

LEGEND

- ① DROP OFF
- ② RESIDENTIAL BUILDING
- ③ PARKING GARAGE
- ④ RESIDENTIAL AMENITIES
- ⑤ COURTYARD
- ⑥ CENTRAL ROUNDABOUT
- ⑦ PARKING LOT
- ⑧ TRAIL LOOP
- ⑨ DRY RETENTION
- ⑩ LAKE
- ⑪ RETAIL / RESTAURANT
- ⑫ OFFICE BUILDING
- ⑬ CONVENIENCE STORE
- ⑭ GAS STATION
- ⑮ SIGNAGE



SCALE: 1" = 60'

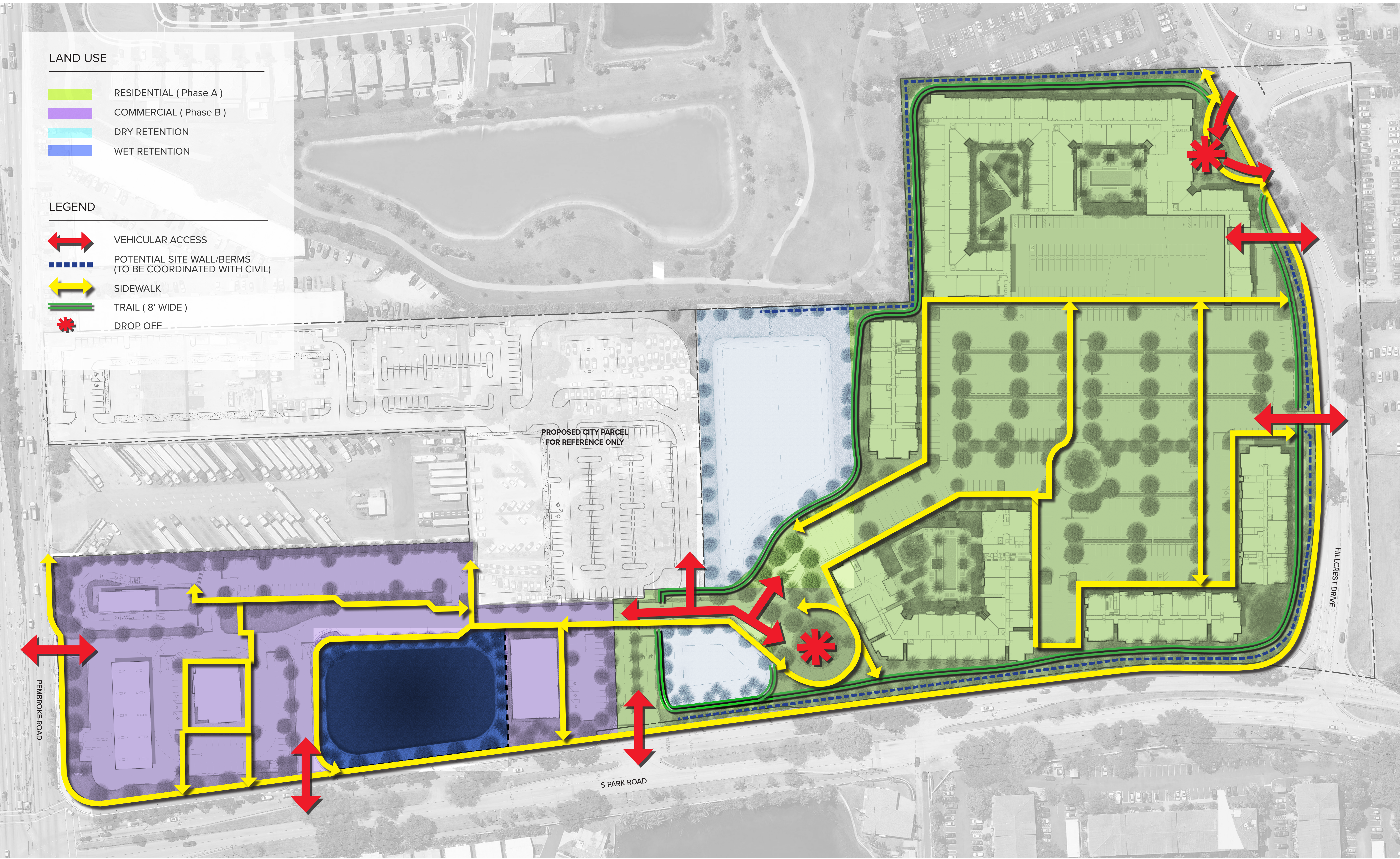
PARK ROAD
PD MASTER PLAN

LAND USE

- RESIDENTIAL (Phase A)
- COMMERCIAL (Phase B)
- DRY RETENTION
- WET RETENTION

LEGEND

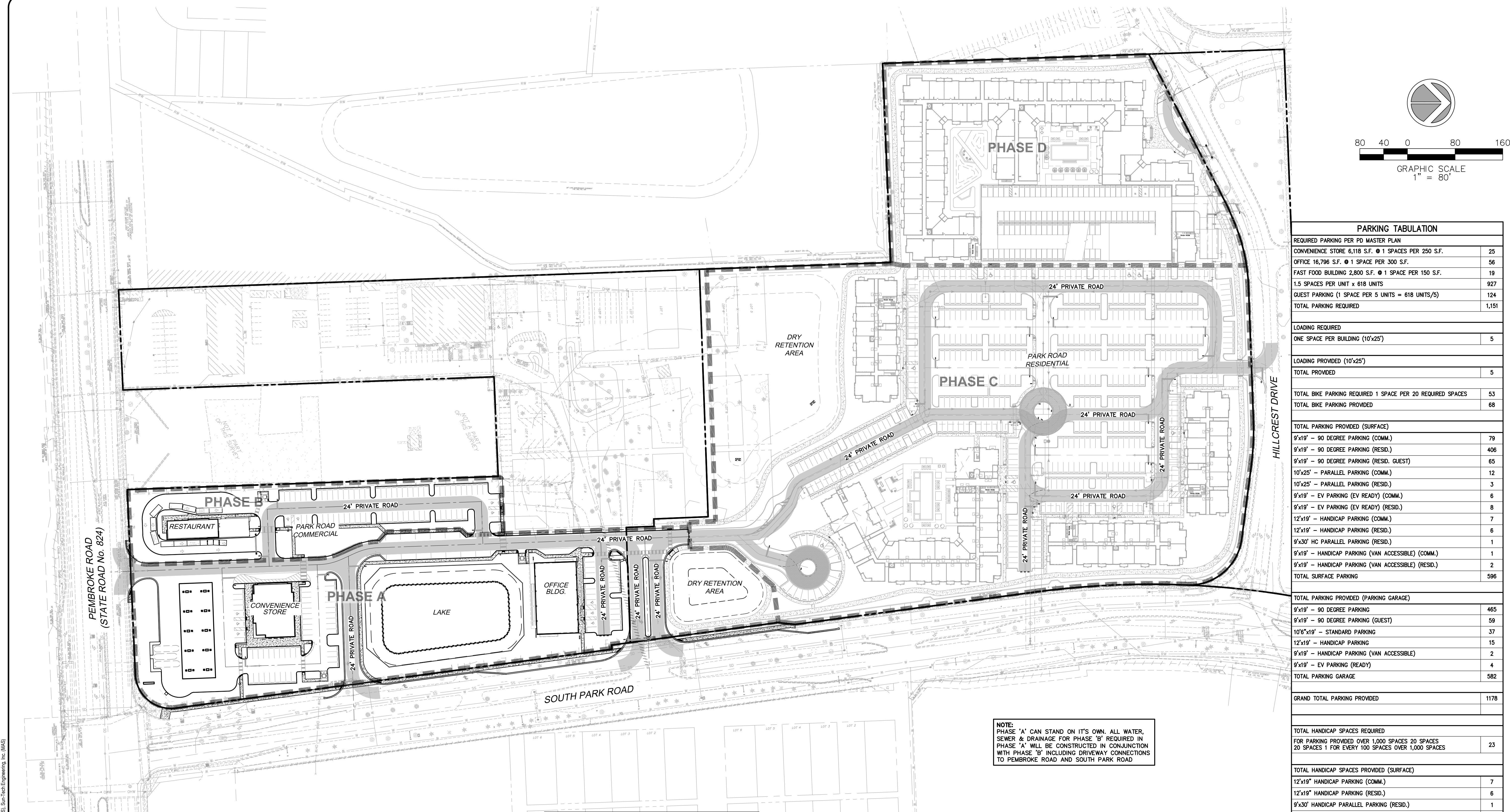
- VEHICULAR ACCESS
- POTENTIAL SITE WALL/BERMS (TO BE COORDINATED WITH CIVIL)
- SIDEWALK
- TRAIL (8' WIDE)
- DROP OFF



SCALE: 1" = 60'

PARK ROAD

CIRCULATION + LAND USE DIAGRAM



NOTE:
 PHASE 'A' CAN STAND ON ITS OWN. ALL WATER, SEWER & DRAINAGE FOR PHASE 'B' REQUIRED IN PHASE 'A' WILL BE CONSTRUCTED IN CONJUNCTION WITH PHASE 'B' INCLUDING DRIVEWAY CONNECTIONS TO PEMBROKE ROAD AND SOUTH PARK ROAD

SETBACKS		
	REQUIRED PER PD MASTER PLAN	PROVIDED
NORTH (REAR)	15'	149.78'
SOUTH (FRONT)	15'	62.98'
EAST (SIDE)	15'	34.53'
WEST (SIDE)	15'	53.69'
INTERNAL STREET TO R/W	25'	28.43'

PER PD MASTER PLAN SHOULD SETBACKS ON THE PROPOSED SITE PLAN BE LESS, THE LESS RESTRICTIVE SETBACK WILL APPLY.

APPLICABLE CODE REFERENCES	
ADDRESS	1600 S. PARK ROAD HOLLYWOOD, FL 33021
JURISDICTION	CITY OF HOLLYWOOD
EXISTING ZONING	GU (GOVERNMENT USE)
PROPOSED ZONING	PD
EXISTING LAND USE	UTIL (UTILITIES)
PROPOSED LAND USE	REGIONAL ACTIVITY CENTER
BUILDING HEIGHT ALLOW	100' MAX. ALLOWED
BUILDING HEIGHT PROVIDED	CONVENIENCE STORE 26' OFFICE BUILDING 39' RESTAURANT 24'
GROSS SITE AREA	943,588 S.F. = 21.66 AC.
NET SITE AREA	943,588 S.F. = 21.66 AC.

- NOTES:**
- ALL UTILITIES AND STORM WATER REQUIREMENTS WILL BE APPLICABLE GOVERNMENTAL REGULATIONS IS REQUIRED.
 - WATER AND SEWER PROVIDED BY CITY OF HOLLYWOOD.
 - ALL RESIDENTIAL DEVELOPMENTS THAT ANTICIPATE PHASED DEVELOPMENT SHALL INCLUDE ALL PROPOSED AMENITIES IN TOTAL ANY LIP FORM 1/2", BUT NOT GREATER THAN 1/2" WILL BEVELED TO MEET ADA REQUIREMENTS.
 - ALL SIGNAGE SHALL BE IN COMPLIANCE W/THE ZONING AND LAND DEVELOPMENT REGULATIONS MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 ALLOWANCE)

SITE DATA									
	REQUIRED PER PD MASTER PLAN		PROVIDED (COMMERCIAL)		PROVIDED (RESIDENTIAL)		TOTAL PROVIDED		
	AREA (S.F.)	PERCENTAGE	AREA (S.F.)	AREA (ACRES)	AREA (S.F.)	AREA (ACRES)	AREA (S.F.)	PERCENTAGE	
ASPHALT AREA	N/A	N/A	113,227.00	2.60 AC.	4,87 AC.	325,199.00	7.47 AC.	33.0%	
CONCRETE AREA	N/A	N/A	1,706.00	0.04 AC.	0.00 AC.	1,706.00	0.04 AC.	0.2%	
BUILDINGS	344,863	35%	17,249.00	0.40 AC.	186,044.00	4.27 AC.	203,293.00	4.67 AC.	20.6%
SIDEWALK	N/A	N/A	12,073.00	0.28 AC.	67,036.00	1.54 AC.	79,109.00	1.82 AC.	8.0%
POOL DECK	N/A	N/A	0.00	0.00 AC.	17,019.00	0.39 AC.	17,019.00	0.39 AC.	1.7%
LAKE	N/A	N/A	22,149.00	0.51 AC.	0.00 AC.	22,149.00	0.51 AC.	2.2%	
LANDSCAPE AREA	67,682	25%	91,704.00	2.11 AC.	245,144.00	5.63 AC.	336,848.00	7.73 AC.	34.2%
TOTAL NET AREA			258,108.00	5.93 AC.	727,215.00	16.69 AC.	985,323.00	22.62 AC.	100.0%
OPEN SPACE (LANDSCAPE & LAKE AREA)	246,331	25%	113,853.00	2.61 AC.	262,163.00	6.02 AC.	376,016.00	8.63 AC.	38.2%
VEHICULAR USE AREA (LANDSCAPING (VIA) = VJA X 0.25	N/A	25%	56,087.00	1.29 AC.	202,533.00	4.65 AC.	258,620.00	5.94 AC.	79.53%

PERVIOUS CALCULATIONS						
	PERVIOUS	IMPERVIOUS	AREA (S.F.)	AREA (ACRES)	AREA (S.F.)	AREA (ACRES)
PERVIOUS			91,704.00	2.11 AC.	245,144.00	5.6 AC.
IMPERVIOUS			166,404.00	3.82 AC.	482,071.00	11.07 AC.

PARKING TABULATION	
REQUIRED PARKING PER PD MASTER PLAN	
CONVENIENCE STORE 6,118 S.F. @ 1 SPACES PER 250 S.F.	25
OFFICE 16,796 S.F. @ 1 SPACE PER 300 S.F.	56
FAST FOOD BUILDING 2,800 S.F. @ 1 SPACE PER 150 S.F.	19
1.5 SPACES PER UNIT x 618 UNITS	927
GUEST PARKING (1 SPACE PER 5 UNITS = 618 UNITS/5)	124
TOTAL PARKING REQUIRED	1,151
LOADING REQUIRED	
ONE SPACE PER BUILDING (10'x25')	5
LOADING PROVIDED (10'x25')	
TOTAL PROVIDED	5
TOTAL BIKE PARKING REQUIRED 1 SPACE PER 20 REQUIRED SPACES	
TOTAL BIKE PARKING PROVIDED	68
TOTAL PARKING PROVIDED (SURFACE)	
9'x19' - 90 DEGREE PARKING (COMM.)	79
9'x19' - 90 DEGREE PARKING (RESID.)	406
9'x19' - 90 DEGREE PARKING (RESID. GUEST)	65
10'x25' - PARALLEL PARKING (COMM.)	12
10'x25' - PARALLEL PARKING (RESID.)	3
9'x19' - EV PARKING (EV READY) (COMM.)	6
9'x19' - EV PARKING (EV READY) (RESID.)	8
12'x19' - HANDICAP PARKING (COMM.)	7
12'x19' - HANDICAP PARKING (RESID.)	6
9'x30' HC PARALLEL PARKING (RESID.)	1
9'x19' - HANDICAP PARKING (VAN ACCESSIBLE) (COMM.)	1
9'x19' - HANDICAP PARKING (VAN ACCESSIBLE) (RESID.)	2
TOTAL SURFACE PARKING	596
TOTAL PARKING PROVIDED (PARKING GARAGE)	
9'x19' - 90 DEGREE PARKING	465
9'x19' - 90 DEGREE PARKING (GUEST)	59
10'6"x19' - STANDARD PARKING	37
12'x19' - HANDICAP PARKING	15
9'x19' - HANDICAP PARKING (VAN ACCESSIBLE)	2
9'x19' - EV PARKING (READY)	4
TOTAL PARKING GARAGE	582
GRAND TOTAL PARKING PROVIDED	1178
TOTAL HANDICAP SPACES REQUIRED	
FOR PARKING PROVIDED OVER 1,000 SPACES 20 SPACES	23
20 SPACES 1 FOR EVERY 100 SPACES OVER 1,000 SPACES	
TOTAL HANDICAP SPACES PROVIDED (SURFACE)	
12'x19' HANDICAP PARKING (COMM.)	7
12'x19' HANDICAP PARKING (RESID.)	6
9'x30' HANDICAP PARALLEL PARKING (RESID.)	1
9'x19' HANDICAP PARKING (COMM.) (VAN ACCESSIBLE)	1
9'x19' HANDICAP PARKING (RESID.) (VAN ACCESSIBLE)	2
TOTAL HANDICAP SPACES PROVIDED PARKING GARAGE	
12'x19' HANDICAP PARKING	15
12'x19' HANDICAP PARKING (VAN ACCESSIBLE)	2
TOTAL HANDICAP PARKING PROVIDED	34
LOADING REQUIRED	
1 SPACES PER BUILDING 10'x25' (RESID.)	5
1 SPACES 10'x40' FOR BUILDINGS BETWEEN 10,000 S.F. & 24,999 S.F.	1
TOTAL REQUIRED	6
LOADING PROVIDED	
5 SPACES 10'x25' (RESID.)	5
1 SPACES AT CONVENIENCE STORE 10'x40'	1
1 SPACES AT OFFICE BUILDING 10'x40'	1
TOTAL PROVIDED	7
TOTAL BIKE PARKING REQUIRED 1 SPACE PER 20 REQUIRED SPACES	
TOTAL BIKE PARKING PROVIDED (COMM.)	8
TOTAL BIKE PARKING PROVIDED (RESID.)	60
TOTAL BIKE PARKING PROVIDED	68

4577 Nob Hill Road, Suite 102
 Sunrise, FL 33351
 www.suntech.com
STE Sun-Tech Engineering, Inc.
 Engineers • Planners • Surveyors

REVISIONS	
NO.	DESCRIPTION

PARK ROAD COMMERCIAL
 CITY OF HOLLYWOOD
SITE PLAN
OVERALL PLAN
 FLORIDA

DATE: 8/22/24
 SCALE: 1"=80'
 DESIGNED BY: M.G.
 DRAWN BY: A.V.
 JOB #: 20-4027

CLIFFORD R. LOUTAN
 LICENSE
 No. 56890
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 Date: January 7, 2025
 This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
 SP-0

K:\PROJECTS\20-xxx\20-4027\dwg\4027sp-comm-ov.dwg
 PLOT DATE: 1/7/2025 11:48 AM BY: Miguel A. Sosa
 LAYOUT: [SP-0]



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



PROPOSED PARCEL B

"PARK ROAD REDEVELOPMENT"

LEGAL DESCRIPTION:

BLOCKS 1 AND 2 AND PORTIONS OF BLOCKS 3, 8, & 9 AND THE RIGHTS-OF-WAY ADJACENT THERETO, **"HOLLYWOOD GOLF HEIGHTS"**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 02°01'27" WEST ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 1025.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 02°01'27" WEST ON SAID WEST LINE 321.29 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH 87°40'46" WEST ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20 FOR 334.55 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 02°00'44" WEST ON THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 447.11 FEET; THENCE NORTH 62°39'34" EAST 288.30 FEET; THENCE NORTH 66°50'43" EAST 26.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 305.50 FEET, A CENTRAL ANGLE OF 21°01'59", FOR AN ARC DISTANCE OF 112.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°52'42" EAST 225.03 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 449.00 FEET, A CENTRAL ANGLE OF 09°30'21", FOR AN ARC DISTANCE OF 74.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°36'57" EAST 125.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 85°02'52", FOR AN ARC DISTANCE OF 132.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH PARK ROAD, HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 10°07'34", FOR AN ARC DISTANCE OF 254.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°41'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 407.38 FEET; THENCE SOUTH 05°53'08" WEST 29.80 FEET; THENCE SOUTH 07°41'39" EAST 249.51 FEET; THENCE SOUTH 87°58'33" WEST 193.39 FEET; THENCE NORTH 02°01'27" WEST 46.76 FEET; THENCE SOUTH 87°58'33" WEST 12.54 FEET; THENCE NORTH 02°20'35" WEST 91.33 FEET; THENCE SOUTH 87°58'33" WEST 415.62 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 725365 SQUARE FEET (16.6521 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE. GRID BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 20-51-42 BEING S87°30'19"W.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: BRD DEVELOPMENT, LLC

SCALE: N/A

DRAWN: DCW

ORDER NO.: 71871B

DATE: 9/22/23

PROPOSED PARCEL B

HOLLYWOOD, BROWARD COUNTY, FL

FOR: PARK ROAD REDEVELOPMENT

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



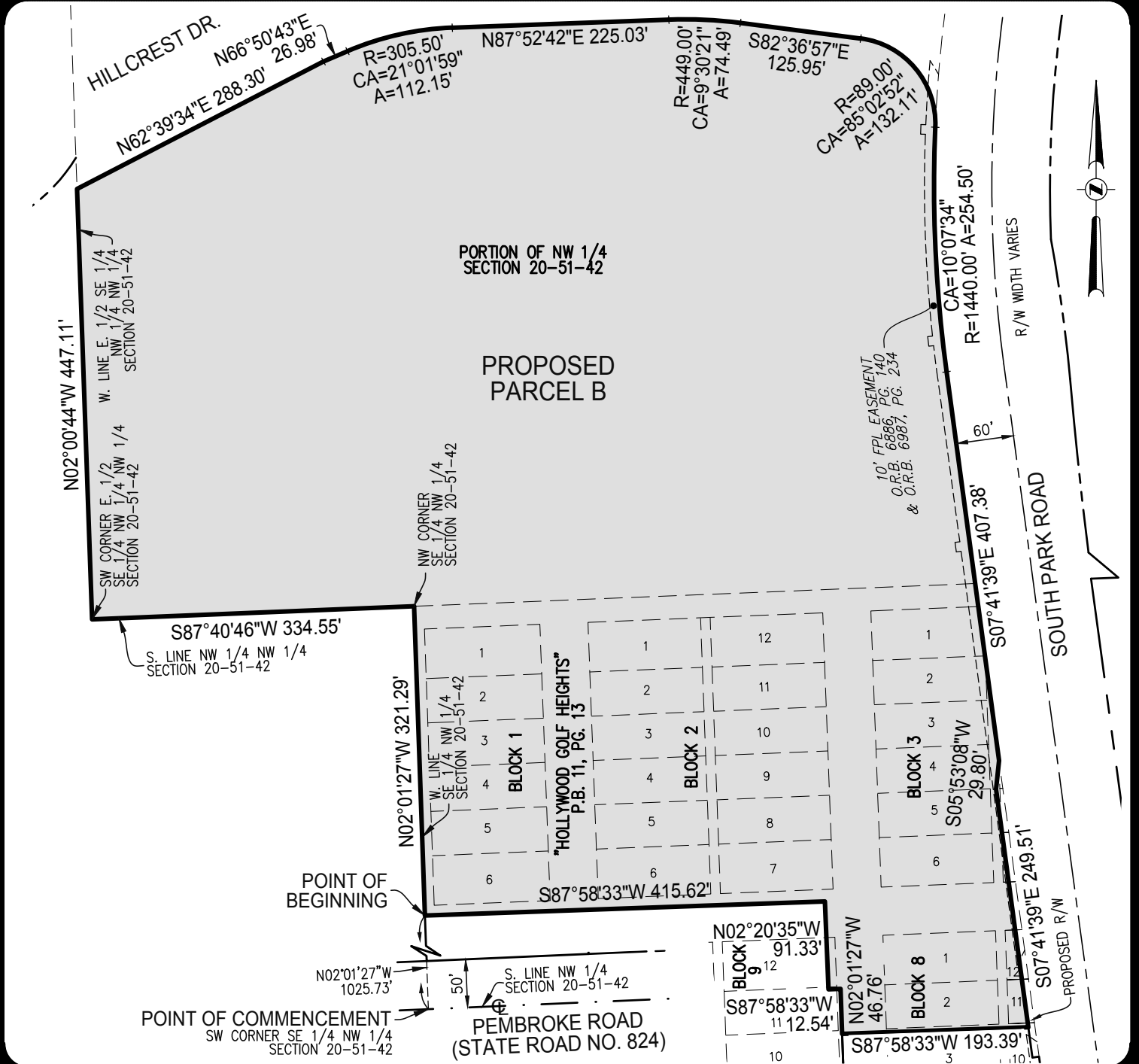
SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: BRD DEVELOPMENT, LLC

SCALE: 1"=150' DRAWN: DCW

ORDER NO.: 71871B

DATE: 9/22/23

PROPOSED PARCEL B

HOLLYWOOD, BROWARD COUNTY, FL

FOR: PARK ROAD REDEVELOPMENT

SHEET 2 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

Ⓞ	CENTERLINE	PG.	PAGE
A	ARC LENGTH	R	RADIUS
CA	CENTRAL ANGLE	R/W	RIGHT-OF-WAY
FPL	FLORIDA POWER & LIGHT COMPANY		
O.R.B.	OFFICIAL RECORDS BOOK		
P.B.	PLAT BOOK		



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PROPOSED PARCEL A
"PARK ROAD REDEVELOPMENT"

LEGAL DESCRIPTION:

A PORTION OF BLOCK 8 AND THE RIGHTS-OF-WAY ADJACENT THERETO, "**HOLLYWOOD GOLF HEIGHTS**", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 87°30'19" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 20 FOR 335.73 FEET; THENCE NORTH 02°02'13" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 50.00 FEET TO A POINT ON A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 20 AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 02°02'13" WEST ALONG SAID LINE 353.40 FEET; THENCE NORTH 87°58'33" EAST 81.22 FEET; THENCE NORTH 02°01'27" WEST 271.67 FEET; THENCE NORTH 87°58'33" EAST 11.81 FEET; THENCE NORTH 02°01'27" WEST 209.81 FEET; THENCE NORTH 87°58'33" EAST 193.39 FEET; THENCE SOUTH 07°41'39" EAST 31.69 FEET; THENCE NORTH 82°29'45" EAST 7.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH PARK ROAD; THENCE SOUTH 07°41'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 739.15 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 95°11'58", FOR AN ARC DISTANCE OF 99.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°30'19" WEST ALONG SAID PARALLEL LINE 7.74 FEET; THENCE NORTH 78°01'24" WEST 20.00 FEET; THENCE SOUTH 87°30'19" WEST 108.80 FEET; THENCE SOUTH 02°29'41" EAST 5.00 FEET; THENCE SOUTH 87°30'19" WEST ALONG SAID PARALLEL LINE 174.36 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 235,661 SQUARE FEET (5.4100 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE. GRID BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 20-51-42 BEING S87°30'19"W.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: BRD DEVELOPMENT, LLC

SCALE: N/A

DRAWN: DCW

ORDER NO.: 71871A

DATE: 9/22/23

PROPOSED PARCEL A

HOLLYWOOD, BROWARD COUNTY, FL

FOR: PARK ROAD REDEVELOPMENT

SHEET 1 OF 2

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- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
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STATE OF FLORIDA



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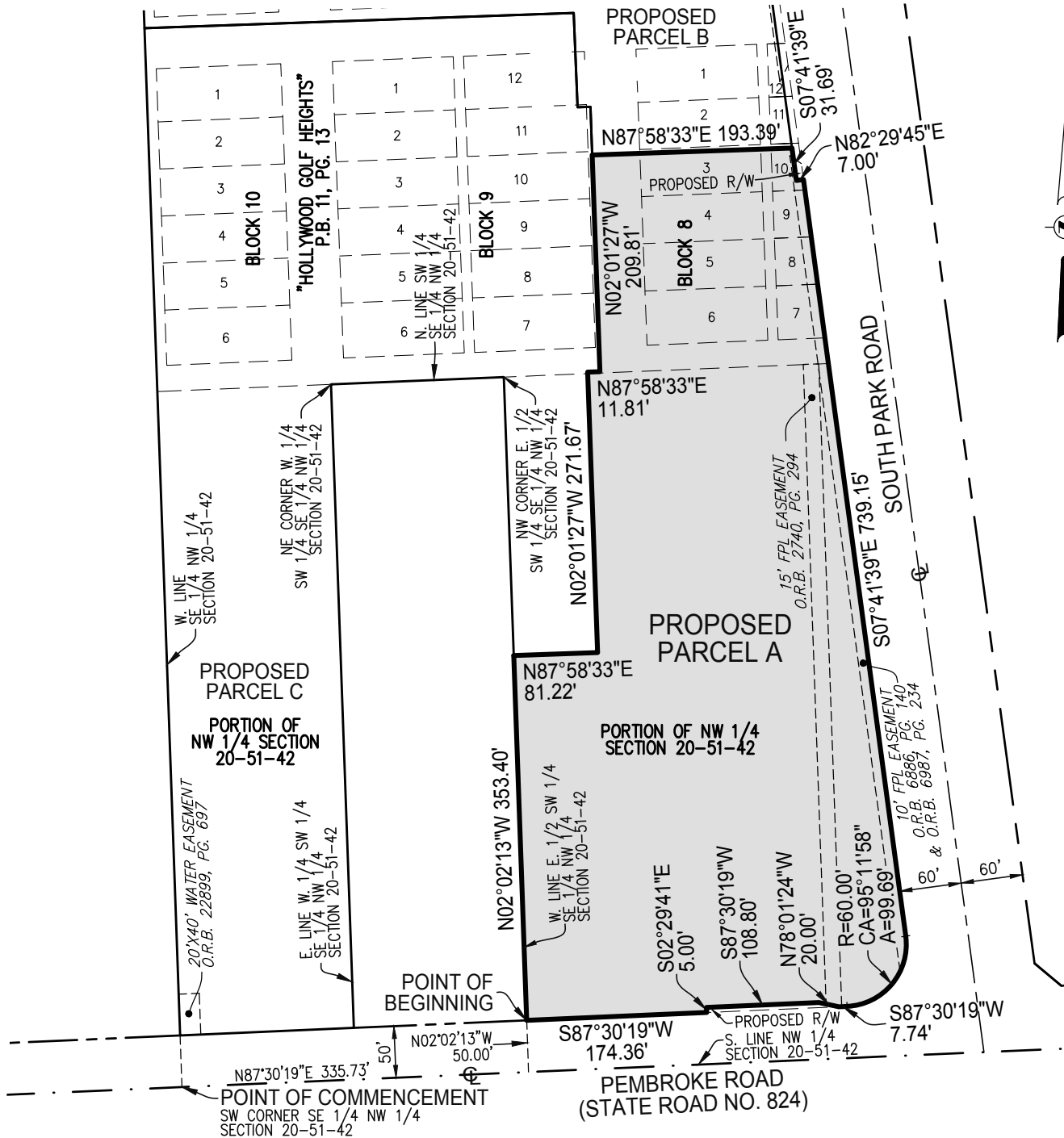
BY

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SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: BRD DEVELOPMENT, LLC

SCALE: 1"=150'

DRAWN: DCW

ORDER NO.: 71871A

DATE: 9/22/23

PROPOSED PARCEL A

HOLLYWOOD, BROWARD COUNTY, FL

FOR: PARK ROAD REDEVELOPMENT

SHEET 2 OF 2

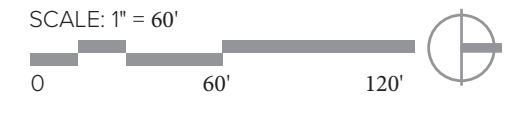
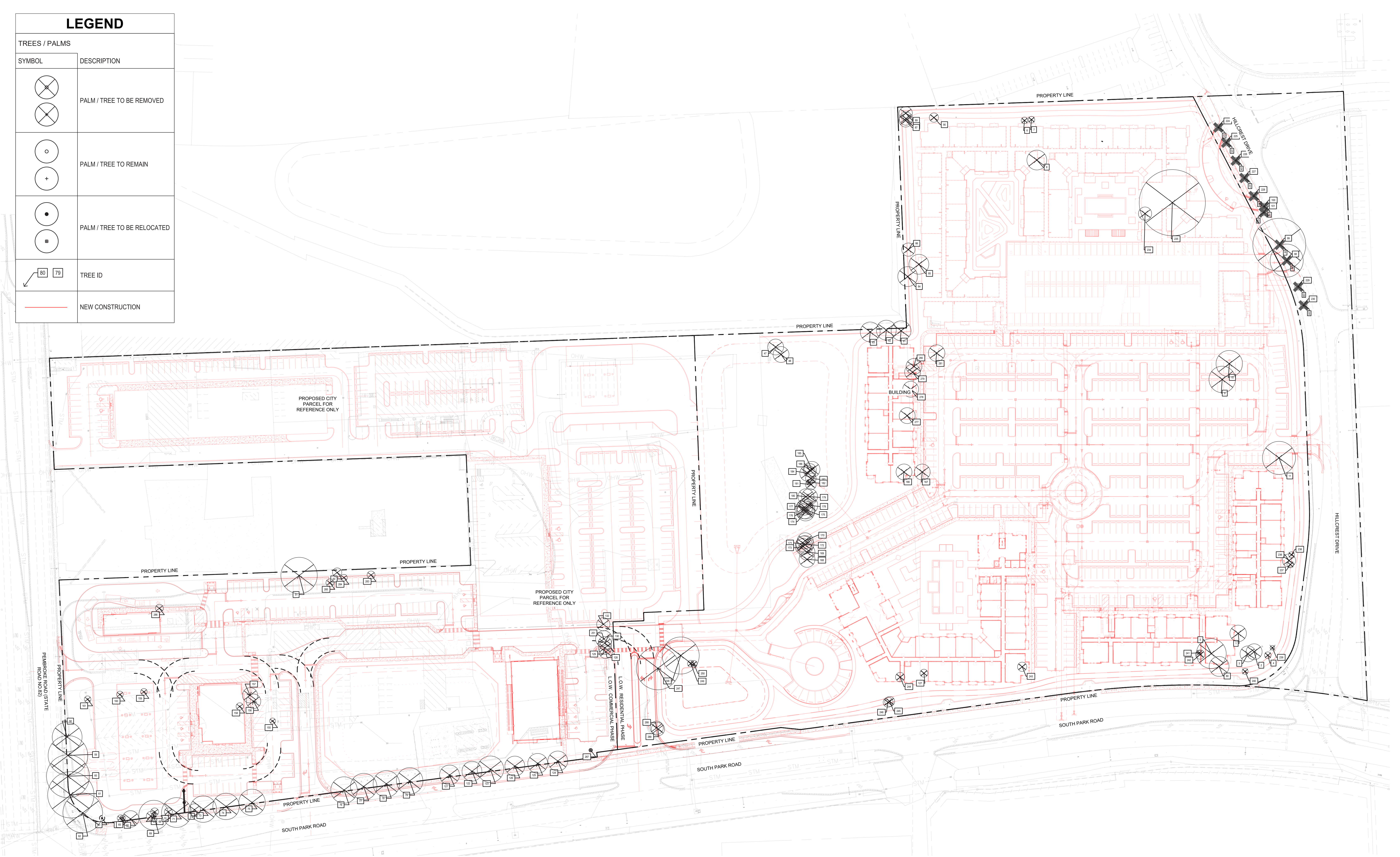
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CA	CENTRAL ANGLE	R/W	RIGHT-OF-WAY
FPL	FLORIDA POWER & LIGHT COMPANY		
O.R.B.	OFFICIAL RECORDS BOOK		
P.B.	PLAT BOOK		

LEGEND

TREES / PALMS	
SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION



PARK ROAD VEGETATION DISTURBANCE PLAN

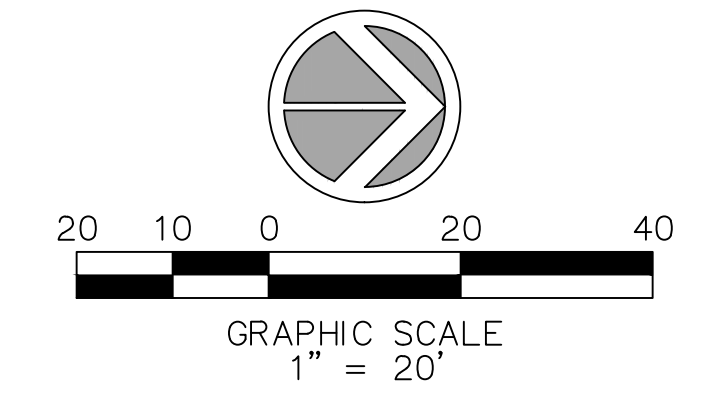
MATCH LINE FOR CONTINUATION SEE SHEET SP-3

LANDUSE: UTILITIES
ZONING: GU (EXIST.)
PD (PROPOSED)

LANDUSE: UTILITIES
ZONING: GU (EXIST.)
PD (PROPOSED)

DRY RETENTION
AREA
BOTTOM EL.=2.00

SOUTH PARK ROAD



4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7057LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

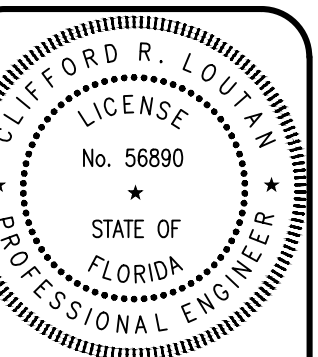
STE Sun-Tech
Engineering, Inc.
Engineers - Planners - Surveyors



NO.	DATE	DESCRIPTION

PARK ROAD COMMERCIAL
FLORIDA
CITY OF HOLLYWOOD
SITE PLAN

DATE: 8/22/24
SCALE: 1" = 20'
DESIGNED BY: M.G.
DRAWN BY: I.A.B
JOB #: 20-4027

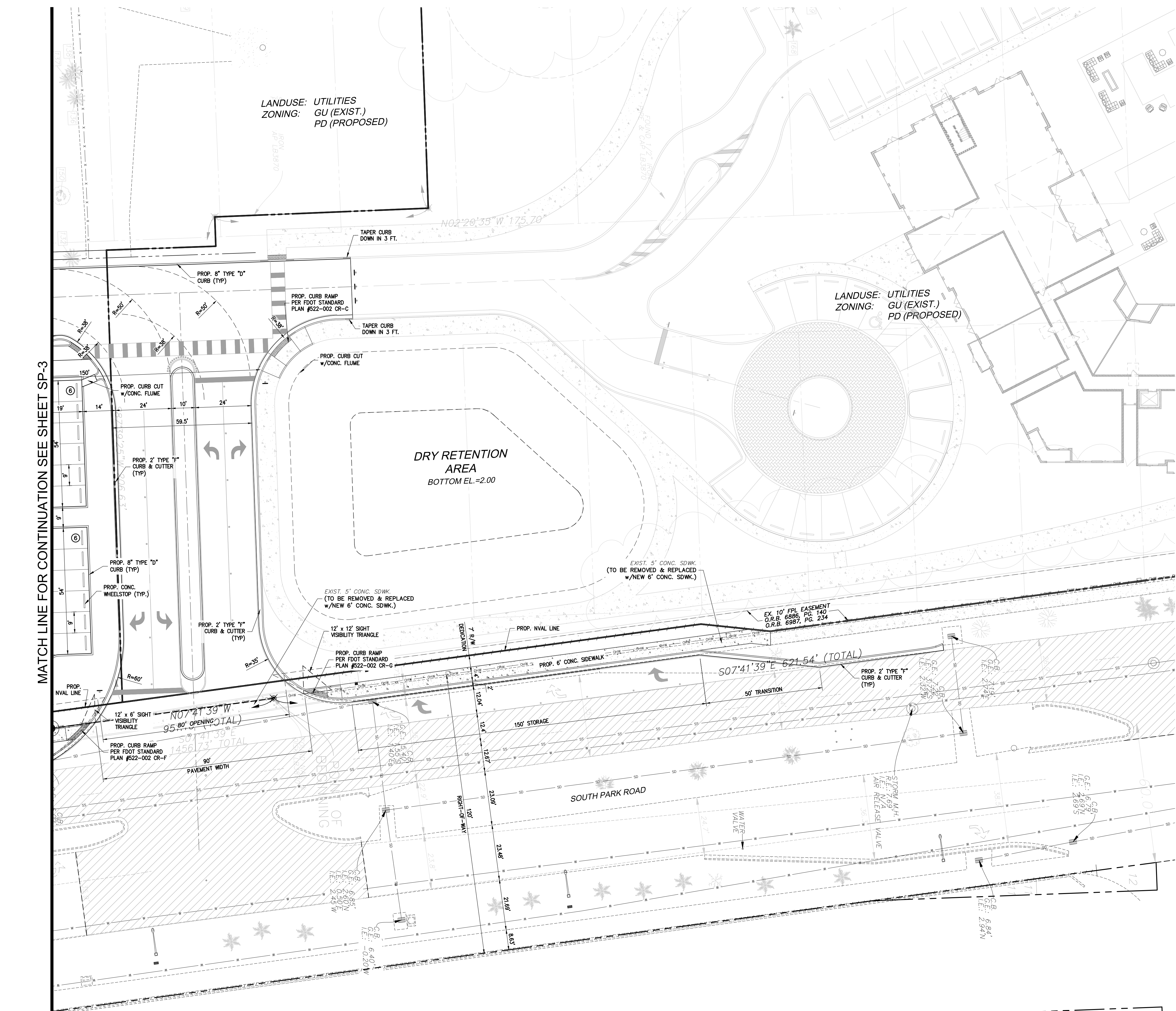


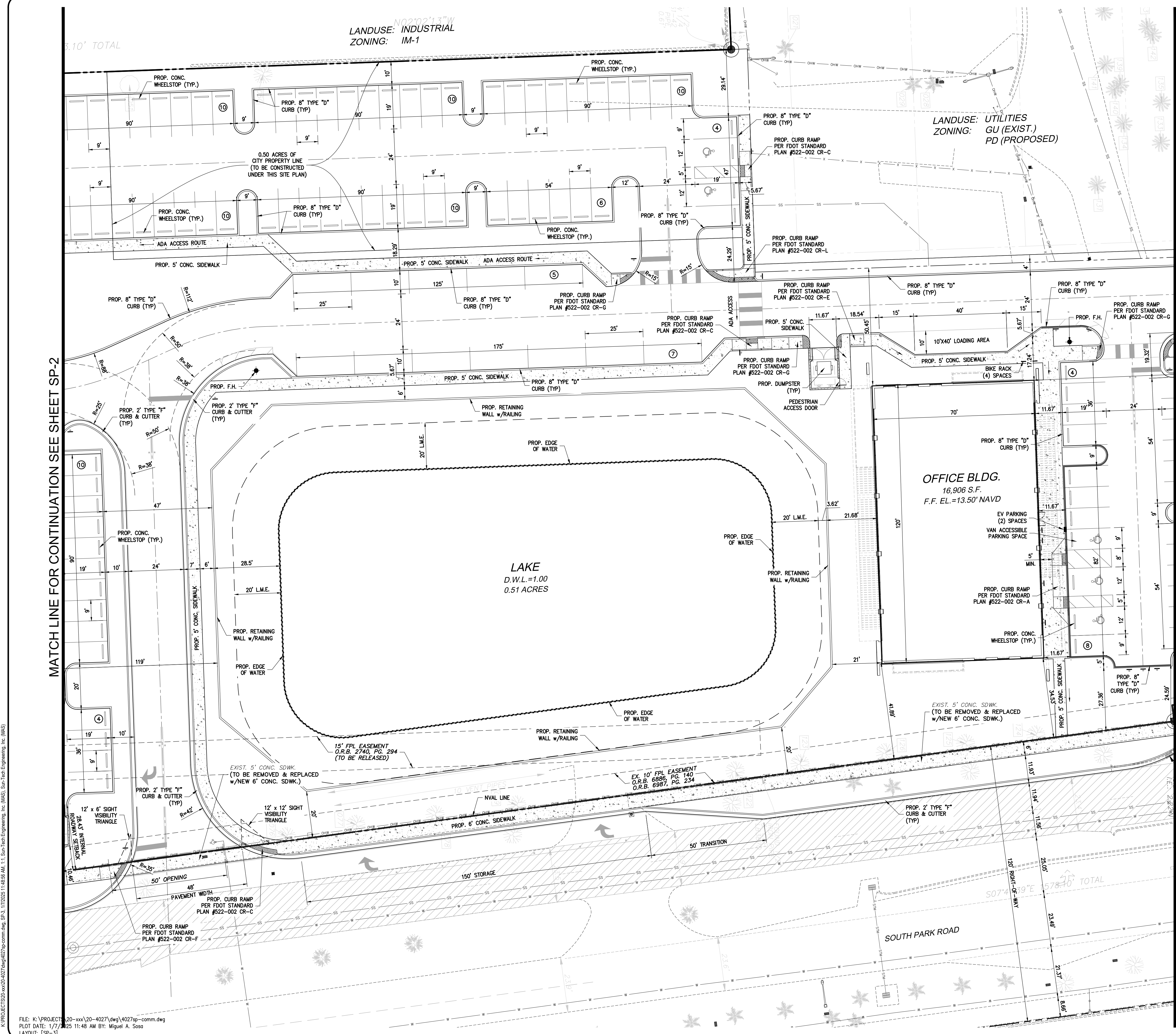
Date: January 7, 2025
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
SP-4

K:\PROJECTS\20-4027\dwg\4027sp-comm.dwg, SP-4, 1/7/2025 11:49:01 AM, I:\SunTech\Engineering, Inc. (IAS), Sun-Tech Engineering, Inc. (IAS)

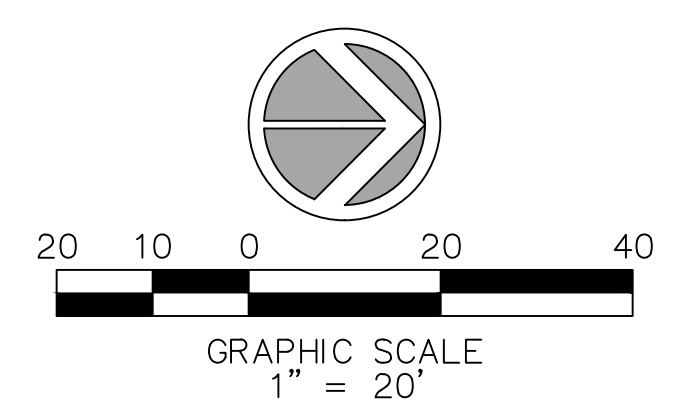
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PLOT DATE: 1/7/2025 11:49 AM BY: Miguel A. Sosa
LAYOUT: [SP-4]





MATCH LINE FOR CONTINUATION SEE SHEET SP-2

MATCH LINE FOR CONTINUATION SEE SHEET SP-4



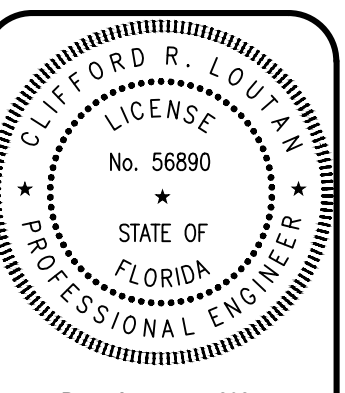
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NO.	DATE	DESCRIPTION

FLORIDA
PARK ROAD COMMERCIAL
CITY OF HOLLYWOOD
SITE PLAN

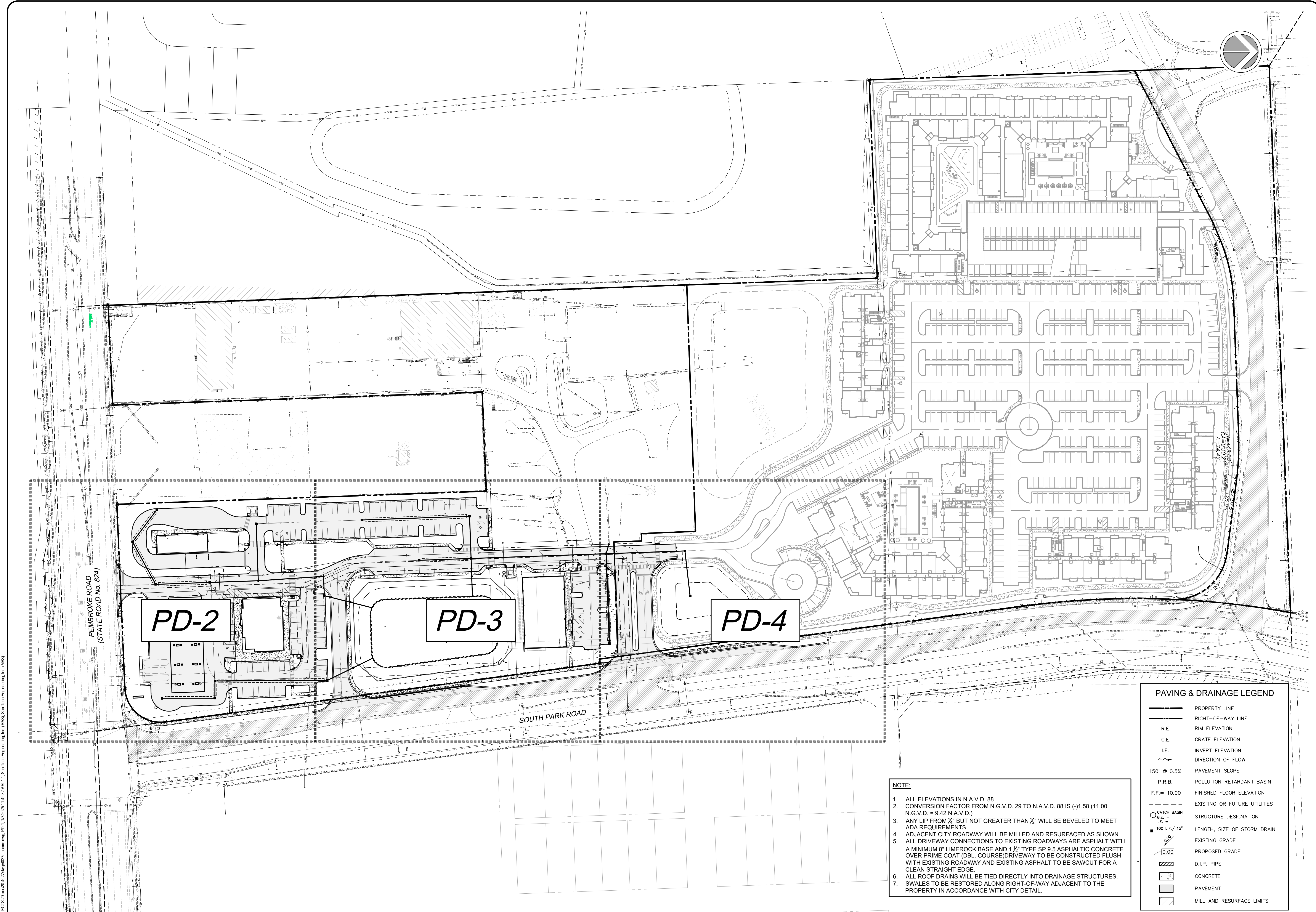
DATE: 8/22/24
SCALE: 1" = 20'
DESIGNED BY: M.G.
DRAWN BY: I.A.B
JOB #: 20-4027



Date: January 7, 2025
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SHEET No.
SP-3

FILE: K:\PROJECTS\20-xxx\20-4027.dwg
PLOT DATE: 1/7/2025 11:48 AM BY: Miguel A. Sosa
LAYOUT: [SP-3]



PEMBROKE ROAD
(STATE ROAD No. 824)

SOUTH PARK ROAD

PD-2

PD-3

PD-4

- NOTE:**
1. ALL ELEVATIONS IN N.A.V.D. 88.
 2. CONVERSION FACTOR FROM N.G.V.D. 29 TO N.A.V.D. 88 IS (-)1.58 (11.00 N.G.V.D. = 9.42 N.A.V.D.)
 3. ANY LIP FROM 1/2" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
 4. ADJACENT CITY ROADWAY WILL BE MILLED AND RESURFACED AS SHOWN.
 5. ALL DRIVEWAY CONNECTIONS TO EXISTING ROADWAYS ARE ASPHALT WITH A MINIMUM 8" LIMEROCK BASE AND 1 1/2" TYPE SP 9.5 ASPHALTIC CONCRETE OVER PRIME COAT (DBL. COURSE) DRIVEWAY TO BE CONSTRUCTED FLUSH WITH EXISTING ROADWAY AND EXISTING ASPHALT TO BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
 6. ALL ROOF DRAINS WILL BE TIED DIRECTLY INTO DRAINAGE STRUCTURES.
 7. SWALES TO BE RESTORED ALONG RIGHT-OF-WAY ADJACENT TO THE PROPERTY IN ACCORDANCE WITH CITY DETAIL.

PAVING & DRAINAGE LEGEND

—	PROPERTY LINE
—	RIGHT-OF-WAY LINE
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
~	DIRECTION OF FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F.= 10.00	FINISHED FLOOR ELEVATION
---	EXISTING OR FUTURE UTILITIES
○	STRUCTURE DESIGNATION
○	CATCH BASIN
100 L.F. / 15'	LENGTH, SIZE OF STORM DRAIN
---	EXISTING GRADE
---	PROPOSED GRADE
▨	D.I.P. PIPE
▩	CONCRETE
▧	PAVEMENT
▦	MILL AND RESURFACE LIMITS

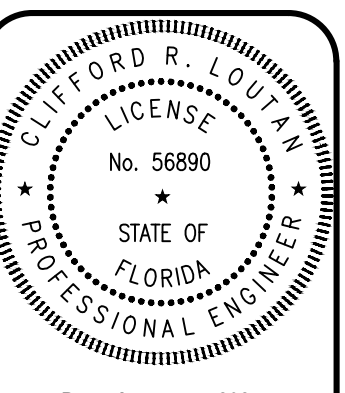
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REVISIONS	
NO.	DESCRIPTION

PARK ROAD COMMERCIAL
FLORIDA
CITY OF HOLLYWOOD
PAVING, GRADING & DRAINAGE KEY MAP

DATE: 8/22/24
SCALE: N.T.S.
DESIGNED BY: M.G.
DRAWN BY: I.A.B
JOB #: 20-4027

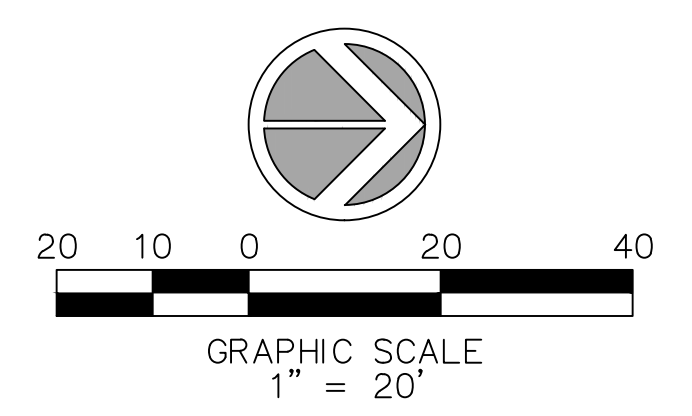
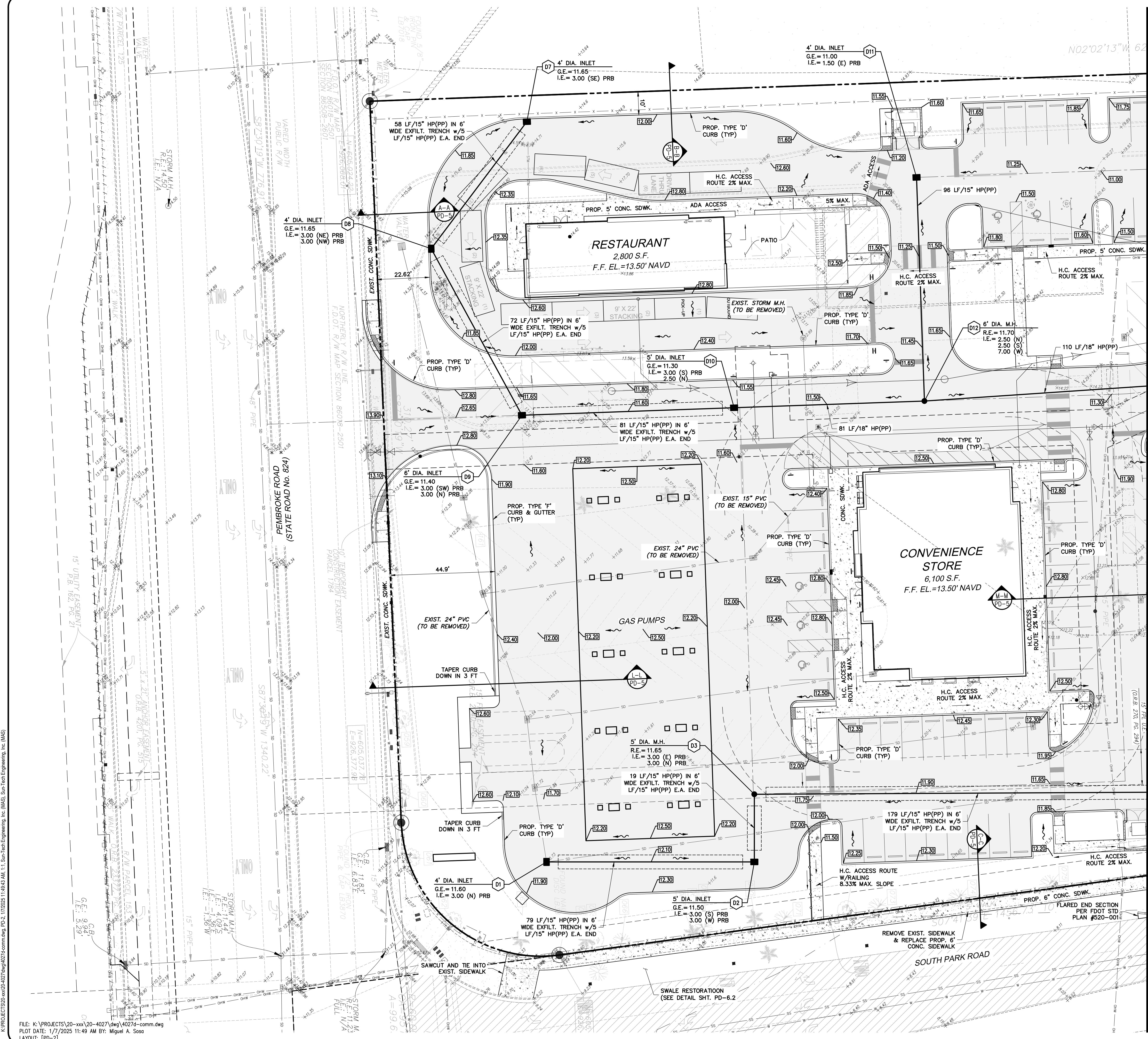


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SHEET No.
PD-1

K:\PROJECTS\20-xxx\20-4027\dwg\40274-comm.dwg PD-1 1/7/2025 11:49:32 AM I.I. Sun-Tech Engineering, Inc. (M.S.) Sun-Tech Engineering, Inc. (M.S.)

FILE: K:\PROJECTS\20-xxx\20-4027\dwg\40274-comm.dwg
PLOT DATE: 1/7/2025 11:49 AM BY: Miguel A. Sosa
LAYOUT: [PD-1]



MATCH LINE FOR CONTINUATION SEE SHEET PD-3

ALL ELEVATIONS REFER TO NAVD 88 VERTICAL DATUM

PAVING & DRAINAGE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F. = 10.00	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	CATCH BASIN
	STRUCTURE DESIGNATION
	100 LF / 15\"/>
	LENGTH, SIZE OF STORM DRAIN
	EXISTING GRADE
	PROPOSED GRADE
	D.I.P. PIPE
	CONCRETE
	PAVEMENT
	MILL AND RESURFACE LIMITS

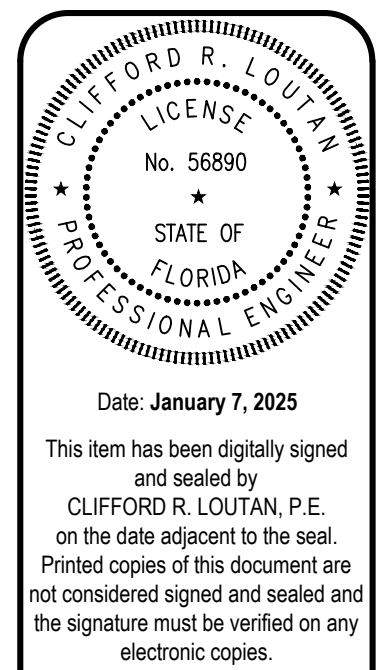
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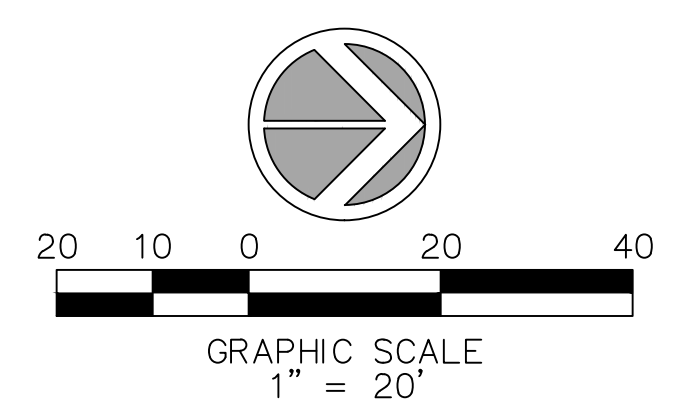
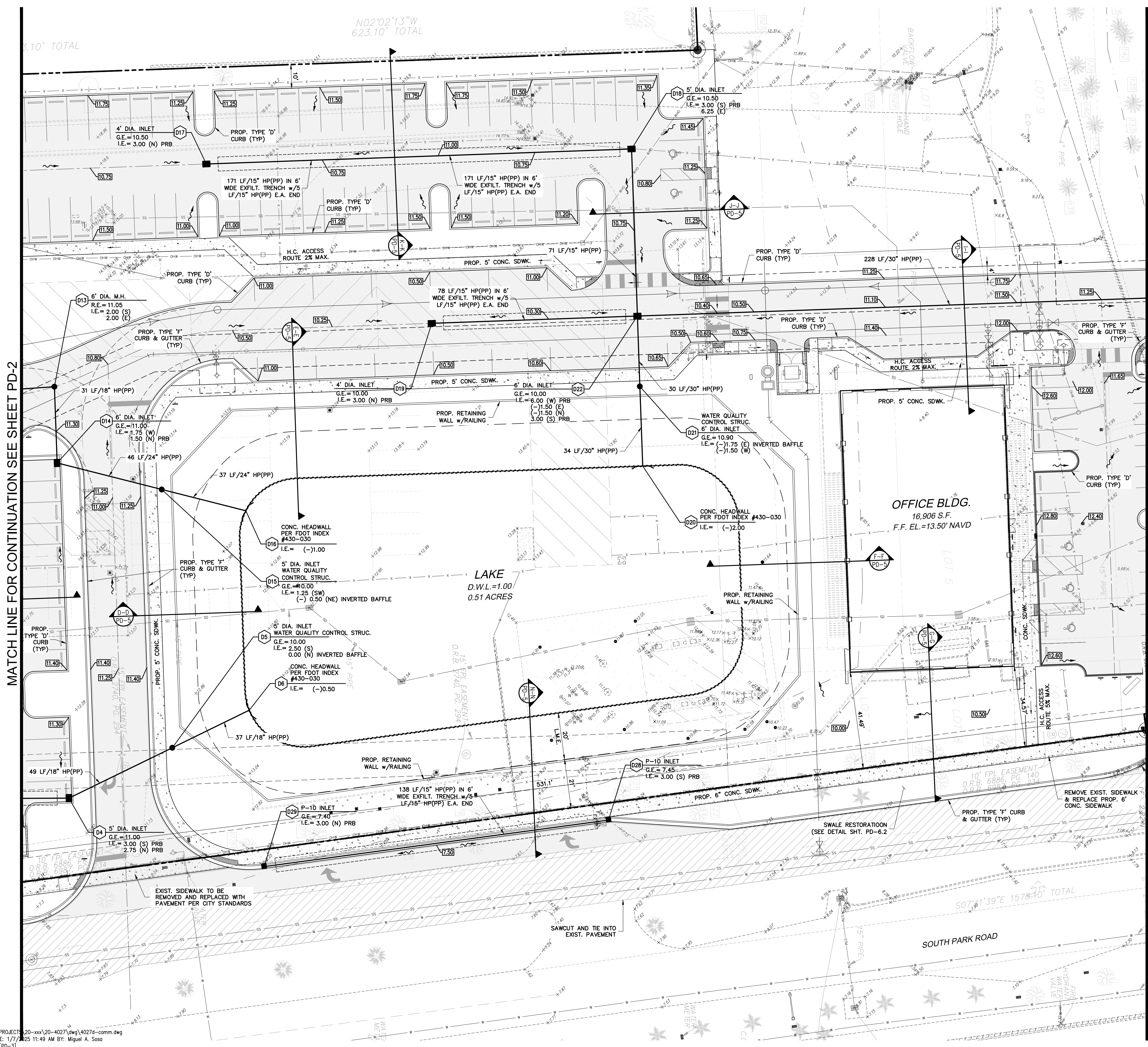
PARK ROAD COMMERCIAL
 FLORIDA
PAVING, GRADING & DRAINAGE PLAN

DATE: 8/22/24
 SCALE: 1"=20'
 DESIGNED BY: M.G.
 DRAWN BY: I.A.B.
 JOB #: 20-4027



SHEET No.
 PD-2

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 FILE: K:\PROJECTS\20-xxx\20-4027\dwg\4027-01-comm.dwg
 PLOT DATE: 1/7/2025 11:49 AM BY: Miguel A. Sosa
 LAYOUT: [PD-2]



MATCH LINE FOR CONTINUATION SEE SHEET PD-2

MATCH LINE FOR CONTINUATION SEE SHEET PD-4

ALL ELEVATIONS REFER TO NAVD 88 VERTICAL DATUM

PAVING & DRAINAGE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIM ELEVATION
	GRATE ELEVATION
	INVERT ELEVATION
	DIRECTION OF FLOW
	150' @ 0.5% PAVEMENT SLOPE
	POLLUTION RETARDANT BASIN
	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	STRUCTURE DESIGNATION
	LENGTH, SIZE OF STORM DRAIN
	EXISTING GRADE
	PROPOSED GRADE
	D.I.P. PIPE
	CONCRETE
	PAVEMENT
	MILL AND RESURFACE LIMITS

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REVISIONS	
NO.	DESCRIPTION

FLORIDA
PARK ROAD COMMERCIAL
 CITY OF HOLLYWOOD
PAVING, GRADING & DRAINAGE PLAN

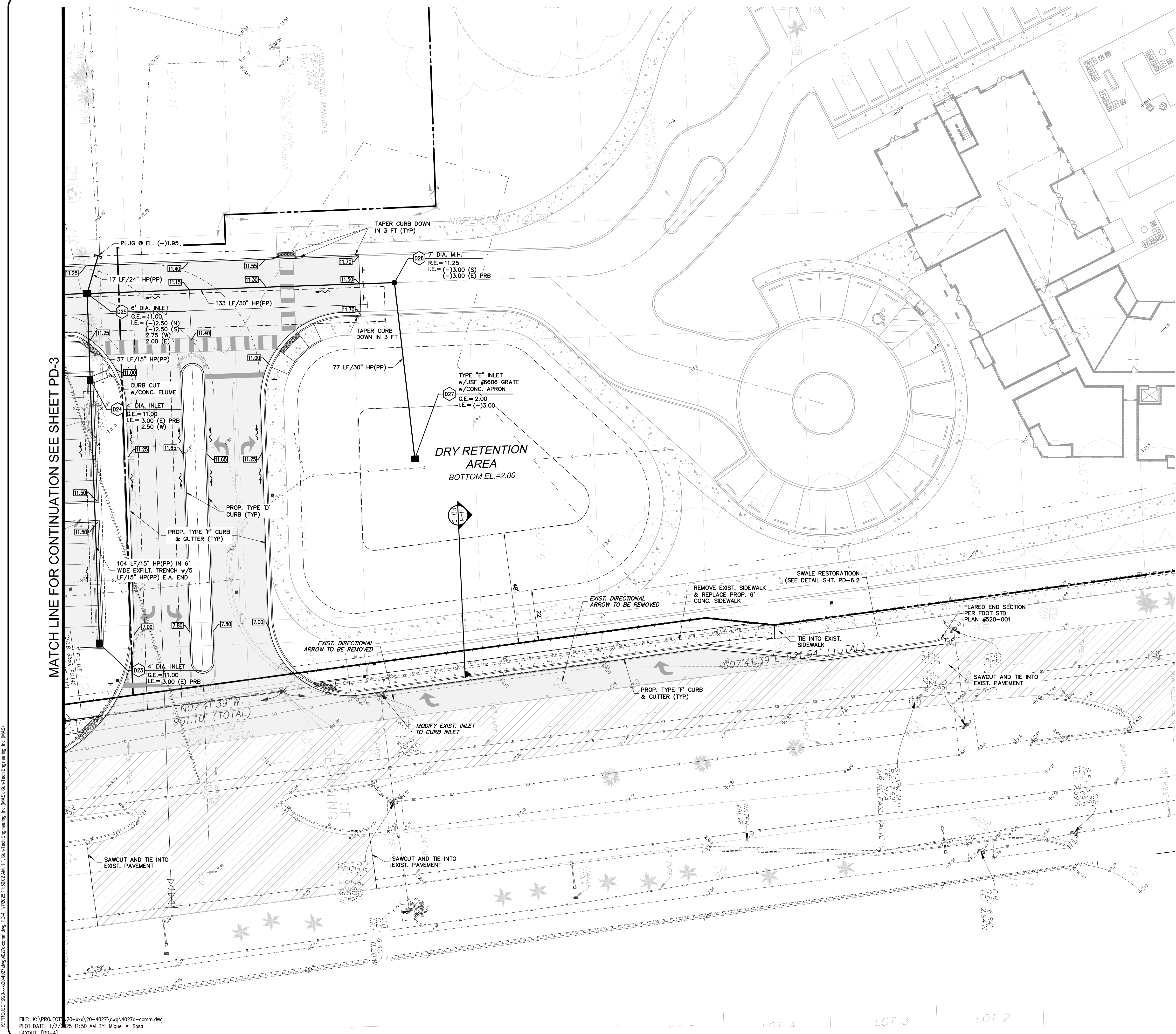
DATE: 8/22/24
 SCALE: 1"=20'
 DESIGNED BY: M.G.
 DRAWN BY: I.A.B
 JOB #: 20-4027

CLIFFORD R. LOUTAN
 LICENSE
 No. 56890
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

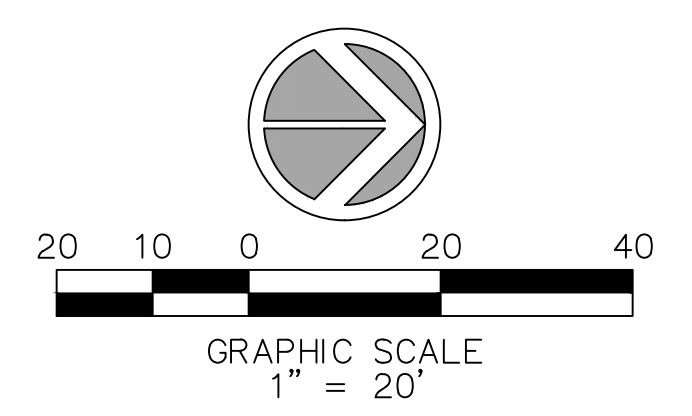
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SHEET No.
PD-3

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 FILE: K:\PROJECTS\20-xxx\20-4027.dwg 40274-comm.dwg
 PLOT DATE: 1/7/25 11:49 AM BY: Miguel A. Sosa
 LAYOUT: [PD-3]



MATCH LINE FOR CONTINUATION SEE SHEET PD-3



ALL ELEVATIONS REFER TO NAVD 88 VERTICAL DATUM

PAVING & DRAINAGE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F. = 10.00	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	CATCH BASIN
	STRUCTURE DESIGNATION
	EXISTING GRADE
	PROPOSED GRADE
	D.I.P. PIPE
	CONCRETE
	PAVEMENT
	MILL AND RESURFACE LIMITS

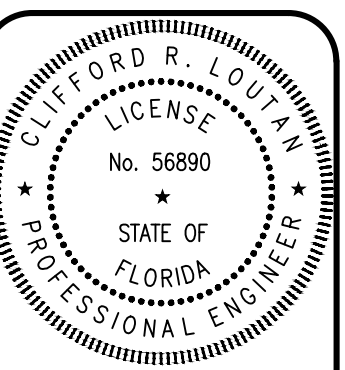
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PARK ROAD COMMERCIAL
 PAVING, GRADING &
 DRAINAGE PLAN
 FLORIDA
 CITY OF HOLLYWOOD

DATE: 8/22/24
 SCALE: 1"=20'
 DESIGNED BY: M.G.
 DRAWN BY: I.A.B
 JOB #: 20-4027



Date: January 7, 2025
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 PD-4