

ATTACHMENT A
Application Package



GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
 Room 315
 Hollywood, FL 33022
 Tel: (954) 921-3471
 Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: 8000 North Ocean Drive
 Lot(s): PARCEL A Block(s): _____ Subdivision: NSU Oceanographic Center Camp
 Folio Number(s): 5042 24 06 0010

Zoning Classification: GU (Government Use) Land Use Classification: Community

Existing Property Use: Educational facility 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): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Sign variance to permit 1 sign to exceed max. number of signs per facade and per building; and to permit a 2nd sign to exceed dimensions and to exceed max. number of signs per facade and per building

Phased Project: Yes No Number of Phases:

| Project | Proposal |
|-------------------------------|--|
| Units/rooms (# of units) | # UNITS: <input type="text"/> #Rooms <input type="text"/> |
| Proposed Non-Residential Uses | <input type="text"/> S.F.) |
| Open Space (% and SQ.FT.) | Required %: <input type="text"/> (Area: <input type="text"/> S.F.) |
| Parking (# of spaces) | PARK. SPACES: (# <input type="text"/>) |
| Height (# of stories) | (# STORIES) <input type="text"/> (<input type="text"/> FT.) |
| Gross Floor Area (SQ. FT) | Lot(s) Gross Area (<input type="text"/> FT.) |

Name of Current Property Owner: Nova Southeastern University

Address of Property Owner: 8000 North Ocean Drive, Hollywood, FL

Telephone: (954) 397-8294 Email Address: rfried@nova.edu

Applicant Greenspoon Marder LLP / Elizabeth Somerstein, Esq. Consultant Representative Tenant

Address: 200 East Broward Blvd., Suite 1800, Fort Lauderdale, FL, 33301 Telephone: (954) 527-2459

Email Address: elizabeth.somerstein@gmlaw.com

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Christina Mathews

E-mail Address: cutroplanning@yahoo.com



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. 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: *Harry K. Moon* Date: 2/6/26

PRINT NAME: HARRY K. MOON MD. Date: 2/6/26

Signature of Consultant/Representative: *Liz Somerstein* Date: 2/5/2026
Signed by: 7B1FC840D35A4E5...

PRINT NAME: Greenspoon Marder LLP / Elizabeth Somerstein, Esq. Date: 2/5/2026

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 sign variance to my property, which is hereby made by me or I am hereby authorizing Greenspoon Marder LLP / Elizabeth Somerstein, Esq. to be my legal representative before the Planning and Development Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 6th day of Feb. 2026

Shawn Hall
Notary Public



Harry K. Moon
Signature of Current Owner

HARRY K. MOON MD.
Print Name

State of Florida
My Commission Expires: 9-12-27 (Check One) Personally known to me; OR Produced Identification _____

03- 12125

REC 3589 PAGE 93

2/6/68

3589

Exhibit A

DEED

THIS DEED made this 30th day of January, 1968, by and between
BROWARD COUNTY, a political subdivision of the State of Florida, party
of the first part,

a
n
d

NOVA UNIVERSITY OF ADVANCED TECHNOLOGY, INC., a non-profit
corporation of the State of Florida, party of the second part,
c/o John U. Lloyd, County Attorney, 248 Courthouse, Ft. Lauderdale,
Florida

WITNESSETH:

That the said party of the first part, for and in consideration of the
sum of One Dollar (\$1.00) to it in hand paid by the party of the second part,
receipt whereof is hereby acknowledged, has granted, bargained and sold
to the party of the second part, the following described land lying and being
in Broward County, Florida:

Beginning at the Southwest corner of the property
leased to the United States of America, Department
of the Navy, as referred to and described in that
certain resolution filed in Minute Book 15, beginning
on page 175, of the Board of County Commissioners
of Broward County, Florida; running South along the
Westerly boundary of Government Lot 2 in Section 24,
Township 50 South, Range 42 East, 660 feet; thence
running East parallel to the South boundary of the prop-
erty leased to the United States of America, Depart-
ment of the Navy, 660 feet; thence running North
parallel to the Westerly boundary of said Government
Lot 2 to the point intersecting the South boundary of
the said property leased to the United States of
America, Department of the Navy; and thence West
along the South boundary of the said property leased
to the United States of America, Department of the
Navy, to the point of beginning; being a part of
Government Lot 2, in Section 24, Township 50 South,
Range 42 East.

subject to easements, restrictions, covenants and rights of way of record,

AND FURTHER SUBJECT to the following restrictions, conditions
and limitations:

1. Said land shall be used only for the purposes set forth in the Charter of Nova University of Advanced Technology, Inc., as said Charter was filed on the 4th day of December, A. D. 1964, in the Office of Secretary of State, State of Florida; and said land shall also be used primarily only for oceanographic purposes;

Broward County Commission

This deed was recorded by
John U. Lloyd, County Attorney
248 Courthouse, Ft. Lauderdale

30 JAN 31 AM 0:28

DOCUMENTARY
\$51

411 5973 REC 380

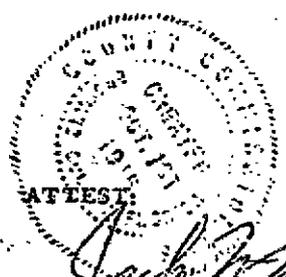
2. Said land shall not be sold, mortgaged, leased or encumbered in any way without the written consent of the Board of County Commissioners of Broward County;

3. Should the land conveyed hereby be abandoned or cease to be used for the corporate purposes authorized by said Charter of the party of the second part and the oceanographic purposes authorized by Chapter 67-1172, Laws of Florida, Special Acts of 1967, for a period of two (2) years, the title thereto shall revert to the party of the first part, ipso facto;

4. Said land shall be subject to the rights granted to the United States of America under Lease dated 18 September 1957, and designated Lease NOy(R)-65259, as modified by Modification Agreement No. 1, dated 27 December 1967; and

5. Said land shall also be subject to the limitations imposed by Bulkhead Line "B" as shown by map filed in the Supplemental Pages (page 11000-A) of the minutes of the meeting of November 9, 1965 of the Board of County Commissioners of Broward County, Florida.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice-Chairman of said Board the day and year aforesaid.



BROWARD COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By [Signature]
Its Chairman

ATTEST:
[Signature]
Clerk of the Circuit Court in and for Broward County, Florida, and ex-officio Clerk of the Board of County Commissioners.

REC'D BY JUDICIAL STAFF'S ROOM
OF CIRCUIT COURT, BROWARD
JACK WHEELER
CLERK OF CIRCUIT COURT

This instrument prepared by
John U. Lloyd, County Attorney
248 Courthouse, Ft. Lauderdale

PL 5973 PAGE 381

Document Type: Agency Deed [ADF Coversheet]

Pursuit ID # 41430 FL-SOLARIS # A48043 DM ID# 3183

Original Agency | DIV OF REC & PARKS (745)

Instrument Type | DEED

BLA Review # | N/A

Facility Name | JOHN U LLOYD BEACH/
(AKA) VON D. MIZELL-JOHNSON STATE PARK DNR #73

Consideration | \$1.00

Document Date | 8/27/1974

Restrictions or
Reservation | Yes | Reverter | Yes | Conservation | Yes | Submerged | No

Original County | PALM BEACH CO.

Section(s) | 24

Township(s) | 50S

Range(s) | 42E

Total Area | 50.00 | Area Unit | (A) Acre(s)

Recording Data | WARRANTY DEED | B: 5973 | P: 371 | O

Recording Data | | B: | P: |

Recording County Instrument # | 74-215942 | I

Share Ownership | No | Shared Owners Name(s) |

Cost (LUS) |

Grantor's Name | BROWARD COUNTY

Comments | ADDITION OF BROWARD CO./U.S. COAST GUARD
ESM'T SCANNED BEHIND DEED FOR REFERENCE

 Date prepped: 3/16/2021 Tax ID # entered: ✓ Land Use Summary # 64475

The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

74-215942

WARRANTY DEED

BROWARD COUNTY 289995

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE

P.B. 10520 OCT 11 '74

00.30

THIS WARRANTY DEED made this 27th day of August, A. D., 1974, by Broward County, a political subdivision of the State of Florida, Courthouse, Fort Lauderdale of the County of Broward and State of Florida, hereinafter called the Grantor, to the State of Florida Board of Trustees of the Internal Improvement Trust Fund whose post office address is Elliot Building, Tallahassee, Florida 32304, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, Florida, viz:

Government lots two (2) and five (5) of Section 24, Township 50 South, Range 42 East, Broward County, Florida, as shown by the survey of J. W. McLaughlin, Registered Engineer, dated July 2, 1953, hereto attached and made a part hereof as "Exhibit A"

Subject to that certain Lease by Resolution Min Book 15, page 175, a fifty year Lease, beginning July 1, 1957. A corrected description of the U. S. Navy Lease attached hereto and made a part hereof as "Exhibit B". Less and except from said Government Lot two (2), Section 24, Township 50 South, Range 42 East, that certain Quitclaim Deed O. R. 5124, page 213 with a 50 foot easement attached hereto and made a part hereof as "Exhibit C".

Less and except from said Government Lot two (2), Section 24, Township 50 South, Range 42 East, that certain Deed O. R. 3589, page 93 and modified by that certain Quitclaim Deed O. R. 5124, page 211, both attached hereto and made a part hereof, as "Exhibits D and Da"; and

The south 25.0 feet of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 24, Township 50 South, Range 42 East, lying East of the East right of way of County Beach Road, as recorded in Right-of-Way Map Book 6, Page 4 of the Public Records of Broward County, Florida; and

All that external area lying Southwesterly of an arc formed by a 25.0 feet Radius, tangent to a line 25.0 feet North of and parallel to the South boundary of said Section 24 and tangent to the East right of way line of said County Beach Road. As indicated by that certain special Warranty Deed O. R. 3688, page 281, attached hereto and made a part hereof as "Exhibit E"; and

*This instrument was prepared by
Charles S. Smith and registered agent
Division of Records and Public
Records Tallahassee, Fla.*

74 OCT 11 PM 12:09

001054

FLORIDA DEPT. OF REVENUE OCT 11 '74 P.B. 11133

DOCUMENTARY SUR TAX 00.55

423

REC 5973 PAGE 371

that portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 50 South, Range 42 East, described as follows: Beginning at a point on the South Boundary of the Southwest Quarter of Section 24, Township 50 South, Range 42 East and 2372.18 feet East of the Southwest corner of said Southwest Quarter; thence on said South boundary run Easterly a distance of 100.09 feet to a point; thence on a line 350.00 feet Easterly of and parallel to the East right of way of the Florida East Coast Canal (Intracoastal Waterway), run Northerly a distance of 31.8 feet to a point of Curvature of a circular curve to the Right having a radius of 1382.40 ft. and a Central angle of $29^{\circ}12'50''$; thence on the Arc of said curve run Northeasterly a distance of 704.86 feet to a point of Tangency; thence on the tangent produced continue Northeasterly a distance of 275.88 feet to a point on the East boundary of aforesaid Southwest Quarter; thence on said East boundary run Northerly a distance of 190.74 feet to a point; thence on a line forming an angle $31^{\circ}37'05''$ in the Southwest Quadrant run Southwesterly a distance of 438.12 feet to a point of Curvature of a circular curve to the left, having a radius of 1482.40 feet and a Central angle of $29^{\circ}12'50''$; thence on the Arc of last aforesaid curve continue Southwesterly a distance of 755.85 feet to a Point of Tangency; thence on the tangent produced, being a line 250.0 feet Easterly of and parallel to the East right of way of the Florida East Coast Canal (Intracoastal Waterway) run southerly a distance of 36.45 Feet to the Point of Beginning; described above. As indicated by that certain special Warranty Deed of conveyance, O. R. Book 2506, page 778 attached hereto and made a part hereof as "Exhibit F";

Subject to easements, restrictions, covenants and rights of way of record.

And further subject to the following restrictions, conditions and limitations:

1. That access and egress not be restricted to Nova, the United State Navy, and the United States Coast Guard properties.
2. Said land shall be used only for recreational purposes as administered by the Department of Natural Resources, Division of Recreation and Parks, in accordance with their rules and regulations.
3. Should the said land conveyed hereby be abandoned or cease to be used for the aforementioned recreational purposes for a period of one year the title thereto shall revert to the Grantor, ipso facto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the

Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1974.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness:

Corinne L. Desmond

Lynne Austin

County of Broward
By its Board of County Commissioners

BY: Jack S. Moss
Its Chairman

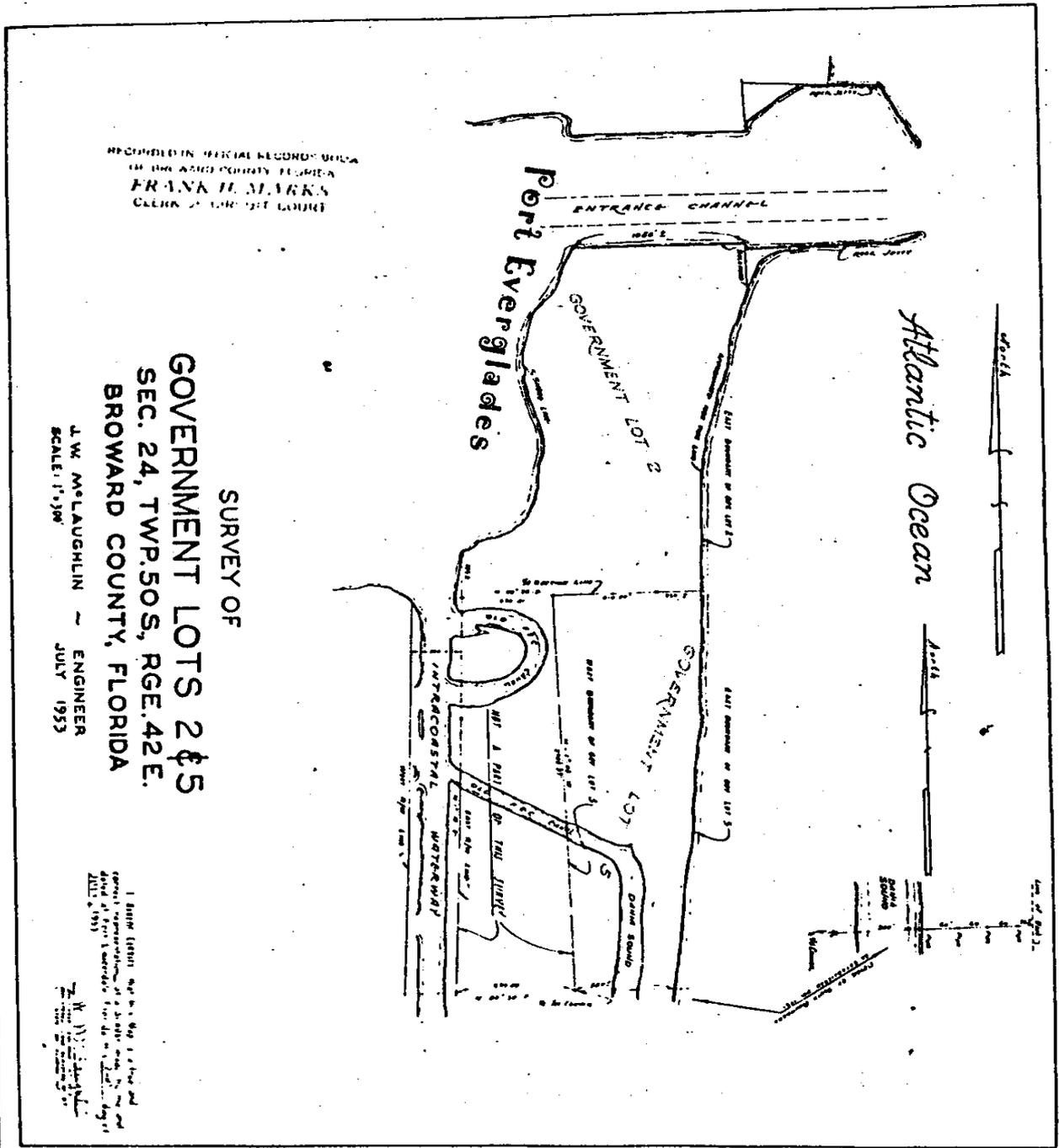
ATTEST: E. N. Strobel
County Comptroller and Ex-Officio
Clerk of the Board of County Commissioners



APPROVED AS TO
FORM AND LEGALITY
J. P. ...
ATTORNEY • D.N.R.

115 5973 PAGE 373

Exhibit A.



74- 23064

This instrument was prepared by
JOHN U. LLOYD, County Attorney
Room 248, Courthouse
Port Lauderdale, Florida 33301

RIGHT OF WAY EASEMENT

THIS INDENTURE made and entered into this 4th day of
December, 1973, between BROWARD COUNTY, a political
subdivision of the State of Florida, Grantor herein, and the UNITED STATES
OF AMERICA, Grantee herein, acting by and through the United States Coast
Guard whose address is c/o Commander, 7th Coast Guard District, 1018
Federal Building, Miami, Florida 333130.

U. S. COAST GUARD
COMMANDER 7TH COAST GUARD DISTRICT (d1)
ROOM 1018 FEDERAL BUILDING
51 S. W. 1ST AVENUE
MIAMI, FLORIDA 33130

WITNESSETH:

WHEREAS, Grantor is the owner of a tract or parcel of land
situated in Broward County, State of Florida, and more particularly described
as follows:

Commencing at the Northwest corner of Section 24, Town-
ship 50 South, Range 42 East, Broward County, Florida;
thence on the North line of said Section 24, run North 89°
36' 10" East, a distance of 2968.70 feet to a point; thence
run South 00° 23' 50" East, a distance of 249.80 feet,
more or less, to a point on the steel bulkhead as shown and
recorded in Deed Book 337, Page 526, Public Records
of Broward County, Florida; thence on said steel bulkhead,
run South 89° 30' 19" West, a distance of 8.27 feet to a
point; thence run South 29° 11' 12" West, a distance of
1291.57 feet to a Point; thence run South 15° 26' 16" East,
a distance of 239.3. feet to a point; thence run North 89°
30' 19" East, a distance of 833.9 feet to a point; thence
run North 00° 29' 41" West, a distance of 356.0 feet to
the Point of Beginning; thence run North 89° 30' 19" East,
a distance of 168.0 feet, more or less, to the West edge
of pavement of the existing County Beach Road; thence
on said West edge of payment, run Northerly to a Point
of Intersection of a line that is parallel to and 947.3 feet
South of (as measured perpendicular to) the aforesaid
bulkhead; thence on last said line, run South 89° 30' 19"
West, a distance of 168.0 feet to a point; thence run South
00° 29' 41" East to the Point of Beginning.

and,

WHEREAS, easement over and across said tract or parcel of land
is required by the Grantee for right-of-way and utility purposes in connection
with the use of a tract of land previously conveyed to the United States of
America, said conveyance being recorded in Official Records Book 5124 at
page 213 of the Public Records of Broward County, Florida;

NOW, THEREFORE, Grantor, for and in consideration of the sum

74 JAN 30 PM 9:03

5621 PAGE 400

JL

1973 Sum & GRANTED BY BROWARD Co. to U.S. Gov - U.S. COAST GUARD

of TEN DOLLARS (\$10.00) and other good and valuable considerations paid on behalf of the Grantee herein, receipt whereof is hereby acknowledged, has granted, bargained and sold and conveyed and does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns, a perpetual easement for ingress, egress, and utility purposes over and across the hereinabove described tract of land reserving however unto the Grantor, its successors and assigns, all of such rights and privileges in said tract of land as may be used and enjoyed without interfering with or abridging the rights and easements hereby conveyed to the Grantee.

By the acceptance of this Easement or any rights hereunder, the Grantee herein, for itself, its successors and assigns, agrees that the transfer for the interest in the real property conveyed by this instrument, is accepted subject to the following restricting which shall run with the land, to-wit:

That the interest herein conveyed to the real property hereinbefore described shall revert to and reinvest in the Grantor, and its successors, in the event that the Grantee shall abandon or cease to utilize such interest for the uses hereinbefore set forth. Or in the event that the Grantee shall abandon or cease to utilize the real property conveyed in Deed recorded in Official Records Book 5124 at page 213 of the Public Records of Broward County, Florida, as a U. S. Coast Guard Base.

BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY, FLORIDA


Habel
County Comptroller and Ex-Officio
Clerk of the Board of County
Commissioners

By 
its Chairman

1115621 PAGE 401

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

Before me personally appeared Jack L. Moss and E. M. Strobel,
to me well known, and known to me to be the individuals who executed
the foregoing instrument as Chairman and Clerk of the Board of
County Commissioners of Broward County, Florida, and severally
acknowledged to and before me that they executed such instrument as
such Chairman and Clerk, respectively of said Board, and that the
seal affixed to the foregoing instrument is the seal of said Board
and that it was affixed to said instrument by due and regular authority,
and that said instrument is the free act and deed of said Board.

WITNESS my hand and official seal, this 4th day of
December, A. D. 1973.

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Oct. 19, 1974
Bonded by American Fidelity & Casualty Co.

Corinne P. Desmond
Notary Public



RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
E. M. STROBEL
COUNTY COMPTROLLER

FILE 5621 PAGE 402



DRAFT

- Legend**
- USCG Boundary Line
 - 50' Ingress, Egress, & Utility
 - NSU Campus

Department of the Army, United States Coast Guard
 Submarine Division, Corps of Engineers
REAL ESTATE
USCG Station Boundary and Basement
Survey 16-117
Broward County, FL
 Report Station
 Map Date: 10/20/2015
 Document Name: USCG_Site_1E_2019
 Draft Map Sheet 1 of 1

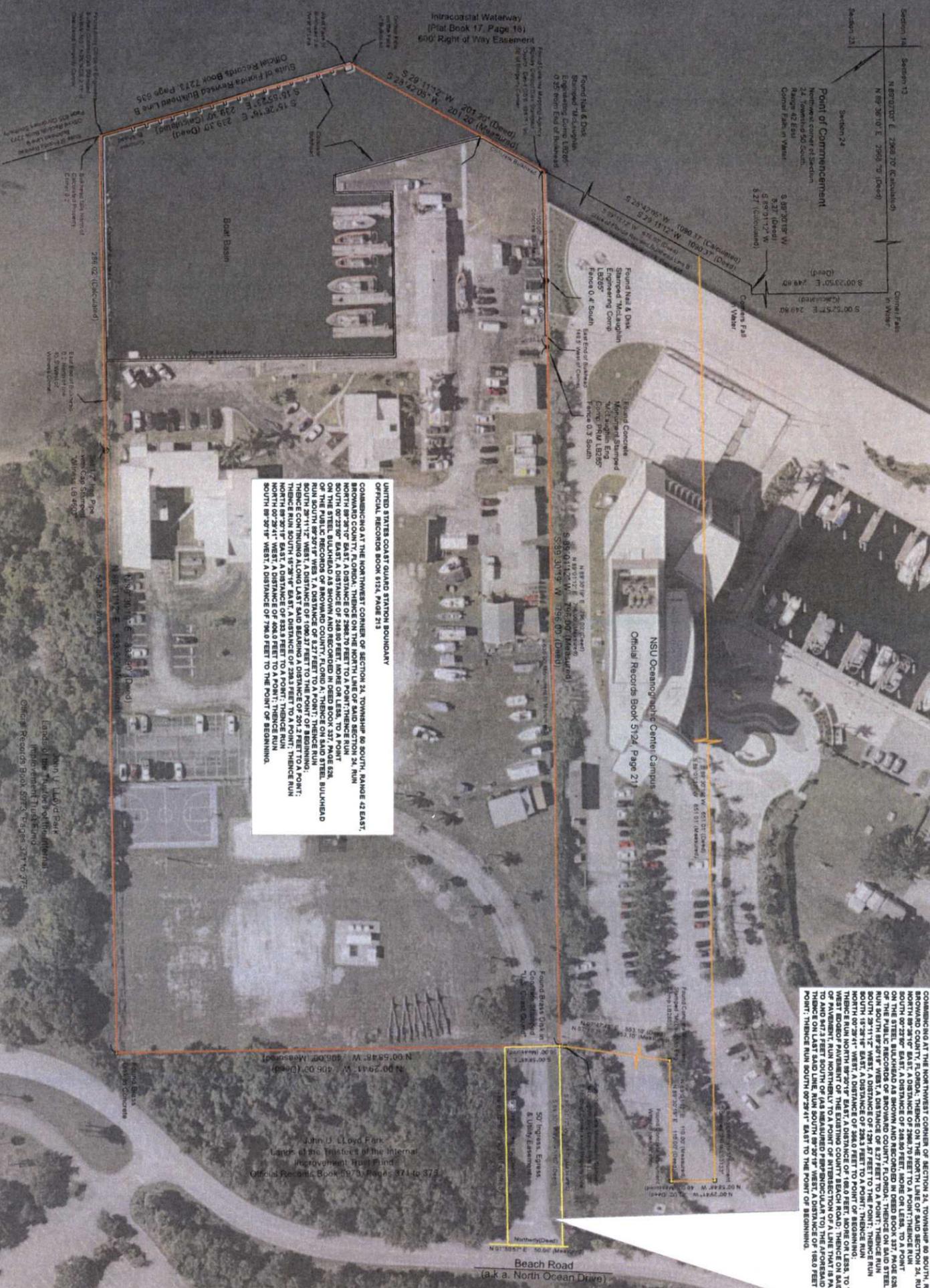
625621 09480

50' INGRESS, EGRESS, & UTILITY EASEMENT
 OFFICIAL RECORDS BOOK 6621, PAGE 400

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 80 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THENCE ON THE NORTH LINE OF SAID SECTION 24, RUN SOUTH 07°23'00" EAST, A DISTANCE OF 248.80 FEET TO A POINT; THENCE RUN ON THE STEEL BULKHEAD AS SHOWN AND RECORDED IN DEED BOOK 317, PAGE 628, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON SAID STEEL BULKHEAD SOUTH 27°11'12" WEST, A DISTANCE OF 129.47 FEET TO THE POINT; THENCE RUN SOUTH 15°28'15" EAST, A DISTANCE OF 228.3 FEET TO A POINT; THENCE RUN NORTH 07°24'41" WEST, A DISTANCE OF 284.0 FEET TO POINT OF BEGINNING; THENCE 284.0 FEET OF PAYMENT OF THE EXISTING COUNTY BEACH ROAD; THENCE ON SAID WEST EDGE OF PAYMENT TO A POINT OF INTERSECTION TO A LINE THAT IS PARALLEL TO AND 50.12 FEET SOUTH OF (AS MEASURED PERPENDICULAR TO) THE FORESAID BULKHEAD; POINT: THENCE RUN SOUTH 07°24'41" EAST TO THE POINT OF BEGINNING.

LIMITS STATES COAST GUARD STATION BOUNDARY
 OFFICIAL RECORDS BOOK 6154, PAGE 213

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 80 SOUTH, RANGE 42 EAST, NORTH 07°23'00" EAST, A DISTANCE OF 248.80 FEET TO A POINT; THENCE RUN SOUTH 07°23'00" EAST, A DISTANCE OF 248.80 FEET, MORE OR LESS, TO A POINT ON THE STEEL BULKHEAD AS SHOWN AND RECORDED IN DEED BOOK 317, PAGE 628, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON SAID STEEL BULKHEAD RUN SOUTH 27°11'12" WEST, A DISTANCE OF 129.47 FEET TO A POINT; THENCE RUN SOUTH 15°28'15" EAST, A DISTANCE OF 228.3 FEET TO A POINT; THENCE RUN THENCE CONTINUING ALONG LAST SAID BULKHEAD A DISTANCE OF 201.2 FEET TO A POINT; NORTH 07°24'41" WEST, A DISTANCE OF 408.0 FEET TO A POINT; THENCE RUN SOUTH 07°24'41" WEST, A DISTANCE OF 794.0 FEET TO THE POINT OF BEGINNING.



Department of the Army, United States Coast Guard
 Submarine Division, Corps of Engineers
REAL ESTATE
USCG Station Boundary and Basement
Survey 16-117
Broward County, FL
 Report Station
 Map Date: 10/20/2015
 Document Name: USCG_Site_1E_2019
 Draft Map Sheet 1 of 1

CORRECTED DESCRIPTION
OF
U. S. NAVY LEASE

Exhibit B.

Beginning at the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section 24, Township 50 South, Range 42 East, and running thence on a bearing of North 88°41'49" East, along the quarter-section line, 3601.88 feet to a permanent reference monument near the shore of the Atlantic Ocean; thence on a bearing of North 2°49'49" East, 1236.58 feet to a permanent reference monument; thence on a bearing of North 16°52'19" East, 833.0 feet \pm to a point on a line 360.0 feet South of and parallel to the steel bulkhead along the South side of the entrance channel of Port Everglades, the same being the Point of Beginning of the lands herein described; thence on a bearing of South 89°30'19" West, along said line to the Eastern shore of Lake Mabel; thence Northerly along the Eastern shore of Lake Mabel to the steel bulkhead along the South side of the entrance channel of Port Everglades; thence on a bearing of North 89°30'19" East, along said steel bulkhead to the shore of the Atlantic Ocean; thence Southerly along the shore of the Atlantic Ocean to a point on a line 360.0 feet South of and parallel to the steel bulkhead along the South side of the entrance channel of Port Everglades; thence on a bearing of South 89°30'19" West, to the Point of Beginning described above.

The above description is a true and correct description of the lands leased to the U.S. Naval Ordinance Laboratory.

F. R. Davis, Jr.

F. R. Davis, Jr., P.E.
County Engineer

*Given to Betty Lynn Lee, County Clerk of Dade
4-7-67*

QUITCLAIM DEED

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

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THIS INDENTURE, made this 9th day of January, 1973, between BROWARD COUNTY, a political subdivision of the State of Florida, party of the first part, and the UNITED STATES OF AMERICA, acting by and through the United States Coast Guard, party of the second part, whose address is c/o Commander, Seventh Coast Guard District, 1018 Federal Building, Miami, Florida 33130.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed unto the said party of the second part, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described land situate, lying and being in the County of Broward, State of Florida, to wit:

JACK WHEELER, COUNTY RECORDER

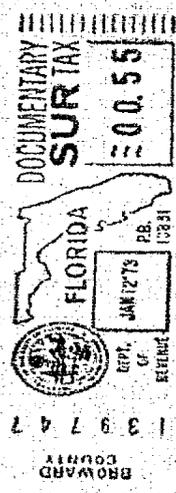
73 JAN 12 AM 10:09

Commencing at the Northwest corner of Section 24, Township 50 South, Range 42 East, Broward County, Florida; thence on the North line of said Section 24, run North 89°36'10" East, a distance of 2968.70 feet to a point; thence run South 00°23'50" East, a distance of 249.80 feet, more or less, to a point on the steel bulkhead as shown and recorded in Deed Book 337, Page 526, of the Public Records of Broward County, Florida; thence on said steel bulkhead run South 89°30'19" West, a distance of 8.27 feet to a point; thence run South 29°11'12" West, a distance of 1090.37 feet to the Point of Beginning; thence continuing along last said bearing a distance of 201.2 feet to a point; thence run South 15°26'16" East, a distance of 239.3 feet to a point; thence run North 89°30'19" East, a distance of 833.9 feet to a point; thence run North 00°29'41" West, a distance of 406.0 feet to a point; thence run South 89°30'19" West, a distance of 796.0 feet to the Point of Beginning.

OFF 5124 PAGE 213

This instrument was prepared by:
JAMES A. COSTELLO, Attorney
51 S. W. First Avenue (Rm 1016)
Miami, Florida 33131

*Per Recd County Com. - Acq. of land
Return County Attorney - Jan 9, 1973*



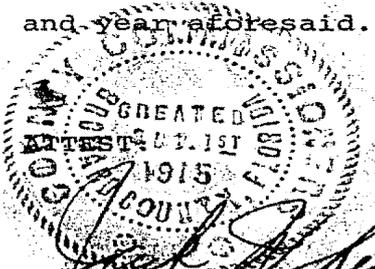
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest or claim whatsoever of the said party of the first part, either in law or in equity and under and subject to the reservations, restrictions and conditions set forth in this instrument, to the proper use, benefit and behoof of the said party of the second part, its successors and assigns.

By the acceptance of this Deed or any rights hereunder, the said party of the second part, for itself, its successors and assigns, agrees that the transfer of the real property conveyed by this instrument, is accepted subject to the following restriction which shall run with the land, to wit:

That the title to the real property hereinbefore described shall revert to and reinvest in the party of the first part, and its successors, in the event that the party of the second part shall abandon or cease to utilize such real property as a U. S. Coast Guard Base.

That the party of the second part shall retain title to all improvements made on such property and the right to remove them at any time.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name the day and year aforesaid.



COUNTY COMPTROLLER,
EX OFFICIO CLERK OF
THE BOARD OF COUNTY
COMMISSIONERS

BROWARD COUNTY,
BY ITS BOARD OF
COUNTY COMMISSIONERS

By [Signature]
CHAIRMAN

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

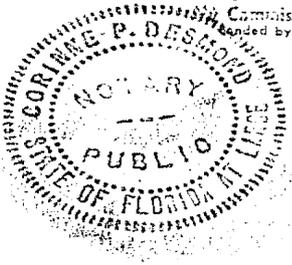
Before me personally appeared R. B. Barkelew
and Jack Wheeler , to me well known, and known to
me to be the individuals who executed the foregoing instrument as
 Chairman and Clerk of the Board of County Com-
missioners of Broward County, Florida, and severally acknowledged to
and before me that they executed such instrument as such
Chairman and Clerk, respectively of said Board, and that
the seal affixed to the foregoing instrument is the seal of said Board
and that it was affixed to said instrument by due and regular authority,
and that said instrument is the free act and deed of said Board.

WITNESS my hand and official seal, this 9th day of
 January , A. D. 1973.

My Commission Expires:

 Corinne P. Desmond
Notary Public

Notary Public, State of Florida at Large
Commission Expires Oct. 19, 1974
Insured by American Fire & Casualty Co.



RECORDED IN THE OFFICIAL RECORDS
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
COUNTY CONTROLLER

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98

88- 12125

REC 3589 PAGE 93

DEED

THIS DEED made this 30th day of January, 1968, by and between
BROWARD COUNTY, a political subdivision of the State of Florida, party
of the first part,

a
n
d

NOVA UNIVERSITY OF ADVANCED TECHNOLOGY, INC., a non-profit
CFO John U. Lloyd, County Attorney, 248 Courthouse, Ft. Lauderdale,
corporation of the State of Florida, party of the second part, Florida

WITNESSETH:

That the said party of the first part, for and in consideration of the
sum of One Dollar (\$1.00) to it in hand paid by the party of the second part,
receipt whereof is hereby acknowledged, has granted, bargained and sold
to the party of the second part, the following described land lying and being
in Broward County, Florida:

Beginning at the Southwest corner of the property
leased to the United States of America, Department
of the Navy, as referred to and described in that
certain resolution filed in Minute Book 15, beginning
on page 175, of the Board of County Commissioners
of Broward County, Florida; running South along the
Westerly boundary of Government Lot 2 in Section 24,
Township 50 South, Range 42 East, 660 feet; thence
running East parallel to the South boundary of the prop-
erty leased to the United States of America, Depart-
ment of the Navy, 660 feet; thence running North
parallel to the Westerly boundary of said Government
Lot 2 to the point intersecting the South boundary of
the said property leased to the United States of
America, Department of the Navy; and thence West
along the South boundary of the said property leased
to the United States of America, Department of the
Navy, to the point of beginning; being a part of
Government Lot 2, in Section 24, Township 50 South,
Range 42 East.

STATE OF FLORIDA
BROWARD COUNTY
COUNTY CLERK
RECEIVED
JAN 31 1968
STAMP TAX
\$5.55

98 JAN 31 AM 9:28

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
\$5.55

subject to easements, restrictions, covenants and rights of way of record,

AND FURTHER SUBJECT to the following restrictions, conditions
and limitations:

1. Said land shall be used only for the purposes set
forth in the Charter of Nova University of Advanced Tech-
nology, Inc., as said Charter was filed on the 4th day of
December, A. D. 1964, in the Office of Secretary of State,
State of Florida; and said land shall also be used primarily
only for oceanographic purposes;

This instrument prepared by
John U. Lloyd, County Attorney
248 Courthouse, Ft. Lauderdale

Per County Commission
Return Legal Dept.

326
for

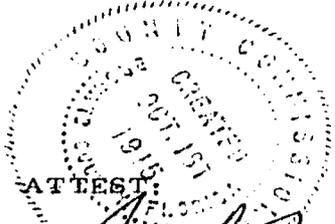
2. Said land shall not be sold, mortgaged, leased or encumbered in any way without the written consent of the Board of County Commissioners of Broward County;

3. Should the land conveyed hereby be abandoned or cease to be used for the corporate purposes authorized by said Charter of the party of the second part and the oceanographic purposes authorized by Chapter 67-1172, Laws of Florida, Special Acts of 1967, for a period of two (2) years, the title thereto shall revert to the party of the first part, ipso facto;

4. Said land shall be subject to the rights granted to the United States of America under Lease dated 18 September 1957, and designated Lease NOy(R)-65259, as modified by Modification Agreement No. 1, dated 27 December 1967; and

5. Said land shall also be subject to the limitations imposed by Bulkhead Line "B" as shown by map filed in the Supplemental Pages (page 11000-A) of the minutes of the meeting of November 9, 1965 of the Board of County Commissioners of Broward County, Florida.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice-Chairman of said Board the day and year aforesaid.



ATTEST:

Jack Wheeler
Clerk of the Circuit Court in and for Broward County, Florida, and ex-officio Clerk of the Board of County Commissioners.

BROWARD COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By *Carl O. Kopf*
Its Chairman

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

This instrument prepared by
John U. Lloyd, County Attorney
248 Courthouse, Ft. Lauderdale

QUIT CLAIM DEED

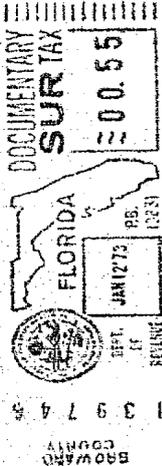
THIS INDENTURE made this 3rd day of January, 1973, between NOVA UNIVERSITY OF ADVANCED TECHNOLOGY, INC., a non-profit corporation of the State of Florida, party of the first part; and BROWARD COUNTY, a political subdivision of the State of Florida, party of the second part,

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WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, paid, receipt of which is hereby acknowledged, does hereby remise, release, quit claim and convey unto the party of the second part, its successors and assigns for County purposes all right, title interest, claim, and demand which the party of the first part has in and to the following described land; situate, lying and being in the County of Broward, State of Florida, to wit:

All that portion of Section 24, Township 50 South, Range 42 East as described in Official Records Book 3589, Page 83, Public Records of Broward County, Florida, lying East of the following described parcel of land:

COMMENCING at the Northwest corner of Section 24, Township 50 South, Range 42 East; thence on the North boundary of said Section 24, run North 89°36'10" East, a distance of 2968.70 feet to a Point; thence run South 00°23'50" East, a distance of 249.80 feet, more or less, to a Point on the steel bulkhead as shown and recorded in Deed Book 337, Page 526, Public Records of Broward County, Florida; thence on said steel bulkhead, run South 89°30'19" West, a distance of 8.27 feet to a Point; thence run South 29°11'12" West, a distance of 414.37 feet to the Point of Beginning; thence continuing along last said bearing a distance of 676.0 feet to a Point; thence run North 89°30'19" East, a distance of 796.0 feet to a Point; thence run North 07°47'43" East, a distance of 553.10 feet to a Point; thence run North 89°30' 19" East, a distance of 110.0 feet to a Point; thence run North 00°29'41" West, a distance of 40.0 feet to a Point; thence run South 89°30'19" West 651.17 feet, more or less, to the Point of Beginning.



JAN 12 AM 10:09
73 JAN 12 AM 10:09

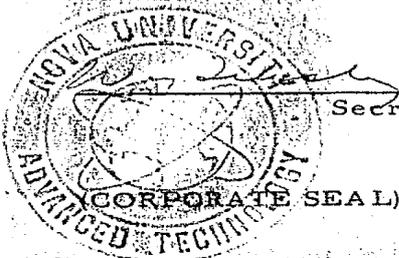
TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said party of the first part, in law or in equity to the only proper use, benefit, and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

ATTEST:

NOVA UNIVERSITY OF ADVANCED TECHNOLOGY, INC.



Ellis
Secretary

By: Arthur A. Fisher President

BROWARD COUNTY



Per Board of County Com- Ass. of Land
Return County Attorney

The
600

REF 5124 REC 211

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Abraham S. Fisler and W. Tinsley Ellis, well known to me to be the President and Secretary respectively, of Nova University of Advanced Technology, Inc., and that they severally acknowledged executing the same in the presence of witnesses freely and voluntarily, under authority duly vested in them by said Corporation, and that the seal affixed thereto is the true Corporate seal of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of January, 1973.



My Commission Expires:

Helen Fabuzio
Notary Public

NOTARY PUBLIC FOR THE STATE OF FLORIDA
COMMISSION EXPIRES JANUARY 3, 1975
SHELLY W. WATSON, COUNTY CLERK

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
COUNTY CLERK

OFF 5124 PAGE 212

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 4th day of June, 1968 by and between PORT EVERGLADES AUTHORITY, a Public Corporation of Florida, with its permanent post office address at Port Everglades, Fort Lauderdale, Florida, hereinafter called the Grantor and BROWARD COUNTY, a political subdivision of the State of Florida, with permanent post office address at Broward County Court House, Fort Lauderdale, Florida, hereinafter called Grantee.

WITNESSETH; that the said Grantor for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee, and its successors and assigns forever, for road purposes, all that certain parcel of land lying and being in the County of Broward and State of Florida, and more particularly described as follows:

The South 25.0 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 24, Township 50 South, Range 42 East, lying East of the East right of way of County Beach Road, as recorded in Right-of-Way Map Book 6, Page 4 of the Public Records of Broward County, Florida;

AND

All that external area lying Southwesterly of an arc formed by a 25.0 feet Radius, tangent to a line 25.0 feet North of and parallel to the South boundary of said Section 24 and tangent to the East right of way line of said County Beach Road.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever, provided however, if said property should ever cease to be used for road purposes then title to same shall forthwith revert to Grantor, its successors or assigns.

And the said Grantor hereby covenants, as against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, that it is lawfully seized of the said premises, that they are free of all incumbrances, and that it has good right and lawful authority to sell and convey the same; and the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming or to claim by, through or under said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, and its corporate seal hereunto affixed, the day and year first above written.

Signed, seal & delivered in presence of:

[Signature]
Charles B. Broun

PORT EVERGLADES AUTHORITY

By [Signature]
Chairman

Attest: [Signature]
Port Manager

Approved as to correctness and form:

[Signature]
Linwood Cabot, Port Attorney



*Per City Council
6/15/68
12:00 p.m.*

Rec Dept

325
BS

This instrument prepared by
John U. Lloyd, County Attorney
248 Courthouse, Ft. Lauderdale

68 JUN 19 AM 10:44

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared LAWRENCE J. CORCORAN Chairman of the Port Commission and J. B. HENDERSON, Port Manager, of PORT EVERGLADES AUTHORITY, a Public corporation, Grantor in the foregoing deed, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and seal in the County and State last aforesaid this 4 day of June, 1968.

Margaret M. Manning
Notary Public

My comm. exp.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 20, 1970
Bonded by Travelers Indemnity Co.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

62-108153

Co. Bk. Rd. 24-50-42 OFF. 2506 PAGE 778
REC. 2506

This Special Warranty Deed of Conveyance, executed this 20th day of

November, A. D. 1962, by and between The BROWARD COUNTY

PORT AUTHORITY, A Public Corporation, a corporation

existing under the laws of the State of Florida, with its permanent

post office address at Port Everglades, City of Fort Lauderdale,

State of Florida, called Grantor, and

BROWARD COUNTY, of the State of Florida

with permanent post office address at Broward County Court House, City of

Fort Lauderdale, State of Florida, called

Grantee. Witnesses, that the said Grantor for and in consideration of the sum of

One (\$1.00) Dollar and other good and valuable considerations Dollars,

to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold,

aliened, remise, released, conveyed and confirmed, and by these presents does grant, bargain, sell,

alien, remise, release, convey and confirm unto the said Grantee, and its successors ^{or assigns} and assigns forever/ all that certain parcel of land lying and being in the County of Broward

and State of Florida, more particularly described as follows: All that portion

of the S.E. 1/4 of the S.W. 1/4 of Section 24, Township 50 South, Range 42 East, described as follows: Beginning at a point on the South boundary of the Southwest Quarter (SW 1/4) of Section 24, Township 50 South, Range 42 East and 23 1/2 feet East of the Southwest corner of said Southwest Quarter (SW 1/4); thence on said South boundary run Easterly a distance of 100.09 feet to a point; thence on a line 350.00 feet Easterly of and parallel to the East right of way of the Florida East Coast Canal (Intracoastal Waterway), run Northerly a distance of 31.81 feet to a Point of Curvature of a circular curve to the Right having a radius of 1382.40 feet and a central angle of 29° 12' 50"; thence on the Arc of said curve run Northeasterly a distance of 704.86 feet to a Point of Tangency; thence on the tangent produced continue Northeasterly a distance of 275.88 feet to a point on the East boundary of aforesaid Southwest Quarter (SW 1/4); thence on said East boundary run Northerly a distance of 190.74 feet to a point; thence on a line forming an angle 31° 37' 05" in the Southwest quadrant run Southwesterly a distance of 438.12 feet to a Point of Curvature of a circular curve to the Left, having a Radius of 1482.40 feet and a Central angle of 29° 12' 50"; thence on the Arc of last aforesaid curve continue Southwesterly a distance of 752.82 feet to a Point of Tangency; thence on the tangent produced, being a line 250.0 feet Easterly of and parallel to the East right of way at the Florida East Coast Canal (Intracoastal Waterway) run Southerly a distance of 36.15 feet to the Point of Beginning; described above.

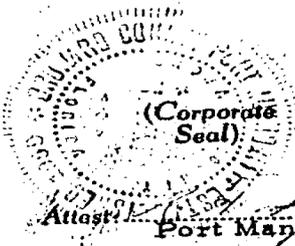
Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining: To Have and To Hold the same in fee simple forever.

And the said Grantor hereby covenants, as against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, that it is lawfully seized of the said premises, that they are free of all incumbrances, and that it has good right and lawful authority to sell and convey the same; and the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming or to claim by, through or under said Grantor.

In Witness Whereof, the said Grantor has caused these presents to be executed in its name by its Vice Chairman ^{man} and its corporate

seal to be affixed, attested by its Port Manager the day and year above written.

The Broward County Port Authority, a Public Corporation



Attest: *[Signature]*
Port Manager

By *[Signature]*
Vice-Chairman - Commissioner

Signed, sealed and delivered in our presence:

Approved as to Correctness and Form

[Signature]

[Signature]
Linwood Cabot, Port Attorney

[Signature]
County Comm. Per Engr Dept

[Signature]
Free

62 DEC 12 AM 9:57

State of Florida, County of Broward SS.

I, the undersigned officer duly authorized to take and certify acknowledgments of deeds in said State and County, hereby certify that before me came Kenneth E. Whitson and R. T. Spangler as Vice-Chairman ~~President~~ and Port Manager of the Broward County Port Authority

a corporation under the laws of the State of Florida; that said persons so appearing before me are the individuals and the officers aforesaid of said corporation described in and who executed the foregoing deed; and that then and there said individuals as said officers acknowledged before me that the seal affixed thereto is the corporate seal of said corporation, that their names officially are by them respectively subscribed thereto, that said deed was signed, sealed and delivered by said corporation in the presence of two subscribing witnesses pursuant to law, and that the same is the free act and deed of said corporation.

Witness my signature and official seal at Port Everglades, Florida in the County of Broward and State of Florida this the 6th day of December, A. D. 1962

RECORDED IN OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
W. E. BUNCH, JR.
CLERK OF CIRCUIT COURT

Ruth W. Rogers

Notary Public, State of Florida at Large
My Commission Expires May 17, 1964
Bonded By American Fire & Casualty Co.



DEW'S FORM E. 316
**Special Warranty Deed
From Corporation**

To

Date

Abstract of Description

State of Florida
County of

On this _____ day of _____

A. D. 19____ at _____ o'clock _____ m. this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages _____ in the public records of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the _____ Judicial Circuit of said State, in and for said County.

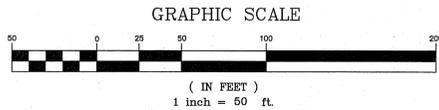
Clerk.
D. C.
(14) The H. A. W. S. Dyer Company, Jacksonville, Fla. 32218



prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 J.W. McLaughlin AVENUE (N.E. 3rd AVENUE),
 FORT LAUDERDALE, FLORIDA 33304
 PHONE: (954) 763-7611 FAX: (954) 763-7615

CONSTRUCTION ASBUILT SURVEY

PARCEL "A" NSU OCEANOGRAPHIC CENTER CAMPUS (PLAT BOOK 179, PAGES 29 AND 30, B.C.R.)



ALTA/ACSM CERTIFICATION

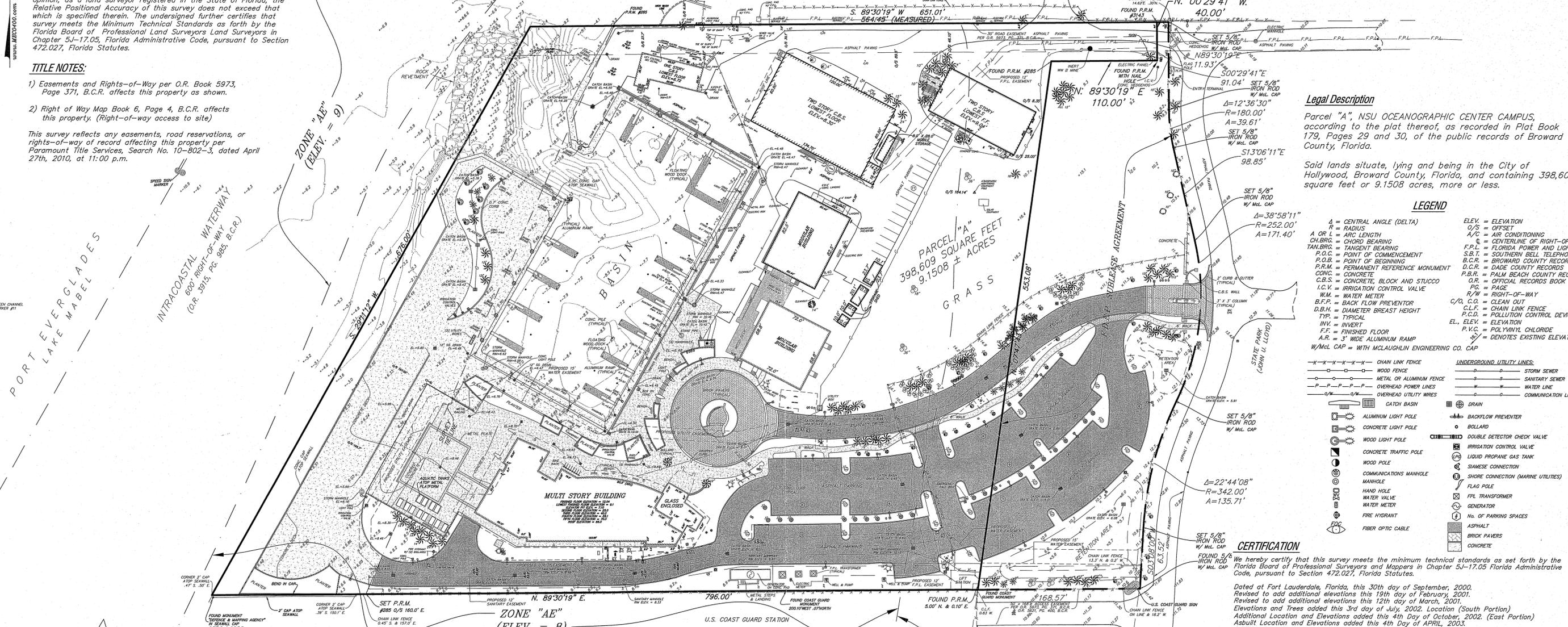
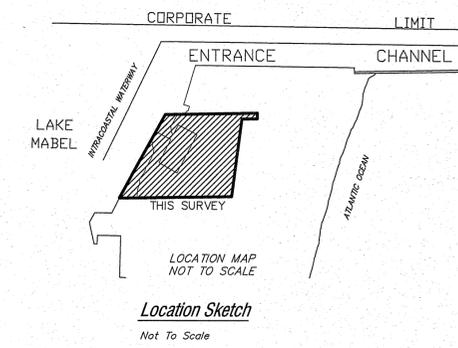
To: Broward County Board of County Commissioners; Paramount Title Services, Inc.; Nova Southeastern University, Inc. AND Panza, Maurer, Maynard & Neel, P.A.

This is to certify that this survey dated July 14th, 2010, was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification. The undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The undersigned further certifies that this survey meets the Minimum Technical Standards as forth by the Florida Board of Professional Land Surveyors Land Surveyors in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

TITLE NOTES:

- Easements and Rights-of-Way per O.R. Book 5973, Page 371, B.C.R. affects this property as shown.
- Right of Way Map Book 6, Page 4, B.C.R. affects this property. (Right-of-way access to site)

This survey reflects any easements, road reservations, or rights-of-way of record affecting this property per Paramount Title Services, Search No. 10-802-3, dated April 27th, 2010, at 11:00 p.m.



PORT EVERGLADES
LAKE MABELS

INTRACOASTAL WATERWAY
(R.O.W. 300 FT. WIDE)
(O.R. 300 FT. WIDE)



Legal Description

Parcel "A", NSU OCEANOGRAPHIC CENTER CAMPUS, according to the plat thereof, as recorded in Plat Book 179, Pages 29 and 30, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 398,609 square feet or 9.1508 acres, more or less.

LEGEND

| | | | | | | | | | | | | | | | | | | | |
|--------------------------------|--------------------------|---------------------------------------|------------------------------------|--------------------------------------|---------------------------------|-----------------------------------|---------------------------------------|-------------------------------|-------------------------------------|-----------------------------------|--------------------------------------|------------------------------|-----------------------------------|---------------------------|-----------------------------|---------------------------------|------------------------------|---|--|
| Δ = CENTRAL ANGLE (DELTA) | R = RADIUS | A OR L = ARC LENGTH | CH.BRG. = CHORD BEARING | TAN.BRG. = TANGENT BEARING | P.O.C. = POINT OF COMMENCEMENT | P.O.B. = POINT OF BEGINNING | P.R.M. = PERMANENT REFERENCE MONUMENT | CONC. = CONCRETE | C.B.S. = CONCRETE, BLOCK AND STUCCO | I.C.V. = IRRIGATION CONTROL VALVE | W.M. = WATER METER | B.F.P. = BACK FLOW PREVENTOR | D.B.H. = DIAMETER BREAST HEIGHT | TYP. = TYPICAL | INV. = INVERT | F.F. = FINISHED FLOOR | A.R. = 3" WIDE ALUMINUM RAMP | W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP | |
| ELEV. = ELEVATION | O/S = OFFSET | A/C = AIR CONDITIONING | F.L. = FLORIDA POWER AND LIGHT CO. | S.B.T. = SOUTHERN BELL TELEPHONE | B.C.R. = BROWARD COUNTY RECORDS | D.C.R. = DADE COUNTY RECORDS | P.R.C. = PALM BEACH COUNTY RECORDS | O.R. = OFFICIAL RECORDS BOOK | P.C. = PAGE | R/O.W. = RIGHT-OF-WAY | C/O, C/D = CLEAN OUT | C.L.F. = CHAIN LINK FENCE | P.C.D. = POLLUTION CONTROL DEVICE | EL. = ELEVATION | P.V.C. = POLYVINYL CHLORIDE | ∅ = DENOTES EXISTING ELEVATION | | | |
| —X—X—X—X—X— = CHAIN LINK FENCE | —O—O—O—O—O— = WOOD FENCE | —M—M—M—M—M— = METAL OR ALUMINUM FENCE | —P—P—P—P—P— = OVERHEAD POWER LINES | —W—W—W—W—W— = OVERHEAD UTILITY WIRES | —C—C—C—C—C— = CATCH BASIN | —A—A—A—A—A— = ALUMINUM LIGHT POLE | —B—B—B—B—B— = CONCRETE LIGHT POLE | —W—W—W—W—W— = WOOD LIGHT POLE | —T—T—T—T—T— = CONCRETE TRAFFIC POLE | —P—P—P—P—P— = WOOD POLE | —M—M—M—M—M— = COMMUNICATIONS MANHOLE | —H—H—H—H—H— = HAND HOLE | —W—W—W—W—W— = WATER VALVE | —M—M—M—M—M— = WATER METER | —F—F—F—F—F— = FIRE HYDRANT | —F—F—F—F—F— = FIBER OPTIC CABLE | | | |
| | | | | | | | | | | | | | | | | | | | |

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 30th day of September, 2000.
 Revised to add additional elevations this 19th day of February, 2001.
 Revised to add additional elevations this 12th day of March, 2001.
 Elevations and Trees added this 3rd day of July, 2002. Location (South Portion)
 Additional Location and Elevations added this 4th Day of October, 2002. (East Portion)
 Asbuilt Location and Elevations added this 4th Day of APRIL, 2003.
 Additional Improvements, elevations and lift station detail added this 15th day of January, 2007.
 New Soundings taken this 5th day of February, 2008 @ 9:45 AM.
 Resurveyed and additional elevations taken this 24th day of March, 2008.
 Additional Soundings taken this 11th day of September, 2009 @ 9:30 AM.
 Additional Soundings taken this 19th day of September, 2009 @ 10:00 AM.
 Contours added this 29th day of September, 2009.
 Docks Located this 1st day of December, 2009.
 Locate mean high water this 27th day of March, 2010.
 Boundary Resurveyed to ALTA specifications this 14th day of July, 2010.
 Proposed trailer and construction fence added this 18th day of August, 2010.
 Revised to add additional elevations this 16th day of November, 2010 (Not Resurveyed).
 Recorded plat information added this 16th day of November, 2010 (Not Resurveyed).
 Lease area, Topo, and Tree location added this 2nd day of December, 2010.
 Revised modularity dimension this 7th day of December, 2010. (Not Resurveyed).
 Final Construction As-Built survey to date made this 22nd day of October, 2012.
 Final Construction As-Built survey made this 24th day of April, 2013.
 General Revisions made this 13th day of August, 2013.
 Additional soundings taken this 21st day of September, 2013.

NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Legal description and boundary survey information does not infer title or ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Concrete monument at S.E. corner of Coast Guard station. Elevation = 12.28'
- Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: Elev. = 6.72.
- This property lies in an Undeveloped Coastal Barrier being designated as an "Otherwise Protected Area" and in Flood Zones "AE" Elevation = 6.0, and "AE" Elevation = 6.0 per Flood Insurance Rate Map No. 120110C0307 F, Community Panel No. 12513, dated August 16, 1992, Index Map dated October 2, 1997.
- Bearings shown refer to record plat and assume the North Line of Parcel "A", as South 89°30'19" West.

TREE SYMBOLS

| | |
|-------------------------------|-------------------|
| — INDICATES DIAMETER (D.B.H.) | — CARROTWOOD TREE |
| — PINE TREE | — TABARUBA |
| — OAK TREE | — WILLOW TREE |
| — PALM TREE | — DATE PALM |
| — BLACK OLIVE | — BUSH OR SHRUB |
| — ROYAL PALM | — MAPLE TREE |
| — ROYAL PONSETTIA | — CITRUS TREE |
| — BOTTLE BRUSH TREE | — UNKNOWN TREE |
| — FIG TREE | — ORCHID |
| — FIGUS TREE | — GUMBO LIMBO |
| — ALMOND TREE | — TRUMPET |
| — RUBBER TREE | — SEA GRAPE |
| — CYPRESS | |

OFFICE NOTES

FIELD BOOK NO. 1047/49, LB 26/71, LB 36/25, LB 56/6-7, LB 157/59, LB 210/5-7, PRINT & TDS 48' LB# 288/4-5, LB# 288/4-5, EFB
 JOB ORDER NO. H5559 H9139 K3186 K3416 P1211 S2255 R3422 R3653 T4198, T4803, T4911, T6642, T7112, T7541, U3100,
 JOB ORDER NO. U4088, U4198, U4311, U-5413, U-5752, U-5978, U-6057, U-6243, U-6268, U-5913, U-8130', U-8565
 DRAWN BY: J.S.T., S.A.M., J.A.M., E.A.S., R.D.R., S.P., J.M.M., R.D.R.
 CHECKED BY: S.A.M.
 C:\E\J3 2002\NSU\U8565.dwg\U8565.dwg 10/11/2013 2:08:10 PM EDT

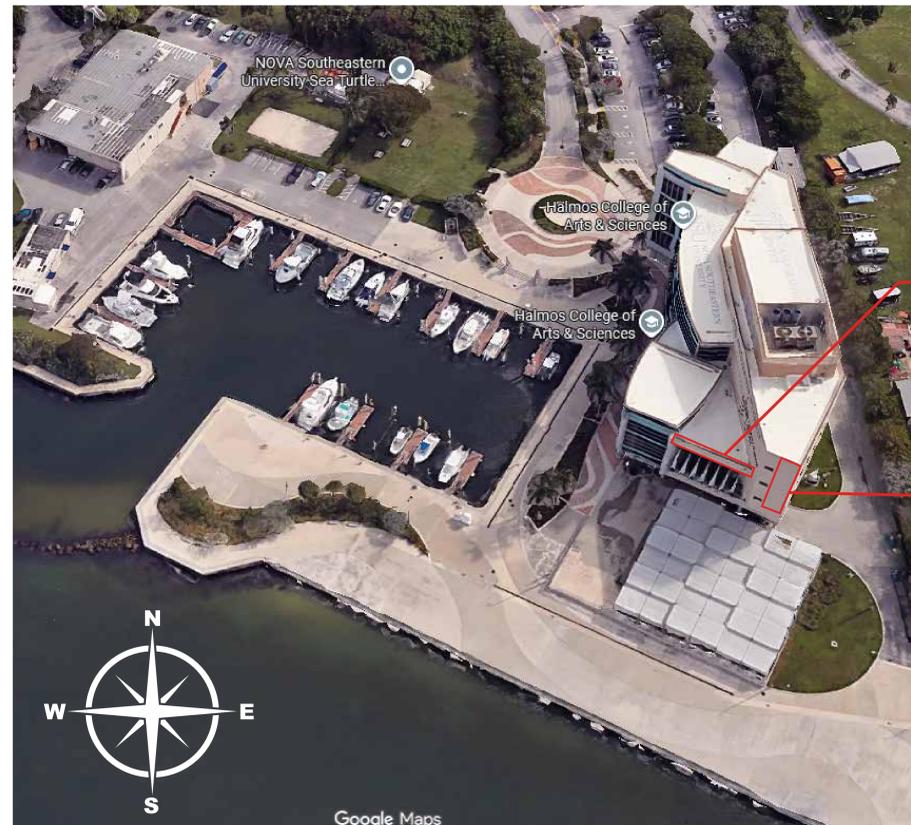
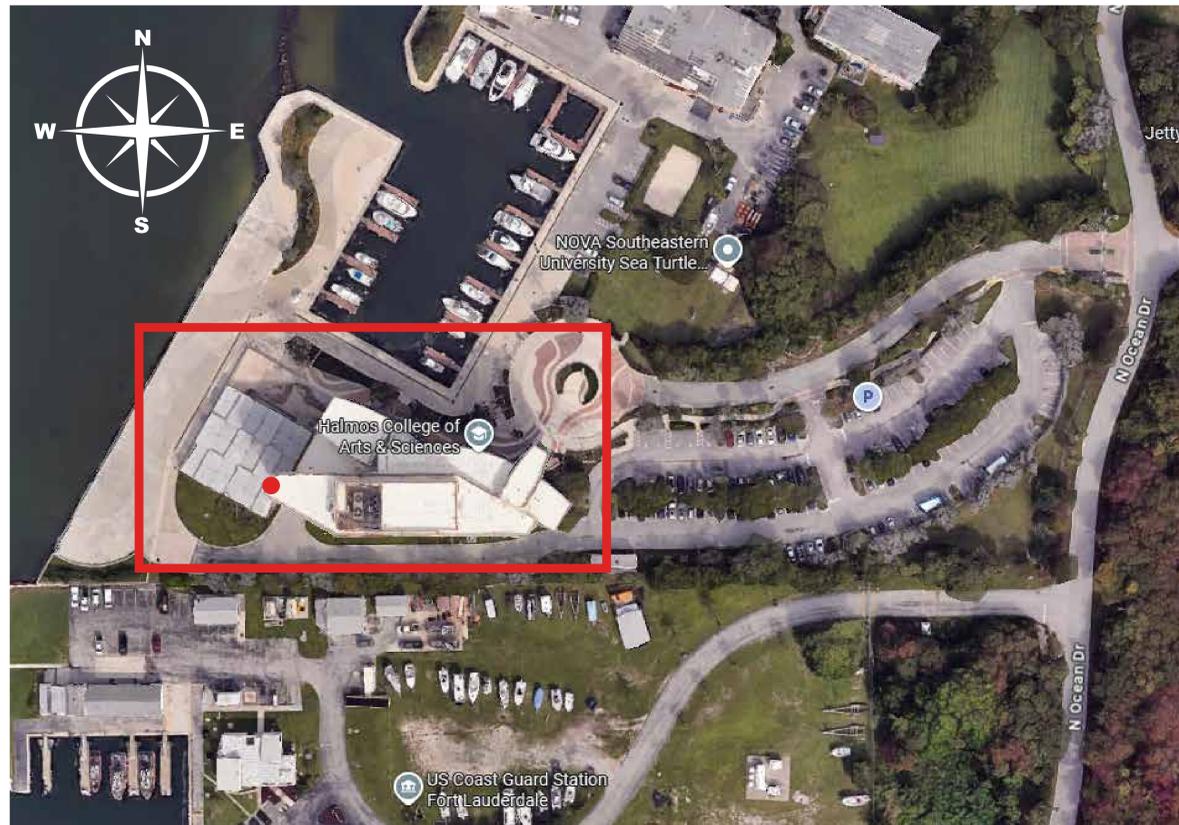
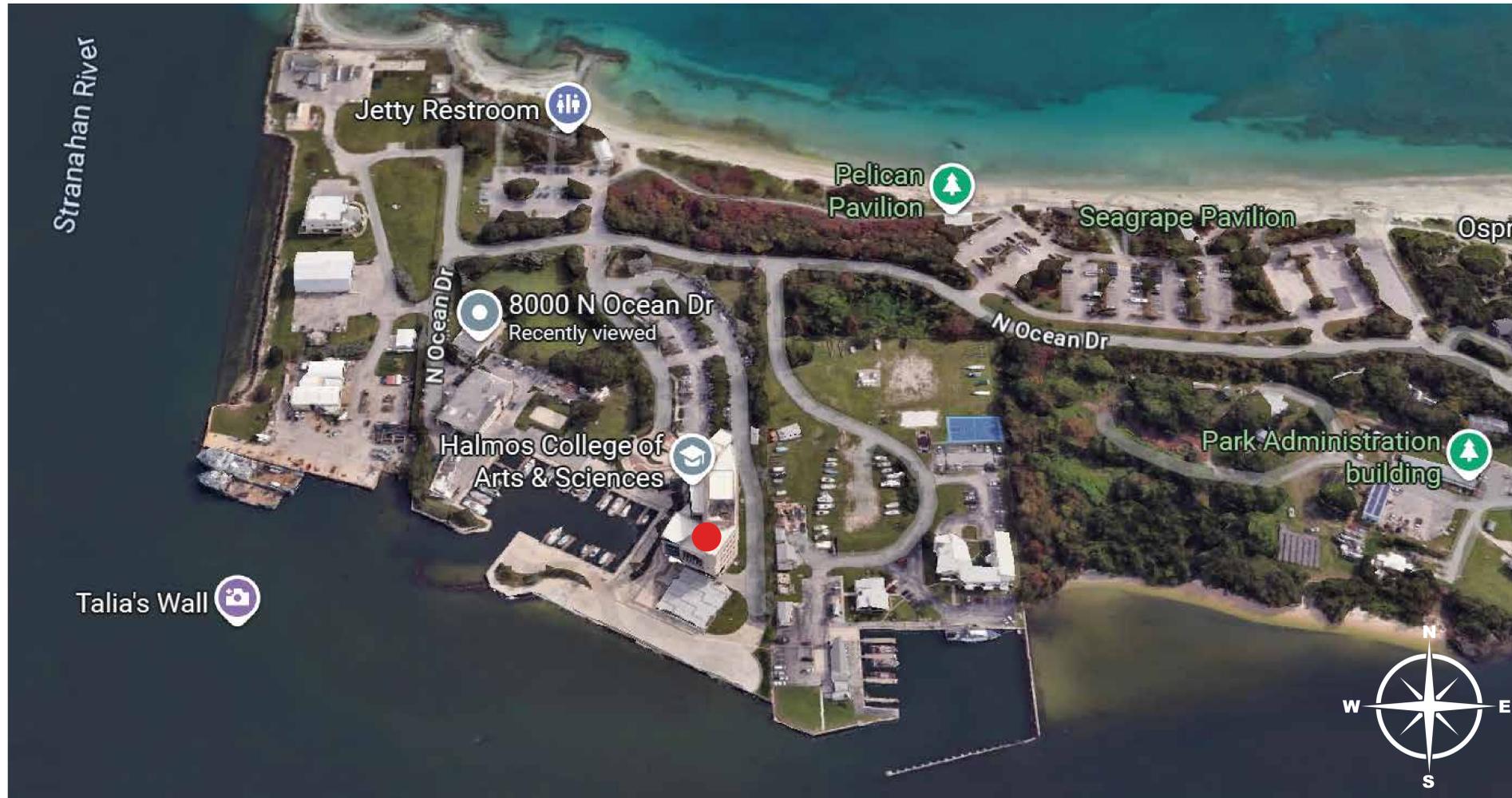
FILE NO. 00-3-131 (13)

McLAUGHLIN ENGINEERING COMPANY
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

Parcel "A", NSU OCEANOGRAPHIC CENTER CAMPUS, according to the plat thereof, as recorded in Plat Book 179, Pages 29 and 30, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 398,609 square feet or 9.1508 acres, more or less.

PROJECT LOCATION



Sign A
Sign will be installed here

Sign B
Sign will be installed here

City Seal

FASTSIGNS
DAVIE | PLANTATION
7080 W State Road 84, Suite 7
Davie, FL 33317
o:954-370-7201

Project
NSU Ocean
Campus Signs

Address
8000 N OCEAN Dr,
Dania Beach, Flm 33004

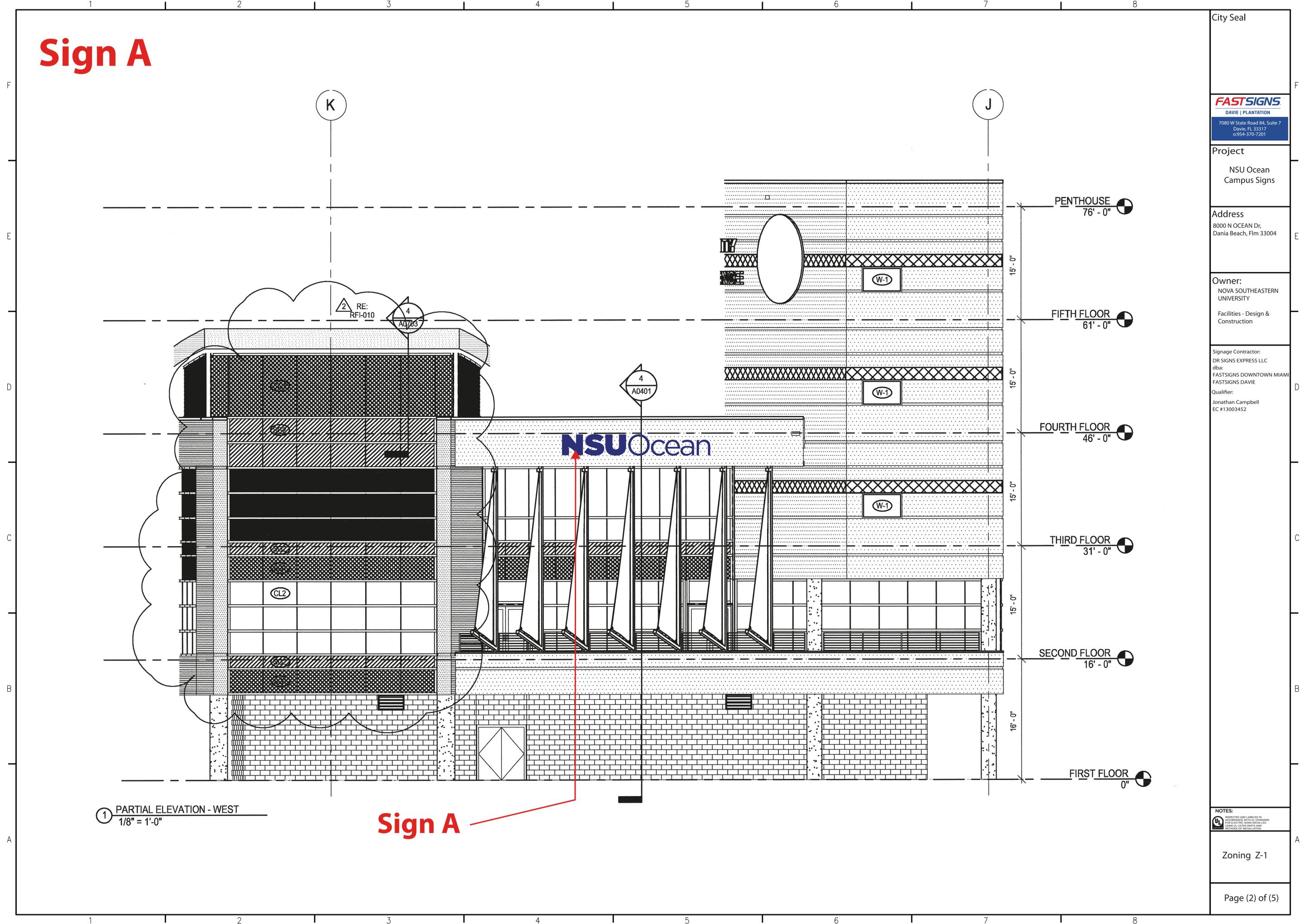
Owner:
NOVA SOUTHEASTERN
UNIVERSITY
Facilities - Design &
Construction

Signage Contractor:
DR SIGNS EXPRESS LLC
dba:
FASTSIGNS DOWNTOWN MIAMI
FASTSIGNS DAVIE
Qualifier:
Jonathan Campbell
EC #13003452

NOTES:
UN
REPRODUCED AND LABELED IN
ACCORDANCE WITH US STANDARD
FOR ELECTRIC SIGN INSTALLATION
USING US LISTED PARTS AND
METHODS OF INSTALLATION.

Zoning Z-1

Sign A



① PARTIAL ELEVATION - WEST
1/8" = 1'-0"

Sign A

City Seal

FASTSIGNS
DAVIE | PLANTATION
7080 W State Road 84, Suite 7
Davie, FL 33317
o:954-370-7201

Project
NSU Ocean
Campus Signs

Address
8000 N OCEAN Dr,
Dania Beach, Flm 33004

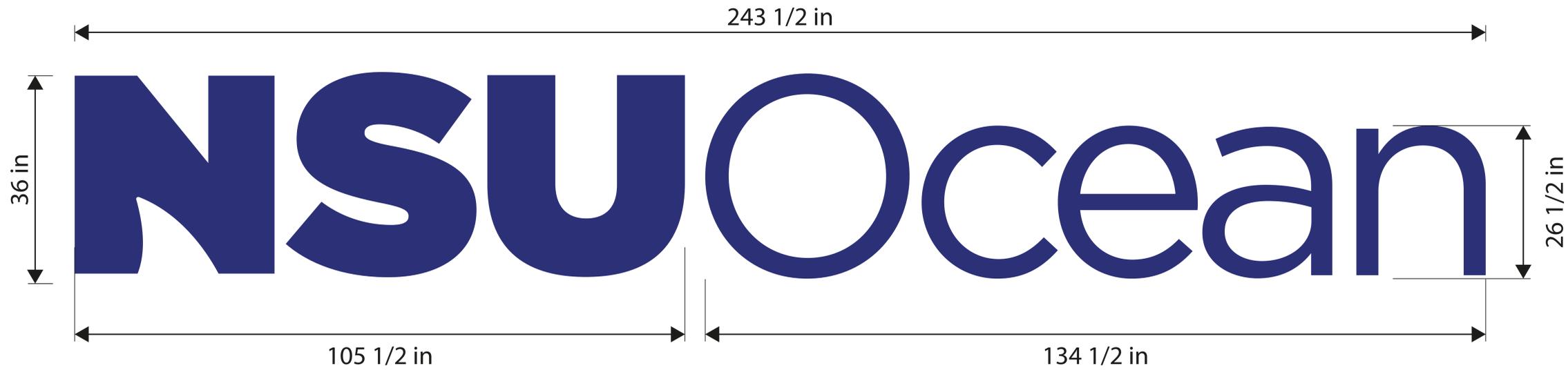
Owner:
NOVA SOUTHEASTERN
UNIVERSITY
Facilities - Design &
Construction

Signage Contractor:
DR SIGNS EXPRESS LLC
dba:
FASTSIGNS DOWNTOWN MIAMI
FASTSIGNS DAVIE
Qualifier:
Jonathan Campbell
EC #13003452

NOTES:
UL LISTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGN INSTALLATION USING UL LISTED PARTS AND METHODS OF INSTALLATION.

Zoning Z-1

Sign A



PROJECT SCOPE:

Fabricate and install one (1) set of illuminated dimensional letters on W facade to read: "NSU OCEAN".

SIGN SPECIFICATIONS

Sign Type: Individual Channel Front Lit Letters

Channel Letters Illumination: NOVA Blue Day/Night.

Channel Letters Face: Acrylic

Channel Letters Color: NOVA Blue

Channel Letters Trim Cap Color: Blue

Channel Letters Return: Aluminum .090

Channel Letters Return Color: Blue

Channel Letters Back Color: White

Channel Letters Back: Aluminum 0.125"

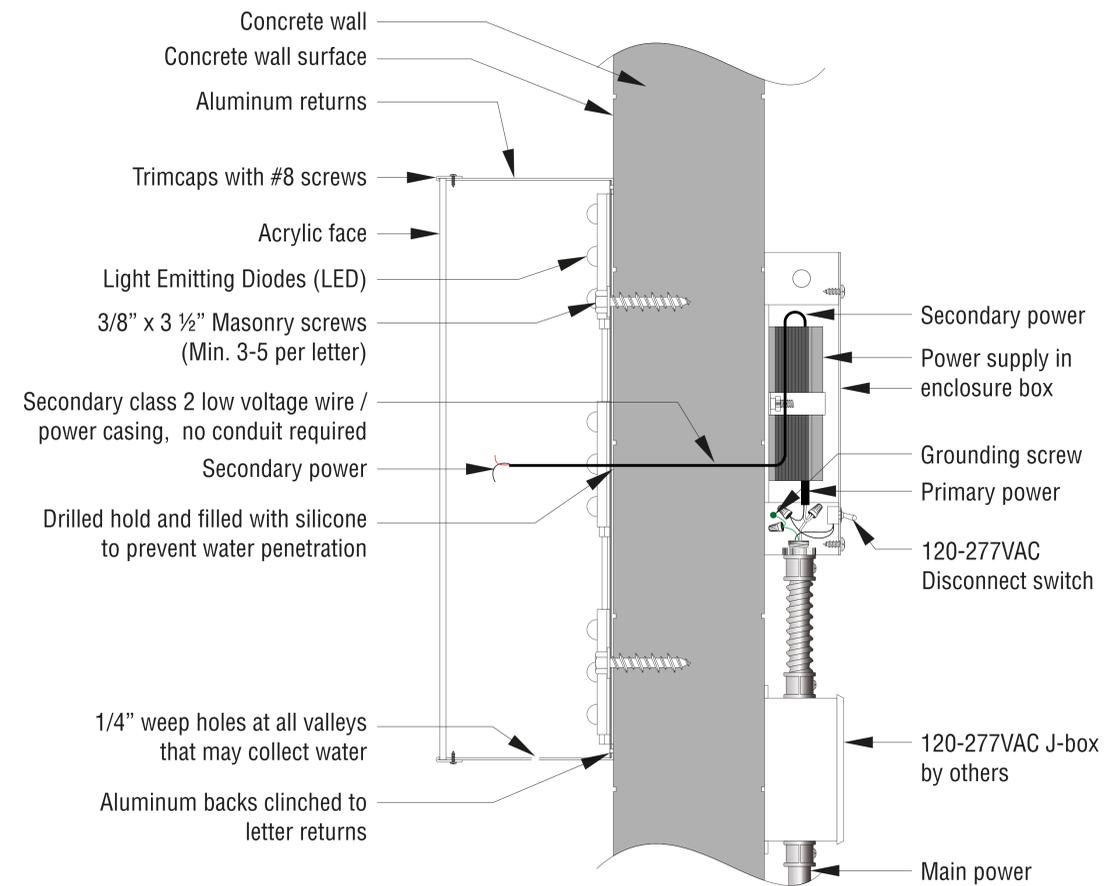
Channel Letters Mounting: Letters installed flush to exterior facade

Length: 243.5"

Height: 36'

Letter Depth: 4"

Sign Area: 60.875 sqft



City Seal

FASTSIGNS

DAVIE | PLANTATION

7080 W State Road 84, Suite 7
Davie, FL 33317
o:954-370-7201

Project

NSU Ocean
Campus Signs

Address

8000 N OCEAN Dr,
Dania Beach, Flm 33004

Owner:

NOVA SOUTHEASTERN
UNIVERSITY

Facilities - Design &
Construction

Signage Contractor:

DR SIGNS EXPRESS LLC

dba:

FASTSIGNS DOWNTOWN MIAMI

FASTSIGNS DAVIE

Qualifier:

Jonathan Campbell

EC #13003452

NOTES:

UNTESTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGN INSTALLATION. VERIFY UL LISTED PARTY AND METHOD OF INSTALLATION.

Zoning Z-1

Page (3) of (5)

Sign B

City Seal

FASTSIGNS
 DAVIE | PLANTATION
 7080 W State Road 84, Suite 7
 Davie, FL 33317
 o:954-370-7201

Project
 NSU Ocean
 Campus Signs

Address
 8000 N OCEAN Dr,
 Dania Beach, Flm 33004

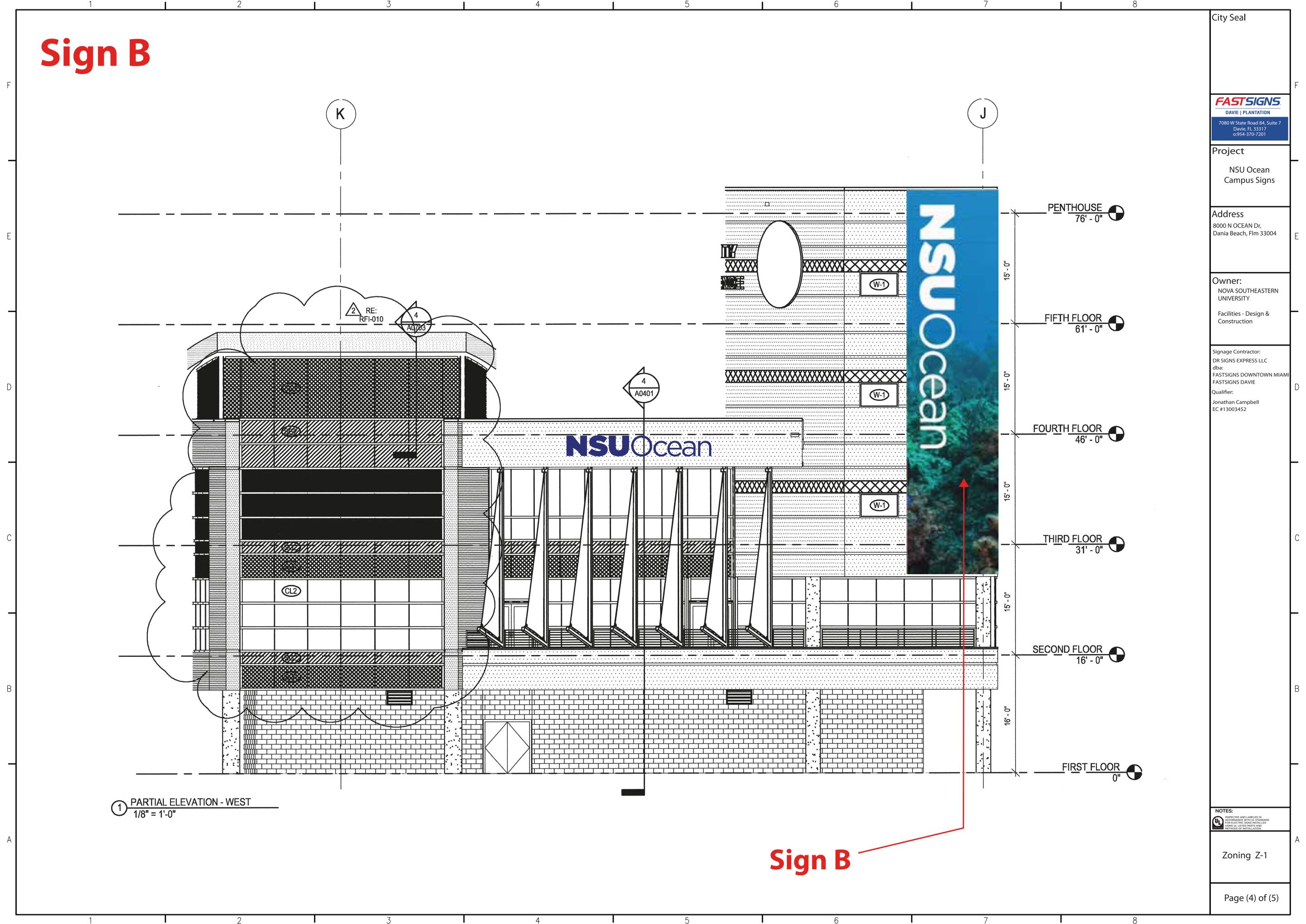
Owner:
 NOVA SOUTHEASTERN
 UNIVERSITY
 Facilities - Design &
 Construction

Signage Contractor:
 DR SIGNS EXPRESS LLC
 dba:
 FASTSIGNS DOWNTOWN MIAMI
 FASTSIGNS DAVIE
Qualifier:
 Jonathan Campbell
 EC #13003452

NOTES:
 UNLESS NOTED AND LABELED IN
 ACCORDANCE WITH US STANDARD
 FOR ELECTRIC SIGN INSTALLATION
 USING UL LISTED PARTS AND
 METHODS OF INSTALLATION.

Zoning Z-1

Page (4) of (5)



① PARTIAL ELEVATION - WEST
 1/8" = 1'-0"

Sign B

Sign B

PROJECT SCOPE:

Fabricate and Install Building Sign and hardware on W Facade

SIGN SPECIFICATIONS

Sign Type: Building Wall Sign

Sign Material: 13 oz mesh fabric

Reinforcement: 2" Heavy-Duty Seatbelt Webbing (Nylon/Polyester) sewn into the top and bottom hems.

Grommets: #2 Stainless Steel or Brass Grommets punched through the webbing every 12 inches.

Illumination: Indirect illumination system is installed.

Overall wall sign B dimensions

Length: 53'

Height: 11'

Sign Area: 583 sqft

Protrude from the wall: Less than 12"

NSU OCEAN message dimensions

Length: 34'

Height: 4.37'

Message Area: 148sqft



Render not to scale



City Seal

FASTSIGNS
DAVIE | PLANTATION
7080 W State Road 84, Suite 7
Davie, FL 33317
o:954-370-7201

Project

NSU Ocean
Campus Signs

Address

8000 N OCEAN Dr,
Dania Beach, Flm 33004

Owner:

NOVA SOUTHEASTERN
UNIVERSITY

Facilities - Design &
Construction

Signage Contractor:
DR SIGNS EXPRESS LLC
dba:
FASTSIGNS DOWNTOWN MIAMI
FASTSIGNS DAVIE

Qualifier:
Jonathan Campbell
EC #13003452

NOTES:
UNAPPROVED AND LABELED IN
ACCORDANCE WITH UL STANDARD
FOR ELECTRIC SIGNS INSTALLED
BY UL LISTED PARTY AND
THE PROOF OF INSTALLATION.

Zoning Z-1

Page (4) of (4)

February 10, 2026

Ms. Andria Wingett
Development Services Director
Department of Development Services
City of Hollywood
2600 Hollywood Blvd

Re: Sign Variance for NSU Oceanographic Center

Dear Ms. Wingett:

On behalf of Nova Southeastern University (“NSU”) (“Applicant”), please accept this request for variance from certain signage standards outlined in Table 1. The need for variances is explained in the detailed responses to review criteria provided herein.

NSU has a five-story, 87,000-square-foot research facility located within John U. Lloyd State Park in Hollywood (address: 8000 North Ocean Drive). This facility, originally opened in 2012, is known as the Guy Harvey Oceanographic Center (“Facility”). The parcel the Facility is located on (“Property”) is identified by Broward County Property Appraiser’s folio no. 5042 24 06 0010 and is in the Government Use (“GU”) zoning district.

The Facility already has the following signage: ‘Nova Southeastern University’, ‘Guy Harvey Oceanographic Center’ and ‘Halmos College of Arts and Sciences’ on the north façade; ‘Nova Southeastern University’ and ‘Oceanographic Center’ on the south façade; and ‘Center of Excellence for Coral Reef Ecosystems Research’ on the east façade. NSU is now proposing two new signs on the west façade as shown in the table below: ‘NSU Ocean’ and a vertical wall sign which states “NSU Ocean” over a photo background of a coral reef.

| Signage Text and/or Description | SF | Dimensions | Variance Needed |
|---|--------|--------------------------|--|
| Sign A: “NSU Ocean” | 60.875 | 20’ 3.5” wide by 3’ high | Exceeds number of signs per façade and per building. |
| Sign B: Vertical wall sign which states “NSU Ocean” over a photo background of a coral reef | 583 | 11’ wide by 53’ high | Exceeds number of signs per façade and per building; and exceeds dimensions. |

Note: Please see provided architectural drawings for more detail regarding the signs.

Table 1. Signs with required variances

Variance Review Standards pursuant to Code Section 5.3.F.2

1. *The Variance is not contrary to the public interest;*

Per Hollywood Zoning Code (“Code”) Section 8.4.A.7, a single-tenant building is permitted to have 1 sign per façade and 3 total per building. As described earlier, the Facility already exceeds these quantities and has 6 existing signs—3 on the north façade, 2 on the south façade, and 1 on the east façade. NSU requests to add 2 more signs on the west façade, bringing the total number of signs to 8. The Facility is accessed via N Ocean Drive but is not visible from the road due to being substantially set back and screened by heavy landscaping.

The Facility is not a typical single-tenant building but rather an educational facility that is part of the NSU Oceanographic Campus, which is having its brand identity refreshed to “NSU Ocean”. NSU Ocean draws upon its oceanfront location at the northern tip of the Dr. Von D. Mizell-Eula Johnson State Park to serve as a hub for marine research, education, and conservation. Research fields emphasized at the Facility include shark conservation and coral reef monitoring. Furthermore, because 80 percent of Florida’s gross domestic product is tied to the blue economy (i.e., ocean-related commerce)¹, the Facility also functions as a liaison with business stakeholders in the marine industry such as the Port Everglades.

Currently, the west façade of the Facility, which faces the Intracoastal Waterway, does not have any signage. The two proposed signs are necessary to convey several messages to both campus visitors as well as boaters / marine operators traveling along the Intracoastal Waterway. The first sign states the new “NSU Ocean” campus brand and the second sign seeks to inspire by showing a beautiful photo of a coral reef. The proposed variances would not be contrary to the public interest; they would promote the public interest by informing various stakeholders of the NSU Ocean campus and its mission of protecting the ocean and its contribution to Florida’s blue economy.

2. *The Variance is required due to special conditions; and*

Sign codes are primarily intended to prevent commercial buildings from installing increasingly larger and more garish signs in an attempt to compete with one another for pedestrian and motorist attention. As noted under *Criterion #1*, the Facility is not a typical commercial building but rather an educational facility which seeks to become a hub of marine research and conservation in South Florida. The proposed signage is necessary to create public awareness of NSU Ocean’s existence and mission.

¹ <https://www.makomedia.nova.edu/how-nsu-supports-the-blue-economy/>

The second sign (the photo of the coral reef) also exceeds the maximum 150-square-foot size limit. It should be noted that the letters “NSU Ocean” on the sign are only approximately 148 square feet (34’ by 4.37’) and that the sign’s large dimensions are due solely to the size of the photo. The photo needs to be sufficiently large to inspire the viewing public and is not intended to promote a commercial purpose.

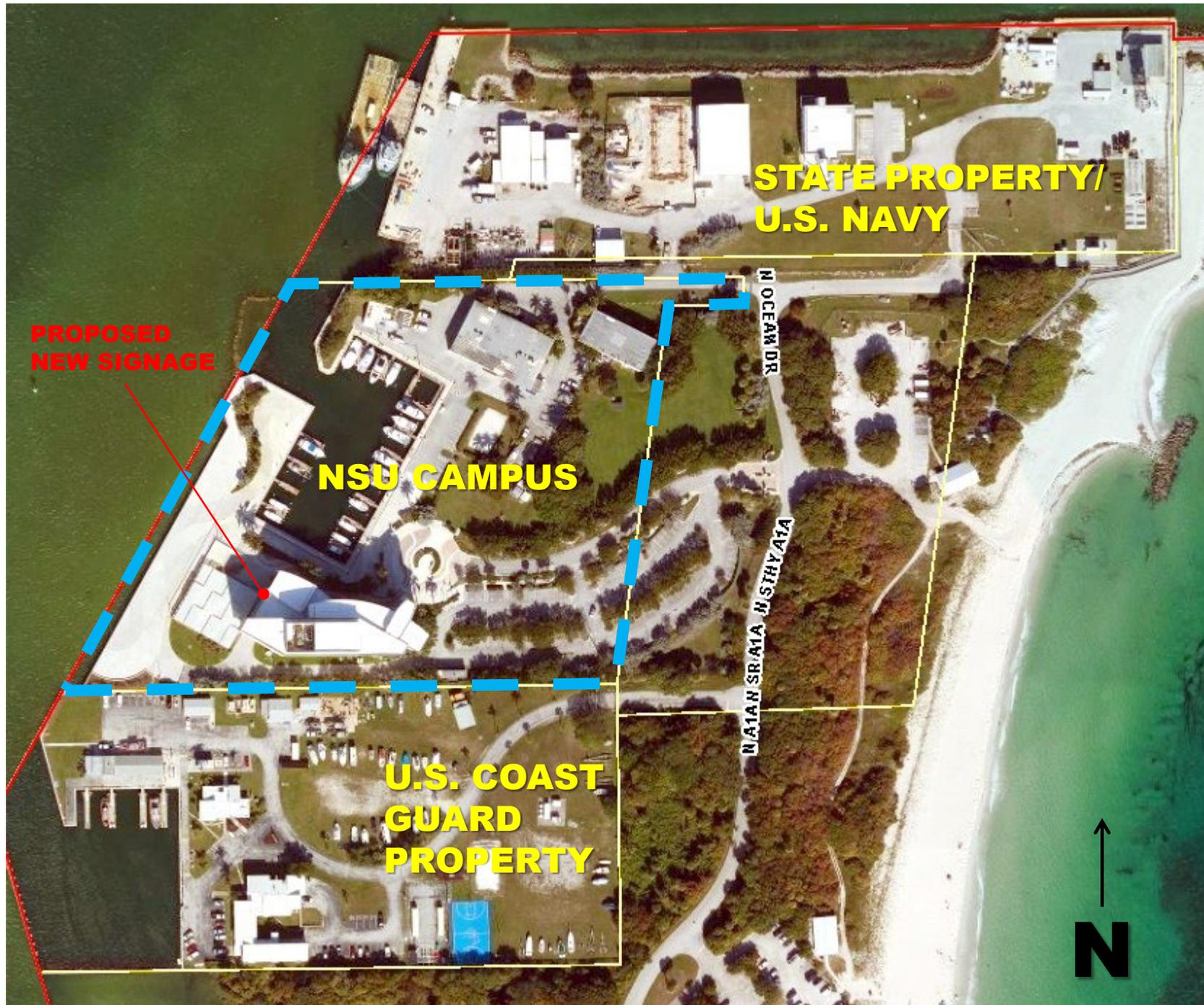
3. *A literal enforcement of the provisions of Article 8 may result in unnecessary hardship.*

A literal enforcement of the provisions of Article 8 would result in unnecessary hardship because it would deprive NSU of the signage necessary to convey the new “NSU Ocean” brand to the public. The existing signage (which already exceeds the maximum permitted quantity) does not feature the new “NSU Ocean” name or any inspirational imagery that could cause the viewing public to become interested in the marine environment. Furthermore, limiting the 2nd sign to 150 square feet would cause the photo to be too small to showcase the beauty of the coral reef and why it is worth protecting.

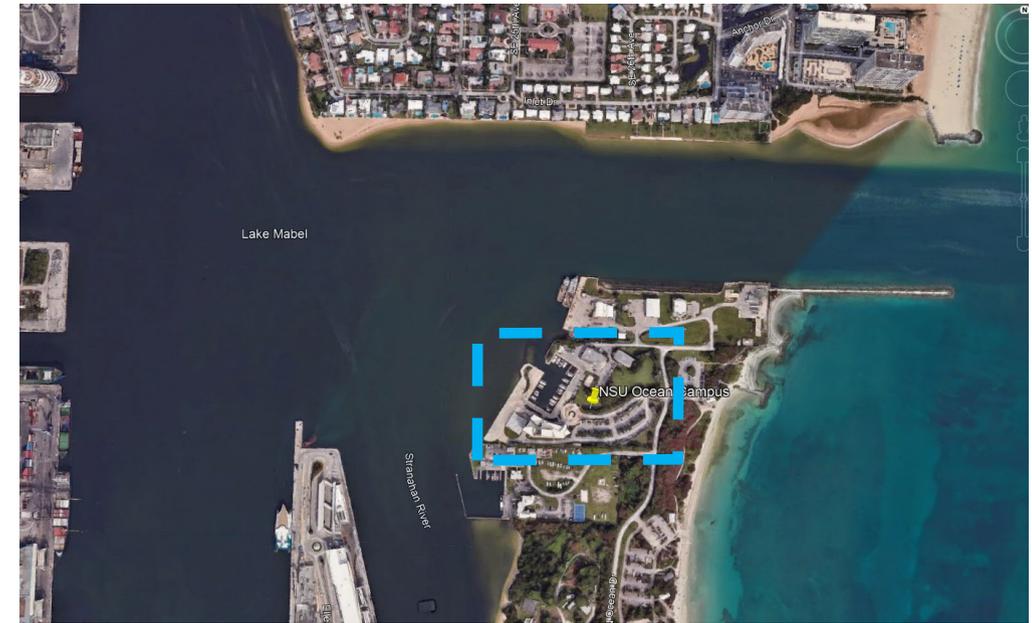
Granting the requested signage variances is essential for NSU Ocean to effectively communicate its vital mission of marine research, education, and conservation to the public and the unique marine community it serves. Visible and informative signage will promote brand identity, public understanding of NSU Ocean's contributions to marine science and promote community engagement with its educational initiatives. Therefore, Applicant respectfully requests approval of this variance application to ensure NSU Ocean can continue to effectively serve its mission and the broader community.

Sincerely,
GREENSPOON MARDER LLP

Julian Bobilev, AICP



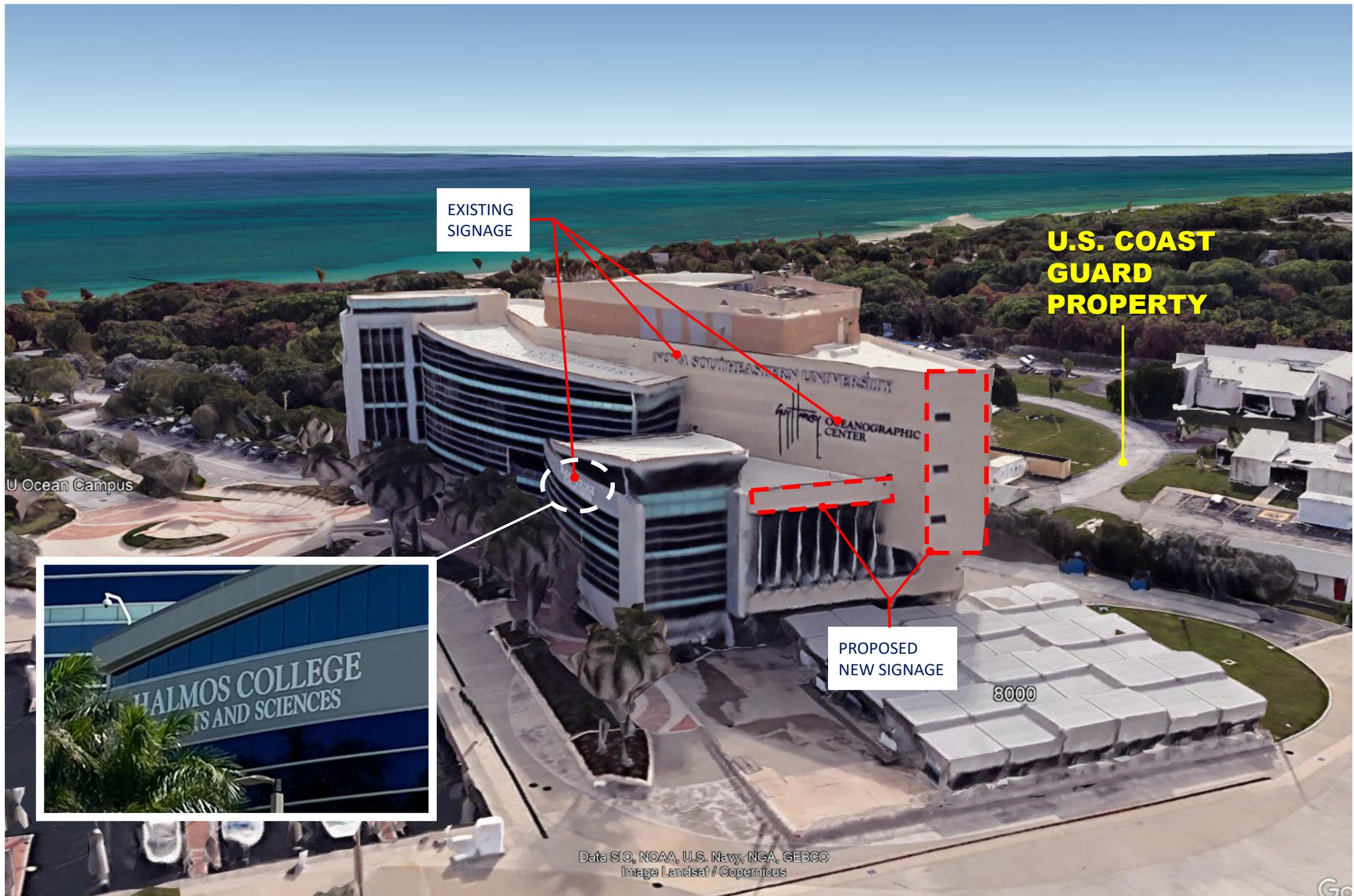
NSU Ocean Campus Property Boundary



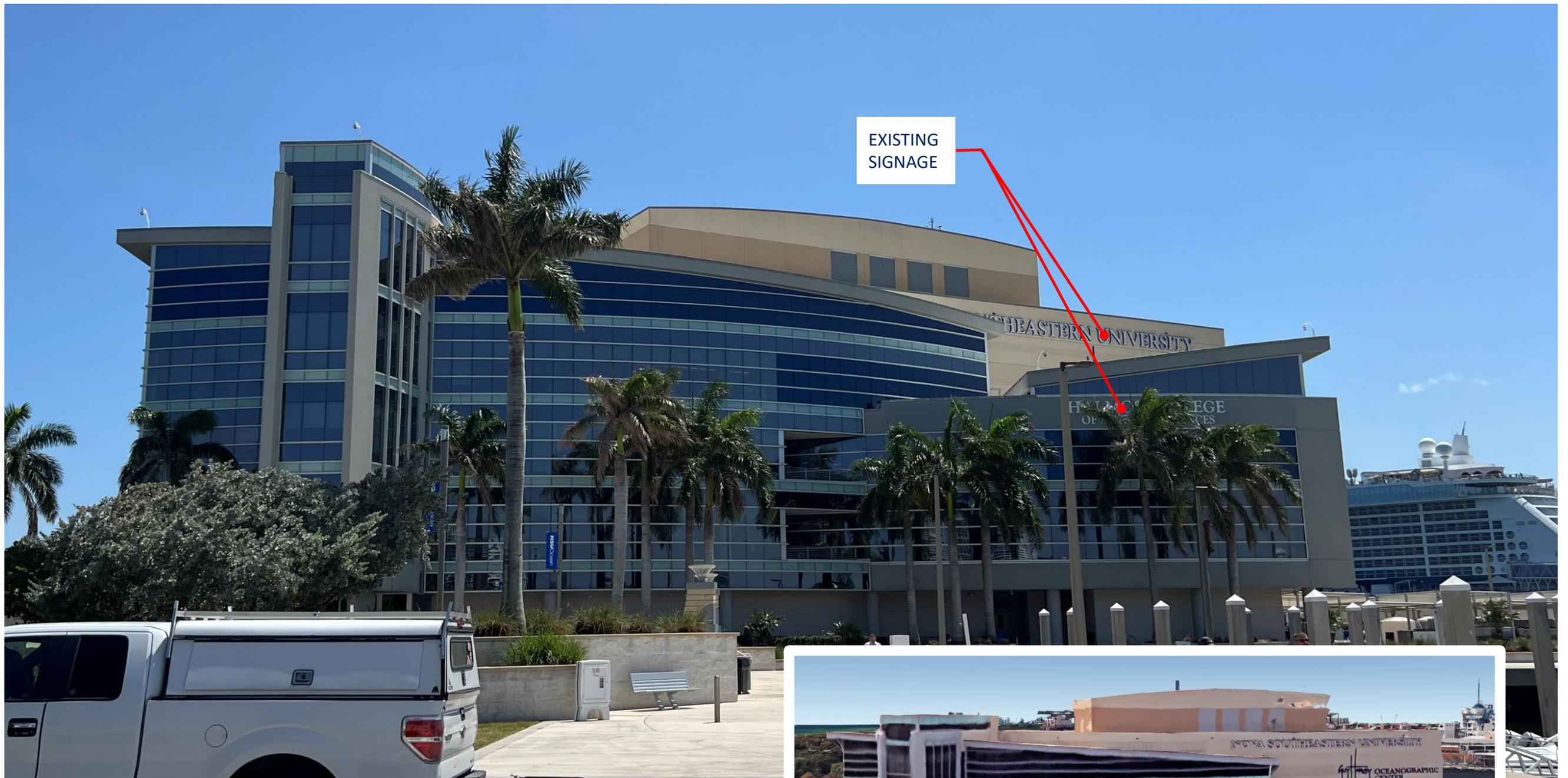
NSU Ocean Campus Key Map



West Elevation



North-West Elevation



North Elevation

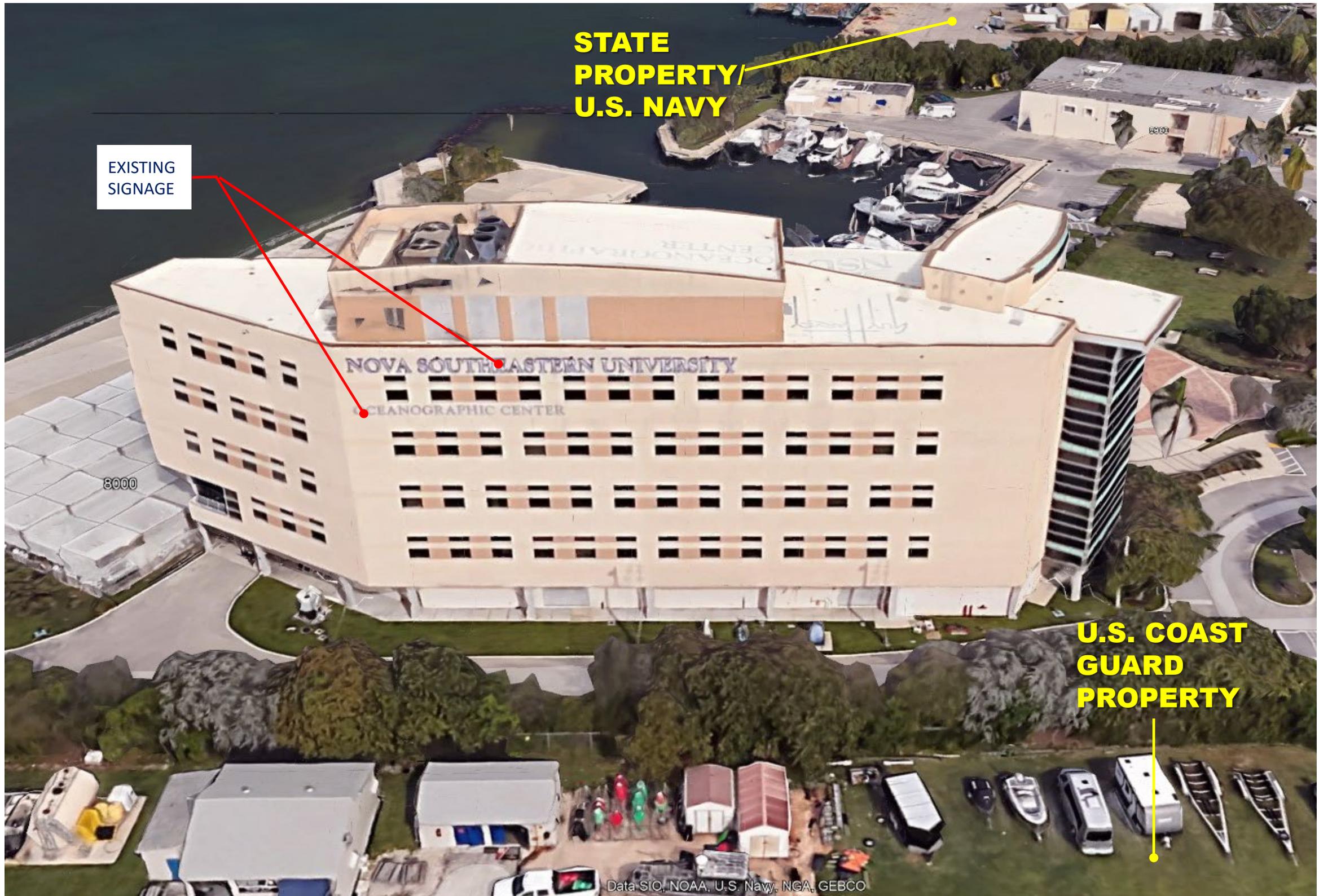


NSU OCEANOGRAPHIC CAMPUS – GUY HARVEY OCEANOGRAPHIC CENTER
EXISTING BUILDING SIGNAGE
FEBRUARY 2026



East Elevation





South Elevation



State/ U.S. Navy Property to the North



U.S. Coast Guard Property to the South