_\_\_\_

Is the request the result of a violation notice? ( ) Yes ( ☒ ) 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): \_\_\_\_\_

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

Explanation of Request: Proposing a 75' x 75' compound with a 300' self supporting tower, a 32' x 24' prefab building, and a 100Kw generator w/ a 500 gallon diesel belly tank.

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

Value of Improvement: \$750,000 Estimated Date of Completion: March 2019

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

Name of Current Property Owner: Broward County

Address of Property Owner: 115 S Andrews Ave, Fort Lauderdale, FL 33301

Telephone: 954-205-9779 Fax: \_\_\_\_\_ Email Address: jdezayas@broward.org

Name of Consultant/Representative/Tenant (circle one): \_\_\_\_\_

Address: 115 S Andrews Ave, Fort Lauderdale, FL Telephone: 954-205-9779

Fax: \_\_\_\_\_ Email Address: jdezayas@broward.org

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Jay Hammack

Address: 8000 West Sunrise Blvd, Plantation, FL 33322

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

Jay.Hammack@MotorolaSolutions.com

# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

## 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: *[Signature]* Date: \_\_\_\_\_

PRINT NAME: JOSE M. DEZAYAS Date: \_\_\_\_\_

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

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

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

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

### Current Owner Power of Attorney

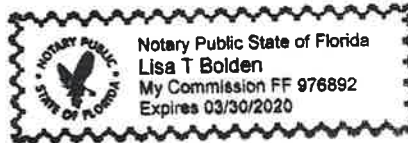
I am the current owner of the described real property and that I am aware of the nature and effect the request for DESIGN REVIEW to my property, which is hereby made by me or I am hereby authorizing JOLIAN HAMRACK to be my legal representative before the PLANNING BOARD (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 21st day of August

*[Signature]*  
Notary Public

State of Florida



*[Signature]*  
Signature of Current Owner

JOSE M. DEZAYAS  
Print Name

My Commission Expires: 2020 (Check One) \_\_\_\_\_ Personally known to me; OR ☒ Produced Identification: Driver's License

**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**  
**PARCEL:**  
**ESTATE:**  
**PURPOSE:**

**Description:**

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 11; THENCE NORTH 88°06'10" EAST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 11, A DISTANCE OF 830.59 FEET; THENCE NORTH 01°13'56" EAST, A DISTANCE OF 971.19 FEET TO THE NORTH LINE OF THE SOUTH 304.63 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 88°00'05" EAST ALONG SAID LINE, FOR A DISTANCE OF 74.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23°54'58" EAST, A DISTANCE OF 85.96 FEET; THENCE SOUTH 66°06'36" EAST, A DISTANCE OF 80.18 FEET; THENCE SOUTH 24°00'05" WEST, A DISTANCE OF 90.17 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 23507, PAGE 0417; THENCE NORTH 47°39'51" WEST ALONG SAID LINE, FOR A DISTANCE OF 55.42 FEET; THENCE SOUTH 88°00'05" WEST, A DISTANCE OF 30.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 6,464 SQUARE FEET OF 0.148 ACRES MORE OR LESS.

**Surveyors Notes**

1. This Sketch of Description is not valid without the signature and original raised seal of the signing Florida licensed Professional Surveyor and Mapper.
2. This Sketch of Description is based upon a Map of ALTA / NSPS Land Title Boundary and Topographic Survey executed by this firm, dated August 2018, Job No. 6166 17 0575.240.
3. Lands shown hereon were not abstracted by this firm for matters of record, such as easements, right of way, ownership or other instruments of record. Non-surveyed lines, references to ownership, parcel identification numbers, and instruments of record shown hereon are based upon information provided by the Broward County Property Appraiser's Office.
4. Bearings, coordinates and elevations shown hereon are relative to the Florida State Plane Coordinate System, East Zone (0901), North American Datum of 1983, 2011 adjustment and; the North American Vertical Datum of 1988 (NAVD 88) based on Global Positioning System (GPS) measurements to National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS) network.
5. The legal description shown hereon was prepared by this firm at the direction of the client.
6. This Sketch of Description is certified to and for the exclusive use of MOTOROLA SOLUTIONS.

**CHARLES B. GARDINER**

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

**THIS IS NOT A SURVEY**

PROJECT TITLE:

**Sketch of Description**  
**West Lake Park - Tower Site**  
**Section 11, Township 51 South, Range 42 East, Broward County, Florida**



**Amec Foster Wheeler**  
**Environment & Infrastructure, Inc.**

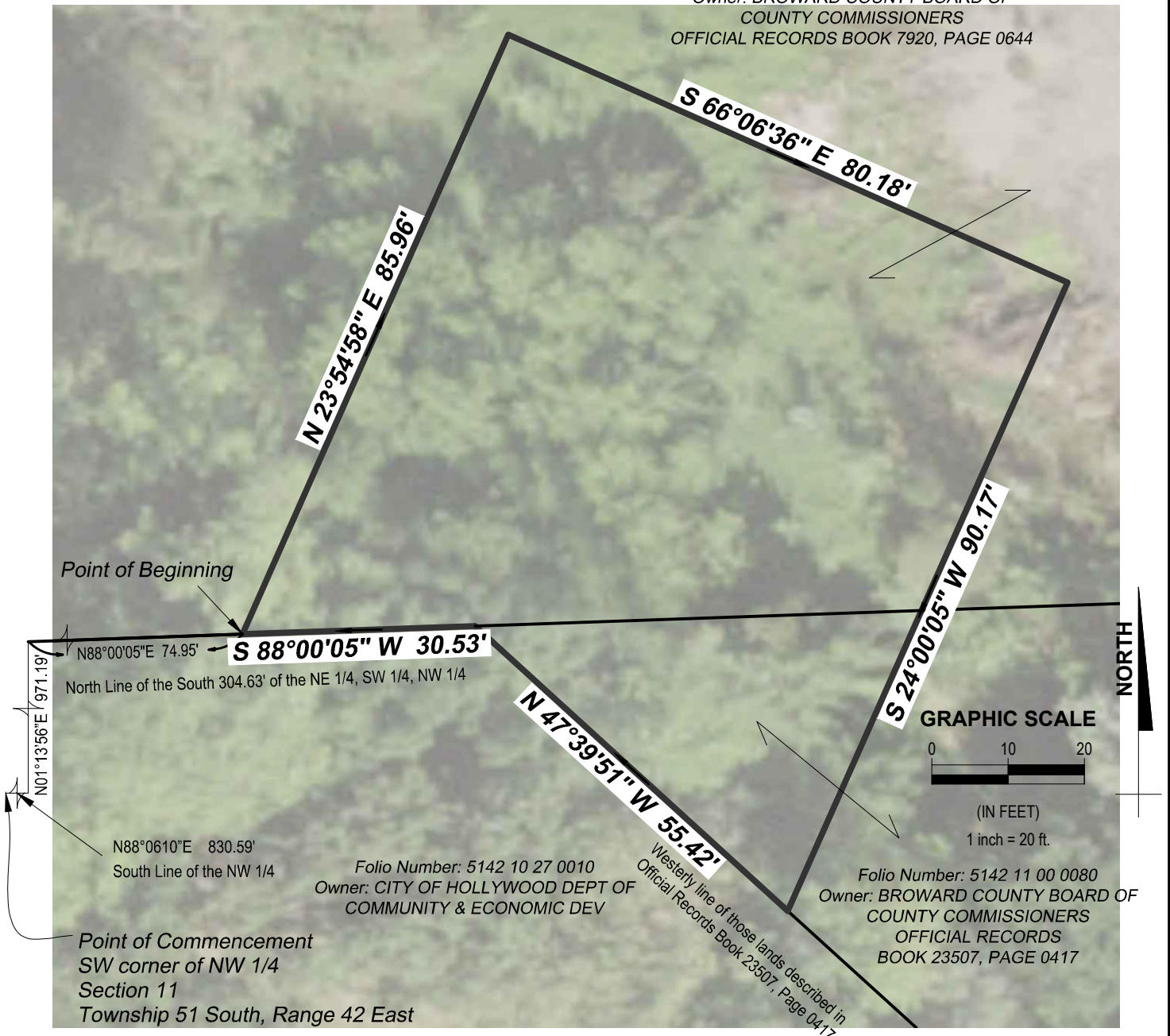
550 Northlake Boulevard  
Altamonte Springs, FL 32701 USA  
Phone: (407) 522-7570 Fax: (407) 522-7576  
Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: MR	CHKD. BY: CBG	
DATE: 08/01/2018	DATE: 08/01/2018	
JOB No. 6166170575.240	SCALE: N/A	SHT. 1 OF 2
DRAWING NAME: 11.WEST_LAKE_PARK-alta.dwg		



**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**  
**PARCEL:**  
**ESTATE:**  
**PURPOSE:**

Folio Number: 5142 11 00 0010  
 Owner: BROWARD COUNTY BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS BOOK 7920, PAGE 0644



**THIS IS NOT A SURVEY**

PROJECT TITLE: **Sketch of Description**  
**West Lake Park - Tower Site**  
**Section 11, Township 51 South, Range 42 East, Broward County, Florida**



**Amec Foster Wheeler**  
**Environment & Infrastructure, Inc.**  
 550 Northlake Boulevard  
 Altamonte Springs, FL 32701 USA  
 Phone: (407) 522-7570 Fax: (407) 522-7576  
 Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: MR	CHKD. BY: CBG	
DATE: 08/01/2018	DATE: 08/01/2018	
JOB No. 6166170575.240	SCALE: 1" = 20'	SHT. 2 OF 2
DRAWING NAME: 11.WEST_LAKE_PARK-alta.dwg		

## West Lake Park Site Photos





## West Lake Park Site Photos





## West Lake Park Site Photos





**WLP Facing South From NW Parking Lot**





**WLP facing South towards maintenance area gate**





**WLP facing South looking into maintenance area gate**





**WLP facing west looking at proposed site area**



**WLP facing south just north of proposed site location**





**WLP facing North, Area South of Proposed Site Location**





**WLP facing West, Area East of Proposed Site Location**





**WLP facing West, In front of Proposed Site Location looking at cellular tower**





**WLP facing East, Area West of Proposed Site Location**





**WLP Facing East, Area West of Proposed Site Location**



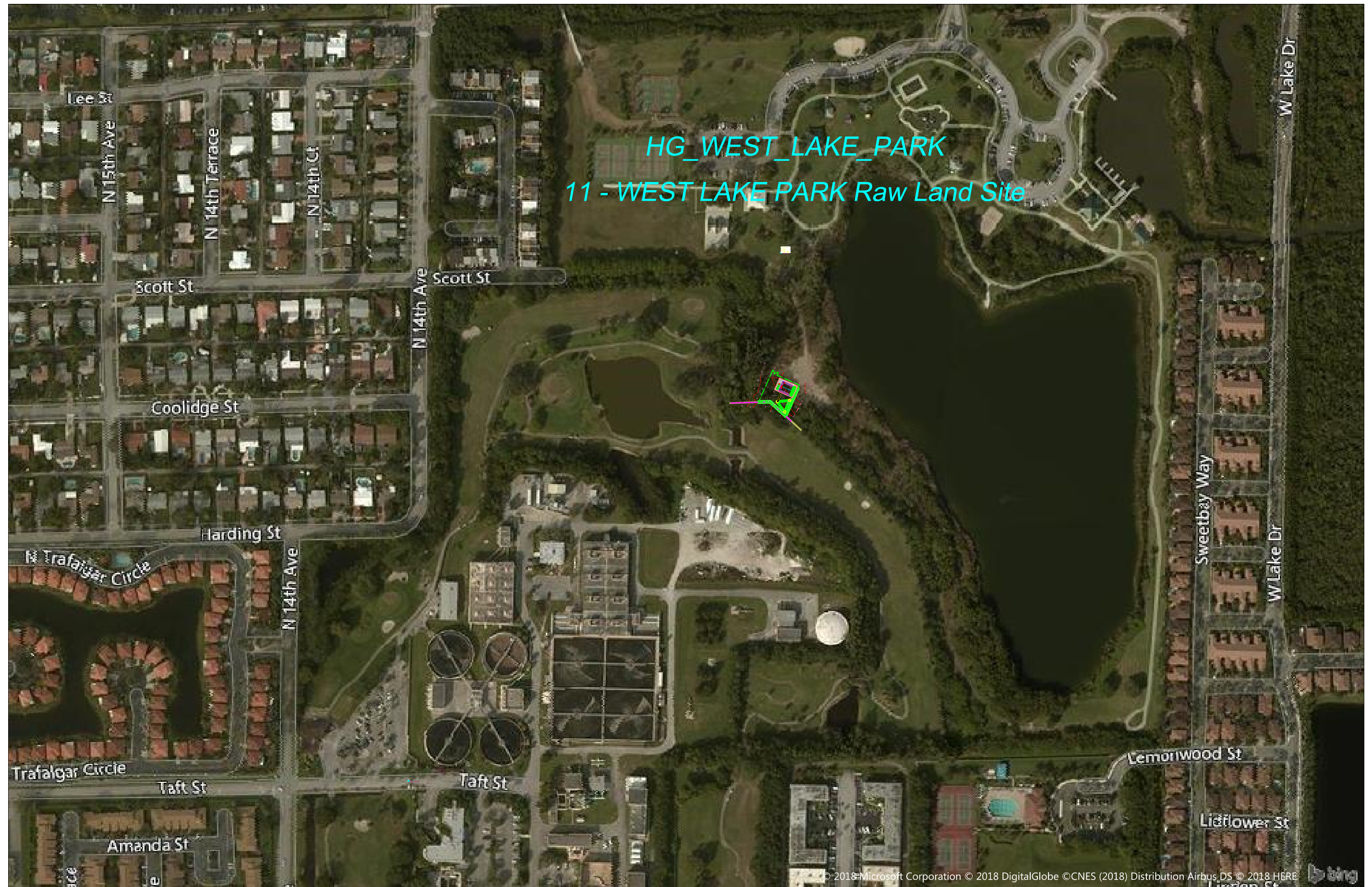


**WLP facing North, Area North of Proposed Site Location**



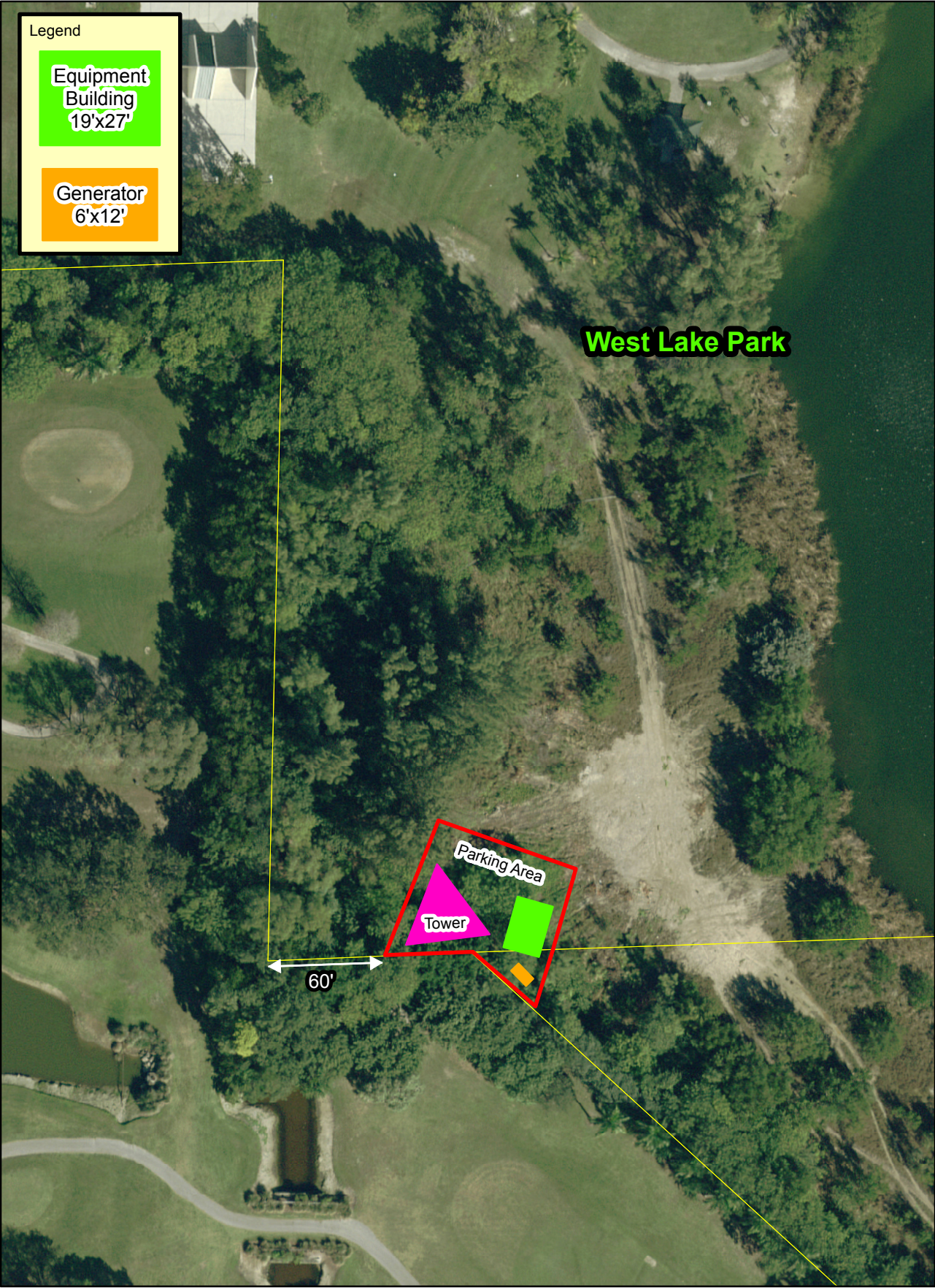


HG\_WEST\_LAKE\_PARK  
11 - WEST LAKE PARK Raw Land Site





Hollywood Cell Tower Site  
514211000010 & 514211000080





Map of ALTA / NSPS Land Title Survey  
of  
West Lake Park - Tower Site  
Section 11, Township 51 South, Range 42 East  
Broward County, Florida

LOCATION MAP

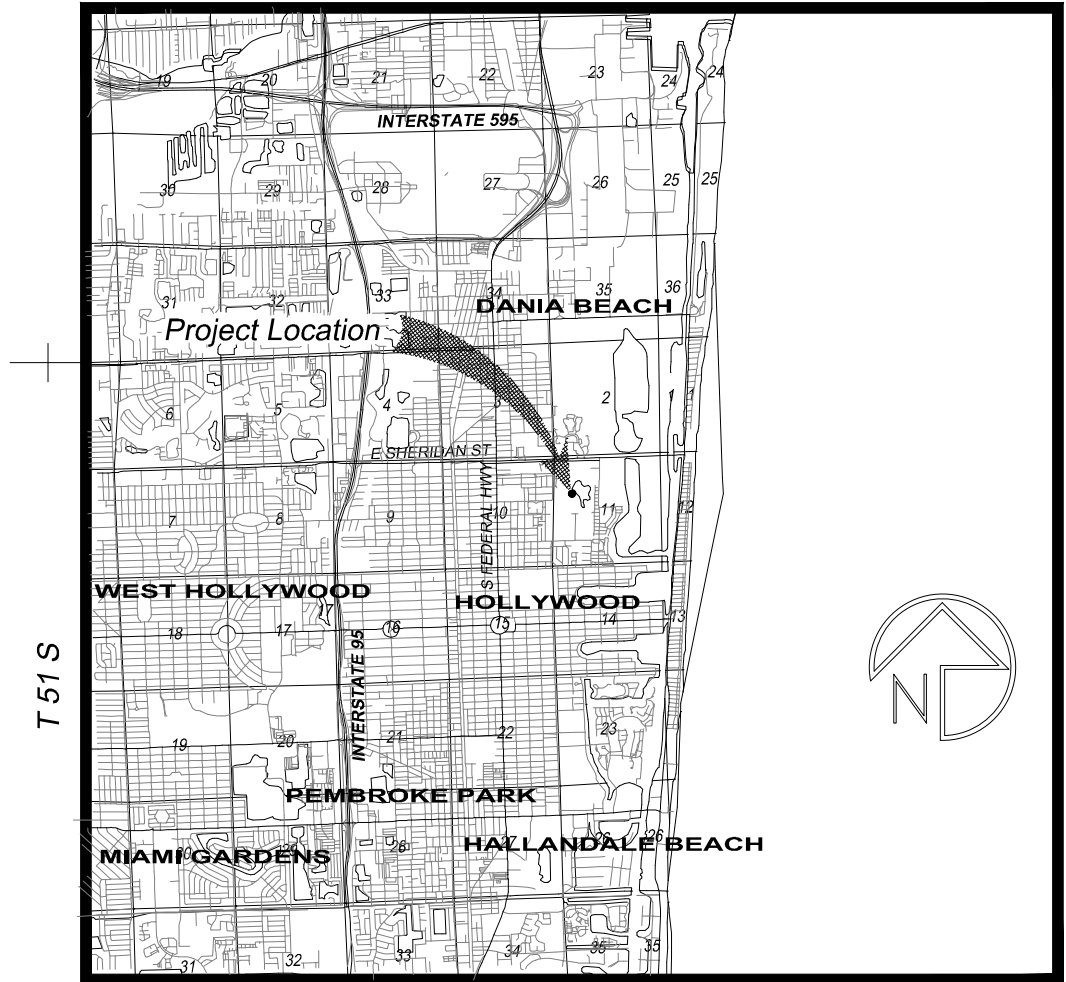
NOT TO SCALE

SURVEYOR'S NOTES

1. This map of survey is not valid without the signature and the original raised seal of the signing Florida licensed surveyor and mapper.
2. The Legal Description shown hereon was prepared by this firm at the client's request. This map of survey identifies the boundary of the lease parcel, features within the survey limits shown hereon, as specified by the client.
3. Bearings, coordinates and elevations shown hereon are relative to the Florida State Plane Coordinate System, East Zone (0901), North American Datum of 1983, 2011 adjustment and; the North American Vertical Datum of 1988 (NAVD 88) based on Global Positioning System (GPS) measurements to National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS) network.
4. Dimensions shown hereon contain horizontal grid distances and are based upon field measurements utilizing the United States Survey Foot, unless indicated otherwise.
5. The field data acquisition phase of this survey was completed on July 19, 2017, as documented in AmecFW field book 1313, Pages 42-46. Updates have been completed as identified below.
6. This survey does not address the identification or location of jurisdictional wetlands or sovereign lands that may or may not lie within or adjacent to the lands surveyed.
7. According to Federal Emergency Management Agency Flood Insurance Rate Map, Broward County Florida, Map Number 12011 C 0569 H; Effective date: August 18, 2014, the property described hereon is located in Zone AE (EL5) Special Flood Hazard area subject to inundation by the 1% annual chance flood (Base Flood Elevations determined).
8. Lands shown hereon were not abstracted by this firm for matters of record, such as easements, right of way, ownership or other instruments of record. Non-surveyed lines, references to ownership, parcel identification numbers, and instruments of record shown hereon are based upon information provided by the Broward County Property Appraiser's Office.

(continue on page 2)

Legend		
R XX E	=	Range XX East
+100.0'	=	Spot Elevation
T XX S	=	Township XX South
WPB	=	Wire Pull Box
— 4' —	=	Contour Line
(#)	=	Tree Identification
①	=	Ownership and Encumbrance Report Item Number



Description Lease Area

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 11; THENCE NORTH 88°06'10" EAST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 11, A DISTANCE OF 830.59 FEET; THENCE NORTH 01°13'56" EAST, A DISTANCE OF 971.19 FEET TO THE NORTH LINE OF THE SOUTH 304.63 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 88°00'05" EAST ALONG SAID LINE, FOR A DISTANCE OF 74.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23°54'58" EAST, A DISTANCE OF 85.96 FEET; THENCE SOUTH 66°06'36" EAST, A DISTANCE OF 80.18 FEET; THENCE SOUTH 24°00'05" WEST, A DISTANCE OF 90.17 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 23507, PAGE 0417; THENCE NORTH 47°39'51" WEST ALONG SAID LINE, FOR A DISTANCE OF 55.42 FEET; THENCE SOUTH 88°00'05" WEST, A DISTANCE OF 30.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 6,464 SQUARE FEET OF 0.148 ACRES MORE OR LESS.

Certification:

To MOTOROLA:  
This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8 and 13 of Table A thereof. The field work was completed on June 13, 2017.

For the Company,  
AMEC Foster Wheeler Environment & Infrastructure, Inc.

**CHARLES B. GARDINER**  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 5046

Section 11, Township 51 South, Range 42 East, Broward County, Florida

NO.	DATE	REVISION
1	10/25/2017	Added Note # 8, updated site address
2	07/19/2018	Revised proposed shelter and fence location
3	08/02/2018	Updated to meet ALTA / NSPS requirements, added sheets 2 and 3



AMEC FOSTER WHEELER  
ENVIRONMENT & INFRASTRUCTURE, INC.  
550 Northlake Boulevard  
Altamonte Springs, FL 32701 USA  
Phone: (407) 522-7570  
Fax: (407) 522-7576  
Certificate of Authorization Number LB-0007932



CLIENT:  
**MOTOROLA SOLUTIONS**  
8000 WEST SUNRISE BLVD.  
PLANTATION, FLORIDA 33322  
PHONE: (954) 723-5000

BROWARD COUNTY - WEST LAKE PARK  
1200 SHERIDAN STREET  
HOLLYWOOD, FL 33019

AMEC PROJECT NO:	6166170575.240
DRAWN BY: M. RAMOS	CHECKED BY: C.B. GARDINER
APPROVED BY:	DATE: 01/18/2017

Map of ALTA / NSPS Land Title  
and  
Topographic Survey



\\000-FS\PROJECTS\6374\2017\6166170575.240 - MOTOROLA BROWARD CO. A&E\WEST LAKE PARK\00 CIVIL 3D\2016\11\WEST\_LAKE\_PARK-ALTA.DWG

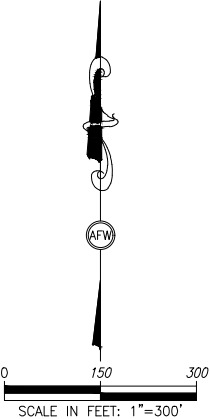


Section 11, Township 51 South, Range 42 East, Broward County, Florida

**SURVEYOR'S NOTES**

continued from page 1

1. Agreement between Broward County and the City of Hollywood recorded January 5, 1979 recorded in Official Records Book 7968, Page 455. --- The surveyed parcel lies within a portion of those lands described as "APPROXIMATELY 70 ACRES".
2. Ordinance recorded in Official Records Book 9992, Page 242 (changing zoning of aprox 70 acres). ---The surveyed parcel lies within a portion of those lands described as "APPROXIMATELY 70 ACRES".
3. Conservation Easement Deed recorded April 12, 1993 in Official Records Book 20545, Page 431. --- The Conservation Easement does not appear to lie within the surveyed parcel.
4. Resolution recorded Official Records Book 21030, Page 348.--- The surveyed parcel lies within a portion of those lands described as "95 ACRE TRACT".
5. Agreement recorded Official Records Book 24149, Page 948.--- The surveyed parcel lies within a portion of those lands described as "WEST LAKE PARK".
6. Bill of Sale recorded in Official Records Book 25118, Page 852.--- Lands described in this document do not appear to lie within the surveyed parcel.
7. Easement recorded in Official Records Book 25118, Page 925 (waterline), as re-recorded in Official Records Book 27265, Page 337.--- Lands described in this document do not appear to lie within the surveyed parcel.
8. Conservation Easement Deed recorded in Official Records Book 25263, Page 720.--- Lands described in this document do not appear to lie within the surveyed parcel.
9. FPL Easement recorded in Official Records Book 25732, Page 936. --- Lands described in this document do not appear to lie within the surveyed parcel.
10. Declaration of Landfill Closure recorded in Official Records Book 27447, Page 455. -- The surveyed parcel does not lie within those lands described in Official Records Book 27447, Page 455.
11. Easement Agreement recorded in Official Records Book 31932, Page 645. --Lands described in Exhibit A and B do not appear to lie within the surveyed parcel.
12. Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 31189, Page 1342, as corrected in Official Records Book 37687, Page 1258. -- The surveyed parcel does not appear to lie within those lands described in Official Records Book 37687, Page 1258.
13. Courtesy Notice of Super Priority Status of City of Dania Beach Code Enforcement Liens recorded May 13, 2010 in Official Records Book 47083, Page 1671. -- The surveyed parcel does not appear to lie within those lands described in Official Records Book 47083, Page 1671.
14. Conservation Easement recorded in Official Records Book 22795, Page 66, as amended by Amendment to Conservation Easement recorded December 6, 2010 in Official Records Book 47562, Page 812. -- The Conservation Easement does not appear to lie within the surveyed parcel.
15. Restrictions recorded in Official Records Book 44349, Page 665. --- The surveyed parcel appears to lie within a portion of those lands described as "West Lake Regional Park".
16. Courtesy Notice of Super Priority Status of City of Dania Beach Code Enforcement Liens recorded in Official Records Book 47083, Page 1671. (Same as item 13)



NO.	DATE	REVISION



AMEC FOSTER WHEELER  
ENVIRONMENT & INFRASTRUCTURE, INC.  
550 Northlake Boulevard  
Altamonte Springs, FL 32701 USA  
Phone: (407) 522-7570  
Fax: (407) 522-7576  
Certificate of Authorization Number LB-0007932

CLIENT:



**MOTOROLA SOLUTIONS**

8000 WEST SUNRISE BLVD.  
PLANTATION, FLORIDA 33322

PHONE: (954) 723-5000

**BROWARD COUNTY - WEST LAKE PARK**  
**1200 SHERIDAN STREET**  
**HOLLYWOOD, FL 33019**

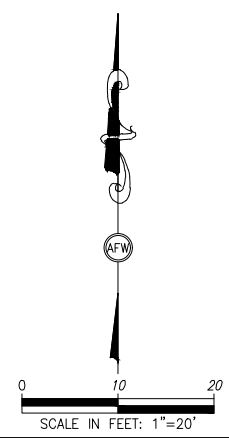
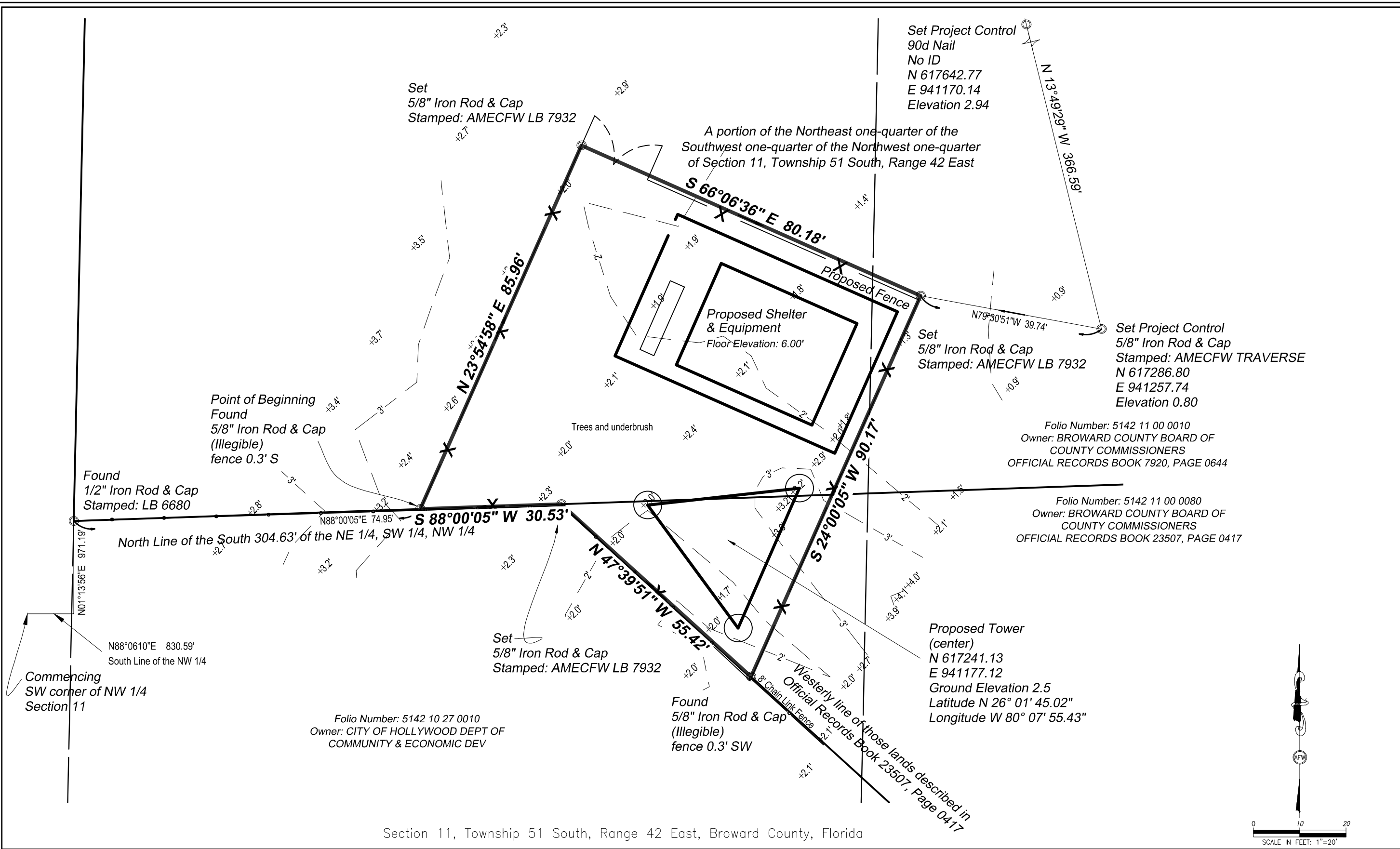
AMEC PROJECT NO: 6166170575.240	
DRAWN BY: M. RAMOS	CHECKED BY: C.B. GARDINER
APPROVED BY:	DATE: 01/18/2017

**Map of ALTA / NSPS Land Title  
and  
Topographic Survey**

Sheet 2 of 3



\\000-FS1\PROJECTS\6374\2017\6166170575.240 - MOTOROLA BROWARD CO. A&E\WEST LAKE PARK\00 CIVIL 3D\2016\11\WEST\_LAKE\_PARK-ALTA.DWG



NO.	DATE	REVISION



AMEC FOSTER WHEELER  
ENVIRONMENT & INFRASTRUCTURE, INC.  
550 Northlake Boulevard  
Altamonte Springs, FL 32701 USA  
Phone: (407) 522-7570  
Fax: (407) 522-7576  
Certificate of Authorization Number LB-0007932



CLIENT:  
**MOTOROLA SOLUTIONS**  
8000 WEST SUNRISE BLVD.  
PLANTATION, FLORIDA 33322  
PHONE: (954) 723-5000

BROWARD COUNTY - WEST LAKE PARK  
1200 SHERIDAN STREET  
HOLLYWOOD, FL 33019

AMEC PROJECT NO: 6166170575.240
DRAWN BY: M. RAMOS
CHECKED BY: C.B. GARDINER
APPROVED BY:
DATE: 01/18/2017

Map of ALTA / NSPS Land Title  
and  
Topographic Survey

Sheet 3 of 3



# BROWARD COUNTY- WEST LAKE PARK

## 1200 SHERIDAN STREET, HOLLYWOOD FL 33019



MOTOROLA

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

BROWARD COUNTY-  
WEST LAKE PARK

1200 SHERIDAN STREET HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

DRAWN: G. TRIANA      CHECKED: C. RULLIER

APPROVED: F.D. SHIVER      ISSUE DATE: 08-15-18



NO.	DATE	DESCRIPTION
-----	------	-------------

INDEX OF DRAWINGS		
SHEET NO	SHEET NAME	CURRENT REV.
CS-000	COVER	
SU-100	SURVEY	
SP-001	ENLARGED SITE PLAN	
SP-002	SITE SECTION	
SP-003	SITE SECTION	
C-100	ELEVATIONS	
C-101	ELEVATIONS	
C-200	NORTH ELEVATION	
C-201	SOUTH ELEVATION	
C-202	EAST ELEVATION	
C-203	WEST ELEVATION	

NOT FOR CONSTRUCTION

SYMBOL LEGEND				ABBREVIATIONS											
	BUILDING SECTION WALL SECTION MARKER		INTERIOR ELEVATION MARKER ONE WALL		INTERIOR ELEVATION MARKER MULTIPLE WALLS										
<p><b>DIMENSION NOTE:</b> ALL DIMENSIONS ARE TAKEN TO AND FROM THE STRUCTURAL FACE OF THE WALL UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO INFORM ARCHITECT OF DISCREPANCIES WHEN FOUND. GENERAL CONTRACTOR SHALL NOT SCALE CONSTRUCTION DRAWINGS. ROUNDING OF LENGTHS ONLY ALLOWED AS INDICATED IN THE PLANS.</p> <p><b>WALL SIZES:</b> GENERAL CONTRACTOR TO REFER TO WALL AND PARTITION TYPE SCHEDULES FOR WALL SIZING, RATING AND ASSEMBLY. <b>ALL SIZES SHOWN IN PLANS ARE ACTUAL UNLESS OTHERWISE INDICATED.</b></p>						<p> X' - X"</p> <p> X'X'</p> <p></p>									
<p>DET# : REFERS TO DETAIL NUMBER OF PROJECT SHEET SHEET : REFERS TO PROJECT SHEET (X/XX)</p>						ADA	: AMERICANS WITH DISABILITIES ACT	EW/C	: ELECTRIC WATER COOLER	MAX.	: MAXIMUM	SAN.	: SANITARY		
A.F.F.	: ABOVE FINISHED FLOOR	EXIST.	: EXISTING	MECH.	: MECHANICAL	ALT.	: ALTERNATIVE	EXT.	: EXTERIOR	MIN.	: MINIMUM	DWG.	: DRAWING		
ALUM.	: ALUMINUM	FD.	: FLOOR DRAIN	MISC.	: MISCELLANEOUS	APPROX.	: APPROXIMATE	FE.	: FIRE EXTINGUISHER	MTL.	: METAL	S.C.	: SOLID CORE		
BD.	: BOARD	FE.	: FIRE EXTINGUISHER CABINET	N.I.C.	: NOT IN CONTRACT	BLDG.	: BUILDING	PEC	: FIRE EXTINGUISHER CABINET	NTS.	: NOT TO SCALE	SCH.	: SCHEDULE		
BLK.	: BLOCK	FR.	: FIRE RATING	NO.#	: NUMBER	BOT.	: BOTTOM	FIN	: FINISH	O.C.	: ON CENTER	SH.	: SHINGLES		
C.J.	: CONTROL JOINT	FT.	: FOOT/FEET	O.D.	: OUTSIDE DIAMETER	CL.	: CENTER LINE	FTG.	: FOOTING	O.H.	: OVERHEAD	SHT.	: SHEET		
CL.G.	: CEILING	G.F.I.	: GROUND FAULT CIRCUIT INTERRUPT	PLYWD.	: PLYWOOD	CLG.	: CLEAR	GALV.	: GALVANIZED	OPP.	: OPPOSITE	SHV.	: SHELVING		
CLR.	: CLEAR	GL.	: GLASS	P.NL.	: PANEL	CMU.	: CONCRETE MASONRY UNIT	HD.R.	: HEADER	PARTN.	: PARTITION	SPEC.	: SPECIFICATION		
CONC.	: CONCRETE	GYP.	: GYPSUM	PREFAB.	: PREFABRICATED	CTR.	: CENTER	H.D.W.R.	: HARDWARE	PRELIM.	: PRELIMINARY	SQ.	: SQUARE		
DIA.	: DIAMETER	H.C.	: HOLLOW CORE	PSF.	: POUNDS PER SQUARE FOOT	DBL.	: DOUBLE	HT.	: HEIGHT	PT.	: PAINT	SQ. FT.	: SQUARE FOOT		
DEMO	: DEMOLITION	H.D.G.	: HOT DIPPED GALVANIZED	PSI.	: POUNDS PER SQUARE INCH	C.O.	: CLEAN OUT	HVAC.	: HEATING, VENTILATING, AND	PLG.	: PILING	SST.	: STAINLESS STEEL		
DET.	: DETAIL	ID.	: INSIDE DIAMETER	PT.	: PRESSURE TREATED	COL.	: COLUMN	INCL.	: INCLUDED	PLYWD.	: PLYWOOD	STL.	: STEEL		
DF.	: DRINKING FOUNTAIN	IN	: INCH	R	: RADIUS	CONC.	: CONCRETE	INSUL.	: INSULATION	REF.	: REFERENCE	SUP.	: SUPPLY		
DIM.	: DIMENSION	REC.	: RECESSED	REF.	: REFLECTED CEILING PLAN	DIA.	: DIAMETER	INT.	: INTERIOR	RCP.	: REINFORCED CONCRETE	TG.	: TEMPERED GLASS		
DN.	: DOWN	REINF.	: REINFORCING	REQD.	: REQUIRED	DW.G.	: DRAWING	REIN.	: REINFORCING	REQD.	: REQUIRED	TEMP.	: TEMPORARY		
D.S.	: DOWN SPOUT	REV.	: REVISION	RFG.	: ROOFING	E.A.	: EACH	ROOF.	: ROOFING	ROGH.	: ROUGH	THK.	: THICKNESS		
E.F.	: EXHAUST FAN	R.O.	: ROUGH OPENING	SG.	: SLOPE GRADE	E.J.	: EXPANSION JOINT	SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	TYP.	: TYPICAL		
E.L.	: ELEVATION	SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	EQ.	: EQUIPMENT	SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	U.E.	: UNDERGROUND ELECTRIC		
E.Q.	: EQUAL	SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	EQUIP.	: EQUIPMENT	SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	U.G.	: UNDER GROUND		
		SG.	: SLOPE GRADE	SG.	: SLOPE GRADE			SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	UL.	: UNDERWRITERS LABORATORIES, INC.		
		SG.	: SLOPE GRADE	SG.	: SLOPE GRADE			SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	VENT.	: VENTILATOR		
		SG.	: SLOPE GRADE	SG.	: SLOPE GRADE			SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	VERT.	: VERTICAL		
		SG.	: SLOPE GRADE	SG.	: SLOPE GRADE			SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	VIF.	: VERIFY IN FIELD		
		SG.	: SLOPE GRADE	SG.	: SLOPE GRADE			SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	VTR.	: VENT THRU PIPE		
		SG.	: SLOPE GRADE	SG.	: SLOPE GRADE			SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	WC.	: WATER CLOSET		
		SG.	: SLOPE GRADE	SG.	: SLOPE GRADE			SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	WD.	: WOOD		
		SG.	: SLOPE GRADE	SG.	: SLOPE GRADE			SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	WH.	: WATER HEATER		
		SG.	: SLOPE GRADE	SG.	: SLOPE GRADE			SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	WP.	: WATERPROOF		
		SG.	: SLOPE GRADE	SG.	: SLOPE GRADE			SG.	: SLOPE GRADE	SG.	: SLOPE GRADE	YD.	: YARD		

SHEET No. & NAME

COVER

CS-000



8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

BROWARD COUNTY-  
WEST LAKE PARK

1200 SHERIDAN STREET HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

DRAWN: G. TRIANA      CHECKED: C. RULLIER

APPROVED: F.D. SHIVER      ISSUE DATE: 08-15-18



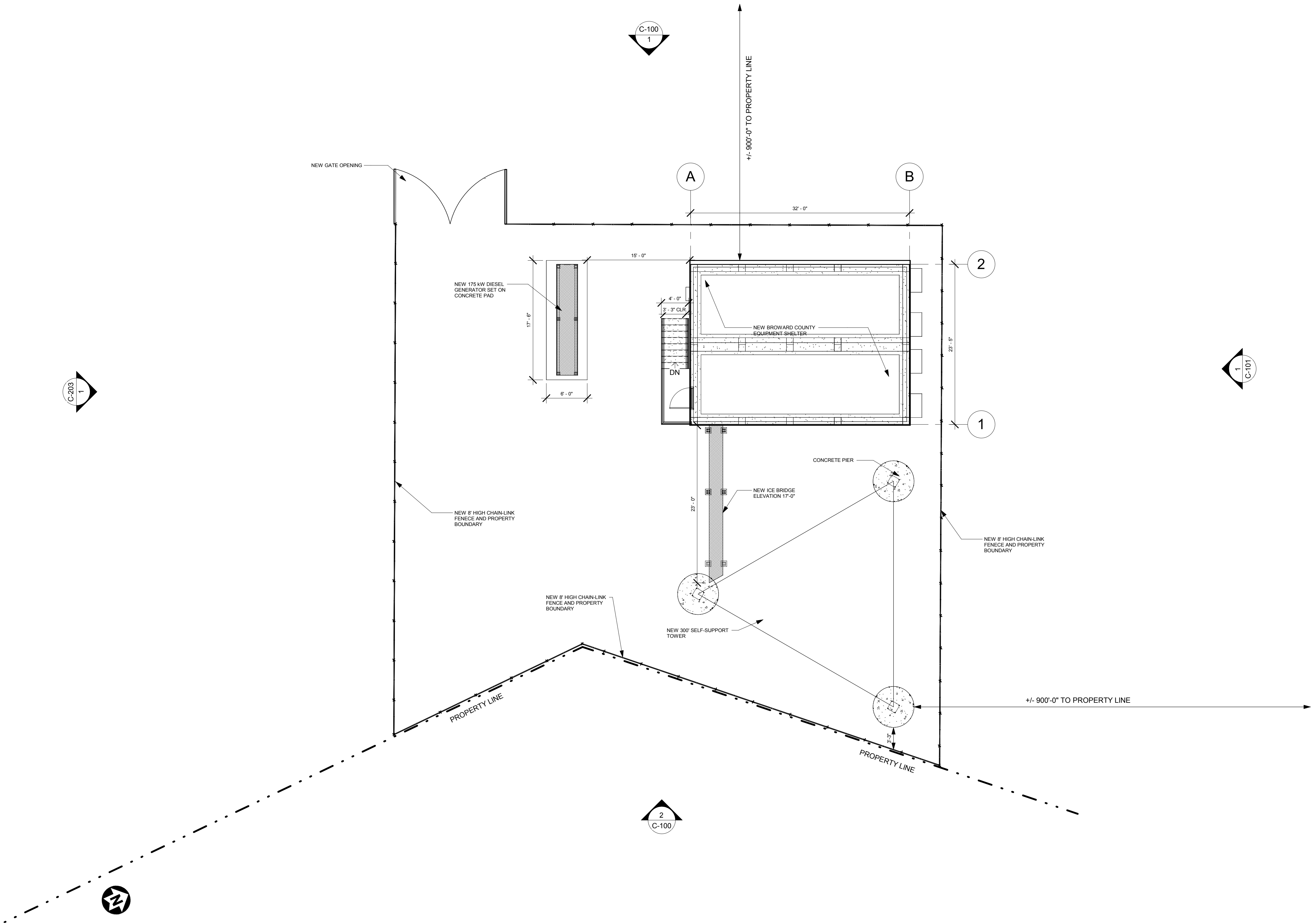
AMEC FOSTER WHEELER  
ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400    FAX: (770) 421-3486

NO.	DATE	DESCRIPTION
-----	------	-------------

SHEET No. & NAME

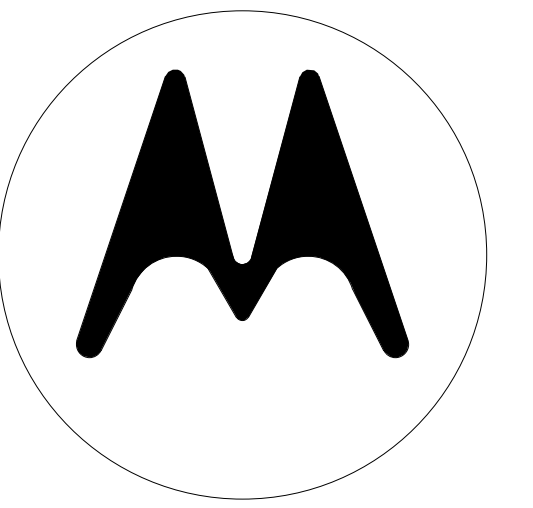
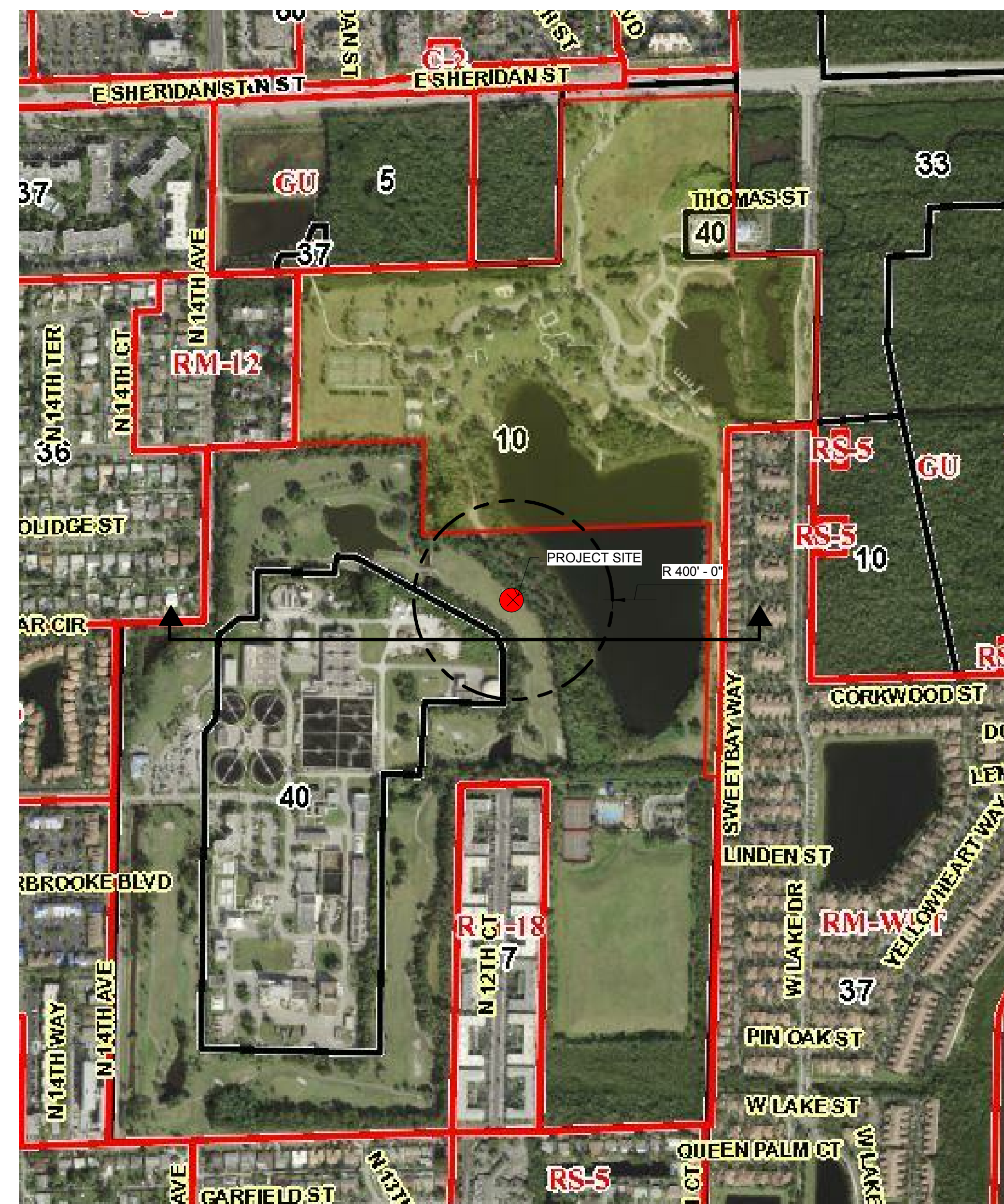
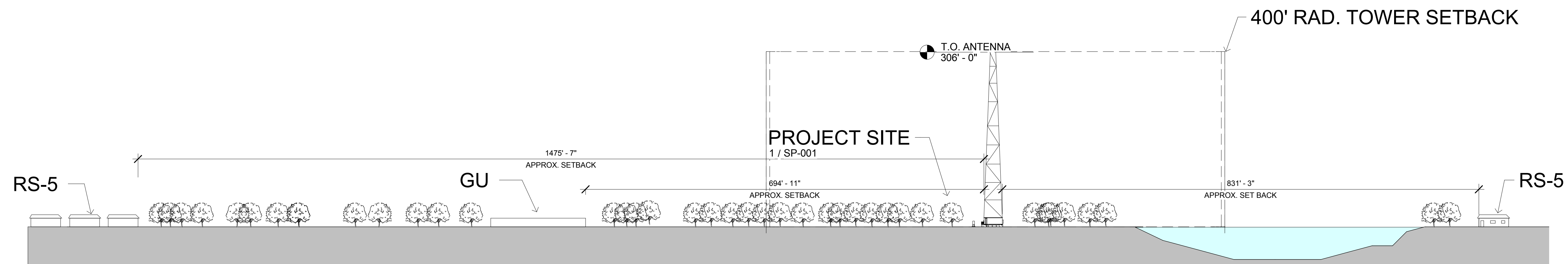
ENLARGED SITE PLAN

SP-001



1 ENLARGED SITE PLAN  
1/8" = 1'-0"





8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

BROWARD COUNTY-  
WEST LAKE PARK

1200 SHERIDAN STREET HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

DRAWN: G. TRIANA	CHECKED: C. RULLIER
------------------	---------------------

APPROVED: F.D. SHIVER	ISSUE DATE: 08-15-18
-----------------------	----------------------



AMEC FOSTER WHEELER  
ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	DESCRIPTION
-----	------	-------------

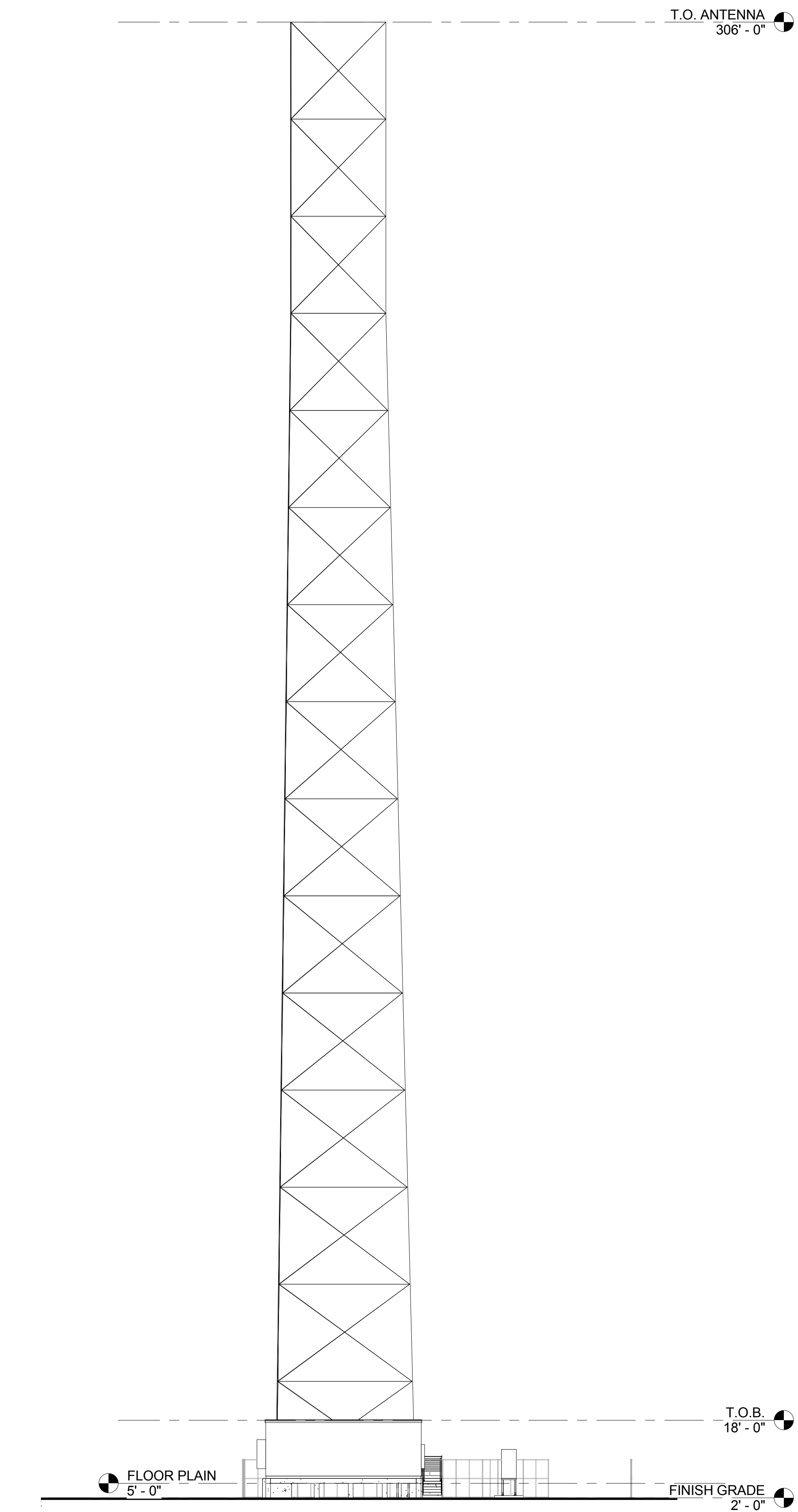
SHEET No. &amp; NAME

## SITE SECTION

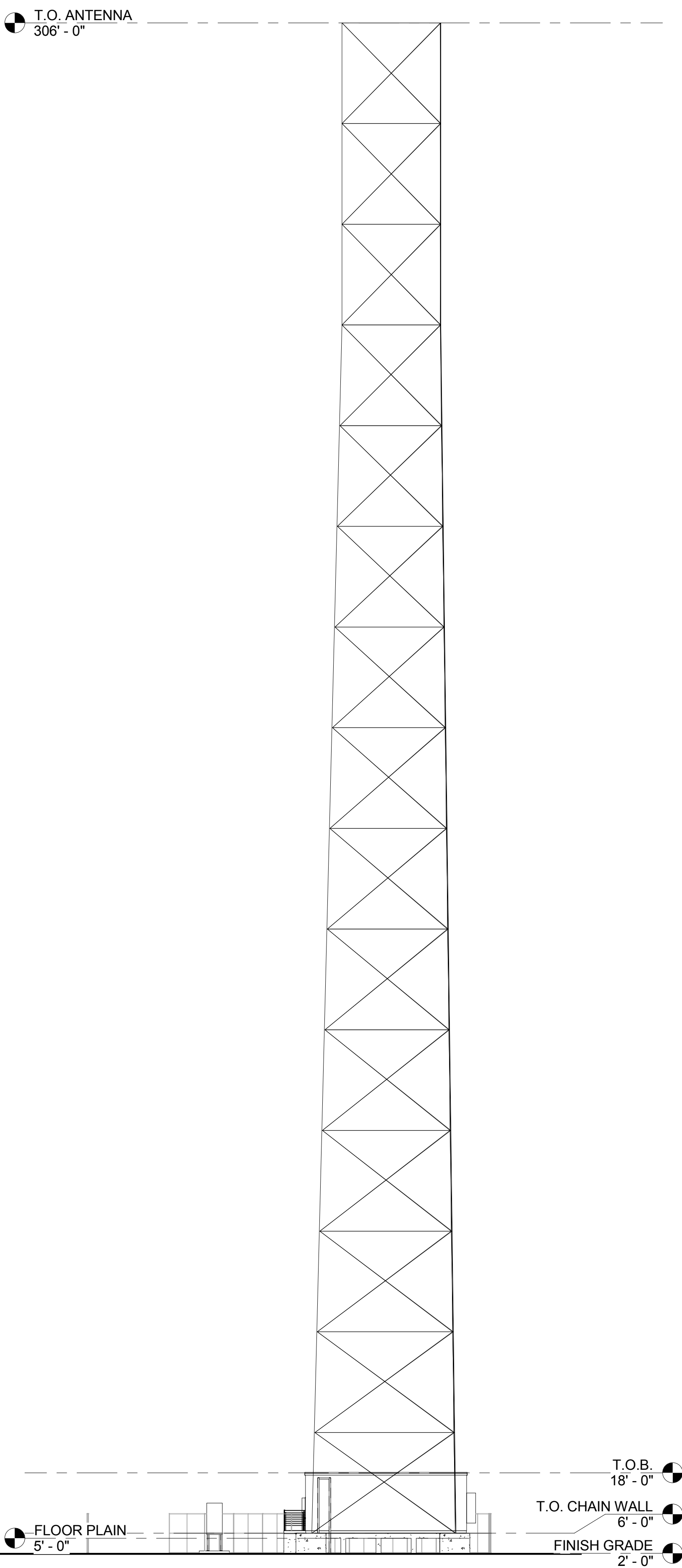
**SP-002**







1 NORTH ELEVATION  
1/16" = 1'-0"



2 SOUTH ELEVATION  
1/16" = 1'-0"



**MOTOROLA**

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

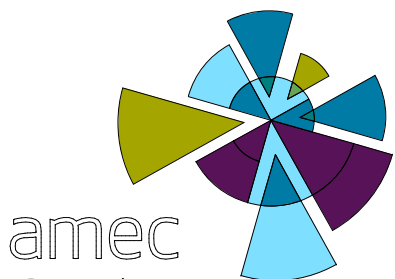
**BROWARD COUNTY-  
WEST LAKE PARK**

1200 SHERIDAN STREET HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

DRAWN: G. TRIANA CHECKED: C. RULLIER

APPROVED: F.D. SHIVER ISSUE DATE: 08-15-18



AMEC FOSTER WHEELER  
ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

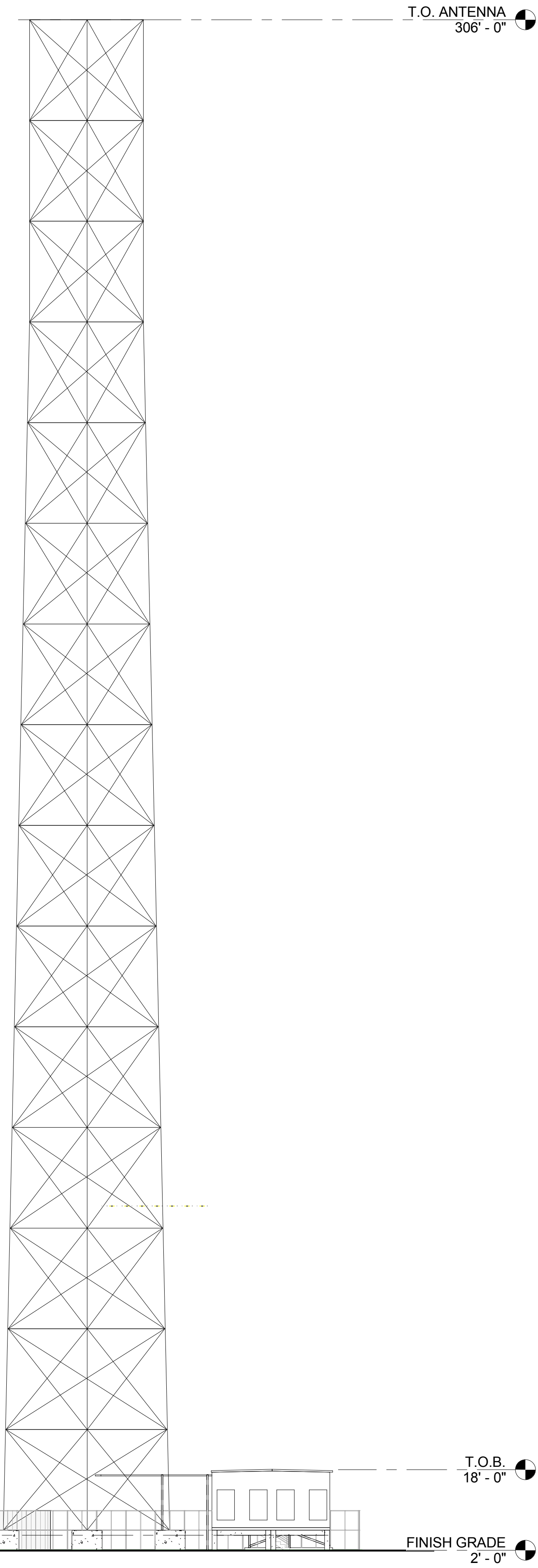
NO.	DATE	DESCRIPTION
-----	------	-------------

SHEET No. & NAME

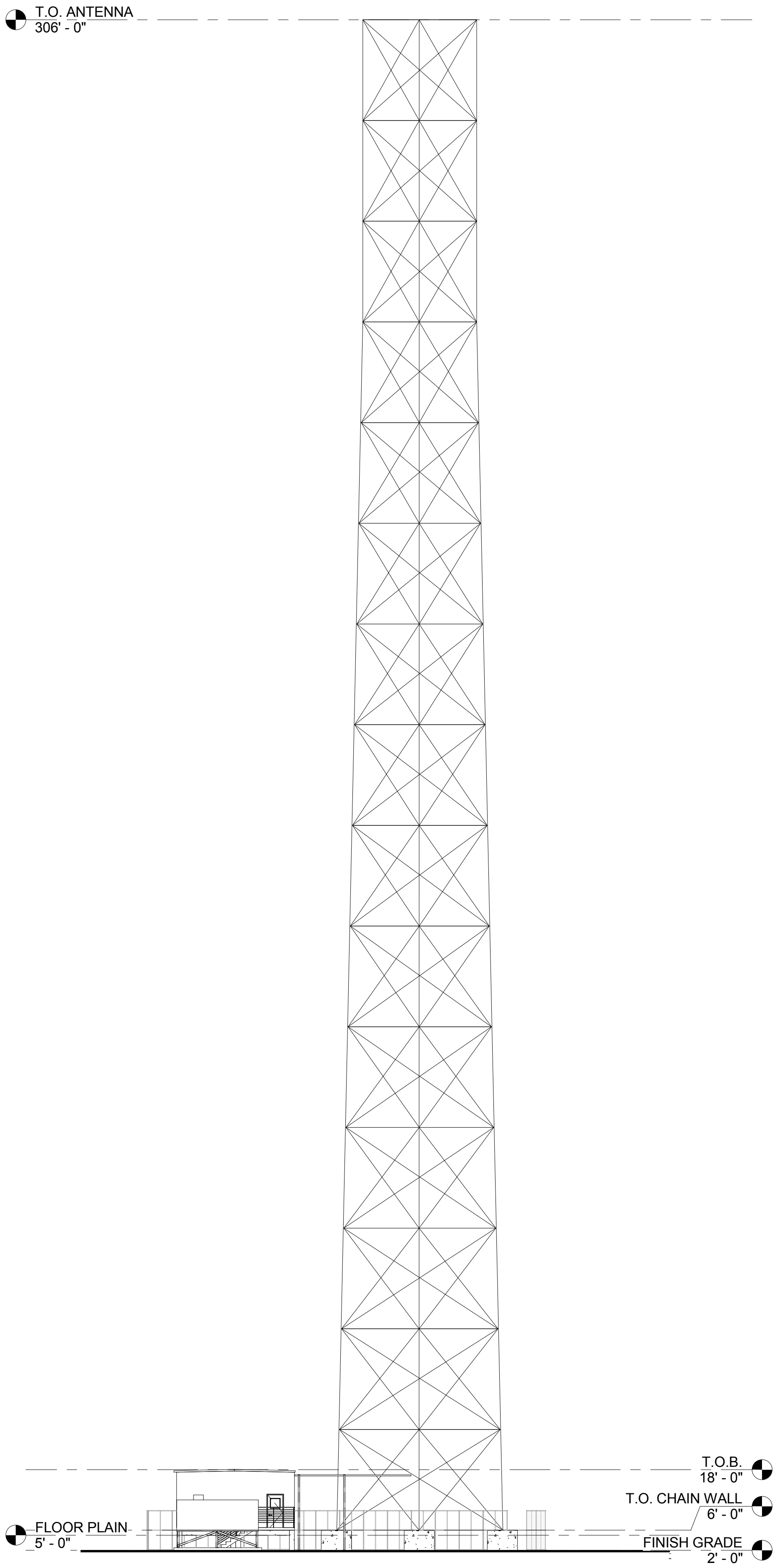
**ELEVATIONS**

**C-100**





1 EAST ELEVATION  
1/16" = 1'-0"



2 WEST ELEVATION  
1/16" = 1'-0"



MOTOROLA

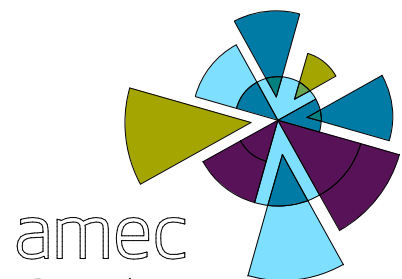
8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

BROWARD COUNTY-  
WEST LAKE PARK

1200 SHERIDAN STREET HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675	
DRAWN: G. TRIANA	CHECKED: C. RULLIER
APPROVED: F.D. SHIVER	ISSUE DATE: 08-15-18



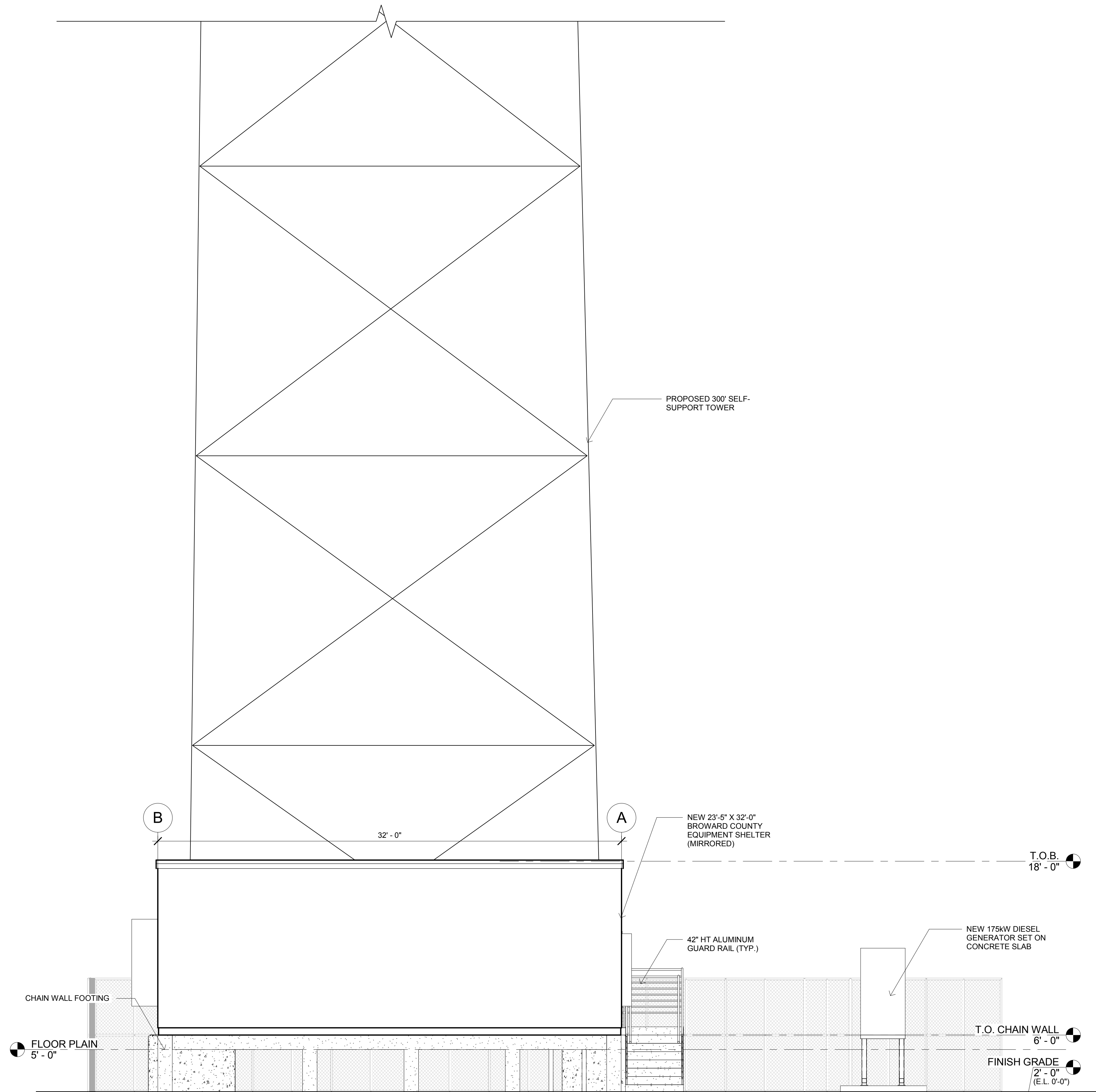
AMEC FOSTER WHEELER  
ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	DESCRIPTION
-----	------	-------------

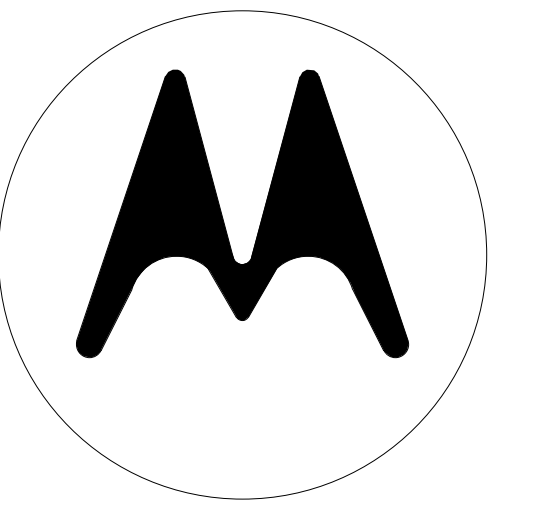
SHEET No. & NAME

ELEVATIONS

C-101



1 NORTH ELEVATION ENLARGED  
1/4" = 1'-0"



**MOTOROLA**

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

**BROWARD COUNTY-  
WEST LAKE PARK**

1200 SHERIDAN STREET HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

DRAWN: G. TRIANA CHECKED: C. RULLIER

APPROVED: F.D. SHIVER ISSUE DATE: 08-15-18



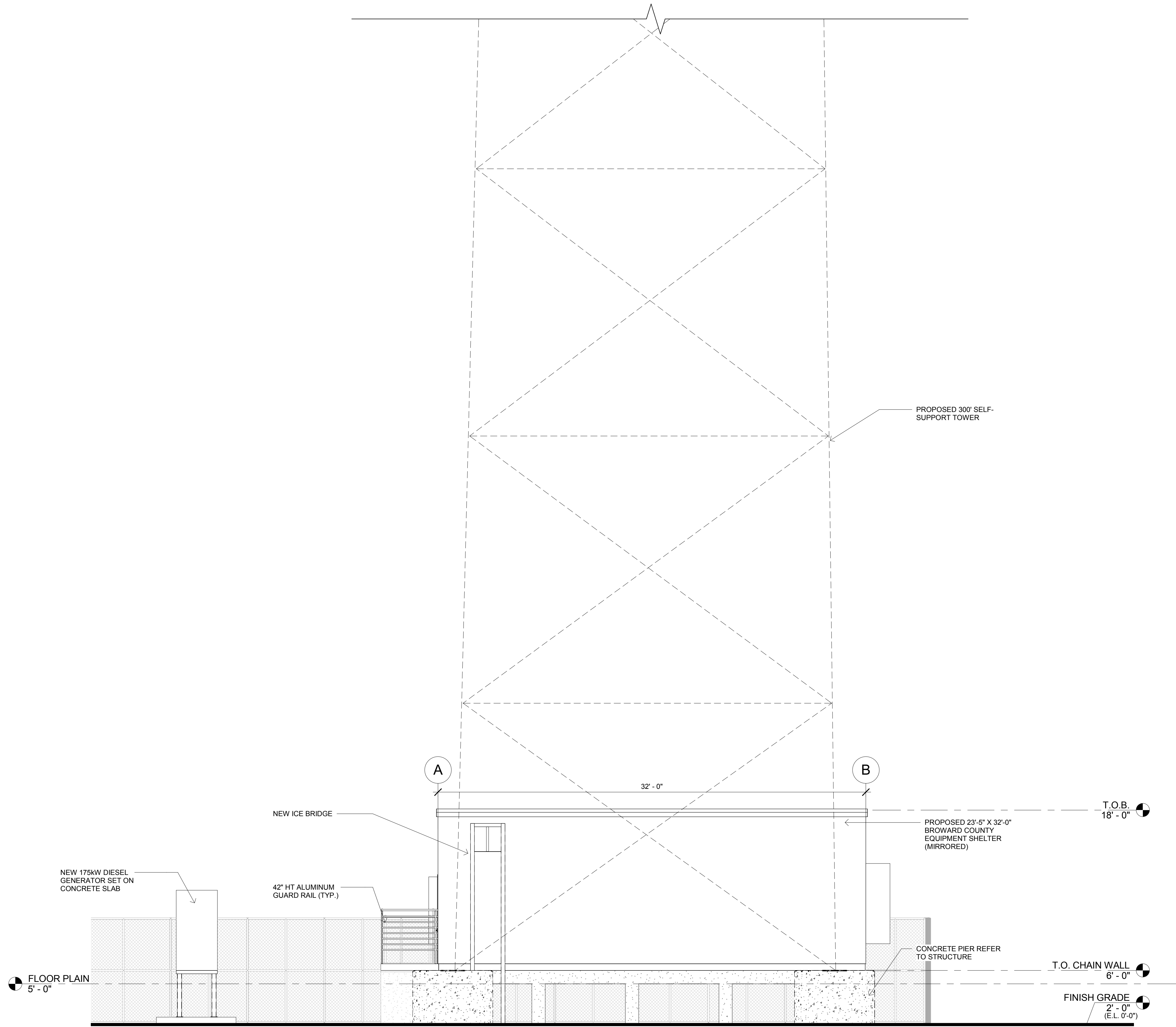
AMEC FOSTER WHEELER  
ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	DESCRIPTION
-----	------	-------------

SHEET No. & NAME

**NORTH ELEVATION**

**C-200**



1 SOUTH ELEVATION ENLARGED  
1/4" = 1'-0"



8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

BROWARD COUNTY-  
WEST LAKE PARK

1200 SHERIDAN STREET HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

DRAWN: G. TRIANA      CHECKED: C. RULLIER

APPROVED: F.D. SHIVER      ISSUE DATE: 08-15-18



AMEC FOSTER WHEELER  
ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400    FAX: (770) 421-3486

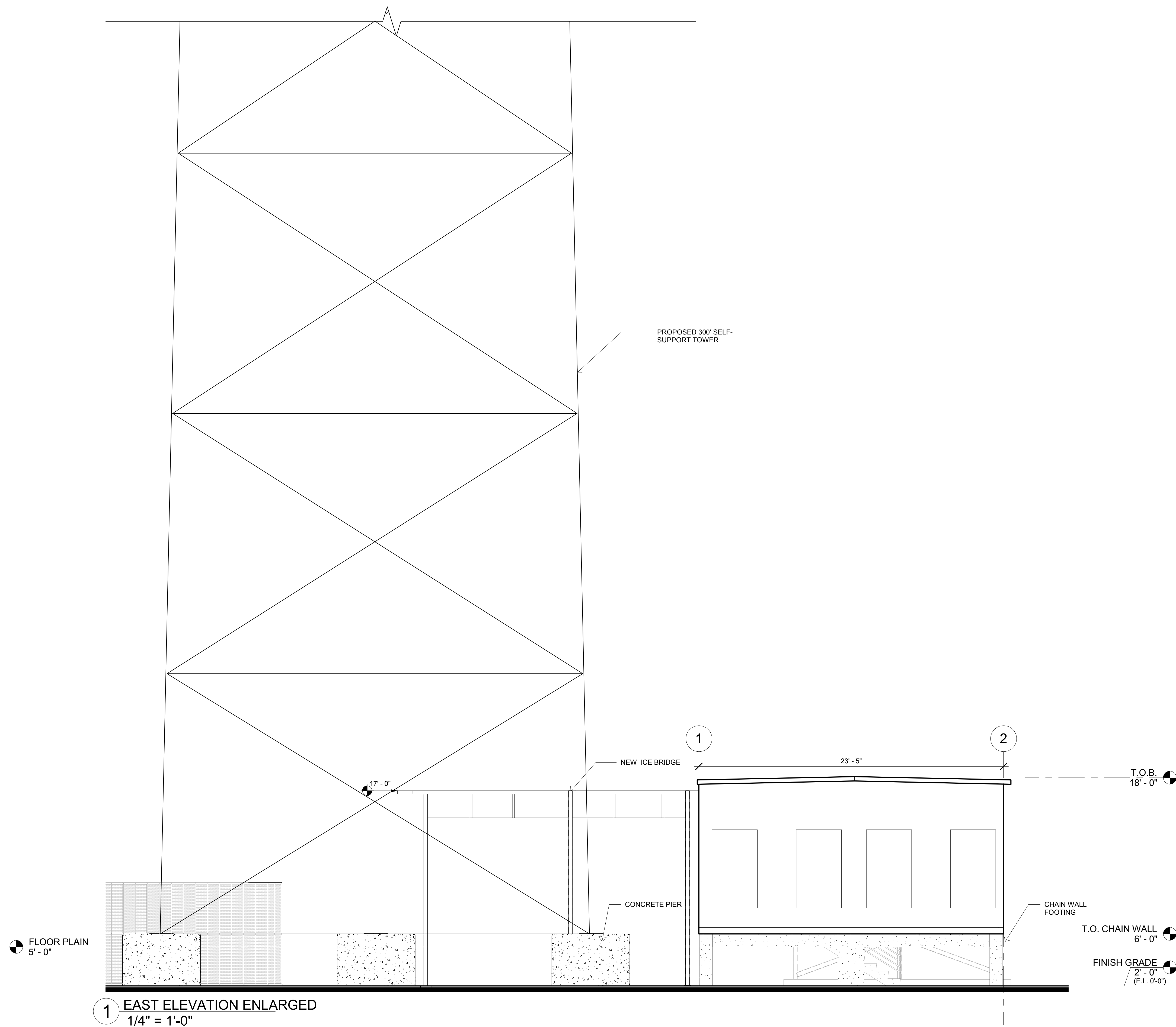
NO.	DATE	DESCRIPTION
-----	------	-------------

SHEET No. & NAME

SOUTH ELEVATION

C-201





**MOTOROLA**

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

**BROWARD COUNTY-  
WEST LAKE PARK**

1200 SHERIDAN STREET HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675	
DRAWN: G. TRIANA	CHECKED: C. RULLIER
APPROVED: F.D. SHIVER	ISSUE DATE: 08-15-18



AMEC FOSTER WHEELER  
ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	DESCRIPTION
-----	------	-------------

SHEET No. & NAME

**EAST ELEVATION**

**C-202**



MOTOROLA

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

BROWARD COUNTY-  
WEST LAKE PARK

1200 SHERIDAN STREET HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No: 6166-17-0675

DRAWN: G. TRIANA      CHECKED: C. RULLIER

APPROVED: F.D. SHIVER      ISSUE DATE: 08-15-18



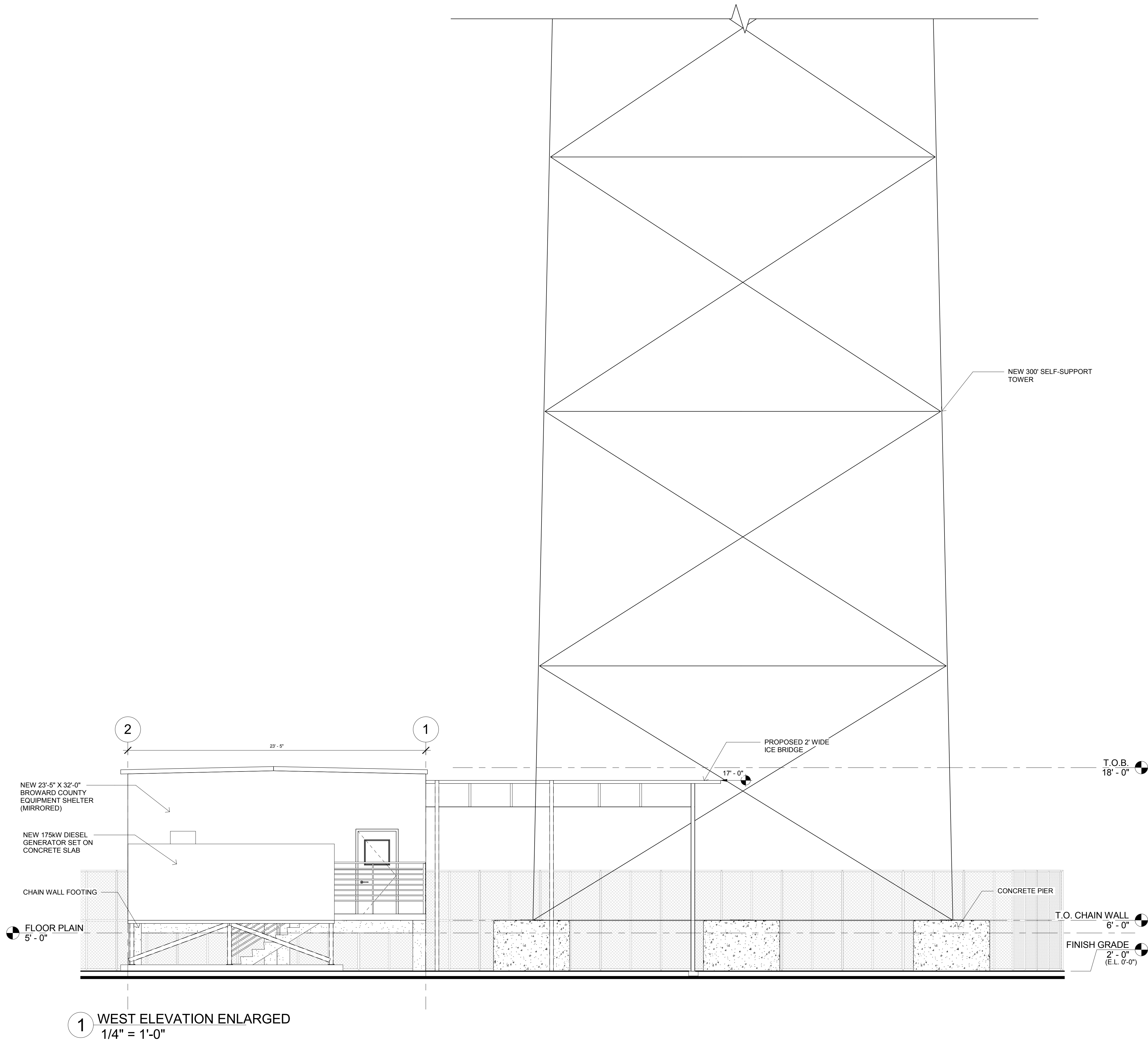
AMEC FOSTER WHEELER  
ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400    FAX: (770) 421-3486

NO.	DATE	DESCRIPTION
-----	------	-------------

SHEET No. & NAME

WEST ELEVATION

C-203





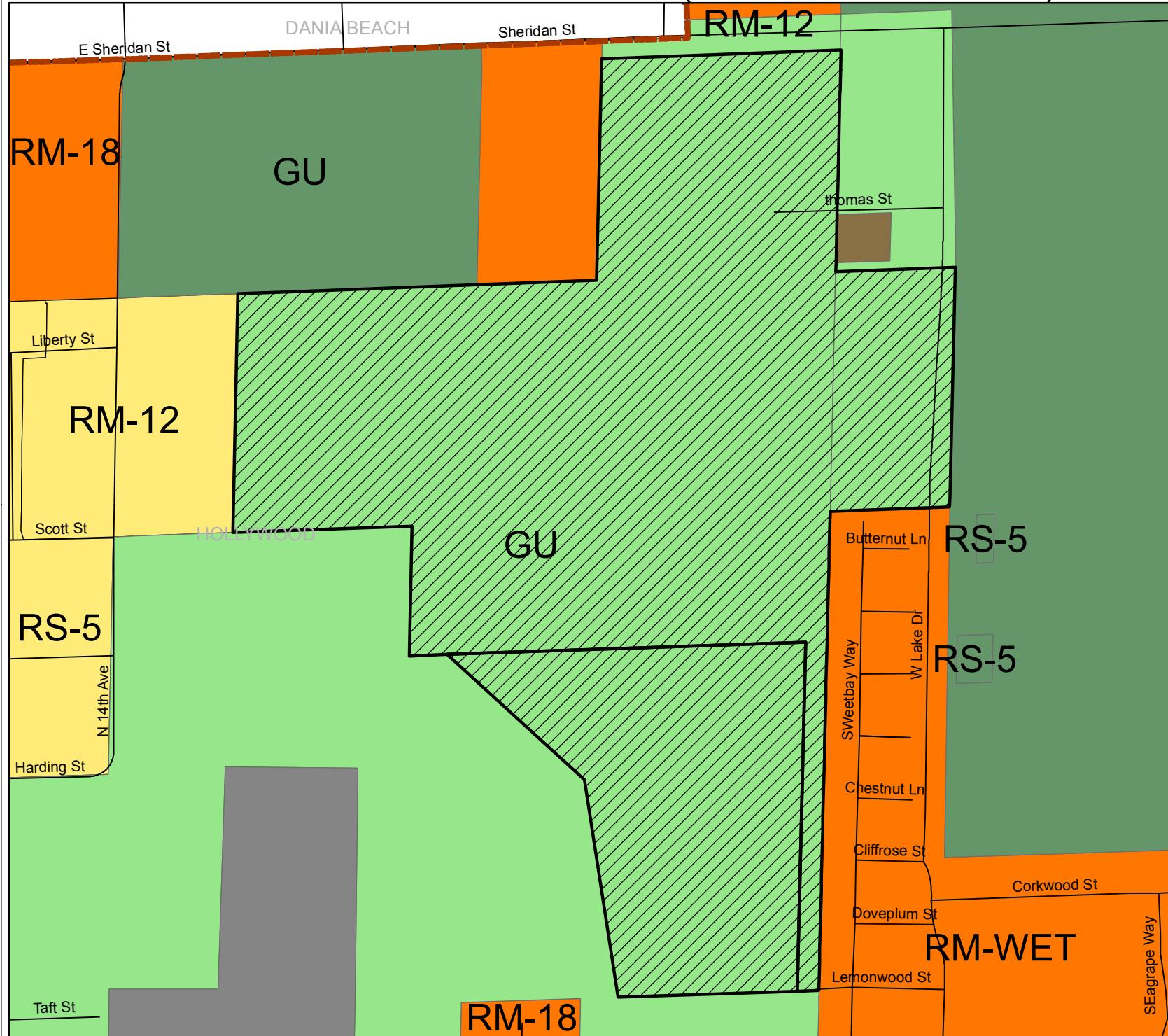
# ATTACHMENT B

## Land Use and Zoning Map

# Folio ID: 514211000010, 514211000080 (1200 Sheridan Street)



DEVELOPMENT SERVICES  
PLANNING



## Legend

Subject Property

City Boundary

Streets

## LAND USE

LMRES

MRES

HRES

TRANS

OSR

CONS

UTL

## ZONING

GU

RM-18

RM-12

RM-WET

RS-5

0 95 190 380 Feet

