

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: September 14, 2017

FILE: 17-DPVZ-21

TO: Planning and Development Board/ Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Arceli Redila, Planning Administrator 

SUBJECT: LL Hart Development, LLC requests a Change of Zoning Designation from SR 7 CCD Resort Commercial Sub-Area (SR 7 CCD-RC) to Planned Development (PD), approval of the Master Development Plan, Waiver, Modifications, Variances, Design, and Site Plan for an approximate 310,000 sq. ft. mixed-use development generally located on the northeast corner of State Road 7 and Griffin Road (441 ROC).

REQUEST:

Waiver from the required minimum ten (10) acres for Planned Development to allow six (6) acres.

Change of Zoning Designation from SR 7 CCD Resort Commercial Sub-Area (SR 7 CCD-RC) to Planned Development (PD).

Master Development Plan.

Modification 1: To reduce the number of required parking spaces from 374 to 334 spaces.

Modification 2: To reduce the required parking lot setback from a minimum of 10 feet to a minimum of 4 feet.

Modification 3: To reduce the landscaped area of paved vehicular use from the required 25 percent to 14 percent.

Variance 1: To reduce the required 25-foot peripheral landscaped setback from all external streets.

Variance 2: Increase the number of permitted wall signs for Wendy's from one to three (west, north and south facades).

Variance 3: Increase the number of permitted wall signs for Wawa from two to three (east, west, and north facades).

Design and Site Plan.

RECOMMENDATION:

Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward the following recommendations to the City Commission:

Waiver: Approval.

Rezoning: Approval, if Waiver is granted.

Modification 1-3: Approval, if Waiver and Rezoning are granted.

Master Development Plan: Approval, if Waiver, Rezoning, and Modifications are granted.

Variance 1: Approval, if Waiver, Rezoning, Modifications, and Master Development Plan are granted.

Variance 2-3: Approval.

Design: Approval.

Site Plan: Approval, if the Waiver, Rezoning, Master Development Plan, Modifications, Variances, and Design are granted and with the following conditions:

- a. Should this item be approved, it shall become effective upon approval and recordation of the Plat;
- b. The Applicant continue to work with the City's Landscape Architect to ensure adequate landscape buffer is provided;
- c. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a unified plan of development as reflected on the Site Plan, be submitted prior to the issuance of Building Permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C);
- d. Prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C) for any of the commercial uses, infrastructure and site work for the entire development shall be completed and the residential component of the project shall be under construction;
- e. A Public Improvement (Traffic Signal) Bond and Traffic Signalization Agreement will be provided by the Applicant. Applicant shall post a Public Improvement Bond with the City of Hollywood providing security for the full amount of the cost of design and construction of a traffic signal at Griffin Road and SW 44 Avenue, including any right-of-way or geometric improvements required during the traffic signal permitting process. The amount of the security shall be equal to 125 percent (125%) of the cost estimate prepared by the Applicant's signal design/traffic engineer, and subject to approval by the City Engineer. The security will be in effect for a period of not less than two (2) years after completion and issuance of Certificate of Occupancy for the entire project, all phases, as identified on the Site Plan. Traffic Signal Warrant Study shall be conducted by the Applicant's engineer at the request of the City Engineer and/or prior to release of the Public Improvement Bond. At any time, if the installation of a traffic signal is warranted and approved by the applicable agencies, the Applicant shall immediately proceed to initiate the design and construction related activities for the signal's installation at full cost to the Applicant with no limitations. If, at the end of the post development two years bonding period, it is determined that the traffic signal at the subject intersection is not warranted, the full amount of the Public Improvement Bond will be returned to the Applicant.

REQUEST

The subject site is currently vacant at approximately 266,000 sq. ft. (6 acres), generally located on the northeast corner of State Road 7 and Griffin Road, bordered by the City of Dania and the Town of Davie. It has a Land Use designation of Transit Oriented Corridor (TOC) and is currently zoned SR 7 CCD Resort Commercial Sub-Area (SR 7 CCD-RC).

The Applicant is requesting a zoning change from SR 7 CCD Resort Commercial Sub-Area (SR 7 CCD-RC) to Planned Development (PD) for added flexibility that would facilitate the development of a mixed-use project consisting of residential and commercial components. Planned Developments are required to contain a minimum of ten acres of land under unified control. However, this requirement may be waived by the City Commission upon the recommendation of the Planning and Development Board. As the subject site is approximately 6 acres, the Applicant is requesting a waiver of the ten acre minimum requirement.

The residential component proposes an eight-story building which will contain 180 units with an average unit size of 800 square feet. Of the 180 units, 124 would be one-bedroom units, 49 would be two-bedroom units, and 7 would be three-bedroom units. A swimming pool and other amenities including a club room, gym, and lobby will be provided. Parking will be located in the parking garage.

The commercial component of the project includes an approximate 2,600 sq. ft. restaurant with drive-thru (Wendy's), a gas station with 16 fuel dispensers including an approximate 6,200 sq. ft. convenience store (Wawa), an approximate 27,000 sq. ft. storage building, and associated surface parking.

As proposed, the commercial building's design is representative of the user's latest prototype building models; while the residential building is contemporary with protruding volumes that accentuates the building architecture. The ground floor is emphasized by concrete frames and the use of glass as predominant wall material providing transparency and visual base for the building. The upper portion of the façade is articulated with an array of alternating balconies, accentuated with concrete canopies creating dynamic facades. The design overall is contemporary, while maintaining overall cohesion with the use of similar architectural elements, treatments, and materials. It is consistent with the surrounding buildings in scale, massing, and placement. The development goals are consistent relating to land use and building form.

To ensure development will occur according to limitations of land use, site design, density, building coverage, and improvement standards, a Master Development Plan is required for Planned Developments. As such, the Applicant is also requesting approval of the Master Development, delineating all components of the project.

While PD zoning requires no setbacks for interior yards, there is a required 25 foot landscape setback from all external streets. Given the site's location, this setback is required along State Road 7 and Griffin Road. The Applicant is requesting a Variance to reduce this requirement to provide a landscape buffer ranging in width from approximately 5 feet to 51 feet.

The Applicant is also requesting the following modifications: to reduce the number of required parking spaces from 374 to 334 spaces; to reduce the required parking lot setback from the minimum of 10 feet to a minimum of 4 feet; and to reduce the landscape area of paved vehicular use from the required 25 percent to 14 percent.

The Zoning and Land Development Regulations allow for one wall sign per street frontage; and the area of said sign is limited to *one square foot per linear foot of building face where the sign is to be located, with a minimum of 25 square feet permitted and a maximum of 150 square feet*. The Applicant is requesting a Variance from this requirement. The first Variance is to increase the number of permitted wall signs for Wendy's from one to three in order to provide sign on the west, north, and south facades. The second Variance is to increase the number of permitted wall signs for Wawa from two to three in order to provide signs on the east, west, and north facades.

Planned Developments allow for a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. A PD zoning district designation is intended to permit larger tracts of land, under unified control, to be planned and developed as a whole. Essentially, zoning regulations of the surrounding area, the built environment, and the City's vision as articulated through the City-Wide Master Plan are combined to establish new zoning regulations tailored to each PD. The Applicant has shown considerable effort in proposing a sensible development. Given its use, scale, typology, and character, the proposed project necessitates the above mentioned deviations from the current development standards.

State Road 7 is a major transportation corridor and one of regional significance. Redevelopment of this vacant site would be a step in progress in beautifying State Road 7. It has long been the City's intent to shape this area into one which supports multiple modes of transportation while also creating a hub for redevelopment and economic vitality for the western portion of Hollywood. Staff supports the Applicant's intent to develop the currently vacant site. It is a much needed improvement for the overall site and State Road 7 as well.

SITE INFORMATION

Owner/Applicant:	LL Hart Development, LLC
Address/Location:	Generally located on the northeast corner of State Road 7 and Griffin Road
Net Area of Property:	266,073 sq. ft. (6.1088 acres)
Land Use:	Transit Oriented Corridor (TOC)
Zoning:	SR 7 CCD Resort Commercial Sub-Area
Existing Use of Land:	Vacant

ADJACENT LAND USE

North:	Transit Oriented Corridor (TOC); City of Dania
South:	Transit Oriented Corridor (TOC); City of Dania
East:	Transit Oriented Corridor (TOC); City of Dania
West:	Town of Davie

ADJACENT ZONING

North:	SR 7 CCD Resort Commercial Sub-Area; City of Dania
South:	SR 7 CCD Resort Commercial Sub-Area; City of Dania
East:	SR 7 CCD Resort Commercial Sub-Area; City of Dania
West:	Town of Davie

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transit Oriented Corridor, the project site is surrounded by commercial, single family, and multi-family residential uses. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. Redevelopment of this site will increase the availability of commercial uses and expand the mixture of uses in the area; serving the adjacent community as well as the region.

Policy 2.2.11: *Promote the development of US 441/SR 7 as a major transit corridor.*

Policy 3.1.1: *Continue to prioritize US 441/SR 7 Corridor for redevelopment opportunities and work with the Florida Department of Transportation and other applicable agencies on design of the highway, and create innovative zoning to implement future plans.*

Policy 3.1.4: *Promote land assembly along the US 441/SR 7 Corridor to create larger development parcels for economic sustainability to offset the physical and economic loss from Florida Department of Transportation right-of-way acquisition.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

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

The City-Wide Master Plan recognizes the need for a mix of uses along the corridors and identifies the US 441/SR 7 Corridor as a Special Emphasis Area of high importance for the development of the City and its improved image. The proposed project is consistent with the City-Wide Master Plan based upon the following:

Guiding Principles and Policies:

- *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*
- *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

Policy CW.21: *Create and expand where appropriate commercial and industrial zones to increase tax dollars.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Policy CW.46: *Place emphasis on redevelopment along the major highway corridors; SR 7, US 1, Dixie Highway, Hollywood Boulevard and A-1-A by limiting expansion of residential areas, and deepening industrial and commercial zones to increase tax revenues.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Rezoning as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: That the petition for a change of zoning district will not result in spot zoning or contract zoning.

ANALYSIS: The purpose of Planned Development District is *to permit larger tracts of land under unified control to be planned and developed as a whole (as a single operation or an approved series of operations) with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. Planned Developments are recognized as serving the public interest and are encouraged.* The Zoning and Land Development Regulations provides and encourages Planned Developments as a tool for flexibility in development for most areas of the City. As stated by the Applicant, "the rezoning will allow for the diversification of uses on the property and a creative project that will serve the resident and visitor demands in the area." The petition will not result in spot zoning or contract zoning.

FINDING: Consistent.

CRITERION 2: That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City's Comprehensive Plan.

ANALYSIS: According to the Applicant, "this property has sat vacant for many years." Development of this site meets the Goals of the Comprehensive Plan by allowing land owners to maximize the use of their property while simultaneously redeveloping an underutilized corner of the City. The proposed change will promote the policies stated in the City Wide Master Plan such as improving infrastructure, upgrading properties, and increasing the City's housing stock.

FINDING: Consistent.

CRITERION 3: That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary.

ANALYSIS: To encourage development in this area, the city has taken numerous measures over the years, beginning with the rezoning of the corridor in 2004 to the land use designation of Transit Oriented Corridor (TOC) in 2010. In addition, the city's zoning code specifically created the PD zoning district to permit larger tracts of land under unified control to be planned and developed as a whole with greater flexibility by removing some of the detailed restrictions of conventional zoning. The subject site has been vacant for years; the proposed change will enable the creation of a unified project.

FINDING: Consistent.

CRITERION 4: The proposed change will not adversely influence living conditions in the neighborhood.

ANALYSIS: The proposed zoning designation change would allow for the redevelopment of vacant and underutilized lands. As proposed, the scale, massing, building placement, and character of the proposed project is compatible with the surrounding area; it should not adversely influence living conditions in the neighborhood. In addition, the Project will further economic development in the City.

FINDING: Consistent.

CRITERION 5: That the proposed change is compatible with the development(s) within the same district/neighborhood.

ANALYSIS: The subject site is located on the corner of SR 7 and Griffin Road, bordered by the City of Dania and the Town of Davie. It is surrounded by commercial and residential uses. The proposed project is compatible with the surrounding uses. It is a much needed improvement for the overall site and State Road 7 as well. Therefore, redevelopment of this site will enhance the appearance of the site and that of surrounding areas; as well as improve the community.

Planned Developments are required to contain a minimum of ten gross acres of land under unified control. This requirement may be waived by the City Commission upon the recommendation of the Planning and Development Board. As the subject site is approximately six acres, the Applicant is requesting a waiver of the ten acre minimum requirement. As the proposed project is compatible with the surrounding area, Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward a recommendation of approval for the waiver of the minimum requirement of ten gross acres to allow approximately six acres, to the City Commission.

FINDING: Consistent, if the waiver is granted.

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

VARIANCE 1: To reduce the required 25-foot peripheral landscaped setback from all external streets.

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The required 25-foot peripheral landscape setback is intended for larger Planned Developments, generally with sub-urban typologies, to provide adequate buffers from rights-of-way, in this case along State Road 7 and Griffin Road. Although full setback is not provided a landscape buffer ranging in width from approximately 5 feet to 51 feet is being proposed. Given that this location is within the Transit Oriented Corridor, the Applicant is proposing to situate the buildings closer to the street. As such, Staff finds that the proposed project maintains the basic intent of the regulation.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The Applicant has shown considerable effort in proposing a sensible project which both protects and enhances the existing and desired State Road 7. The project's massing, scale, rhythm, and architectural elements, and site layout are compatible with the adjacent neighborhood. It is a much needed improvement for the overall site and State Road 7 as well.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property owners to build an economically feasible development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. The development of this site will enhance the property's appearance and that of surrounding areas; as well as improve the community.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The requested variance is not economically based and better serves the intent of the applicable regulations. As stated by the Applicant, this Variance is needed "to provide the unique mix of uses proposed and the residential structure close to Griffin Road." Granting the Variance will allow the Applicant to create a development which continues and reinforces the existing suburban fabric of adjacent neighborhoods.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of Criteria and Findings for Sign Variances as stated in the City of Hollywood's Zoning and Land Development Regulations Article 5.

VARIANCE 2: Increase the number of permitted wall signs for Wendy's from one to three (west, north and south facades).

VARIANCE 3: Increase the number of permitted wall signs for Wawa from two to three (east, west, and north facades).

CRITERION 1: The variance is not contrary to the public interest.

ANALYSIS: Increasing the number of allowable signs, in order to provide signs on each façade is not contrary to the public interest. As the site has multiple access points and internal circulation, the additional signage is intended to provide better business identification.

FINDING: Consistent.

CRITERION 2: The variance is required due to special conditions.

ANALYSIS: The site has multiple access points and internal circulation that in turn allows these businesses (Wawa and Wendy's) to have multiple store frontages which led to the need for additional signage.

FINDING: Consistent.

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

ANALYSIS: The Zoning and Land Development regulations allow for one wall sign per street frontage. The signs fronting State Road 7 and Griffin Road are allowed by right. But signs facing internal access road necessitate a Variance. Although the Applicant is proposing multiple signs, given the site configuration having multiple access and internal circulation, the proposed sign design is proportional and compatible with building design and overall project. As such, staff is recommending approval.

FINDING: Consistent.

Analysis of Criteria and Findings for Design Review as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the 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.

ANALYSIS: The commercial building's design is representative of the user's prototype; while the residential building is contemporary with protruding volumes that accentuates

the building architecture. The ground floor is emphasized by concrete frames and the use of glass as predominant wall material providing transparency and visual base for the building. The upper portion of the façade is articulated with an array of alternating balconies, accentuated with concrete canopies creating dynamic facades. The design overall is contemporary, while maintaining overall cohesion with the use of similar architectural elements, treatments, and materials. Materials include glass, stucco, various stone veneers and architectural screens and louvers. The architectural details for proposed buildings fit harmoniously with the building's mass.

FINDING: Consistent.

CRITERION 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.

ANALYSIS: There is no predominant architectural style along this corridor. Redevelopment of this vacant site would be a step in progress in beautifying State Road 7. Since State Road 7 and Griffin Road are commercial corridors, the proposed development is consistent with the surrounding buildings in scale, massing, and placement. Therefore, it maintains a uniform alignment with the existing street profile; as well as with other buildings proposed in the entire development. Architectural detailing is provided in harmony with the surrounding built environment using an array of materials to provide an identity for the buildings while creating a cohesive fabric. The overall design is reflective of its time, clearly a product of the current architecture.

FINDING: Consistent.

CRITERION 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass 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. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed development varies in scale and mass, creating a transition in vertical language. The ground floor is emphasized by concrete frames and the use of glass as predominant wall material providing transparency and visual base for the building. The upper façades are articulated with an array of alternating balconies, accentuated with concrete canopies creating dynamic facades. It was designed contextually and its massing, scale, rhythm, and architectural elements, are compatible with the adjacent commercial corridors. As stated by the Applicant, "each building is strategically placed to provide maximum functionality for the pedestrian and vehicular traffic." Meeting all setback requirements, the building placement also creates a consistent pattern with the adjacent community.

FINDING: Consistent.

CRITERION 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.

ANALYSIS: The proposed landscape helps articulate the property and enhance the design of the buildings. A variety of native plants and trees are proposed to work in concert with the existing site trees. Vehicular use areas are landscaped along the perimeter and with internal islands, improving the image of the site and the overall environment.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article five of the Hollywood Zoning and Land Development Regulations on August 8, 2017. Therefore, staff recommends approval, if the Rezoning, Waiver, Master Development Plan, Modifications, Variances, and Design are granted and with the following conditions:

- a. Should this item be approved, it shall become effective upon approval and recordation of the Plat;
- b. The Applicant continue to work with the City's Landscape Architect to ensure adequate landscape buffer is provided;
- c. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a unified plan of development as reflected on the Site Plan, be submitted prior to the issuance of Building Permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C);
- d. Prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C) for any of the commercial uses infrastructure and site work for the entire development shall be completed, and the residential component of the project shall be under construction;
- e. A Public Improvement (Traffic Signal) Bond and Traffic Signalization Agreement will be provided by the Applicant. Applicant shall post a Public Improvement Bond with the City of Hollywood providing security for the full amount of the cost of design and construction of a traffic signal at Griffin Road and SW 44 Avenue, including any right-of-way or geometric improvements required during the traffic signal permitting process. The amount of the security shall be equal to 125 percent (125%) of the cost estimate prepared by the Applicant's signal design/traffic engineer, and subject to approval by the City Engineer. The security will be in effect for a period of not less than two (2) years after completion and issuance of Certificate of Occupancy for the entire project, all phases, as identified on the Site Plan. Traffic Signal Warrant Study shall be conducted by the Applicant's engineer at the request of the City Engineer and/or prior to release of the Public Improvement Bond. At any time, if the installation of a traffic signal is warranted and approved by the applicable agencies, the Applicant shall immediately proceed to initiate the design and construction related activities for the signal's installation at full cost to the Applicant with no limitations. If, at the end of the post development two years bonding period, it is determined that the traffic signal at the subject intersection is not warranted, the full amount of the Public Improvement Bond will be returned to the Applicant.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map
ATTACHMENT C: Existing Zoning Regulations
ATTACHMENT D: Proposed Zoning Regulations

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: _____

Location Address: NE corner of 441 and Griffin Road, Hollywood
Lot(s): Parcel A Block(s): _____ Subdivision: Griffin 441 Plaza and Marlene Plaza

Folio Number(s): 5041-25-30-0010 and 5041-25-26-0010

Zoning Classification: SR7 CCD-RC (C-4)(C-3) Land Use Classification: Medium High Density Comm

Existing Property Use: Vacant lot Sq Ft/Number of Units: 266,073 sq. ft.

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): No

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

Explanation of Request: PD Rezoning and site plan for multifamily structure, WAWA, Wendy's, Storage facility, waiver of 10-acre requirement, and variance

Number of units/rooms: 180 Residential Units Average size of Units: 802.88 SF
Sq Ft: _____

Value of Improvement: \$42,000,000 Estimated Date of Completion: 4/31/18

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

Name of Current Property Owner: LL Hart Development, LLC

Address of Property Owner: 7200 W. Camino Real, Boca Raton, FL 33433

Telephone: 561-952-2501 Fax: _____ Email Address: Donny@privcapcompanies.com

Name of Consultant/Representative/Tenant (circle one): Lon Tabatchnick

Address: 3501 N. Ocean Drive, Hollywood, FL 33019 Telephone: 954-922-6491

Fax: _____ Email Address: LonT@Lojeta.com

Date of Purchase: 12/31/14 Is there an option to purchase the Property? Yes () No (x)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Wilson C. Atkinson, III, Esq.

Tripp Scott, P.A. Address: 110 SE 6 St., Suite 1500

Fort Lauderdale, FL 33301 Email Address: WCA@TrippScott.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: _____

Date: 7/18/17

Donny Cohen, Authorized Agent, LL Hart Development, LLC

PRINT NAME: _____

Date: _____

Signature of Consultant/Representative: _____

Date: 7/18/17

Lon Tabatchnick

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

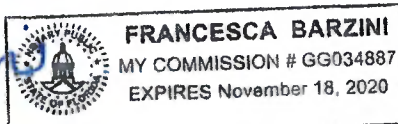
I am the current owner of the described real property and that I am aware of the nature and effect the request for PD Rezoning and Site Plan _____ to my property, which is hereby made by me or I am hereby authorizing Lon Tabatchnick to be my legal representative before the PD Board and City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 18 day of July, 2017

Donny Cohen
Signature of Current Owner

Guillermo Barzini
Notary Public



State of Florida

Donny Cohen, Authorized Agent

Print Name

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

LL HART DEVELOPMENT, LLC

7200 W. Camino Real, Suite 200
Boca Raton, FL 33433

OWNER AUTHORIZATION

May 31, 2017

City of Hollywood
Planning Department
2600 Hollywood Boulevard
Hollywood, FL 33020

Re: Project: 441 ROC
Applicant: LL Hart Development, LLC

Dear Sir or Madam:

This letter will confirm that I am the authorized agent and signatory for the Owner/Applicant, LL HART DEVELOPMENT, LLC.

This will further confirm that the Applicant designates LON TABATCHNICK as its Agent for the filing of all necessary applications for the project known as "441 ROC", and further designates MATTHEW H. SCOTT, ESQUIRE and WILSON C. ATKINSON, III, ESQUIRE, of the law firm of TRIPP SCOTT, P.A., as its attorney representatives.

Very truly yours,

LL HART DEVELOPMENT, LLC,
a Florida limited liability company

By: PRIVCAP MANAGER, LLC,
a Florida limited liability company

Its: Manager

By:



Daniel "Donny" Cohen

Its: Manager



MATTHEW H. SCOTT
(954) 760-4911
Email: MHS@TrippScott.com

August 1, 2017

VIA HAND DELIVERY

Arceli Redila, LEED AP
Planning Administrator
City of Hollywood
Department of Development Services
2600 Hollywood Blvd, Suite 315
Hollywood, Florida 33022-9045

**RE: 17-DPZ-21 - 441 ROC - Criteria Statement for Planned Development Rezoning,
Waiver of 10 Acre Requirement, Variance Justification, and PD Modifications
Explanation**

Dear Arceli:

LL Hart Development LLC (“Applicant”), owner of real property in Hollywood, Florida generally located on the northeast corner of U.S. 441 and Griffin Road, through undersigned counsel, proposes developing the property with an innovative mixed-use project that will: (1) bring the first Wawa to the City of Hollywood, (2) include a brand new, modern-designed Wendy’s restaurant, (3) activate Griffin Road with an elegantly articulated eight-story residential building offering one hundred eighty market-rate rental apartments, and (4) provide a small self-storage facility for residents of the multifamily building and nearby neighbors. The plans and renderings included with the application demonstrate this project will measurably contribute to the City’s revitalization efforts in this area. The Applicant looks forward to working with the City of Hollywood on this exciting development.

The real property contemplated for this project is comprised of the Griffin 441 Plaza Plat and the Marlene Plaza Plat, which together total approximately 6.1 acres and will be referred to as “the Property.” The Griffin-441 Plaza Plat has an underlying base zoning of C-4, and the Marlene Plaza Plat has an underlying base zoning of C-3. Both are located within the SR7 Commercial Corridor – Resort Commercial Sub-Area (SR 7 CCD-RC) overlay district and are designated with a land use of Medium-High Intensity Commercial. The abutting real property to the west of the Property is located in the Town of Davie and the land directly east and north east is within the boundaries of the City of Dania Beach.

In order to achieve the goals of this project, rezoning the Property to the “PD – Planned Development District” zoning category will be necessary. The rezoning will allow for the diversification of uses on the Property and a creative project that will serve resident and visitor demands in the area. As discussed below and depicted in the plans submitted with this application, the Applicant can show by competent substantial evidence that:

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1. It complies with the primary Zoning and Land Development Regulations for a Planned Development and rezoning (see attached Rezoning Criteria Statement);
2. A waiver from the 10-acre minimum size requirement for a PD rezoning is warranted for this project;
3. The Application complies with the criteria for a peripheral landscape setback variance;
4. The proposed number of parking spaces, related parking configurations, and landscaping for vehicular use areas on site are sufficient to justify City Commission modification of the existing requirements; and
5. A minimal variance from the signage requirements is appropriate for this development.

Compliance with Planned Development District Criteria (§ 4.15 PD Planned Development District)¹:

C. Unified Control. All land included for the purpose of development within a Planned Development District shall be under the control of the applicant (an individual, partnership or corporation, or group of individuals, partnerships or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed Planned Development which shall be certified by the Department. The applicant shall agree in the application for rezoning to the following:

1. To proceed with the proposed development according to the provisions of these regulations, conditions attached to the rezoning of the land to Planned Development, and the approved master development plan;
 2. To provide, subsequent to rezoning and prior to the issuance of a building permit, any agreements, contracts, covenants, deed restrictions or sureties as reasonably deemed necessary by the City, and in a form acceptable to the City, to assure that the development proceeds in accordance with prior approvals and to further provide for continuing operation and maintenance of such areas, functions and facilities which are not proposed to be provided, operated, or maintained at public expense;
 3. To bind their successors in title to any commitments made as set forth above;
- and
4. If the developer elects to administer common open space through an association or nonprofit corporation, said organization shall conform to the applicable laws of the State of Florida.

The Property contemplated for the PD rezoning is under unified ownership and control by LL Hart Development LLC. Legal documents were provided with the application evidencing the unified control and copies of the title for each parcel are included with this criteria statement. The Applicant acknowledges the other potential conditions of this Section C and will work with the City on any of them as they may arise during the review and permitting process.

¹ The criteria from City of Hollywood Zoning and Land Development Regulations are in bold and Applicant responses are in italics.

D. Permitted Uses. The uses permitted in a Planned Development, as set forth below, must be consistent with the provisions herein, as may be further revised by the City of Hollywood Comprehensive Plan:

- 1. All residential uses permitted by the City of Hollywood Comprehensive Plan;**
- 2. Business uses located in a Planned Development which is intended to be predominantly residential or intended to meet the neighborhood shopping and service needs of the Planned Development and not the general needs of the surrounding area. Such uses shall be grouped in convenient centers designed as integral, harmonious parts of the Planned Development appropriately buffered and screened from residential uses (whether within or outside the Planned Development) to protect them from unsightliness, noise, odors and other characteristics incompatible with residential uses. Businesses should be pedestrian oriented and accessible to walkways and bicycle paths. The center should consist of neighborhood shopping and personal services consistent with the daily needs of the Planned Development;**
- 3. Business uses in a Planned Development which is intended to be predominantly commercial, office or resort to include all commercial uses consistent with Medium High/High Residential, General Business and Office categories of the City of Hollywood Comprehensive Plan;**
- 4. Resort uses in a Planned Development may include entertainment and recreational uses permitted in the Central Beach and Recreational districts as well as those uses permitted by the City of Hollywood Comprehensive Plan;**
- 5. Uses and structures which are customarily accessory and clearly incidental to principal uses and structures may be permitted, subject to regulations applying thereto; and**
- 6. In connection with residential uses in waterfront property, wet dockage or moorage of private pleasure craft shall be permitted subject to regulations applying thereto.**

The Applicant proposes the following four uses for the PD plan: multifamily residential, gasoline service station with convenience store (Wawa), restaurant with drive-thru (Wendy's), and self-storage facility. The three commercial uses support and serve the residential component, as well as the existing neighboring residential areas. The residential structure is placed on the southeast corner of the Property, directly abutting Griffin Road. Eight stories tall, the residential building will have a formal lobby, lush pool area/gym/clubhouse on the second floor, and an attached parking garage. Positioned close to Griffin Road, it will create pedestrian interest along a major roadway and activate this area at the ground level.

The Wawa is positioned on the southwest corner (north and west of the existing Happy Pappy's liquor store and sub shop) and the Wendy's is intended for the northwest corner, with the storage facility situated on the northern side of the site, effectively in the back of the Property. The commercial uses along U.S. 441 fit well in the overall design, as they are popular uses along a busy road. The storage facility will be placed in the back of the Property, as this is the least active of the uses proposed in the PD plan. In between the commercial uses and the residential use are landscaping, connecting internal roads, and sidewalks, serving to round out the planned development.

E. Land use and design regulations:

1. Minimum size of planned development. All Planned Developments shall contain a minimum of ten acres of land under unified control. This minimum may be waived by the City Commission upon the recommendation of the Planning and Development Board.

The Property subject to this Planned Development Rezoning application is approximately 6.1 acres. The Applicant respectfully requests the City Commission waive the 10-acre requirement to allow for this innovative mixed-use project on a site that has been vacant and underutilized for many years in an area of Hollywood in need of development and investment. The beautifully-designed multifamily residential structure proposed along Griffin Road will create pedestrian activity and interest along the street. The value of this alone justifies waiver of the 10-acre requirement, not to mention the increased tax revenue from the project, new landscaping proposed throughout the site, and the addition of popular uses in Wawa and Wendy's.

2. Maximum density.

a. The total number of dwelling units permitted in a Planned Development shall not exceed the total number of units permitted by the City of Hollywood Comprehensive Plan.

The City of Hollywood Comprehensive Plan permits 36 residential units per acre, indicating the maximum density on this 6.1 acre parcel is approximately 219 residential units. The Applicant proposes only 180 residential units.

3. Minimum lot area, distance between structures, frontage and setbacks.

a. No minimum lot size shall be required within a Planned Development.

b. No minimum distance between structures shall be required within a Planned Development, except as required by the Florida Building Code. The appropriate distance between structures shall be evaluated on an individual development basis by the City Commission, upon recommendation of the Planning and Development Board, after considering the type and character of the building types within a development.

The distances between the structures comply with the Florida Building Code.

The distance between the Wendy's and the Storage Building is 122'-6".

The distance between the Wendy's and the WAWA is 124'-4".

The distance between the WAWA and the Residential Structure is 107'-3".

The distance between the Storage Building and the Residential Structure is 55'-9".

c. Each dwelling unit or other permitted use shall have access to a public street, either directly or indirectly, via an approach, private road, pedestrian way, court or other area dedicated to public or private use of a common easement guaranteeing access. Permitted uses are not required to front on a dedicated road. The City shall be allowed access on privately owned roads, easements and common open space to insure the police and fire protection of the area, to meet emergency needs, to conduct City services and to generally insure the health, safety and welfare of the residents of the Planned Development.

The residential structure abuts and has two direct points of access to Griffin Road. The other uses have access to U.S. 441 and Griffin Road. The PD master plan shows internal circulation for vehicles and pedestrians.

d. There are no required setbacks or yards except for the following:

1. Internal streets. There shall be a setback of not less than 25 feet in depth abutting all public road rights-of-way within a Planned Development District.

Not applicable.

2. External streets. There shall be a peripheral landscaped setback from all external streets of the Planned Development of not less than 25 feet in depth.

The Applicant is seeking a variance from the peripheral setback requirement to allow for smaller setbacks on the west and south side of the Property. See attached Variance Statement.

4. Maximum height of structures. No maximum height of structures shall be required within a Planned Development. The City Commission upon recommendation of the Planning and Development Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Hollywood Comprehensive Plan.

The underlying existing zoning for the Property allows a maximum height of 175 feet. The maximum height proposed for the residential structure is under 100 feet.

5. Total site coverage. The City Commission upon recommendation of the Planning and Development Board shall determine the appropriate total site coverage on an individual development basis after considering the character and intensity of the proposed development.

The total site coverage of the development is 59,229 square feet, which is 22.2% of the Property.

6. Off-street parking and loading requirements. Off-street parking and loading requirements shall meet all the requirements of Article 7 of the City of Hollywood Zoning and Land Development Regulations unless expressly modified by the City Commission.

The Applicant is requesting a few modifications to the parking requirements by the City Commission. The Wawa and the Wendy's provide ample parking spaces for their uses. The storage facility has enough parking spaces as well. The residential structure has less parking spaces than are required by the Code, but the Applicant is requesting the City Commission authorize the use of the storage facility parking spaces for any overflow parking required by the residential structure. The residential structure provides 1.3 parking spaces per residential unit, which is slightly less than the 1.5 ratio required by Code. The residential structure will appeal

to young professionals, with the vast majority of units being studios or one-bedrooms. Thus, the provided parking will suit the needs of the tenant mix, and accordingly, the Applicant requests the City Commission modify the parking requirements for the residential structure to require 1.3 parking space per residential unit.

In addition, the Applicant requests the City Commission modify the at-grade parking lot 10 foot setback requirement. The Applicant proposes setbacks smaller than 10 feet for two of the parking areas. In order to maximize the number of parking spaces and provide for the unique mix of uses within the Planned Development, the Applicant was unable to provide 10 foot setbacks from the parking areas on the north and southeast side of the Property. The Applicant requests the City Commission modify the parking area requirements for the Planned Development to allow for no setbacks from the at-grade parking lots.

Another modification the Applicant requests from the City Commission relates to terminal parking islands. The Code requires that each terminal parking island have 190 square feet of pervious area. All terminal parking islands on site contain at least 190 square feet of pervious area except for two islands in the Wawa parking area that are located on the south side near a loading area behind the Happy Pappy's Store. The two islands referenced contain 122 square feet and 80 square feet of pervious area respectively. The Applicant requests the City Commission authorize this minor modification to the terminal parking island requirement, as it will have a de minimis impact on the overall appearance and amount of landscaping of the project as a whole.

7. Landscaping.

a. All landscaping shall meet the requirements of Article 9 of the City of Hollywood Zoning and Land Development Regulations unless expressly modified by the City Commission.

b. All undesirable exotic vegetation, including melaleuca, Brazilian pepper, Australian pine or other vegetation deemed undesirable by the Broward County Urban Forester, shall be removed by the applicant according to a schedule approved by the City. However, the City may allow certain undesirable exotic vegetation to remain at the request of the applicant for good cause.

Due to the unique mix of uses on the site and their associated dimensional requirements, the proposed landscaping cannot meet the exact requirements of the regulations. A variance is being requested for the peripheral landscape buffer.

In addition, the Applicant respectfully requests the City Commission modify the requirement that 25% of the total square footage of the paved vehicular use area be landscaped. The vision for the Planned Development with its unique mix of uses coupled with the demands of the residential structure, including lobby area and parking garage, limited the Applicant's ability to provide as much landscaping as is required by the amount of paved vehicular use area. The Applicant proposes 14.7% landscaping in relation to the total square footage of the vehicular use area. In square footage terms, the paved vehicular use area is 144,684 square feet, and the landscaped area (less the peripheral landscape buffer) is 21,376 square feet. In an effort to accommodate this shortfall of landscaped area, the Applicant proposes providing a

“Tree Garden” on the southwest corner of the Property. The Applicant requests the City Commission modify the vehicular use area landscape requirements to allow 24.7%, instead of 25%.

All undesirable vegetation, if any, will be removed.

8. Underground utilities. Within the Planned Development, all utilities including telephone, television cable and electrical systems shall be installed underground. Primary facilities providing service to the site may be exempted from this requirement. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. The developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted above ground.

Utilities will be installed underground.

9. Internal circulation. A Planned Development shall provide an internal circulation system for use by both motorized and non-motorized transportation modes that is orderly, well oriented to the user, coherent with the structure of use and in balance with the intensity of activity. The circulation system should encourage the safe and convenient use of non-motorized transport modes and dissuade the inefficient or excessive use of the automobile.

The PD Master Plan provides a coherent, sensible internal circulation system for vehicles and pedestrians.

10. Energy conservation. A Planned Development shall incorporate passive energy conservation measures in its site design in accordance with Chapter 52, South Florida Building Code. Such measures shall include, but need not be limited to, the directional orientation of buildings, the location of windows, minimization of radiant heat absorption and the inclusion of energy-efficient landscaping.

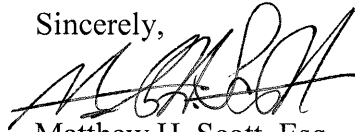
The PD Master Plan incorporates passive energy conservation measures such as white roofing for the residential structure, water containment, and use of an efficient mechanical system.

11. Use of reclaimed water. A Planned Development shall incorporate the use of reclaimed water in cases where it has been determined by the Utilities Director that the use of reclaimed water is feasible and in the best interest of the City of Hollywood.

The use of reclaimed water for this project is not feasible.

Thank you for your consideration of the Applicant's requests. Please contact me if you need additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. H. Scott', written over a horizontal line.

Matthew H. Scott, Esq.
For the Firm

MHS:cgc

17-DPZ-21 - 441 ROC
Rezoning Criteria Statement

The Applicant is seeking to rezone the Property from its current zoning which is “SR 7 CCD Resort Commercial Sub-Area” to “Planned Development.” As discussed herein, the Applicant meets the criteria for the rezoning.

City of Hollywood Zoning and Land Development Regulations, Article 5.3.K.2 provides the criteria for a rezoning petition. The Applicant must show that the petition complies with criterions K.2.a and K.2.b. and meets two or more of criterions K.3.c through K.3.e. The rezoning criteria is:

- a. That the petition for a change of zoning district will not result in spot zoning or contract zoning;**
- b. That the proposed change is consistent with, and in furtherance of the Goals, Objectives and Policies of the City's Comprehensive Plan;**
- c. That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary;**
- d. The proposed change will not adversely influence living conditions in the neighborhood; and**
- e. That the proposed change is compatible with the development(s) within the same district/neighborhood.**

The Applicant's justifications for the criteria are:

a. The rezoning petition is not spot zoning or contract zoning. The Applicant is seeking to rezone the Property to Planned Development to provide a unique mix of uses, including a multi-family residential building, a Wawa, a Wendy's, and a storage facility. The rezoning will allow all of the uses in one development, with design flexibility to accommodate each use in the limited space available. Moreover, the uses serve and/or complement the existing uses in the area. In fact, planning staff at the City envisioned a mixed use residential development in this area with the preexisting zoning, which is essentially what the Applicant proposes. The rezoning will allow greater flexibility with regard to landscaping, spacing requirements, and parking calculations.

b. The proposed rezoning is consistent with, and in furtherance of the Goals, Objectives, and Policies of the City's Comprehensive Plan. A primary objective of the City's Comprehensive Plan is to encourage redevelopment of underdeveloped areas. The Comprehensive Plan also aims to promote the best standards and quality of living for residents of the City and its visitors. The Property has sat vacant for many years. The proposed rezoning will allow the Applicant to provide a new Wawa and Wendy's, two very popular consumer uses. In addition, the project will include a multifamily building with luxury amenities, which the City currently does not have much of in that area. These uses will improve the standard and quality of living for residents and visitors, while simultaneously redeveloping an underutilized corner of the City.

Moreover, the Comprehensive Plan encourages pedestrian activity and street-activating development. The sidewalks and pedestrian paths proposed, along with the positioning of the residential structure close to Griffin Road, will have an activating effect on the area, whereas currently the Property and its surroundings are somewhat stagnant and not pedestrian friendly.

c. This criterion is not applicable to this petition.

d. The proposed rezoning will not adversely influence living conditions in the neighborhood. In fact, the rezoning will allow for a development that will objectively improve conditions in the neighborhood. The project will create jobs, tax revenue, a new housing option, and consumer-friendly uses. Sidewalks and landscaping will be improved upon as well.

e. The proposed zoning change is compatible with the developments in the neighborhood. U.S. 441 and Griffin Road are heavily traveled roadways. The Wawa and Wendy's will be popular among vehicular commuters in the area. Moreover, the multifamily structure will complement the other residential offerings in the vicinity, and was specifically designed to have a minimalistic effect, in terms of massing and height. The neighborhood has a mix of uses, including a casino, shopping centers, mobile homes, and light industrial properties. Thus, the proposed mixed use project will be compatible with the diverse uses in the vicinity.

17-DPZ-21 - 441 ROC

Variance Statement for 25 Foot Peripheral Landscape Setback from External Streets

The Applicant is seeking a variance from the peripheral setback requirement to allow for smaller setbacks on the west and south side of the Property. Due to the interesting diversity of the project, the Planned Development provides for the following peripheral landscape setbacks from the two external streets:

South: 6'-0", 37'-4", 13'-4", 51'-0"

West: 10'-1", 9'-10", 16'-3", 9'-6", 19'-2".

As discussed herein, the Applicant meets the criteria for this variance.

Article 5.3.F., City of Hollywood Zoning and Land Development Regulations:

1. Variances. Except as set forth in division F.2. below, no Variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.

a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

The Applicant requests a variance from the 25 foot peripheral landscape setback called for by the Planned Development zoning district requirements. This variance maintains the basic intent and purpose of the regulations, in that the variance actually has a positive effect on the stability and appearance of the City. By allowing the Applicant to situate the uses closer to the external streets, in lieu of the large landscape buffer, the variance allows the project to have an activating, pedestrian-friendly impact on 441 and Griffin Road. This, in turn, promotes the stability and appearance of the City by ensuring the project is successful over the long term.

b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The requested Variance is compatible with the surrounding land uses and would not be detrimental to the community. A commercial vehicle storage lot is directly north of the proposed Wendy's. Prefabricated homes/trailers are located directly north of the PD's storage facility and parking area, with an access road between the prefabricated homes and an existing wooden fence. To the east of the Property are commercial uses. Thus, a reduced landscape setback on the west and south sides, far from these neighboring uses, will have no effect on the uses to the north and east.

On the west and south side are major roadways. Allowing for reduced setbacks along Griffin Road and SR 441 will promote pedestrian interaction with the PD uses and activate the area. In fact, city staff requested that the Applicant bring the residential building closer to Griffin Road. Thus, the peripheral landscape setback variance is compatible with the surrounding land uses and would not be detrimental to the community.

c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and

The requested Variance is consistent with the goals and objectives of the Comprehensive Plan. The Property has sat vacant for years, and the proposed PD offers to revitalize this corner with popular consumer uses and an architecturally unique residential building. The reduced landscape setback allows for this creative project, which supports the redevelopment and economic development objectives and goals of the Comprehensive Plan. Moreover, the proposed residential building offers 180 market rate rental units to an area of Hollywood the Comprehensive Plan targeted for multifamily residential development. Overall, the mixed-use project is fundamentally consistent with the City's vision for this part of Hollywood and approving the landscape buffer variance will facilitate the project.

d. That the need for the requested Variance is not economically based or self-imposed.

The need for the Variance is not economically based or self-imposed. The Applicant needs the variance from the peripheral landscaping requirement to provide the unique mix of uses proposed and the positioning of the residential structure close to Griffin Road. The Applicant wants to provide ample landscaping, as seen by the large landscaping area on the southwest corner of the Property.

e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

This criterion is not applicable to the requested Variance.

17-DPZ-21 - 441 ROC
Variance Statement for Proposed Number of Wall Signs

Article 8.5.B.2, City of Hollywood Zoning and Land Development Regulations, permits one wall sign per street frontage and requires the sign to face the street. The Applicant is seeking a variance from these requirements to allow Wendy's and Wawa to each have three wall signs. Wendy's proposes wall signs on the west, south, and north sides of the proposed structure. Wawa proposes wall signs on the east, west, and north sides of the proposed structure.

As discussed herein, the Applicant meets the criteria for this variance.

Article 5.3.F., City of Hollywood Zoning and Land Development Regulations:

1. Variances. Except as set forth in division F.2. below, no Variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.

a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

The proposed planned development has multiple access points and internal circulation. The request for increased wall signage is intended to help customers know where to go and allow the businesses to identify themselves. Functionally, the project design has the effect of giving Wendy's and Wawa multiple frontages, justifying additional wall signage. This variance accommodates the uniqueness of the project and does not undermine the stability or appearance of the city. The intent of the signage regulations is maintained, in that the proposed signs assist customers and provide business identification in a tasteful manner.

b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The project sits on the corner of the busy intersection of Griffin Road and US 441. Wendy's and Wawa each propose wall signs for the faces of their structures facing US 441. They also propose signs that will be internal to the Planned Development. Accordingly, these signs will have no negative impact on the surrounding community. One of Wendy's proposed signs faces north, directly abutting a commercial vehicle storage lot which is separated from the Property by a wooden fence. This use to the north together with the fence in place suggest the sign will not be detrimental or otherwise impactful at all to the neighbor.

c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and

The requested Variance is consistent with the goals and objectives of the Comprehensive Plan. The Property has sat vacant for years, and the proposed PD offers to revitalize this corner with popular consumer uses and an architecturally unique residential building. The request for

increased signage is consistent with the vision for this project to be a vibrant, productive planned development, as the signage will support the businesses proposed for the Property.

d. That the need for the requested Variance is not economically based or self-imposed.

The need for the Variance is not economically based or self-imposed. The internal circulation on site creates multiple frontages for the businesses, which led to the need for increased signage.

e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

This criterion is not applicable to the requested Variance.



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ENG. CA No. 28787

July 27, 2017

Arceli Redila, LEED AP
Planning & Development Services Administrator
City of Hollywood
Department of Development Services
2600 Hollywood Blvd, Suite 315
Hollywood, FL 33020

Re:	Owner/Applicant:	LL Hart Development, LLC
	Address/Location:	Generally located on the northeast corner of State Road 7 and Griffin Road
	Subject:	Design Criteria

Dear Arcelia,

Below are the design criteria responses for the above mentioned development.

Design Criteria

1. Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the 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.

The aim of the design of this development is to aesthetically enhance the surrounding environment and provide a positive enclosure with pedestrian friendly access ways. Traditional materials are incorporated into the construction of the development but with a modern aesthetic feel. The four buildings incorporated into the site are each strategically placed to provide maximum functionality for the pedestrian and vehicular traffic.

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.

The proposed modern development aesthetically enhances the neighboring environment setting an example for future developments. The architectural styles incorporate the simplicity of the surrounding environment while providing a fresh new look through the use of materials.



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ENG. CA No. 26767

3. **Scale/Massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass 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. Architectural details include, but are not limited to, banding, molding, and fenestration.

The proposed development varies in scale and mass. The surrounding environment is at a smaller scale but the development takes that into consideration by slowly increasing height as you move through the development. The larger scale residential building provides insets into the building mass giving a more vertical language to help break up the larger mass and make it more appropriate for the surrounding environment.

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

The proposed landscaping contains a variety of native and compatible plant types and forms, again enhancing the architecture, pedestrian access ways and most importantly the over all environment.

Regards,

Stephane L'Ecuyer, AIA, AR93637

President, International Design Engineering & Architecture LLC

NE CORNER OF 441 AND GRIFFIN RD, HOLLYWOOD, FL

ISSUED FOR SITE PLAN APPROVAL

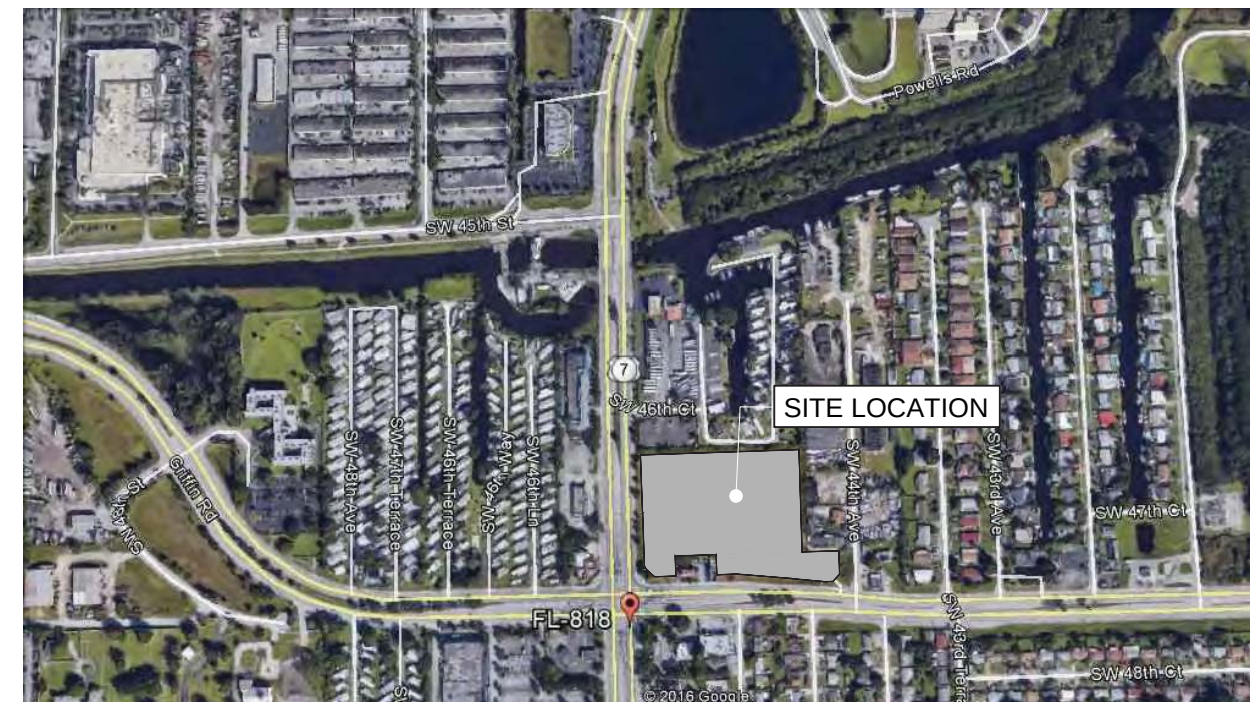
MEETING DATES:

PRELIMINARY TAC - 05-01-2017

FINAL TAC.- 06-19-2017

Drawing index:

		ISSUED	ISSUED	ISSUED	ISSUED
ARCHITECTURAL DRAWINGS		04-03-2017	06-05-2017	07-18-2017	07-27-2017
NAME		REQUIREMENTS			
COVER	PROJECT TITLE & DRAWING LIST	A. SITE PLAN	✓	✓	✓
Survey	COPY OF SURVEY	SURVEY	✓	✓	✓
A-1	MASTER DEVELOPMENT PLAN	A. SITE PLAN	✓	✓	✓
A-2	NOT USED	A. SITE PLAN	✓	✓	
A-3	SITE PLAN	A. SITE PLAN	✓	✓	✓
A-3.1	SITE DIAGRAM, SIGNAGE ELEVATIONS, RESID. PROGRAM	A. SITE PLAN		✓	✓
A-4	SITE PROFILES AND PHASING PLAN	A. SITE PLAN	✓	✓	
A-4.1	RESIDENTIAL BUILDING GROUND FLOOR LEVEL	A. SITE PLAN		✓	
A-4.2	RESIDENTIAL BUILDING SECOND PARKING LEVEL	A. SITE PLAN		✓	
A-5	RESIDENTIAL BUILDING POOL LEVEL FLOOR PLAN	A. SITE PLAN	✓	✓	
A-6	RESIDENTIAL BUILDING TYPICAL LEVEL FLOOR PLAN	A. SITE PLAN	✓	✓	
A-7	RESIDENTIAL BUILDING ELEVATIONS	A. SITE PLAN	✓	✓	
A-8	RESIDENTIAL BUILDING ELEVATIONS	A. SITE PLAN	✓	✓	
A-9	RESIDENTIAL BUILDING ELEVATION AND SECTIONS	A. SITE PLAN	✓	✓	
A-10	RESIDENTIAL BUILDING 3D SCHEMATIC IMAGES	A. SITE PLAN	✓	✓	
A-10.1	RESIDENTIAL BUILDING 3D	A. SITE PLAN		✓	
A-11	RESIDENTIAL BUILDING ROOM TYPOLOGIES	A. SITE PLAN	✓	✓	
A-12	STORAGE BUILDING FLOOR PLANS AND ELEVATIONS	A. SITE PLAN	✓	✓	
A-12.1	STORAGE BUILDING 3d	A. SITE PLAN		✓	
A-13	NOT USED	A. SITE PLAN	✓		
CIVIL DRAWINGS			04-03-2017	06-05-2017	07-18-2017
PGD	PAVING, GRADING AND DRAINAGE PLAN	C. CIVIL PLAN	✓	✓	✓
SITE	SITE GEOMETRY AND PAVEMENT MARKINGS PLAN	C. CIVIL PLAN		✓	✓
WS	WATER AND SEWER PLAN	C. CIVIL PLAN			✓
LANDSCAPE DRAWINGS			04-03-2017	06-05-2017	07-18-2017
LA-1	LANDSCAPE AREA AND DIMENSION PLAN	B. LANDSCAPE	✓	✓	✓
LA-2	LANDSCAPE PLAN	B. LANDSCAPE	✓	✓	✓
LA-3	LANDSCAPE DETAILS	B. LANDSCAPE			✓
LA-4	TREE DISPOSITION PLAN	B. LANDSCAPE			✓
WENDY'S DRAWINGS			04-03-2017	06-05-2017	07-18-2017
A1.1	WENDY'S FLOOR PLAN	D. WENDY'S	✓	✓	✓
A1.3	WENDY'S ROOF PLAN	D. WENDY'S		✓	✓
A2.1	WENDY'S EXTERIOR ELEVATIONS	D. WENDY'S	✓	✓	✓
TE-1	TRASH ENCLOSURE PLANS, ELEVATIONS AND DETAILS	D. WENDY'S	✓		✓
C-1	WENDY'S ENLARGED SITE PLAN	D. WENDY'S	✓	✓	✓
C-2	WENDY'S PAVING AND DRAINAGE PLAN	D. WENDY'S	✓	✓	✓
C-3	WENDY'S UTILITY PLAN	D. WENDY'S	✓	✓	✓
C-4	WENDY'S SIDEWALK DETAILS	D. WENDY'S	✓		✓
PM-1	SITE DETAILS	D. WENDY'S		✓	✓
WAWA DRAWINGS			04-03-2017	06-05-2017	07-18-2017
A1	WAWA ENLARGED FLOOR PLAN	E. WAWA	✓	✓	✓
A4	WAWA EXTERIOR ELEVATIONS	E. WAWA	✓	✓	✓
A4.1	WAWA EXTERIOR ELEVATIONS	E. WAWA	✓	✓	✓
WAWA F85 FBL	STORE	E. WAWA	✓	✓	✓
GAS CANOPY STACKED 8	TRASH COMPOUND FLSQ17-R	E. WAWA	✓	✓	✓



LOCATION MAP
SCALE: N.T.S.



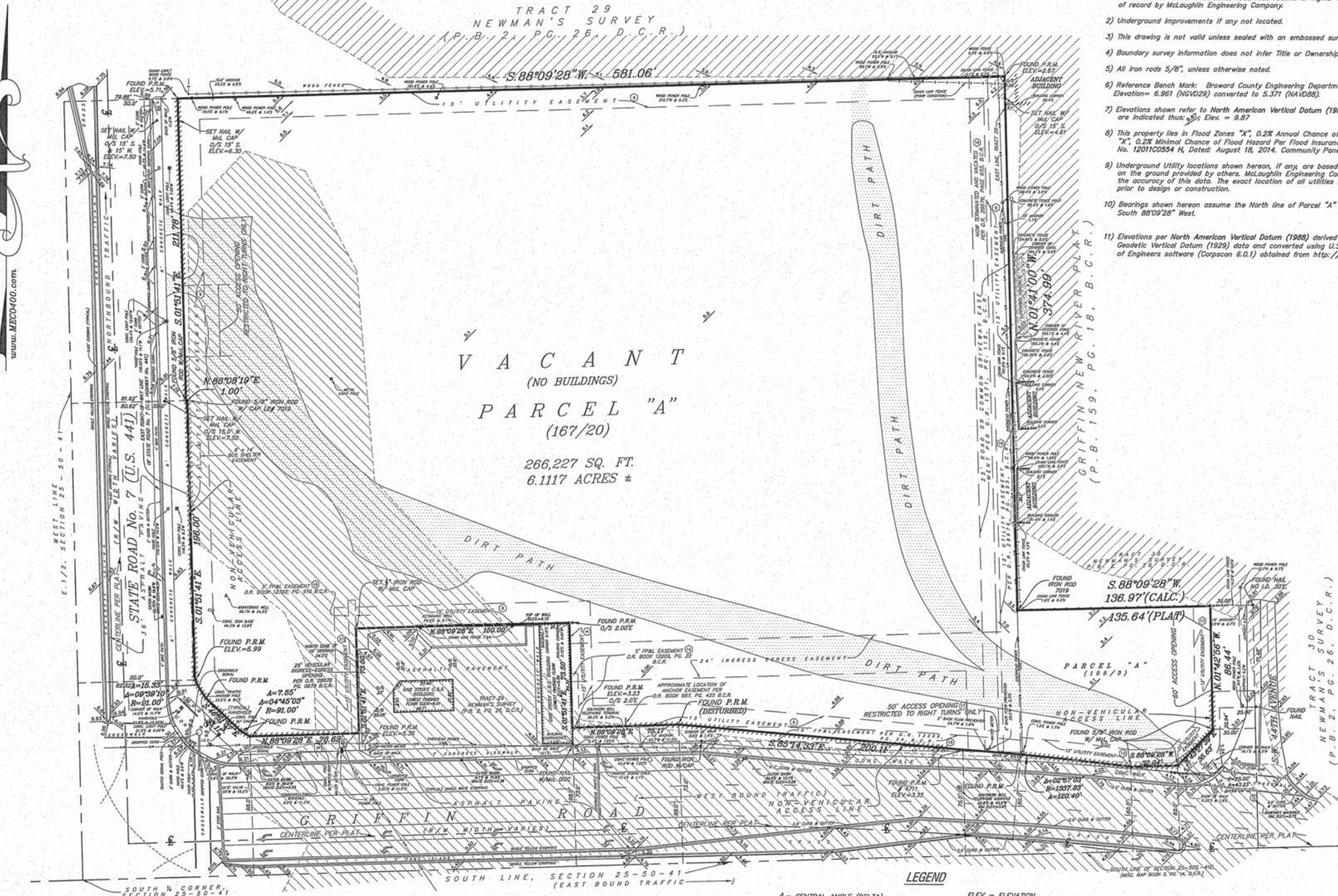
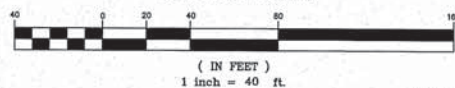
prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615

ALTA/NSPS LAND TITLE SURVEY

P ARCEL "A", GRIFFIN - 441 PLAZA, P.B. 167, PG. 20, B.C.R.

P ARCEL "A", MARLENE PLAZA, P.B. 155, PG. 3, B.C.R.

GRAPHIC SCALE



NOTES:

- 1) 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.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Department, Bench Mark # 1479, Elevation= 6.961 (NGVD29) converted to 5.371 (NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 5.87$.
- 8) This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard & "X", 0.2% Minimal Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0554 N, Dated: August 16, 2014, Community Panel No. 125113.
- 9) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Bearings shown hereon assume the North line of Parcel "A" (167/20) as South 88°09'28" West.
- 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

Location Sketch

Not To Scale

Legal Description

Parcel "A" of GRIFFIN - 441 PLAZA, according to the plat thereof, as recorded in Plat Book 167, Page 20, of the public records of Broward County, Florida.

TOGETHER WITH:

Parcel "A" of MARLENE PLAZA, according to the plat thereof, as recorded in Plat Book 155, Page 3, of the public records of Broward County, Florida.

This description describes the same real property as described in Special Warranty Deed recorded in O.R. Book 29737, Page 0904, B.C.R. Less right-of-way dedicated by recorded Plat Book 167, Page 20, B.C.R. and Plat Book 155, Page 3, B.C.R.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 266,227 Square Feet or 6.1117 Acres more or less.

Title Notes

This survey reflects any easements, road reservations or rights of way of record affecting this property per First American Title Insurance Company Commitment No: 5011612-1062-3706443 Effective Date February 6, 2017 at 8:00A.M.

Notes corresponding to Schedule "B", Section II, exceptions of the above referenced title commitment.

9. Easements per Plat Book 167, Page 20, B.C.R. affect this property as shown.
10. Matters per Plat Book 2, Page 26, B.C.R. does not affect this property, as property has been replatted.
11. Agreement per O.R. 29689, Page 979, B.C.R. affects this property (no easements contained therein).
12. Agreement per O.R. 29689, Page 991, B.C.R. affects this property (no easements contained therein).
13. Easements per Plat Book 155, Page 3, B.C.R. affect this property as shown (Agreement per O.R. 28918, Page 1515 B.C.R. restricts Parcel "A" of MARLENE PLAZA to a parking lot).
14. Easement per O.R. 12209, Page 22, B.C.R. affects this property as shown.
15. Easement per O.R. 12209, Page 24, B.C.R. affects this property as shown.
16. Easement per O.R. 12392, Page 910, B.C.R. affects this property as shown.
17. Agreement per O.R. 19448, Page 407, B.C.R. affects this property (no easements contained therein).
18. Agreement per O.R. 21304, Page 31, B.C.R., affects this property (Nothing Plottable).
19. Easement per O.R. 28676, Page 655, B.C.R. affects this property as shown.
20. Agreement per O.R. 28676, Page 668, B.C.R. affects this property (no easements contained therein).
21. Easement per O.R. 28676, Page 678, B.C.R. affects this property as shown.
23. Agreement per O.R. 28976, Page 368, B.C.R. affects this property (no easements contained therein).

ALTA/NSPS CERTIFICATION

Roc Capital Holdings LLC, a Delaware limited liability company, Loan Funder LLC, Series 1946, a Delaware series limited liability company, and their respective successors and assigns; First American Title Insurance Company; Old Palm Title, LLC; LL Hart Development, LLC

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.

The fieldwork was completed on March 31, 2017.

Date of Plat or Map, April 2, 2017.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" 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 24th day of August, 2005.

Revised and additional certifications added this 26th day of January, 2006.

General revisions made this 20th day of July, 2006.

Revised certifications this 23rd day of August, 2006.

Resurveyed this 9th day of January, 2008.

Resurveyed this 19th day of August, 2016.

Resurveyed this 31st day of March, 2017.

Revised Boundary added this 23rd day of June, 2017.

Revised Title Commitment and Certifications added this 27th day of June, 2017.

McLAUGHLIN ENGINEERING COMPANY

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

OFFICE NOTES

FIELD BOOK NO. TDS-48, Print, LB# 2604/37.38, EFB, PRINT

JOB ORDER NO. U-1281, U-4107, U-1683, V2260

CHECKED BY:

DRAWN BY: S.P., RDR, JMM

FLOOD ZONE HATCH LEGEND

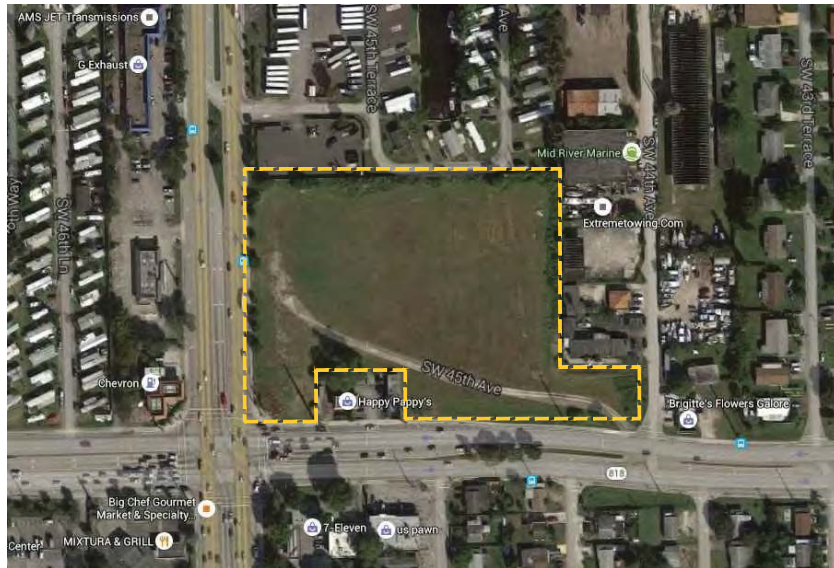
- = FLOOD ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD
- = FLOOD ZONE "X" MINIMAL CHANCE OF FLOOD HAZARD
- = FLOOD ZONE "AH" ELEVATION=5.0'

A = 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
W/MC CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
C.O.C. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
I.C.V. = IRRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
A.L.P. = ALUMINUM LIGHT POLE
C.L.P. = CONCRETE LIGHT POLE
M.L.P. = METAL LIGHT POLE
W.L.P. = WOOD LIGHT POLE

ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
C.O. = CENTERLINE OF RIGHT-OF-WAY
F.P.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.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
P.C.D. = POLLUTION CONTROL DEVICE
H.H. = HAND HOLE
L.P. = LIGHT POLE
W.P.P. = WOOD POWER POLE
W.V. = WATER VALVE

FILE NO: 05-3-160(17)

1 AERIAL IMAGES



2 GENERAL SITE INFORMATION



SELECTED PROPERTY-FOLIO: 504125300010
Source: Broward County Property Appraiser
2015 AERIALS
0 80 ft

Site Address	US 441, HOLLYWOOD	Parcel #	5041 25 30 0010
Property Owner	LL HART DEVELOPMENT LLC	Millage	0513
Mailing Address	PO BOX 801931 MIAMI FL 33280	Use	10

LEGAL DESCRIPTION	PARCEL "A" OF GRIFFIN - 441 PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
-------------------	--

LOT SIZE	266,073 (NET) SQ. FT. (6.1088 ACRES) FOLIO: 5041-25-30-0010
----------	---

DESCRIPTION	VALUE
CURRENT ZONING	SR7 CCD - RC
PROPOSED ZONING	PLANNED DEVELOPMENT
CURRENT LAND USE	TRANSIT ORIENTED CORRIDOR
CURRENT USE	VACANT

2 GENERAL INFORMATION CONTINUED

DESCRIPTION	ALLOWED	PROVIDED	GROSS BUILDING AREA
NUMBER OF RESIDENTIAL UNITS	36 UNITS PER ACRE (36 * 6.1088 ACRES = 219 UNITS)	180 UNITS	272, 400 SQ FT
NON-RESIDENTIAL	TYPE	GROSS BUILDING AREA	
	RESTAURANT	2,562 SQ FT	
	WAREHOUSE / STORAGE	27,105 SQ FT	
	SERVICE STATION (16 FUEL DISPENSERS) WITH CONVENIENCE STORE	6,119 SQ FT	
TOTAL SITE AREA	266,073 (NET) SQ. FT. (6.1088 ACRES)		
TOTAL BLDG FOOTPRINT	59, 559 SQ. FT. (1.37 ACRES) 22% OF SITE		
TOTAL VEHICULAR USE AREA	144,683 SQ. FT. (3.32 ACRES) 54% OF SITE		
LANDSCAPE AREA (MINUS, PERIMETER LANDSCAPE SETBACK AREA)	20,726 SF (0.48 ACRES) 14% OF VEHICULAR USE AREA		
TOTAL LANDSCAPE AREA	42,102 SF (0.97 ACRES) 15.8% OF SITE		

3 SETBACKS

RESIDENTIAL			RESTAURANT			STORAGE / WAREHOUSE			SERVICE STATION & CONVENIENCE STORE		
DESCRIPTION	ALLOWED	PROVIDED	DESCRIPTION	ALLOWED	PROVIDED	DESCRIPTION	ALLOWED	PROVIDED	DESCRIPTION	ALLOWED	PROVIDED
FRONT (SOUTH)	0'-0"	13'-4"	FRONT (WEST)	0'-0"	69'-8"	FRONT (EAST)	0'-0"	233'-10"	FRONT (WEST)	0'-0"	160'-4"
REAR (NORTH)	0'-0"	168'-2"	REAR (EAST)	0'-0"	433'-6"	REAR (WEST)	0'-0"	268'-3"	REAR (EAST)	0'-0"	346'-1"
SIDE (EAST)	0'-0"	32'-0"	SIDE (NORTH)	0'-0"	30'-0"	SIDE (NORTH)	0'-0"	12'-0"	SIDE (NORTH)	0'-0"	253'-2"
SIDE (WEST)	0'-0"	333'-7"	SIDE (SOUTH)	0'-0"	306'-0"	SIDE (SOUTH)	0'-0"	245'-11"	SIDE (SOUTH)	0'-0"	30'-6"

4 HEIGHTS PROVIDED

RESIDENTIAL			RESTAURANT			STORAGE / WAREHOUSE			SERVICE STATION & CONVENIENCE STORE		
DESCRIPTION	ALLOWED MAX.	PROVIDED	DESCRIPTION	ALLOWED MAX.	PROVIDED	DESCRIPTION	ALLOWED MAX.	PROVIDED	DESCRIPTION	ALLOWED MAX.	PROVIDED
HEIGHT	175'-0"	95'-4"	HEIGHT	175'-0"	25'-0"	HEIGHT	175'-0"	40'-0"	HEIGHT	175'-0"	33'-4"

5 PARKING DATA

DESCRIPTION	VALUE	REQUIRED	PROVIDED
RESIDENTIAL	USE : APARTMENT UNITS - 1.5 SPACES PER UNIT	306 SPACES	230 SPACES
	BREAK DOWN OF REQUIRED STANDARD PARKING SPACES		
	180 UNITS X 1.5 = 270 SPACES		
	GUEST PARKING		
RESTAURANT	60 % TIMES THE GROSS FLOOR AREA OF BLDG THEN 1 PER 60 SQ FT OF THE RESULTING FLOOR AREA	25 SPACES	36 SPACES
	BREAK DOWN OF REQUIRED: STANDARD PARKING SPACES		
	(2562 SF / 100 SF) = 25 SPACES		
	LOADING		
WAREHOUSE/STORAGE	1 PER 1000 SQ. FT.	19 SPACES	19 SPACES
	BREAK DOWN OF REQUIRED: STANDARD PARKING SPACES		
	19620 SF / 1000 = 19 SPACES		
	LOADING		
SERVICE STATION / CONVENIENCE STORE	1 PER 250 SQ. FT.	24 SPACES	49 SPACES
	BREAK DOWN OF REQUIRED: STANDARD PARKING SPACES		
	6119 SF / 250 = 24 SPACES		
	LOADING		
TOTAL STANDARD PARKING SPACES		REQUIRED TOTAL - 374	PROVIDED TOTAL - 334

6 PROJECT SUMMARY

SUMMARY OF REQUESTS: VARIANCES, MODIFICATIONS AND WAIVERS			
RE-ZONING	FROM SR7 CCD RC TO PLANNED DEVELOPMENT		
WAIVER	ACREAGE REQUIREMENT FOR PD		
	REQUIRED	PROVIDED	
	10 ACRES	6 ACRES	
MODIFICATION	PARKING LOT SETBACK	REQUIRED	PROVIDED
		10'-0"	4'-6"
	PARKING REDUCTION	REQUIRED	PROVIDED
		374	334
VARIANCE	VEHICULAR USE AREA / LANDSCAPING	REQUIRED	PROVIDED
		25%	14%
	25 FT PERIPHERAL LANDSCAPE BUFFER	REQUIRED	PROVIDED
		25'-0"	51'-10" MAXIMUM TO 5'-5" MINIMUM
	SIGN VARIANCE - INCREASE NUMBER OF PERMITTED WALL SIGNS FOR RESTAURANT AND SERVICE STATION / CONVENIENCE STORE		



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
HOLLYWOOD, FL 15-820US

MEETING DATES:
PRELIMINARY TAC - 05-01-2017
FINAL TAC - 06-19-2017

MASTER DEVELOPMENT PLAN



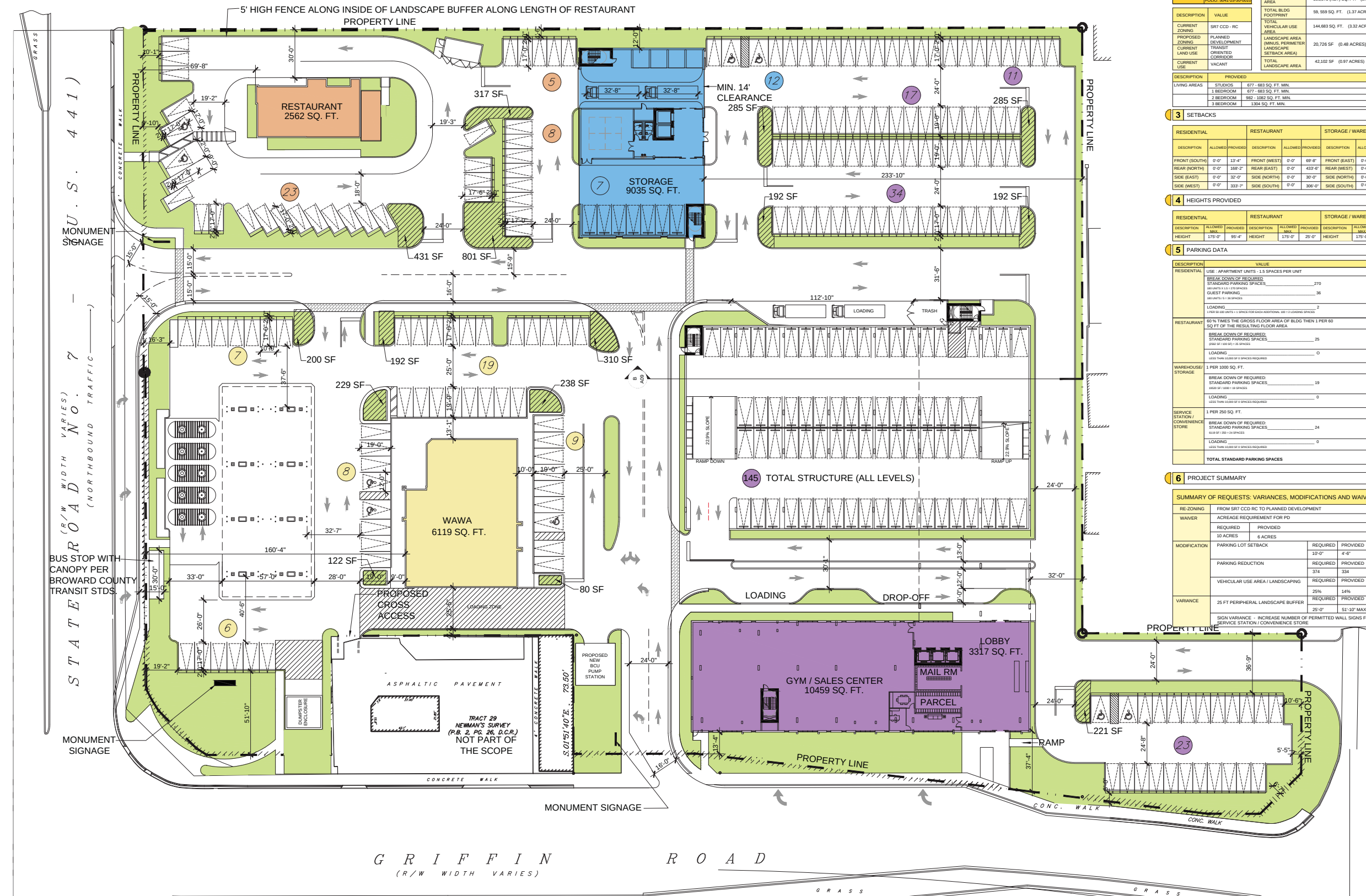
20900 NE 30th Ave., Suite 914
Aventura, FL 33180
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Fax: (305) 931-0279
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Scale: N.T.S.

Date: 2017-07-27

Sheet: A1

TRACT 29
NEWMAN'S SURVEY
(P.B. 2, PG. 26, D.C.R.)



2

GENERAL INFORMATION

LEGAL DESCRIPTION	PARCEL 'A' OF GRIFFIN 441 PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		DESCRIPTION	
	NUMBER OF RESIDENTIAL UNITS	ALLOWED	PROVIDED	GROSS BUILDING AREA
LOT SIZE	266,073 (NET) SQ. FT. (6.1088 ACRES) POLY. 9446 26, 30, 32	36 UNITS PER ACRE (36 * 6.1088 ACRES = 219 UNITS)	180 UNITS	272, 400 SQ. FT.
		NON-RESIDENTIAL	TYPE	GROSS BUILDING AREA
CURRENT ZONING	SR1 CDD - RC	WAREHOUSE / STORAGE	27,105 SQ. FT.	2,562 SQ. FT.
		SERVICE STATION (16 FUEL DISPENSERS) WITH CONVENIENCE STORE	6,119 SQ. FT.	
PROPOSED ZONING	PLANNED DEVELOPMENT	TOTAL SITE AREA	266,073 (NET) SQ. FT. (6.1088 ACRES)	
		TOTAL BLDG FOOTPRINT	98,569 SQ. FT. (1.37 ACRES)	22% OF SITE
CURRENT LAND USE	ORIENTED COMMERCIAL	TOTAL VEHICULAR USE AREA	144,883 SQ. FT. (3.32 ACRES)	54% OF SITE
		TOTAL LANDSCAPE AREA (MINUS PERIMETER LANDSCAPE SETBACK AREA)	20,726 SF (0.48 ACRES)	14% OF VEHICULAR USE AREA
CURRENT USE	VACANT	TOTAL LANDSCAPE AREA	41,102 SF (0.97 ACRES)	15.8% OF SITE
DESCRIPTION	PROVIDED			
LIVING AREAS	STUDIOS 677 - 883 SQ. FT. MIN.			
	1 BEDROOM 677 - 883 SQ. FT. MIN.			
	2 BEDROOM 882 - 1082 SQ. FT. MIN.			
	3 BEDROOM 1304 SQ. FT. MIN.			

SETBACKS			
RESIDENTIAL	ALLOWED	PROVIDED	DESCRIPTION
FRONT (SOUTH)	0'-0"	13'-4"	FRONT (WEST)
			0'-0"
REAR (NORTH)	0'-0"	168'-2"	REAR (EAST)
			0'-0"
SIDE (EAST)	0'-0"	32'-0"	SIDE (NORTH)
			0'-0"
SIDE (WEST)	0'-0"	333'-7"	SIDE (SOUTH)
			0'-0"

HEIGHTS PROVIDED			
RESIDENTIAL	ALLOWED	PROVIDED	DESCRIPTION
FRONT (SOUTH)	175'-0"	95'-4"	FRONT (WEST)
			175'-0"
REAR (NORTH)	175'-0"	25'-0"	REAR (EAST)
			175'-0"
SIDE (EAST)	175'-0"	40'-0"	SIDE (NORTH)
			175'-0"
SIDE (WEST)	175'-0"	33'-4"	SIDE (SOUTH)
			175'-0"

5

PARKING DATA

DESCRIPTION	VALUE	REQUIRED	PROVIDED
RESIDENTIAL	USE - APARTMENT UNITS - 1.5 SPACES PER UNIT	306 SPACES	230 SPACES
	BREAK DOWN OF REQUIRED		
	STANDARD PARKING SPACES 270		
	80 UNITS X 3.3 = 270 SPACES		
	GUEST PARKING 36		
	80 UNITS X 1 = 80 SPACES		
	LOADING 2	2 SPACES	2 SPACES
	1 PER 500 UNITS = 1 SPACE FOR EACH ADDITIONAL 500 + 2 LOADING SPACES		
RESTAURANT	60% TIMES THE GROSS FLOOR AREA OF BLDG THEN 1 PER 60 SQ FT OF THE RESULTING FLOOR AREA	25 SPACES	36 SPACES
	BREAK DOWN OF REQUIRED		
	STANDARD PARKING SPACES 25		
	9000 SF / 360 SF = 25 SPACES		
	LOADING 0	0 SPACES	0 SPACES
	1 PER 1000 SF OF SPACES REQUIRED		
WAREHOUSE/STORAGE	1 PER 1000 SQ. FT.	19 SPACES	19 SPACES
	BREAK DOWN OF REQUIRED		
	STANDARD PARKING SPACES 19		
	9000 SF / 480 SF = 19 SPACES		
	LOADING 0	0 SPACES	2 SPACES
	1 PER 1000 SF OF SPACES REQUIRED		
SERVICE STATION/CONVENIENCE STORE	1 PER 250 SQ. FT.	24 SPACES	49 SPACES
	BREAK DOWN OF REQUIRED		
	STANDARD PARKING SPACES 24		
	6000 SF / 250 SF = 24 SPACES		
	LOADING 0	0 SPACES	4 SPACES
	1 PER 2500 SF OF SPACES REQUIRED		
TOTAL STANDARD PARKING SPACES		REQUIRED	PROVIDED
		TOTAL - 374	TOTAL - 334

6

PROJECT SUMMARY

SUMMARY OF REQUESTS: VARIANCES, MODIFICATIONS AND WAIVERS

RE-ZONING	FROM SR7 CDD RC TO PLANNED DEVELOPMENT			
WAIVER	ACREAGE REQUIREMENT FOR PD			
	10 ACRES		PROVIDED	
	10 ACRES		6 ACRES	
MODIFICATION	PARKING LOT SETBACK		REQUIRED 10'-0"	PROVIDED 4'-6"
	PARKING REDUCTION		REQUIRED 374	PROVIDED 334
	VEHICULAR USE AREA / LANDSCAPING		REQUIRED 25%	PROVIDED 14%
	25 FT PERIPHERAL LANDSCAPE BUFFER		REQUIRED 25'-0"	PROVIDED 51'-10" MAXIMUM TO 5'-5" MINIMUM
	SIGN VARIANCE - INCREASE NUMBER OF PERMITTED WALL SIGNS FOR RESTAURANT AND SERVICE STATION / CONVENIENCE STORE			

- NOTES:
- ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW.
 - MAXIMUM FOOT CANDLES AT ALL PROPERTY LINES SHALL BE 0.5.
 - RESIDENTIAL BUILDING AND SITE SHALL MEET THE FLORIDA GREEN BUILDING COALITION CERTIFICATION.
 - DETECTABLE WARNINGS WILL BE PROVIDED AT ALL ACCESSIBLE CROSSWALKS.



RESIDENTIAL TOWER PROGRAM												
Last update: 02-02-2016												
	Floor	Height ft.	Parking provided	Parking Standard	Parking required	Circulation other area	Retail Area	Amenity Area	Sellable Area	Balconies & decks	Under A/C Area (Net)	Units
Residential Units	8	12'-0"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149
Residential Units	7	9'-8"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149
Residential Units	6	9'-8"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149
Residential Units	5	9'-8"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149
Residential Units	4	9'-8"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149
Residential Units	3	9'-8"	-	1.5	RU	39	3,274	-	-	20,875	1,350	24,149
Residential Units / Pool Area	2	9'-8"	-	1.5	RU	36	4,565	-	1,423	19,387	19,546	23,952
Retail/Lobby/Service	Amenities	1	17'-0"	85	-	-	-	-	10,534	-	-	10,534
Total		79'-5"							11,957	144,637	-	179,380
Parking spaces provided in parking structure:			149			270	Required Parking including guest (1 space for every 5 units)					
Total parking provided:			228			306						

Residential Units	Average SF per unit
Residential Units	802.88
Residential Units	802.88
Residential Units	802.88
Residential Units	802.88
Residential Units	802.88
Residential Units	802.88
Residential Units	807.79
Lobby/Amenities	
Average SF per unit (total sellable area/# of units) =	
803.54	

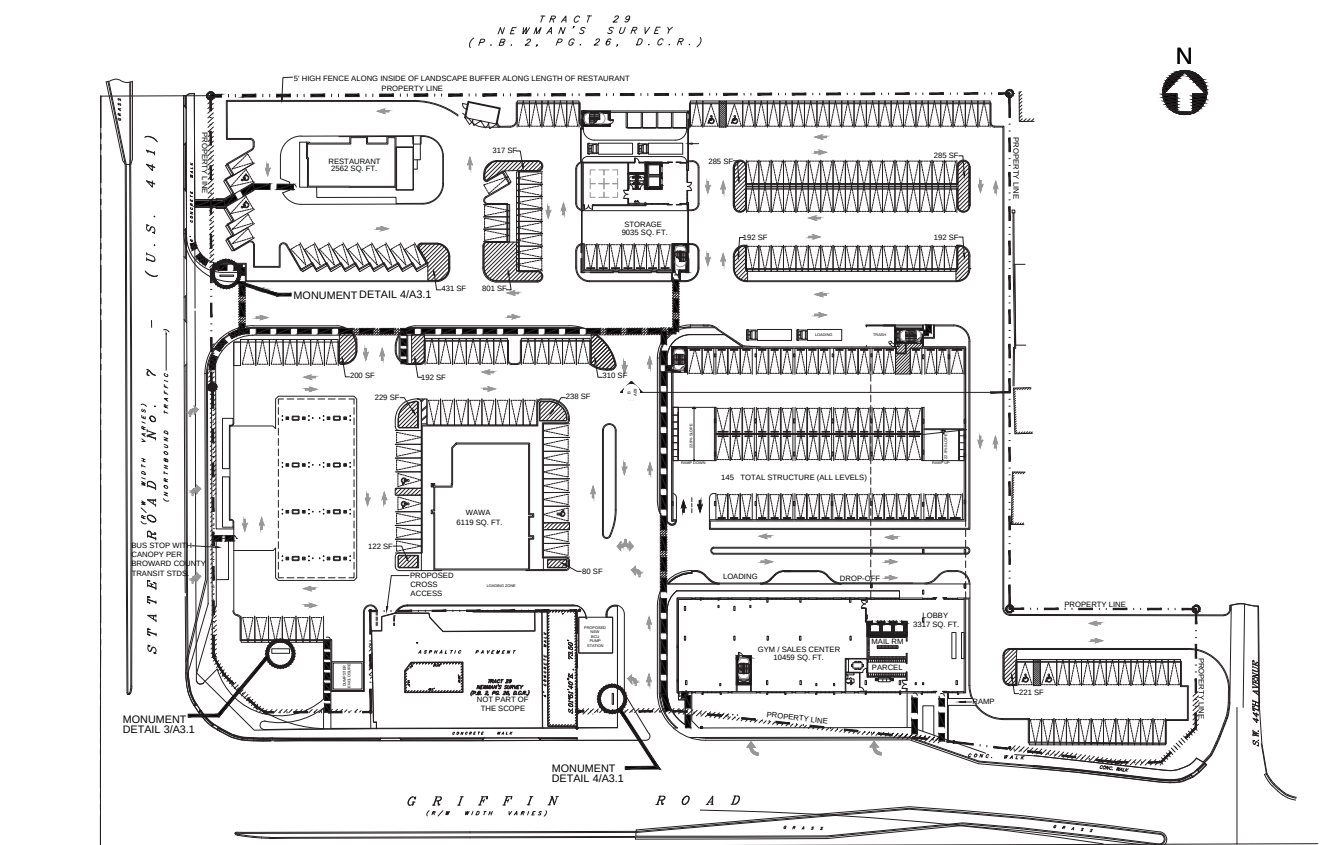
TYP. RESIDENTIAL UNIT FLOOR		
Levels 3-8		
LEASEABLE AREA	# ROOM	
UNIT A1	677	1
UNIT A2	677	1
UNIT A3	683	1
UNIT A4	677	1
UNIT A5	677	1
UNIT A6	677	1
UNIT A7	677	1
UNIT A8	677	1
UNIT A9	682	1
UNIT A10	682	1
UNIT B1	744	1
UNIT B2	744	1
UNIT B3	744	1
UNIT B4	744	1
UNIT B5	744	1
UNIT B6	744	1
UNIT B7	744	1
UNIT C1	982	2
UNIT C2	983	2
UNIT C3	996	2
UNIT C4	982	2
UNIT C5	976	2
UNIT C6	989	2
UNIT D	1304	3
UNIT E	1082	2
UNIT F	587	1
20875		

POOL / R. UNIT FLOOR		
Levels 2		
LEASEABLE AREA	# ROOM	
UNIT A1	677	1
UNIT A2	677	1
UNIT A3	683	1
UNIT A4	677	1
UNIT A5	677	1
UNIT A6	677	1
UNIT A7	677	1
UNIT A8	677	1
UNIT A9	682	1
UNIT A10	682	1
UNIT B1	744	1
UNIT B2	744	1
UNIT B3	744	1
UNIT B4	744	1
UNIT B5	744	1
UNIT B6	744	1
UNIT B7	744	1
UNIT C1	982	2
UNIT C2	983	2
UNIT C3	996	2
UNIT C4	982	2
UNIT C5	976	2
UNIT C6	989	2
UNIT D	1304	3
UNIT E	1082	2
UNIT F	587	1
19387		

TOTAL UNIT COUNT		
UNIT	# ROOMS	COUNT
UNIT A1	1	7
UNIT A2	1	7
UNIT A3	1	7
UNIT A4	1	7
UNIT A5	1	7
UNIT A6	1	7
UNIT A7	1	7
UNIT A8	1	7
UNIT A9	1	7
UNIT A10	1	7
UNIT B1	1	7
UNIT B2	1	7
UNIT B3	1	6
UNIT B4	1	6
UNIT B5	1	7
UNIT B6	1	7
UNIT B7	1	7
UNIT C1	2	7
UNIT C2	2	7
UNIT C3	2	7
UNIT C4	2	7
UNIT C5	2	7
UNIT C6	2	7
UNIT D	3	7
UNIT E	2	7
UNIT F	1	7
Total		180

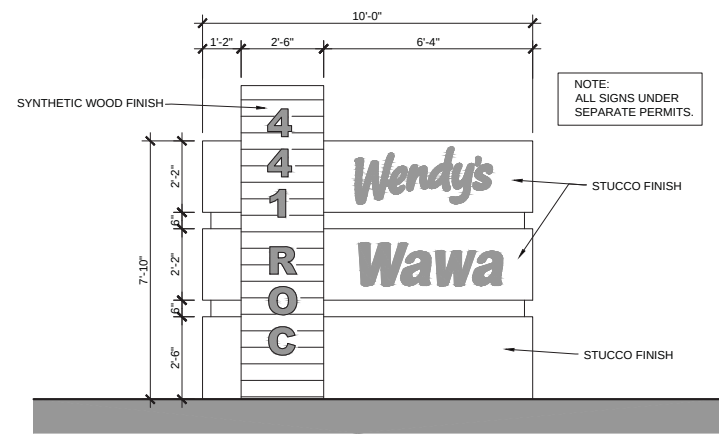
UNIT BREAKDOWN				
UNIT	TYPE	RM	LV	COUNT
UNIT A	10 TYPES	1	7	70
UNIT B	2 TYPES	1	6	12
UNIT A3	5 TYPES	1	7	35
UNIT C	6 TYPES	2	7	42
UNIT D		3	7	7
UNIT E		2	7	7
UNIT F		1	7	7
Total				180

CLIENT PARKING CALCULATIONS		
UNIT TYPE	UNIT	REQ. PARKING
3 Bedroom Units	7	14
2 Bedroom Units	49	98
1 Bedroom Units	111	117
Studios	7	7
Total		236
Parking provided		228



PEDESTRIAN PATH DIAGRAM AND MONUMENT SIGN LOCATION
SCALE: 1/64" = 1'-0"

LEGEND
PEDESTRIAN PATH



4 MONUMENT SIGN AT GRIFFIN AND 441 ENTRANCES
SCALE: N.T.S.



3 MONUMENT SIGN AT INTERSECTION OF GRIFFIN AND 441
SCALE: N.T.S.



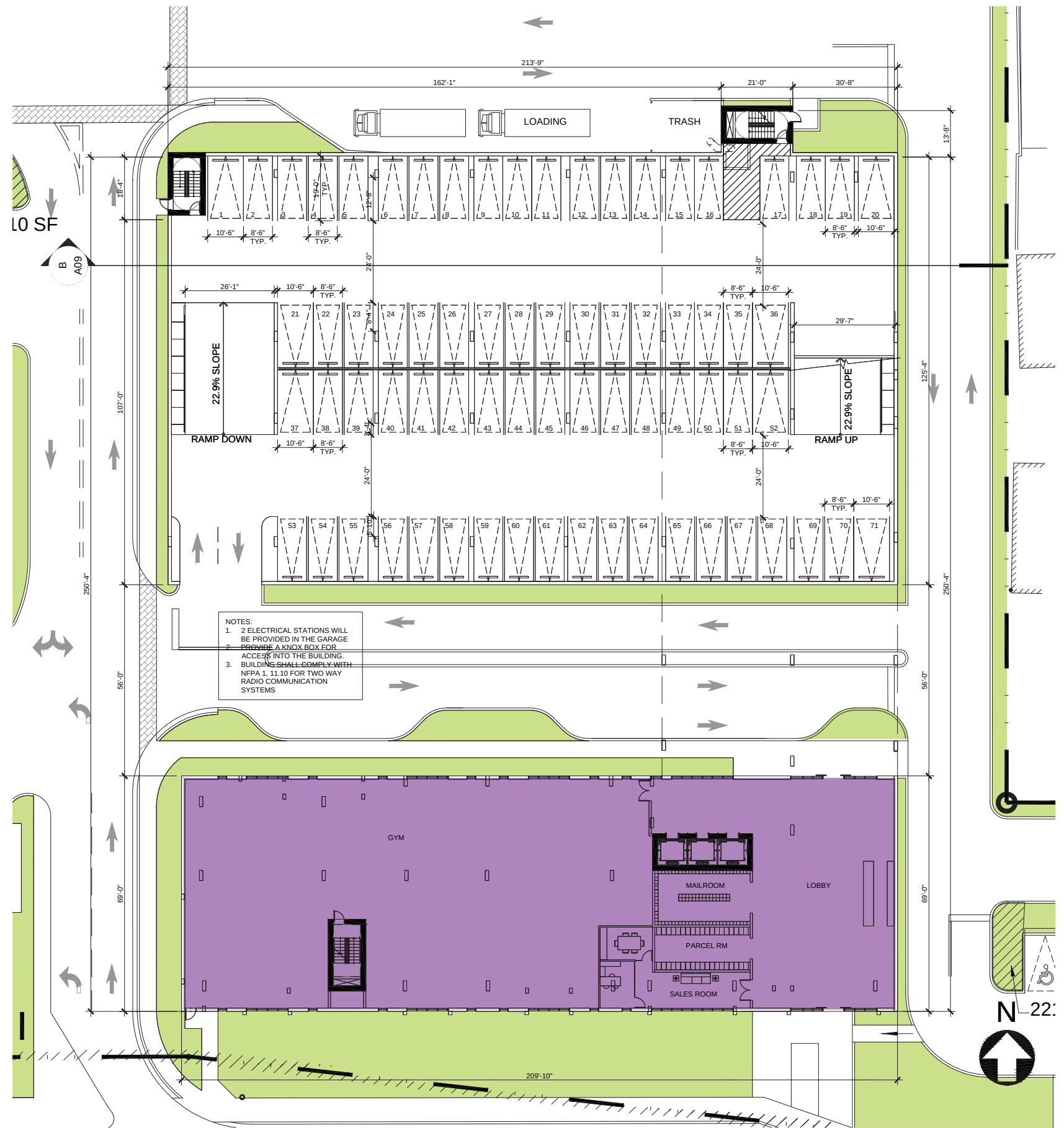
PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
HOLLYWOOD, FL 15-820US

MEETING DATES:
PRELIMINARY TAC - 05-01-2017
FINAL TAC - 06-19-2017

SITE DIAGRAMS



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Stephane L'Ecuyer AR 93637



- RESIDENTIAL GREEN BUILDING PRACTICES (PER ORDINANCE 151.151)
1. SANITATION SYSTEM FOR POOLS THAT REDUCES CHLORINE USAGE. TO CLAIM THIS ITEM, A SYSTEM THAT ELIMINATES THE USE OF LIQUID CHLORINE BY RECYCLING A SALT ALTERNATIVE, OR A SYSTEM THAT REDUCES THE AMOUNT OF LIQUID CHLORINE REQUIRED BY USING IONIZATION TECHNOLOGY MUST BE USED. AN ULTRA VIOLET AND OZONE SYSTEM THAT STERILIZES THE WATER WITHOUT THE USE OF CHEMICALS IS ALSO ACCEPTABLE. SYSTEMS MUST BE SHOWN ON PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.
 2. ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE RESIDENCE THAT CAN BE ENERGY STAR RATED MUST BE SO RATED TO CLAIM THIS ITEM. (THIS INCLUDES REFRIGERATOR, STOVE, WASHING MACHINE, DRYER, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLIANCES SUCH AS TOASTERS, MIXERS ETC.) ENERGY STAR APPLIANCES MUST BE VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION
 3. NO SHOWER WITH MORE THAN ONE SHOWER HEAD, AND ALL LOW FLOW SHOWER HEADS. LOW FLOW SHOWER HEADS ARE RATED AT A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE AT 80 PSI WATER PRESSURE. ONE SHOWER HEAD PER SHOWER AND LOW FLOW SHOWER HEADS MUST BE SHOWN ON PLUMBING PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION
 4. ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).
 5. CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.
 6. PROGRAMMABLE THERMOSTATS
 7. DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
 8. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
 9. ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.
 10. ACCESS TO PUBLIC TRANSPORTATION.

NOTES:
 1. 2 ELECTRICAL STATIONS WILL BE PROVIDED IN THE GARAGE
 2. PROVIDE A KNOX BOX FOR ACCESS INTO THE BUILDING.
 3. BUILDING SHALL COMPLY WITH NFPA 1, 11.10 FOR TWO WAY RADIO COMMUNICATION SYSTEMS



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
 HOLLYWOOD, FL 15-820US

MEETING DATES:
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RESIDENTIAL FLOOR PLAN 01

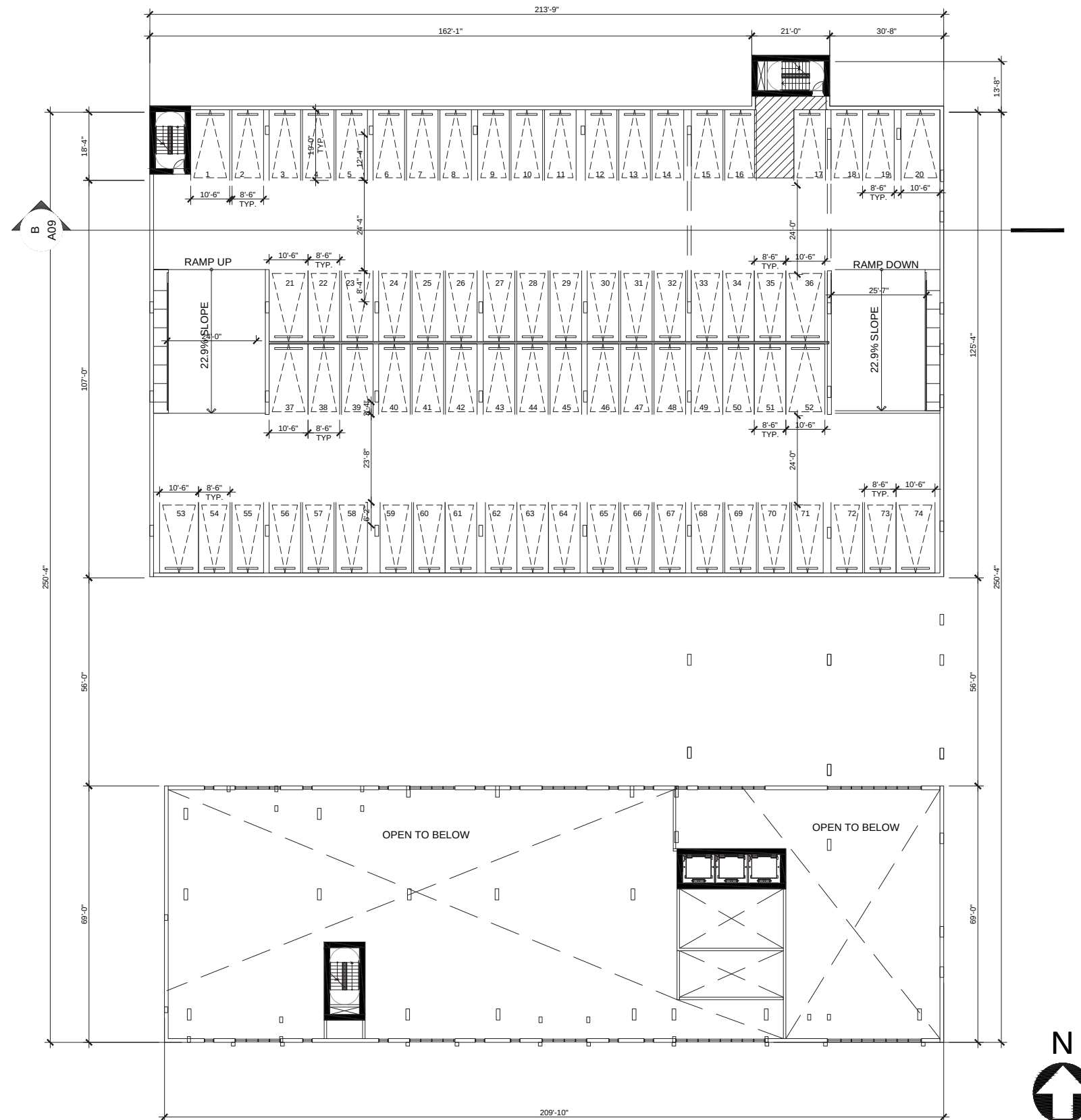


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Sheet4.1



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
HOLLYWOOD, FL 15-820US

MEETING DATES:
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RESIDENTIAL FLOOR PLAN 02



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Sheet4.2



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
 HOLLYWOOD, FL 15-820US

MEETING DATES:
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POOL LEVEL FLOOR PLAN

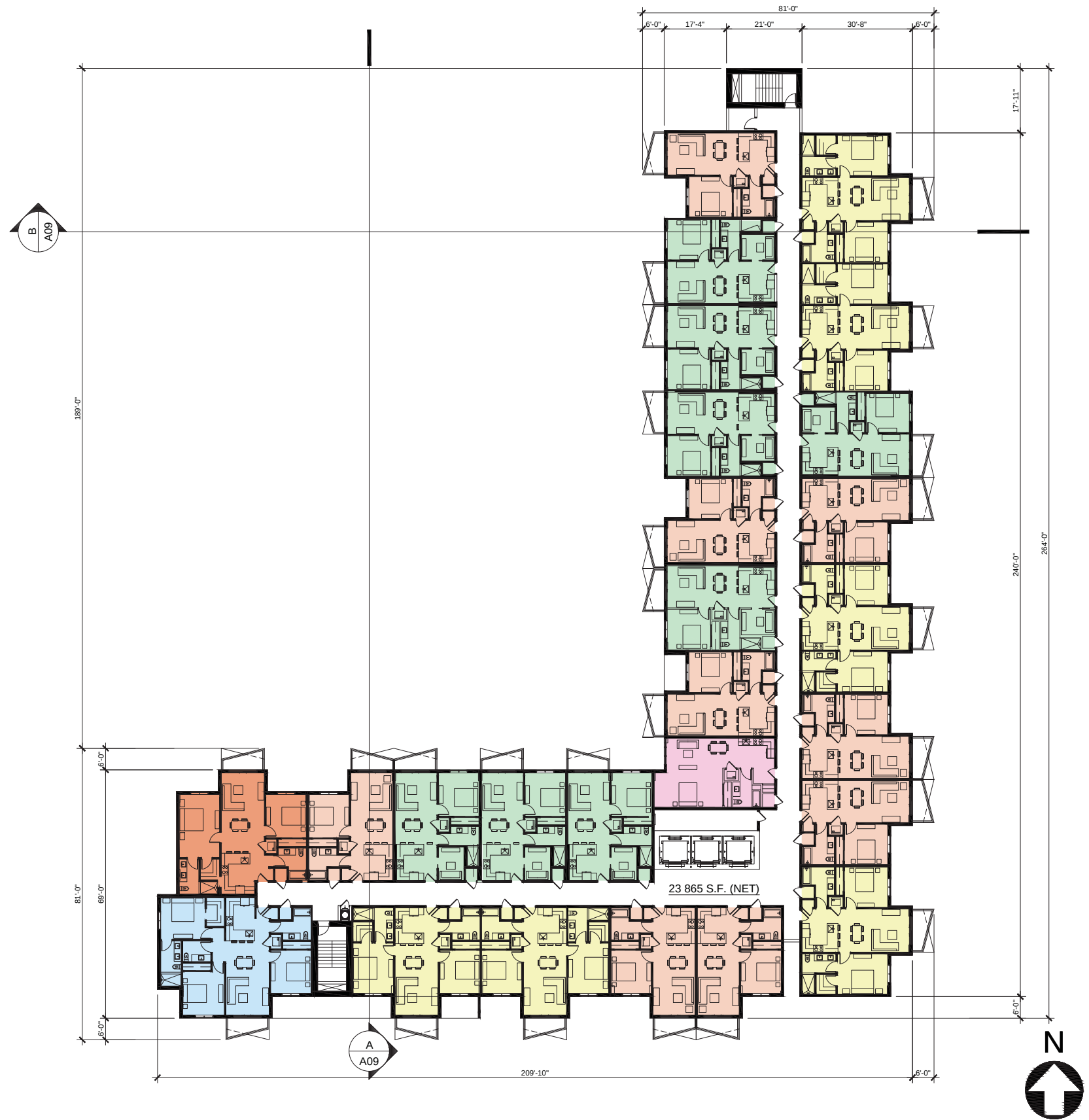


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TYPICAL FLOOR PLAN - LEVELS 3-8

Scale: 1/32"=1'-0"

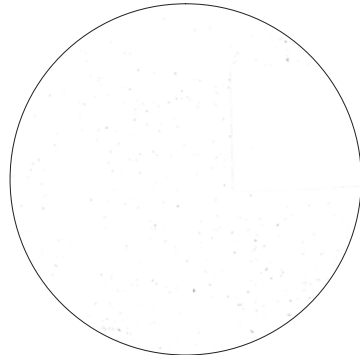
Date: 2017-07-27



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- LEGEND:
- 1 EXTERIOR STUCCO FINISH
 - 2 METAL RAILING (TYP.)
 - 3 CONCRETE CANOPY WITH STUCCO FINISH
 - 4 EXTERIOR DOOR, TYP.
 - 5 IMPACT RESISTANT WINDOW
 - 6 SYNTHETIC WOOD FINISH
 - 7 SYNTHETIC GREEN WALL SYSTEM
 - 8 LOUVERS



NORTH RESIDENTIAL BUILDING SECTION / ELEVATION



NORTH RESIDENTIAL BUILDING ELEVATION



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
HOLLYWOOD, FL 15-820US

MEETING DATES:
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RESIDENTIAL BUILDING ELEVATIONS



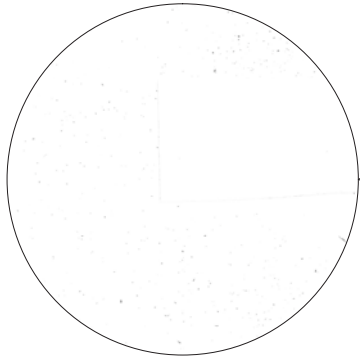
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Sheet: A7

- LEGEND:
- 1 EXTERIOR STUCCO FINISH
 - 2 METAL RAILING (TYP.)
 - 3 CONCRETE CANOPY WITH STUCCO FINISH
 - 4 EXTERIOR DOOR, TYP.
 - 5 IMPACT RESISTANT WINDOW
 - 6 SYNTHETIC WOOD FINISH
 - 7 SYNTHETIC GREEN WALL SYSTEM
 - 8 LOUVERS



WEST RESIDENTIAL BUILDING ELEVATION



EAST RESIDENTIAL BUILDING ELEVATION



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
HOLLYWOOD, FL 15-820US

MEETING DATES:
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RESIDENTIAL BUILDING ELEVATIONS



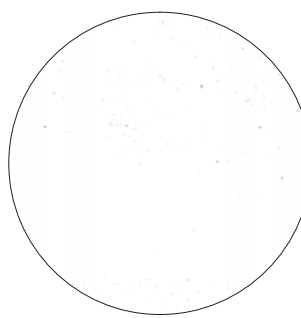
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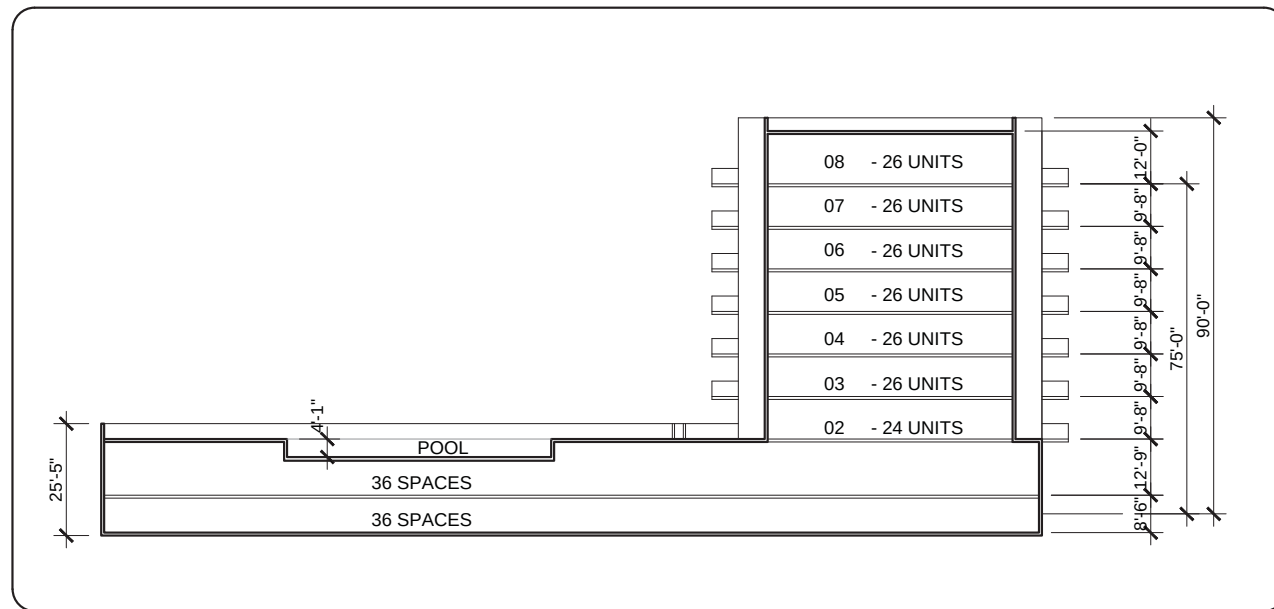
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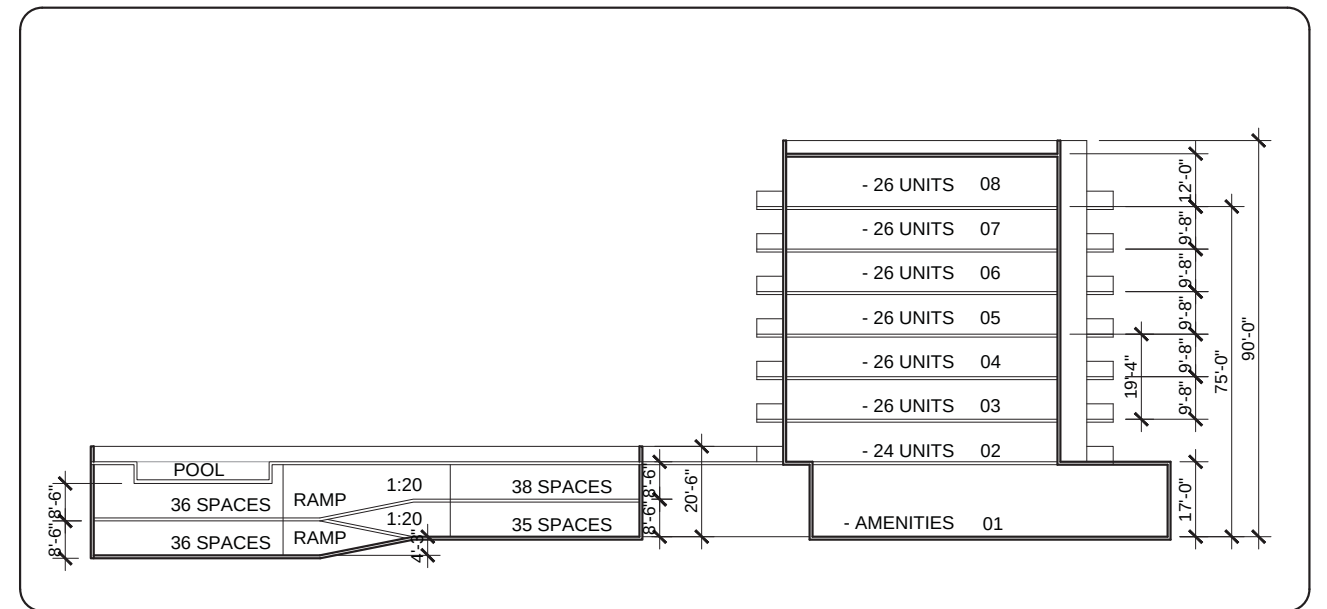
- LEGEND:
- 1- EXTERIOR STUCCO FINISH
 - 2- METAL RAILING (TYP.)
 - 3- CONCRETE CANOPY WITH STUCCO FINISH
 - 4- EXTERIOR DOOR, TYP.
 - 5- IMPACT RESISTANT WINDOW
 - 6- SYNTHETIC WOOD FINISH
 - 7- SYNTHETIC GREEN WALL SYSTEM
 - 8- LOUVERS



SOUTH RESIDENTIAL BUILDING ELEVATION
SCALE: 1/16"=1'-0"



BUILDING SECTION 'B'
SCALE: 1" = 20'



BUILDING SECTION 'A'
SCALE: 1" = 20'



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
HOLLYWOOD, FL 15-820US

MEETING DATES:
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RESIDENTIAL BUILDING ELEVATION AND SECTION



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RESIDENTIAL BUILDING RENDERINGS



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Sheet A10



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 HOLLYWOOD, FL 15-820US

MEETING DATES:
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RESIDENTIAL BUILDING RENDERINGS

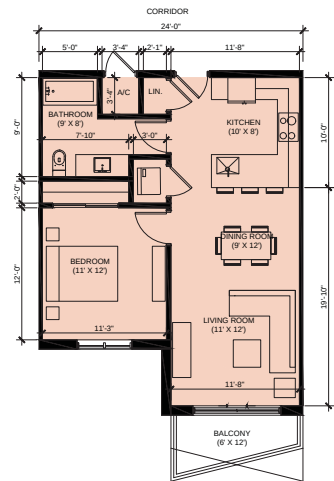


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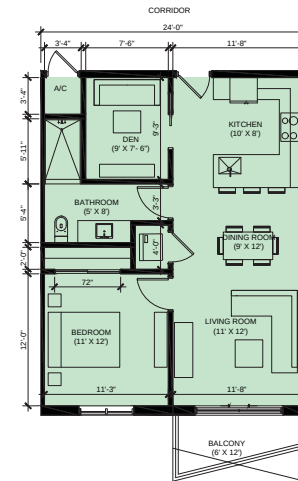
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Date: 2017-07-27

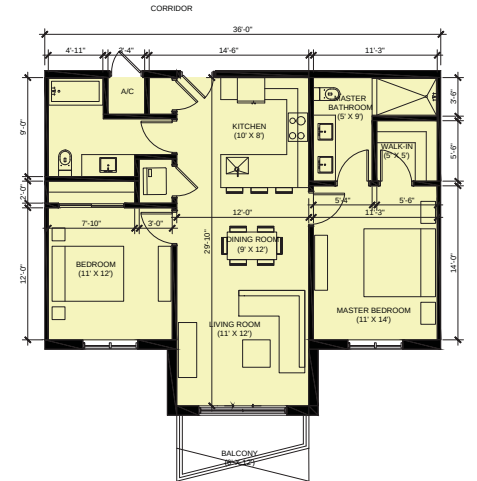
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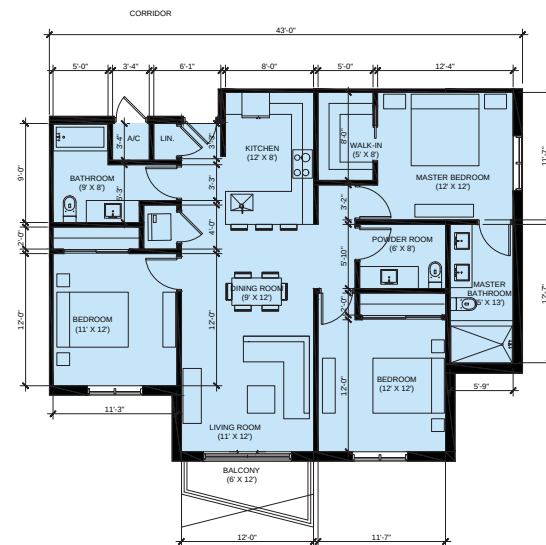
APARTMENT TYPE A
1 BEDROOM
AREA: 677 SQ. FT.
BALCONY: 54 SQ. FT.



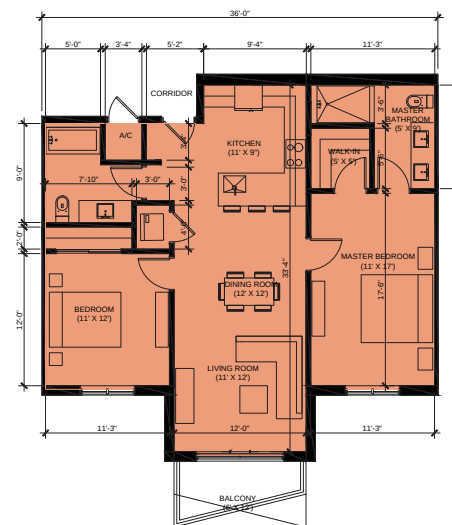
APARTMENT TYPE B
1 BEDROOM + DEN
AREA: 744 SQ. FT.
BALCONY: 54 SQ. FT.



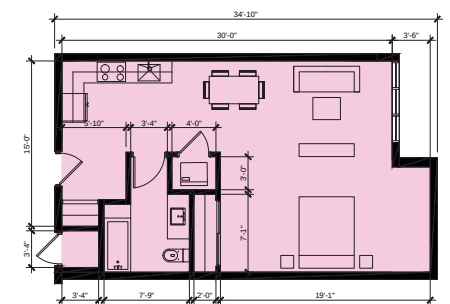
APARTMENT TYPE C
2 BEDROOMS
AREA: 983 SQ. FT.
BALCONY: 54 SQ. FT.



APARTMENT TYPE D
3 BEDROOMS
AREA: 1294 SQ. FT.
BALCONY: 54 SQ. FT.

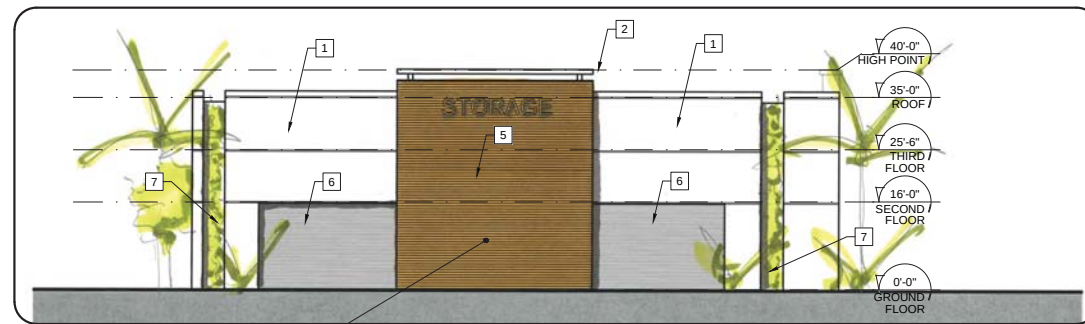


APARTMENT TYPE E
2 BEDROOMS
AREA: 1076 SQ. FT.
BALCONY: 54 SQ. FT.

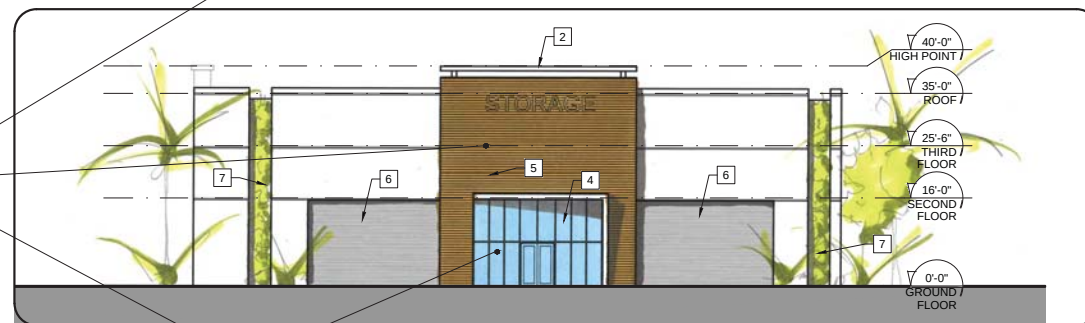


APARTMENT TYPE F
STUDIO
AREA: 609 SQ. FT.

- LEGEND:
- 1 EXTERIOR STUCCO FINISH
 - 2 CONCRETE CANOPY WITH SYNTHETIC WOOD FINISH
 - 3 EXTERIOR DOOR, TYP.
 - 4 IMPACT RESISTANT STOREFRONT
 - 5 SYNTHETIC WOOD FINISH
 - 6 ROLL UP DOOR
 - 7 SYNTHETIC GREEN WALL



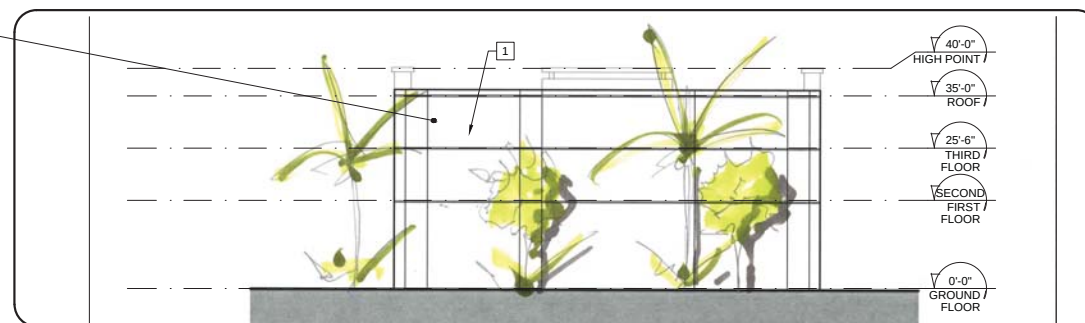
WEST ELEVATION



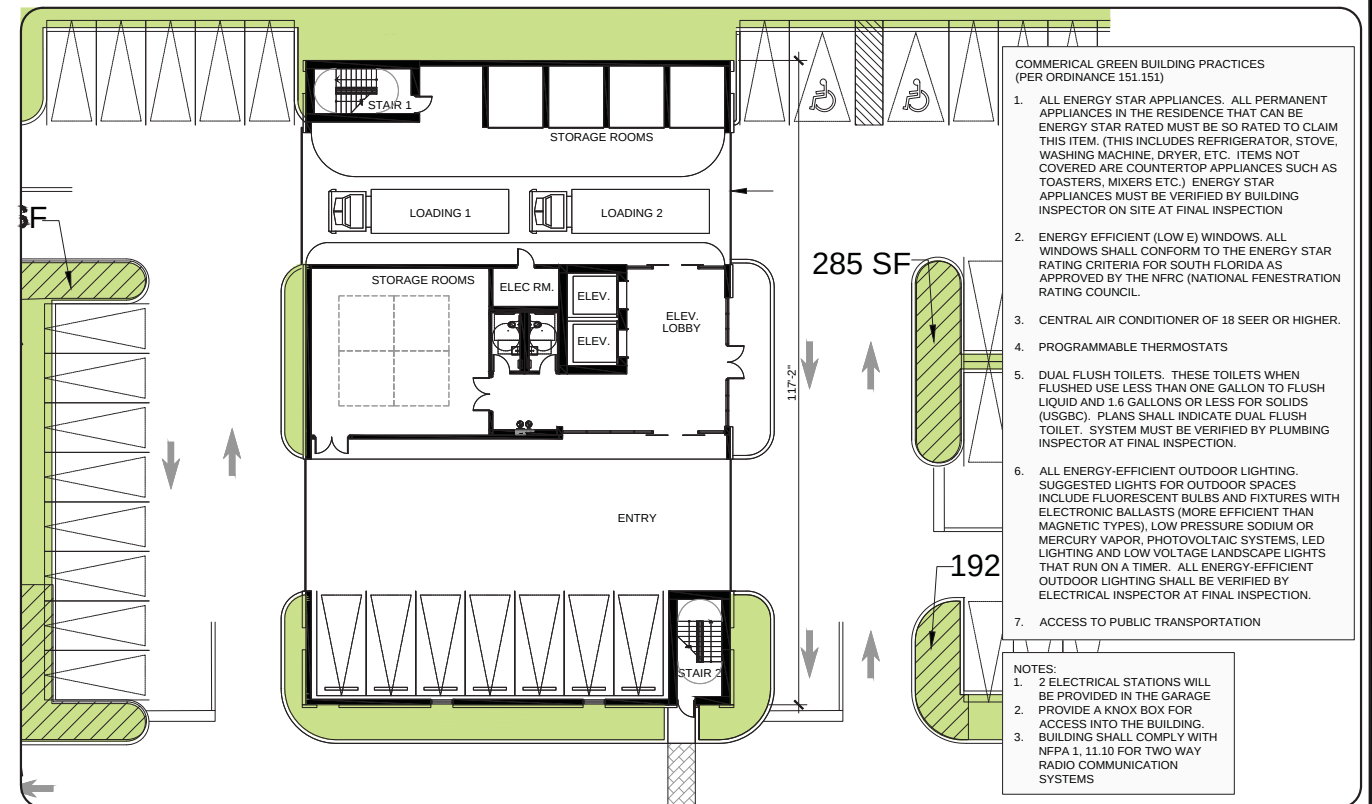
EAST ELEVATION



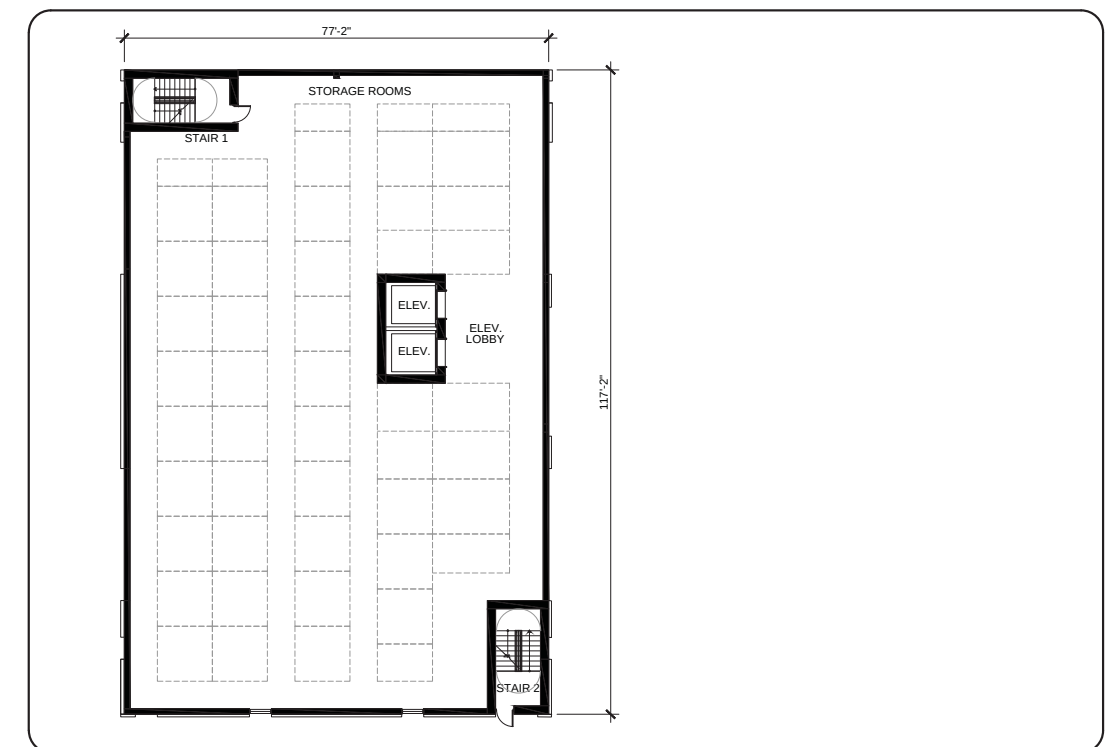
SOUTH ELEVATION



NORTH ELEVATION



GROUND FLOOR / BLOW UP SITE PLAN



SECOND AND THIRD FLOOR PLAN



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
HOLLYWOOD, FL 15-820US

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STORAGE BUILDING FLOOR PLANS AND ELEVATIONS



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PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
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MEETING DATES:
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STORAGE BUILDING RENDERING



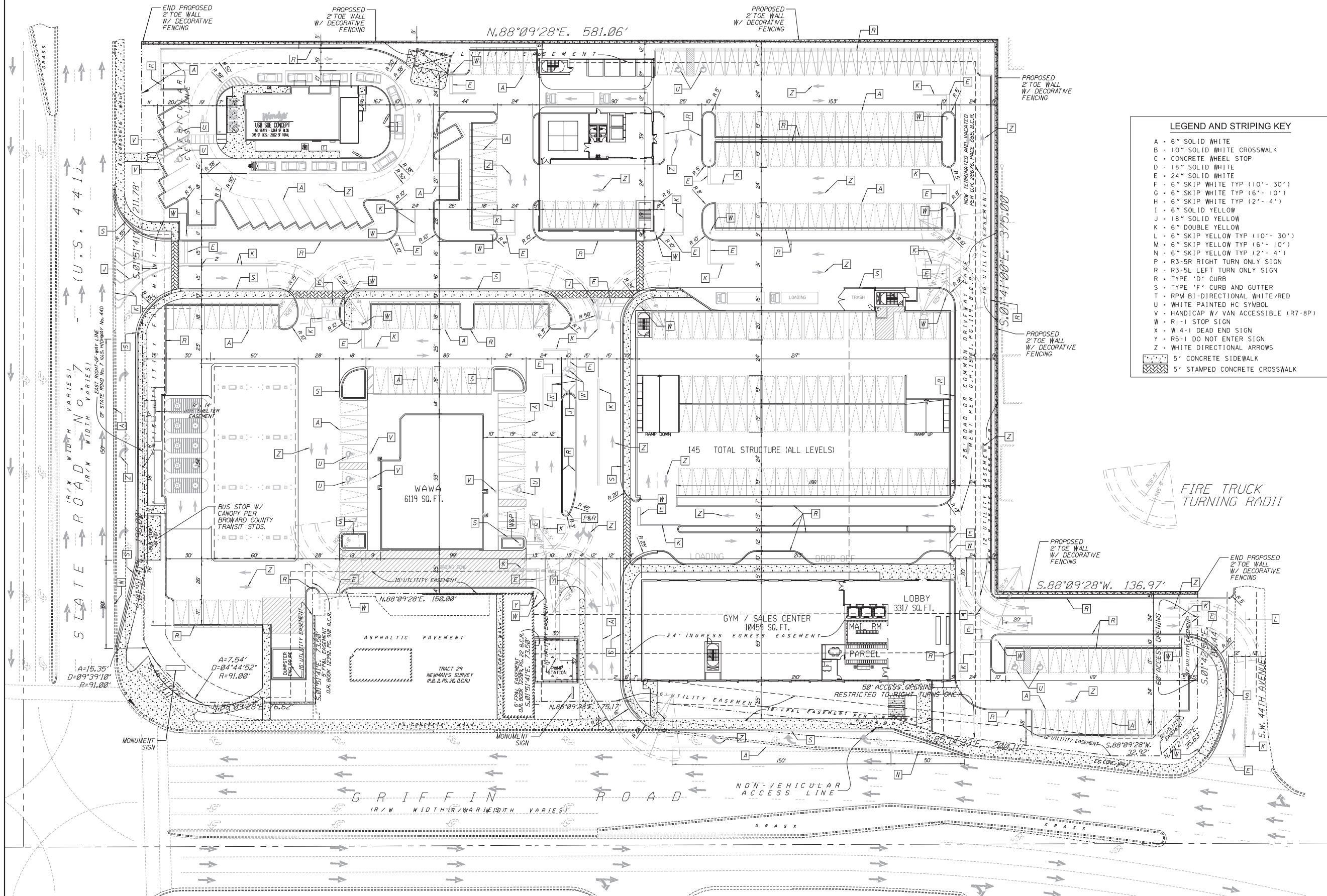
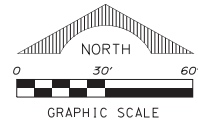
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TRACT 29
NEWMAN'S SURVEY
(P.B.2, PG.26, D.C.R.)



LEGEND AND STRIPING KEY

- A - 6" SOLID WHITE
- B - 10" SOLID WHITE CROSSWALK
- C - CONCRETE WHEEL STOP
- D - 18" SOLID WHITE
- E - 24" SOLID WHITE
- F - 6" SKIP WHITE TYP (10'-30')
- G - 6" SKIP WHITE TYP (6'-10')
- H - 6" SKIP WHITE TYP (2'-4')
- I - 6" SOLID YELLOW
- J - 18" SOLID YELLOW
- K - 6" DOUBLE YELLOW
- L - 6" SKIP YELLOW TYP (10'-30')
- M - 6" SKIP YELLOW TYP (6'-10')
- N - 6" SKIP YELLOW TYP (2'-4')
- P - R3-5R RIGHT TURN ONLY SIGN
- R - R3-5L LEFT TURN ONLY SIGN
- S - TYPE 'D' CURB
- T - TYPE 'F' CURB AND GUTTER
- U - RPM BI-DIRECTIONAL WHITE/RED
- V - WHITE PAINTED HC SYMBOL
- W - HANDICAP W/ VAN ACCESSIBLE (R7-8P)
- X - R1-1 STOP SIGN
- Y - W14-1 DEAD END SIGN
- Z - R5-1 DO NOT ENTER SIGN
- Z - WHITE DIRECTIONAL ARROWS
- 5' CONCRETE SIDEWALK
- 5' STAMPED CONCRETE CROSSWALK

FIRE TRUCK
TURNING RADII

CLIENT:
Privcap Companies
7200 W. Camino Real, Suite 200
Boca Raton, Florida 33433

PROJECT:
Griffin Multi-Use
FLORIDA
HOLLYWOOD
TASK:
**SITE GEOMETRY AND
PAVEMENT MARKINGS PLAN**

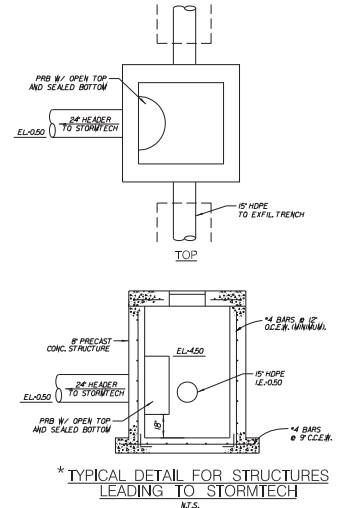
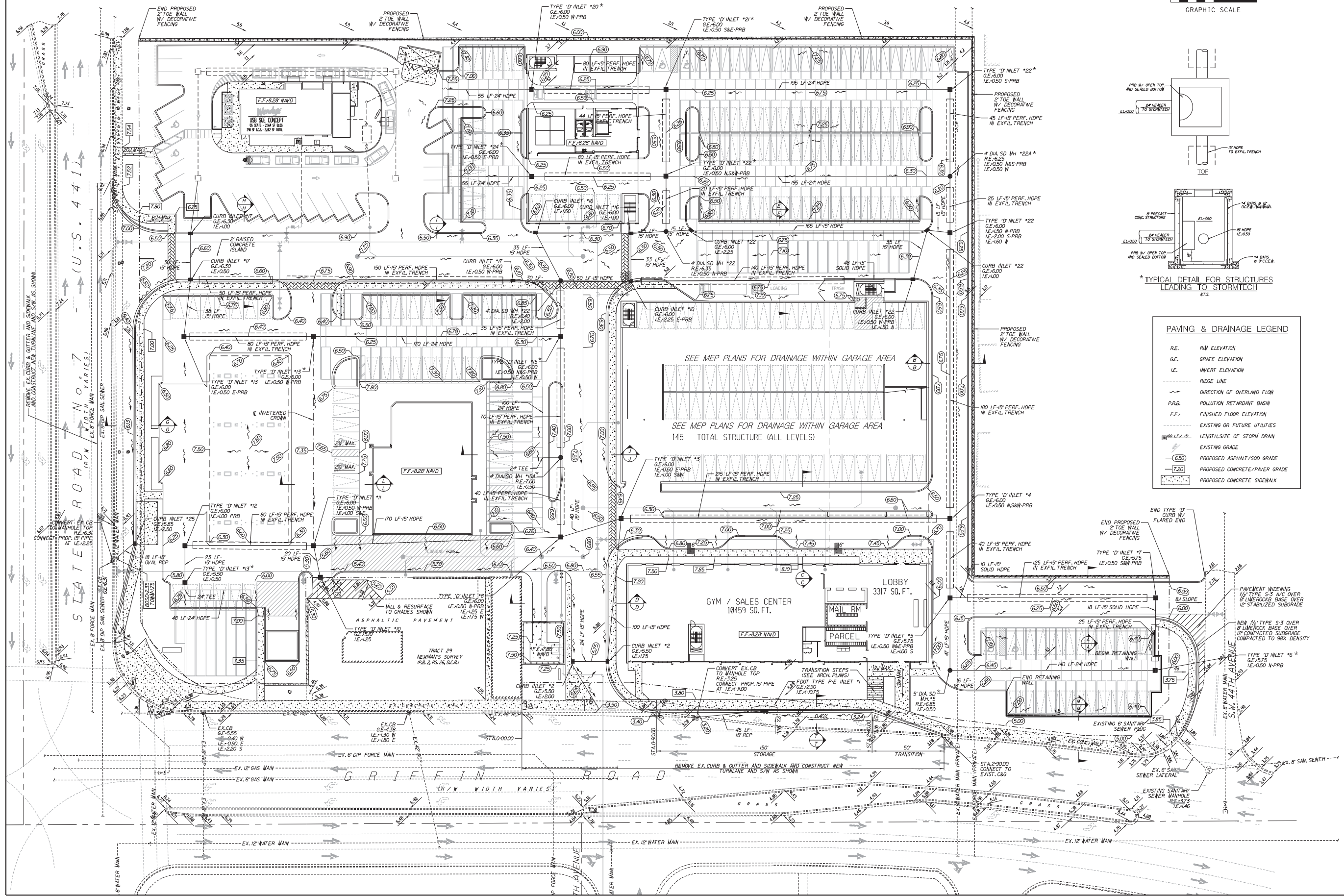
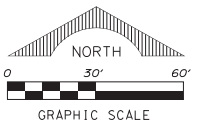
GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 618
2899 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-6655

DATE: May 2016
DESIGNED BY: G.G.B.
SCALE: 1"=30'
DRAWN BY: M.M.

PROJECT NO.
151030
SHEET
SITE

GARY G. BLOOM, P.E.
FLA. LIC. NO. 10462
NOT VALID UNLESS SIGNED
AND SEALED BY ENGINEER

TRACT 29
NEWMAN'S SURVEY
(P.B.2, PG.26, D.C.R.)



PAVING & DRAINAGE LEGEND	
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
---	RIDGE LINE
---	DIRECTION OF OVERLAND FLOW
P.R.B.	POLLUTION RETARDANT BASIN
F.F.	FINISHED FLOOR ELEVATION
---	EXISTING OR FUTURE UTILITIES
100 LF 18"	LENGTH/SIZE OF STORM DRAIN
---	EXISTING GRADE
6.50	PROPOSED ASPHALT/SD GRADE
7.20	PROPOSED CONCRETE/PAVER GRADE
---	PROPOSED CONCRETE SIDEWALK

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

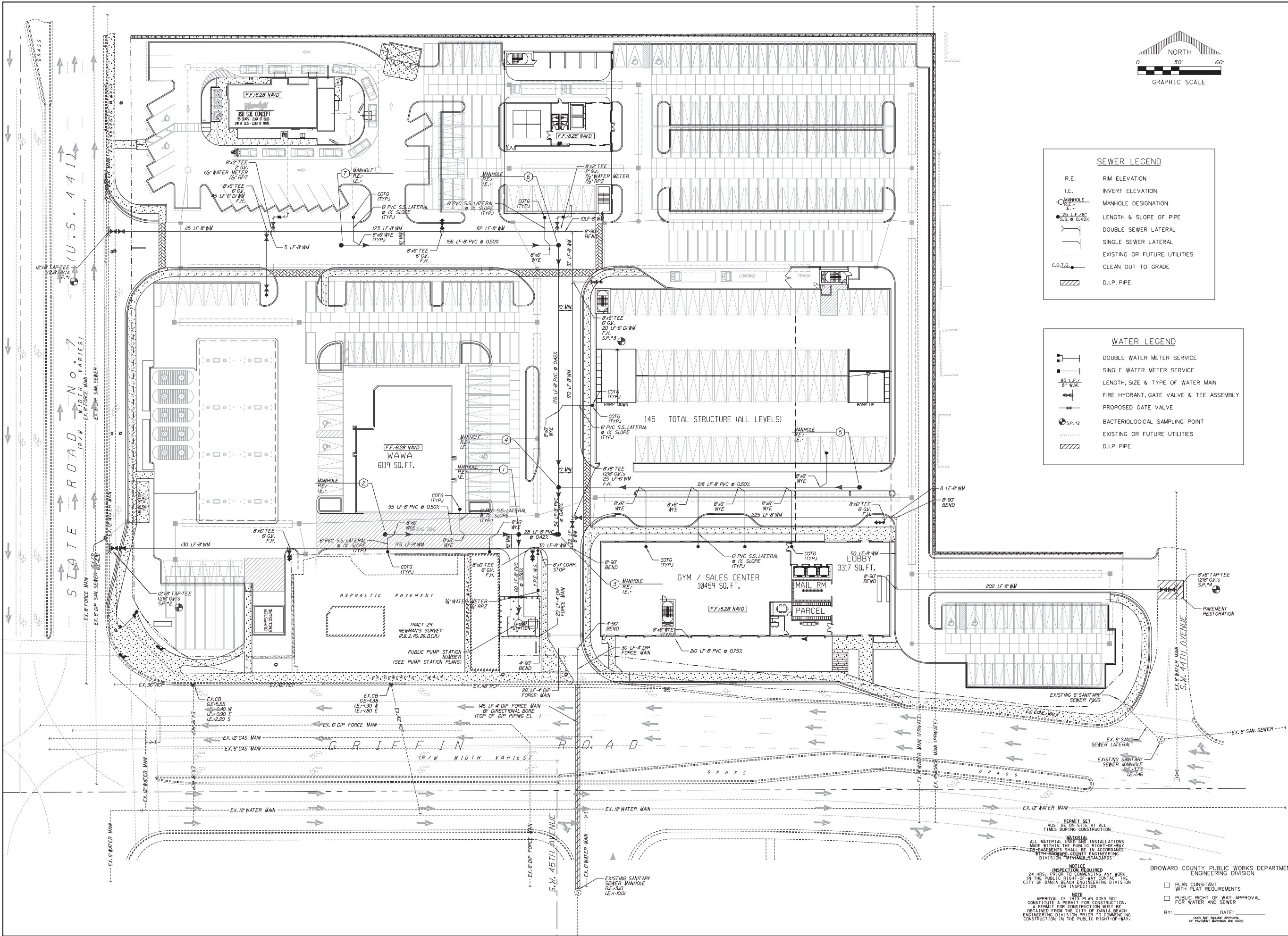
CLIENT:
Privcap Companies
7200 W. Camino Real, Suite 200
Boca Raton, Florida 33433

PROJECT:
Griffin Multi-Use
HOLLYWOOD
TASK:
PAVING, GRADING AND DRAINAGE PLAN

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 618
2899 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-6655

DATE:
May 2016
DESIGNED BY:
G.G.B.
PROJECT NO.
151030
SHEET
PGD
SCALE:
1" = 30'
DRAWN BY:
M.M.

GARY B. GROOM, P.E.
FLA. LIC. NO. 10463
NOT VALID UNLESS SIGNED
AND SEALED BY ENGINEER

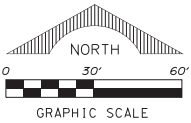


SEWER LEGEND

R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
MANHOLE	MANHOLE DESIGNATION
24 LF-8\"/>	
DOUBLE LINE	DOUBLE SEWER LATERAL
SINGLE LINE	SINGLE SEWER LATERAL
---	EXISTING OR FUTURE UTILITIES
C.O.T.G.	CLEAN OUT TO GRADE
	D.I.P. PIPE

WATER LEGEND

DOUBLE LINE	DOUBLE WATER METER SERVICE
SINGLE LINE	SINGLE WATER METER SERVICE
8\"/>	LENGTH, SIZE & TYPE OF WATER MAIN
HYDRANT	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
PROPOSED VALVE	PROPOSED GATE VALVE
S.P. #2	BACTERIOLOGICAL SAMPLING POINT
---	EXISTING OR FUTURE UTILITIES
	D.I.P. PIPE



REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CLIENT: **Privcap Companies**
7200 W. Camino Real, Suite 200
Boca Raton, Florida 33433

PROJECT: **Griffin Multi-Use** FLORIDA
HOLLYWOOD
TASK: **WATER AND SEWER PLAN**

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 818
2899 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-6855

DATE: May 2016
DESIGNED BY: G.G.B.
SCALE: 1" = 30'
DRAWN BY: M.M.

PROJECT NO. 151030
SHEET WS

PERMIT SET
MUST BE ON SITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT-OF-WAY CONTACT THE CITY OF DANIA BEACH ENGINEERING DIVISION FOR INSPECTION

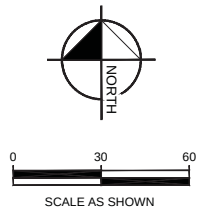
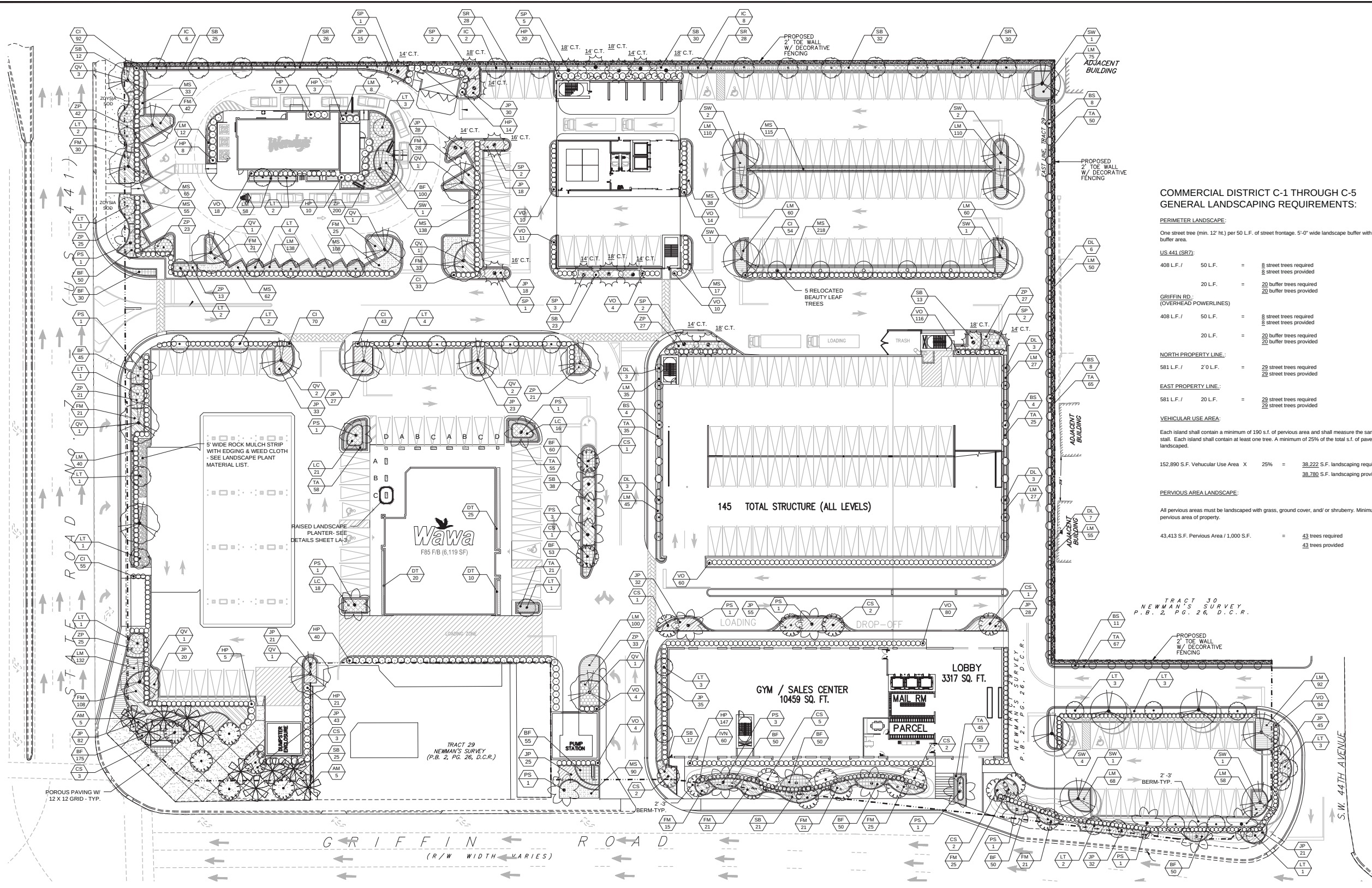
NOTE
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION. A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE CITY OF DANIA BEACH ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.

BROWARD COUNTY PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

☐ PLAN CONSTANT WITH PLAT REQUIREMENTS
☐ PUBLIC RIGHT OF WAY APPROVAL FOR WATER AND SEWER

BY: _____ DATE: _____
DOES NOT INCLUDE APPROVAL OF PAYMENT MARKS AND SIGNS

GARY G. BLOOM, P.E.
FLA. LIC. NO. 10462
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER



COMMERCIAL DISTRICT C-1 THROUGH C-5
GENERAL LANDSCAPING REQUIREMENTS:

PERIMETER LANDSCAPE:
One street tree (min. 12" ht.) per 50 L.F. of street frontage. 5'-0" wide landscape buffer with one tree per 20 L.F. of required buffer area.

US 441 (SR7):
408 L.F. / 50 L.F. = 8 street trees required
8 street trees provided
20 L.F. = 20 buffer trees required
20 buffer trees provided

GRIFFIN RD.: (OVERHEAD POWERLINES)
408 L.F. / 50 L.F. = 8 street trees required
8 street trees provided
20 L.F. = 20 buffer trees required
20 buffer trees provided

NORTH PROPERTY LINE:
581 L.F. / 2'0 L.F. = 29 street trees required
29 street trees provided

EAST PROPERTY LINE:
581 L.F. / 20 L.F. = 29 street trees required
29 street trees provided

VEHICULAR USE AREA:
Each island shall contain a minimum of 190 s.f. of previous area and shall measure the same length as the adjacent parking stall. Each island shall contain at least one tree. A minimum of 25% of the total s.f. of paved Vehicular Use Area shall be landscaped.

152,890 S.F. Vehicular Use Area X 25% = 38,222 S.F. landscaping required
38,780 S.F. landscaping provided

PERVIOUS AREA LANDSCAPE:
All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 s.f. of pervious area of property.

43,413 S.F. Pervious Area / 1,000 S.F. = 43 trees required
43 trees provided

LANDSCAPE PLANT MATERIALS

QTY	SYMBOL	BOTANICAL/ COMMON NAME	TOLERANT NATIVE		SPECIFICATIONS												
TREES/ PALMS						SHRUBS/ GROUNDCOVERS											
10	AM	ADONIDIA MERRILLII/ CHRISTMAS PALM	NO	NO	30 GAL., 6'- 7" OVERALL HT., SINGLE-TRUNK	818	BF	BULBINE FLAVASCENS/ YELLOW BULBINE	YES	NO	1 GAL., MIN. 14" HT. X 14" SPD., FULL, 18" O.C.	150	SB	SPARTINA BAKERI/ SAND CORDGRASS	YES	YES	3 GAL., MIN. 24" HT X 27" SPD., FULL, 36" O.C
35	BS	BAMBUA SP/ 'GOLDEN GODDESS' BAMBOO	NO	NO	15 GAL., 6'- 7" OVERALL HT., FULL	347	CI	CHRYSOBALANUS ICACO RED TIP/ RED TIP COCOPLUM	YES	YES	7 GAL., MIN. 36" HT. X 24" SPD., FULL, 30" O.C.	112	SR	SERENOA REPENS/ DWARF PALMETTO	YES	YES	3 GAL., MIN. 24" HT X 24" SPD., FULL, 36" O.C
26	CS	CORDIA SEBESTENA/ GEIGER TREE	YES	YES	FIELDGROWN, 2" DBH, 12'- 14" HT., 4 CT. HT.	55	DT	DIANELLA TASMANICA/ BLUEBERRY FLAX	YES	NO	3 GAL., MIN. 18" HT. X 24" SPD., FULL, 30" O.C	396	TA	TRACHELOSPERMUM ASIATICUM/ DWARF ASIAN JASMINE	YES	NO	1 GAL., FULL, 12" SPD., FULL, 18" O.C.
12	DL	DYPSPIS LUTESCENS/ AREAC PALM	NO	NO	30 GAL., 8'- 10" OVERALL HT., FULL TO GROUND	76	HP	HAMELIA PATENS/ FIREBUSH	YES	YES	7 GAL., MIN. 36" HT. X 24" SPD., FULL, 36" O.C.	457	ZP	ZAMIA PUMILA/ COONTIE FERN	YES	YES	3 GAL., MIN. 15" HT. X 15" SPD., FULL, 30" O.C
18	IC	ILEX CASSINE NATIVA/ DAHOON HOLLY	YES	YES	FIELDGROWN, 2" DBH, 10'- 12" HT. X 4" SPD., 5 CT. HT	60	IVN	ILEX VOMITORIA 'NANI' DWARF SCHILLING'S HOLLY	YES	YES	7 GAL., MIN. 24" HT. X 24" SPD., FULL, 36" O.C.	ANNUALS/ PERENNIALS					
37	LT	LAGERSTROEMIA INDICA/ 'TUSCARORA' RED CRAPE MYRTLE	YES	NO	FIELDGROWN, 2" DBH TOTAL, 10'- 12" HT. X 3" SPD., MULTI	436	FM	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	YES	3 GAL., MIN. 18" HT. X 18" SPD., FULL, 30" O.C.	SEASONAL VARIETIES- SEE PLANTER LAYOUTS A, B, C, & D SHEET LA-2		1 GAL., FULL, SPACING AS SHOWN			
17	PS	PHOENIX SYLVESTRIS/ SYLVESTER PALM	NO	NO	FIELDGROWN, 18" GREYWOOD HT., MATCHING	590	JP	JUNIPERUS CONFERTA/ BLUE PACIFICA JUNIPER	YES	NO	3 GAL., MIN. 24" SPD., FULL, 30" O.C.	SOD/ MULCH					
16	QV	QUERCUS VIRGINIANA SDLN pp 12015/ 'CATHEDRAL' OAK	YES	YES	FIELDGROWN, 3" DBH, 14'- 16" HT. X 6'-7" SPD. MIN	52	LC	LOROPETALUM CHINENSIS/ DWARF RUBY LOROPETALUM	NO	NO	7 GAL., MIN. 30" HT. X 24" SPD., FULL, 30" O.C.	S.F.	SOD	PASPALUM NOTATUM/ ARGENTINE BAHIA GRASS	S.F. DETERMINED BY CONTRACTOR- SEE PLAN FOR LOCATIONS		
15	SP	SABAL PALMETTO/ SABAL PALM	NO	YES	FIELDGROWN, 18" GREYWOOD HT., MATCHING	1,172	LM	LIRIOPE MUSCARI/ 'BIG BLUE' LIRIOPE	NO	NO	1 GAL., MIN. 12" SPD., FULL, 18" O.C.	S.F.	SOD	ZOYSIA JAPONICA/ 'EMPIRE' ZOYSIA GRASS	S.F. DETERMINED BY CONTRACTOR- SEE PLAN FOR LOCATIONS		
13	SW	SWIETENIA MAHOGONI/ WEST INDIAN MAHOGANY	YES	YES	FIELDGROWN, 3" DBH, 14'- 16" HT. X 6'-7" SPD. MIN.	1,157	MS	MIMOSA STRIGILLOSA/ SUNSHINE MIMOSA	YES	YES	1 GAL., MIN. 12" SPD., FULL, 18" O.C.	CY.	MULCH	DOUBLE- GROUND MELALEUCA MULCH/ COCOA BROWN COLOR	3" THICK IN ALL PLANTING AREAS		



ALPHA PACIFICA LLC
LANDSCAPE ARCHITECTURE + PLANNING
1407 24th St. N.
N. Miami Beach, FL 33137
Tel: 305.555.1111
www.alpha-pacifica.com

SCALE'S NOTED
DESIGNED BY GR
DRAWN BY BW
CHECKED BY GR

LANDSCAPE PLAN

FLORIDA

PARCEL 'A'
US 441 & GRIFFIN PLAZA

HOLLYWOOD

DATE
07/28/17
PROJECT NO.

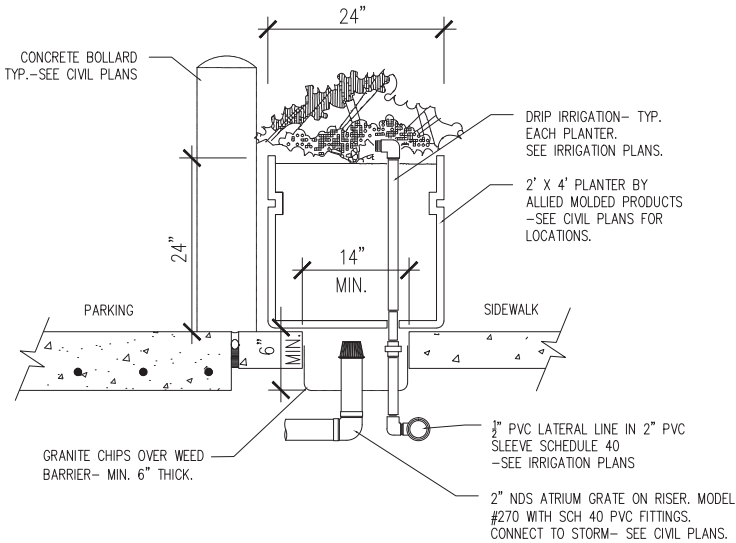
SHEET NUMBER
LA-2

REVISIONS
No

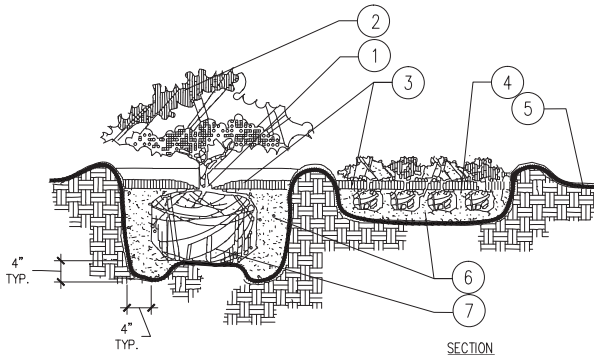
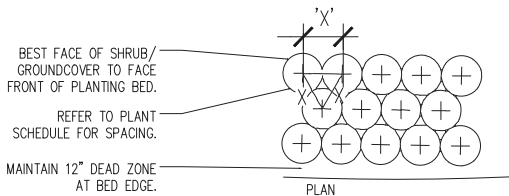
DATE
BY



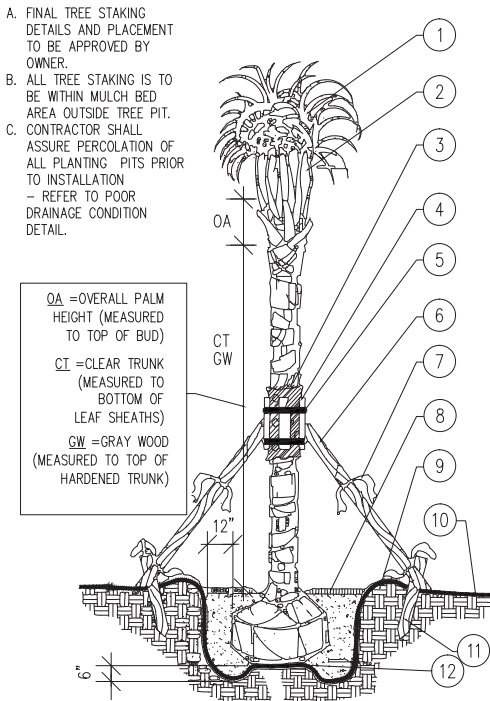
PLANTER SPECIFICATIONS:
24" X 24": ALLIED MOLDED PRODUCTS LLC –
BOULEVARD #SLP-2425. Color: Benjamin Moor #OC-1
Natural Wicker
24" X 48": ALLIED MOLDED PRODUCTS LLC –
BOULEVARD #RECLP-482424. Color: Benjamin Moor
#OC-1 Natural Wicker



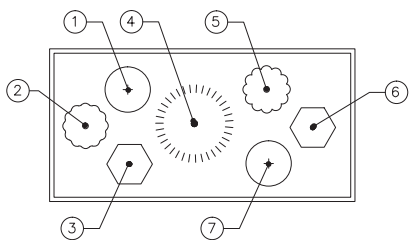
1 LANDSCAPE PLANTER SECTION
SCALE: 1/2" = 1'- 0"



4 SHRUB/ GROUNDCOVER PLANTING
NOT TO SCALE

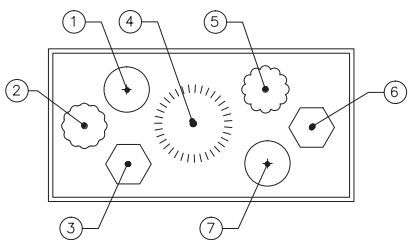


2 PALM PLANTING DETAIL
NOT TO SCALE



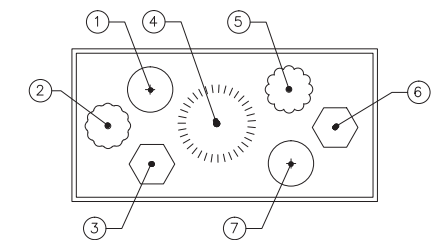
PLANTER LAYOUT "A"

- | WARM SEASON
SOUTH FLORIDA | COOL SEASON
SOUTH FLORIDA |
|-------------------------------|-------------------------------|
| 1. RED SALVIA | 1. POT MARIGOLD |
| 2. PINK PORTULACA | 2. PINK PETUNIA |
| 3. YELLOW ZINNIA | 3. WHITE ALYSSUM |
| 4. DWARF WHITE FOUNTAIN GRASS | 4. DWARF WHITE FOUNTAIN GRASS |
| 5. WHITE PENTAS | 5. ORANGE ZINNIA |
| 6. ORANGE GAZANIA | 6. RED PETUNIA |
| 7. PINK PORTULACA | 7. PINK VERBENA |



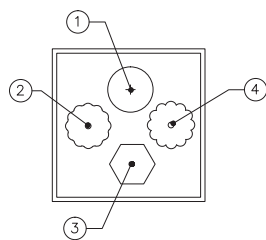
PLANTER LAYOUT "B"

- | WARM SEASON
SOUTH FLORIDA | COOL SEASON
SOUTH FLORIDA |
|-------------------------------|-------------------------------|
| 1. RED GAZANIA | 1. RED SALVIA |
| 2. YELLOW PURSLANE | 2. WHITE PETUNIA |
| 3. ORANGE PLUME CELOSIA | 3. YELLOW ALYSSUM |
| 4. DWARF WHITE FOUNTAIN GRASS | 4. DWARF WHITE FOUNTAIN GRASS |
| 5. WHITE SALVIA | 5. BLUE DAZE |
| 6. PINK GAZANIA | 6. LAVENDER VERBENA |
| 7. RED DIANTHUS | 7. YELLOW TALL MARIGOLD |



PLANTER LAYOUT "C"

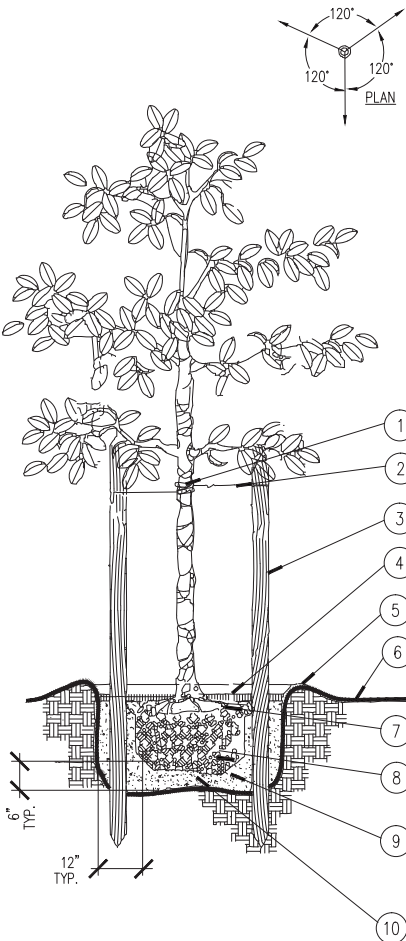
- | WARM SEASON
SOUTH FLORIDA | COOL SEASON
SOUTH FLORIDA |
|-------------------------------|-------------------------------|
| 1. RED PENTAS | 1. BLUE DAZE |
| 2. PINK PORTULACA | 2. RED PETUNIA |
| 3. YELLOW PLUME CELOSIA | 3. YELLOW ALYSSUM |
| 4. DWARF WHITE FOUNTAIN GRASS | 4. DWARF WHITE FOUNTAIN GRASS |
| 5. WHITE PENTAS | 5. PINK DIANTHUS |
| 6. YELLOW ZINNIA | 6. WHITE VERBENA |
| 7. ORANGE GAZANIA | 7. YELLOW PLUME CELOSIA |



PLANTER LAYOUT "D"

- | WARM SEASON
SOUTH FLORIDA | COOL SEASON
SOUTH FLORIDA |
|------------------------------|------------------------------|
| 1. RED SALVIA | 1. RED SALVIA |
| 2. PINK PORTULACA | 2. WHITE PETUNIA |
| 3. YELLOW ZINNIA | 3. YELLOW ALYSSUM |
| 4. WHITE PENTAS | 4. BLUE DAZE |

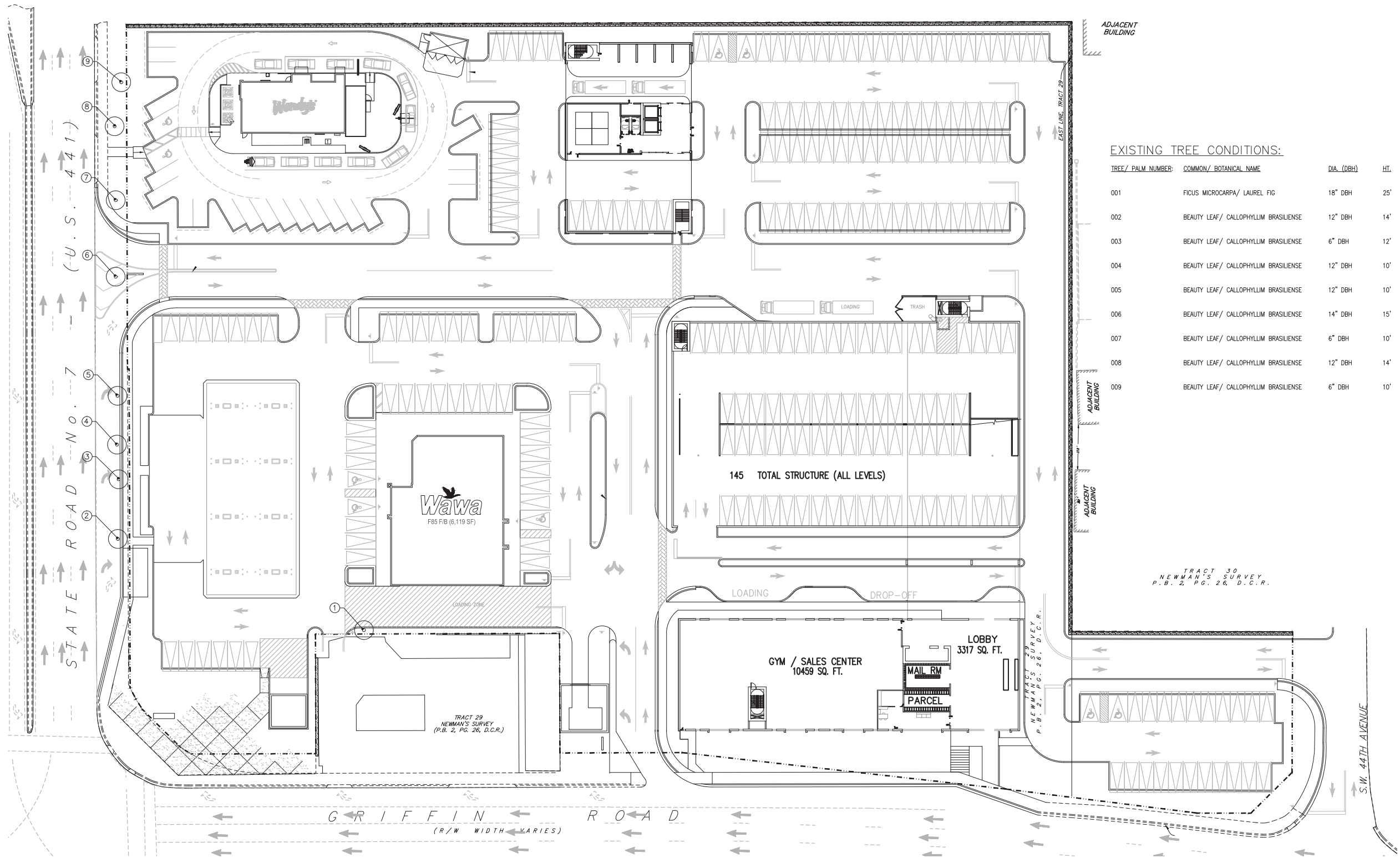
5 RAISED PLANTER LAYOUT OPTIONS
NOT TO SCALE



3 TREE PLANTING DETAIL
NOT TO SCALE

1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.
2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUNK TREES, GUY TO STRONGEST TRUNK AT CENTER).
3. THREE 2" X 8' LODGE POLES SPACE EVENLY AROUND TREE.
4. 3" MINIMUM OF CYPRESS MULCH COMPACTED OR AS SPECIFIED.
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
8. 8 & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
9. PREPARED PLANTING SOIL AS SPECIFIED.
10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR LANDSCAPE ARCHITECT



EXISTING TREE CONDITIONS:

TREE / PALM NUMBER:	COMMON / BOTANICAL NAME	DIA. (DBH)	HT.	CANOPY	CONDITION:	DISPOSITION:
001	FICUS MICROCARPA/ LAUREL FIG	18" DBH	25' 25'	75%		REMOVE
002	BEAUTY LEAF/ CALLOPHYLLIM BRASILIENSE	12" DBH	14' 14'	75%		TRANSPLANT
003	BEAUTY LEAF/ CALLOPHYLLIM BRASILIENSE	6" DBH	12' 10'	75%		TRANSPLANT
004	BEAUTY LEAF/ CALLOPHYLLIM BRASILIENSE	12" DBH	10' 10'	50%		REMOVE
005	BEAUTY LEAF/ CALLOPHYLLIM BRASILIENSE	12" DBH	10' 10'	50%		REMOVE
006	BEAUTY LEAF/ CALLOPHYLLIM BRASILIENSE	14" DBH	15' 15'	75%		TRANSPLANT
007	BEAUTY LEAF/ CALLOPHYLLIM BRASILIENSE	6" DBH	10' 10'	75%		TRANSPLANT
008	BEAUTY LEAF/ CALLOPHYLLIM BRASILIENSE	12" DBH	14' 14'	75%		TRANSPLANT
009	BEAUTY LEAF/ CALLOPHYLLIM BRASILIENSE	6" DBH	10' 10'	50%		REMOVE

ALPHA PACIFICA LLC

LANDSCAPE ARCHITECTURE + PLANNING

11401 SW 44TH AVE., SUITE 200, HOLLYWOOD, FL 33024

TEL: 954.944.1141 FAX: 954.944.1142

WWW.ALPHAPACIFICA.COM



SCALE'S NOTED	DESIGNED BY GR	DRAWN BY BW	CHECKED BY GR
---------------	----------------	-------------	---------------

TREE DISPOSITION PLAN

PARCEL 'A'

US 441 & GRIFFIN PLAZA

HOLLYWOOD

FLORIDA

811

KNOW WHAT'S BELOW

ALWAYS CALL 811

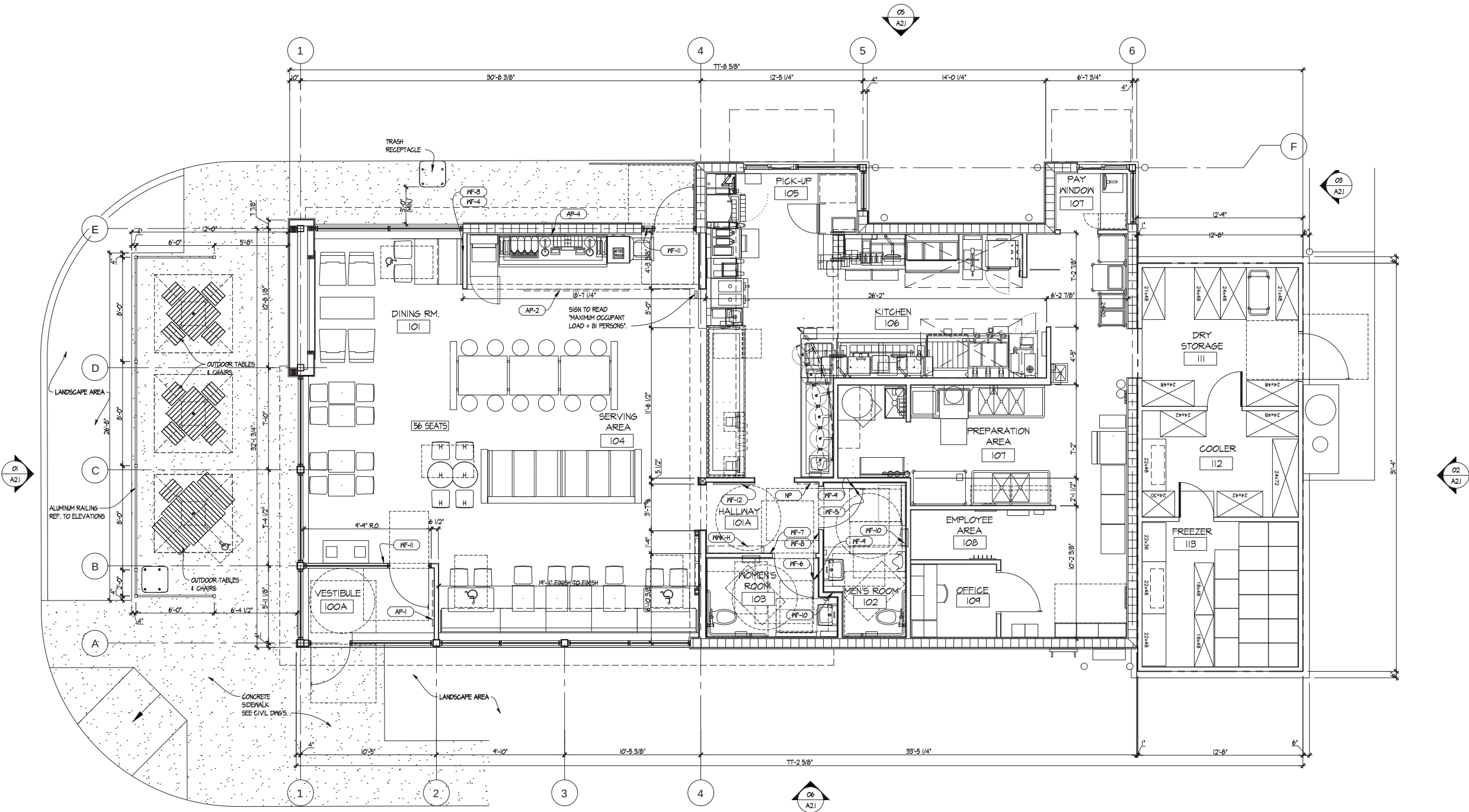
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DATE	07/28/17
PROJECT NO.	
SHEET NUMBER	LA-4

NO.	REVISIONS	DATE	BY



01 FLOOR PLAN
SCALE



SITE NUMBER:	00000
BASE MODEL:	USB SQE 55 V3
ASSET TYPE:	CORP/FRAN
CLASSIFICATION:	NEW
OWNER:	OWNER NAME
BASE VERSION:	XXXXXXXXXX
UPGRADE CLASSIFICATION:	
	CORP. NEW BUILD
PROJECT YEAR:	2016
FURNITURE PACKAGE:	2016 V3
DRAWING RELEASE	2016 V3R1



CKE GROUP
INCORPORATED
engineering • architecture • planning
15500 NEW BARN ROAD
SUITE 100
MIAMI LAKES, FLORIDA 33014
PHONE: (305) 558-4124
FAX: (305) 558-4519

PROJECT TYPE: USB SQE 55
NEW

Wendy's.
GRIFFIN RD. & 441 (SR-7)
HOLLYWOOD, FLORIDA.

REV.	DATE	DESCRIPTION
-	06-02-17	
-	06-30-17	
-		
-		
-		
ISSUE DATE: 03/30/2017		
PROJECT NUMBER: 1506		
DRAWN BY: R. C.		
CHECKED BY: E. C.		

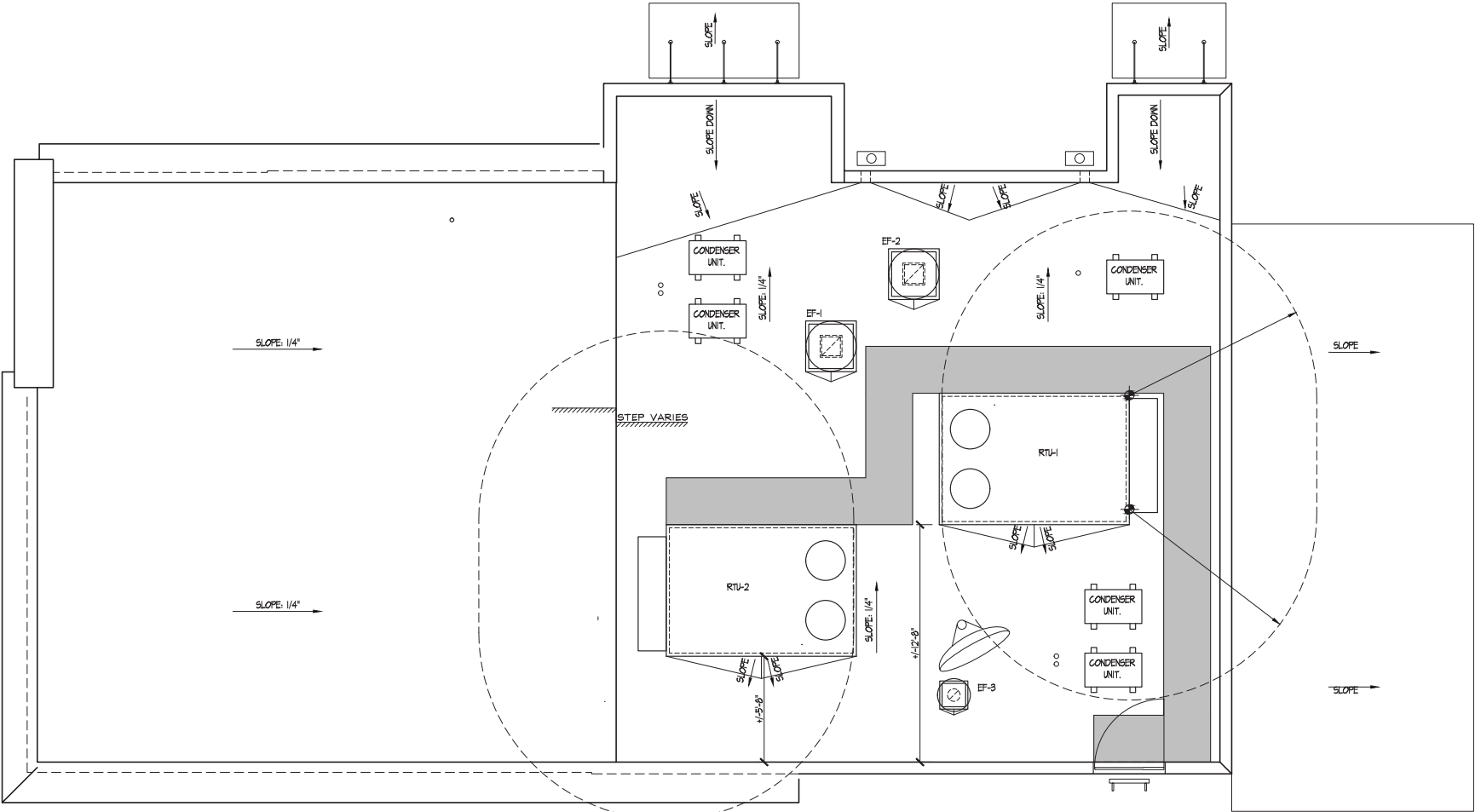
SEAL

EDUARDO L. CARCACHÉ, PE 31914
ANA A. GONZALEZ VALDES, AR 97769
CKE GROUP, INC. COA-4432

SHEET NAME
FLOOR PLAN

SHEET NUMBER

A1.1



01 ROOF PLAN
SCALE: 1/4" = 1'-0"



SITE NUMBER:	00000
BASE MODEL:	USB SQE 55 V3
ASSET TYPE:	CORP/FRAN
CLASSIFICATION:	NEW
OWNER:	OWNER NAME
BASE VERSION:	XXXXXXXXX
UPGRADE CLASSIFICATION:	
	CORP. NEW BUILD
PROJECT YEAR:	2016
FURNITURE PACKAGE:	2016 V3
DRAWING RELEASE	2016 V3R1



CKE GROUP
INCORPORATED
engineering • architecture • planning
15600 NEW BARN ROAD
SUITE 106
MIAMI LAKES, FLORIDA 33014
PHONE: (305) 558-4124
FAX: (305) 558-0619

PROJECT TYPE: USB SQE 55
NEW

Wendy's.
GRIFFIN RD. & 441 (SR-7)
HOLLYWOOD, FLORIDA.

REV.	DATE	DESCRIPTION
	06-02-17	
ISSUE DATE:	03/30/2017	
PROJECT NUMBER:	1506	
DRAWN BY:	R. C.	
CHECKED BY:	E. C.	

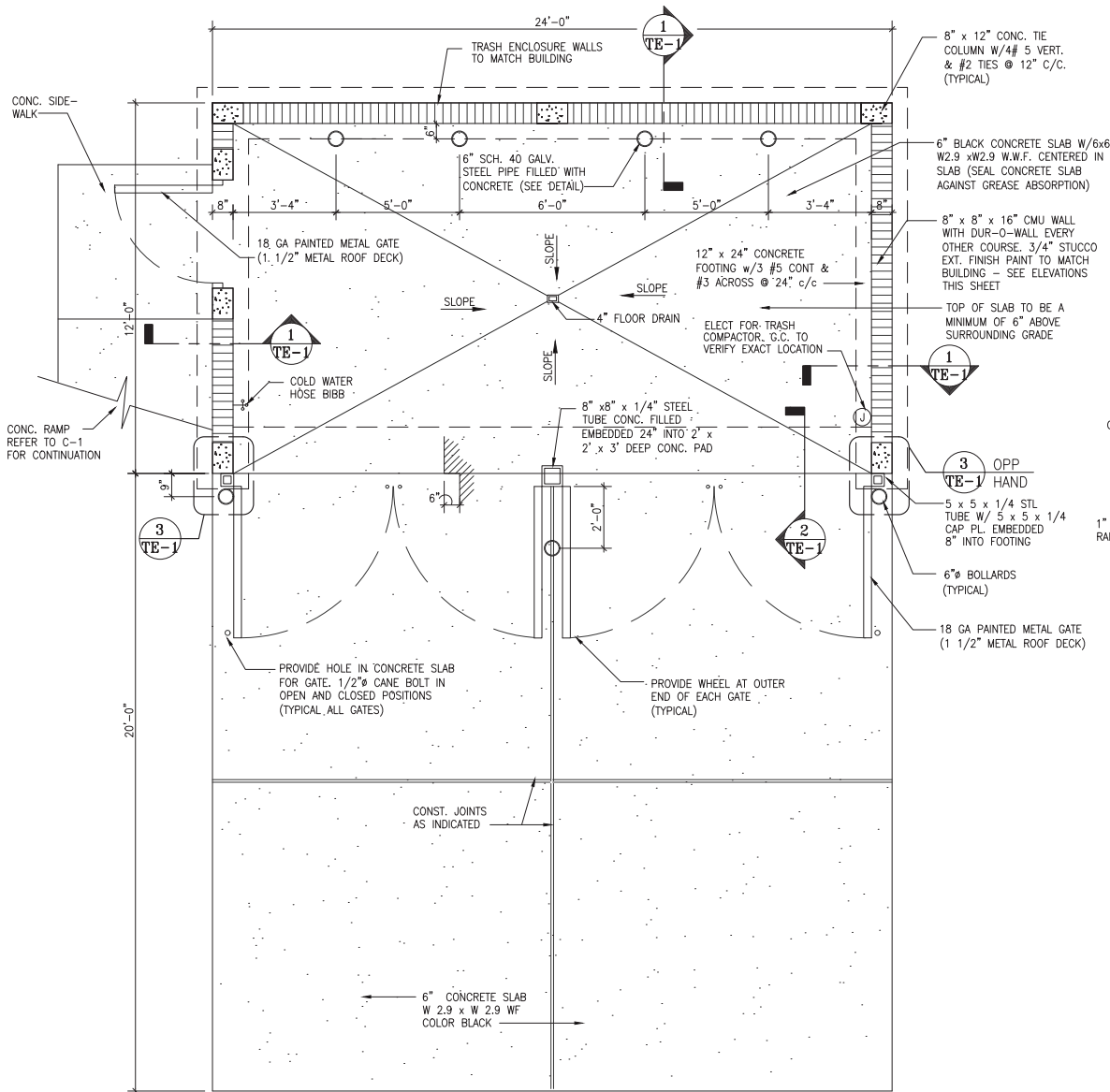
SEAL

EDUARDO L. CARCACHÉ, PE 31914
ANA A. GONZALEZ VALDES, AR 97769
CKE GROUP, INC. COA-4432

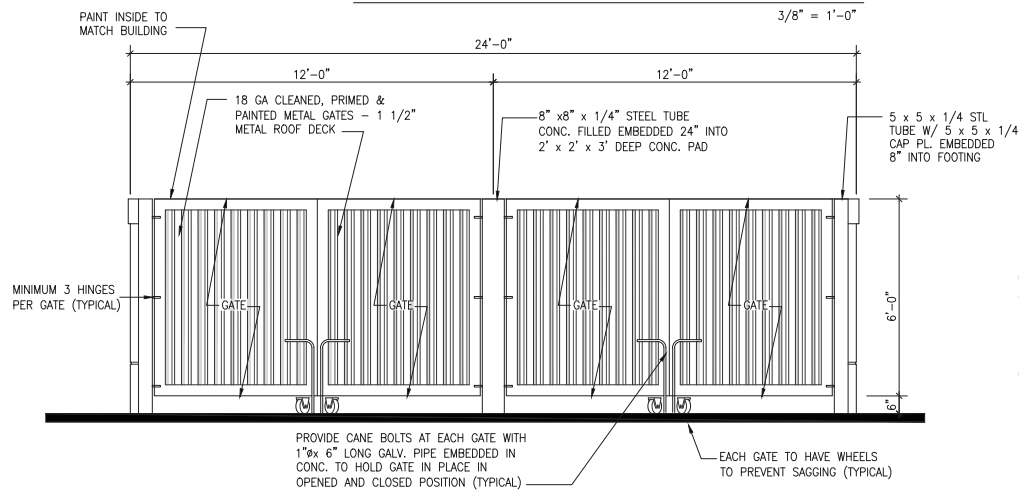
SHEET NAME
ROOF PLAN

SHEET NUMBER

A1.3

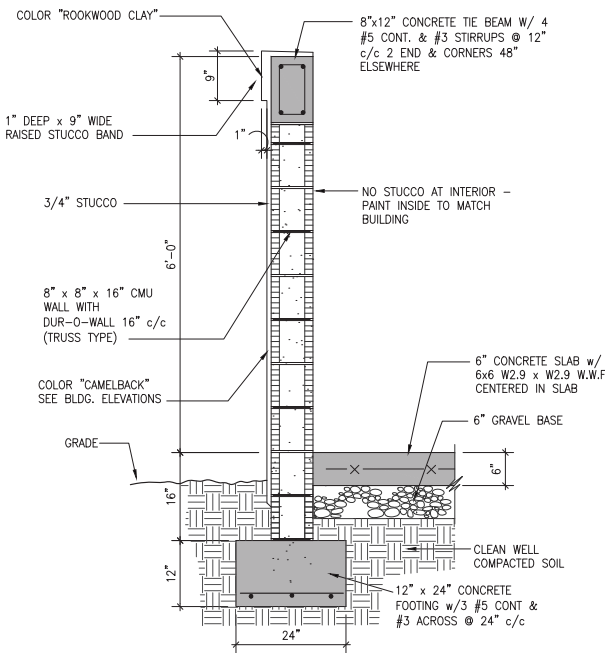
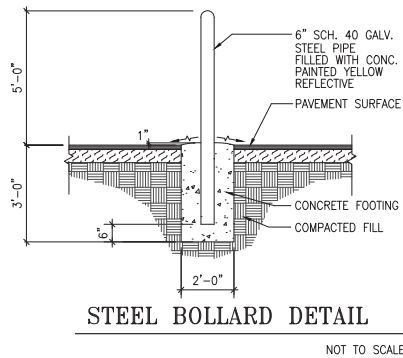


TRASH & RECYCLING ENCLOSURE PLAN



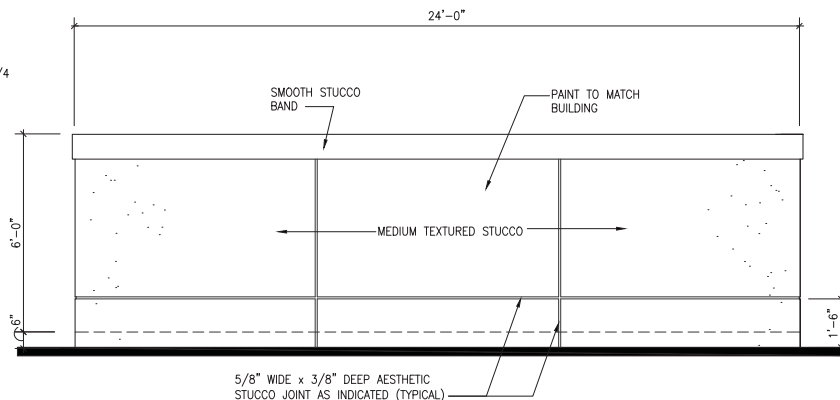
FRONT ELEVATION

3/8" = 1'-0"



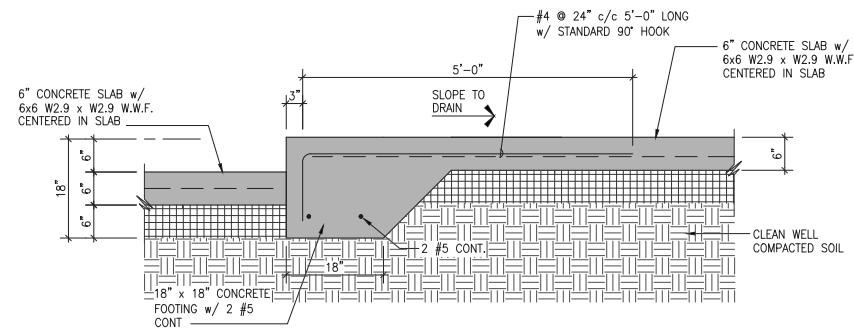
SECTION THRU TYPICAL WALL

3/4" = 1'-0"



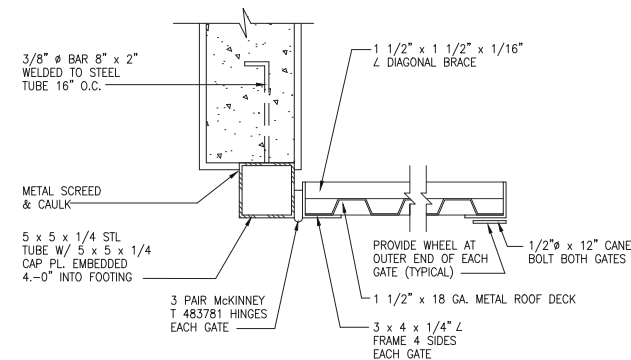
REAR ELEVATION

3/8" = 1'-0"



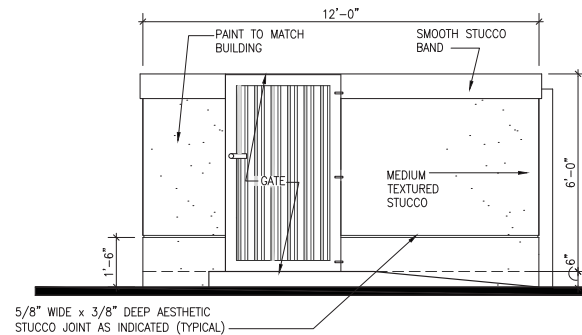
SECTION AT SLAB FOOTING

3/4" = 1'-0"



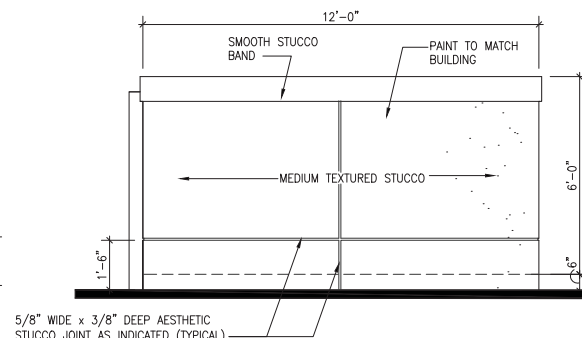
JAMB DETAIL

1 1/2" = 1'-0"



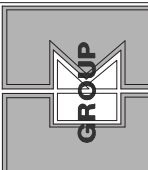
LEFT SIDE ELEVATION

3/8" = 1'-0"



RIGHT SIDE ELEVATION

3/8" = 1'-0"



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REFRESH #
WENDY'S RESTAURANT
GRIFFIN & 441 (S.R. #7)
HOLLYWOOD, FLORIDA

15500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014 • (305) 558-4124

project no: -

scale: AS SHOWN

date: 03-31-17

drawn by: AV

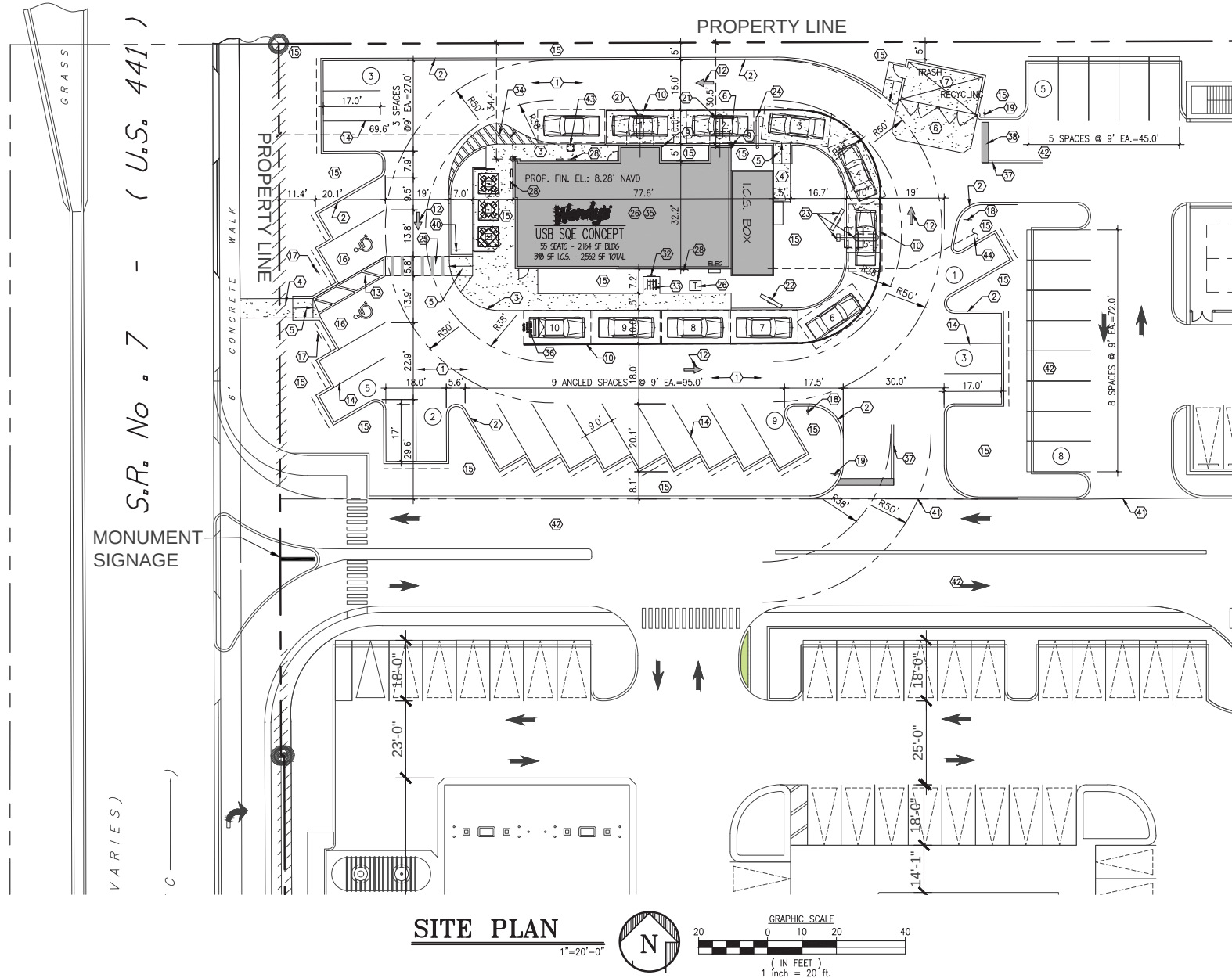
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Know what's below.
Call before you dig.



CONSTRUCTION NOTES:

- 1 ASPHALT PAVEMENT AS PER DETAIL.
- 2 6" P.C.C. TYPE 'D' CURB AS PER DETAIL.
- 3 P.C.C. CURB SIDEWALK AS PER DETAIL.
- 4 P.C.C. CONCRETE SIDEWALK AS PER DETAIL.
- 5 P.C.C. HANDICAP RAMP - MAX SLOPE 1:12.
- 6 6" THICK P.C.C. PAD W/ 6"x6" -10/10 W.W.M. OVER CRUSHED AGGREGATE OR GRAVEL BASE. CONSTRUCTION JOINTS AT 10 FEET ON CENTER. (COLOR BLACK)
- 7 TRASH ENCLOSURE AS PER DETAIL.
- 8 LED PARKING LIGHT AS PER SITE LIGHTING PLAN.
- 9 STEEL BOLLARD AS PER DETAIL.
- 10 235-LF 6" WHITE STRIPE
- 11 DIRECTIONAL SIGN.
- 12 TRAFFIC ARROWS PAINTED WHITE.
- 13 6" WHITE STRIPES AT 60" (PER FDOT INDEX No. 17346)
- 14 4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
- 15 LANDSCAPE AREA
- 16 HANDICAP PARKING AS PER DETAIL.
- 17 HANDICAP SIGN 7'-0" A.F.F.
- 18 STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
- 19 STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (36"x36")
- 20 NOT USED
- 21 SENSOR LOOP AT D/T WINDOW
- 22 PREVIEW MENU BOARD.
- 23 MENU BOARD AND SENSOR LOOP W/ SPEAKER PEDESTAL
- 24 CLEARANCE BAR
- 25 PEDESTRIAN CROSSING PER F.D.O.T. INDEX No. 17346
- 26 PROPOSED BUILDING
- 27 TRANSFORMER PAD
- 28 BUILDING SIGN
- 29 PROVIDE BUILDING ADDRESS "1234" WITH NUMERALS 9 INCHES HIGH.
- 30 PROVIDE BUILDING ADDRESS AND BUSINESS NAME ON SERVICE DOOR. REFER TO BUILDING ELEVATION ALL LETTERS TO BE CONSISTENT IN STYLE (4" HIGH)
- 31 MONUMENT SIGN (REFER TO MASTER PLAN)
- 32 "BICYCLE PARKING" SIGN
- 33 BICYCLE RACK BY HUNTCO-MODEL BR3 OR APPROVED EQUAL FINISH: POWDER COATED RED (SEE DETAIL ON SHEET C-4)
- 34 12"-45" WHITE STRIPPING @ 5' C/C
- 35 ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY PARAPET
- 36 PAVEMENT MARKING SEE DETAIL
- 37 (2) YELLOW STRIPES (THERMOPLASTIC) ASPHALT DRIVE TO RECEIVE NEW DRIVEWAY
- 38 24" STOP BAR WHITE PAINT. (THERMOPLASTIC)
- 39 NOT USED
- 40 PEDESTRIAN CROSSING SIGN
- 41 SAW CUT EXISTING ASPHALT PAVEMENT TO RECEIVE NEW PAVEMENT.
- 42 EXISTING ASPHALT PAVEMENT TO REMAIN
- 43 TRASH RECEPTACLE FOR DRIVE THRU LANE
- 44 INSTALL 1" CONDUIT FOR FUTURE ELECTRIC VEHICLE CHARGING.

NOTES:

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH BROWARD COUNTY ENGINEERING STANDARDS/MUTCD.
2. ALL RADII AND DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.
3. ALL SIGNAGE, EXTERIOR LIGHTING, & DUMPSTER ENCLOSURE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
4. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT TO EXCEED 1:50 (2%) IN ALL DIRECTIONS.
5. PAVEMENT MARKING MATERIAL TO BE PAINT UNLESS OTHERWISE NOTED.
6. ALL ROOFTOP ACCESSORIES SHALL BE SCREENED FROM VIEW FROM ALL ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
7. ALL SIGNAGE REQUIRES A SEPARATE BUILDING PERMIT.
8. ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT.
9. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT & REGULATIONS OF THE CITY OF HOLLYWOOD.



LOCATION PLAN



COMMERCIAL GREEN BUILDING PRACTICES INCORPORATED INTO PLANS

(Per Ordinance 0-2011-06)

1. Energy Star Approved Roofing Materials.
2. At least 80% of plants, trees and grass per the South Florida Water Management District recommendations (latest edition). Landscape plan, reviewed and approved by a landscape architect, shall be submitted with permit application. Landscaping shall be verified by inspection prior to final certificate of occupancy.
3. Utilize LED lights for over 90% of parking lot lighting.
4. Refrigerant: All building HVAC&R systems are free of CFU's and Halons.
5. Redevelopment of existing site - Locate the building on a site that has existing hardscape or buildings that must be replaced by the new development and has existing utility connections to the site.
6. Access to public transportation - The site is located within 1/2 mile of existing rail node or 1/4 mile of at least 1 active bus stop.
7. Sidewalks - Provide sidewalks for all paths to adjacent city streets that are minimum 4' wide with concrete or other firm, slip resistant surfaces.
8. Reduce heat island effect - Utilize a cool-roof that will have a Solar Reflectance Index equal to or greater than 78, which reduces the heat island effect.
9. Durable Exterior Materials-Building design shall include durable exterior building wall and window materials to prevent damage from high winds. The exterior surface of a minimum of 80% of walls shall be concrete or brick masonry. Windows shall have impact resistant glazing.
10. Low flow toilet fixtures. The toilets shall have a maximum water use of 1.28 gpf. Urinals shall have a maximum water use of 0.5 gpf. Calculations must be submitted with plans. System must pass all required inspections by plumbing inspector.

project no: -
scale: AS SHOWN
date: 03-31-17
drawn by: AV

06-02-17
revisions

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REFRESH #
WENDY'S RESTAURANT
GRiffin & 441 (S.R. #7)
HOLLYWOOD, FLORIDA

SID-E-2014 INUSE

EB # 0004452
CKE GROUP, INC.
CIVIL ENGINEER
SAMUEL UCCELLO
ARCHITECT - AN 18997

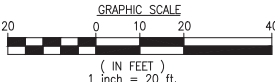
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15500 NEW BARN ROAD

SUITE 106

MIAMI LAKES, FLORIDA 33014

(305) 558-4124

* PROVIDE POLLUTION RETARDANT BAFFLE

- PROP. DIRECTION OF DRAINAGE FLOW ARROW

EXISTING ELEVATION

9.0

9.5

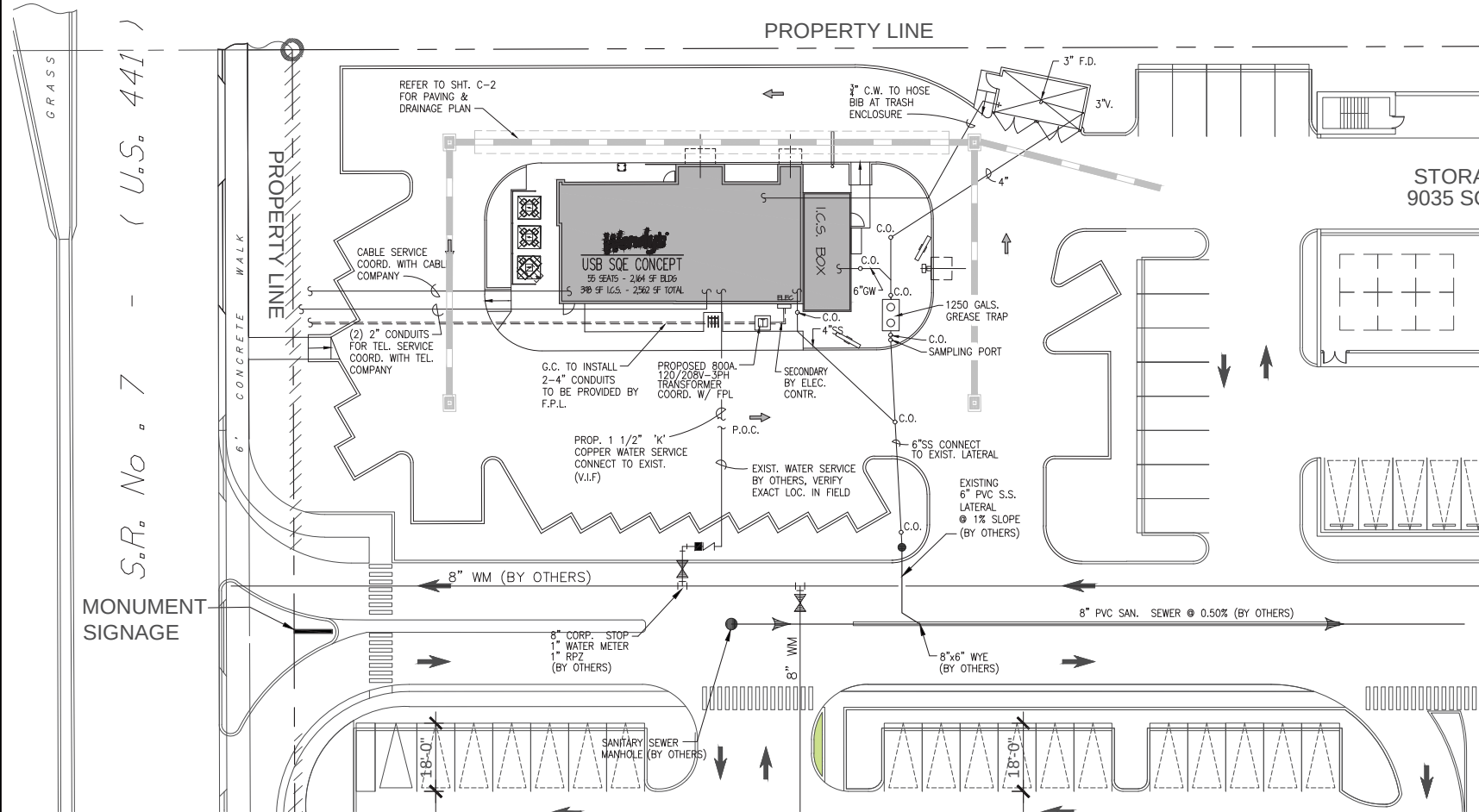
9.0

PROP. TOP OF CURB & FINISHED GRADE ELEV.

PROPOSED ELEVATIONS

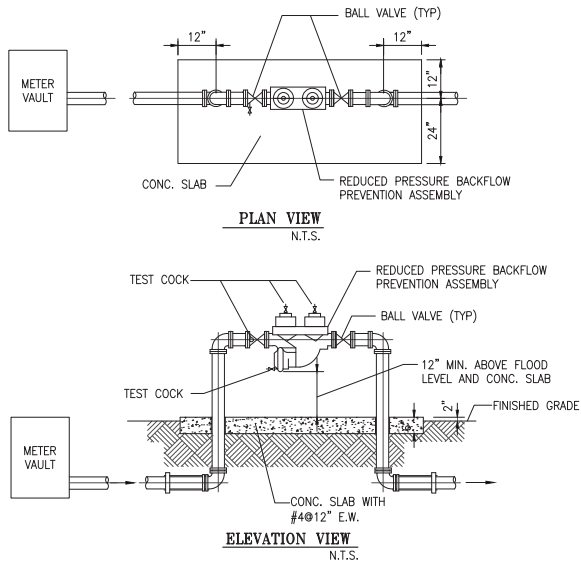
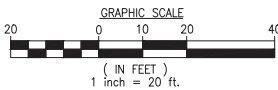
① G.C. TO VERIFY MAX. 2% SLOPE AT HANDICAP SPACE AND ACCESSIBILITY ROUTE

② SLOPE ALONG ACCESS PATH NOT TO EXCEED 5% SLOPE ALONG PATH AND MAX. 2% CROSS SLOPE.

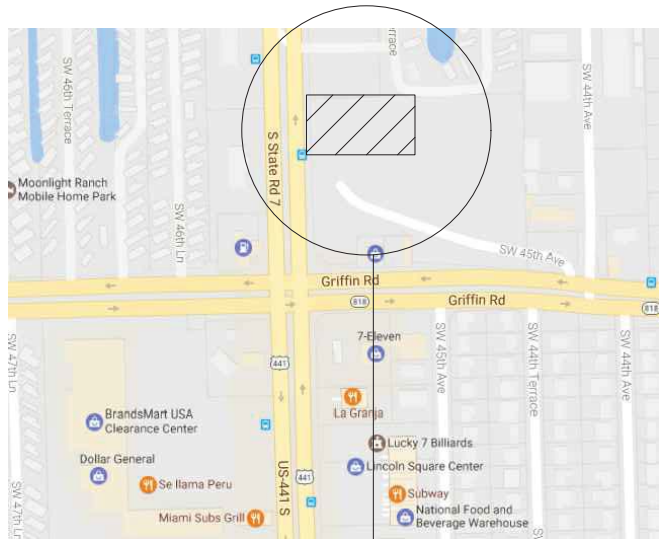
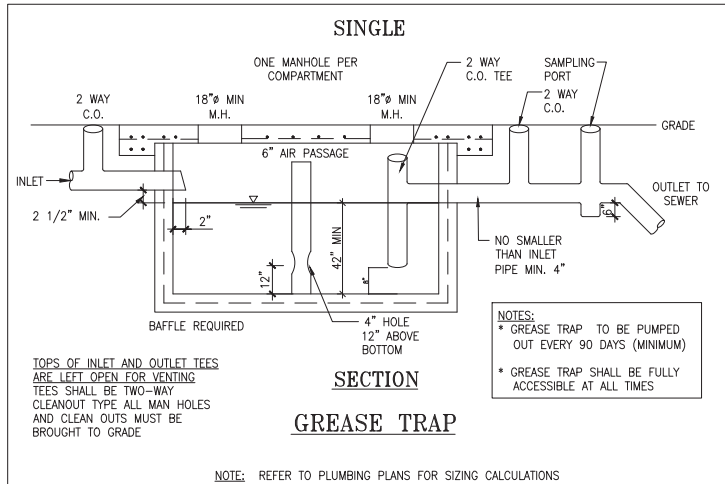
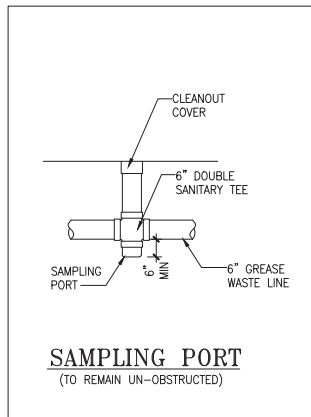


UTILITY PLAN

1"=20'-0"



REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR WATER SERVICE 3/4" THRU 2"



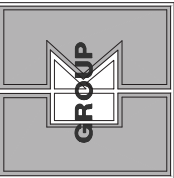
LOCATION PLAN

N.T.S.



NOTES:

1. ALL HYDRANTS TO FALL WITHIN 2 FEET OF CURB, STEAMER CONNECTION TO FACE ROADWAY.
2. LANDSCAPING SHALL NOT OBSCURE FIRE HYDRANT NOR SPRINKLER / STANDPIPE WYES.
3. BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM ROADWAY.
4. ALL CLEAN-OUTS IN DRIVEWAYS TO HAVE TRAFFIC BEARING CAPS (USG #7605 VALVE BOX).
5. ON-SITE SANITARY SEWER TO BE PRIVATELY MAINTAINED.
6. CONTRACTOR TO VERIFY INVERTS AND EXACT LOCATION OF UTILITIES PRIOR TO COMMENCING WITH WORK.
7. MINIMUM SLOPE OF SANITARY WASTE = 1%.
8. CONTRACTOR TO PROVIDE CLEANOUTS AT EACH CHANGE OF DIRECTION OF SEWER LINE AND AT INTERVALS NOT TO EXCEED 70FT.
9. NO SOLVENT WELD SHALL BE USED.
10. REFER TO CITY OF HOLLYWOOD PUBLIC WORKS STANDARD DETAILS FOR ADDITIONAL DETAILS.
11. REFER TO SHEET CE-1 FOR SITE LIGHTING AND SITE ELECTRICAL.



FB # 0004432
CKE GROUP, INC.
CIVIL ENG. - FC 3914
SAMUEL UCCELLO
ARCHITECT - AR 10997

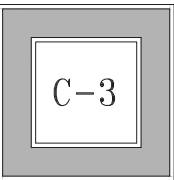
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GRIFFIN & 441 (S.R. #7)
HOLLYWOOD, FLORIDA

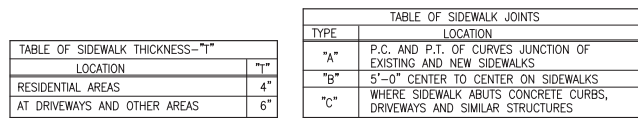
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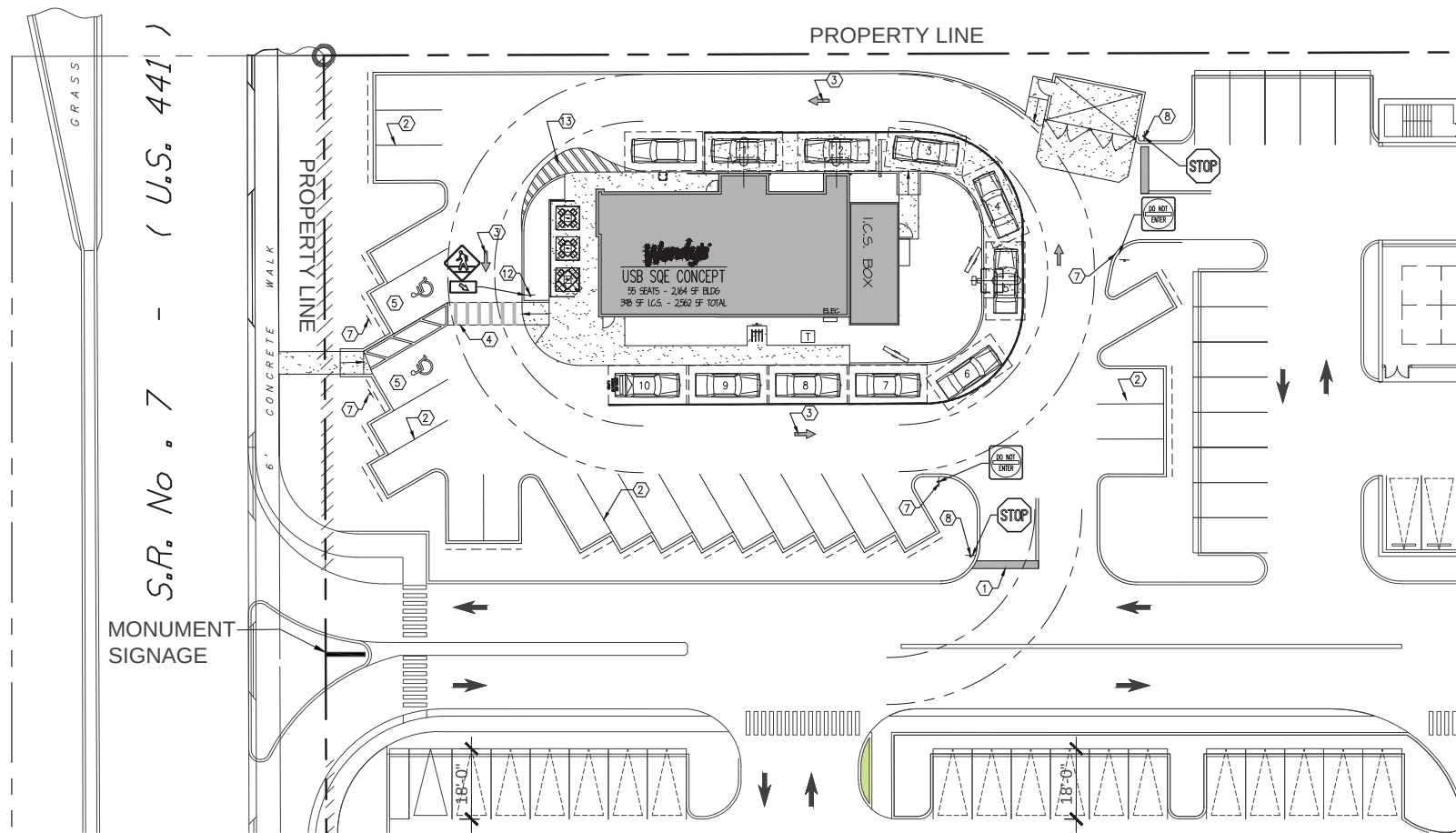
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scale: AS SHOWN
date: 03-31-17
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revisions: 06-02-17



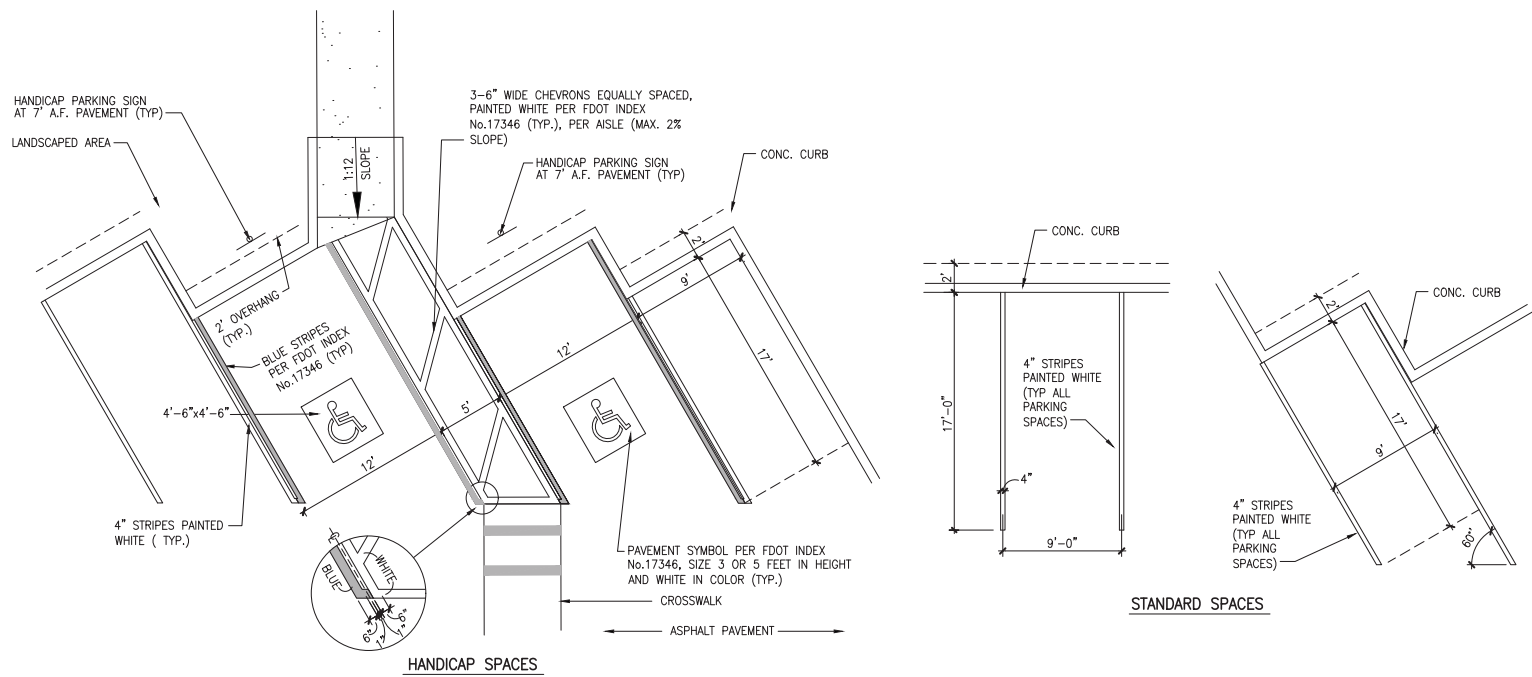
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[illegible]

1. ALL SIGNS SHALL BE ERECTED IN ACCORDANCE WITH ALL LOCAL CODES AND SOIL CONDITIONS.
2. DESIGNS ARE PER 170 MPH WIND LOADS (VERIFY LOCAL WIND AND SOIL CONDITIONS).
3. ALL PAINTED PAVEMENT MARKERS ARE TO BE SOLID YELLOW AND FURNISHED BY GENERAL CONTRACTOR.

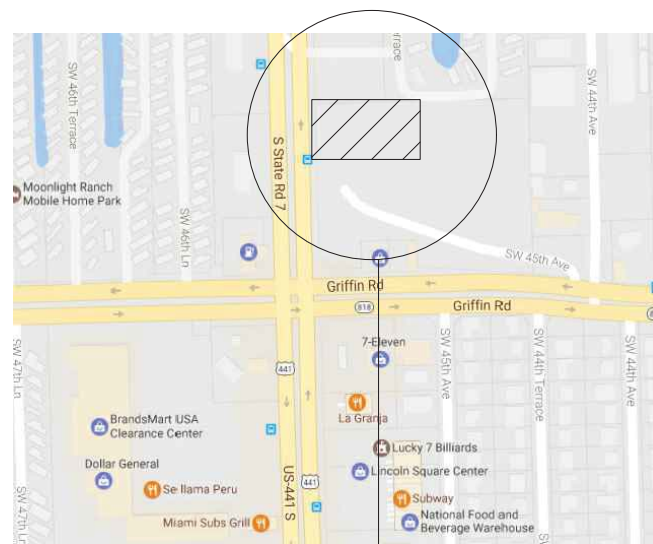


SITE PLAN
1"=20'-0"
GRAPHIC SCALE
(IN FEET)
1 inch = 20' ft.

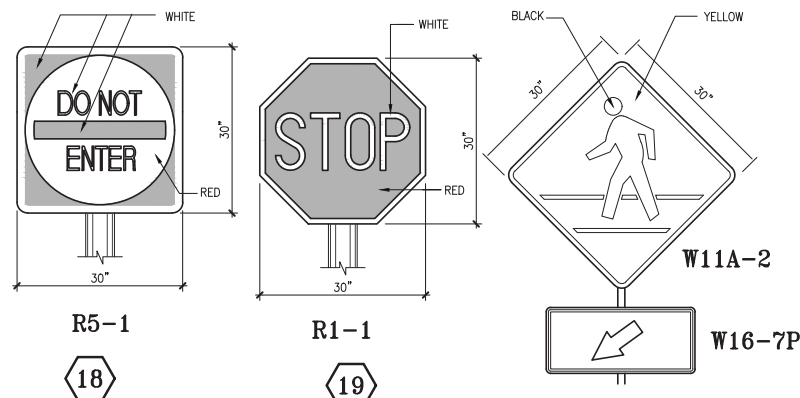


13 16 HANDICAP AND STANDARD PARKING DETAILS
NOT TO SCALE

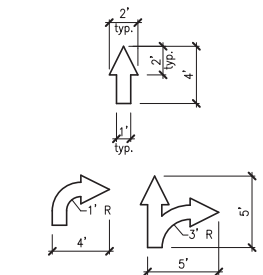
- CONSTRUCTION NOTES:**
- 24" STOP BAR WHITE (THERMOPLASTIC)
 - 4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
 - TRAFFIC ARROWS PAINTED WHITE.
 - PEDESTRIAN CROSSING PER F.D.O.T. INDEX No. 17346
 - HANDICAP PARKING AS PER DETAIL.
 - HANDICAP SIGN 7'-0" A.F.P.
 - STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
 - STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN, R1-1 (30"x30")
 - 6" WHITE STRIPES AT 60" (PER FDOT INDEX No. 17346)
 - 6" WHITE STRIPES @ 3' C/C PER F.D.O.T. INDEX
 - PAVEMENT MARKING REFER TO DETAIL THIS SHEET.
 - PEDESTRIAN CROSSING SIGN
 - 12"-45' WHITE STRIPPING @ 5' C/C



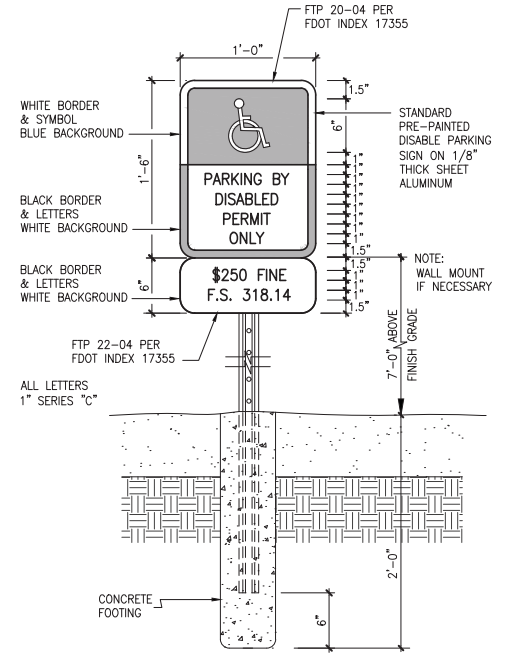
LOCATION PLAN
N.T.S.



STANDARD F.D.O.T. & MUTCD SIGNAGE DETAILS
SCALE: N.T.S.



3 PAINTED ARROWS
PER F.D.O.T. INDEX 17346 NOT TO SCALE



HANDICAP PARKING SIGN
(FTP 20-04 PER FDOT INDEX 17355)
NOT TO SCALE
(FTP 22-04 SUPPLEMENTAL PANEL PER FDOT INDEX 17355)

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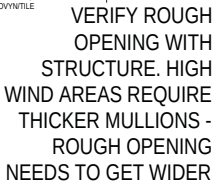
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project no: -
scale: AS SHOWN
date: 08-31-17
drawn by: AV

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PM-1





1 FLOOR PLAN
A1 3/16" = 1'-0"

NOTES:
1. PROVIDE WOOD BLOCKING AT JAMBS AND HEAD OF ALL INTERIOR DOORS.

- DOOR NOTES

1. DOOR'S SHOWN IN DOOR SCHEDULE ARE TYPICAL FOR WAMA STORIES. VERIFY QUANTITIES AND WHICH DOORS ARE REQUIRED AS INDICATED IN FLOOR PLAN.
2. STOREFRONT MFG. SPECIFICATIONS ARE TO BE KEPT ALIGNED WITH THUMB LATCH AT EXTERIOR DOORS AND CLOSER AT ALL DOORS.
3. ALL EXTERIOR HOLLOW METAL DOORS SHALL BE INSULATED DOORS.
4. RUN CONTINUOUS BEAD OF CLEAR SILICONE CAULK AROUND ALL DOOR FRAMES.
5. EXIT DOOR LOCKS, IF PROVIDED ON EGRESS DOORS, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.
6. SPECIFICALLY ALLOWED BY CODE.
 - A LATCH OR OTHER FASTENING DEVICE ON A EGRESS DOOR SHALL BE PROVIDED WITH A PANIC BAR, OR OTHER SIMPLY TYPE OF RELEASING DEVICE HAVING AN OBVIOUS METHOD OF OPERATION UNDER ALL LIGHTING CONDITIONS, DOORS SHALL BE OPERABLE WITH NO MORE THAN ONE RELEASING OPERATION PER DFCF 14.5.2.10
 - 7. REFER TO HARDWARE SCHEDULE IN SPECIFICATION MANUAL.
 - 8. THRESHOLD A1 NOT TO EXCEED 1/2" HIGH.
 - 9. DOOR TO REQUIRE NO LIFT OR SLAP FOR ENTRY.
 - 10. ALL WIRE GLASS SHALL TO COMPLY WITH SAFETY GLAZING REQUIREMENTS IN SECTION 2406 OF CBC.



Cuhaci & Peterson
Architects Engineers Planners
ORLANDO • PHILADELPHIA

CLIENT NAME

WAWA

260 W. BALTIMORE PIKE
WAWA, PA 19063

WAWA PROTOTYPE F85FBL_v2017.01

STORE#

GRIFFIN RD. & SR 7
 HOLLYWOOD FL

FLOOR PLAN

2000

PROJECT NO.
2170185

21
PROJ

04-03-2017

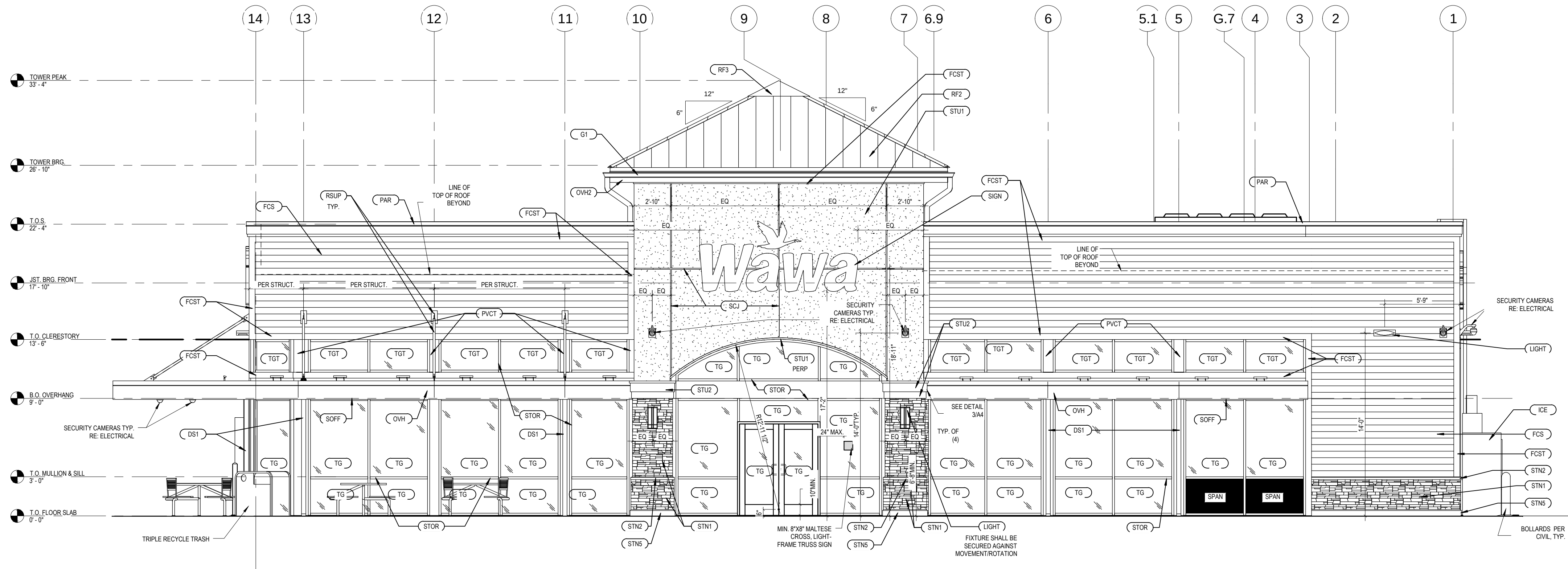
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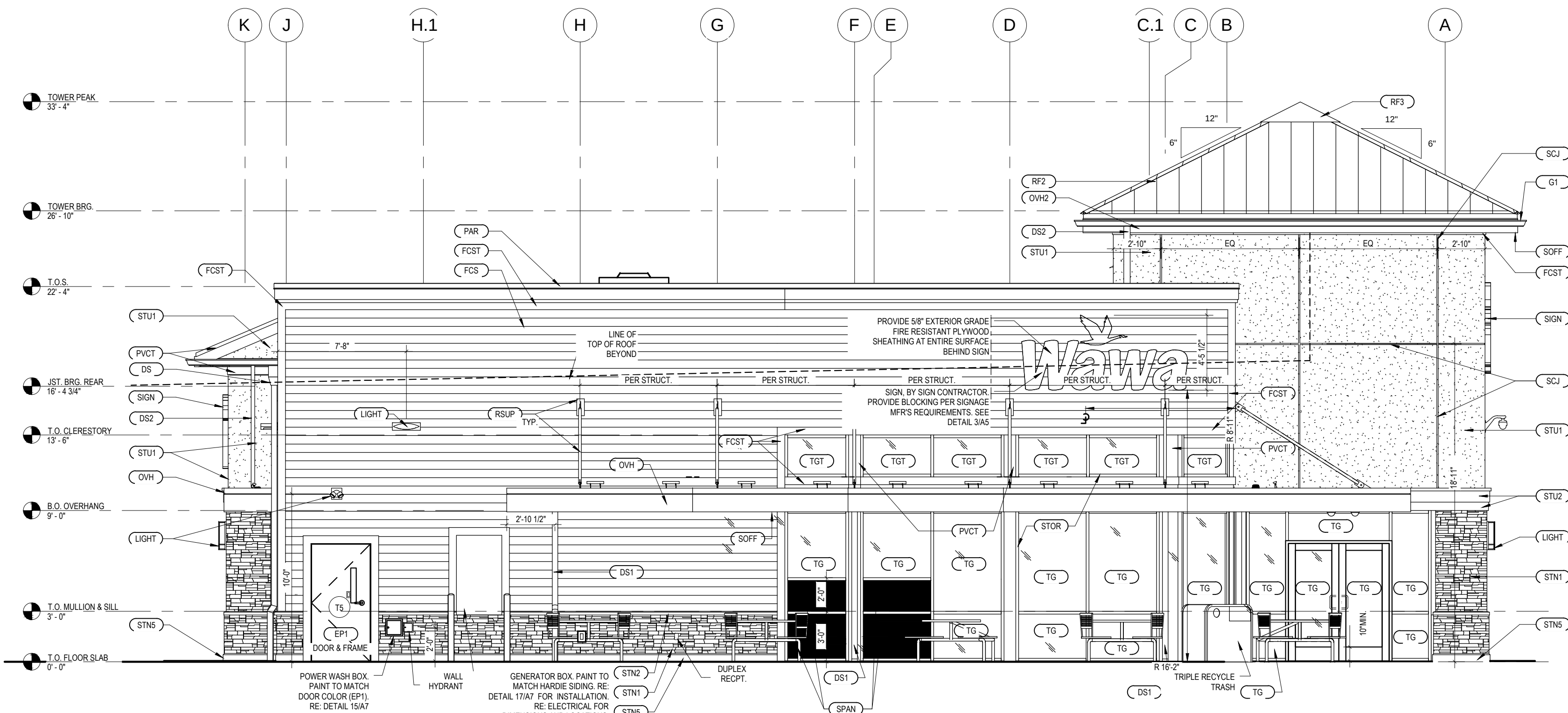
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A1

7/29/2016 10:11:58 AM



1 FRONT (WEST) ELEVATION (SR 7)
A4 3/16" = 1'-0"



2 LEFT (NORTH) ELEVATION
A4 3/16" = 1'-0"

NOTE: ALL SIGNAGE WILL BE PERMITTED SEPARATELY.

ARCHITECTURAL - EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
C02	C02 FILL BOX WITH PVC SLEEVE THRU WALL	SUPPLIER		SEE A1 FOR LOCATION AND MOUNTING DETAIL, 18/A7 (SIM.)
DS	STAINLESS STEEL THRUWALL SCUPPER & COLLECTOR AND 4" DIA. STAINLESS STEEL DOWNSPOUT	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	COORDINATE WITH CIVIL FOR CONNECTION TO STORM SEWER. SEE DETAIL 14A & 14B/A7. ALTERNATE : PETERSEN PAC CLAD
DS1	4" DIA. STAINLESS STEEL DOWNSPOUT. REFER TO SPECS FOR GAUGE	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	COORDINATE WITH CIVIL FOR CONNECTION TO STORM SEWER. SEE DETAIL 14A & 14B/A7. ALTERNATE : PETERSEN PAC CLAD
DS2	4" DIA. .032 ALUM. DOWNSPOUT	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	ALTERNATE : PETERSEN PAC CLAD
EP1	PAINT	BENJAMIN MOORE	COLOR: WHITE DIAMOND 2121-60 FINISH: EGGSHELL	DOOR & FRAME
FCS	*ARTISAN* PLANK LAP SIDING	JAMES HARDIE	HARRIS CREAM, FINISH: BEADED SMOOTH, 8.25" X 12"	PRE-FINISHED. PROVIDE COLOR-MATCHED CAULK BY JAMES HARDIE
FCST	*ARTISAN* ACCENT TRIM	JAMES HARDIE	ARTIC WHITE, FINISH: SMOOTH, 1.5" TH X 6" W X 10'-0" L	PRE-FINISHED. PROVIDE COLOR-MATCHED CAULK BY JAMES HARDIE
G1	ALUMINUM GUTTERS		.032 POLISHED ALUMINUM W/ CLEAR ANODIZED FINISH	CONTINUOUS - NO SEAMS ALLOWED. SEE SHEET A3.1
ICE	ICE MERCHANTISER	LEER	PAIN BENJAMIN MOORE, BM OC-1 NATURAL WICKER	
LADD	METAL EXTERIOR LADDER	EASTERN METAL SUPPLY	BRUSHED ALUMINUM	SEE A3.1 FOR DETAILS
LGD	6" LADDER GUARD #L6G	VISIONMASTERS EQUIP. CO.	MILL FINISH	
LIGHT	EXTERIOR LIGHT FIXTURE			SEE ELECTRICAL DRAWINGS AND DETAIL 18/A7 FOR MOUNTING
MTPN	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	BAHAMA SHUTTERS
MTPN2	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	PAINT TO MATCH DOORS, P1	
OFS	STAINLESS STEEL 8" X 16" OVERFLOW SCUPPER	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	ALTERNATE: PETERSON PAC CLAD
OVH	METAL OVERHANG FACING	ATAS INTERNATIONAL INC.	RAPID-LOK FASCIA, CUSTOM EDGE-LOK FASCIA, COLOR: #17 BRITE RED	SEE A3.1 FOR DETAILS. ALTERNATE : PETERSON PAC CLAD
OVH2	HIP ROOF FASCIA	ATAS INTERNATIONAL INC.	BRAKE METAL, COLOR #26 BONE WHITE	SEE A3.1 FOR DETAILS. ALTERNATE : PETERSON PAC CLAD
PAR	ALUMINUM PARAPET CAP	ATAS INTERNATIONAL INC.	COLOR TO MATCH ADJACENT TRIM	ALTERNATE : PETERSEN PAC CLAD
PBS	PREFINISHED ALUMINUM BAHAMA SHUTTER	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	SHUTTER PER SPECS. CONTACT (321) 926-6667
PVCT	ACCENT TRIM	AZEK	WHITE, FINISH: SMOOTH	PRE-FINISHED, ALTERNATE : PALIGHT
PVCT1	ACCENT TRIM	AZEK	1 X 2 WHITE, FINISH: SMOOTH	PRE-FINISHED, ALTERNATE : PALIGHT
RF2	METAL ROOFING	ATAS INTERNATIONAL INC.	MRO194 DUTCH SEAM, (1 1/2") 19.25", COLOR: #23 COPPERTONE	ALTERNATE : PETERSEN PAC CLAD
RF3	STANDING SEAM ROOF HIP CAP	ATAS INTERNATIONAL INC.	TO MATCH METAL ROOFING	ALTERNATE : PETERSEN PAC CLAD
RSUP	ROD SUPPORT & PLATE		POWDER COAT, MATCH SW #6076	SEE STRUCTURAL. ALL RODS NOT INDICATED ON STRUCTURAL ARE PURELY DECORATIVE RE: 21/A3.1
SCJ	STUCCO CONTROL JOINT - 3/4" WIDE			W/ SHAPED ACCORDION STYLE RE-SPECS
SIGN	ILLUMINATED SIGNAGE			SIGN BY WAWA, SURFACE MOUNTED
SOFF	MPS120, SOLID AND VENTED	ATAS INTERNATIONAL INC.	BONE WHITE	BUILDING OVERHANGS. ALTERNATE : PETERSEN PAC-CLAD
SPAN	SPANDREL GLASS, 1" INSULATED TEMPERED	VERICON	SUBDUED BRONZE	FRIT TO BE ON INSIDE OF PANEL
STN1	MANUFACTURED STONE VENEER	BORAL	SOUTHWEST BLEND PF-8019, PRO-FIT LEDGESTONE	
STN2	PRE-CAST MANUFACTURED STONE WATERTABLE/SILL	BORAL	TAUPE CSV-1375	VERTICAL GROUT JOINTS: 3/16" MAX. WIDTH. GROUT WITH BONSAL #71 WARM IVORY
STN5	PRE-CAST STONE BASE	ITALIAN CAST STONE	3" W X 6" H X 48" LENGTHS. COLOR: ICS-LS-WAWA-SABIA, FINISH: "LIGHT SMOOTH"; MAINTAIN CONSISTENT COLOR THROUGHOUT PROJECT	SEE DETAIL 5 & 11/A6.1. ALTERNATE: QUALITY STONE VENEER, INC. SEE SPECIFICATIONS VERTICAL GROUT JOINTS: 3/16" MAX. WIDTH. GROUT WITH BONSAL #71 WARM IVORY
STN6	PRE-CAST STONE CAP	ITALIAN CAST STONE	COLOR: WHITE	SEE SHEET A10. GROUT JOINTS 3/16" MAX. WIDTH. COLOR: WHITE (TO MATCH STONE CAP)
STOR	STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	SEE SPECIFICATIONS
STU1	STUCCO	SENERGY	#3085 MERINGUE, FINISH: SAHARA	
STU2	STUCCO	SENERGY	#354 STARK WHITE, FINISH: FINE	
TG	1" INSULATED TEMPERED GLASS			SEE SPECIFICATIONS
TGT	1" INSULATED TEMPERED GLASS	PPG	SOLARGRAY VLT. SEE SPECS	SEE SPECIFICATIONS
TH	36" X 48" ACCESS HATCH		FACTORY FINISH	REFER TO DOOR SCHEDULE, SHEET A1

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4
Cuhaci & Peterson
Architects Engineers Planners
ORLANDO • PHILADELPHIA

PROJECT NAME
CLIENT NAME
WAWA
260 W. BALTIMORE PIKE
WAWA, PA 19063

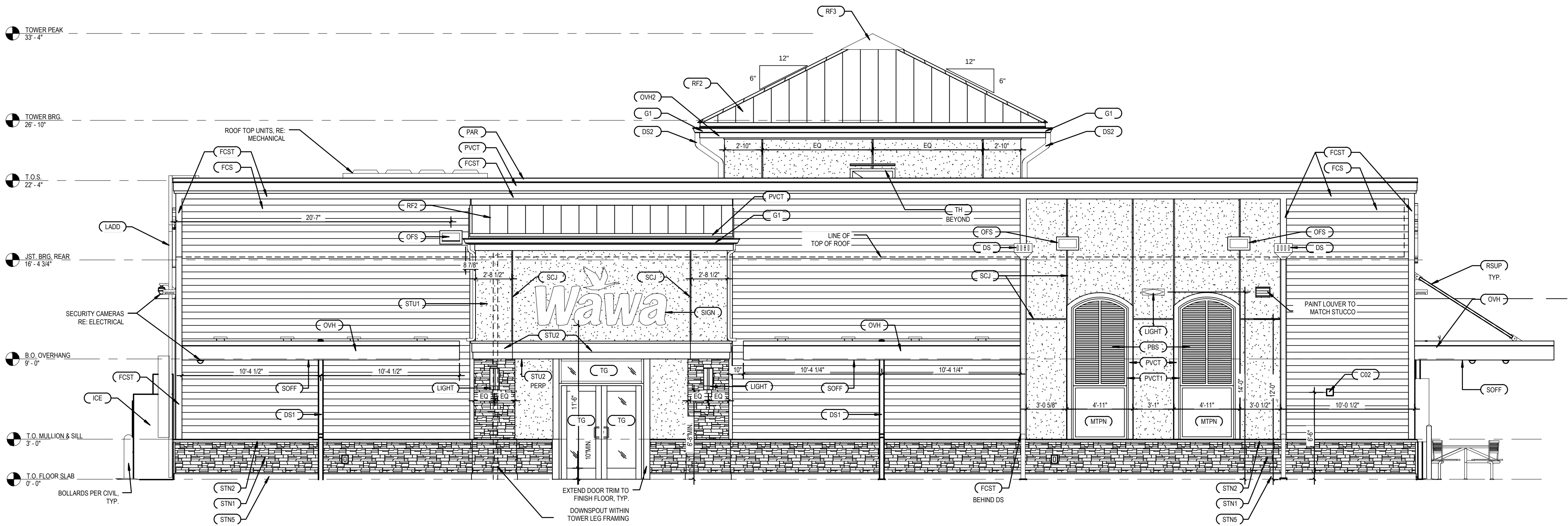
STORE #
WAVE PROTOTYPE F86FBL_v2017.01
GREEN RD. & SR 7
HOLLYWOOD, FL

EXTERIOR ELEVATIONS
SHEET TITLE

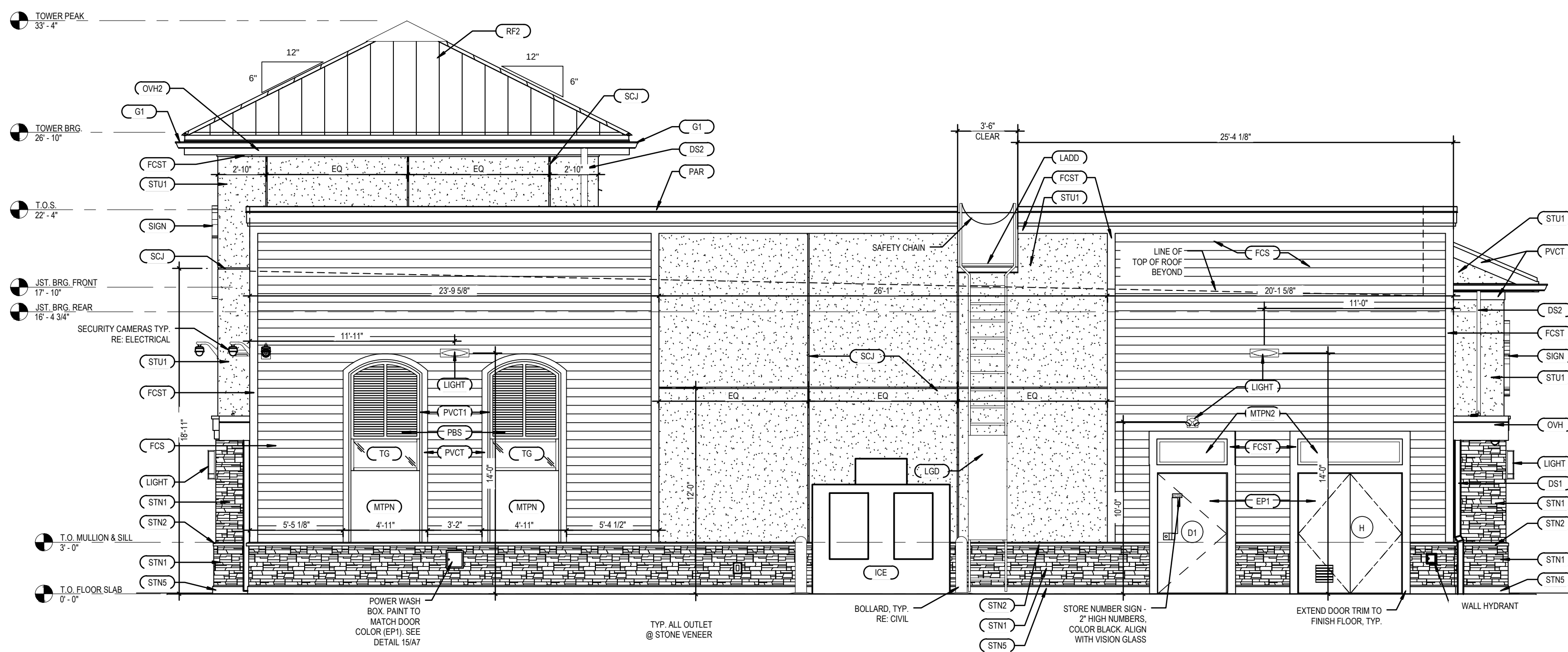
No.	Description	Date
2170185	04-03-2017	
	ZONING	

DATE	04-03-2017
DRAWN	DS
CHECKED	BL

A4



1 REAR (EAST) ELEVATION
A4.1 3/16" = 1'-0"



2 LEFT (SOUTH) ELEVATION (GRIFFIN RD.)
A4.1 3/16" = 1'-0"

ARCHITECTURAL - EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
CO2	CO2 FILL BOX WITH PVC SLEEVE THRU WALL	SUPPLIER		SEE A1 FOR LOCATION AND MOUNTING DETAIL 18/A7 (SIM.)
DS	STAINLESS STEEL THRUWALL SCUPPER & COLLECTOR AND 4" DIA. STAINLESS STEEL DOWNSPOUT	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	COORDINATE WITH CIVIL FOR CONNECTION TO STORM SEWER. SEE DETAIL 14A & 14B/A7. ALTERNATE : PETERSEN PAC CLAD
DS1	4" DIA. STAINLESS STEEL DOWNSPOUT. REFER TO SPECS FOR GAUGE	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	COORDINATE WITH CIVIL FOR CONNECTION TO STORM SEWER. SEE DETAIL 14A & 14B/A7. ALTERNATE : PETERSEN PAC CLAD
DS2	4" DIA. .032 ALUM. DOWNSPOUT	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	ALTERNATE : PETERSEN PAC CLAD
EP1	PAINT	BENJAMIN MOORE	COLOR: WHITE DIAMOND 2121-60 FINISH: EGGSHELL	DOOR & FRAME
FCS	"ARTISAN" PLANK LAP SIDING	JAMES HARDIE	HARRIS CREAM, FINISH: BEADED SMOOTH, 8.25" X 12"	PRE-FINISHED. PROVIDE COLOR-MATCHED CAULK BY JAMES HARDIE
FCST	"ARTISAN" ACCENT TRIM	JAMES HARDIE	ARTIC WHITE, FINISH: SMOOTH, 1.5" TH X 6" W X 10'-0" L	PRE-FINISHED. PROVIDE COLOR-MATCHED CAULK BY JAMES HARDIE
G1	ALUMINUM GUTTERS		.032 POLISHED ALUMINUM W/ CLEAR ANODIZED FINISH	CONTINUOUS - NO SEAMS ALLOWED. SEE SHEET A3.1
ICE	ICE MERCHANTISER	LEER	PAINT BENJAMIN MOORE, BM OC-1 NATURAL WICKER	
LADD	METAL EXTERIOR LADDER	EASTERN METAL SUPPLY	BRUSHED ALUMINUM	SEE A3.1 FOR DETAILS
LGD	6" LADDER GUARD #LG6	VISIONMASTERS EQUIP. CO.	MILL FINISH	
LIGHT	EXTERIOR LIGHT FIXTURE			SEE ELECTRICAL DRAWINGS AND DETAIL 18/A7 FOR MOUNTING
MTPN	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	BAHAMA SHUTTERS
MTPN2	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	PAINT TO MATCH DOORS, P1	
OFS	STAINLESS STEEL 8" X 16" OVERFLOW SCUPPER	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	ALTERNATE: PETERSON PAC CLAD
OVH	METAL OVERHANG FACING	ATAS INTERNATIONAL INC.	RAPID-LOK FASCIA, CUSTOM EDGE-LOK FASCIA, COLOR: #17 BRITE RED	SEE A3.1 FOR DETAILS. ALTERNATE : PETERSON PAC CLAD
OVH2	HIP ROOF FASCIA	ATAS INTERNATIONAL INC.	BRAKE METAL, COLOR #26 BONE WHITE	SEE A3.1 FOR DETAILS. ALTERNATE : PETERSON PAC CLAD
PAR	ALUMINUM PARAPET CAP	ATAS INTERNATIONAL INC.	COLOR TO MATCH ADJACENT TRIM	ALTERNATE : PETERSEN PAC CLAD
PBS	PREFINISHED ALUMINUM BAHAMA SHUTTER	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	SHUTTER PER SPECS. CONTACT (321) 926-6667
PVCT	ACCENT TRIM	AZEK	WHITE, FINISH: SMOOTH	PRE-FINISHED, ALTERNATE : PALIGHT
PVCT1	ACCENT TRIM	AZEK	1 X 2 WHITE, FINISH: SMOOTH	PRE-FINISHED, ALTERNATE : PALIGHT
RF2	METAL ROOFING	ATAS INTERNATIONAL INC.	MRD194 DUTCH SEAM, (1 1/2") 19.25", COLOR: #23 COPPERTONE	ALTERNATE : PETERSEN PAC CLAD
RF3	STANDING SEAM ROOF HIP CAP	ATAS INTERNATIONAL INC.	TO MATCH METAL ROOFING	ALTERNATE : PETERSEN PAC CLAD
RSUP	ROD SUPPORT & PLATE		POWDER COAT, MATCH SW #0076	SEE STRUCTURAL. ALL RODS NOT INDICATED ON STRUCTURAL ARE PURELY DECORATIVE. RE: 21/A3.1
SCJ	STUCCO CONTROL JOINT - 3/4" WIDE			W/ SHAPED ACCORDION STYLE RE-SPECS
SIGN	ILLUMINATED SIGNAGE			SIGN BY WAWA. SURFACE MOUNTED
SOFF	MPS120, SOLID AND VENTED	ATAS INTERNATIONAL INC.	BONE WHITE	BUILDING OVERHANGS. ALTERNATE : PETERSEN PAC-CLAD
SPAN	SPANDREL GLASS, 1" INSULATED TEMPERED	VERICON	SUBDUED BRONZE	FRIT TO BE ON INSIDE OF PANEL
STN1	MANUFACTURED STONE VENEER	BORAL	SOUTHWEST BLEND PF-8019, PRO-FIT LEDGESTONE	
STN2	PRE-CAST MANUFACTURED STONE WATERTABLE/SILL	BORAL	TAUPE CSV-1375	VERTICAL GROUT JOINTS: 3/16" MAX. WIDTH. GROUT WITH BONSAL #71 WARM IVORY
STN5	PRE-CAST STONE BASE	ITALIAN CAST STONE	3"W X 6"H X 48" LENGTHS. COLOR: ICS-LS-WAWA-SABIA, FINISH: "LIGHT SMOOTH"; MAINTAIN CONSISTENT COLOR THROUGHOUT PROJECT	SEE DETAIL 5 & 11/A6.1. ALTERNATE: QUALITY STONE VENEER, INC. SEE SPECIFICATIONS. VERTICAL GROUT JOINTS: 3/16" MAX. WIDTH. GROUT WITH BONSAL #71 WARM IVORY
STN6	PRE-CAST STONE CAP	ITALIAN CAST STONE	COLOR: WHITE	SEE SHEET A10. GROUT JOINTS 3/16" MAX. WIDTH. COLOR: WHITE (TO MATCH STONE CAP)
STOR	STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	SEE SPECIFICATIONS
STU1	STUCCO	SENERGY	#3085 MERINGUE, FINISH: SAHARA	
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TG	1" INSULATED TEMPERED GLASS			SEE SPECIFICATIONS
TGT	1" INSULATED TEMPERED GLASS	PPG	SOLARGRAY VLT. SEE SPECS	SEE SPECIFICATIONS
TH	36" X 48" ACCESS HATCH		FACTORY FINISH	REFER TO DOOR SCHEDULE, SHEET A1

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WAWA, PA 19063

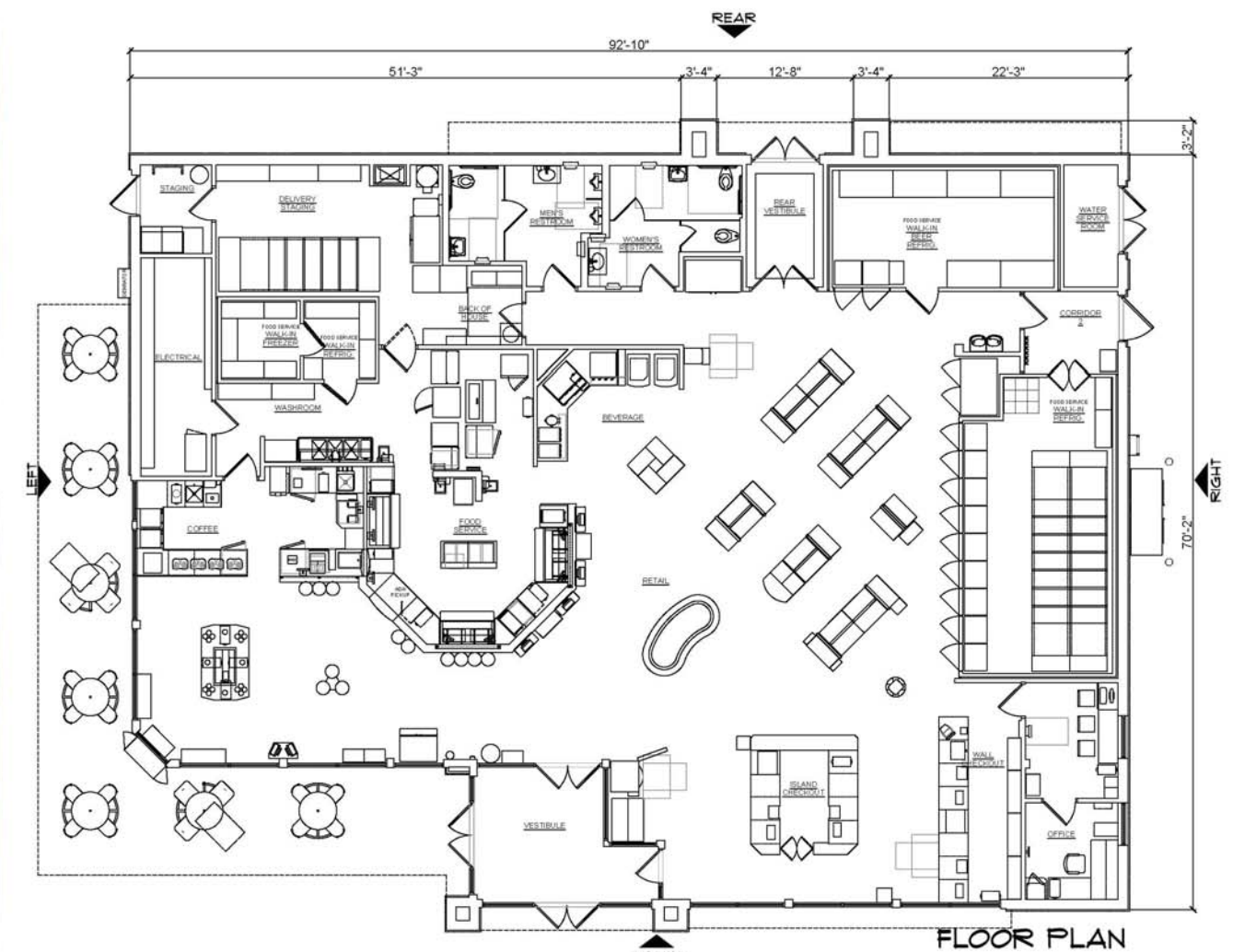
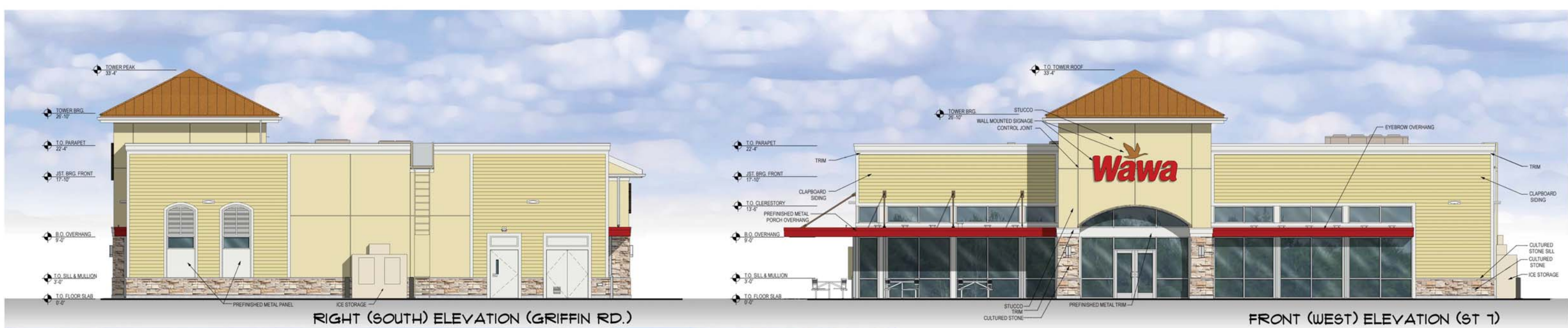
PROJECT NAME
WAWA PROTOTYPE F85FBL_v2017.01
STORE #
GREEN RD. & SR 7
HOLLYWOOD, FL

SHEET TITLE
EXTERIOR ELEVATIONS

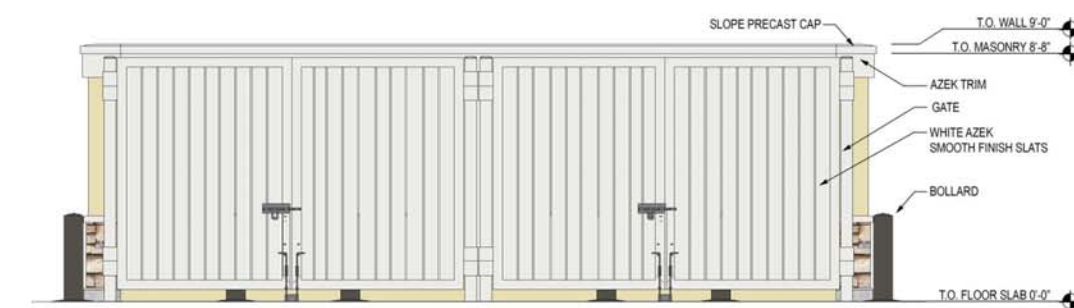
No.	Description	Date	ZONING
2170185	04-03-2017		

PROJECT NO.	DATE	DRAWN	CHECKED
2170185	04-03-2017	DS	BL

A4.1



NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

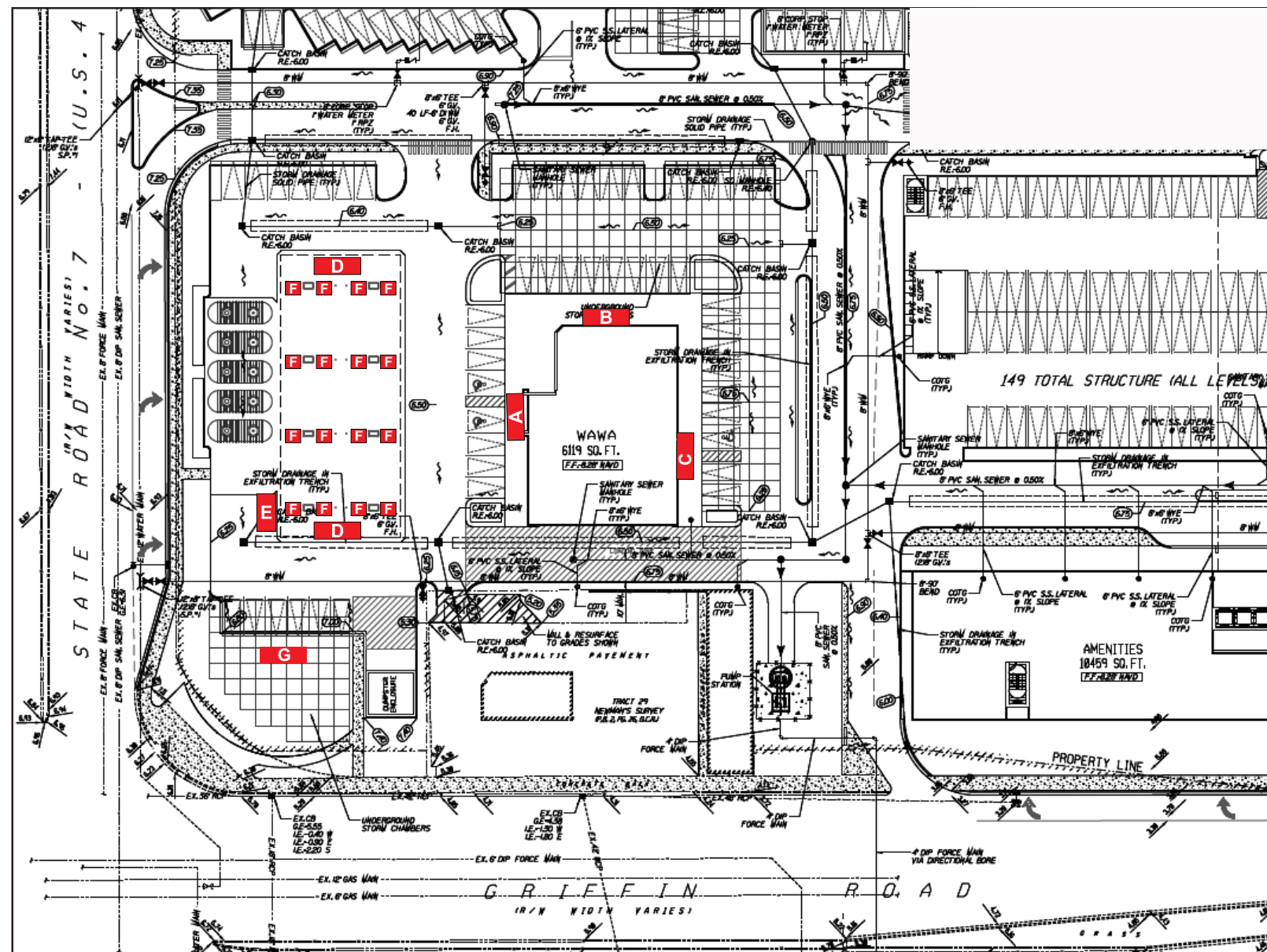






Market

WAWA FOOD MARKETS #5314
Griffin Rd & SR7
Hollywood, FL



- PROPOSED SIGN LOCATION
- PROPOSED SIGN DESIGNATION

LEGEND

Drawing prepared by:

ICON

SITE PLAN

Location: Griffin Rd & SR7
Hollywood, FL
Proj #: 3750
Loc #: 5314
File Path: Active\ACCOUNTS\Wawa\Locations\Project 3570\3570_5314_Hollywood_FL_24x36

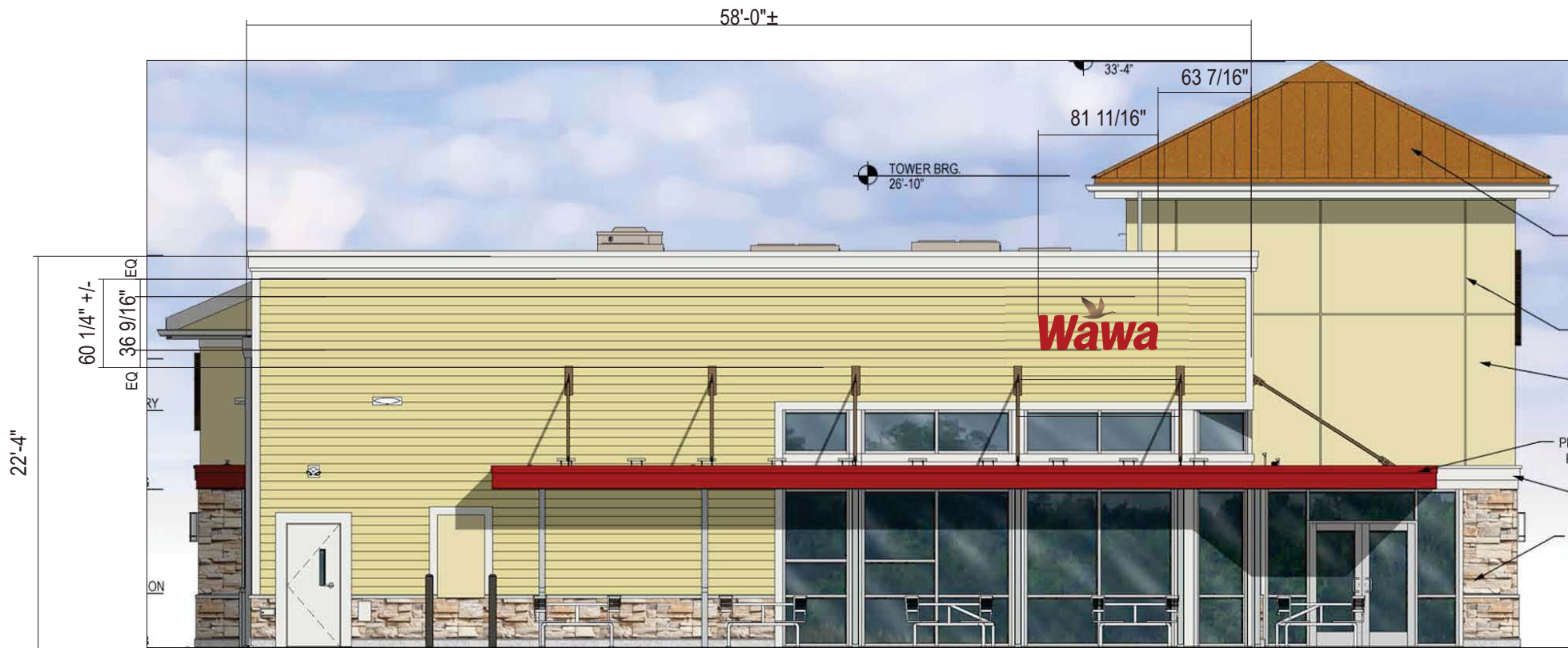
Drawing prepared for:



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
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Rev 2	000000	00/00/00	XXX	XXX	
Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Rev 7	000000	00/00/00	XXX	XXX	Notes
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
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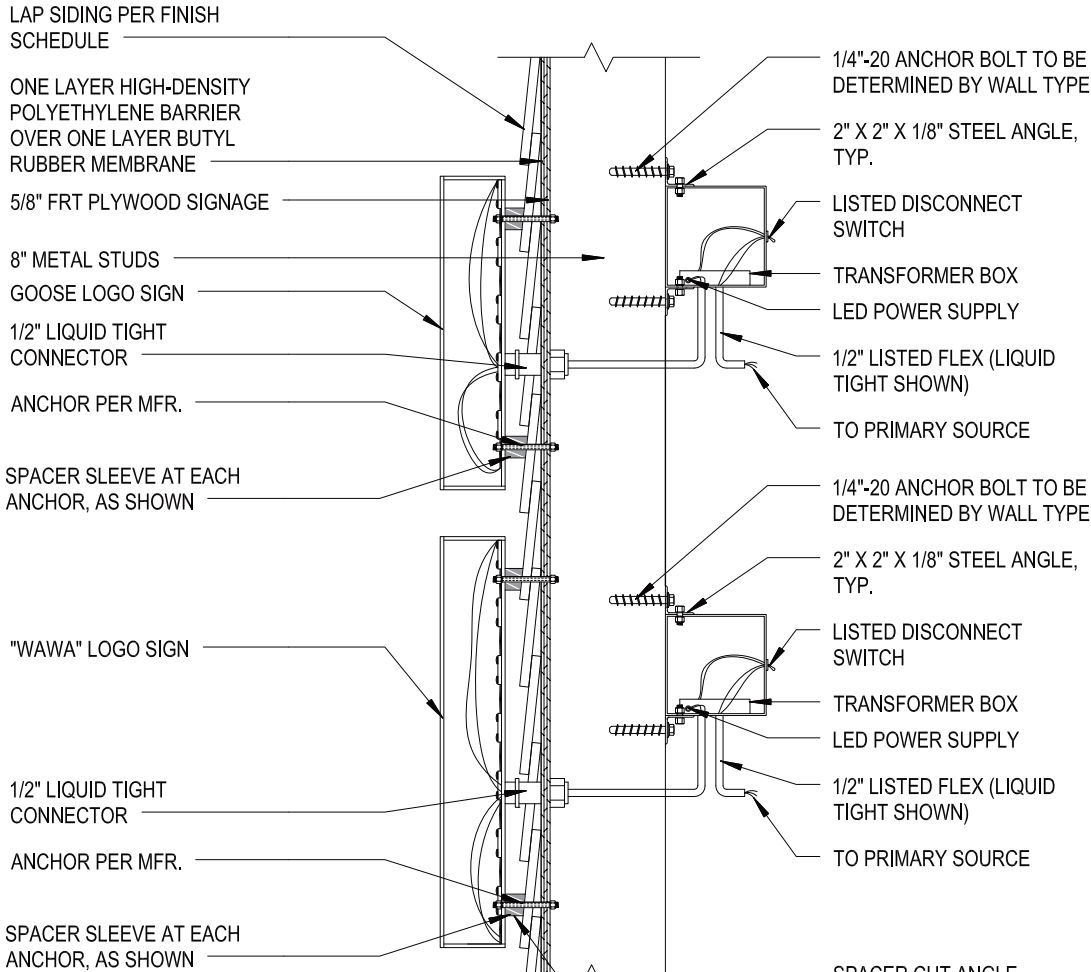
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PROPOSED LEFT ELEVATION

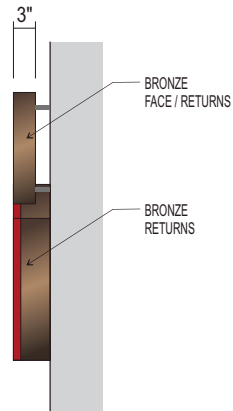
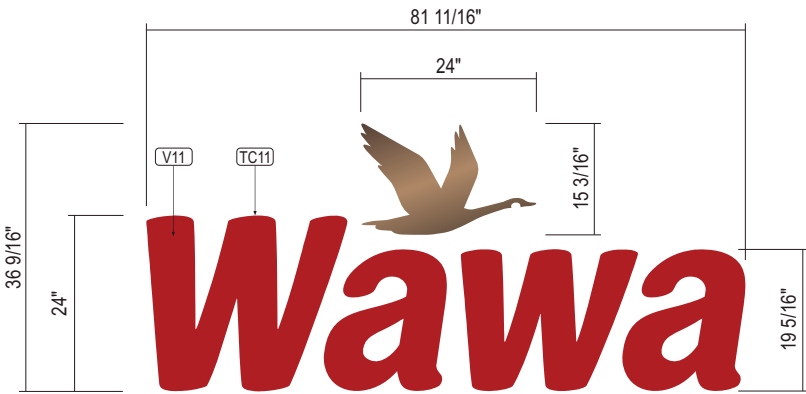
- General Requirements**
1. All letter sets require a UL label
 2. Letters are designed to meet 2014 Florida Building Code ASCE 7-10 (168 mph Exposure C)
 3. Letters to be installed according to NEC and/or applicable local codes
 4. The disconnect must be placed in direct view of the sign
 5. Use white silicone to conceal light leaks

SCALE: 1/4"=1'-0"

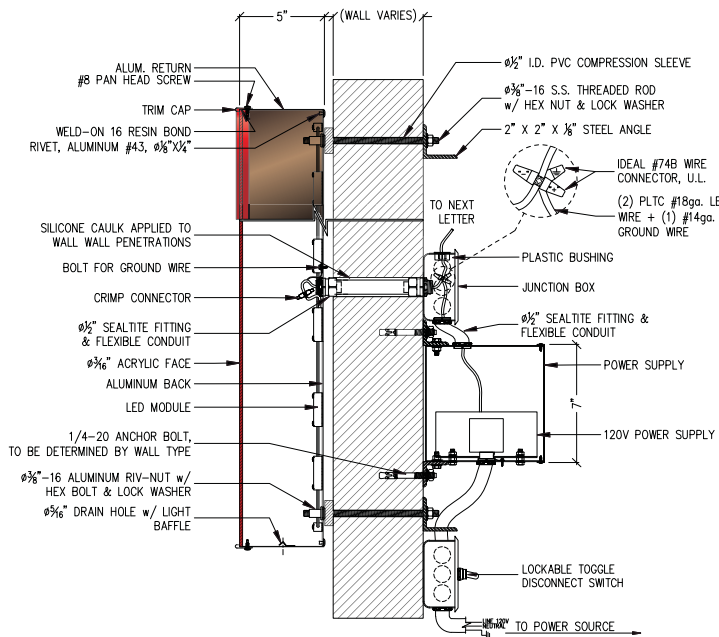


SECTION @ SIDING DETAIL

SCALE: NOT TO SCALE

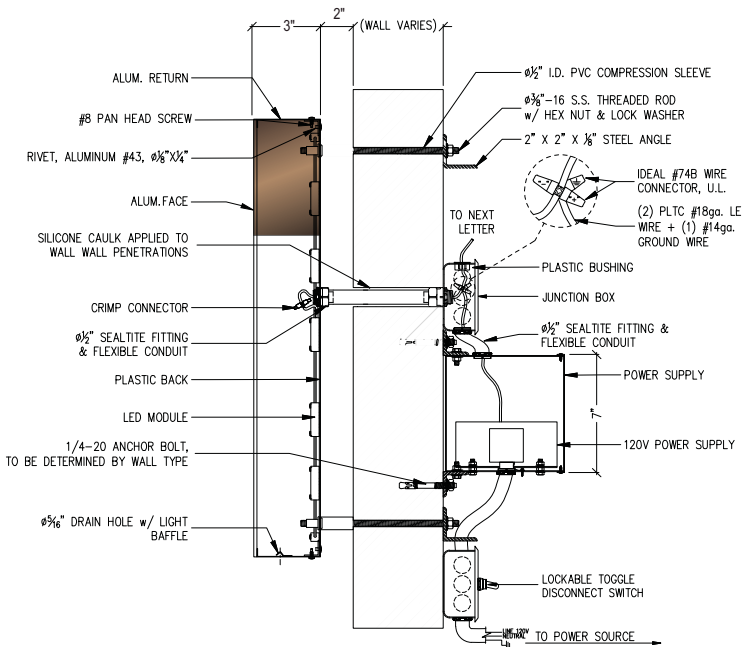


SIDE VIEW



SECTION @ FACE-LIT CHANNEL LETTER "W"

SCALE: NTS



SECTION @ HALO-LIT GOOSE LOGO

SCALE: NTS

B 24" ILLUMINATED CHANNEL LETTERS w/ BRONZE LIT GOOSE LOGO - 20.72 SF

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1"=1'-0"

Drawing prepared by:	PROPOSED SIGNAGE		Drawing prepared for:
	Location:	Proj #:	
	Griffin Rd & SR7	3750	
	Hollywood, FL	Loc #:	
		5314	
File Path:	Active\ACCOUNTS\W\Wawa\Locations\Project 3570\3570_5314_Hollywood_FL_24x36		

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.	
Original	254053	07/17/17	FJ	ABP		Rev 7	000000	00/00/00	XXX	XXX	Notes		
Rev 1	000000	00/00/00	XXX	XXX	-	Rev 8	000000	00/00/00	XXX	XXX			
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Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX			
Rev 4	000000	00/00/00	XXX	XXX		Rev 11	000000	00/00/00	XXX	XXX			
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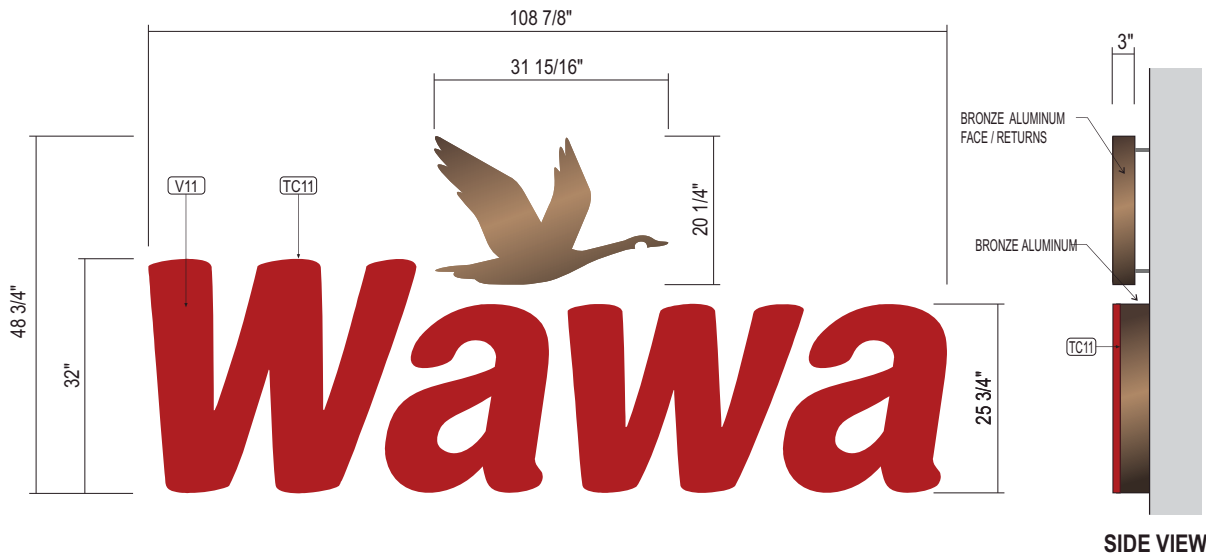


PROPOSED REAR ELEVATION

General Requirements

1. All letter sets require a UL label
2. Letters are designed to meet 2014 Florida Building Code ASCE 7-10 (168 mph Exposure C)
3. Letters to be installed according to NEC and/or applicable local codes
4. The disconnect must be placed in direct view of the sign
5. Use white silicone to conceal light leaks

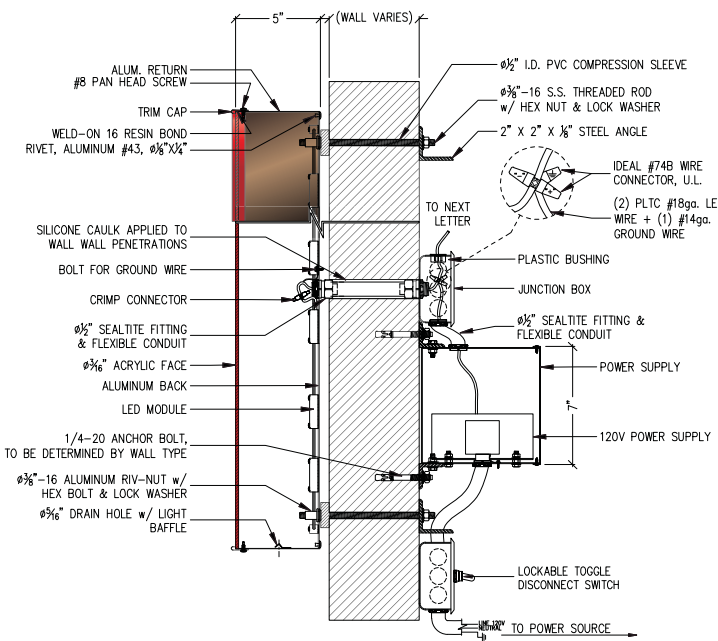
SCALE: 1/4"=1'-0"



C 32" ILLUMINATED CHANNEL LETTERS w/ BRUSHED ALUM. HALO LIT GOOSE LOGO

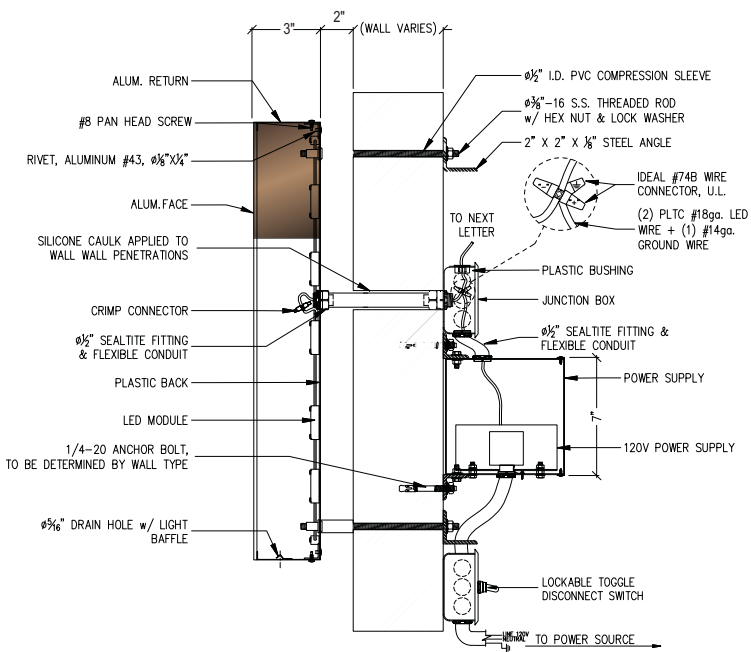
QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1"=1'-0"



SECTION @ FACE-LIT CHANNEL LETTER "W"

SCALE: NTS



SECTION @ HALO-LIT GOOSE LOGO

SCALE: NTS

Drawing prepared by:



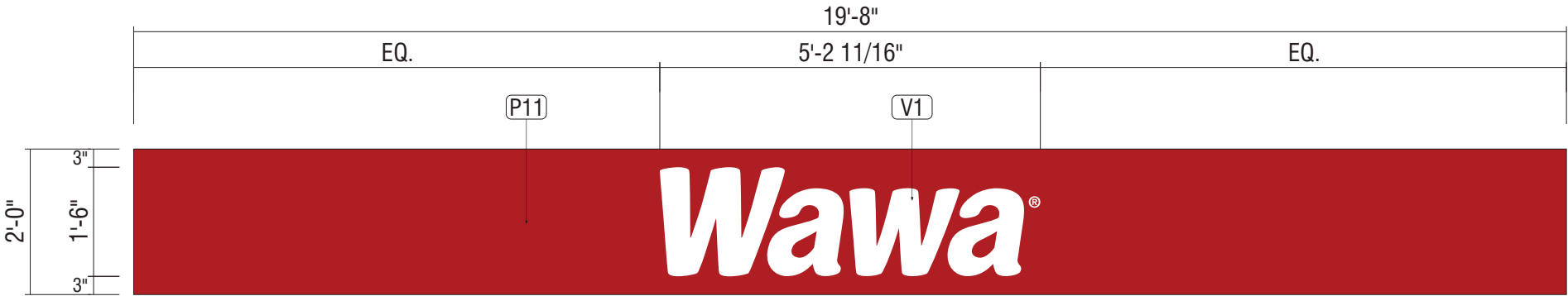
PROPOSED SIGNAGE

Location: Griffin Rd & SR7
Hollywood, FL
Proj #: 3750
Loc #: 5314
File Path: Active\ACCOUNTS\W\Wawa\Locations\Project 3570\3570_5314_Hollywood_FL_24x36

Drawing prepared for:



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
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Rev 6	000000	00/00/00	XXX	XXX		Rev 13	000000	00/00/00	XXX	XXX		



D GAS PUMP SPANNER (STACKED PUMPS)

QTY: 2
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1"=1'-0"



CANOPY ELEVATION

SCALE: 1/4"=1'-0"

Drawing prepared by:



PROPOSED SIGNAGE

Location: Griffin Rd & SR7
Hollywood, FL
Proj #: 3750
Loc #: 5314
File Path: Active\ACCOUNTS\WWawa\Locations\Project 3570\3570_5314_Hollywood_FL_24x36

Drawing prepared for:



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
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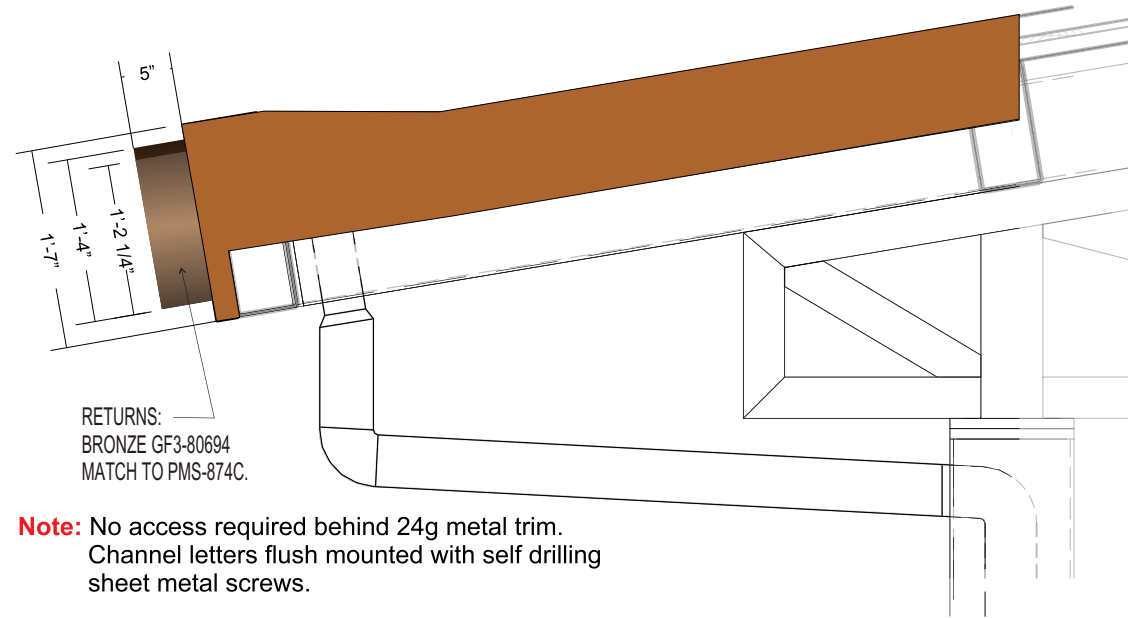


E CUSTOM CANOPY CHANNEL LETTERS - FLUSH MOUNTED REMOTE LED

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1 1/2"=1'-0"

- ☒ 1" RED TRIM CAP
- ☒ RETURNS & TRIM CAP PAINTED
PMS 876C COPPER METALLIC GLOSS
- ☒ .187" #2793 RED ACRYLIC FACE
- ☐ .177" #2447 MILKY WHITE ACRYLIC FACE



Note: No access required behind 24g metal trim.
Channel letters flush mounted with self drilling
sheet metal screws.



ELEVATION - PERSPECTIVE VIEW (TYPICAL LOCATION: FRONT EDGE OF CANOPY)

SCALE: NOT TO SCALE

Drawing prepared by:



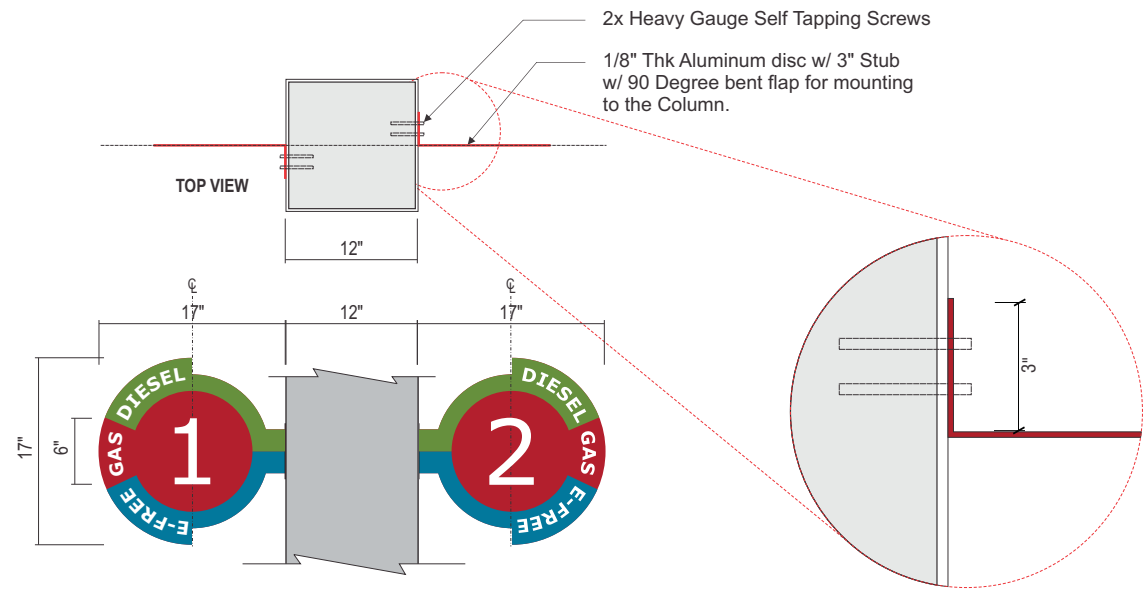
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Hollywood, FL
Proj #: 3750
Loc #: 5314
File Path: Active\ACCOUNTS\WWawa\Locations\Project 3570\3570_5314_Hollywood_FL_24x36

Drawing prepared for:



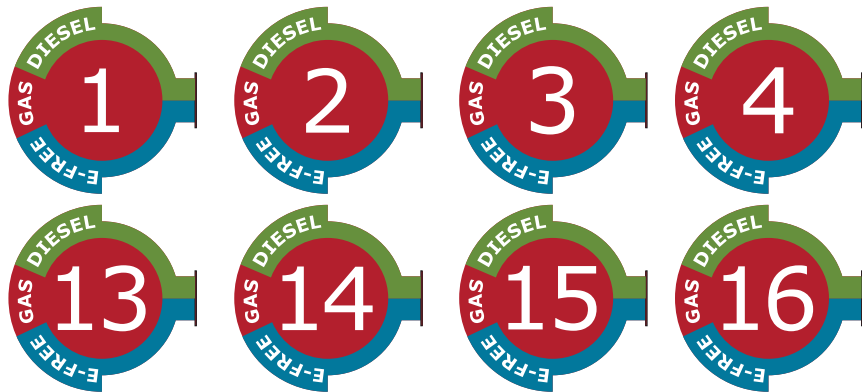
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Original	254053	07/17/17	FJ	ABP		Rev 7	000000	00/00/00	XXX	XXX	Notes	
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Rev 6	000000	00/00/00	XXX	XXX		Rev 13	000000	00/00/00	XXX	XXX		



F PUMP NUMBERS (NON-ILLUMINATED) @ GAS PUMP CANOPY

QTY: 16 TOTAL (1 EACH) SCALE: 1 1/2"=1'-0"

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

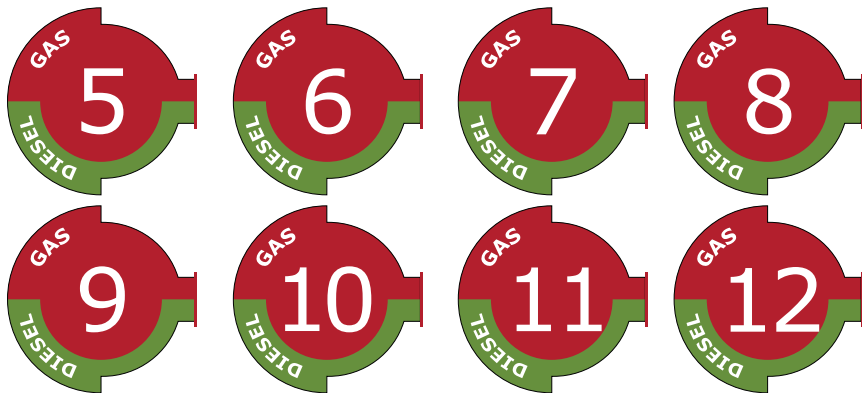


PUMP NUMBERS - GAS, DIESEL & E-FREE

QTY: 8 (1 EACH) SCALE: 1 1/2"=1'-0"

PAINTED ALUMINUM FACES w/ WHITE VINYL COPY

NUMERAL FONT: VERDANA

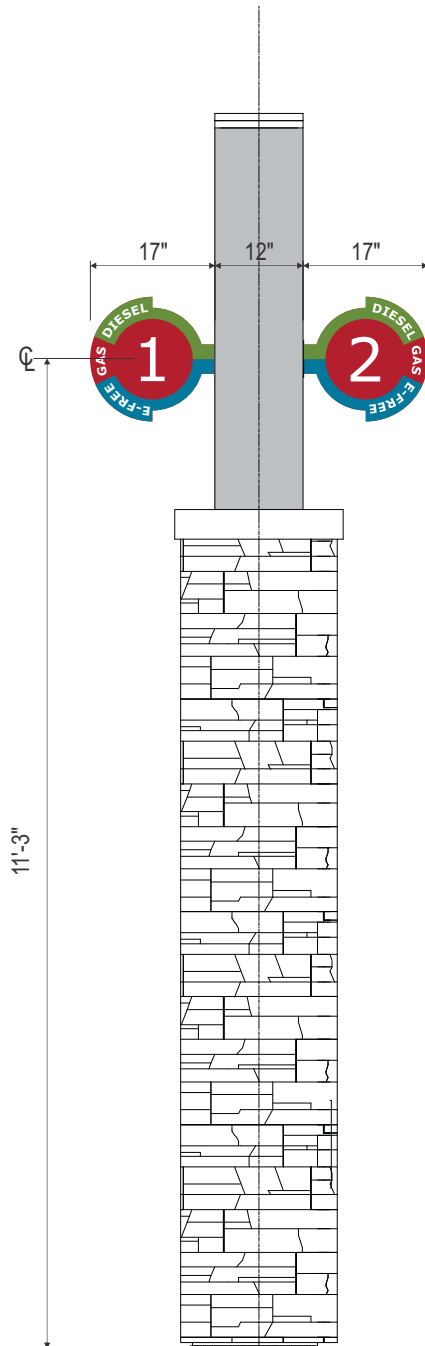


PUMP NUMBERS - GAS & DIESEL

QTY: 8 (1 EACH) SCALE: 1 1/2"=1'-0"

PAINTED ALUMINUM FACES w/ WHITE VINYL COPY

NUMERAL FONT: VERDANA



SIDE ELEVATION DETAIL @ CANOPY COLUMN

SCALE: 1"=1'-0"

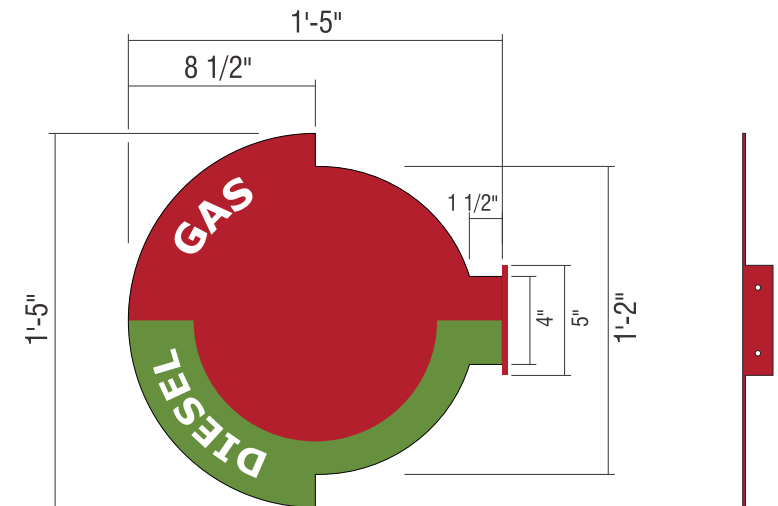
PUMP NUMBERS - E-FREE & GAS

QTY 8 (3 thur 10) SCALE: 1 1/2"=1'-0"

* NOTE:

- ALUMINUM FACES PAINTED w/ WHITE VINYL COPY

- FONT STYLE: VERDANA



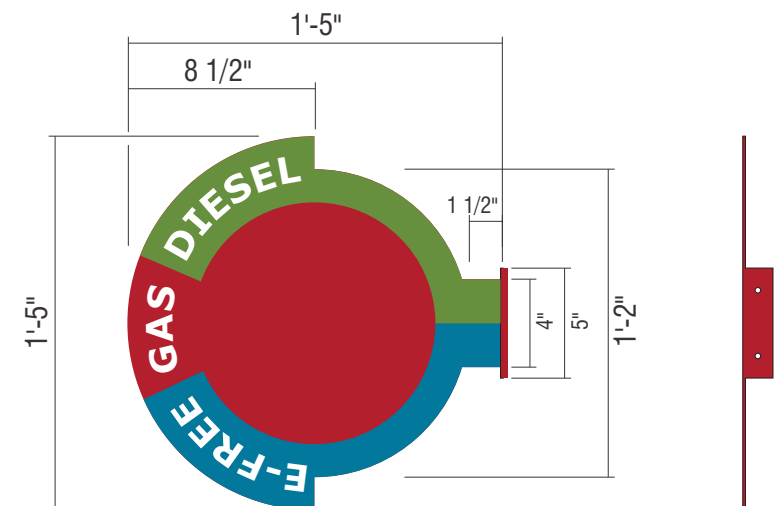
PUMP NUMBERS (DETAIL)

- ALUMINUM FACES PAINTED RED, BLUE (GREEN: DIESEL) w/ WHITE VINYL COPY SCALE: 3"=1'-0"

- FONT STYLE: VERDANA

PMS 187C RED

PMS 377C GREEN



PUMP NUMBERS (DETAIL)

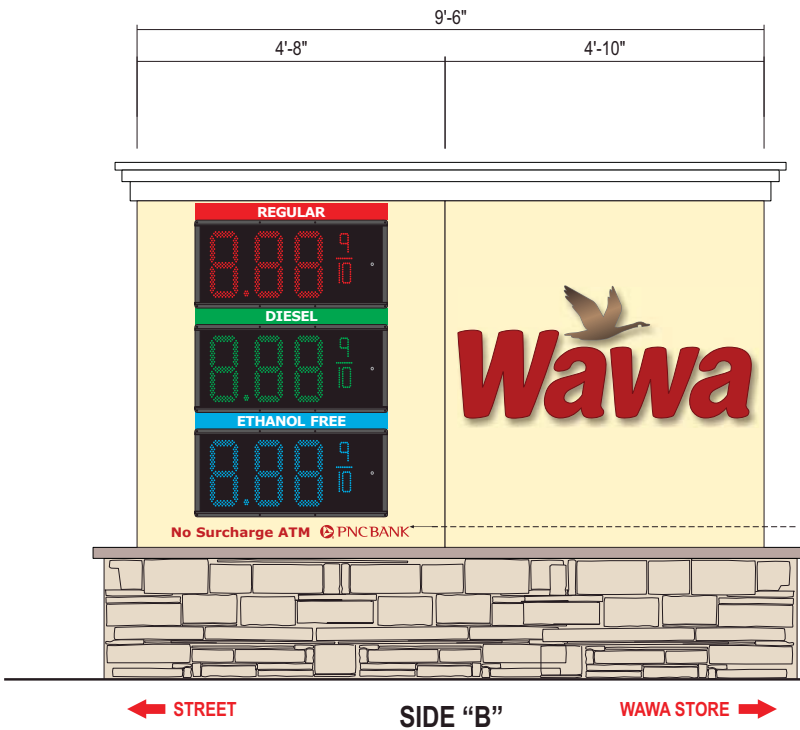
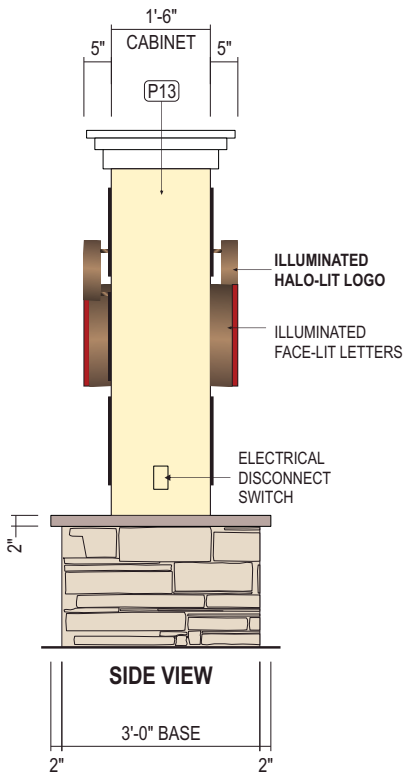
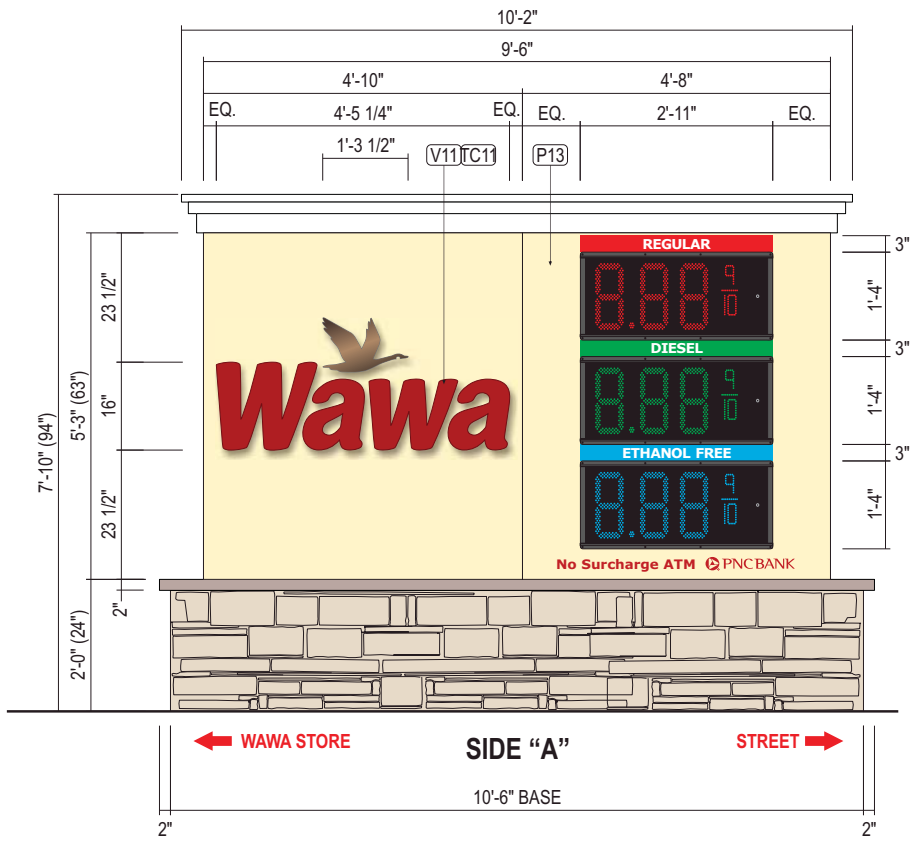
- ALUMINUM FACES PAINTED RED, BLUE (GREEN: DIESEL) w/ WHITE VINYL COPY SCALE: 3"=1'-0"

- FONT STYLE: VERDANA

PMS 187C RED

PMS 7468C BLUE

PMS 377C GREEN



GAS PRICE DISPLAY LAYOUT:
Stacked on Either End of Sign -
Prices are in order Top to Bottom;
"REGULAR", "DIESEL", "ETHANOL FREE".
Mount Street Side (Both Sides of Sign).

Translucent Sign Panels
"REGULAR", "DIESEL",
"ETHANOL FREE"
Illuminate from Behind

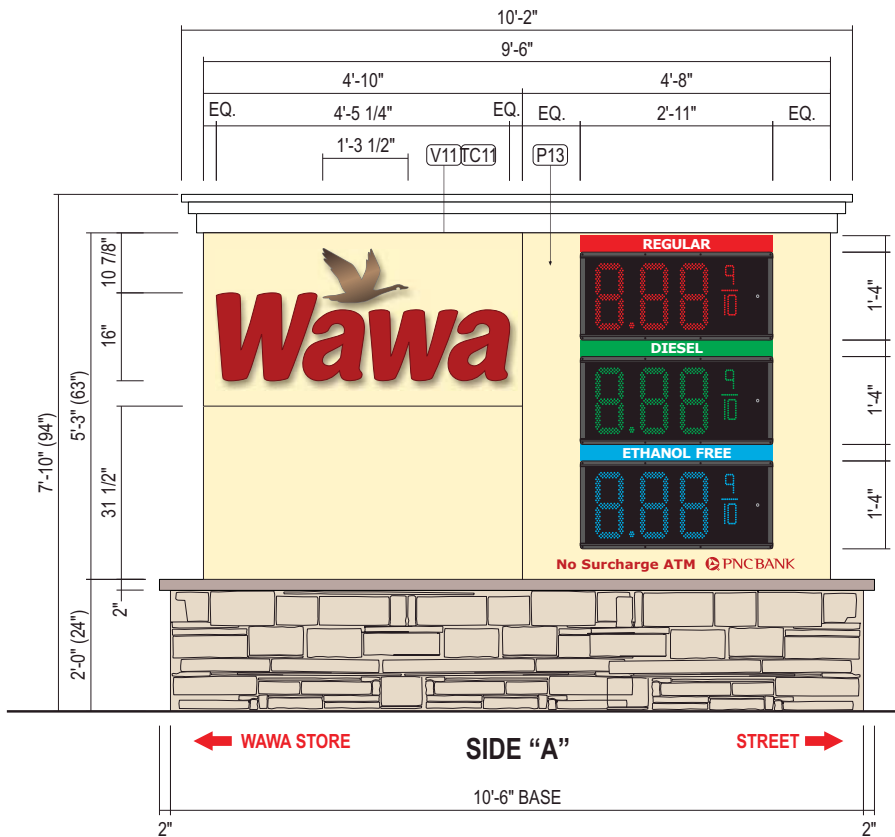
1'-4" x 2'-11"
Gas Price Display
FL-3000-12-DI
Qty: 3 Per Side (6) Total

Red Vinyl directly on face
Non illuminated.



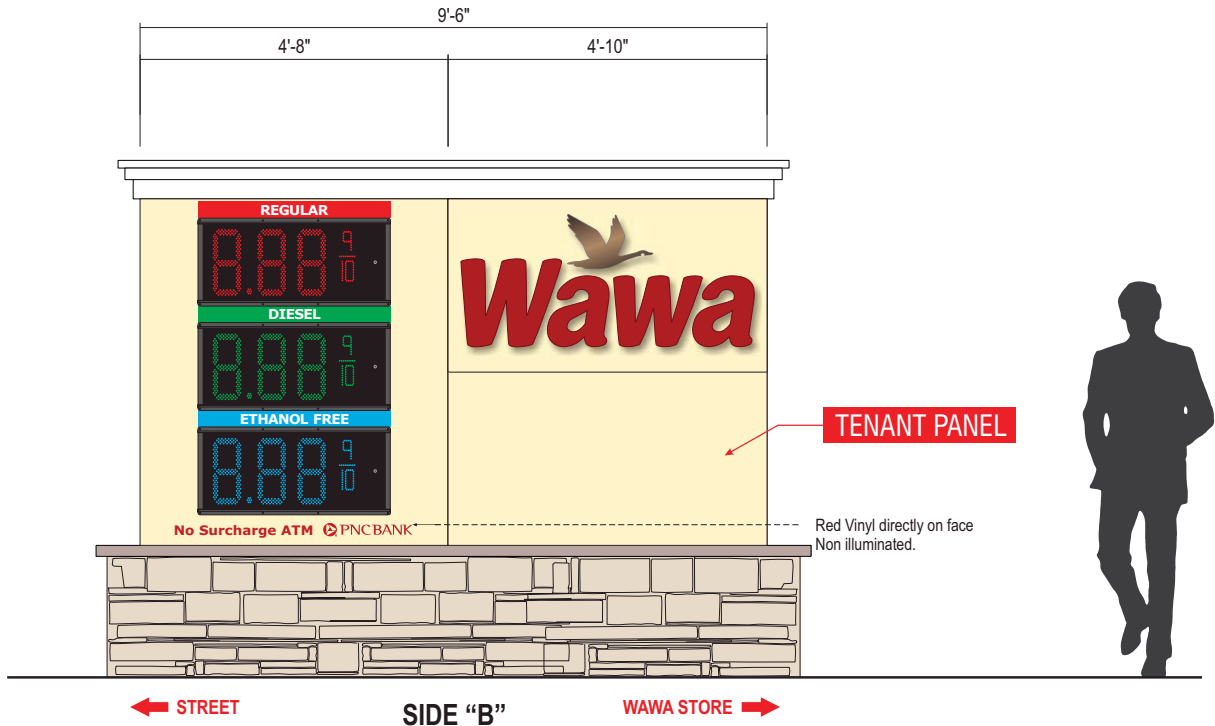
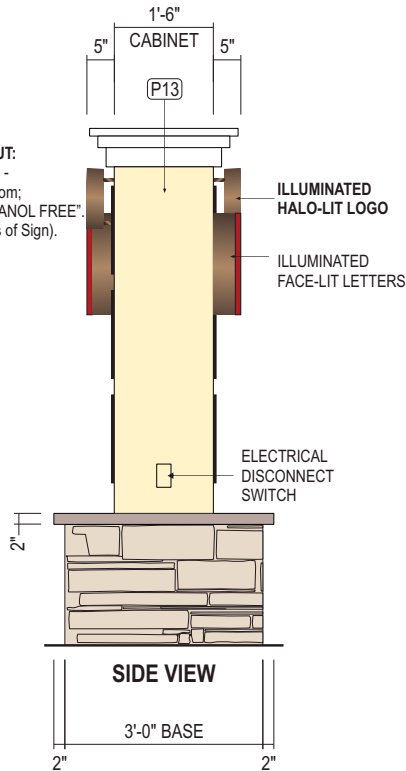
12" / 3 PRODUCT (OPTION 2)
G M-50 D/F ILLUMINATED MONUMENT SIGN (49.87 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/4"=1'-0"



GAS PRICE DISPLAY LAYOUT:
Stacked on Either End of Sign -
Prices are in order Top to Bottom;
"REGULAR", "DIESEL", "ETHANOL FREE".
Mount Street Side (Both Sides of Sign).

Translucent Sign Panels
"REGULAR", "DIESEL",
"ETHANOL FREE"
Illuminate from Behind
1'-4" x 2'-11"
Gas Price Display
FL-3000-12-DI
Qty: 3 Per Side (6) Total



12" / 3 PRODUCT (OPTION 2)

G M-50 D/F ILLUMINATED MONUMENT SIGN (49.87 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/4"=1'-0"

Drawing prepared by:



PROPOSED SIGN G OPTION 2

Location: Griffin Rd & SR7
Hollywood, FL
Proj #: 3750
Loc #: 5314
File Path: Active\ACCOUNTS\W\Wawa\Locations\Project 3570\3570_5314_Hollywood_FL_24x36

Drawing prepared for:



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	254053	07/17/17	FJ	ABP	
Rev 1	000000	00/00/00	XXX	XXX	-
Rev 2	000000	00/00/00	XXX	XXX	
Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Rev 7	000000	00/00/00	XXX	XXX	Notes
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	
Rev 11	000000	00/00/00	XXX	XXX	
Rev 12	000000	00/00/00	XXX	XXX	
Rev 13	000000	00/00/00	XXX	XXX	

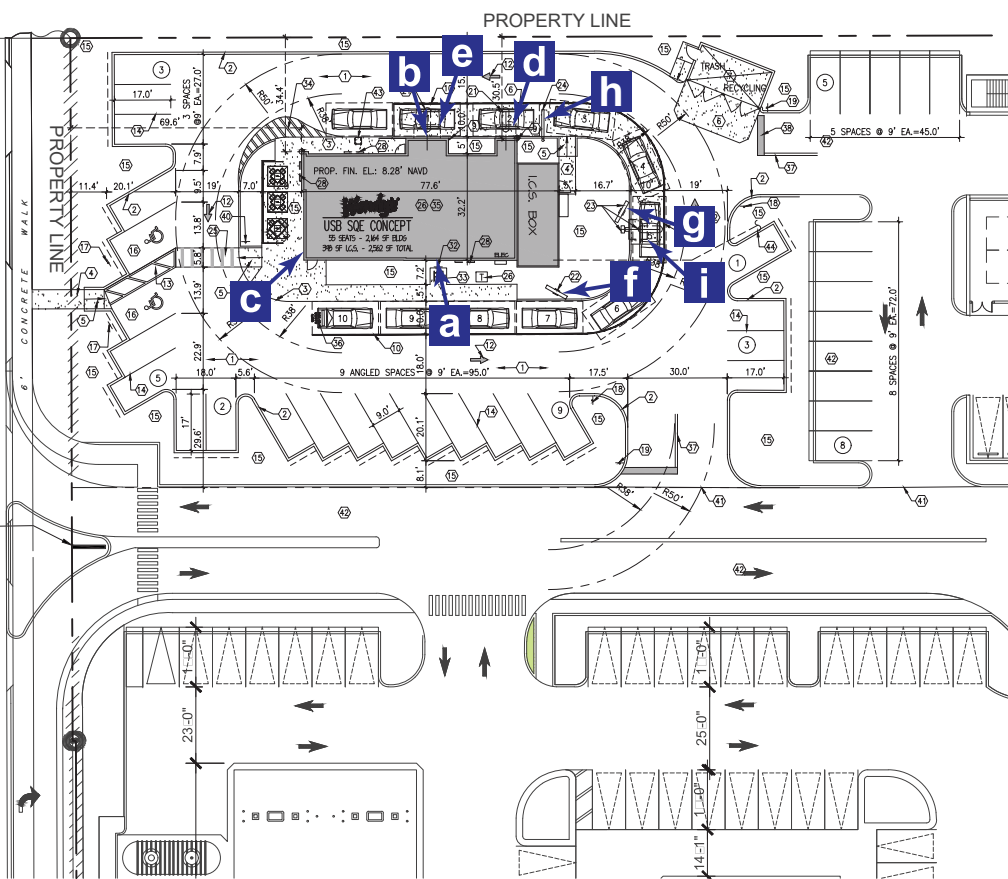
Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.



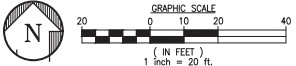
XXXXXXXXXXXX
XXXXXXXXXXXX

S.R. No. 7 - (U.S. 441)
VARIES)
(C)

MONUMENT SIGNAGE



SITE PLAN



LEGEND

- | | |
|--|--------------------------------------|
| a 58" Cameo Wall Sign | f RM1700 Presell Menuboard |
| b WIL 42NC Channel Letters | g RM5200 Drive Thru Menuboard |
| c WIL Stacked Cameo & Channel Letters | h 9' Drive Thru Clearance Bar |
| d Canopy 66 USB NRE 55 | i Order Station Canopy |
| e Canopy 96 USB NRE 55 | |

CONSTRUCTION NOTES:

1. ASPHALT PAVEMENT AS PER DETAIL.
2. 6" P.C.C. TYPE 'D' CURB AS PER DETAIL.
3. P.C.C. CURB SIDEWALK AS PER DETAIL.
4. P.C.C. CONCRETE SIDEWALK AS PER DETAIL.
5. P.C.C. HANDICAP RAMP - MAX SLOPE 1:12.
6. 6" THICK P.C.C. PAD W/ 6"x6" -10/10 W.W.M. OVER CRUSHED AGGREGATE OR GRAVEL BASE. CONSTRUCTION JOINTS AT 10 FEET ON CENTER. (COLOR BLACK)
7. TRASH ENCLOSURE AS PER DETAIL.
8. LED PARKING LIGHT AS PER SITE LIGHTING PLAN.
9. STEEL BOLLARD AS PER DETAIL.
10. 235-LF 6" WHITE STRIPE
11. DIRECTIONAL SIGN.
12. TRAFFIC ARROWS PAINTED WHITE.
13. 6" WHITE STRIPES AT 60" (PER FOOT INDEX No. 17346)
14. 4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
15. LANDSCAPE AREA
16. HANDICAP PARKING AS PER DETAIL.
17. HANDICAP SIGN 7'-0" A.F.F.
18. STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
19. STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (36"x36")
20. NOT USED
21. SENSOR LOOP AT D/T WINDOW
22. PREVIEW MENU BOARD.
23. MENU BOARD AND SENSOR LOOP W/ SPEAKER PEDESTAL
24. CLEARANCE BAR
25. PEDESTRIAN CROSSING PER F.D.O.T. INDEX No. 17346
26. PROPOSED BUILDING
27. TRANSFORMER PAD
28. BUILDING SIGN
29. PROVIDE BUILDING ADDRESS "1234" WITH NUMERALS 9 INCHES HIGH.
30. PROVIDE BUILDING ADDRESS AND BUSINESS NAME ON SERVICE DOOR. REFER TO BUILDING ELEVATION ALL LETTERS TO BE CONSISTENT IN STYLE (4" HIGH)
31. MONUMENT SIGN (REFER TO MASTER PLAN)
32. "BICYCLE PARKING" SIGN
33. BICYCLE RACK BY HUNTCO-MODEL BR3 OR APPROVED EQUAL. FINISH: POWDER COATED RED (SEE DETAIL ON SHEET C-4)
34. 12"-45" WHITE STRIPPING @ 5" C/C
35. ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY PARAPET
36. PAVEMENT MARKING SEE DETAIL
37. (2) YELLOW STRIPES (THERMOPLASTIC) ASPHALT DRIVE TO RECEIVE NEW DRIVEWAY
38. 24" STOP BAR WHITE PAINT. (THERMOPLASTIC)
39. NOT USED
40. PEDESTRIAN CROSSING SIGN
41. SAW CUT EXISTING ASPHALT PAVEMENT TO RECEIVE NEW PAVEMENT.
42. EXISTING ASPHALT PAVEMENT TO REMAIN
43. TRASH RECEPTACLE FOR DRIVE THRU LANE
44. INSTALL 1" CONDUIT FOR FUTURE ELECTRIC VEHICLE CHARGING.

NOTES:

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH BROWARD COUNTY ENGINEERING STANDARDS/MUTCD.
2. ALL RADIUS AND DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT
3. ALL SIGNAGE, EXTERIOR LIGHTING, & DUMPSTER ENCLOSURE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
4. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT TO EXCEED 1:50 (2%) IN ALL DIRECTIONS
5. PAVEMENT MARKING MATERIAL TO BE PAINT UNLESS OTHERWISE NOTED.
6. ALL ROOFTOP ACCESSORIES SHALL BE SCREENED FROM VIEW FROM ALL ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
7. ALL SIGNAGE REQUIRES A SEPARATE BUILDING PERMIT.
8. ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT.
9. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT & REGULATIONS OF THE CITY OF HOLLYWOOD.



LOCATION PLAN

N.T.S.



COMMERCIAL GREEN BUILDING PRACTICES INCORPORATED INTO PLANS

(Per Ordinance 0-2011-06)

1. Energy Star Approved Roofing Materials.
2. At least 80% of plants, trees and grass per the South Florida Water Management District recommendations (latest edition). Landscape plan, reviewed and approved by a landscape architect, shall be submitted with permit application. Landscaping shall be verified by inspection prior to final certificate of occupancy.
3. Utilize LED lights for over 90% of parking lot lighting.
4. Refrigerant: All building HVAC&R systems are free of CFC's and Halons.
5. Redevelopment of existing site - Locate the building on a site that has existing hardscape or buildings that must be replaced by the new development and has existing utility connections to the site.
6. Access to public transportation - The site is located within 1/2 mile of existing rail node or 1/4 mile of at least 1 active bus stop.
7. Sidewalks - Provide sidewalks for all paths to adjacent city streets that are minimum 4' wide with concrete or other firm, slip resistant surfaces.
8. Reduce heat island effect - Utilize a cool-roof that will have a Solar Reflectance Index equal to or greater than 76, which reduces the heat island effect.
9. Durable Exterior Materials-Building design shall include durable exterior building wall and window materials to prevent damage from high winds. The exterior surface of a minimum of 80% of walls shall be concrete or brick masonry. Windows shall have impact resistant glazing.
10. Low flow toilet fixtures. The toilets shall have a maximum water use of 1.28 gpf. Urinals shall have a maximum water use of 0.5 gpf. Calculations must be submitted with plans. System must pass all required inspections by plumbing inspector.

CKE GROUP
INCORPORATED
engineering • architecture • planning

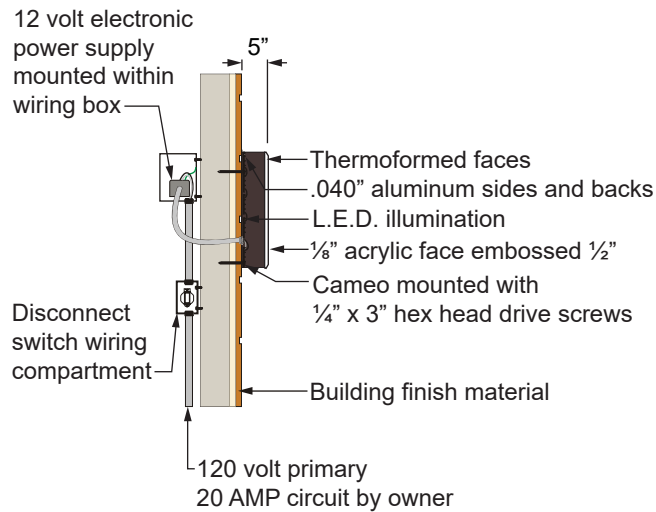
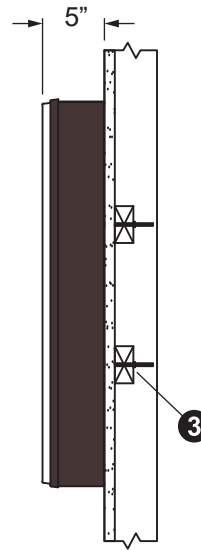
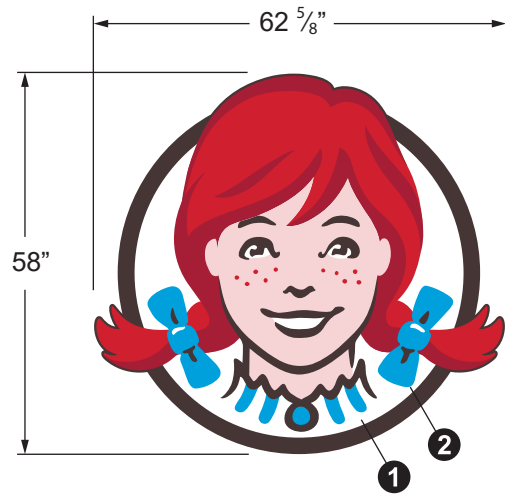
REFRESH #
WENDY'S RESTAURANT
GRIFIN & 441 (SR #7)
HOLLYWOOD, FLORIDA

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project no: -
scale: AS SHOWN
date: 03-31-17
drawn by: AV
06-02-17
revisions

C-1

15500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014 • (305) 558-4124



MATERIALS

- 1 1/8" Acrylic face with 1/2" embossment
- 2 Illuminated with white LEDs*
- 3 Appropriate fasteners for wall material (Shown Thru Bolted)

*Total electrical load = 1.2 amps. Requires 1-20 amp circuit @ 120v/60Hz.

☐ Approved as is ☐ Revisions & New Proof Required Signature _____ Date _____

Production of your order cannot proceed until this document is APPROVED, SIGNED and RETURNED

ORIGIN & FILE INFORMATION	COLORS/FINISHES	SIGN TYPE	SPECIFICATION & NOTES	Page 1 of 9
Filename: 20170712_PR4739_Wendys_58CameoWallSign_HollywoodFL Designer: JSexton Scale: Not to scale Date: 07.12.17 Sales Rep: AZbiegien	■ PMS 439c ■ PMS 201c ■ PMS 299c ■ Black ■ PMS 698c ■ White ■ PMS 186c ■ ALC 313 Dark Bronze (Cabinet)	☒ Wall	Flush mounted, LEDs internally illuminated cameo sign with thermoformed acrylic pan face in painted extruded aluminum cabinets.	

Wendy's
58" Cameo Wall Sign
Hollywood, FL

614.850.2540
info@natsignsys.com

National Sign Systems®
4200 Lyman Ct., Hilliard, Ohio 43026

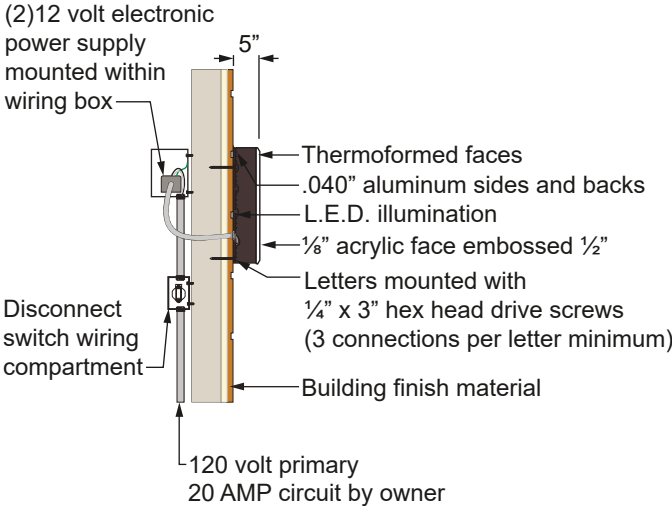
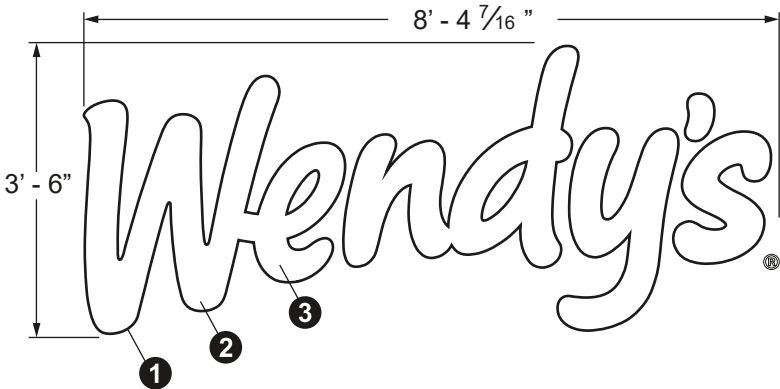




Wendy's
WIL 42NC Channel Letters
Hollywood, FL

614.850.2540
info@natsignsys.com

National Sign Systems®
4200 Lyman Ct., Hilliard, Ohio 43026



MATERIALS

- 1 Letter returns - 4 3/4" deep .040 aluminum.
- 2 Letter faces - thermoformed white acrylic.
- 3 Illumination - white LEDs.*

*Total electrical load = 2.4 amps. Requires 1-20 amp circuit @ 120v/60Hz.

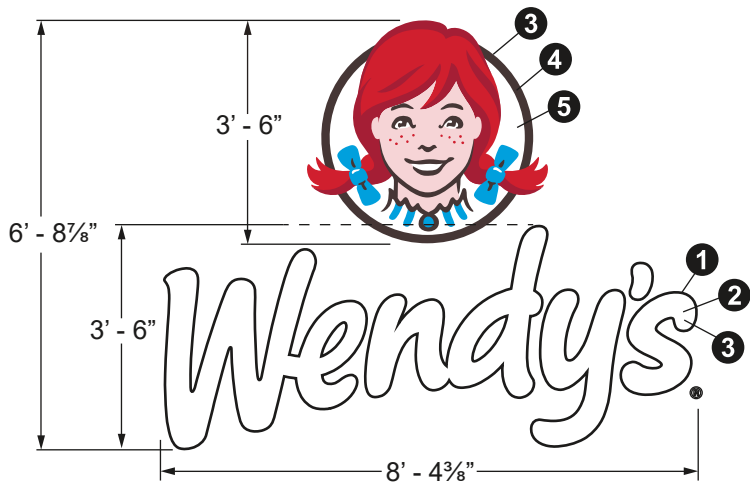
Letters available in red (PMS 186c). NSS#: 90012897
Cameo available for individual purchase.
Available on raceway. Call for details.

☐ Approved as is ☐ Revisions & New Proof Required _____
Signature Date

Production of your order cannot proceed until this document is APPROVED, SIGNED and RETURNED

ORIGIN & FILE INFORMATION	COLORS/FINISHES	SIGN TYPE	SPECIFICATION & NOTES
Filename: 20170712_PR4739_Wendys_WIL-42NC-ChannelLetters_HollywoodFL Designer: JSexton Scale: Not to scale Date: 07.12.17 Sales Rep: AZbiegien	PMS 439c PMS 299c PMS 698c PMS 186c PMS 201c Black White ALC 313 Dark Bronze (Cabinet)	☒ Channel Letters	Flush mounted, LEDs internally illuminated channel letters with thermoformed acrylic pan face in painted extruded aluminum cabinets.





21.08 sq.ft. actual size; 56.37 sq.ft. nearest rectangle
Total electrical load = 2.4 amps. (2 power supply boxes)
1-20 amp circuit @120v/60hz required.

MATERIALS

- 1 Letter returns - 4 3/4" deep .040 aluminum.
- 2 Letter faces - thermoformed white acrylic.
- 3 Illumination - white LEDs.*
- 4 Cameo return - 4 3/4" deep .040 aluminum.
- 5 Cameo face - thermoformed acrylic decorated 2nd surface.

Letters available in red (PMS 186c).
Cameo available for individual purchase. Call for details.

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ORIGIN & FILE INFORMATION

Filename: 20170712_PR4739_Wendys_WIL-StackedCameo&Channels_HollywoodFL
Designer: JSexton
Scale: Not to scale
Date: 07.12.17
Sales Rep: AZbiegien

COLORS/FINISHES

■ PMS 439c ■ PMS 201c
■ PMS 299c ■ Black
■ PMS 698c ■ White
■ PMS 186c ■ ALC 313 Dark Bronze (Cabinet)

SIGN TYPE

☒ Channel Letters
☒ Cameo

SPECIFICATION & NOTES

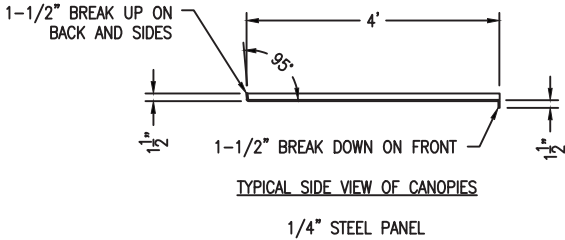
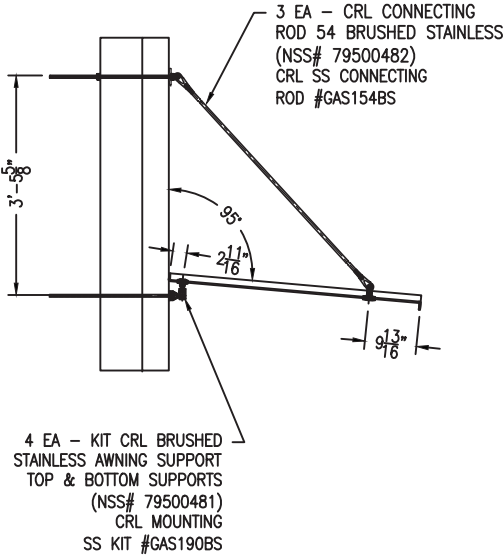
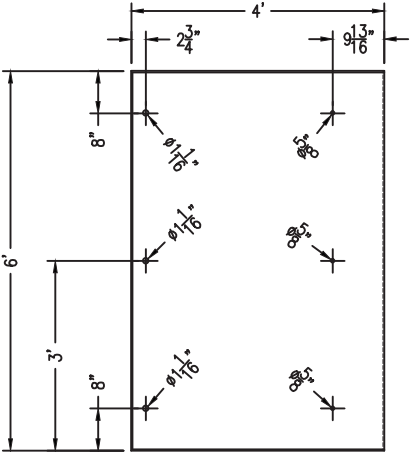
Flush mounted, LEDs internally illuminated channel letters and cameo with thermoformed acrylic pan face in painted extruded aluminum cabinets.



Wendy's
Canopy 66 USB NRE 55
Hollywood, FL

614.850.2540
info@nat signsys.com

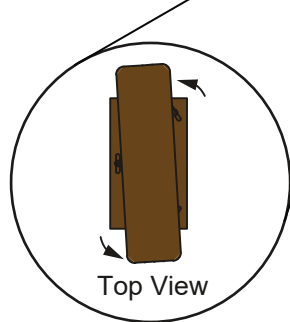
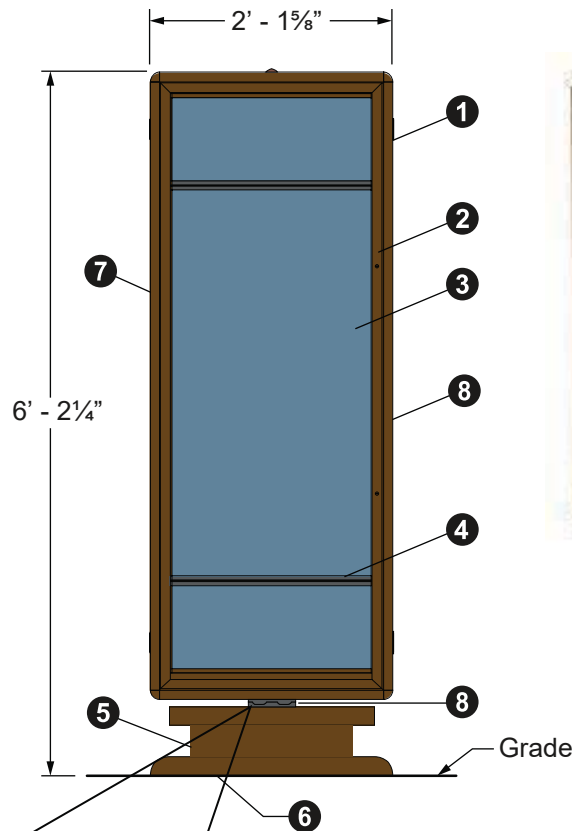
National Sign Systems®
4200 Lyman Ct., Hilliard, Ohio 43026



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ORIGIN & FILE INFORMATION	COLORS/FINISHES	SIGN TYPE	SPECIFICATION & NOTES
Filename: 20170712_PR4739_Wendys_Canopy-66_HollywoodFL Designer: JSexton Scale: Not to scale Date: 07.12.17 Sales Rep: AZbiegien	☒ TBD	☒ Canopy	Flat, non-illuminated canopy painted brushed aluminum.



MOUNTING

Base plate is anchor bolted to an 12" diameter x 36" deep concrete foundation with (4) 5/8" x 16" deep J bolts.*

*Anchor Bolt Kit sold separately.

*Foundation specifications subject to local soil conditions and code requirements.

*Total electrical load = 1.12 amps. Requires 1-15 amp circuit @ 120v/60Hz.

Optional removable metal blackout liner available if breakfast is not being served. Will not warp or fade.

MATERIALS

- 1 Extruded aluminum cabinet construction.
- 2 Side hinged extruded aluminum cover doors.
- 3 Scratch/Mar resistant cover door faces.
- 4 Versatrac magnetic translite frames.
- 5 Formed ABS pole cover.
- 6 Bolt mounting pattern matches existing Coke preview boards.
- 7 Illumination - T12 lamps.
- 8 Cabinet rotates for daypart.

Wendy's
RM1700 Presell Menuboard
Hollywood, FL

614.850.2540
info@natsignsys.com

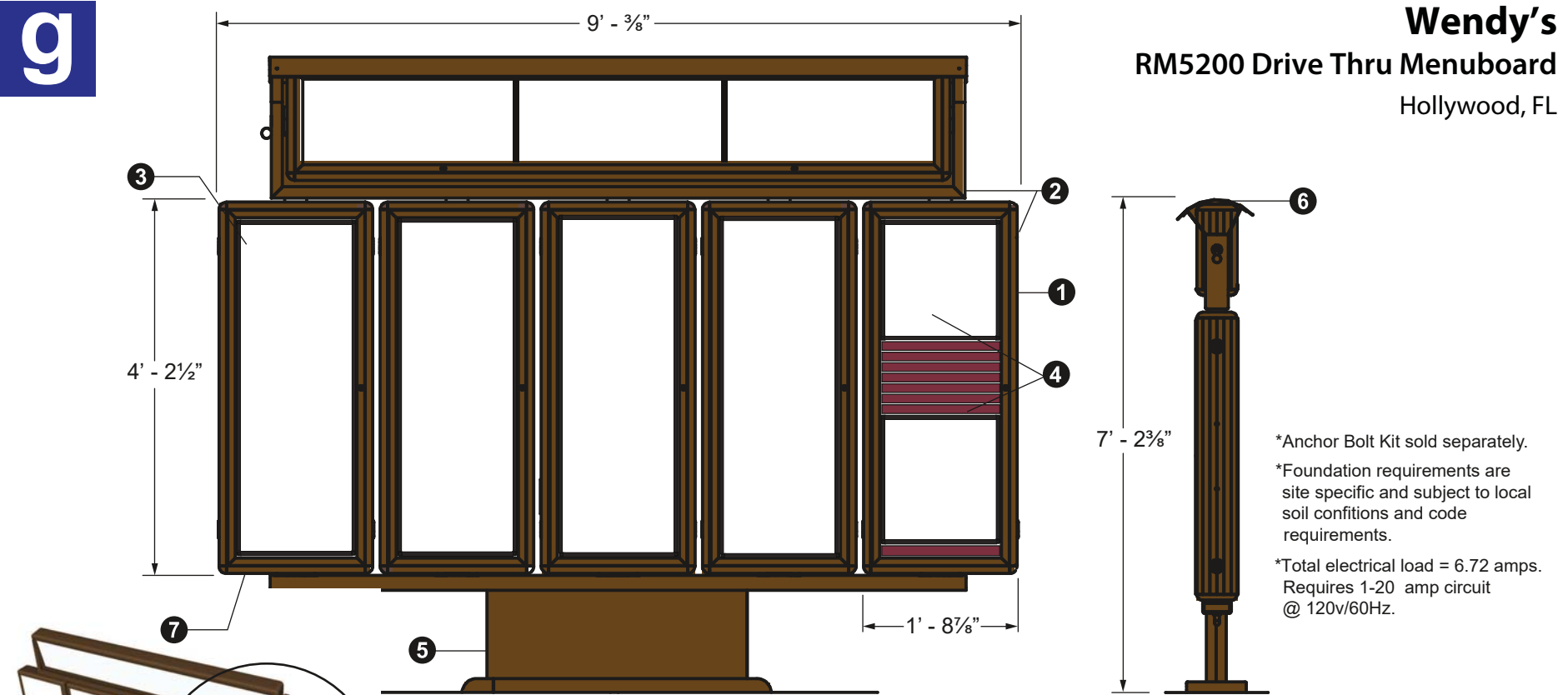
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ORIGIN & FILE INFORMATION	COLORS/FINISHES	SIGN TYPE	SPECIFICATION & NOTES	Page 6 of 9
Filename: 20170712_PR4739_Wendys_RM1700-Presell_HollywoodFL Designer: JSexton Scale: Not to scale Date: 07.12.17 Sales Rep: AZbiegien	■ Soft Metallic Brown (cabinets, pole cover)	☒ Presell	Internally illuminated presell board with painted extruded aluminum cabinets and digitally printed graphic inserts.	



Wendy's
RM5200 Drive Thru Menuboard
Hollywood, FL

614.850.2540
info@natsignsys.com

National Sign Systems®
4200 Lyman Ct., Hilliard, Ohio 43026

*Anchor Bolt Kit sold separately.
*Foundation requirements are site specific and subject to local soil conditions and code requirements.
*Total electrical load = 6.72 amps. Requires 1-20 amp circuit @ 120v/60Hz.

MATERIALS

- ① Extruded aluminum cabinet construction.
- ② Each panel rotates for dayparting. The new wave rotation system eliminates having to pull pins.
- ③ Hinged aluminum locking cover doors with mar-resistant polycarbonate faces.
- ④ Standard RM5200 includes magnetic frames and carriages to match current corporate layout. Graphics provided by others. Strips and price kit additional charge. Blackout liners optional, NSS#: 90012164
- ⑤ Decorative pole cover.
- ⑥ Protective rain guard - an NSS exclusive.
- ⑦ Illumination - T12 lamps. One ballast per cabinet.

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ORIGIN & FILE INFORMATION

Filename: 20170712_PR4739_Wendys_RM5200-DriveThruMenuboard_HollywoodFL
Designer: JSexton
Scale: Not to scale
Date: 07.12.17
Sales Rep: AZbiegien

COLORS/FINISHES

■ Soft Metallic Brown
(cabinets, pole cover)

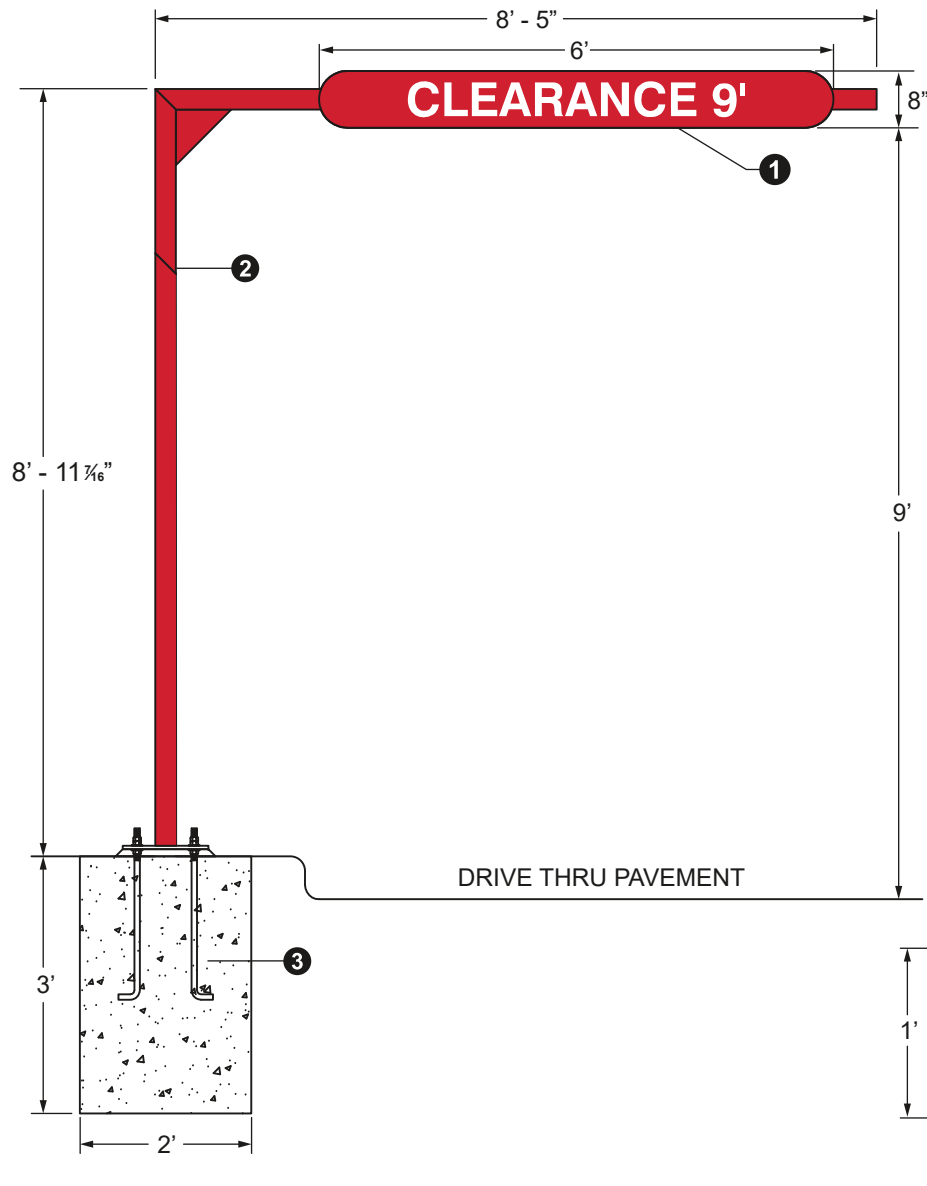
SIGN TYPE

☒ OMenu

SPECIFICATION & NOTES

Internally illuminated outdoor menuboard with painted extruded aluminum cabinets

Page 7 of 9



MATERIALS

- ① .125 Aluminum panel painted with first surface reflective vinyl.
- ② 2½" Steel self resetting breakaway frame.
- ③ Concrete foundation with (4) ¾" x 24" long J bolts at 8" centers.*
- ④ ½" Thick mounting plate

* Anchor Bolt Kit sold separately, NSS#: 74000391

* Foundation requirements are site specific and subject to local soil conditions and code requirements

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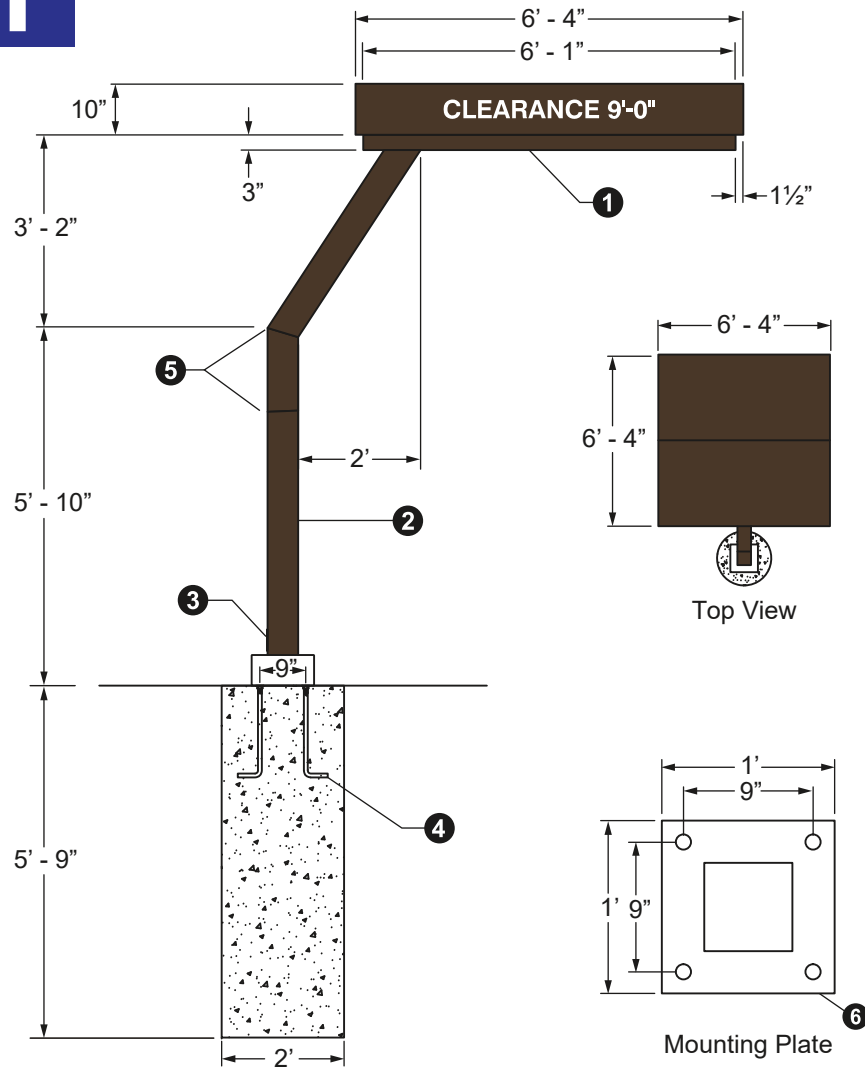
ORIGIN & FILE INFORMATION	COLORS/FINISHES	SIGN TYPE	SPECIFICATION & NOTES	Page 8 of 9
Filename: 20170712_PR4739_Wendys_9ftClearanceBar_HollywoodFL Designer: JSexton Scale: Not to scale Date: 07.12.17 Sales Rep: AZbiegien	☒ PMS 186c ☐ White	☒ Clearance Bar	Painted steel frame with painted aluminum panel with first surface reflective vinyl lettering.	

Wendy's
9' Drive Thru Clearance Bar
Hollywood, FL

614.850.2540
info@natsignsys.com

National Sign Systems®
4200 Lyman Ct., Hilliard, Ohio 43026





Wendy's

Order Station Canopy

Hollywood, FL

614.850.2540
info@natsignsys.com

National Sign Systems®
4200 Lyman Ct., Hilliard, Ohio 43026

MATERIALS

- 1 Internally illuminated drive thru canopy with 65.67' white LEDs in clear polycarbonate profile sheet.
- 2 Steel drive thru canopy base.
- 3 Wire cover for electric connection.
- 4 Anchor bolt set canopy.
- 5 Self correcting 6" x 6" x 1/4" breakaway steel base.
- 6 1" Thick mounting plate.

* Anchor Bolt Kit sold separately.
* Foundation requirements are site specific and subject to local soil conditions and code requirements
* Total electrical load = 3.6 amps. Requires 1-20 amp circuit @ 120v/60Hz.

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ORIGIN & FILE INFORMATION

Filename: 20170712_PR4739_Wendys_OrderStationCanopy_HollywoodFL
Designer: JSexton
Scale: Not to scale
Date: 07.12.17
Sales Rep: AZbiegien

COLORS/FINISHES

☒ Dark Bronze (ALC #313)
☐ White

SIGN TYPE

☒ Canopy

SPECIFICATION & NOTES

LEDs internally illuminated drive thru canopy.

Page 9 of 9

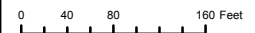
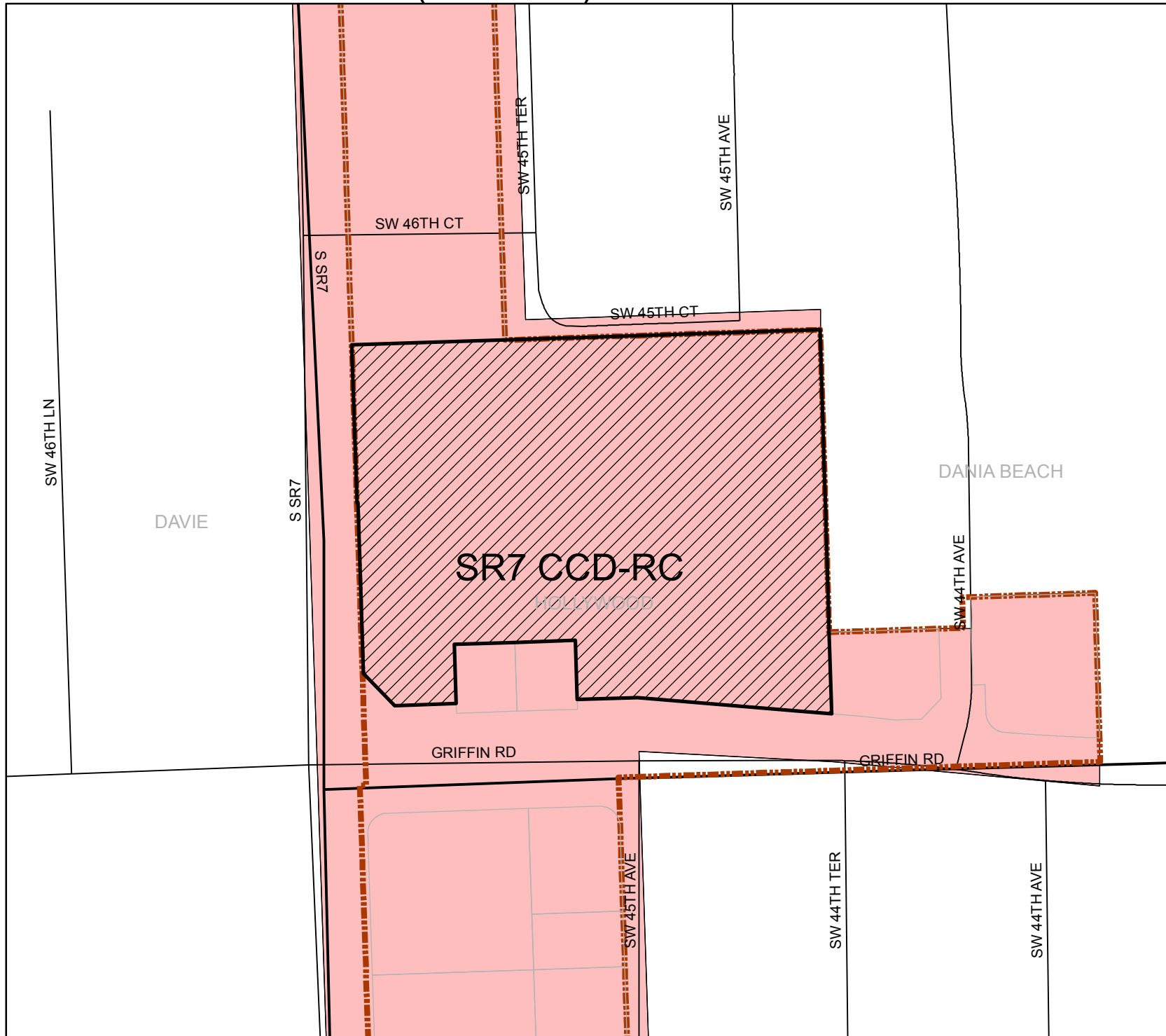


ATTACHMENT B

Land Use & Zoning Map

Legend

- ☐ SR7 CCD-RC



ATTACHMENT C

Existing Zoning Regulations

§ 4.20 US 441/SR 7 Commercial Corridor District.

A. SR 7 CCD Resort Commercial Sub-Area.

1. Purposes and uses.

District/Sub-Area Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This sub-area is intended to provide standards for development located from the Dania Canal cut-off to the northern portion of the Seminole Reservation. Development in this sub-area is intended to be complimentary to the Seminole Resort Casino.	Adult educational facilities Amusement uses (indoor) Apts on the second floor and above* Art studio Bookstores Boutiques Car rentals Commercial marinas, except dry dock facilities Copy center Day spas Department stores Dinner theatres Financial institutions Formal rental wear Golf courses, driving range Hotels and motels Jewelry stores	Commercial amusements (outdoor) Day care facilities Parking establishments		Any use not listed as a Main Permitted Use or Special Exception. Assembly of pre-manufactured parts for sale on the premises. (See §4.21h) Automotive sales (new, used or repair) Consignment Funeral homes Pawnshops Psychic help uses Thrift shops Self-storage facilities Wholesale and warehousing

City of Hollywood
Zoning and Land Development Regulations

	Nautical chandlery Newsstands Offices (corporate) Personal services Pharmacy Photo studios Places of worship, meeting halls and fraternal lodges Schools, commercial/ business, recreational or cultural *Cannot exceed 50% of the total floor area of the building			
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2. Development regulations.

a. Master Development Plan. For parcels of two acres or more, a Master Development Plan shall be submitted by the owner of the subject property or the owner's authorized agent to the Department. The Master Development Plan shall create an urban village, pedestrian friendly environment and ensure adequate internal automobile circulation and pedestrian access is available, including drive aisles, sidewalks and landscaping.

1. Contents of Master Development Plan.

- a. Certified boundary survey;
- b. General schematic representation of the land uses with densities, intensities, along with a table of computation which depicts parking, building height and site overage;
- c. Approximate delineation of internal circulation, with hierarchical classification of streets;
- d. Points of connection of the local streets to the trafficways, including general indication of the necessary improvements to the trafficways to accommodate the local trips generated by the project;

- e. General location and size of any community facility included within the project such as parks, schools, fire stations, community center, etc.;
- f. Indication of existing vegetation and all other natural features within the project together with general plans for the conservation or mitigation thereof;
- g. Schematic depiction of existing and proposed surface water management elements, including wetlands, retention facilities, drainage easement and swales; and
- h. Schematic depiction of the water distribution and wastewater collection facilities and drainage system, including easements.

In addition, the Director may require additional material such as plans, maps and studies which are needed to make findings and determinations that the applicable standards and guidelines have been fully met.

2. Staff review. Prior to the public hearing before the Planning and Development Board, the City Manager (accepting, in his discretion, input from the economic development roundtable, the members of which shall be constituted by the City Manager) shall review the Master Development Plan for adherence to all applicable requirements. As a result of this review, the applicant may choose to revise the Master Development Plan prior to the public hearing. A revision of this nature shall be permitted at no expense to the developer.

3. Consideration by the Planning and Development Board. In making its recommendation to the City Commission, the Planning and Development Board shall evaluate whether the plans, maps and documents submitted by the applicant and presented at the public hearing, do or do not meet the intent of this Section and all other applicable city ordinances. The Board shall evaluate the suitability of proposed development in terms of its relationship to the City's Comprehensive Plan and the area surrounding the proposed development and to what extent the development is consistent with the adopted goals and objectives for growth and development as well as with the City-Wide Master Plan. In granting approval for a Master Development Plan, the Board may recommend, and the City Commission may attach, reasonable conditions, safeguards and stipulations made at the time of approval, which shall be binding upon the applicant or any successors in interest.

4. Consideration by the City Commission. Upon the receipt of the recommendations of the Planning and Development Board, the City Commission shall schedule and conduct a public hearing to consider the Master Development Plan. The City Commission shall evaluate the proposed development and its Master Development Plan in the same manner as required of the Planning and Development Board.

5. Conformance to approved Master Development Plan. No permits shall be issued by the City and no development shall commence unless in conformance with the approved Master Development Plan and subsequent site plan approval. A site plan approval must be reviewed and approved by the City Commission and shall take into account those development standards approved by the City Commission for the Master Development Plan.

6. Minor changes. The Director, after receiving staff recommendations, may approve "minor" changes and deviations from the approved Master Development Plan which are in compliance with the provisions and intent of this Section, and which do not depart from the

principal concept of the approved Master Development Plan. All other requested changes shall be referred to the City Commission.

7. Substantial changes. The Director may determine that the requested changes and deviations from an approved Master Development Plan constitute a substantial alteration to the character of the development and thus require that the requested changes be reviewed and approved by the City Commission. Substantial changes would include:

- a. A change in the use or character of the project;
 - b. An increase in overall coverage of structures;
 - c. An increase in the intensity of use;
 - d. An increase in the problems of traffic circulation and public utilities;
 - e. A reduction in required open spaces; and
 - f. A reduction of off-street parking and loading spaces.
- b. Setbacks, height, unit size and density.

Setbacks	Maximum Height	Minimum Unit Size and Maximum Density								
0 ft. adjacent to commercial property If adjacent to residential zoning district: <table><tr><td>Height</td><td>Setback, Front,</td></tr><tr><td><u>Rear Sides</u></td><td></td></tr><tr><td>Up to 38 ft.</td><td>15 ft.</td></tr><tr><td>Above 38 ft.</td><td>30 ft.</td></tr></table> Parking garages may not exceed 38 feet	Height	Setback, Front,	<u>Rear Sides</u>		Up to 38 ft.	15 ft.	Above 38 ft.	30 ft.	175 ft.	Hotel or motel: 300 - 335 sq. ft., 15% of units Density: Apts. = 36 units per acre Hotel or Motel = 72 units per acre
Height	Setback, Front,									
<u>Rear Sides</u>										
Up to 38 ft.	15 ft.									
Above 38 ft.	30 ft.									

c. Performance standards for Resort Commercial Sub-Area.

1. Burglar alarm: Shall not face residentially zoned property.
2. Design and landscaping requirements:

- a. All pervious areas shall be landscaped with grass, ground cover and/or shrubbery.
- b. All office or commercial development adjacent to residentially zoned properties on the sides and rear shall be separated from the residential property by an opaque 6 foot high decorative concrete wall and trees spaced 20 feet on center on both sides of the wall, and a continuous hedge shall be placed external to the wall.

c. Any development which has parking in any yard that faces a street shall provide an opaque 4 foot high decorative concrete wall set back three feet from and parallel to the street right-of-way line or a screening hedge with a 100% irrigation system.

3. Outdoor uses - storage: Prohibited.

4. Outdoor uses - retail sales:

a. Shall be part of a licensed use that occurs within a wholly enclosed building.

b. The retail area shall be surrounded by a 6 foot CBS wall, aluminum picket fence or wrought iron fence. Chain link fences are prohibited. Restaurants are exempt from this provision.

c. A 5 foot landscape buffer shall be provided adjacent to a required fence or wall.

d. Temporary retail sales associated with holidays, seasonal promotions or special events may occur on vacant lots and are exempt from a - c above with the approval of the Director. An application for a permit shall be filed with the Department; and, once approved, be valid for 45 days and shall be granted no more than three times in one calendar year. A fee established by resolution of the City Commission per each promotion or event is required along with proof of a current Business Tax Receipt.

e. Temporary outdoor retail sales (special promotions and grand openings in conjunction with an existing retail establishment shall be permitted based on the following (exempt from a - c above)):

i. Grand Openings: one time in one calendar year, for 10 consecutive days.

ii Special Promotions: two times each calendar year, 5 consecutive days each.

iii. An application processing fee established by resolution of the City Commission per each promotion or event is required.

5. Drive-thru service positions, stacking lanes and spaces and menu boards shall be oriented away from SR 7/US 441.

6. Overhead doors and service bays shall be prohibited from facing SR 7/US 441 and adjacent public roadways. Such doors and bays shall face away from the street and shall be accomplished internal to the development project and shall not face any residential area.

7. All surface parking located adjacent to residential property shall be screened with an opaque or semi-opaque (not less than 80% opacity), 6 foot high decorative wall, or a 6 foot high landscaped berm and hedge with a 100% irrigation system. Semi-opaque materials include but are not limited to metal mesh screen, a material with cut-out designs. Walls are to be an aesthetic enhancement to reduce the visibility of parked cars from the street and pedestrian paths.

8. Parking garages are permitted, but may not exceed 38 feet. Parking garages shall meet the following design criteria:

Architectural treatments for parking structures are required for all areas which front streets. An architectural treatment is a way to enhance a parking structure's building facade so it may contribute to the quality of the street while being consistent with the overall building

design. Ramps, stairwells and any other portion of a garage should be buffered with the use of decorative grilles and screens, landscaping, pierced surfaces, and other varied materials.

9. A minimum of 10% of the gross lot area shall be provided as open space. Surface parking and parking garages shall not be included as open space.

ATTACHMENT D

Proposed Zoning Regulations

§ 4.15 PD Planned Development District.

A. Purpose of (PD) Planned Development District. To permit larger tracts of land under unified control to be planned and developed as a whole (as a single operation or an approved series of operations) with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. Planned Developments are recognized as serving the public interest and are encouraged because they:

1. Allow diversification of uses, structures and open spaces when not in conflict with existing and permitted land uses on abutting properties;
2. Allow mixed uses establishing compatible combinations of residential with commercial and/or office uses and supporting facilities;
3. Promote resort qualities of the City by encouraging planned resort communities;
4. Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of standards contained in conventional land development regulations;
5. Conserve the natural amenities of the land by encouraging the preservation and improvement of scenic and functional open space;
6. Provide maximum opportunity for application of innovative site planning concepts to the creation of aesthetically pleasing environments for living on properties of adequate size, shape and location;
7. Insure that development will occur according to limitations of land use, site design, population density, building coverage, improvement standards and construction phasing authorized through the approval of a master development plan; and
8. Insure that development will occur within the guidelines and intent of the Hollywood Comprehensive Plan. Planned Developments are equally adaptable to new development, redevelopment and conservation of land, water and other City resources.

B. Definition. A Planned Development is land under unified control, planned and developed as a whole in a single development operation or an approved, programmed series of development operations. It may include principal and accessory uses and structures substantially related to the character of the development itself and the surrounding area of which it is a part. Planned Development Districts are not permitted in the Beach or Downtown Districts of the Community Redevelopment Agency. In the event that a Planned Development within the Beach or Downtown Districts was approved prior to 2012, such originally approved Planned Development may be expanded, subject to the following conditions:

1. An expansion of an approved Planned Development shall only be permitted if the proposed expansion is for property that abuts the existing Planned Development, which may include crossover rights-of-way;

2. The area of the expansion shall not exceed the area of the originally approved Planned Development; and

3. The maximum height (in feet) within the expanded Planned Development shall not exceed the maximum height of the originally approved Planned Development.

C. Unified control. All land included for the purpose of development within a Planned Development District shall be under the control of the applicant (an individual, partnership or corporation, or group of individuals, partnerships or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed Planned Development which shall be certified by the Department. The applicant shall agree in the application for rezoning to the following:

1. To proceed with the proposed development according to the provisions of these regulations, conditions attached to the rezoning of the land to Planned Development, and the approved master development plan;

2. To provide, subsequent to rezoning and prior to the issuance of a building permit, any agreements, contracts, covenants, deed restrictions or sureties as reasonably deemed necessary by the City, and in a form acceptable to the City, to assure that the development proceeds in accordance with prior approvals and to further provide for continuing operation and maintenance of such areas, functions and facilities which are not proposed to be provided, operated, or maintained at public expense;

3. To bind their successors in title to any commitments made as set forth above; and

4. If the developer elects to administer common open space through an association or nonprofit corporation, said organization shall conform to the applicable laws of the State of Florida.

D. Permitted uses. The uses permitted in a Planned Development, as set forth below, must be consistent with the provisions herein, as may be further restricted by the City of Hollywood Comprehensive Plan:

1. All residential uses permitted by the City of Hollywood Comprehensive Plan;

2. Business uses located in a Planned Development which is intended to be predominantly residential or intended to meet the neighborhood shopping and service needs of the Planned Development and not the general needs of the surrounding area. Such uses shall be grouped in convenient centers designed as integral, harmonious parts of the Planned Development appropriately buffered and screened from residential uses (whether within or outside the Planned Development) to protect them from unsightliness, noise, odors and other characteristics incompatible with residential uses. Businesses should be pedestrian oriented and accessible to walkways and bicycle paths. The center should consist of neighborhood shopping and personal services consistent with the daily needs of the Planned Development;

3. Business uses in a Planned Development which is intended to be predominantly commercial, office or resort to include all commercial uses consistent with Medium High/High Residential, General Business and Office categories of the City of Hollywood Comprehensive Plan;

4. Resort uses in a Planned Development may include entertainment and recreational uses permitted in the Central Beach and Recreational districts as well as those uses permitted by the City of Hollywood Comprehensive Plan;

5. Uses and structures which are customarily accessory and clearly incidental to principal uses and structures may be permitted, subject to regulations applying thereto; and

6. In connection with residential uses in waterfront property, wet dockage or moorage of private pleasure craft shall be permitted subject to regulations applying thereto.

E. Land use and design regulations.

1. Minimum size of planned development. All Planned Developments shall contain a minimum of ten acres of land under unified control. This minimum may be waived by the City Commission upon the recommendation of the Planning and Development Board.

2. Maximum density.

a. The total number of dwelling units permitted in a Planned Development shall not exceed the total number of units permitted by the City of Hollywood Comprehensive Plan.

b. For purposes of this section, a hotel unit shall equal one-half of 1 dwelling unit, and any residential unit shall be equal to 1 dwelling unit and shall be exempt from the provisions of Article 2, § 2.2 and Article 3, § 3.26 of the City of Hollywood Zoning and Land Development Regulations.

3. Minimum lot area, distance between structures, frontage and setbacks.

a. No minimum lot size shall be required within a Planned Development.

b. No minimum distance between structures shall be required within a Planned Development, except as required by the Florida Building Code. The appropriate distance between structures shall be evaluated on an individual development basis by the City Commission, upon recommendation of the Planning and Development Board, after considering the type and character of the building types within a development.

c. Each dwelling unit or other permitted use shall have access to a public street, either directly or indirectly, via an approach, private road, pedestrian way, court or other area dedicated to public or private use of a common easement guaranteeing access. Permitted uses are not required to front on a dedicated road. The City shall be allowed access on privately owned roads, easements and common open space to insure the police and fire protection of the area, to meet emergency needs, to conduct City services and to generally insure the health, safety and welfare of the residents of the Planned Development.

d. There are no required setbacks or yards except for the following:

1. Internal streets. There shall be a setback of not less than 25 feet in depth abutting all public road rights-of-way within a Planned Development District.

2. External streets. There shall be a peripheral landscaped setback from all external streets of the Planned Development of not less than 25 feet in depth.

4. Maximum height of structures. No maximum height of structures shall be required within a Planned Development. The City Commission upon recommendation of the Planning and Development Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Hollywood Comprehensive Plan.

5. Total site coverage. The City Commission upon recommendation of the Planning and Development Board shall determine the appropriate total site coverage on an individual development basis after considering the character and intensity of the proposed development.

6. Off-street parking and loading requirements. Off-street parking and loading requirements shall meet all the requirements of Article 7 of the City of Hollywood Zoning and Land Development Regulations unless expressly modified by the City Commission.

7. Landscaping.

a. All landscaping shall meet the requirements of Article 9 of the City of Hollywood Zoning and Land Development Regulations unless expressly modified by the City Commission.

b. All undesirable exotic vegetation, including melaleuca, Brazilian pepper, Australian pine or other vegetation deemed undesirable by the Broward County Urban Forester, shall be removed by the applicant according to a schedule approved by the City. However, the City may allow certain undesirable exotic vegetation to remain at the request of the applicant for good cause.

8. Underground utilities. Within the Planned Development, all utilities including telephone, television cable and electrical systems shall be installed underground. Primary facilities providing service to the site may be exempted from this requirement. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. The developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted above ground.

9. Internal circulation. A Planned Development shall provide an internal circulation system for use by both motorized and non-motorized transportation modes that is orderly, well oriented to the user, coherent with the structure of use and in balance with the intensity of activity. The circulation system should encourage the safe and convenient use of non-motorized transport modes and dissuade the inefficient or excessive use of the automobile.

10. Energy conservation. A Planned Development shall incorporate passive energy conservation measures in its site design in accordance with Chapter 52, South Florida Building Code. Such measures shall include, but need not be limited to, the directional orientation of buildings, the location of windows, minimization of radiant heat absorption and the inclusion of energy-efficient landscaping.

11. Use of reclaimed water. A Planned Development shall incorporate the use of reclaimed water in cases where it has been determined by the Utilities Director that the use of reclaimed water is feasible and in the best interest of the City of Hollywood.

12. Professional services required. Any plans submitted as a part of a petition for a Planned Development shall certify that the services of competent professionals were utilized in the designing or planning process and shall state their names, businesses and addresses. Plans submitted as part of a petition for a Planned Development must be prepared by either a planner who by reason of his or her education and experience, is qualified to become or is a full member of the American Institute of Certified Planners, or an architect licensed by the State of Florida, together with a professional engineer registered by the State of Florida and trained in the field of civil engineering, and/or a land surveyor registered by the State of Florida.

F. Procedures and requirements for rezoning, design, site plans, modifications and variances for a Planned Development.

1. Application. An application for a rezoning to Planned Development shall be made only by the owner of the subject property or the owner's authorized agent and processed in the same manner as other applications for rezoning of land except as otherwise provided in these regulations.

2. Application and filing fees.

a. New applications or applications for major changes to a previously approved master development plan shall be submitted as provided in Article 5 of the City of Hollywood's Zoning and Land Development Regulations and shall be charged a fee amounting to one and one-half times the fee which is charged for an application for a change of zone as established by resolution in accordance with Article 5 of the Zoning and Land Development Regulations.

b. A filing, as specified in the City Land Development Fee Schedule, shall accompany each request for a minor intermediate revision to a previously approved master development plan. (See also § 4.15.G. herein.)

3. Contents of Master Development Plan.

a. Certified boundary survey;

b. General schematic representation of the land uses with densities, intensities, along with a table of computation which depicts parking, building height and site coverage;

c. Approximate delineation of internal circulation, with hierarchical classification of streets;

d. Points of connection of the local streets to the trafficways, including general indication of the necessary improvements to the trafficways to accommodate the local trips generated by the Planned Development;

e. General location and size of any community facility included within the Planned Development such as parks, schools, fire stations, community center, etc.;

f. Indication of existing vegetation and all other natural features within the Planned Development together with general plans for the conservation or mitigation thereof;

g. Schematic depiction of existing and proposed surface water management elements, including wetlands, retention facilities, drainage easement and swales; and

h. Schematic depiction of the water distribution and wastewater collection facilities and drainage system, including easements.

In addition, the Director may require additional material such as plans, maps and studies which are needed to make findings and determinations that the applicable standards and guidelines have been fully met.

4. Planned Development Site Plan, Design and Modifications. At the time of application for a rezoning to Planned Development which includes the Master Development Plan, the applicant shall also submit a Design, Site Plan including any modifications and requests for variances, to the Department of Planning and Development Services. The Site Plan must meet the requirements set forth in Article 6 of the Zoning and Land Development Regulations.

5. Staff review. Prior to the public hearing before the Planning and Development Board, the staff of the various city departments concerned with Planned Development shall review the application for rezoning, design, site planning any proposed modifications and/or requests for variances for adherence to all applicable requirements. As a result of this review, the applicant may choose to revise the master development plan, design and/or site plan prior to the public hearing before the Planning and Development Board. A revision of this nature shall be permitted at no expense to the developer.

6. Consideration by the Planning and Development Board. After the public hearing for rezoning to Planned Development, review of the Design, Site Plan including any modifications or requests for variances, the Board shall make its recommendations to the City Commission. In making its recommendation, the Planning and Development Board shall evaluate whether the plans, maps and documents submitted by the applicant and presented at the public hearing, do or do not meet the intent of this Article 5 and 6 of the Zoning and Land Development Regulations and all other applicable city ordinances. The Board shall also evaluate the suitability of the proposed development in terms of its relationship to the City of Hollywood's Comprehensive Plan and the area surrounding the proposed development and to what extent the development is consistent with adopted goals and objectives for growth and development.

7. Consideration by the City Commission. Upon the receipt of the recommendations of the Planning and Development Board, the City Commission shall schedule and conduct a public hearing to consider the petition for rezoning, design, site plan including any modifications and variances, if applicable in accordance with the city's rezoning, design, site plan, modification and variance procedures. The City Commission shall evaluate the proposed development in the same manner as required of the Planning and Development Board.

8. Conditions and stipulations. In granting approval for a Planned Development, the Planning and Development Board may recommend, and the City Commission may attach, reasonable conditions, safeguards and stipulations made at the time of approval, which shall be binding upon the applicant or any successors in interest.

G. Conformance to approved Master Development Plan and Site Plan.

1. Permits. After rezoning to Planned Development District, no permits shall be issued by the city and no development shall commence unless in conformance with the approved Master Development Plan and site plan. The applicant may develop the Planned Development in phases.

2. Minor changes. The Director, after receiving staff recommendations, may approve “minor” changes and deviations from the approved master development plan which are in compliance with the provisions and intent of this Article, and which do not depart from the principal concept of the approved master development plan. All other requested changes and deviations shall be referred to the City Commission.

3. Substantial changes. The Director may determine that the requested changes and deviations from an approved master development plan constitute a substantial alteration to the character of the development and thus require that the requested changes be reviewed and approved by the City Commission. Substantial changes would include:

- a. A change in the use or character of the Planned Development;
- b. An increase in overall coverage of structures;
- c. An increase in the intensity of use;
- d. An increase in the problems of traffic circulation and public utilities;
- e. A reduction in required open spaces; and
- f. A reduction of off-street parking and loading spaces.

4. Transfer of ownership. No land within an approved planned development may be transferred in ownership or in any other way removed from unified control without a written agreement between the city and the parties to which such transfer is made stipulating their understanding and agreement to a condition that such transferred land shall continue, under the full terms and provisions of the planned development approval.