

Ordinances
O-2013-11 & O-2016-14

O-2013-11

ORDINANCE NO. O-2013-11

(13-J-01)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ORDINANCE NO. O-76-25, THE HILLCREST PUD ORDINANCE, AS AMENDED BY RESOLUTION R-81-56, ORDINANCES O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-34 AND ORDINANCE O-2009-38; BY AMENDING SUBSECTION 3(B) TO MODIFY THE FINAL SITE PLAN TO PERMIT A PREK-8 CHARTER SCHOOL.

WHEREAS, the previously existing development has already established the character and nature of the Hillcrest PUD project; and

WHEREAS, all open space requirements, amenities for recreation, project utilities and other capital improvements required with respect to this development have already been completed; and

WHEREAS, the Applicant has requested that the existing Hillcrest PUD which includes the Final Site Plan be amended to allow the conversion of the former Playdium Building (the existing recreation center) to a PreK-8 Charter School, as more specifically set forth in Exhibit "A"; and

WHEREAS, in accordance with the City's Zoning and Land Development Regulations, the Applicant's request is processed similar to a zoning change and the amendment to the Final Site is processed pursuant to Section 4.16 I. of the Zoning and Land Development Regulations; and

WHEREAS, the Director of Planning and Development Services ("Director"), and staff, following review and analysis of the application and its associated documents, have determined that the proposed change in use is consistent with the Zoning and Land Development Regulations, is consistent with the City's Hollywood Comprehensive Plan and the City-Wide Master Plan, and have therefore forwarded a recommendation that the change in use be approved; and

WHEREAS, the Director, and staff, following review and analysis of the application and its associated documents, has determined that the proposed amendments to the Final Site Plan are consistent with the Zoning and Land Development Regulations, are consistent with the City of Hollywood Comprehensive Plan and the City-Wide Master Plan, and have therefore recommended that it be approved with the following conditions:

(1) All outdoor play areas shall be setback from the property line adjacent to Hillcrest Residential Building Number 16 by a minimum of 50 feet and shall be fenced with a 6 foot vinyl coated chain-link fence and landscaped. Said landscape shall be installed prior to the use of the playground; and

(2) The school shall be limited to a maximum of 600 students for the first year, and a maximum of 850 students thereafter; and

(3) The owner of Florida Intercultural Academy agrees to amend the Charter with the School Board of Broward County to provide for priority enrollment for students living within the Hillcrest community and the City of Hollywood prior to establishing the School; and

(4) An irrevocable Off-Site Parking Agreement (allowing no fewer than 24 parking spaces) shall be submitted, in a form acceptable to the City Attorney's Office, prior to the issuance of any Building Permits. Said Agreement shall be recorded in the Public Records of Broward County by the City of Hollywood prior to a temporary or permanent Certificate of Occupancy being issued; and

(5) The Charter School shall provide three start times separated by 30 minutes (each shift should include approximately one-third of the entire student population) and three end times separated by 45 minutes (each shift should include approximately one-third of the entire student population); and

(6) The Applicant shall provide a sanctioned traffic control detail on Hillcrest Drive at the entrance to the school as well as a crossing guard at the crosswalks. Said sanctioned traffic control detail requirement may be modified if the circumstances along Hillcrest/Tobin Drive change. The Public Safety Director shall have the ability to modify this condition; and

(7) A Bond, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit to cover the cost for the City to construct a sidewalk from the edge of the existing cross-walk on Hillcrest/Tobin Drive to Washington Street. The owner shall provide the City with an easement, in a form acceptable to the City Attorney, prior to the issuance of a Certificate of Occupancy or Certificate Of Completion of the main building, for the sidewalk construction in front of 1101 Hillcrest/Tobin Drive; and

(8) All the proposed improvements (as shown on the attached plans) to accommodate the proposed Charter School shall receive a Certificate of Occupancy or Certificate of Completion prior to establishing the school. Such improvements include, but are not limited to: landscaping, building renovations, parking lot and traffic improvements, pedestrian crossings on Hillcrest Drive, sidewalks, signage and/or signalization, as dictated by MUTCD Standards and must receive approval from the Broward County and the City Engineer.

; and

WHEREAS, on March 14, 2013, the Planning and Development Board met and reviewed the above noted request for modifications to the Hillcrest PUD to allow the conversion of the former Playdium Building (the existing recreation center) to a PreK-8 Charter School, as more specifically set forth in Exhibit "A" in accordance with the rezoning criteria set forth in Section 5.3.K. of the Zoning and Land Development Regulations and have forwarded a recommendation of approval; and

WHEREAS, on March 14, 2013, the Planning and Development Board met and reviewed the above noted request to amend subsection (3)(B) to modify the Final Site plan to allow a PreK-8 Charter School, as more specifically set forth in Exhibit "B" in accordance with the criteria set forth in Section 4.16 I. of the Zoning and Land Development Regulations, and have forwarded a recommendation of approval with staff's eight (8) conditions to the City Commission and the following additional conditions:

(1) The Applicant will provide meeting space and make available adult education classes during non-school hours within the Charter School to the Hillcrest Condominium residents; and

(2) School buses shall not be stored on the premises; and

(3) The Applicant/School will provide police detail for the first four (4) months of the school year.

; and

WHEREAS, the City Commission of the City of Hollywood has conducted duly advertised hearings on the proposed ordinance through the above referenced petition and has considered all comments received concerning the proposed amendment as required by state law and local ordinances and resolutions; and

WHEREAS, the City Commission finds that the request to change the use from an existing recreation center to a PreK-8 Charter School, meets the criteria set forth in Section 5.3. K. of the City's Zoning and Land Development Regulations; and

WHEREAS, the City Commission finds that the request to amend the Hillcrest PUD, including the Final Site Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and is in the best interest of the citizens of the City of Hollywood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That based upon the findings set forth above, the Hillcrest PUD is hereby amended to allow for the change of use from a recreation center to a PreK-8 Charter School.

Section 2: That Section 3(B) of Ordinance No. O-76-25 commonly known as the "Hillcrest PUD," as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-5, O-2002-34 and O-2009-38; shall be further amended as more specifically set forth in Exhibit "A" attached hereto and incorporated herein by reference with the following conditions:

(a) All outdoor play areas shall be setback from the property line adjacent to Hillcrest Residential Building Number 16 by a minimum of 50 feet and shall be fenced with a minimum 6 foot high vinyl coated chain-link fence and a landscape buffer provided in front of said fence. Said landscape buffer shall be installed prior to the use of the playground; and

(b) The school shall be limited to a maximum of 600 students for the first year, and a maximum of 850 students thereafter; and

(c) The Governing Board of Directors of the Charter School agrees to apply to the School Board of Broward County as part of a new application prior to the student enrollment exceeding 600 students to provide for preferential enrollment for students living within the Hillcrest community and the City of Hollywood. Notwithstanding the charter, said preference shall include direct marketing to Hillcrest residents a minimum of four (4) weeks prior to any marketing to Hollywood residents and then another minimum of four (4) weeks of marketing to the residents of Hollywood before marketing to the County at large; and

(d) An irrevocable Off-Site Parking Agreement (allowing no fewer than 24 parking spaces) shall be submitted, in a form acceptable to the City Attorney's Office, prior to the issuance of any Building Permits. Said Agreement shall be recorded in the Public Records of Broward County by the City of Hollywood prior to a temporary or permanent Certificate of Occupancy being issued; and

(e) The Charter School shall provide a minimum of three start times separated by a minimum of 30 minutes (each shift should include approximately one-third of the entire student population) and three end times separated by 45 minutes (each shift should include approximately one-third of the entire student population); and

(f) The Applicant shall provide a sanctioned traffic control detail on Hillcrest Drive at the entrance to the school as well as a crossing guard at the cross-walks. Said sanctioned traffic control detail requirement may be modified if the circumstances along Hillcrest/Tobin Drive change. The Public Safety Director or Chief of Police shall have the ability to modify this condition; and

(g) A Cash Bond, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit to cover the cost for the City to construct a sidewalk from the edge of the existing cross-walk on Hillcrest/Tobin Drive to Washington Street. The owner shall provide the City with an easement, in a form acceptable to the City Attorney, prior to the issuance of a Certificate of Occupancy or Certificate Of Completion of the main building, for the sidewalk construction in front of 1101 Hillcrest/Tobin Drive; and

(h) All the proposed improvements (as shown on the attached plans) to accommodate the proposed Charter School shall receive a Certificate of Occupancy or Certificate of Completion prior to establishing the school. Such improvements include, but are not limited to: landscaping, building renovations, parking lot and traffic improvements, pedestrian crossings on Hillcrest Drive, sidewalks, signage and/or signalization, as dictated by MUTCD Standards and must receive approval from the Broward County and the City Engineer. Temporary signage for all traffic control related to the school zone shall be permitted upon coordination and approval of Broward County Traffic Engineering. A temporary certificate of occupancy may be issued provided all life-safety related issues are not affected and all other improvements are substantially complete; and

(i) The Applicant at no cost to the Hillcrest Condominium residents, will provide meeting and classroom space during certain non-school hours within the Charter School. Upon request by the Hillcrest Condominium residents, the Applicant will also provide adult education classes during certain non-school hours within the Charter School; and

(j) School buses shall not be stored on the premises; and

(k) The Applicant/School will provide police detail for the first four (4) months of the school year. Said police detail requirement may be modified if the circumstances along Hillcrest/Tobin Drive change. The Public Safety Director or Chief of Police shall have the ability to modify this condition; and

(l) Prior to the issuance of Building Permit, the Applicant must comply with the 40 Year Building Safety Inspection. The results of the 40 Year Building Safety Inspection must be complied prior to the issuance of a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy; and

(m) It is hereby acknowledged that the Hillcrest Country Club currently has a liquor license. The Applicant hereby voluntarily waives any right it may have to object to any application request by the Hillcrest Country Club, its successor or assigns, to reestablish its license in the event said license lapses in order to sell alcohol for on-site consumption; and

(n) Off-street parking for special events shall be coordinated in the following manner:

(1) for one (1) grade events **held during the day**, the school shall use a combination of the 11 guest parking spaces on-site, an additional 45 parking spaces by the Hillcrest Country Club (4600 Hillcrest Drive owned by Hillcrest Country Club Limited Partnership), and if the special event warrants, additional 45 parking spaces located on the grassed Tobin area may be used; and

(2) for one (1) grade events **held during the evening**, the school shall use a combination of guest parking and staff/faculty parking spaces on-site, the parking spaces at the Tobin site, the parking spaces at the Hillcrest Country Club, and the additional grassed parking area for approximately a total number of parking spaces of 190; and

(3) For multi-grade school wide special events which cannot be accommodated by a combination of on-site parking, the Tobin parking property and the Hillcrest Country Club parking, the School shall apply for a Special Event Permit pursuant to Chapter 102 of the Hollywood Code of Ordinances and the School shall comply with all requirements and/or conditions set forth in the Special Event Permit. Such off-site parking areas may include, but not be limited to, the grass area adjacent to the Tobin Office Building and the vacant lot at 3701 Hillcrest Drive (owned by Harwin-Tobin 3701 LLC) and the vacant tennis court. The Special Event Parking Plan is more specifically depicted in Composite Exhibit "C" attached hereto and incorporated by reference. An off-site parking agreement, in a form acceptable to the City Attorney, shall be provided within thirty (30) days of the issuance of a Building Permit and shall be recorded by the City in the Public Records of Broward County, Florida.

A Bond, in a form acceptable to the City Attorney, shall be provided to the City prior to the issuance of a Building Permit which shall be in full force and effect for two (2) school years after the school enrollment reaches 800 students. Said Bond will be to cover the cost for construction of an off-site parking lot which shall be located at as set forth in Composite Exhibit "C". Said construction shall commence upon the City's determination that parking is no longer sufficient. The aforementioned conditions may be modified by the City Manager, or her designee, at their discretion, upon a finding that the circumstances relating to the special event parking have changed. For purposes of this section, Special Events shall mean anytime that the parents or other visitors and invitees are attending the school for other than pick-up and drop-off purposes.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ORDINANCE NO. O-76-25, THE HILLCREST PUD ORDINANCE, AS AMENDED BY RESOLUTION R-81-56, ORDINANCES O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-34 AND ORDINANCE O-2009-38; BY AMENDING SUBSECTION 3(B) TO MODIFY THE FINAL SITE PLAN TO PERMIT A PREK-8 CHARTER SCHOOL.

Section 3: That all other conditions and provisions of Ordinance No. O-76-25, as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-30 and O-2009-38 shall remain in full force and effect.

Section 4: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances and all resolutions, or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict

Section 5: That this ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised May 3, 2013.

PASSED on first reading this 17 day of April, 2013.

PASSED AND ADOPTED on second reading this 15 day of May, 2013.


PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

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


JEFFREY P. SHEFFEL, CITY ATTORNEY

EXHIBIT A

Legal Description

Lots 2 and 3, Block 5, "HILLWOOD SECTION THREE", according to the Plat thereof, as recorded in Plat Book 69, Page 10, of the Public Records of Broward County, Florida.

Together with that portion of Blocks 6 and 9 of 'HILLWOOD SECTION THREE' as recorded in Plat Book 69, page 10, of the public records of Broward County, Florida.

Commencing at the northeast corner of said Block 6, run S.0°38'59"W. on an assumed bearing 592 feet to the Point of Beginning; thence, N.89°25'23"W. 471.66 feet to the easterly right-of-way line of Hillcrest Drive; thence, S. 20°55'56"E. along said easterly right-of-way 94.61 feet to a point of curvature; thence, southeasterly along a 100 foot radius curve to the left, through a central angle of 64°06'35", an arc distance of 335.68 feet to a point of tangency, thence, S.85°02'31"E. 48.17 feet to a point of curvature; thence, easterly along a 468.63 foot radius curve to the right, through a central angle of 7°49'58", an arc distance of 64.07 feet; thence, N.0°34'04"E. 112 feet; thence, N.89°25'56"W. 29.91 feet; thence, N.0°34'04"E. 124.74 feet; thence, S. 89°25'23"E. 99.29 feet; thence, N., 0°38'59"E. 53.33 feet to the Point of Beginning.

EXHIBIT B

CIVICA
ARCHITECTURAL & DESIGN

8325 NW 12th St, Suite 106
Doral, FL 33126
Tel: 305.583.9500
AA PROJECTS
www.civicaarchitect.com

PROJECT:
**FLORIDA
INTERCULTURAL
ACADEMY**
at The Ben Tobin
Campus for Education
and the Arts

1100 BEN TOBIN DRIVE
HOLLYWOOD, FL 33021

APPLICANT:
TOBIN PROPERTIES, INC.

1101 BEN TOBIN DRIVE
MIAMI, FL 33021

ISSUED FOR:
**CITY
COMMISSION**

CIVICA PROJECT No.:
120207

No.	DATE	REVISION	BY
1	12.03.12	REVISION	RD

DRAWN BY: JR
APPROVED BY: R.L.
DATE: 01/02/2013
SCALE:
KEY PLAN

SIGNATURE

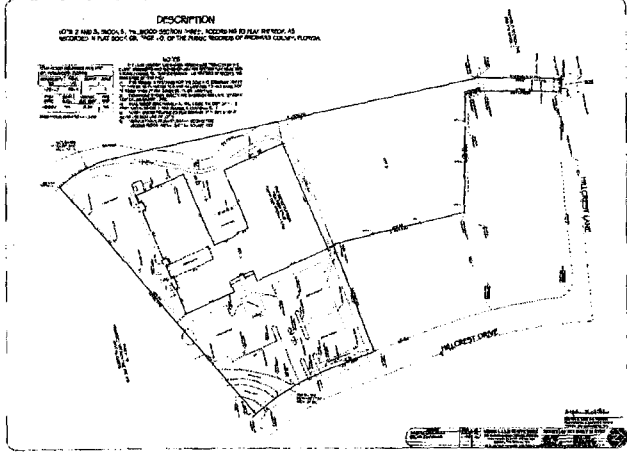
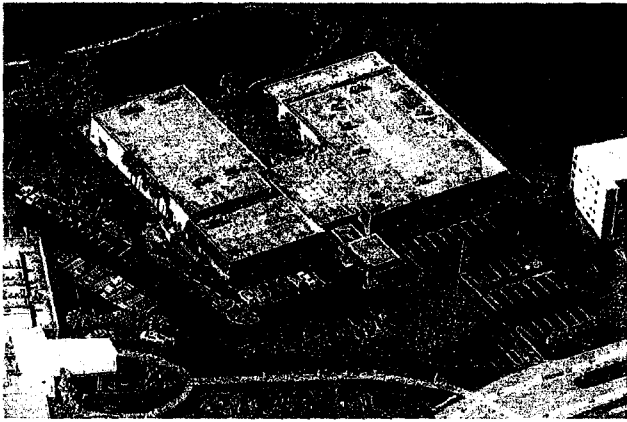
ROLANDO LLAMAS
ARCHITECT
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SHEET TITLE

EXISTING
SITE

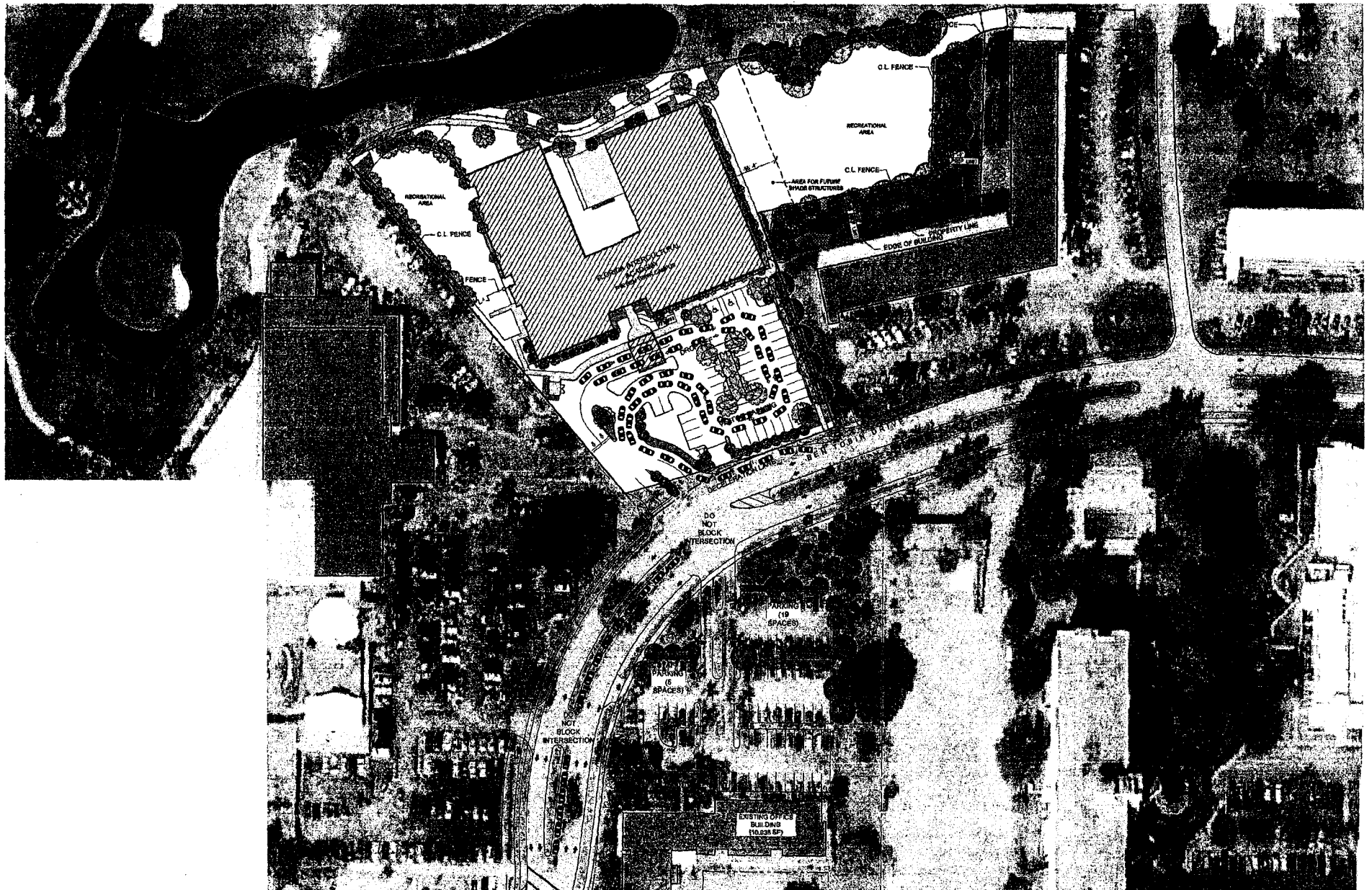
SHEET NUMBER

A0.1





FLORIDA INTERCULTURAL ACADEMY
THE BEN TOBIN CAMPUS
1100 BEN TOBIN DRIVE, HOLLYWOOD FLORIDA



FLORIDA INTERCULTURAL ACADEMY
THE BEN TOBIN CAMPUS
1100 BEN TOBIN DRIVE, HOLLYWOOD FLORIDA

ZONING DATA: Proposed Charter School

JURISDICTION: CITY OF HOLLYWOOD, BROWARD COUNTY
 ZONING CODE: CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATION

A. ZONING DISTRICT: PUD-R (PLANNED UNIT DEVELOPMENT - RESIDENTIAL)

B. PROPOSED PROPERTY USE: EDUCATIONAL (K-8)
 850 STUDENTS

C. LOT AREA: 173,240 SF (3.9 ACRES)

D. GROSS FLOOR AREA	AREA
FIRST FLOOR	37,844 SF
SECOND FLOOR MEZZANINE	1,807 SF
TOTAL PROPOSED + EXISTING	39,651 SF

SITE PLAN NOTES

1. SANCTIONED TRAFFIC CONTROL PERSONNEL WILL BE PROVIDED AT BOTH DROP-OFF AND PICK-UP TIMES.
2. SCHOOL ZONE AND SCHOOL CROSSING SIGNAGE SHALL BE PROVIDED. EXACT LOCATION SHALL BE DETERMINED AND APPROVED BY THE CITY ENGINEER & BROWARD COUNTY TRAFFIC ENGINEERING.
3. ALL LANDSCAPING WILL MEET THE CITY OF HOLLYWOOD LANDSCAPE GUIDELINES.
4. A SIDEWALK BASEMENT WILL BE PROVIDED WHEN THE PROPOSED SIDEWALK IS LOCATED IN THE SCHOOL PROPERTY.
5. A CROSS PARKING AGREEMENT BETWEEN THIS PROPERTY AND 1101 HILLCREST BEN TOBIN DRIVE WILL BE PROVIDED.
6. BUILDING FACADE WILL NOT BE CHANGED OR MODIFIED. THE EXTERIOR WILL BE CLEANED AND REPAIRED AS REQUIRED.
7. ALL DELIVERIES TO SCHOOL WILL UTILIZE EITHER MAIN ENTRANCE (EAST SIDE) OR SOUTH ENTRANCE ACCESSIBLE VIA PATH FROM PARKING LOT.
8. BUILDING WILL BE PROTECTED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEM.
9. THE INTERIOR WILL BE DESIGNED TO ENSURE COMPLIANCE WITH THE FLORIDA FIRE PREVENTION CODE 2010 LIFE SAFETY OCCUPANCY LEVELS.
10. FIRE FLOW REQUIREMENTS OF FLORIDA FIRE PREVENTION CODE, NFPA 1, 16.4 WILL BE MET (TABLE 18.4.5.1.2, WITH 75% REDUCTION DUE TO SPRINKLER SYSTEMS. FIRE FLOW SHALL BE NOT LESS THAN 1,800 GPM).
11. ON-SITE PARKING DESIGNATED ONLY FOR DROP/PICKUP AS PER CITY ENGINEER.

Grade Levels	Total students	Students per class (1)	Number of classes	Total teachers	Adit staff	Total faculty & staff
K-8	850	18	47	47	6	53

- Notes:
1. Florida's class size reduction amendment (Florida Statutes 1003.02):
 - 1.1. 18 students in grade through grade 3
 - 1.2. 22 students in grades 4 through 8
 - 1.3. 25 students in grades 9 through 12
 2. Pending has been indicated with a red restrictive analysis.

PARKING DATA ANALYSIS

PARKING REQUIREMENTS BASED ON THE ZONING AND LAND DEVELOPMENT CODE OF ORDINANCES:
 SECTION 7.2(1) AMOUNT OF REQUIRED STREET PARKING: SCHOOL, PUBLIC OR PRIVATE, ARE SPECIAL CONDITIONS AS ESTABLISHED BY STATE AGENCY, PRIVATE TO USE SAME STANDARDS.

MINIMUM PARKING STANDARDS TO BE APPLIED TO PUBLIC CHARTER SCHOOLS IN COMPLIANCE WITH ABOVE

CHAPTER 428 of the FBC, Sec 428.12.2.8 - Minimum Parking Requirements:

- § 428.12.2.1 - Faculty and staff - one (1) space for each teacher
- § 428.12.2.2 - Visitors - one (1) space for every ten (10) students
- § 428.12.2.3 - Accessible parking - Parking spaces designated for persons with disabilities shall comply with the ADA, Chapter 11 of the Florida Building Code, Building and Facilities, 2010, I.C.

PARKING REQUIREMENTS FOR NEW SCHOOL (1101 HILLCREST (BEN TOBIN) DRIVE)

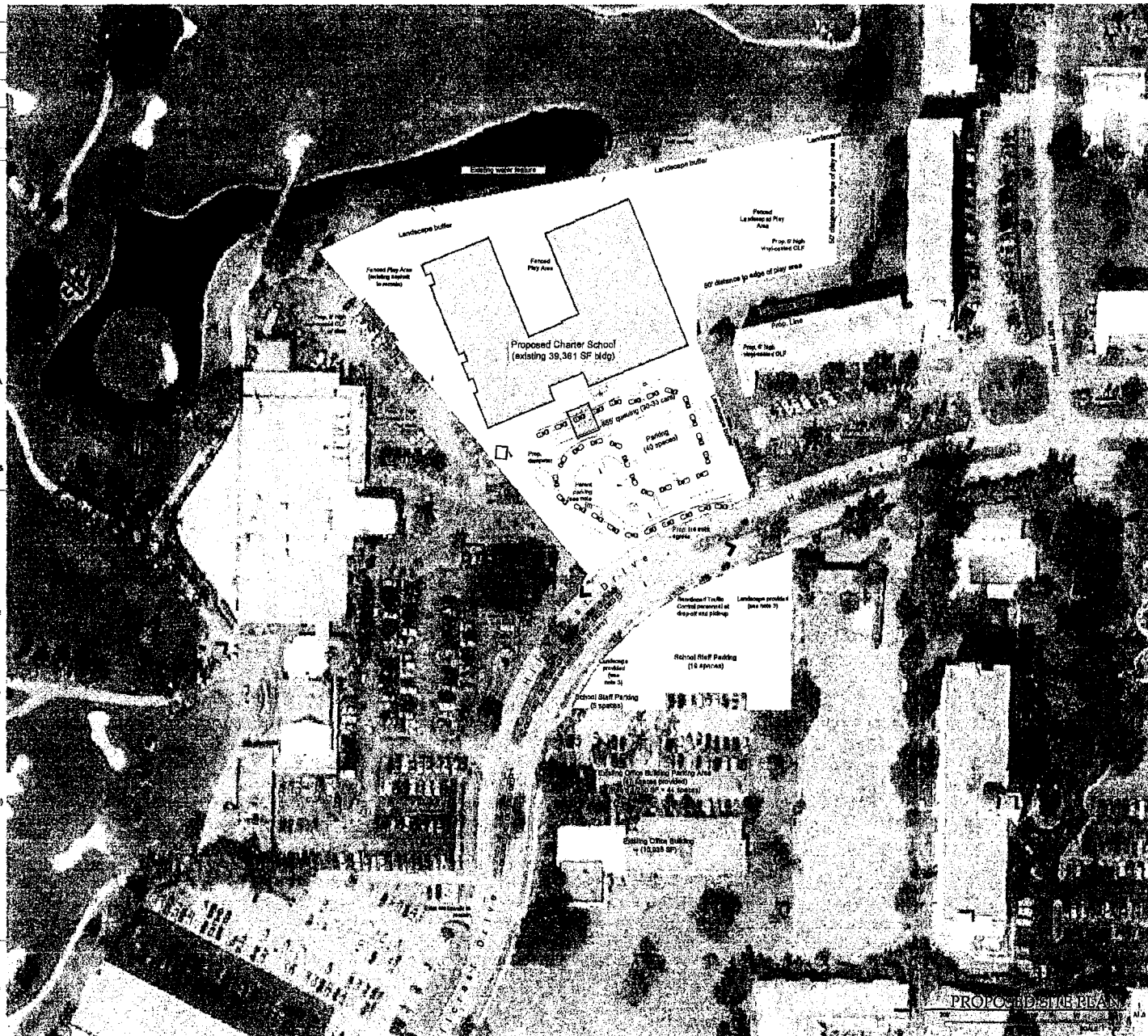
Code Requirement	Parking Required	Parking Provided
Faculty & Staff 1 pkg per s.e.s. Staff	1. 53 faculty & staff = 53 Spaces	40 Spaces onsite + 24 spaces offsite (1100 Hillcrest Drive)
Visitors 1 pkg per 100 Students	1. 850 Students = 9 Spaces	64 total spaces (1) (2 surplus spaces)

(1) THREE (3) ACCESSIBLE PARKING SPACES PROVIDED IN COMPLIANCE W/ FBC-Chapter 11 (ADA)

PARKING REQUIREMENTS FOR EXISTING OFFICE BUILDING (1100 HILLCREST (BEN TOBIN) DRIVE)

Code Requirement (Sec. 7.2)	Parking Required	for Office Building	for School	TOTAL
1 per 250 SF (Office buildings)	10,938 SF + 250 = 44 Spaces	47	24	71 spaces (1)

* THREE (3) ACCESSIBLE PARKING SPACES PROVIDED IN COMPLIANCE W/ FBC-Chapter 11 (ADA)



CIVICA
 8523 NW 12th St, Suite 108
 Doral, FL 33126
 Tel: 305.593.9169
 Fax: 305.593.9169
 www.civica.com

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 at The Ben Tobin
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 and the Arts
 1100 BEN TOBIN DRIVE
 HOLLYWOOD, FL 33021

APPLICANT:
 TOBIN PROPERTIES, INC.
 1101 BEN TOBIN DRIVE
 MIAMI, FL 33121
 ISSUED FOR:
 CITY
 COMMISSION
 CIVICA PROJECT NO.:
 130707

NO. DATE REVISION BY

DESIGNED BY: JR
 APPROVED BY: R.L.
 DATE: 02/05/2013
 SCALE:
 KEY PLAN

SIGNATURE

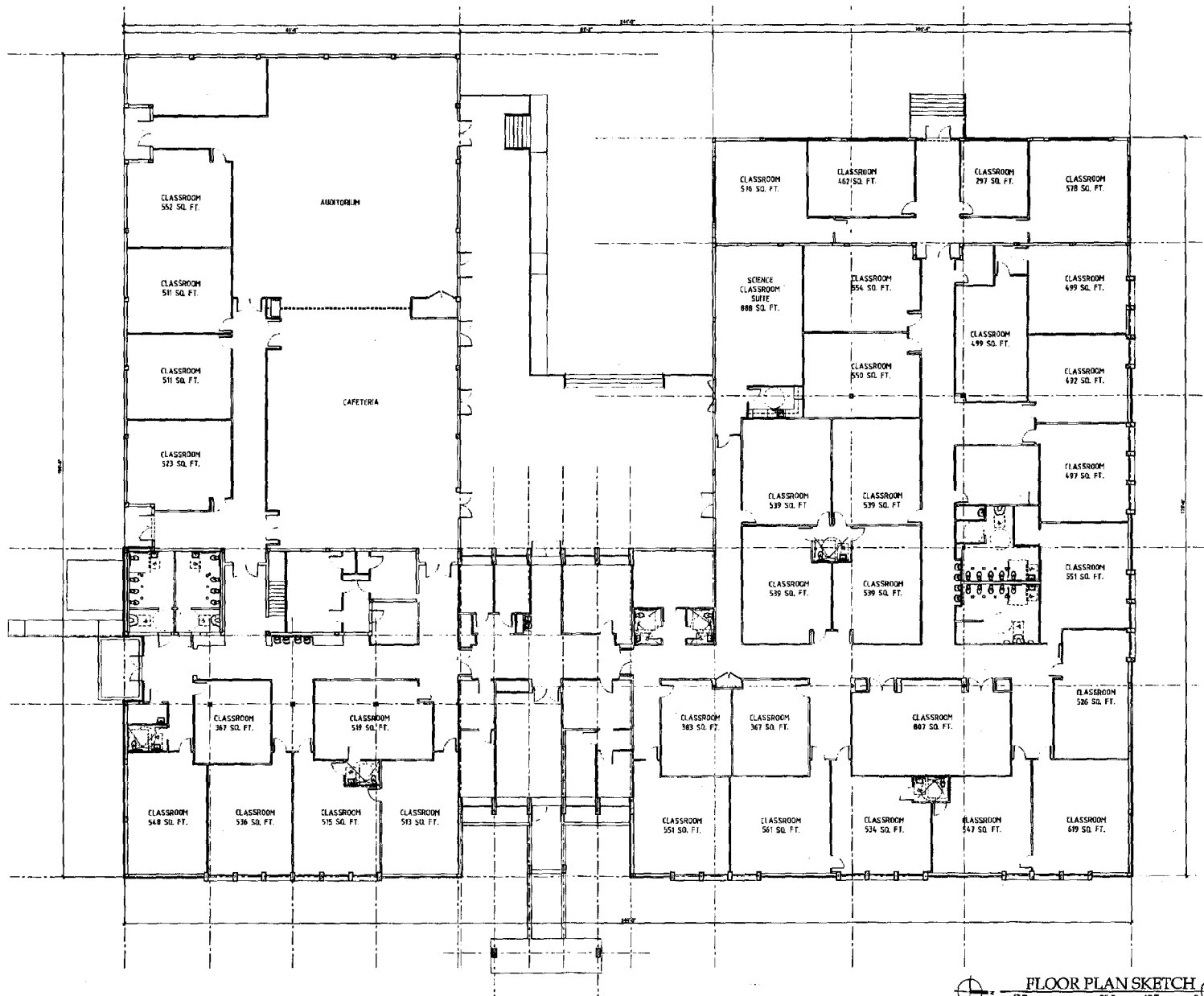
ROLANDO LLANES
 APR - 02/2000
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SHEET TITLE

PROPOSED
 SITE
 PLAN

SHEET NUMBER

A1.0



CIVICA
ARCHITECTURE & PLANNING
8323 NW 12th St. Suite 105
Doral, FL 33126
Tel: 305.593.0069
Fax: 305.593.0069
www.civicaup.com

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APPLICANT:
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1101 BEN TOBIN DRIVE
MIAMI, FL 33021

ISSUED FOR:
**CITY
COMMISSION**
CIVICA PROJECT No.:
120217

NO.	DATE	REVISION	BY

DRAWN BY: JR
DATE:
APPROVED BY: R.L.
SCALE:
KEY PLAN

REAL ARCHITECTURE

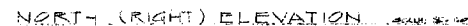
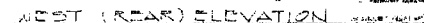
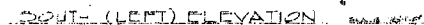
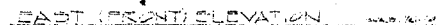
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AIA - 0012180
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REVISED: 1/2017

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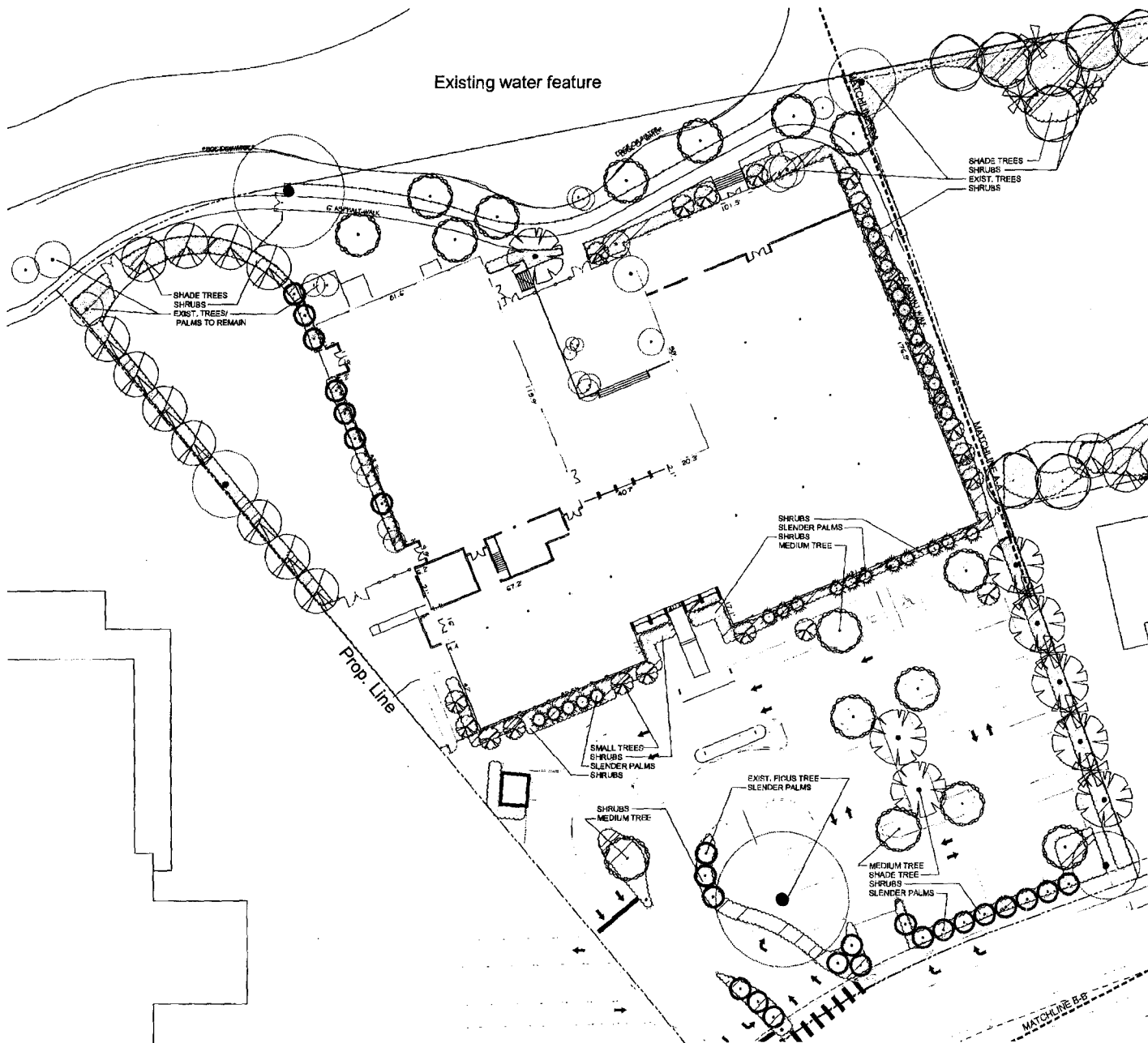
PROPOSED
FLOOR PLAN
INTERIOR
RENOVATION

SHEET NUMBER
A2.1





A2.2



LANDSCAPE REQUIREMENTS ~35 Trees per Acre (per Article 4.16.E.8.2 of Zoning and Land Development Code):

School Parcel: - 137 trees
 173,240 s.f. (3.9 acres)

East Parcel: - 33 trees
 40,561 s.f. (0.9 acres)

-Replacement trees for trees being removed (1:1 ratio)

School Parcel: - 20 trees being removed
 =20 replacement trees required

East Parcel: - 0 trees being removed
 =0 replacement trees required

TOTAL School Parcel Trees: - 157 trees

TOTAL East Parcel Trees: - 33 trees

PROPOSED PLANT SPECIES

TREES (12' tall x 5' spread, 2" cal.)

- 20-Quercus virginiana - Live Oak
- 20-Swietenia mahagoni - West Indies Mahogany
- 20-Lysiloma bahamensis - Wild Tamarind
- 8-Conocarpus erectus - Green Buttonwood
- 8-Conocarpus erectus Sericeus - Silver Buttonwood
- 8-Lagerstroemia indica - Crepe Myrtle
- 15-Coccoloba uvifera - Seagrape
- 15-Tabebuia heterophylla - Pink Trumpet Tree

PALMS (12' tall overall)

- 17-Sabal palmetto - Sabal Palm
- 15-Ptychosperma elegans - Solitaire Palm
- 15-Valisneria spiralis - Montigomery Palm
- 15-Thrinax radiata - Green Thatch Palm
- 18-Roystonea regia - Royal Palm

SHRUBS/GROUNDCOVER (1-10 gallon cans)

- Muhlenbergia capillaris - Muhly Grass
- Oreocallis latifolia - Coccoloba
- Psychotria bahamensis - Wild Coffee
- Anaphalis wickströmii - Copperleaf
- Hamelia nodosa - Dwarf Firebush
- Hamelia patens - Firebush
- Hesperis matronalis - Dune Sunflower
- Ilex nuxi - Ilex

CIVICA ARCHITECTURAL & LANDSCAPE DESIGN

8323 NW 12th St, Suite 106
 Doral, FL 33126
 Tel: 305.593.9809
 Fax: 305.593.9809
 www.civicafirm.com

PROJECT:
 Florida Intercultural
 Academy
 at The Ben Tobin
 Campus for Education
 and the Arts

1100 BEN TOBIN DRIVE
 HOLLYWOOD, FL 33021

APPLICANT:
 TOBIN PROPERTIES, INC.

1101 BEN TOBIN DRIVE
 MIAMI, FL 33021

ISSUED FOR:
 DEVELOPMENT
 REVIEW BOARD

CIVICA PROJECT No.:
 120207

ROSENBERG &
 SHAPIRO
 DESIGN

NO.	DATE	REVISION	BY

DRAWN BY:
 JS
DATE:
 01/02/2013
KEY PLAN

APPROVED BY:
 K.L.
SCALE:
 1" = 30'

SIGNATURE

ROLANDO LLAMAS
 AIA - 0012180
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SHEET TITLE

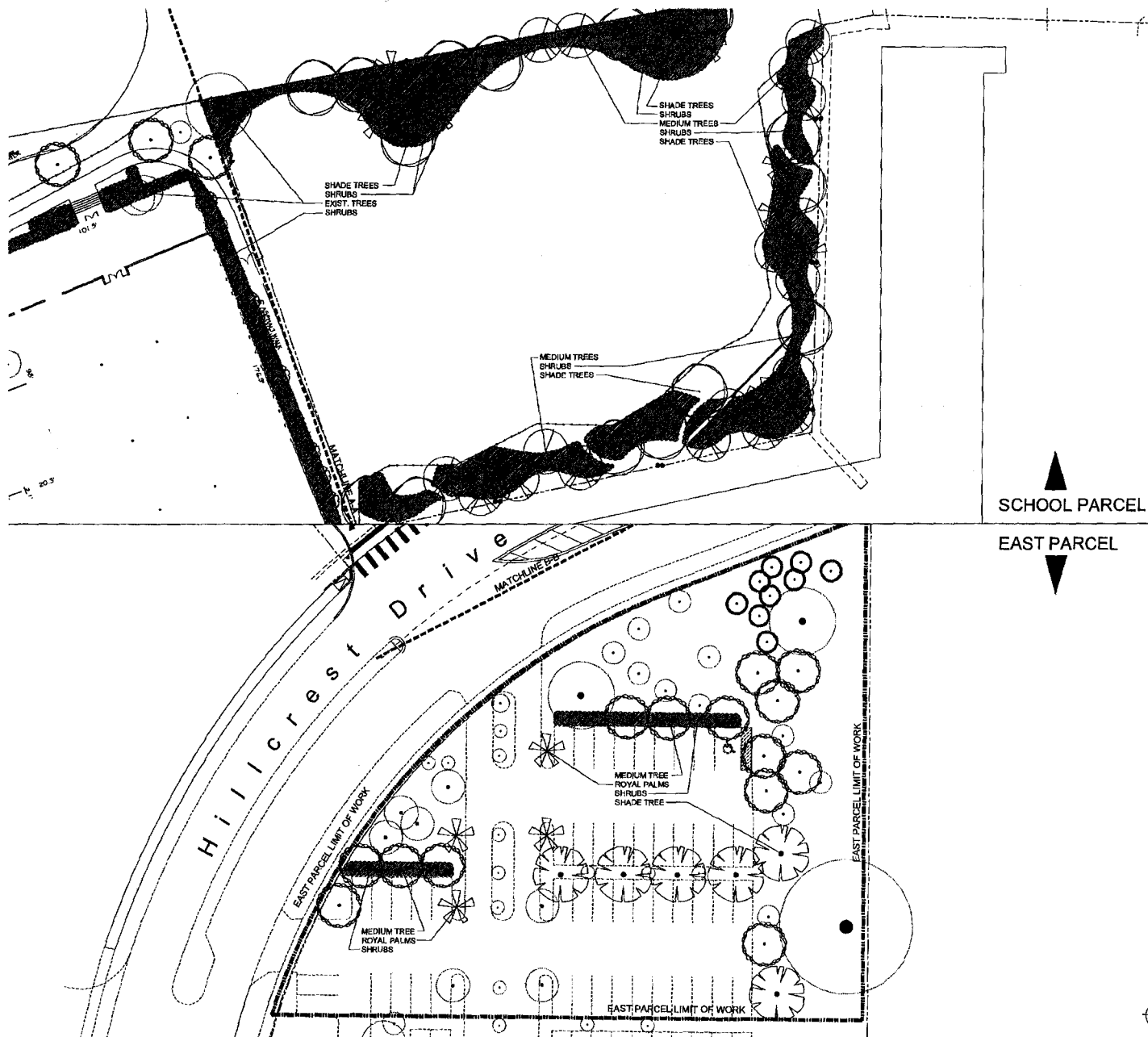
Conceptual
 Landscape
 Development
 Plan

SHEET NUMBER

L2.1

CONCEPTUAL LANDSCAPE DEVELOPMENT PLAN





LANDSCAPE REQUIREMENTS

-35 Trees per Acre (per Article 4.16.E.8.2 of Zoning and Land Development Code);

School Parcel: - 137 trees
173,240 s.f. (3.9 acres)

East Parcel: - 33 trees
40,561 s.f. (0.9 acres)

-Replacement trees for trees being removed (1:1 ratio)

School Parcel: - 20 trees being removed
=20 replacement trees required

East Parcel: - 0 trees being removed
=0 replacement trees required

TOTAL School Parcel Trees: - 167 trees

TOTAL East Parcel Trees: - 33 trees

PROPOSED PLANT SPECIES

TREES (12" tall x 8" spread, 2" cal.)

- 20-Quercus virginiana - Live Oak
- 20-Sweetgum mahagoni - West Indies Mahogany
- 20-Lyallia behavensis - Wild Tamarind
- 6-Conocarpus erectus - Green Buttonwood
- 6-Conocarpus erectus Sericeus - Silver Buttonwood
- 8-Laguncularia indica - Crepe Myrtle
- 15-Coccoloba uvifera - Seagrape
- 15-Tabebuia heterophylla - Pink Trumpet Tree

PALMS (12" tall overall)

- 17-Sabal palmetto - Sabal Palm
- 15-Ptychosperma elegans - Solitaire Palm
- 15-Vellichia montgomeryana - Montgomery Palm
- 15-Thrinax radialis - Green Thatch Palm
- 18-Roystonea regia - Royal Palm

SHRUBS/GROUND COVER (1-10 gallon cans)

- Muhlenbergia capillaris - Muhly Grass
- Chrysanthemum leucanthemum - Coccoloba
- Psychotria bahamensis - Wild Coffee
- Azalea villosa - Copperleaf
- Hamelia nictitans - Dwarf Firebush
- Hamelia palmeri - Firebush
- Helianthus debilis - Dune Sunflower
- Ixora nana - Ixora

CIVICA
ARCHITECTURE & DESIGN

8323 NW 12th St, Suite 108
Coral, FL 33126
tel: 305.863.9969
fax: 305.863.9969
www.civica.com

PROJECT:
Florida Intercultural
Academy
at The Ben Tobin
Campus for Education
and the Arts

1100 BEN TOBIN DRIVE
HOLLYWOOD, FL 33021

APPLICANT:
TOBIN PROPERTIES, INC.

1101 BEN TOBIN DRIVE
MIAMI, FL 33021

ISSUED FOR:
DEVELOPMENT
REVIEW BOARD

CIVICA PROJECT No.:
130207

ROSENBERG & ASSOCIATES
LANDSCAPE ARCHITECTS

1100 BEN TOBIN DRIVE
HOLLYWOOD, FL 33021

DATE: 01/22/2013

SCALE: 1" = 20'

KEY PLAN

NO.	DATE	REVISION	BY

DRAWN BY: JG
APPROVED BY: R.L.
DATE: 01/22/2013
SCALE: 1" = 20'

KEY PLAN

REALIZATION

REALIZATION

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01/22/2013

SHEET TITLE

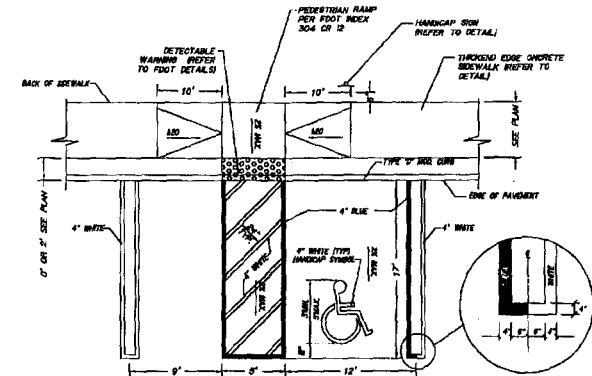
Conceptual
Landscape
Development
Plan

SHEET NUMBER

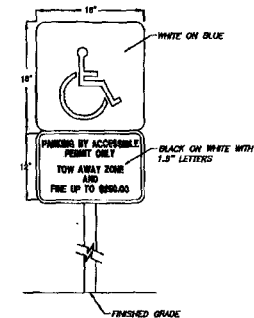
L2.2

CONCEPTUAL LANDSCAPE
DEVELOPMENT PLAN



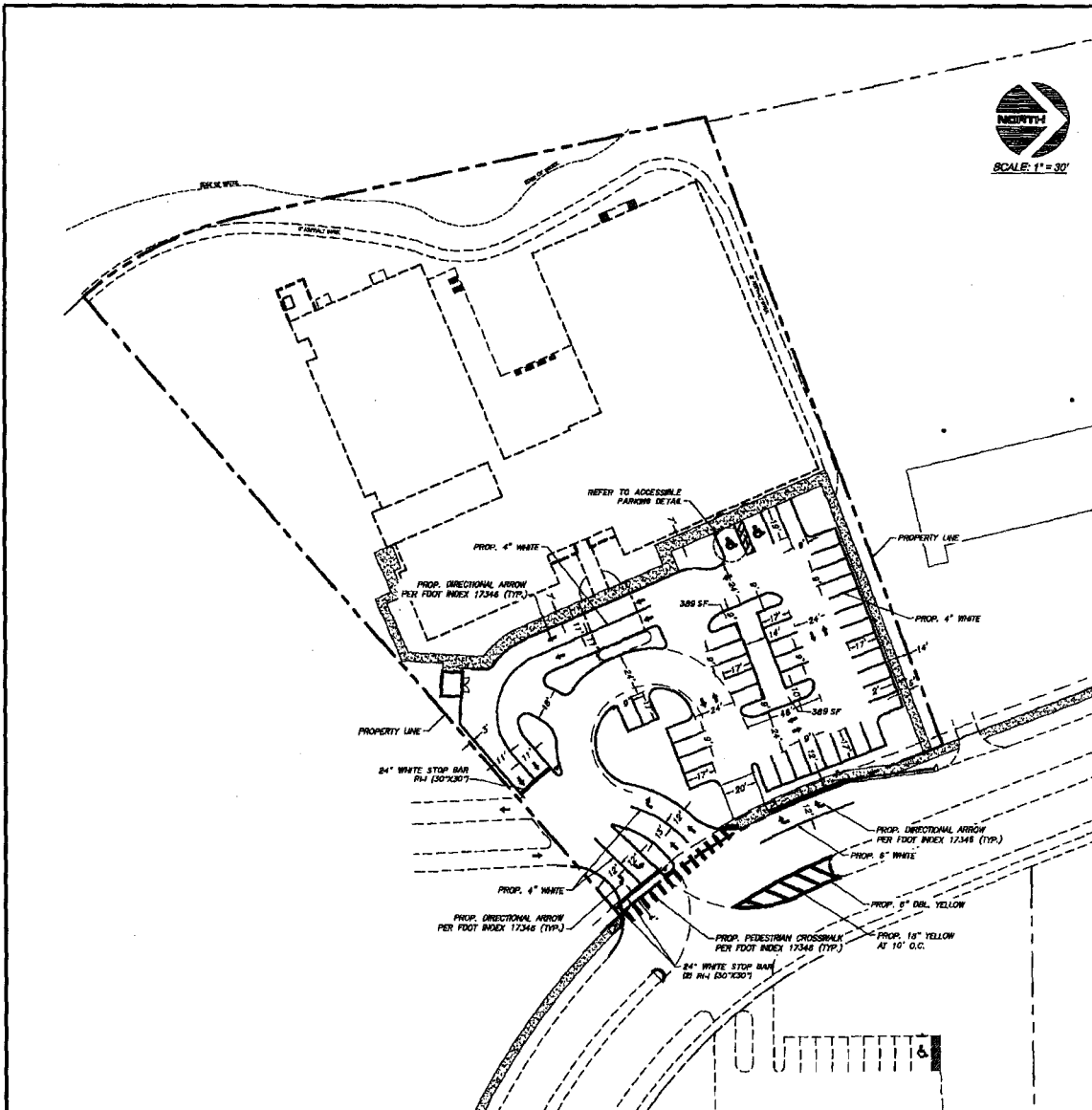



ACCESSIBLE PARKINGSTALL
N.T.S.



1. TOP PORTION OF SIGN SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN MAY BE FABRICATED ON ONE PANEL OR TWO.
4. SIGNS ARE TO BE MOUNTED AT A HEIGHT OF 7'-0" FROM PAVEMENT TO BOTTOM OF SIGN.

ACCESSIBLE PARKING SIGN
N.T.S.



												Designed by: <u>C.J.R.</u> Date: <u>2/2003</u>			 Development Consulting Group	planning • engineering • transportation construction administration 12855 SW 133 Street, Suite 206 Miami, Florida 33156 Phone: (305) 253-1978 Fax: (305) 253-8897 Authorization No. 83-36343	Engineer of Record: <u>CARLOS J. RALLER</u> Registered Engineer Number: State of Florida _____	TRAFFIC MARKINGS AND SIGNAGE PLAN AND DETAILS			Project Number: 200306
																		FLORIDA INTERCULTURAL ACADEMY TOWN PROPERTIES, INC.			Sheet Number: 1 OF 1
NCL DATE BY			REVISION			NCL DATE BY			REVISION												

DESCRIPTION

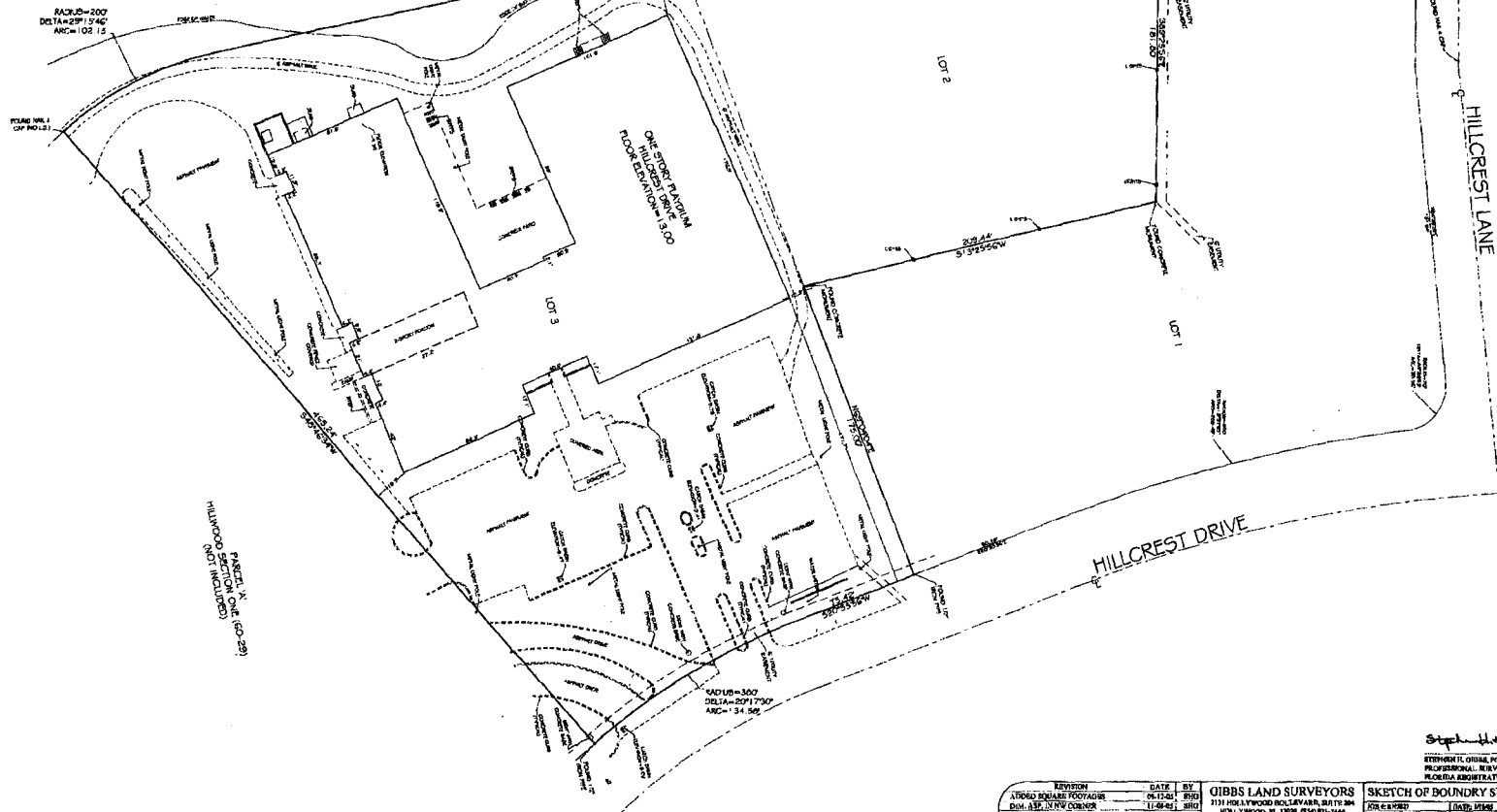
LOTS 2 AND 3, BLOCK 5, "HILLWOOD SECTION THREE", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES

- 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
- 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 4) HOLLYWOOD BENCHMARK P.K. NAIL 4 DISK 3"± EAST OF P.L. @ WASHINGTON STREET & 46TH AVENUE, ELEVATION= 9.12.
- 5) NORTH ARROW RELATIVE TO PLAT BEARING OF S.20°55'56" W. ALONG THE EAST LINE OF LOT 3.
- 6) GROUND FLOOR AREA=37.644±/- SQUARE FEET.
- 7) SECOND FLOOR AREA=1.517±/- SQUARE FEET.

FEMA FLOOD INSURANCE RATE MAP OF: HOLLYWOOD, FLORIDA				
COMMUNITY NO.	PANEL NO.	SUFFIX	ZONE	
125113	0316	F	X	
FIRM	DATE	BASE ELEV.	LOWEST F.L. ELEV.	AVG. GRO.
10/2/97	N/A	5.30	N/A	

MAIN FLOOR ELEVATION=13.00



REVISION	DATE	BY	QIBBS LAND SURVEYORS	SKETCH OF BOUNDARY SURVEY
1.000	06/15/00	PHD	2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020-7448	DATE: 06/15/00 SCALE: 1"=40' DRAWN BY: PHD CHECKED BY: PHD
2.000	11/08/00	PHD	LATCHED REVISION NO. 101	

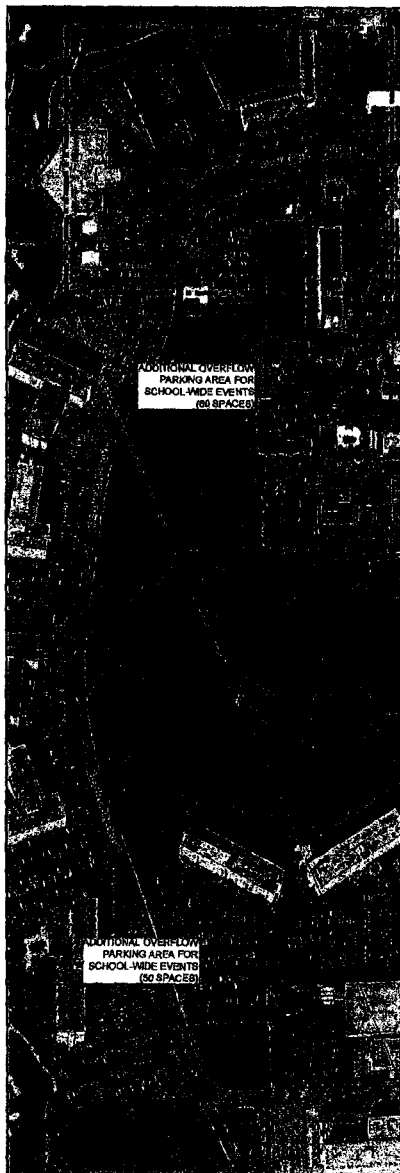
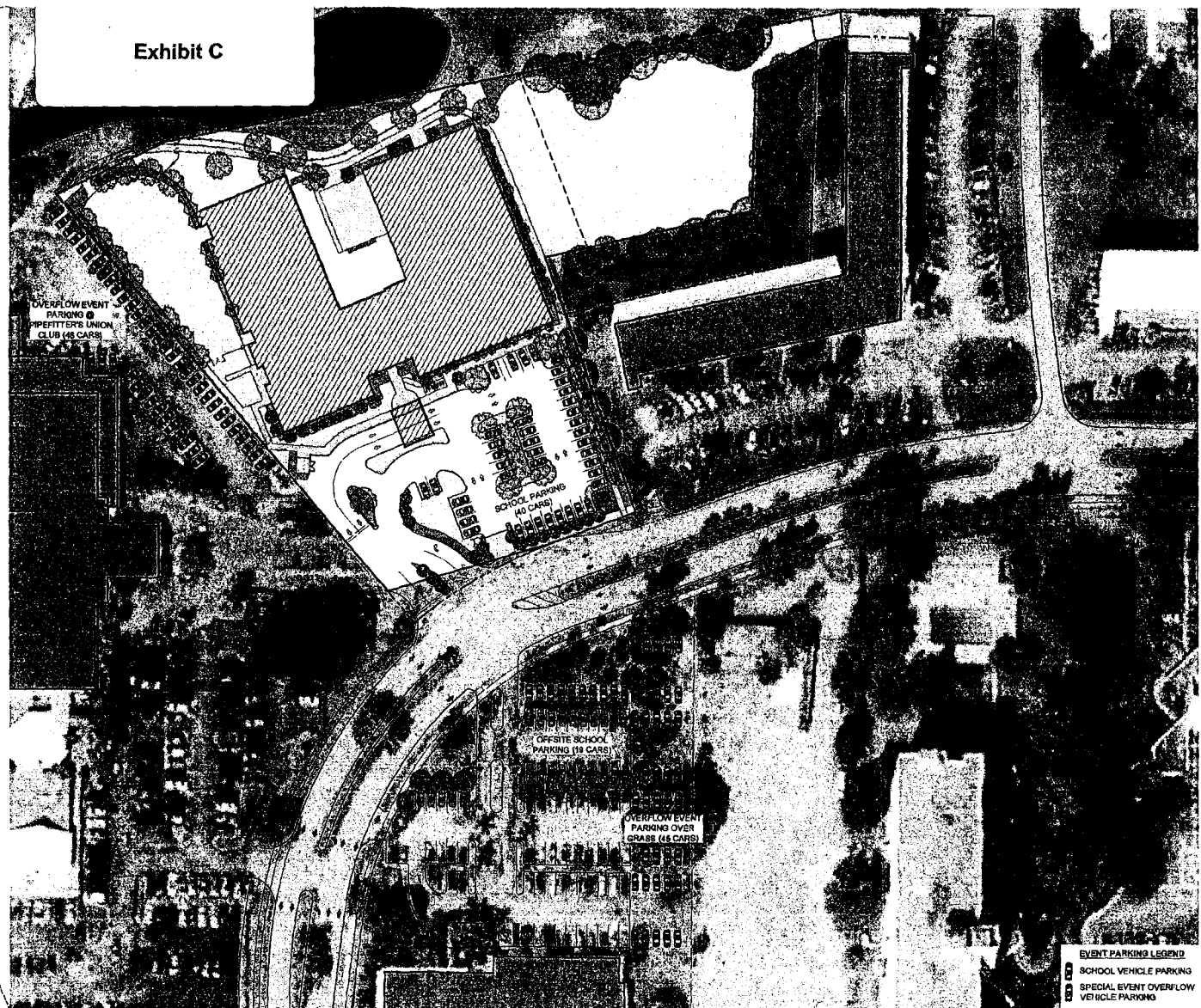
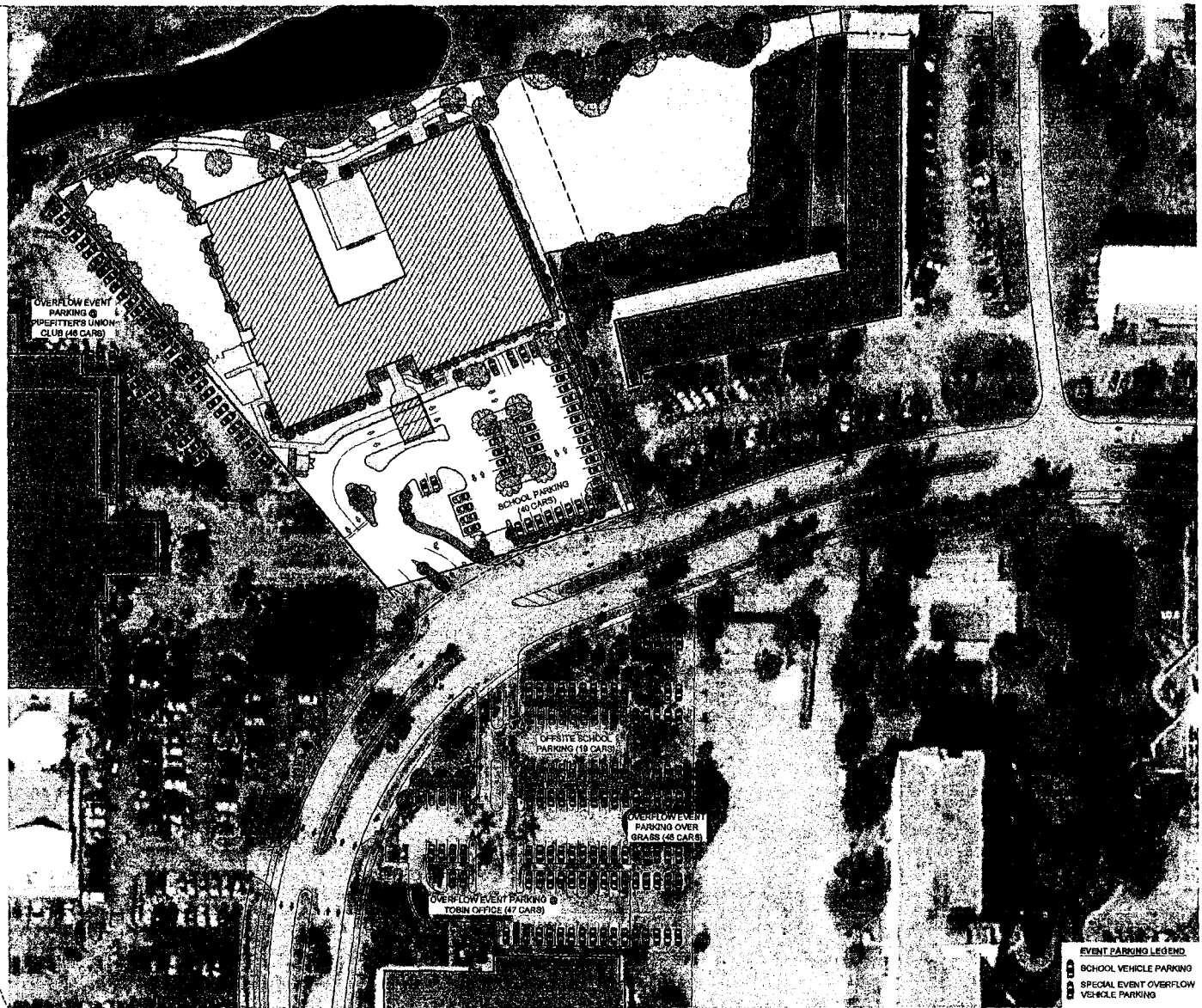
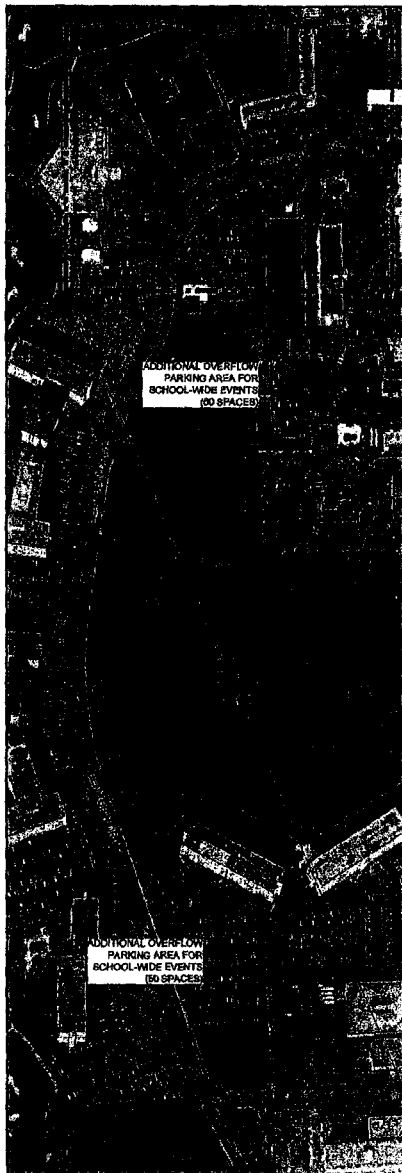


Exhibit C



DAYTIME SPECIAL EVENTS

FLORIDA INTERCULTURAL ACADEMY
 THE BEN TOBIN CAMPUS
 1100 BEN TOBIN DRIVE, HOLLYWOOD FLORIDA



EVENING SPECIAL EVENTS

FLORIDA INTERCULTURAL ACADEMY
 THE BEN TOBIN CAMPUS
 1100 BEN TOBIN DRIVE, HOLLYWOOD FLORIDA

O-2016-14

ORDINANCE NO. O-2016-14

(13-J-01a)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ORDINANCE NO. O-76-25, THE HILLCREST PUD ORDINANCE, AS AMENDED BY RESOLUTION R-81-56, AND ORDINANCE NOS. O-81-80 THROUGH ORDINANCE NO. O-2016-10 (PO-2016-03); AND AMENDING SUBSECTION 3(B) TO MODIFY THE FINAL SITE PLAN TO PERMIT THE EXPANSION OF THE EXISTING CHARTER SCHOOL FROM PREK-8 TO PREK-10.

WHEREAS, the previously existing development has already established the character and nature of the Hillcrest PUD project; and

WHEREAS, all open space requirements, amenities for recreation, project utilities and other capital improvements required with respect to this development have already been completed; and

WHEREAS, on May 15, 2013, the City Commission passed and adopted Ordinance No. O-2013-11 to modify the Hillcrest PUD Final Site Plan to permit a PreK-8 Charter School with conditions; and

WHEREAS, the Applicant has requested that the existing Hillcrest PUD Final Site Plan be modified to allow for the expansion of the existing charter school from PreK-8 to PreK-10; and

WHEREAS, the Director of Planning ("Director"), and staff, following review and analysis of the application and its associated documents, have determined that the proposed modification to the Final Site Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City's Hollywood Comprehensive Plan and the City-Wide Master Plan, and have therefore forwarded a recommendation that the modification be approved with the conditions set forth in Ordinance O-2013-11 and the additional condition that all parking and vehicular circulation remain as approved, and precluding parking for student drivers; and

WHEREAS, the City Commission has conducted duly advertised hearings on the proposed ordinance through the above referenced petition and has considered all comments received concerning the proposed modification as required by state law and local ordinances and resolutions; and

WHEREAS, the City Commission finds that the request to modify the Hillcrest PUD Final Site Plan is consistent with the Zoning and Land Development

Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and is in the best interest of the citizens of the City of Hollywood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That Section 3(B) of Ordinance No. O-76-25 commonly known as the "Hillcrest PUD," as amended by Resolution R-81-56, and Ordinance Nos. O-81-80 through O-2016-10 (PO-2016-03); shall be further modified to include Grades 9th and 10th with the conditions set forth in Ordinance O-2013-11 and the additional condition that all parking and vehicular circulation remain as approved, and precluding parking for student drivers.

Section 2: That all other conditions and provisions of Ordinance No. O-76-25, as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-30, O-2009-38, O-2013-11, and O-2016-10 (PO-2016-03) shall remain in full force and effect.

Section 3: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances and all resolutions, or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 4: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised June 3, 2016.

PASSED on first reading this 18 day of may, 2016.

PASSED AND ADOPTED on second reading this 15 day of June, 2016.



PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

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


JEFFREY P. SHEFFEL, CITY ATTORNEY