



CITY OF
**DEVELOPMENT SERVICES
PLANNING DIVISION**

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: 2700 Stirling Road

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 5142-04-11-0020

Zoning Classification: PD (Oakwood Plaza) Land Use Classification: Commercial

Existing Property Use: Taco Bell w/Drive-Thru Sq Ft/Number of Units: 2,834

Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of violation.

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

DEVELOPMENT PROPOSAL

Explanation of Request: Site Plan approval to demolish the existing 2,834 sq. ft. Taco Bell restaurant and construct a new 2,187 sq. ft. Taco Bell restaurant.

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>0</u> #Rooms <u>0</u>
Proposed Non-Residential Uses	<u>2,187</u> S.F.)
Open Space (% and SQ. FT.)	Required %: <u>10</u> (Area: <u>7,661 (26.2%)</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>15</u>)
Height (# of stories)	(# STORIES) <u>1</u> (<u>25</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>29,224</u> FT.)

Name of Current Property Owner: Oakwood Plaza LP

Address of Property Owner: 500 N. Broadway #201 Jericho, NY 11753

Telephone: Contact Applicant Email Address: Contact Applicant

Applicant Dwayne Dickerson/Miskel & Backman Consultant ☐ Representative ☒ Tenant ☐

Address: 14 SE 4th St. Suite 36 Boca Raton, FL 33432 Telephone: 561-405-3336

Email Address: ddickerson@miskelbackman.com

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



DEVELOPMENT SERVICES
PLANNING DIVISION

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: *Brandon Reynolds* Date: 5/16/2024

PRINT NAME: Brandon Reynolds Date: _____

Signature of Consultant/Representative: *Dwayne L. Dickerson* Date: 5/20/24

PRINT NAME: Dwayne L. Dickerson Date: _____

Signature of Tenant: *Kerry Endert* Date: 5-15-24

PRINT NAME: KERRY ENDERT Date: _____

ASSISTANT SECRETARY, TACOBELL of AMERICA, LLC.

Current Owner Power of Attorney

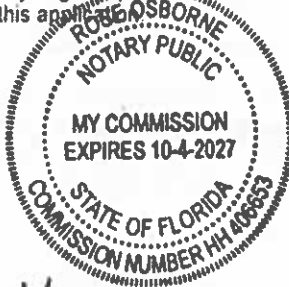
I am the current owner of the described real property and that I am aware of the nature and effect the request for Site Plan Approval to my property, which is hereby made by me or I am hereby authorizing Dwayne Dickerson/Mikel Backman, LLP to be my legal representative before the TAC, P&D & City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 16 day of May, 2024

[Signature]
Notary Public

State of Florida

My Commission Expires 10/4/27 (Check One) ☒ Personally known to me, OR ☐ Produced Identification _____



Brandon Reynolds
Signature of Current Owner

Brandon Reynolds, Authorized Agent

Print Name



Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun

Dwayne Dickerson
Ele Zachariades
Christina Bilenki
David F. Milledge

Sara Thompson
Jeffrey Schneider

**Taco Bell of America, LLC
2700 Stirling Rd.
Site Plan Narrative**

Taco Bell of America, LLC (“Applicant”) is the developer of a +/- 0.67-acre parcel of land located at 2700 Stirling Road in the City of Hollywood (“Property”). The Property is identified as folio number 5142-04-11-0020 on the Broward County Property Appraiser’s website and is an outparcel located in the Oakwood Plaza Shopping Center (“Shopping Center”). The Property contains a future land use designation of Commercial on the City’s Future Land Use Map and a zoning designation of Planned District (PD). The Shopping Center is governed by the Oakwood Plaza PD Design Guidelines (“PD Guidelines”).

Currently, the Property contains a +/- 2,834 square foot Taco Bell restaurant with a single lane drive-thru facility. The Applicant is proposing to demolish the existing Taco Bell restaurant and construct a new 2,187 square foot Taco Bell restaurant with a double lane drive-thru facility (“Project”). The additional drive-thru lane will not change the site vehicular circulation as the two lanes will merge into one single lane at the same location of the existing drive-thru facility, with the same entry and exit points. Additionally, the Project does not require any amendments to the PD Guidelines as the design meets all the requirements in the approved PD Guidelines.

GPD GROUP

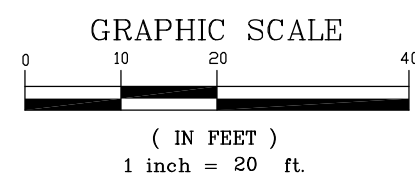
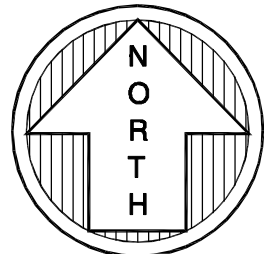
SHEET TITLE:	
COVER SHEET	
<hr/>	
SHEET NUMBER:	
C-01	



























**KNOW WHAT'S BELOW
ALWAYS CALL 811
* BEFORE YOU DIG**

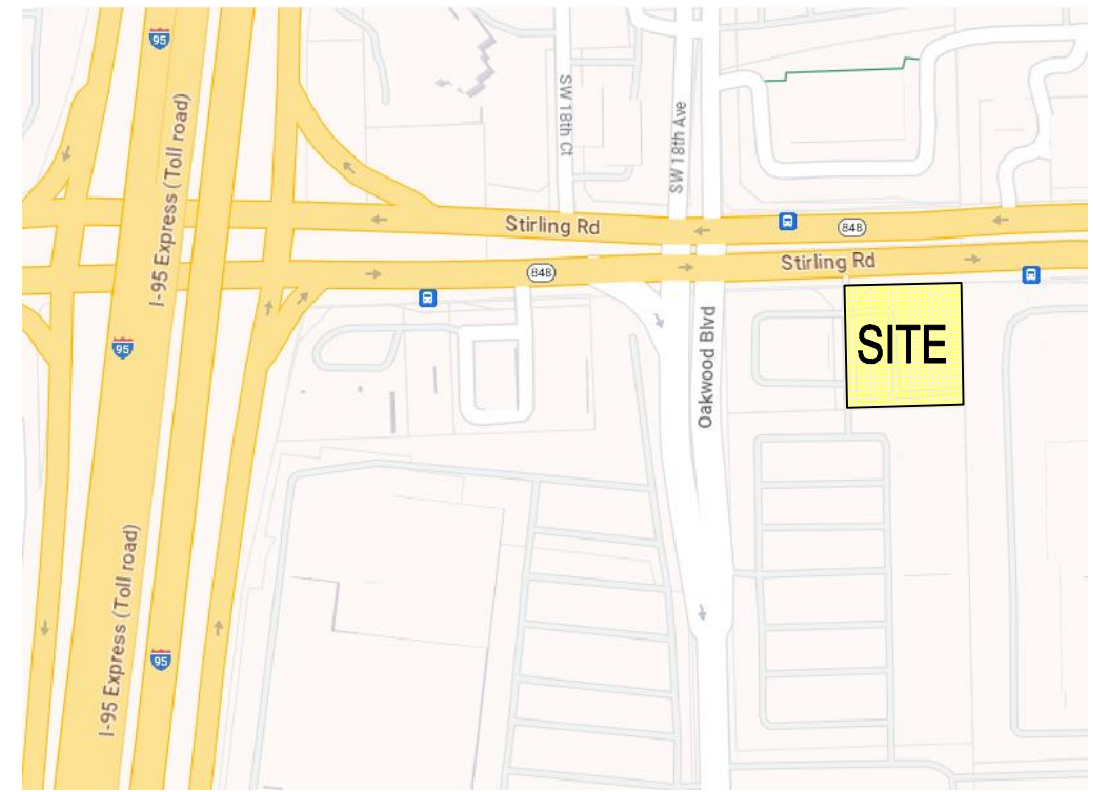
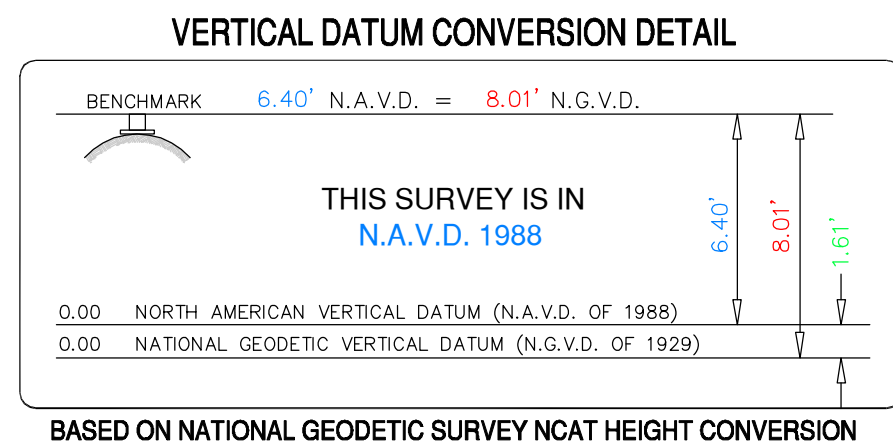
It's fast. It's free. It's the law.

www.sunshine811.com



LEGEND

	= CATCH BASIN		= 0.5" CURB
	= MANHOLE		= 2.00" CURB & GUTTER
	= LIGHT POLE		= CHAIN LINK FENCE
	= WATER METER		= IDENTIFICATION
	= WATER VALVE		= ELEVATION
	= CATCH BASIN INLET		= INV.
	= UTILITY POLE		= SAN.
	= RISER		= SANITARY
	= FIRE HYDRANT		= PERMANENT REFERENCE MONUMENT
	= HANDHOLE		= OFFICIAL RECORDS BOOK
	= SIGN		= ADA DETECTABLE WARNING PAD
			= CONCRETE
			= ASPHALT PAVEMENT



LOCATION SKETCH
NOT TO SCALE

– Broward County Parcel ID Number: 5142-04-11-0020

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on August 11, 2023, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on August 11, 2023.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

TACO BELL
2700 STIRLING ROAD
CITY OF HOLLYWOOD
BROWARD COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTA/NSPS LAND TITLE SURVEY
TACO BELL - 2700 STIRLING ROAD
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

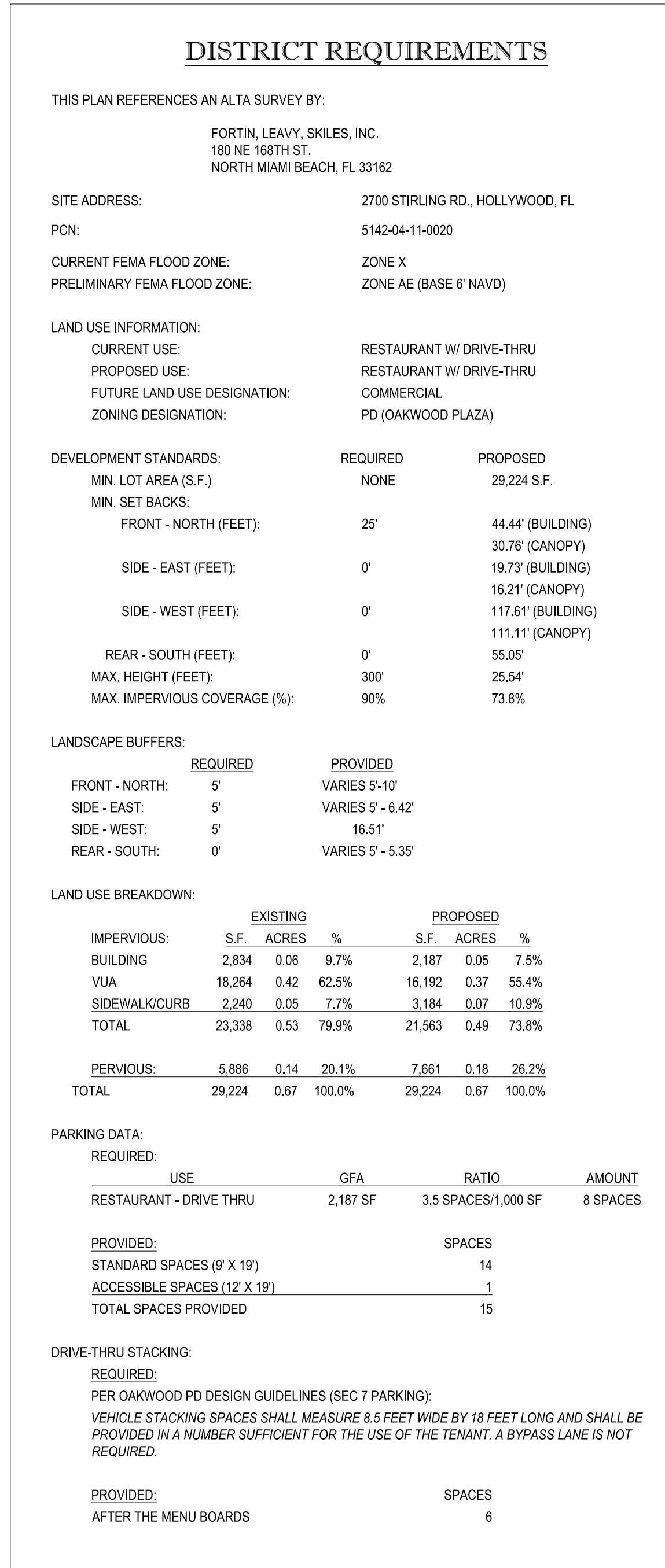
Original Date	8/11/23
Scale	1"=20'
Drawn By	MAP
CAD No.	230579
Plotted	8/29/23 10:16a
Ref. Dwg.	295D-123
Field Book	SJH 464/62 & FLD. SHT.
Job No.	230579
Dwg. No.	2302-085-NAVD
Sheet	

This Drawing is
the Property of
Fortin, Leavy, Skiles, Inc.
and is an Instrument
of Service not to be
Reproduced in Whole
or in Part without
the Express WRITTEN
Permission of Same.

Revision	Description
1.0	Initial release
1.1	Added new features
1.2	Fixed bugs
1.3	Updated documentation
1.4	Added new features
1.5	Fixed bugs
1.6	Updated documentation
1.7	Added new features
1.8	Fixed bugs
1.9	Updated documentation
2.0	Major release
2.1	Added new features
2.2	Fixed bugs
2.3	Updated documentation
2.4	Added new features
2.5	Fixed bugs
2.6	Updated documentation
2.7	Added new features
2.8	Fixed bugs
2.9	Updated documentation
3.0	Major release
3.1	Added new features
3.2	Fixed bugs
3.3	Updated documentation
3.4	Added new features
3.5	Fixed bugs
3.6	Updated documentation
3.7	Added new features
3.8	Fixed bugs
3.9	Updated documentation
4.0	Major release
4.1	Added new features
4.2	Fixed bugs
4.3	Updated documentation
4.4	Added new features
4.5	Fixed bugs
4.6	Updated documentation
4.7	Added new features
4.8	Fixed bugs
4.9	Updated documentation
5.0	Major release
5.1	Added new features
5.2	Fixed bugs
5.3	Updated documentation
5.4	Added new features
5.5	Fixed bugs
5.6	Updated documentation
5.7	Added new features
5.8	Fixed bugs
5.9	Updated documentation
6.0	Major release
6.1	Added new features
6.2	Fixed bugs
6.3	Updated documentation
6.4	Added new features
6.5	Fixed bugs
6.6	Updated documentation
6.7	Added new features
6.8	Fixed bugs
6.9	Updated documentation
7.0	Major release
7.1	Added new features
7.2	Fixed bugs
7.3	Updated documentation
7.4	Added new features
7.5	Fixed bugs
7.6	Updated documentation
7.7	Added new features
7.8	Fixed bugs
7.9	Updated documentation
8.0	Major release
8.1	Added new features
8.2	Fixed bugs
8.3	Updated documentation
8.4	Added new features
8.5	Fixed bugs
8.6	Updated documentation
8.7	Added new features
8.8	Fixed bugs
8.9	Updated documentation
9.0	Major release
9.1	Added new features
9.2	Fixed bugs
9.3	Updated documentation
9.4	Added new features
9.5	Fixed bugs
9.6	Updated documentation
9.7	Added new features
9.8	Fixed bugs
9.9	Updated documentation
10.0	Major release

O.N.

O.N.

[illegible]

PROJECT No.: F230118
 DRAWN BY: JFV
 CHECKED BY: KND
 DATE: 5/20/2024
 CAD I.D.: F230118 -SITE PLAN

PROJECT:

TACO BELL REDEVELOPMENT

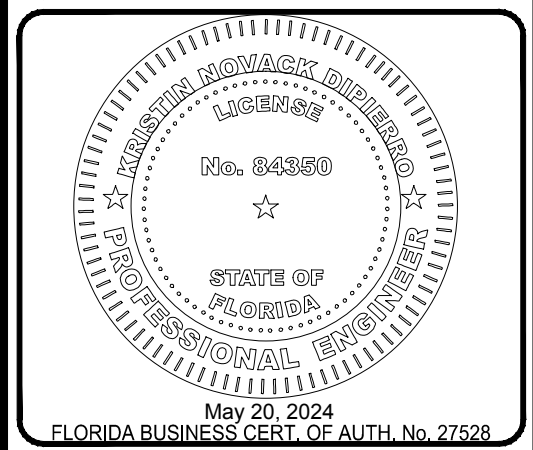
FOR

GPD GROUP

2700 STIRLING ROAD
HOLLYWOOD, FLORIDA



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com



SHEET TITLE:

SITE PLAN

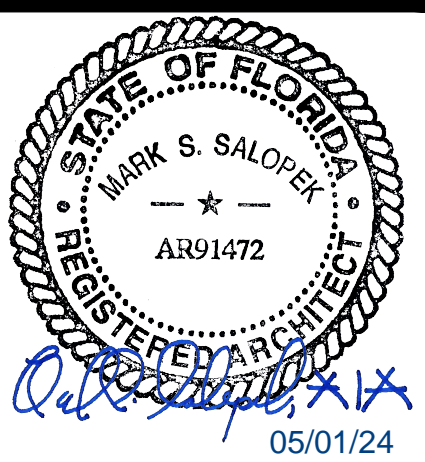
SHEET NUMBER: _____

SP-01

LOT 1-B, HOLLYWOOD COMMERCIAL CENTER ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Mark S. Salopek, LLC

701 W. Lakeside Ave. Apt. # 503
Cleveland, OH 44113
Phone 330.572.2112



PLAN SET ISSUE / REVISION HISTORY

“This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited.”



COORDINATION NOTE:
EGRESS LIGHTING REQUIRED AT ALL DOORS. REFER TO ELECTRICAL LIGHTING PLAN FOR EXTERIOR LIGHTING LOCATIONS

WALK-UP ELEVATION 1/4"=1'-0" A

SYMBOL	ITEM / MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	NOTES	CONTACT INFORMATION
CLADDING						
1	SIDING, LOWER HALF OF BUILDING	TRESPA	PURA NFC	BLACK T90.0.0	X	X
2	SIDING, UPPER HALF OF BUILDING	PAC-CLAD	BOX RIB 1 ARCHITECTURAL WALL PANELS - 24 GA. STEEL	MATTE BLACK	1-3/8" DEEP PANELS	X
TRIM						
3a	WALL TRIM: VERTICAL	-	BRAKEMETAL OVER FRT 2X6	MATCH STOREFRONT		X
3b	WALL TRIM: HORIZONTAL	-	BRAKEMETAL OVER FRT 2X8	MATCH STOREFRONT	X	X
METAL						
4	PARAPET CAP	X		SW6990 CAVIAR	X	X
5	OVERFLOW SCUPPERS	X		SW6990 CAVIAR	X	X
6	SERVICE DOOR AND FRAME	X		SW6990 CAVIAR	X	X
7	METAL TUBE FRAME - REAR OF BUILDING (BY VENDOR)	X		REFER TO SIGN SHOP DRAWINGS FOR FINISH COLORS, TYP.	X	X
8	METAL ARCH TUBE FRAME (BY VENDOR)	X		REFER TO SIGN SHOP DRAWINGS FOR FINISH COLORS, TYP.	X	X
9	RAILINGS AND POSTS	AMERICAN RAILING SYSTEMS		PRE-FINISHED TO MATCH SW6990 CAVIAR (PREFERRED POWDER COATED)	SEE DETAIL 14/A6.2	X
10	EQUIPMENT SCREEN	LAWRENCE METAL STRUCTURES	ARCHITECTURAL PERFORATED METAL SCREEN SET IN FRAME	PAINTED OR POWDERCOATED TO MATCH PANTONE 2306C	CUSTOM 13' X 14' 3-SIDED METAL ENCLOSURE, ANCHORED TO ROOF. PROVIDE SHOP DRAWINGS. APPROVAL REQUIRED BY ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF FABRICATION.	X
11	EXTERIOR METAL CANOPIES, BRACKETS AND COLUMNS (BY VENDOR)	X		PAINTED OR POWDERCOATED TO MATCH SW6990 CAVIAR	X	X
12	ACCENT PANEL (BY VENDOR)	BRIDGER STEEL	7.2 STRUCTURAL BOX RIB PANEL	REFER TO SIGN SHOP DRAWINGS FOR FINISH COLORS, TYP.	X	X
PAINT						
15	CO2 ENCLOSURE	SHERWIN WILLIAMS	EXTERIOR PAINT (OR PRE-FINISHED TO MATCH)	SW6990 (CAVIAR)	X	X

COORDINATION NOTE:
CONTACT YOUR ALIGNED BRAND DESIGNER FOR ALTERNATIVE FINISHES

EXTERIOR FINISH SCHEDULE

E

MISCELLANEOUS:

A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS.):

A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.

B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL AT WINDOWS.
THE GENERAL CONTRACTOR SHALL ENSURE THAT THE BRICK JOINTS ARE PLUMB AND LEVEL, AND THE BRICK FACES ALIGNED AND FLUSH.

VENDOR SUPPLIED / INSTALLED ELEMENTS:

GC TO COORDINATE WITH VENDOR PROVIDED / VENDOR INSTALLED SIGNAGE AND BUILDING ELEMENTS.

GENERAL NOTES

C

TAG	QTY	ITEM DESCRIPTION	ELEC
V-1	2	20" WHITE CHANNEL LETTERS VERTICAL	YES
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	YES
V-2	1	13'-0" X 53" WALK-UP WINDOW ARCH ELEMENT	NO
V-3	1	60"W X 36" D X 6" H WALK-UP WINDOW CANOPY	YES
V-4	1	TB CORNER WRAP ELEMENT WITH BELL LOGO	YES
V-5	2	90" X 90" SWINGING BELL LOGO WITH FINISHES	YES
V-6	1	ENTRY ARCH ELEMENT	YES
V-7	1	DIRECTIONAL BLADE SIGN	NO

NOTE: REFER TO GRAPHICS PACKAGE FOR ADDITIONAL INFORMATION

EXTERIOR SIGNAGE

D

- BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL PLANS.
- DRIVE-THRU WINDOW. SEE SHEET A1.0 AND A1.1.
- METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- ARCHITECTURAL METAL PANELS.
- HORIZONTAL WALL PLANKS.
- WALL LIGHTING - LIGHTING VENDOR SUPPLIED / GC INSTALLED. SEE SHEET E4.0 AND ELECTRICAL DRAWINGS.
- INDICATES TOP OF ROOF DECK.
- ROOFTOP EQUIPMENT - SHOWN DASHED FOR REFERENCE.
- BOLLARDS PER CIVIL.
- ILLUMINATED METAL TUBE ARCH BY SIGN VENDOR.
- WALK-UP ELEMENT AND CANOPY BY SIGN VENDOR.
- CUSTOM METAL RTU SCREEN. SEE ROOF PLAN AND DETAIL 1 / A6.2.
- ACCESS DOOR IN PARAPET. MATCH SURROUNDING WALL MATERIALS / COLORS.
- EXTERIOR RAILINGS AT SEATING / WALKUP WINDOW. SEE DETAIL 14/A6.2. SEE SITE PLAN FOR LOCATION.
- METAL WRAP TO MATCH EXTERIOR STOREFRONT FRAMING (BLACK).
- ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM. SEE SHEET A1.1.
- HOSE BIB - REFER TO PLUMBING DRAWINGS AND DETAIL 12/A6.1.
- CO2 ENCLOSURE, FILLER VALVE BEYOND.
- NOT USED.
- SWITCHGEAR, IF ALLOWED BY JURISDICTION, PAINT TO MATCH WALL SURFACE.
- CONCRETE BUILDING CURB SHALL BE PAINTED BLACK.
- OVERFLOW SCUPPER
- GAS METER. DO NOT PAINT METER.
- EMERGENCY LIGHTS, SEE ELECTRICAL SHEETS
- HANDICAP SIGNAGE, MOUNT AT 5'-0" A.F.F.
- SECURITY DOOR. OWNER-SUPPLIED / G.C. INSTALL.
- WALK-UP WINDOW.
- PATIO CANOPY BY VENDOR.
- PAINTED ALUMINUM FRAME WITH INTEGRATED LED LIGHTING BY VENDOR.
- NOT USED.
- ASSUME D/T LAND SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.

NOTE: NOT ALL KEY NOTES APPLY TO THIS SHEET

KEY NOTES

B

EXTERIOR
ELEVATIONS

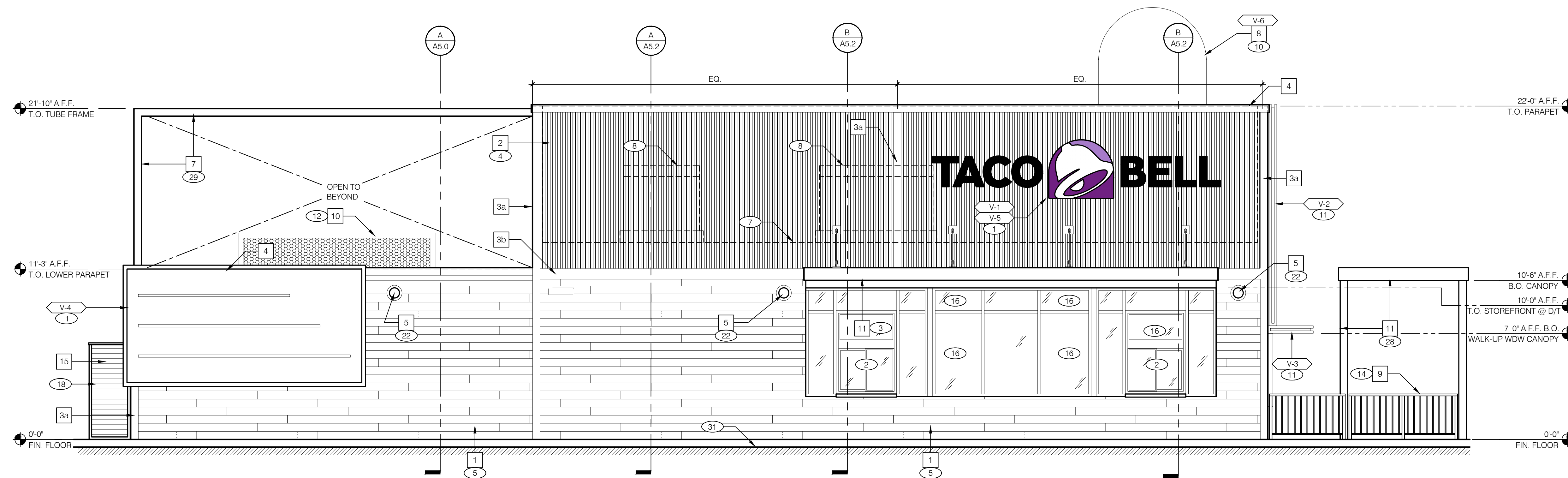
A4.0

PLOT DATE:

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

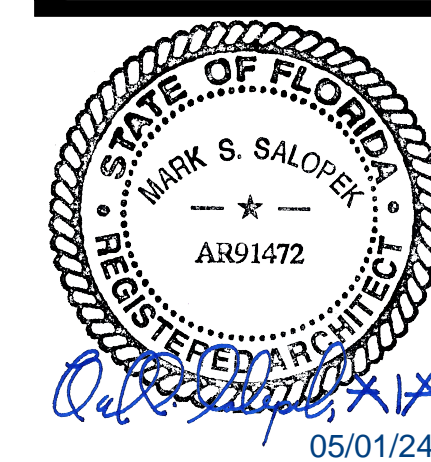
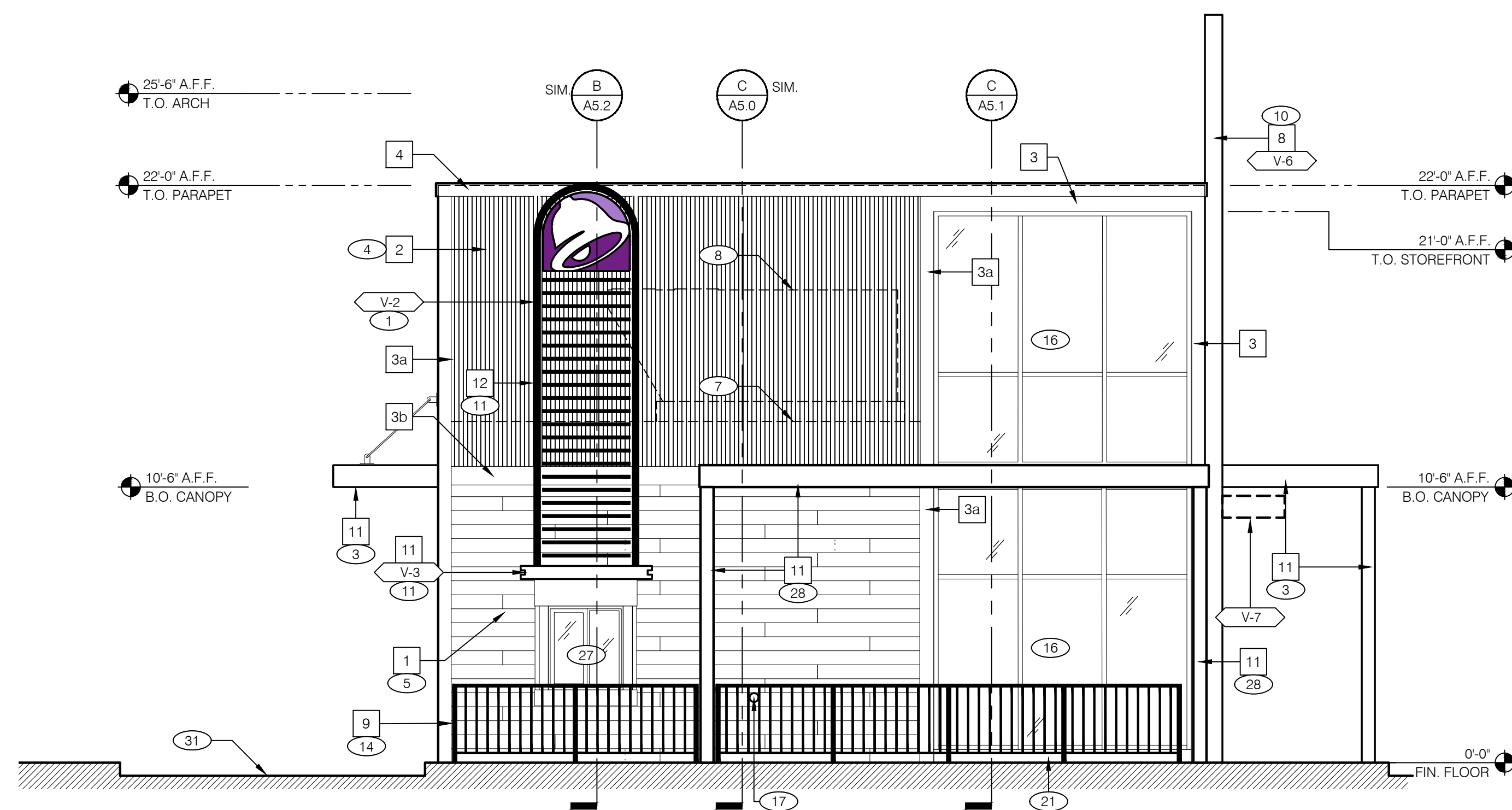
Mark S. Salopek, LLC

701 W. Lakeside Ave, Apt. # 503
Cleveland, OH 44113
Phone 330.572.2112

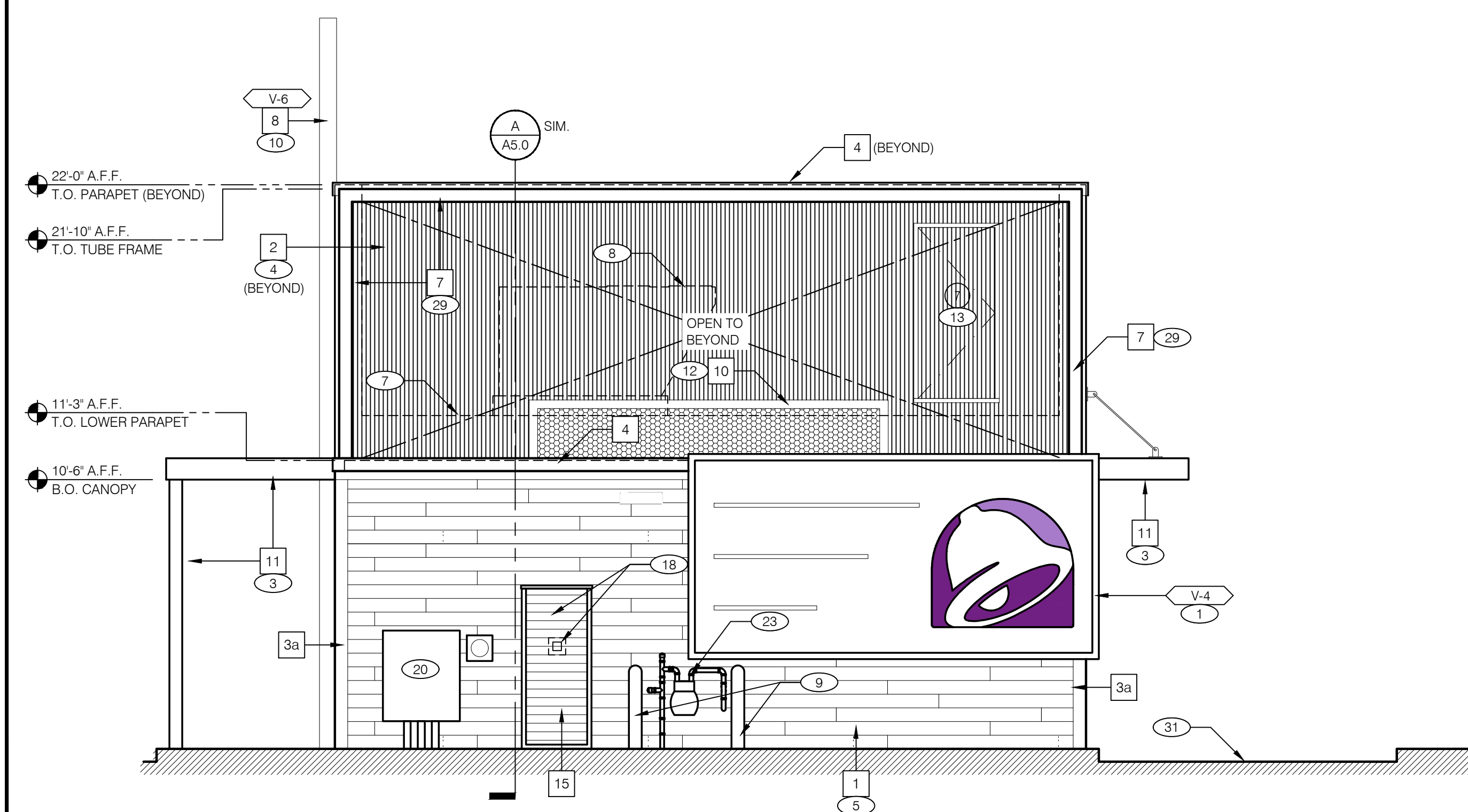


SEE SHEET A4.0 FOR KEYNOTES, FINISH SCHEDULE AND SIGNAGE SCHEDULE

DRIVE-THRU ELEVATION	1/4"=1'-0"	B
-----------------------------	------------	----------

[illegible]

FRONT ELEVATION	$1/4" = 1'-0"$	D
------------------------	----------------	----------



"This file was signed electronically by M. Salopek on the date and/or time stamp shown using a digital signature. Printed copies of this are not considered signed and sealed and the signature must be verified on any electronic copy."

REAR ELEVATION	$1/4''=1'-0''$	C
-----------------------	----------------	----------

CONTRACT DATE:	04/30/24
BLDG TYPE:	KITCHEN-X MED20
WM UPLOAD DATE:	
BRAND DESIGNER:	TS
SITE NUMBER:	296861
STORE NUMBER:	461022
PA/PM:	Dowling
DRAWN BY.:	RS
JOB NO.:	2023088.52

KITCHEN-X MED20

2700 Sterling Rd.
Hollywood, FL 33020



EXTERIOR ELEVATIONS

A4.1

PLOT DATE:



3831 NW 21st Ave
Pompano Beach, FL 33073
954-974-7500



April 24, 2024

Mr. Chris Martinez
CO Yum/Taco Bell
2700 Stirling Rd
Hollywood, FL 33020

RE: Yum Restaurant/Taco Bell

To Whom It May Concern:

After reviewing, the site plans for the Yum Restaurant, which is currently serviced by Waste Management. There will be no problem relocating the enclosure to the Southwest side of property. Currently there is an 8 yard being serviced and based on the new location the truck will have direct access to continue servicing the 8 yard or customer can convert to 2- 4 yards on wheels if they would like to the ability to move the containers for cleaning purposes. If you have any questions, I can be reached at (954)-439-4214.

Thank you,

Lee Chayet
Territory Manager
954-439-4214 cell
lchayet@wm.com



THIS PLAN REFERENCES AN ALTA SURVEY BY:

FORTIN, LEAVY, SKILES, INC.
180 NE 168TH ST.
NORTH MIAMI BEACH, FL 33162

SITE ADDRESS:	2700 STIRLING RD., HOLLYWOOD, FL
PCN:	5142-04-11-0020
CURRENT FEMA FLOOD ZONE:	ZONE X
PRELIMINARY FEMA FLOOD ZONE:	ZONE AE (BASE 6' NAVD)

LAND USE INFORMATION:

CURRENT USE:	RESTAURANT W/ DRIVE-THRU
PROPOSED USE:	RESTAURANT W/ DRIVE-THRU
FUTURE LAND USE DESIGNATION:	COMMERCIAL
ZONING DESIGNATION:	PD (OAKWOOD PLAZA)

DEVELOPMENT STANDARDS:	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.)	NONE	29,224 S.F.
MIN. SET BACKS:		
FRONT - NORTH (FEET):	25'	44.44' (BUIL 30.76' (CAN
SIDE - EAST (FEET):	0'	19.73' (BUIL 16.21' (CAN
SIDE - WEST (FEET):	0'	117.61' (BUI 111.11' (CAN
REAR - SOUTH (FEET):	0'	55.05'
MAX. HEIGHT (FEET):	300'	25.54'
MAX. IMPERVIOUS COVERAGE (%):	90%	

LANDSCAPE BUFFERS:

	REQUIRED	PROVIDED
FRONT - NORTH:	5'	VARIABLE 5'-10'
SIDE - EAST:	5'	VARIABLE 5' - 6.42
SIDE - WEST:	5'	16.51'
REAR - SOUTH:	0'	VARIABLE 5' - 5.35

LAND USE BREAKDOWN:

	EXISTING			PROPOSED		
	S.F.	ACRES	%	S.F.	ACRES	%
IMPERVIOUS:						
BUILDING	2,834	0.06	9.7%	2,187	0.05	7.5%
VUA	18,264	0.42	62.5%	16,192	0.37	55.4%
SIDEWALK/CURB	2,240	0.05	7.7%	3,184	0.07	10.9%
TOTAL	23,338	0.53	79.9%	21,563	0.49	73.8%
PERVIOUS:	5,886	0.14	20.1%	7,961	0.18	26.2%
TOTAL	29,224	0.67	100.0%	29,224	0.67	100.0%

PARKING DATA:

<u>REQUIRED:</u>			
USE	GFA	RATIO	AMOUNT
RESTAURANT - DRIVE THRU	2,187 SF	3.5 SPACES/1,000 SF	8 SPACES
<u>PROVIDED:</u>		SPACES	
STANDARD SPACES (9' X 19')		14	
ACCESSIBLE SPACES (12' X 19')		<u>1</u>	
TOTAL SPACES PROVIDED		15	

DRIVE-THRU STACKING:

REQUIRED:
PER OAKWOOD PD DESIGN GUIDELINES (SEC 7 PARKING):
VEHICLE STACKING SPACES SHALL MEASURE 8.5 FEET WIDE BY 18 FEET LONG AND SHALL BE PROVIDED IN A NUMBER SUFFICIENT FOR THE USE OF THE TENANT. A BYPASS LANE IS NOT REQUIRED.

PROVIDED:	SPACES
AFTER THE MENU BOARDS	6

PROPOSED
CONCRETE

LOT 1-B, HOLLYWOOD COMMERCIAL CENTER ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

[illegible]

S  Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

KRISTIN N. DIPIERRO, STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 84350.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY KRISTIN N. DIPIERRO, PE ON 4/24/2024.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
DIGITAL SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

PROJECT No.:	F230118
DRAWN BY:	JFV
CHECKED BY:	KND
DATE:	4/24/2024
CAD I.D.:	F230118 -SITE PLAN

PROJECT:

**TACO BELL
REDEVELOPMENT**

— FOR —

GPD GROUP

2700 STIRLING ROAD
HOLLYWOOD, FLORIDA

6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

www.ThomasEngineeringGroup.com

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP-01



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

May 17, 2024

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 17, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Kristin DiPierro, P.E.
Thomas Engineering Group, LLC
6300 NW 31st Avenue

Dear Kristin DiPierro:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **May 16, 2024**
Broward County - Hollywood; SR 848; Sec. # 86016000; MP: 5.70; Access Class - 05;
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: FM 446370.1-Hong Benitez-RESURFACING, FM 446370.1-Hong Benitez-RESURFACING

Request: Maintain existing right-in/right-out driveway on the south side of SR 848, approximately 165 feet east of Oakwood Blvd. (No work is proposed within the FDOT right of way).

SITE SPECIFIC INFORMATION

Project Name & Address: **Taco Bell Redevelopment - Hollywood – 2700 Stirling Rd, Hollywood, FL 33020**
Property Owner: **Oakwood Plaza, LP**; Parcel Size: **0.67 Acres**
Development Size: **2,187 SF Fast-Food Restaurant with DT**

NO OBJECTION

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

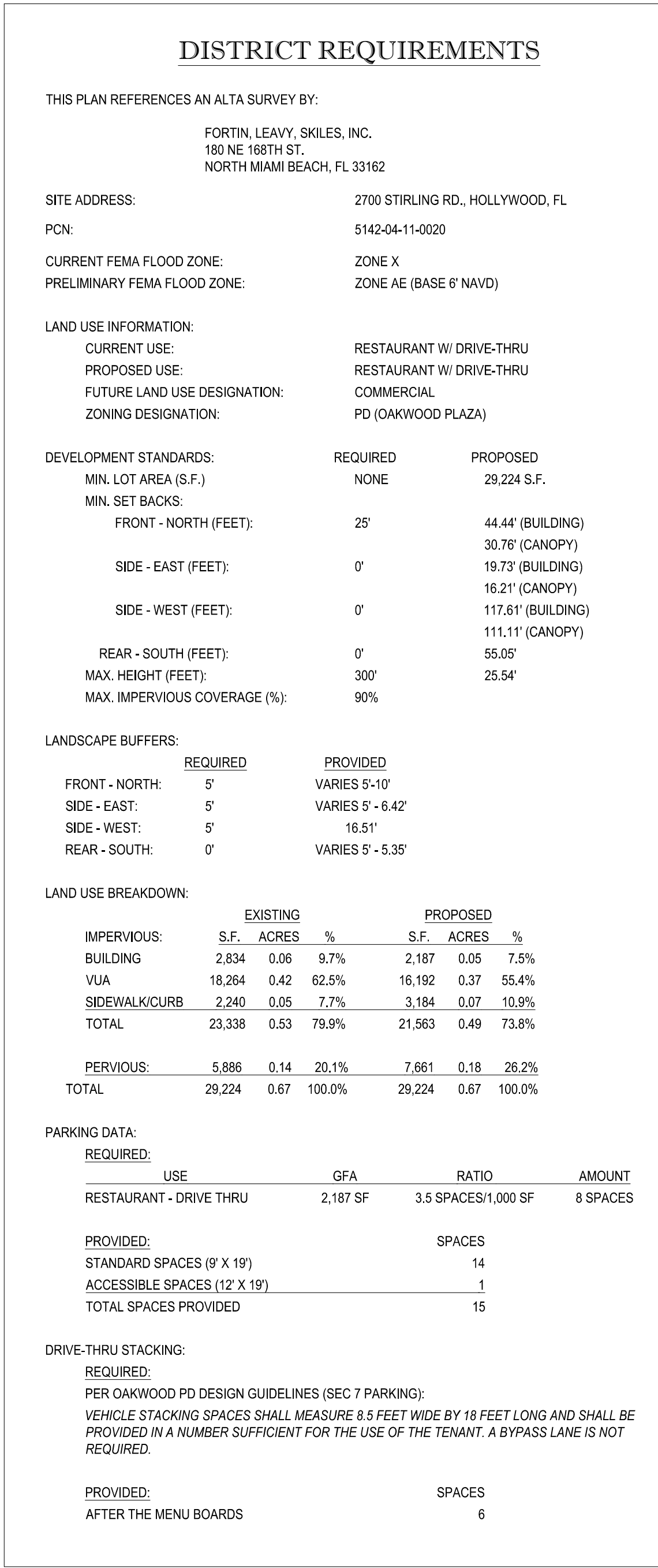
Carina Harvey
District Access Management Manager

cc: Anthony Beecher; Vikrant Srivastava, PE, PMP, CPM;

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2024-05-16\Pre-App 06. 86016000 MP 5.70 SR 848_Taco Bell Redevelopment - Hollywood\86016000 MP 5.70 SR 848_Taco Bell Redevelopment - Hollywood.docx

www.fdot.gov | www.d4fdot.com

Printed on Wednesday, May 01, 2024, 11:35 AM by Julio Sarmiento



LOT 1-B, HOLLYWOOD COMMERCIAL CENTER ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Sunshine 811
 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
 Check positive response codes before you dig!

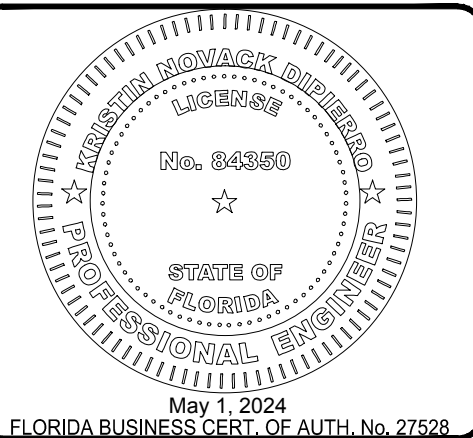
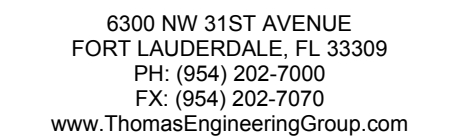
PROJECT:

**TACO BELL
REDEVELOPMENT**

FOR

GPD GROUP

2700 STIRLING ROAD
HOLLYWOOD, FLORIDA



SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP-01



May 15, 2024

Amanda Martinez, Land Planner
Miskel Backman, LLP
14 Southeast 4 Street, Suite 36
Boca Raton, Florida 33432

Via Email Only

Dear Ms. Martinez:

Re: Platting requirements for a parcel legally described as Lot 1-B, "Hollywood Commercial Center," according to the Plat thereof, as recorded in Plat Book 117, Page 36, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Stirling Road, east of Oakwood Boulevard, in the City of Hollywood.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on September 29, 1983. Land platted after June 4, 1953 may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. The City of Hollywood's platting requirements should be investigated.

According to Article 4.5(A)(2) of the *Administrative Rules Document: BrowardNext*, compliance with the Broward County Trafficways Plan is required for all proposed development, but parcels that have been platted subsequent to June 4, 1953, are excepted and are subject to BCLUP Policy 2.17.6, which states:

In order to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required.

Amanda Martinez
May 15, 2024
Page Two

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:HHA

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood

