

# 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: September 30, 2019

Location Address: 1808 Van Buren Street

Lot(s): 16 thru 26 Block(s): 1 Subdivision: \_\_\_\_\_

Folio Number(s): 514215017500

Zoning Classification: FH-2 Land Use Classification: Medium High Intensity Mixed Use District

Existing Property Use: Church Sq Ft/Number of Units: 55,170 SF

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

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

### Explanation of Request:

Applicant requests a special exception to allow the re-purposing of 10,080 SF of existing space into a 9-12 grade school associated with the existing church and a parking garage to serve both the proposed school and the existing church.

Number of units/rooms: N/A Sq Ft: 55,170 SF

Value of Improvement: \$1,500,000 Estimated Date of Completion: Q1/2022

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

Name of Current Property Owner: Florida Conference Association of Seventh-Day Adventists

Address of Property Owner: 351 S State Road 434 Altamonte Springs FL 32714

Telephone: 407-644-5000 Fax: \_\_\_\_\_ Email Address: William.Cochran@floridaconference.com

Name of Consultant/Representative/Tenant (circle one): Alfonso Jurado

Address: 1035 N. Miami Ave, # 406 Telephone: 305-206-6214

Fax: \_\_\_\_\_ Email Address: alfonso@alfonsojurado.com

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: Gary Held, William Cochran

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

Email Address: gary@garyheldlaw.com

William.Cochran@floridaconference.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:  Date: 9-30-2019

PRINT NAME: William Cockburn V.P. Date: \_\_\_\_\_

Signature of Consultant/Representative:  Date: 9-30-2019

PRINT NAME: Alfonso Jurado 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 \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

State of Florida

My Commission Expires: \_\_\_\_\_ (Check One) ☐ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_

*Gary M. Held*  
*Attorney at Law*

Tel.: 305.962.8900  
Fax: 305.386.4930  
gary@garyheldlaw.com

Gary M. Held, P.A.  
P.O. Box 161303  
Miami, Florida 33116

September 16, 2019

Ms. Alexandra Guerrero  
Principal Planner  
Development Services, Planning Division  
City of Hollywood  
2600 Hollywood Boulevard  
Hollywood, Florida 33021

**Broward Academy – 1808 Van Buren Street**  
**Florida Conference Association of Seventh Day Adventists**  
**File Number: 19-DPS-45**

Dear Ms. Guerrero:

This letter accompanies the application of the Florida Conference Association of Seventh Day Adventists for Site Plan review for the Broward Academy, an approximate 10,800 sq. ft. high school (grades 9-12), accessory to a place of worship, and an accessory parking garage, and reviews the criteria for Special Exception approval, as referenced in the staff report dated September 3, 2019.

CRITERIA 1: The proposed use must be consistent with the principles of the City's Comprehensive Plan.

Response: The proposed high school, grades 9-12, to be located in unused space on the second floor of the existing church structure, and accompanying new adjacent parking garage, to accommodate all required parking for existing and proposed uses on site, is consistent with principles of the City's Downtown District CRA Plan, including but not limited to creating a unique sense of place, quality image described as "exciting, fun, progressive, and successful," and is consistent with applicable urban design principles for the downtown area as set forth in the plan, such as the formal axial geometries reinforced by landscaping, low rise building frames, compatible land use, and pedestrian and traffic circulation. This investment in the church property is consistent with the CRA's effort to revitalize downtown.

The proposed use is consistent with the Comprehensive Plan's discussion of "Permitted Uses in the Area Designated Regional Activity Center," whose major purposes are to "facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile



travel, provide incentives for quality development, and give definition to the urban form.” The proposed use furthers the Hollywood’s Downtown Regional Activity Center’s design principles by promoting a “lively, livable, and successful regional downtown area,” encourage a pedestrian oriented core,” “encourage historic preservation,” and “[p]romote creative siting of buildings.”

CRITERIA 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

Response: The proposed educational use, a high school consisting of grades 9-12, to be located in an existing church structure, with a new adjacent parking garage to accommodate existing and new parking requirements of the church and school, is compatible with the existing land use pattern, natural environment, and other properties within its vicinity.

CRITERIA 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

Response: Safe traffic movement, both vehicular and pedestrian, are provided for in the internal circulation pattern established in the new adjacent parking garage to the church structure, with on-site queuing/stacking, and ingress and egress as permitted by the existing traffic pattern in the immediate area of the site.

CRITERIA 4: That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

Response: The proposed educational use proposed to be located within an existing church building, and accessory parking in a new adjacent parking garage, will observe all required setbacks, and will control all potential external effects of noise and light. No expectation exists of dust or other potential external effects.

CRITERIA 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

Response: The proposed use, enclosed in an existing religious institution, and serviced by parking in a new adjacent structure, is not detrimental to the health, safety or appearance of the neighborhood or other adjacent uses for any reason.

CRITERIA 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

Response: The subject site satisfies all zoning criteria, and requirements of shape and size, in the applicable Hollywood land development code, or as otherwise established, for the proposed use.

CRITERIA 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code. or otherwise adopted by the City Commission.

Response: Education (K-12) is a specifically listed use that may be approved by Special Exception in the FH-2 - Federal Highway Medium-High Intensity Mixed-Use District Uses district as specified in the City's Schedule of District, Use and Setback Regulations, Regional Activity Center Districts. The proposed use will satisfy all other applicable standards and criteria imposed by the City.

Please advise if you need anything further in this regard.

Thank you.

Sincerely,  
*Gary M. Held*  
Gary M. Held

Planning and Development Board  
Broward Academy, 1808 Van Buren Street, Hollywood, FL  
File Number: 19-DPS-45  
September 25, 2019

**DESIGN REVIEW CRITERIA:**

**1. Architectural and Design components.** Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**Response:** The detailing of the parking garage screen provides movement and interest that attempts to reduce the impact of the buildings massing. The garage is proposed to be screened with a series of fabric mesh wrapped panels on a hidden aluminum substructure. These panels are colored in varying shades of green and are set at different depths relative to each other to give the façade depth and articulation. The garage is lined on the ground floor with usable spaces which will have full glass store fronts that provide interest for pedestrians.

**2. Compatibility.** The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

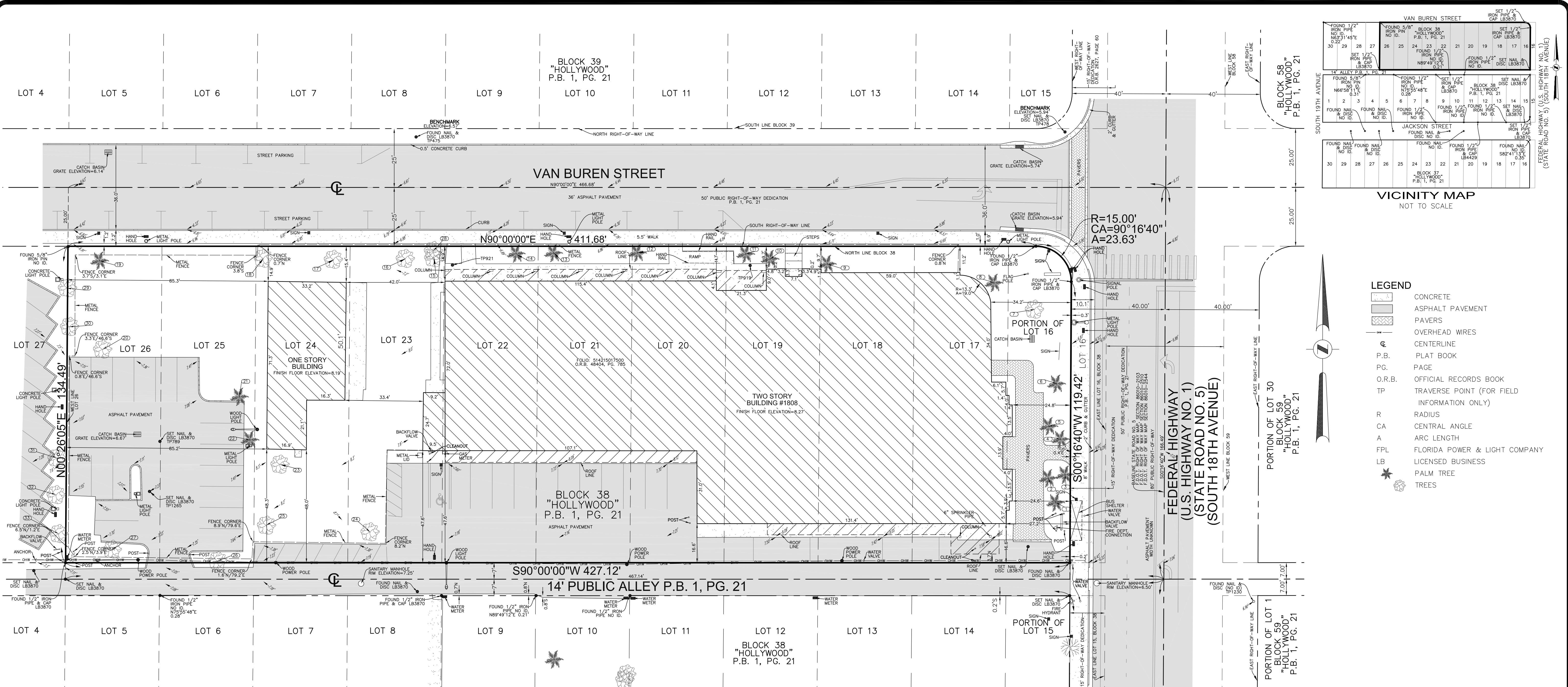
**Response:** The project's contemporary design provides a counter point to the existing historic church building. The project incorporates elements borrowed from the art deco and mid-century modern architecture present in the City of Hollywood such as large eyebrows, use of color and façade screening.

**3. Scale/Massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; or with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

**Response:** The scale and massing of the proposed project is consistent with the established vision for the area as set out in the RAC zoning code currently in effect.

**4. Landscaping.** Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

**Response:** The landscape design incorporates a majority native plant palette which has been closely coordinated with City staff to integrate with the existing infrastructure. Existing trees would need to be relocated and would likely not survive due to their current condition.



LEGAL DESCRIPTION:

LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT:

THE EAST 15 FEET OF SAID LOT 16, AND LESS THAT PART OF SAID LOT 16 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE NORTH LINE OF SAID LOT 16 AND TANGENT TO A LINE WHICH IS 15 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 16.

NOTES:

- THIS SITE CONTAINS 57,369 SQUARE FEET (1.3170 ACRES) MORE OR LESS.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #125113 0569H; MAP DATE: 08/18/14.
- THIS SITE LIES IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE CENTERLINE OF JACKSON STREET BEING S90°00'00"W.
- ALL RECORDED DOCUMENTS REFER TO BROWARD COUNTY RECORDS UNLESS OTHERWISE NOTED.
- THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO CANOPY SIZE.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #312: ELEVATION: 1.87 FEET.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 35 TOTAL PARKING SPACES (34 REGULAR & 1 DISABLED), ALONG WITH 13 PARALLEL PARKING SPACES ALONG VAN BUREN STREET IN THE SOUTH 1/2 OF RIGHT-OF-WAY, NORTH OF THIS SITE.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF OWNERSHIP AND ENCUMBRANCE REPORT PREPARED ON JUNE 27, 2019 BY FRANK McMILLAN, ATTORNEY AT LAW, COVERING A PERIOD FROM FEBRUARY 1, 1921 TO JUNE 20, 2019 AT 11:00 PM. THE FOLLOWING ITEMS ARE LISTED IN SAID REPORT:
  - RESTRICTIONS/EASEMENTS:
    - ITEM 1: LEASES NOT ADDRESSED.
    - ITEM 2: ALL MATTERS IN PLAT BOOK 1, PAGE 21 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
    - ITEM 3: ORDINANCE NO. 2111 VACATING AND ABANDONMENT OF A PORTION OF SOUTH 19TH AVENUE, DEDICATING A PERMANENT EASEMENT AND DEDICATING 15' OF RIGHT-OF-WAY FOR FEDERAL HIGHWAY FROM BLOCK 39, IN O.R.B. 2627, PAGE 60 DOES NOT APPLY TO THIS SITE AS DEPICTED HEREON.
    - ITEM 4: ORDINANCE NO. 0-81-26 REGARDING ZONING CHANGES IN O.R.B. 40082, PAGE 1783 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
    - ITEM 5: ORDINANCE NO. 2005-18 REGARDING LAND USE PLAN AMENDMENT IN O.R.B. 40082, PAGE 1783 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
    - ITEM 6: ORDINANCE NO. 2005-19 REGARDING FUTURE LAND USE IN O.R.B. 40082, PAGE 1789 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.

TREE TABLE

| Tree Number | Name                 | DBH (inches) | Canopy (feet) | Height (feet) |
|-------------|----------------------|--------------|---------------|---------------|
| 1           | SILVER DATE PALM     | 18"          | 20'           | 30'           |
| 2           | ALEXANDER PALM       | 6"           | 12'           | 50'           |
| 3           | ALEXANDER PALM       | 8"           | 12'           | 50'           |
| 4           | ALEXANDER PALM       | 2"           | 6'            | 25'           |
| 5           | ALEXANDER PALM       | 8"           | 20'           | 50'           |
| 6           | SILVER DATE PALM     | 18"          | 20'           | 30'           |
| 7           | MAGNOLIA             | 10"          | 14'           | 25'           |
| 8           | ALEXANDER PALM CLUMP | 10"          | 20'           | 35'           |
| 9           | ALEXANDER PALM       | 4"           | 10'           | 30'           |
| 10          | ALEXANDER PALM       | 4"           | 10'           | 35'           |
| 11          | FOXTAIL PALM         | 10"          | 10'           | 20'           |
| 12          | FOXTAIL PALM         | 3"           | 7'            | 10'           |
| 13          | FOXTAIL PALM         | 3"           | 7'            | 10'           |
| 14          | FOXTAIL PALM         | 10"          | 10'           | 20'           |
| 15          | GUMBO LIMBO          | 10"          | 20'           | 20'           |
| 16          | MAHOGANY             | 18"          | 30'           | 40'           |
| 17          | MAHOGANY             | 15"          | 30'           | 40'           |
| 18          | LIVE OAK             | 24"          | 40'           | 40'           |
| 19          | SABAL PALM           | 18"          | 14'           | 30'           |
| 20          | MANGO                | 36"          | 40'           | 45'           |
| 21          | SABAL PALM           | 12"          | 14'           | 25'           |
| 22          | SABAL PALM           | 12"          | 14'           | 25'           |
| 23          | LIVE OAK             | 24"          | 40'           | 40'           |
| 24          | LIVE OAK             | 18"          | 30'           | 30'           |
| 25          | LIVE OAK             | 24"          | 40'           | 40'           |
| 26          | GUMBO LIMBO          | 12"          | 20'           | 25'           |
| 27          | GUMBO LIMBO          | 48"          | 50'           | 35'           |
| 28          | TABEBUIA             | 12"          | 20'           | 40'           |
| 29          | GUMBO LIMBO          | 24"          | 40'           | 40'           |
| 30          | GUMBO LIMBO          | 18"          | 30'           | 40'           |
| 31          | LIVE OAK             | 10"          | 20'           | 35'           |
| 32          | LIVE OAK             | 18"          | 30'           | 45'           |
| 33          | LIVE OAK             | 8"           | 10'           | 20'           |

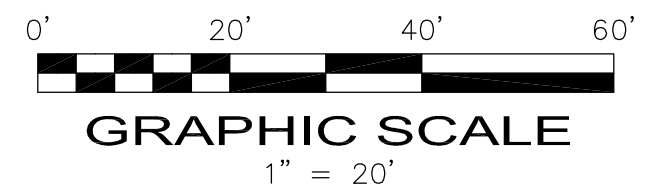
CERTIFICATION:

TO FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, FLORIDA NON-PROFIT CORPORATION; FRANK McMILLAN, ATTORNEY AT LAW:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 7(a), 8, 9, & 11 OF TABLE A THEREOF.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA

COPYRIGHT 2019 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.



|                                                                                                                                                                                                                                                          |  |                                                                                    |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------|--|
| 5                                                                                                                                                                                                                                                        |  | FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS PARCEL                    |  |
| 4                                                                                                                                                                                                                                                        |  | 1808 VAN BUREN STREET                                                              |  |
| 3                                                                                                                                                                                                                                                        |  | HOLLYWOOD, BROWARD COUNTY                                                          |  |
| 2                                                                                                                                                                                                                                                        |  | FLORIDA 33020                                                                      |  |
| 1                                                                                                                                                                                                                                                        |  | #6183-UPDATE SURVEY-7/11/19 M.D.                                                   |  |
| NO.                                                                                                                                                                                                                                                      |  | #64711-ORIGINAL SURVEY-6/13/18 B.C.                                                |  |
| REVISIONS                                                                                                                                                                                                                                                |  | BY                                                                                 |  |
| BOUNDARY & TOPOGRAPHIC SURVEY<br>ALTA/NSPS LAND TITLE SURVEY                                                                                                                                                                                             |  |                                                                                    |  |
| PULICE LAND SURVEYORS, INC.<br>5381 NOB HILL ROAD<br>SUNRISE, FLORIDA 33351<br>TELEPHONE: (954) 572-1777<br>FAX: (954) 572-1778<br>E-MAIL: surveys@puliceandsurveyors.com<br>WEBSITE: www.puliceandsurveyors.com<br>CERTIFICATE OF AUTHORIZATION LB#3870 |  |                                                                                    |  |
| DRAWN BY: B.E.                                                                                                                                                                                                                                           |  | SCALE: 1" = 20'                                                                    |  |
| CHECKED BY: J.F.P.                                                                                                                                                                                                                                       |  | SURVEY DATE: 7/11/19                                                               |  |
|                                                                                                                                                                                                                                                          |  | FILE: FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS<br>ORDER NO.: 66183 |  |



PRE-APPLICATION CONCEPTUAL OVERVIEW

June 17, 2019

TECHNICAL ADVISORY COMMITTEE

July 15, 2019

FINAL TECHNICAL ADVISORY COMMITTEE

September 3, 2019

PLANNING AND DEVELOPMENT BOARD

November 14, 2019

# BROWARD ACADEMY

A SEVENTH DAY 9-12 EDUCATIONAL PROGRAM



SHEET LIST

A0.01 PROJECT DATA  
A0.02 SITE PLAN

A1.01 LEVEL 1  
A1.02 LEVEL 2  
A1.03 PARKING LEVEL 3  
A1.04 PARKING LEVEL 4  
A1.05 ROOF LEVEL

A2.01 LEVEL 1 SCHOOL  
A2.02 LEVEL 2 SCHOOL

A3.00 SITE ELEVATIONS  
A3.01 ELEVATIONS  
A3.02 ELEVATIONS

A4.01 SECTIONS  
A4.02 SECTIONS

A5.01 RENDERINGS  
A5.02 RENDERINGS  
A5.03 RENDERINGS

A6.01 WALL SECTIONS  
A6.02 GATES DETAILS

C-01 GENERAL NOTES  
C-02 EROSION CONTROL PLAN  
C-03 EROSION NOTES & DETAILS  
C-04 GRADING & DRAINAGE  
C-06 DRAINAGE DETAILS  
C-07 UTILITIES  
C-08 UTILITIES DETAILS  
C-09 PAVING PLAN  
C-10 PAVING PLAN  
C-11 PAVING DETAILS  
C-12 GARAGE MARKINGS

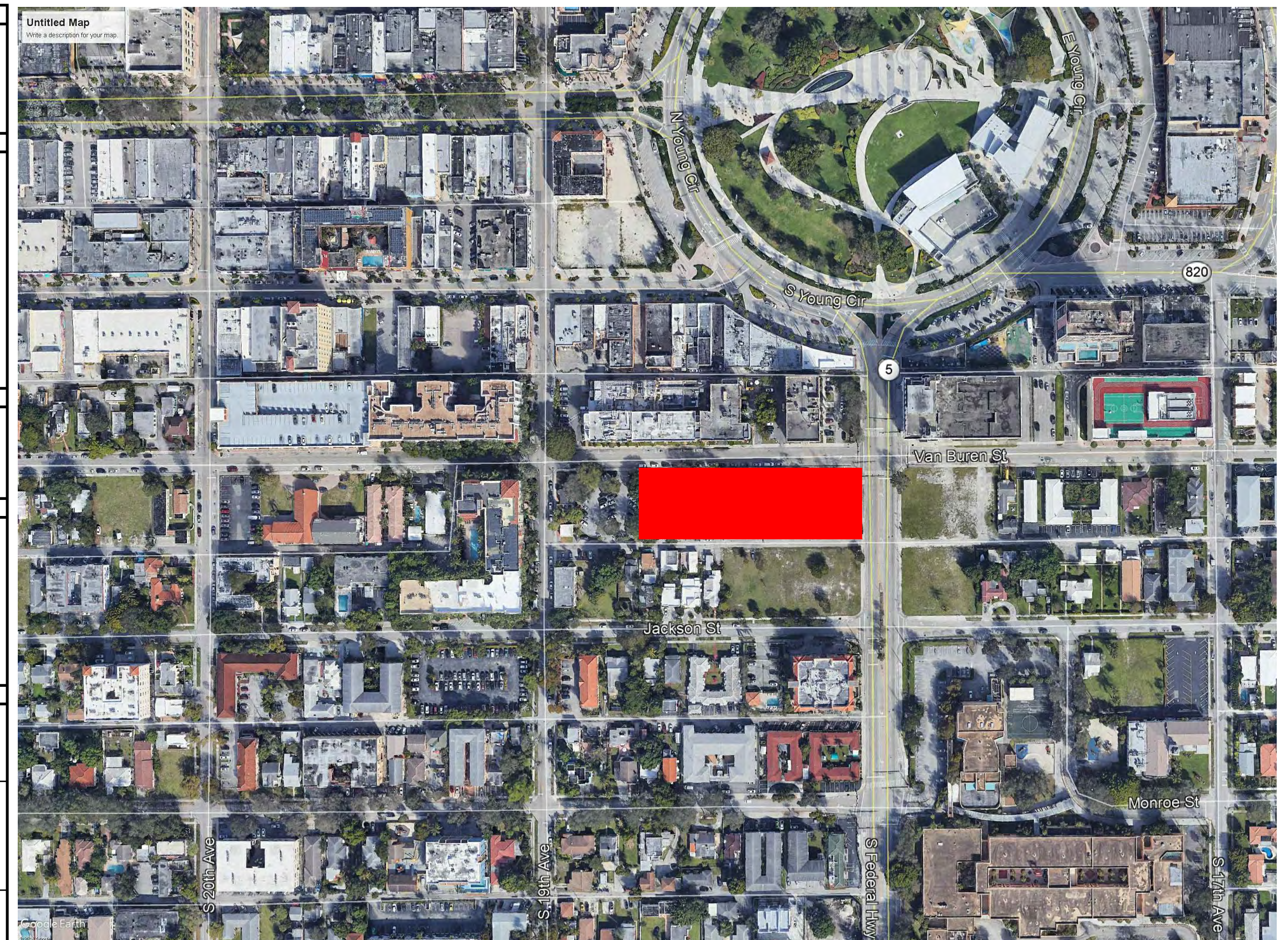
L-1 LANDSCAPE PLAN  
L-2 PLANT DETAILS  
M-1 MITIGATION PLAN  
IR-1 IRRIGATION PLAN



## PROJECT DATA

| I. GENERAL LOT INFORMATION                   |                                            |                    |                            |                  |
|----------------------------------------------|--------------------------------------------|--------------------|----------------------------|------------------|
| MUNICIPALITY                                 | City of Hollywood                          |                    |                            |                  |
| ZONING CLASSIFICATION                        | FH-2                                       |                    |                            |                  |
| FOLIO NUMBER                                 | 5142 15 01 7500                            |                    |                            |                  |
| PROPERTY ADDRESS                             | 1808 Van Buren Street, Hollywood, FL 33020 |                    |                            |                  |
| FEMA ZONE                                    | ZONE-X                                     |                    |                            |                  |
| II. LOT DISPOSITION                          |                                            |                    |                            |                  |
| NET LOT AREA:                                |                                            | <b>REQUIRED</b>    | <b>PROVIDED</b>            |                  |
| LOT WIDTH:                                   |                                            | 5,000 SF Minimum   | 57,369                     |                  |
| LOT COVERAGE:                                | N/A                                        | 100' Minimum       | 330                        |                  |
| MAX. FLOOR AREA RATIO (F.A.R.):              | Max. FAR 3.00 =                            | 172,107 SF         | Total FLR =                | <b>36,344 SF</b> |
| DENSITY:                                     | Unlimited                                  | Unlimited          | Total Units =              | 0 Units          |
| OPEN SPACE:                                  | N/A                                        |                    | Open Space Provided:       | SF               |
| FRONTAGE:                                    | N/A                                        | LF                 | Frontage at ground level = |                  |
| PEDESTAL HEIGHT RESTRICTIONS:                | 55 FT                                      |                    | 4 Stories                  | 48' Total        |
| MAX NUMBER OF STORIES                        | 18 Stories, 190 FT                         |                    | 4 Stories                  | 48' Total        |
| III. BUILDING SETBACKS                       |                                            |                    |                            |                  |
| <b>PODIUM:</b>                               |                                            | <b>REQUIRED</b>    | <b>PROVIDED</b>            |                  |
| STREET FRONTAGE (Non Residential)            |                                            | 10'-0" Minimum     | 10'-0"                     |                  |
| SIDE INTERIOR                                |                                            | 0'-0" Minimum      | 0'-0"                      |                  |
| REAR (Alley)                                 |                                            | 5'-0" Minimum      | 5'-0"                      |                  |
| IV. BUILDING AREA FAR CALCULATIONS           |                                            |                    |                            |                  |
| <b>PODIUM:</b>                               | <b>GSF/Floor</b>                           | <b># of Floors</b> |                            |                  |
| Ground Level                                 | 20,960                                     | 1                  | 20,960 GSF                 |                  |
| Level 2                                      | 10,662                                     | 1                  | 10,662 GSF                 |                  |
|                                              |                                            |                    | <b>31,622 GSF</b>          |                  |
|                                              |                                            |                    |                            |                  |
|                                              |                                            |                    |                            |                  |
| <b>TOTAL BUILDING AREAS:</b>                 |                                            | <b>ALLOWED:</b>    | <b>PROVIDED:</b>           |                  |
|                                              |                                            | 172,107 GSF        | 31,622 GSF                 |                  |
| V. PARKING ANALYSIS                          |                                            |                    |                            |                  |
| Educational: 1 Space/10 Students + 1/Faculty | 115 /10 + 1(14)                            |                    | 26 Spaces Required         |                  |
| Church: 1 Space/60 SF                        | 5,240 SF x 1 / 60                          |                    | 87 Spaces Required         |                  |
| Office: 1 Space/250 SF                       | 750 SF x 1 / 250                           |                    | 3 Spaces Required          |                  |
| Retail: 3 Spaces/1000 SF                     | 888 SF x 3 / 1000                          |                    | 3 Spaces Required          |                  |
| <b>Total</b>                                 |                                            |                    | <b>119 Spaces Required</b> |                  |
| Parking Level 1                              |                                            |                    | 35 Spaces                  |                  |
| Parking Level 2                              |                                            |                    | 19 Spaces                  |                  |
| Parking Level 3                              |                                            |                    | 37 Spaces                  |                  |
| Parking Level 4                              |                                            |                    | 40 Spaces                  |                  |
| <b>Total Provided Parking</b>                |                                            |                    | <b>131 Parking Spaces</b>  |                  |

## LOCATION PLAN



**Signage Notes:**

1. All signage to be in compliance with Zoning and Land Development regulations.
2. Maximum foot candle levels shall not exceed 0.5 foot candles at all property lines.
3. All signs electrically illuminated shall require a separate permit and inspection. Separate permits will be required for each sign.

**Sustainability Notes:**

1. Garage portion of Project will comply with Green Building Ordinance, via certification through the National Green Building Standard. Remodel will comply with the 10 green building practices outlined below.
2. Recycling bin to be provided adjacent to trash dumpster.
3. Recycling containers to be provided in all common areas and classrooms. Space for recycling container will be provided on every floor
4. Waste material from construction and demolition will be recycled to the greatest extent possible.
5. Infrastructure will be provided to allow the future installation of Electric vehicle charging stations on the ground floor of the parking garage.
6. Sustainable building materials will be used to the greatest extent possible.
7. Bicycle parking for 18 bicycles will be provided near the main entrance to the school.
8. Low VOC materials will be used to the greatest extent possible.
9. All external lighting will be fully shielded to meet the requirements of the International Dark Sky Association.
10. Energy efficient light fixtures, Energy Star or Water Sense appliances and programmable thermostats will be used.
11. Cool Roof Council rated roof to be used.

**Glazing Notes:**

1. Retail store front glazing shall have Solyx Bird Safety Window Film applied to the interior face to prevent bird strikes.



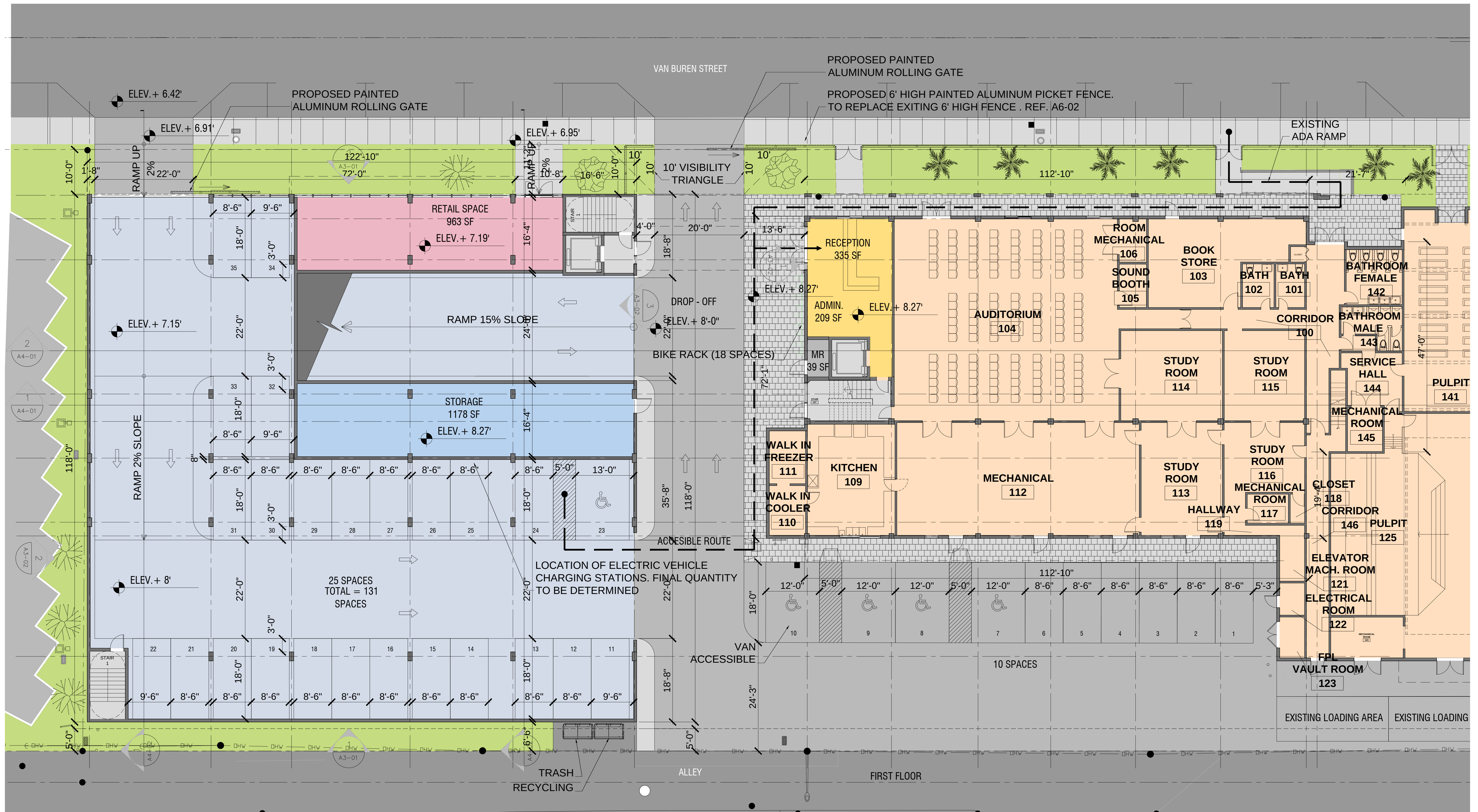


Site Plan

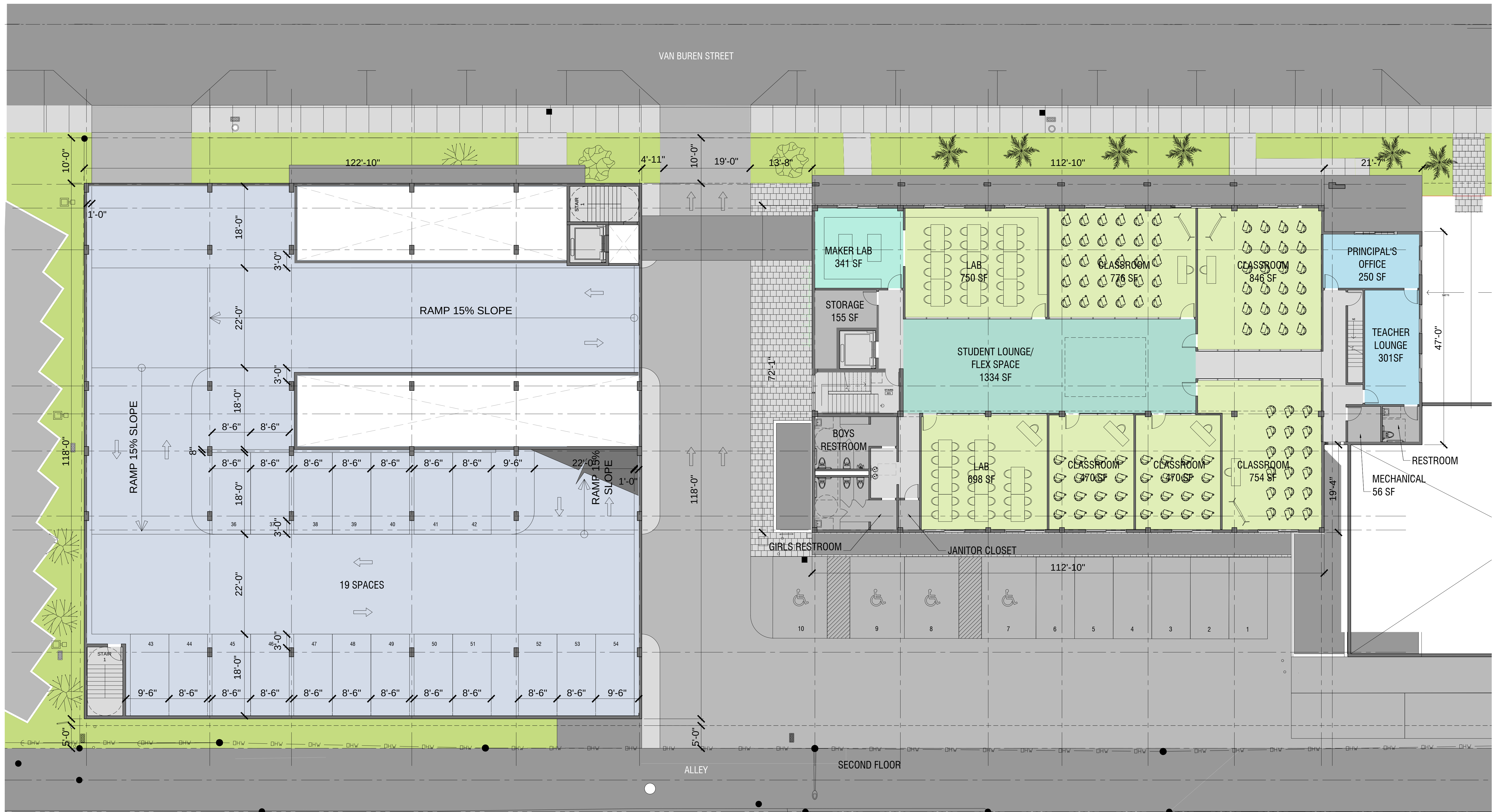
A0 | 02

Scale: 1" = 30'





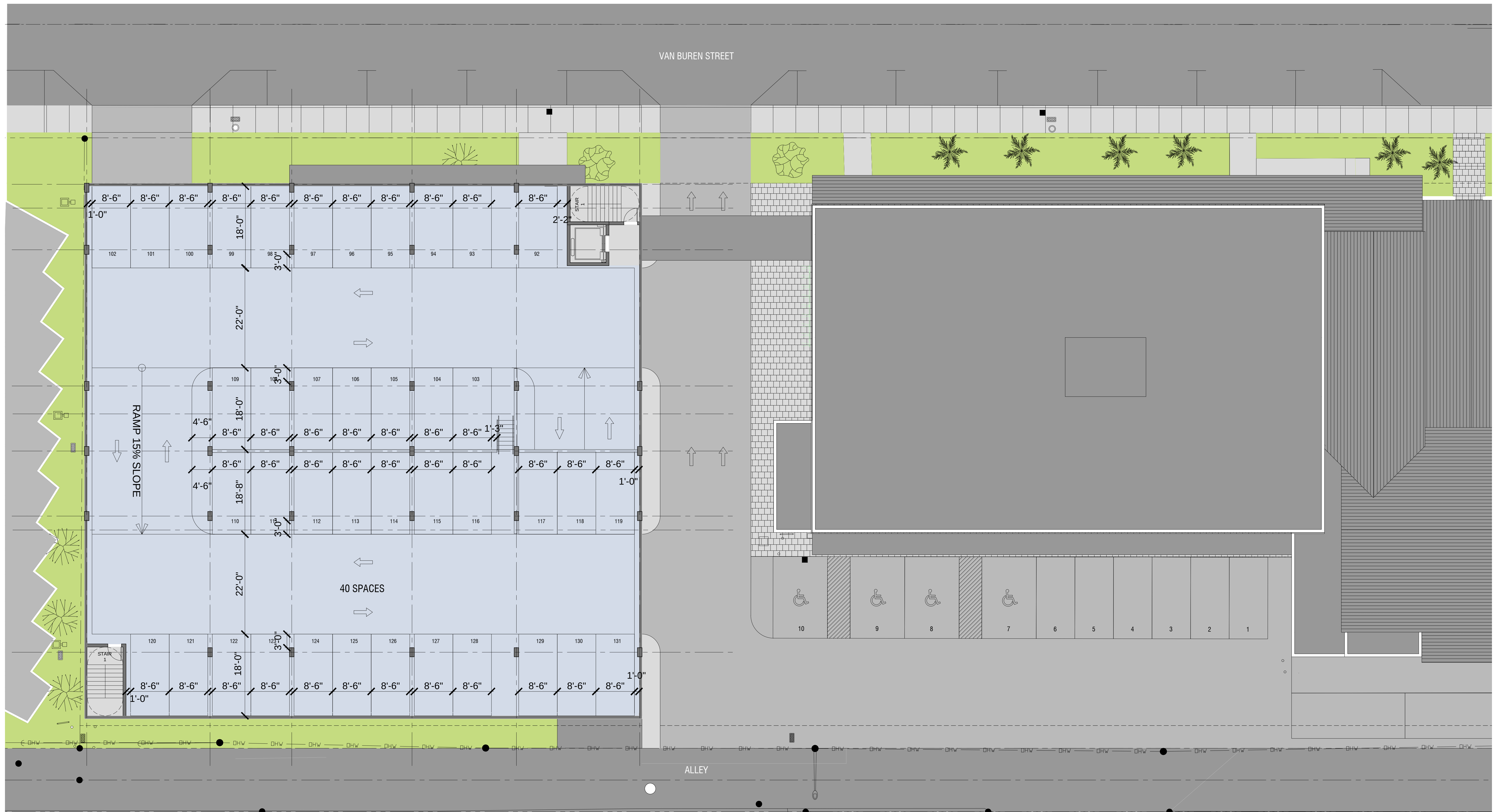




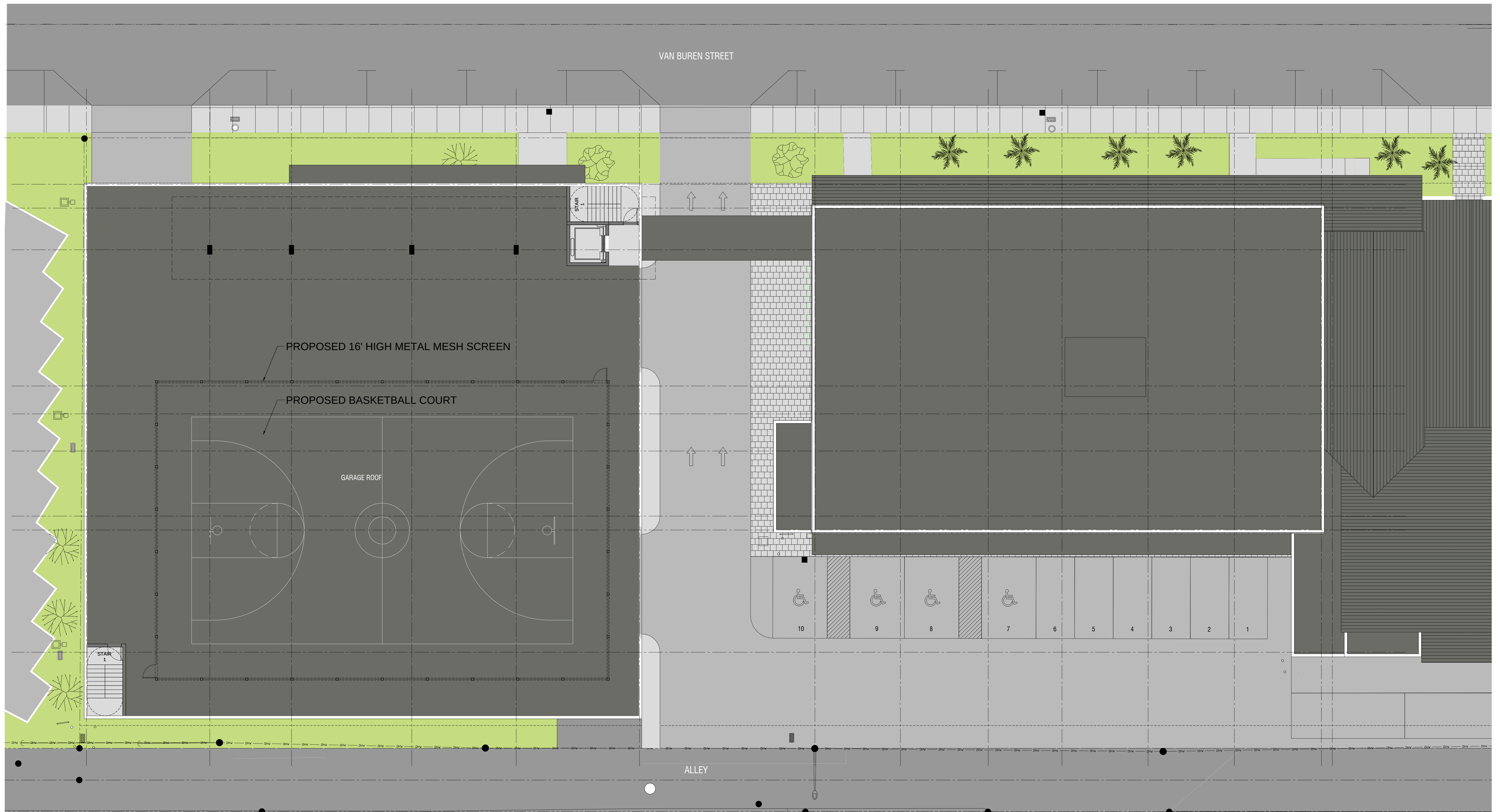




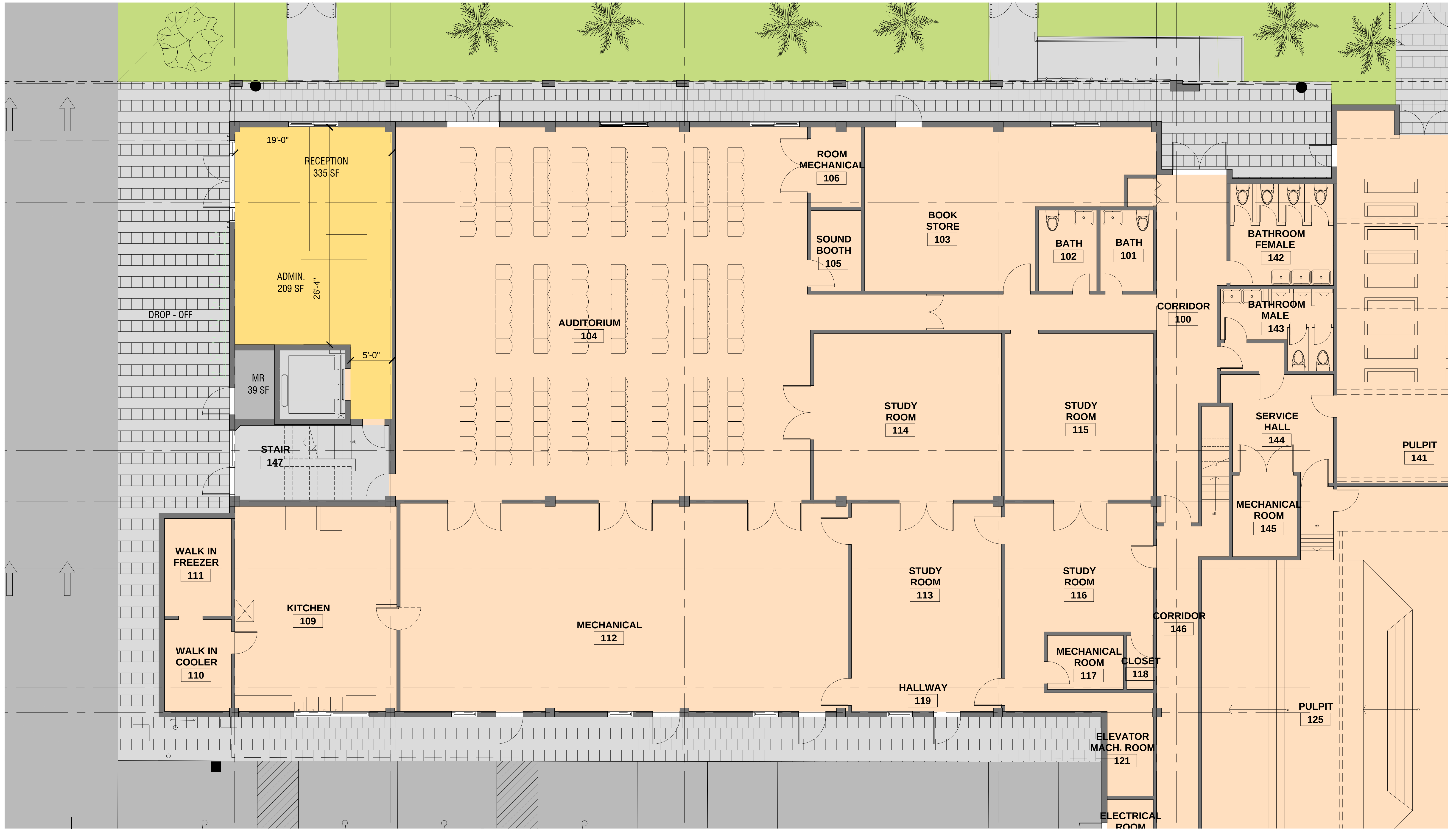




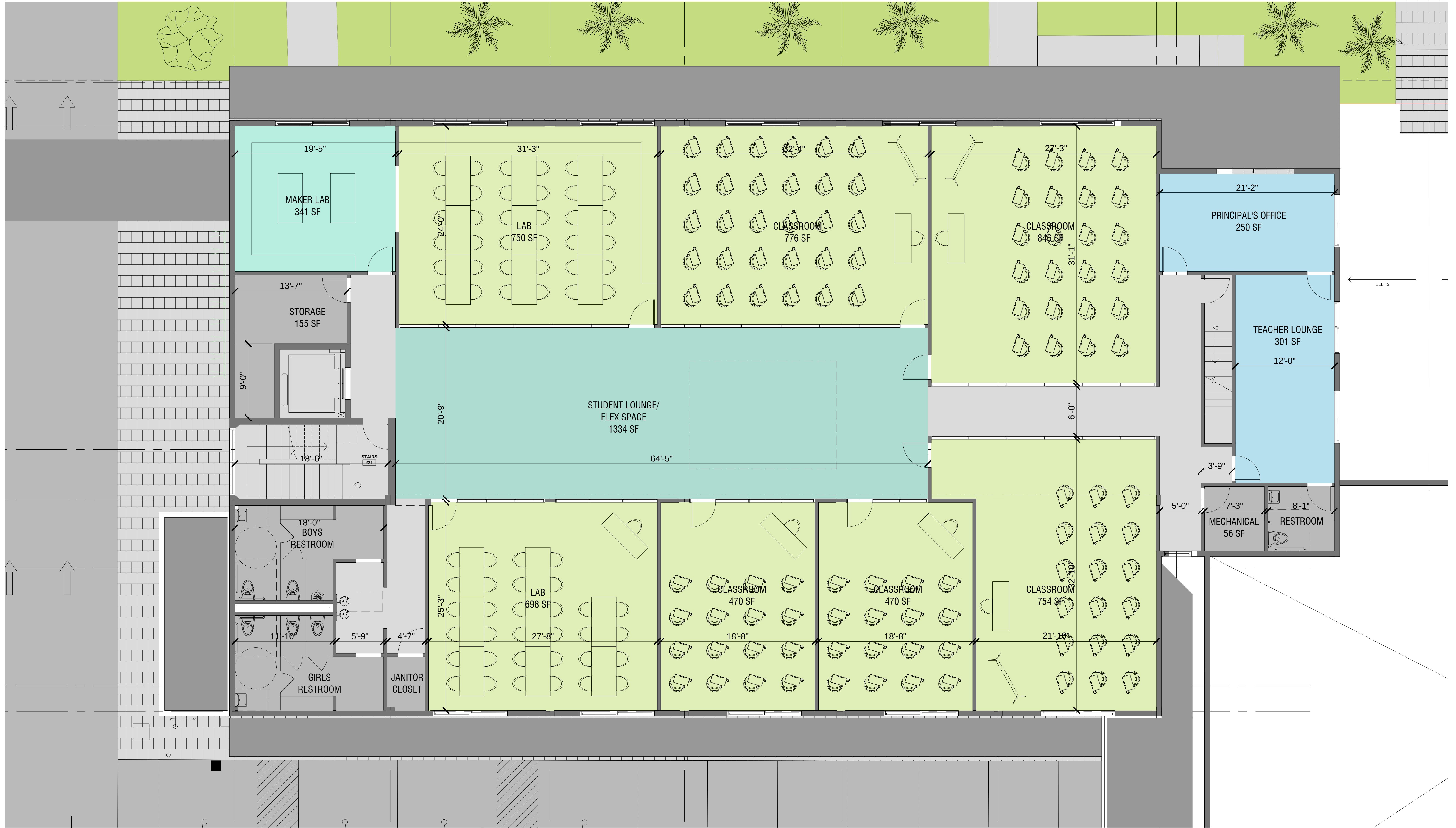
















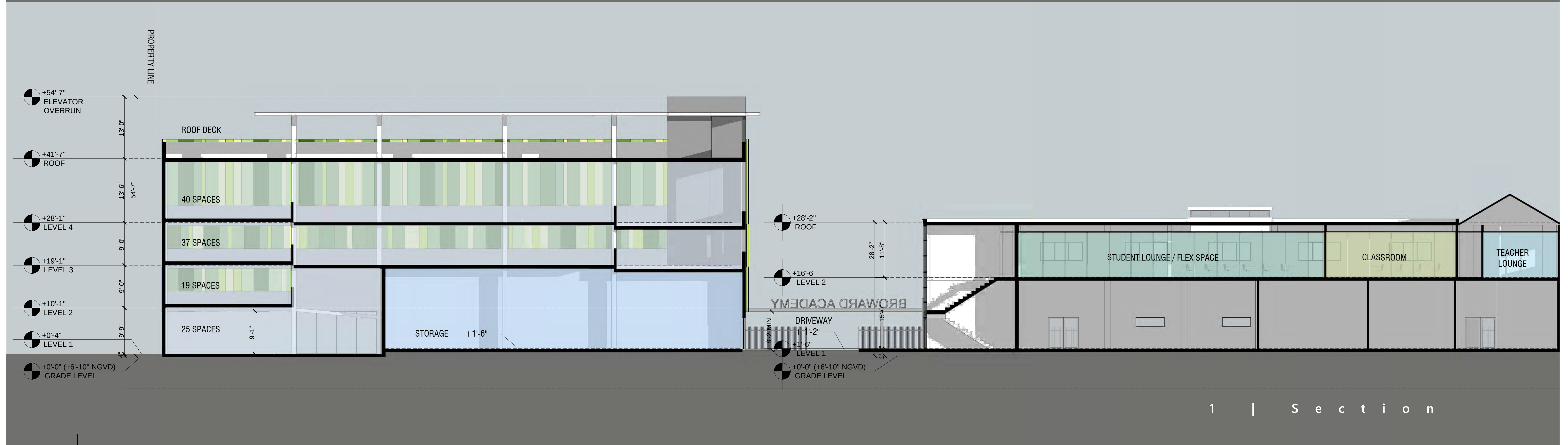
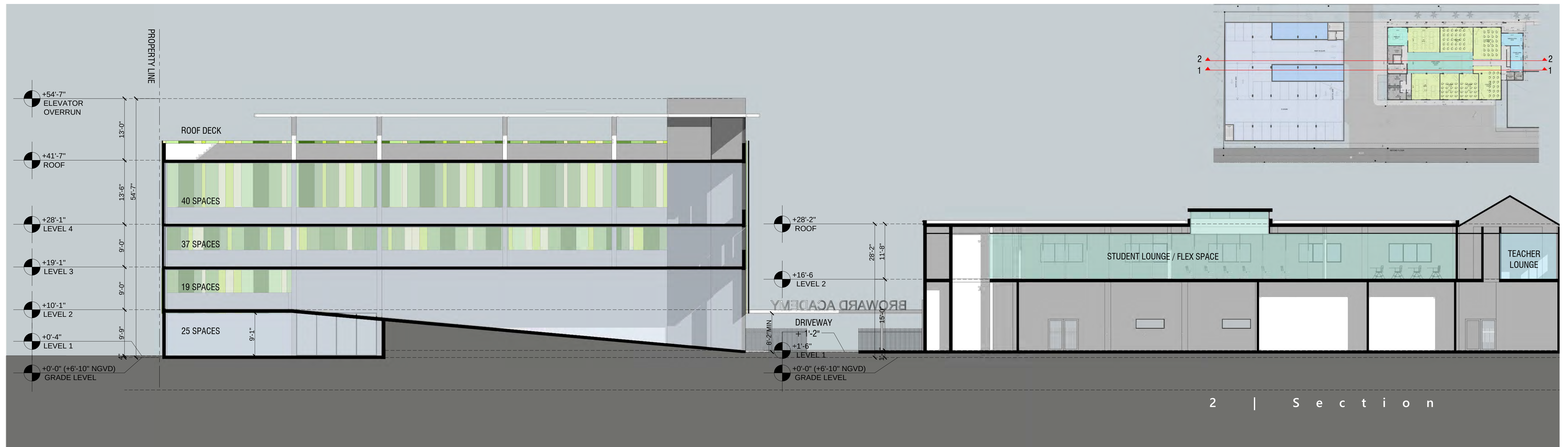




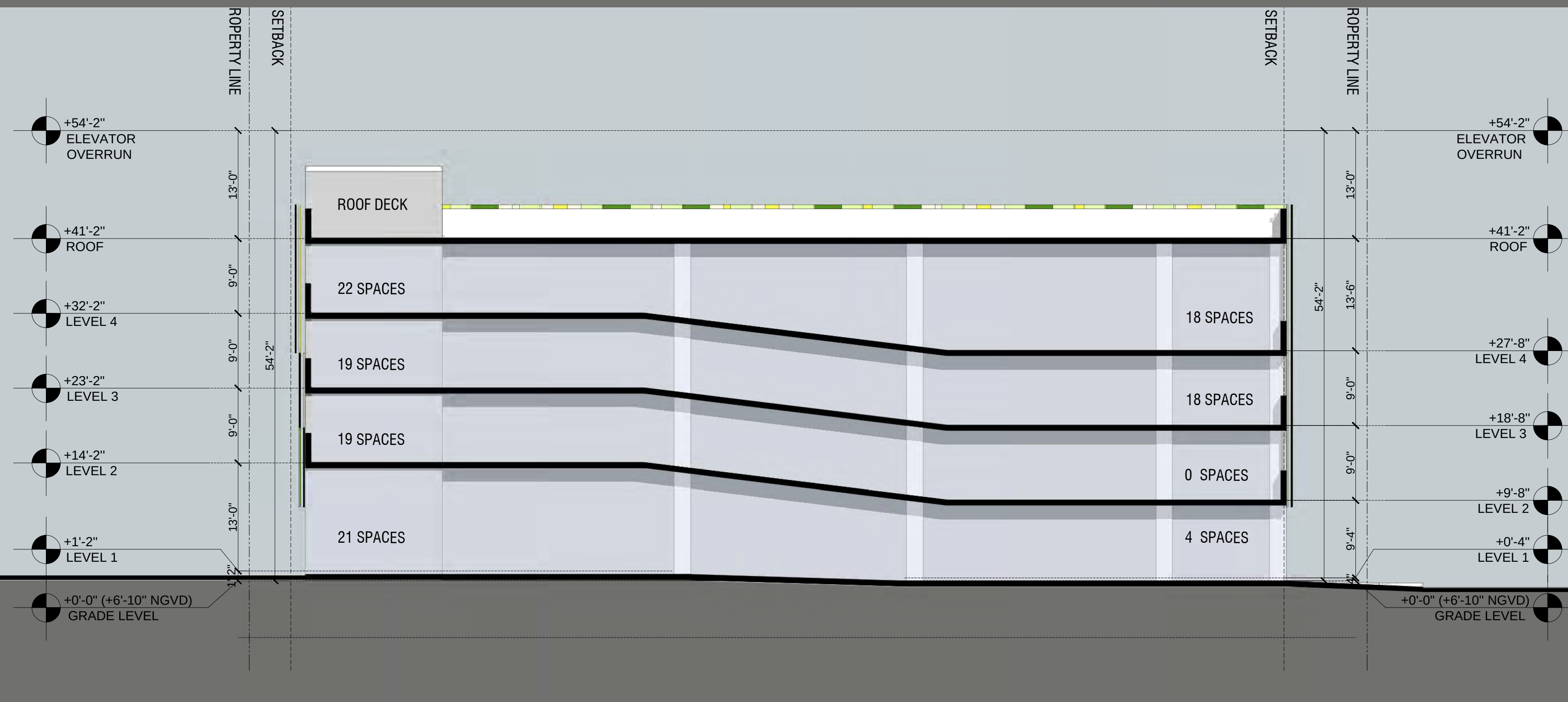
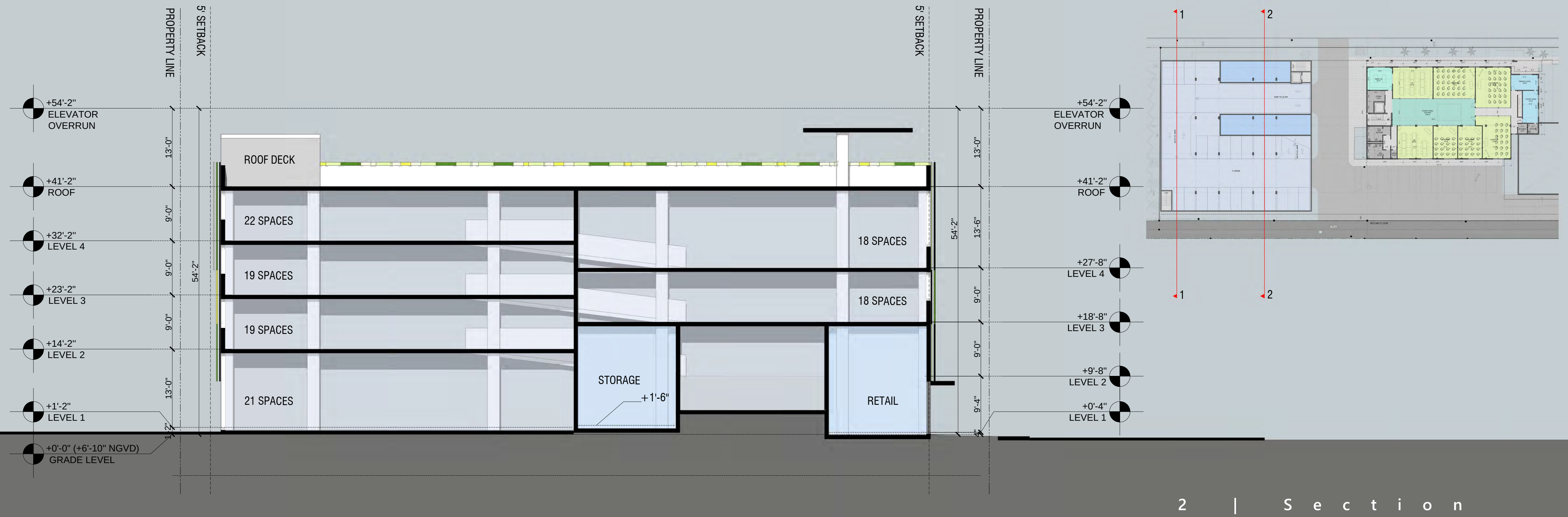
























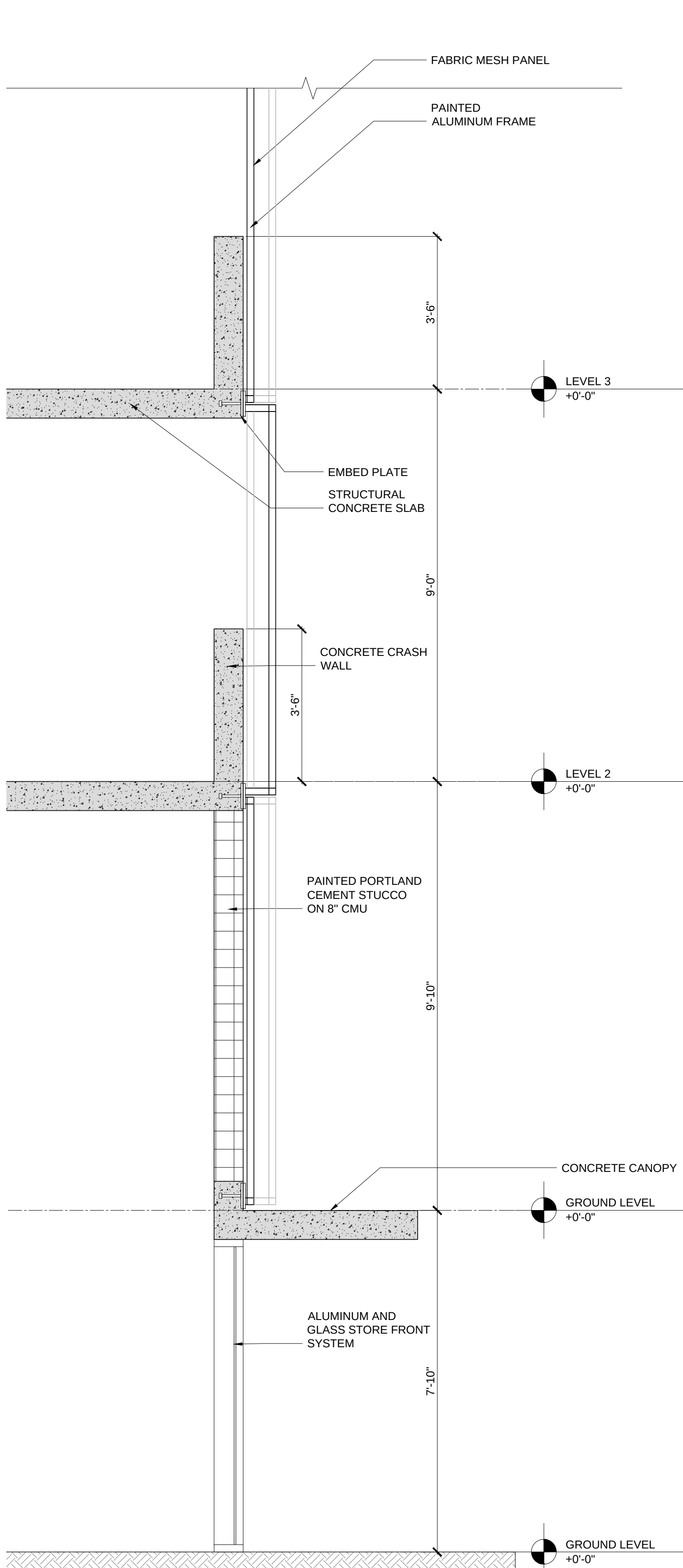




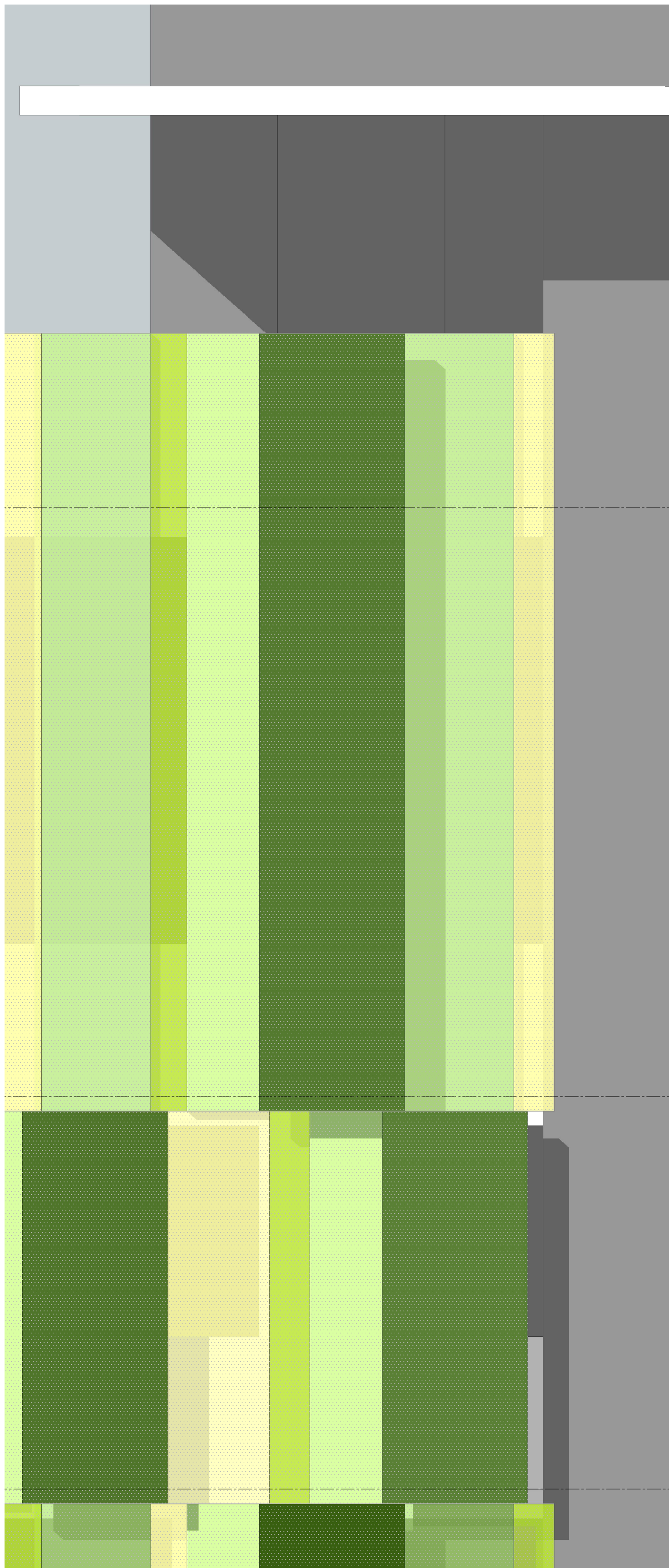




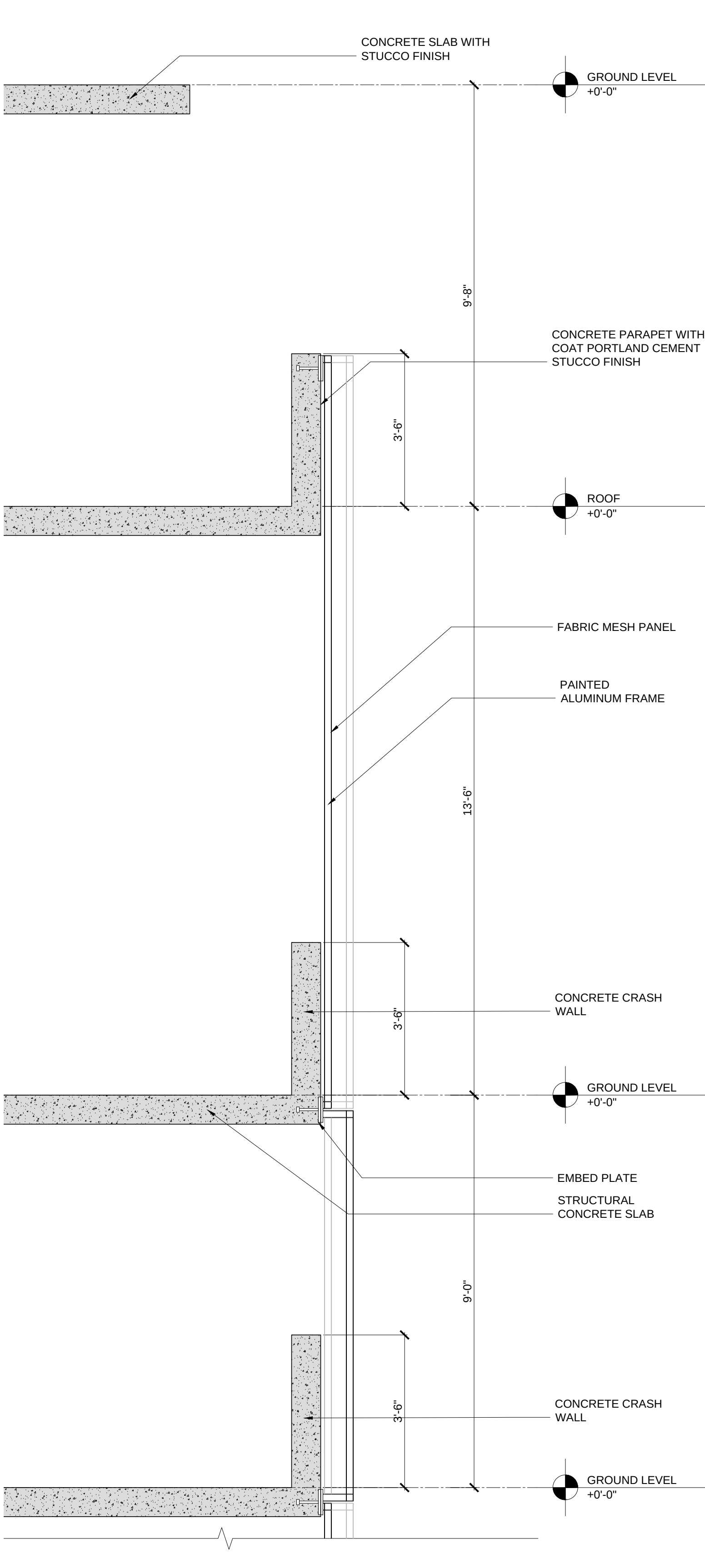
Elevation Detail - 4



Wall Section - 3



Elevation Detail - 2



Wall Section - 1



