

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF PLANNING**

DATE: May 14, 2015 **FILE:** 14-F-99

TO: Planning and Development Board/ Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Arceli Redila, Associate Planner 

SUBJECT: Prince Bush Investments requests allocation of Industrial to Commercial Flex for an approximate 5,000 sq. ft. restaurant, located at 2800 North 28th Terrace (Denny's).

REQUEST

An amendment to change the Land Use designation from Industrial to General Business through the application of the 20% industrial-to-commercial flexibility rule and amending the City's Land Use Map to reflect said change, for an approximate 5,000 sq. ft. restaurant, located at 2800 North 28th Terrace.

RECOMMENDATION

Land Use: Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward this petition (14-F-99) to the City Commission.

BACKGROUND

The subject site is generally located west of I-95, on the east side of North 29th Avenue, between Raleigh Street to the north and Sheridan Street to the south. It is zoned Low Intensity Industrial and Manufacturing District (IM-1), with a Future Land Use Designation of Industrial, within Flex Zone 83. There is an existing Denny's restaurant on site which was originally constructed in 1970 (based on Broward County records). The current proposal is to demolish and rebuild an approximate 5,000 square foot new restaurant which will still be Denny's. It will incorporate new prototype corporate designs with more modern feature.

Although the proposal is to knock down and rebuild the exact same use of restaurant and of almost the same size, it shall be required to meet all applicable Zoning and Land Use regulations. The City's Land Use Element states that no more than twenty percent (20%) of an area designated for Industrial uses within a flexibility zone on the City's Land Use Map may be used for office, service and retail business uses. The City has not allocated commercial flex to this site since the existing restaurant was originally constructed in 1970 and predates the City's Comprehensive Plan and the Broward County Land Use Plan.

REQUEST

The Applicant, Prince Bush Investments is requesting an amendment to change the Land Use designation of the subject site from Industrial to General Business through the application of the twenty percent (20%) industrial-to-commercial flexibility rule and amending the City's Land Use Map to reflect said change. Specifically, this request would allocate flex of approximately 1.14 acres (49,863 sq. ft.) within Flex Zone 83.

Flexibility Rule

The subject site is located within an Industrial Zoning District with Industrial Land Use designation. While the Zoning allows for the proposed use, the Land Use does not allow for the restaurant without the application of the 20% Flexibility Rule. This rule states that no more than 20% of an area designated for Industrial use within a flexibility zone on the City's Land Use Map may be used for office, service and retail business uses. The subject parcel is within Flex Zone 83 and there is currently 23.5 acres available for application of Industrial to Commercial flex. Application of the 20% Flex Rule for this site specifically 1.14 acres (49,863 sq. ft.) will not exceed the available acreage for application of the Industrial to Commercial Flex rule. As such, should this application be approved, there would still be 22.36 acres (23.5 acres - 1.14 acres) remaining within Flex Zone 83. While the application of flexibility will not change the Future Land Use Map designation of the property, it does permit commercial and retail business uses.

SITE DATA

Owner/Applicant:	Prince Bush Investments
Address/Location:	2800 North 28 th Terrace
Net Area of Property:	49,863 sq. ft. (1.14 acres)
Land Use:	Industrial
Zoning:	Low Intensity Industrial and Manufacturing District (IM-1)
Existing Use of Land:	Restaurant

ADJACENT LAND USE

North:	Industrial
South:	Industrial
East:	Transportation
West:	Industrial

ADJACENT ZONING

North:	Low Intensity Industrial and Manufacturing District (IM-1)
South:	Low Intensity Industrial and Manufacturing District (IM-1)
East:	N/A (Interstate 95)
West:	Low Intensity Industrial and Manufacturing District (IM-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Land Use Element:

Goal: 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.

Policy 3.2.11: Upgrade commercial development along Stirling Road and Sheridan Street by revising zoning regulations to accommodate mixed-use developments, which are consistent with the Land Use Plan.

Objective 4: Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.

- As indicated, the proposed project is for construction of a new Denny's restaurant in an Industrial Land Use area. Application of the 20% Flexibility Rule will bring the subject property into conformance with the surrounding area which contains other restaurant uses, hotels and a gas station. Additionally, it is adjacent to I-95 and Sheridan Street Tri-Rail Station.

FINDING: Consistent.

Transportation Element:

Objective 2: The City of Hollywood shall coordinate with adjacent local governments, Broward County Planning Council (BCPC), the Broward County Metropolitan Planning Organization BCMPO, South Florida Regional Planning Council (SFRPC)/Tri-Rail, and appropriate state agencies to maintain and improve the functional relationship between the multimodal transportation system and future Land Use map. The coordination between the transportation system and the future Land Use maps is necessary to ensure that transportation modes and services meet the transportation needs of existing and future population densities, housing, employment patterns, and land uses.

Objective 4: In conjunction with the development of the Citywide Master Plan, the City of Hollywood shall, in coordination with BCT, Miami-Dade Transit Authority (MDTA), South Florida Regional Transit Authority, (SFRTA), and other appropriate public and private transit providers, address improvements to public transit services. These coordination efforts will address existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses and accommodation of the special needs of the Transportation Disadvantages.

- The proposed restaurant is located adjacent to major roads, I-95 and Sheridan Street, with the Sheridan Street Tri-Rail Station to the south. If approved, the applicant will comply with current regulations at County and City level with regards to safe access in and out of the property. Furthermore, appropriate spacing and safe design of driveways will be provided while keeping in mind current traffic signals/patterns available to this parcel.

FINDING: Consistent.

Coastal Element:

- This project is not located within a coastal area; therefore, this element is not applicable.

FINDING: Not applicable.

Housing Element:

- This project does not provide a residential component; therefore, this element is not applicable.

FINDING: Not applicable.

Conservation Element:

Policy 1.6: Encourage the use of native instead of exotic plants in landscaping.

- The applicant was encouraged to utilize native plantings to beautify the proposed development. This project will provide required trees and hedging while complying with the native requirements. These will help beautify the outdated parcel while providing new buffers from and to existing uses.

FINDING: Consistent.

Recreation and Open Space Element:

- There are no recreation amenities being provided as part of this project; therefore, this element is not applicable.

FINDING: Not Applicable.

Utilities Element:

Policy 1.1: *The City of Hollywood and other appropriate drainage districts shall continue to implement land development regulations which implement the minimum design criteria for stormwater management identified in the level of service standard to assess adequacy of service and concurrency during the development review process where jurisdictionally appropriate.*

Objective 4: *Maintain and protect ground water recharge of the surficial aquifer system so as to maintain all of the functions of the Biscayne Aquifer, including the reduction of saltwater intrusion.*

- Through the Development Review process, City staff will ensure drainage and recharge requirements, including, but not limited to, installation of natural vegetation and minimum design criteria for water management are met.

FINDING: Consistent.

Intergovernmental Coordination Element:

- Intergovernmental Coordination was not associated with this project; therefore, this element is not applicable.

FINDING: Not applicable.

Capital Improvements Element:

- As the proposed amendment is for private property, the Capital Improvements Element does not apply.

FINDING: Not applicable.

Historic Preservation Element:

- The subject property is not located within a Historic District; therefore, this Element does not apply.

FINDING: Not applicable.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

Sub-Area 7, North Hollywood, is surrounded by Sub-Areas 1, 3 and 6 (US 441/SR 7 Corridor, East-Central Hollywood and West-Central Hollywood). Sub-Area 1 is an active commercial area with businesses located along US 441/SR 7, a north-south corridor. Sub-Areas 3 and 6 are highly populated areas with active east-west commercial corridors such as Hollywood Boulevard and Sheridan Street. Sheridan Street and Stirling Road provide access into Sub-Area 7 and connect to the major highways to the east (I-95) and the west (Florida's Turnpike and US 441/SR 7).

Sub-Area 7 is the northernmost part of the City. The North Hollywood area is bordered by 56th Avenue to the west, I-95 to the east, Sheridan Street to the south and SR 84 and Broward County Unincorporated areas to the north. This area includes the residential areas of Emerald Hills, Oakridge and the industrial/office area of Port 95 Commerce Park. The Denny's restaurant is located adjacent to I-95 and the Sheridan Street Tri-Rail Station. It is located in an industrial district which contains other restaurants, businesses, and a hotel. This project, if approved, compliments surrounding uses and allows for a new building which will incorporate new prototype corporate designs with more modern feature. This project

will bring updated, fresh architecture and design to help improve the appearance of the surrounding community.

The proposed Land Use plan amendment from Industrial to General Business is consistent with the City-Wide Master Plan (CWMP), based upon the following:

Guiding Principle: *Attract and retain businesses that will increase economic opportunities while enhancing the quality of life for residents.*

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 7.1: *Upgrade further commercial development along Stirling Road and Sheridan Street by revising zoning to accommodate mixed-use developments when appropriate.*

Policy 7.18: *Preserve appropriate trees and native understory wherever possible in development.*

SUMMARY OF FINDINGS

1. Pursuant to the City's Comprehensive Plan, Land Use Element Goal and Policy 3.2.11 and Objective 4, Transportation Element Objectives 2 and 4, Conservation Element Policy 1.6, and Utilities Element Policy 1.1 and Objective 4, staff finds the proposed change of Land Use designation from Industrial to General Business via application of Commercial Flex (1.14 acres) to allow for demolition and rebuild of a new Denny's restaurant at 2800 N 28th Terrace consistent with the City's Comprehensive Plan.
2. Pursuant to the City-Wide Master Plan Guiding Principles and Policies 7.1 and 7.18, staff finds the proposed change the Land Use designation from Industrial to General Business via application of Commercial Flex (1.14 acres) to allow for a Denny's restaurant at 2800 N 28th Terrace consistent with the City-Wide Master Plan.

RECOMMENDATION

Land Use: Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward this petition (14-F-99) to the City Commission with a recommendation of approval.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map
ATTACHMENT C: Permitted Uses in Areas Designated Industrial
ATTACHMENT D: Broward County Administrative Rules Article 2 and flex Zone Map

ATTACHMENT A

Application Package

J. W. McLAUGHLIN, P.E. 1910-1984
ROBERT C. McLAUGHLIN, R.L.S. 1940-1997
JERALD A. McLAUGHLIN, R.L.S.



SINCE 1938

CARL E. ALBREKTSEN, R.L.S.
SCOTT A. McLAUGHLIN, P.S.M.
JOSEPH S. McLAUGHLIN, P.E.

S U R V E Y I N G • P L A T T I N G • E N G I N E E R I N G • L A N D P L A N N I N G

**DENNY'S HOLLYWOOD STORE 485
COVER SHEET
REQUEST FOR COMMERCIAL FLEX**

This site is located on the East side of N. 29th Avenue approximately 300 feet North of Sheridan Street. There is currently a Denny's restaurant constructed on the property. The owner is proposing raising the existing building and constructing a new prototype Denny's restaurant building on a different portion of the site. The Legal Description of the property includes two (2) different subdivision plats and because they contain only fractions of the whole parcels the Broward County Land Development Code requires that the property be re-platted. During the platting process the Broward County Planning Council identified this property as being in an Industrial Land Use area and inconsistent with the Broward County Land Use Plan. In order to bring this project into conformity with the Broward County Land Use Plan the City of Hollywood would have to apply Commercial Flex to this property. We respectfully request that the appropriate Flex be granted so that this project can move forward. Attached for your consideration are the following:

- 1) Legal Description and Project information**
- 2) Certified ALTA/ACSM Land Title Survey**
- 3) Dimensioned Site Plan**
- 4) Dimensioned Building Elevations**
- 5) Color Renderings**
- 6) Color Photographs of existing property and adjacent structures**

J. W. McLAUGHLIN, P.E. 1910-1984
 ROBERT C. McLAUGHLIN, R.L.S. 1940-1997
 JERALD A. McLAUGHLIN, R.L.S.



SINCE 1938

CARL E. ALBREKTSEN, R.L.S.
 SCOTT A. McLAUGHLIN, P.S.M.
 JOSEPH S. McLAUGHLIN, P.E.

S U R V E Y I N G • P L A T T I N G • E N G I N E E R I N G • L A N D P L A N N I N G

DENNY'S HOLLYWOOD STORE 485 PROJECT INFORMATION AND LEGAL DESCRIPTION REQUEST FOR COMMERCIAL FLEX

This site is located on the East side of N. 29th Avenue, approximately 300 feet North of Sheridan Street. There is currently a Denny's restaurant constructed on the property. The owner is proposing raising the existing building and constructing a new prototype Denny's restaurant building on a different portion of the site. This request will bring the existing and proposed use into conformity with the Broward County Land Use Plan. The Legal Description of the property is as follows:

A portion of Parcel "G", in SOUTH FLORIDA INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 63, Page 38 of the Public Records of Broward County, Florida, and a portion of Lots 4 and 5, Block 71, and the half alley adjacent to said Lots, in NEW LIBERIA, according to the plat thereof, as recorded in Plat Book 6, at Page 43 of the said Public Records of Broward County, Florida, all being more particularly described as follows:

Commence at the Southwest corner of said Parcel "G", also being the Northwest corner of Parcel "J" in said SOUTH FLORIDA INDUSTRIAL PARK, said point lying on the East Right-of-Way line of North 29th Avenue, as shown on said plat of SOUTH FLORIDA INDUSTRIAL PARK, the following three (3) courses being along said East Right-of-Way line and the West line of said Parcel "G", and the Northerly extension thereof; (1) thence North 04°02'37" West for 60.93 feet to the Point of Beginning of the hereinafter described parcel of land; (2) thence continue North 04°02'37" West for 74.80 feet; (3) thence North 00°10'54" East for 86.39 feet; thence South 89°54'08" East, departing said East Right-of-Way line for 313.07 feet to a point on the East line of said Parcel "G", also being the Westerly Existing Limited Access Right-of-Way Line for State Road No. 9 (I-95), the following two (2) courses being along said East line and said Westerly Existing Limited Access Right-of-Way Line; (1) thence South 13°58'30" West for 88.99 feet; (2) thence South 21°48'46" West for 107.71 feet; thence North 84°00'28" West, departing said Westerly Existing Limited Access Right of Way Line for 247.92 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 49,863 square feet or 1.1447 acres more or less.

DEPARTMENT OF PLANNING



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 2800 N. 29TH AVENUE
Lot(s): PARCEL G LOT 425 Block(s): N/A Subdivision: S. FL. IND. PARK (63/38) NEW LIBERIA (2/43)
Folio Number(s): 5142 04 04 0167

Zoning Classification: IM-1 Land Use Classification: INDUSTRIAL
Existing Property Use: DENNY'S RESTAURANT Sq Ft/Number of Units: 5000 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: TO APPLY 5000 SQ. FT. OF FLEX COMMERCIAL TO BRING EXISTING/PROPOSED RESTAURANT INTO COMPLIANCE WITH THE BROWARD COUNTY LAND USE PLAN

Number of units/rooms: N/A Sq Ft: 5000

Value of Improvement: 1M Estimated Date of Completion: EARLY 2016

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

Name of Current Property Owner: PRINCE-BUSH INVESTMENTS, GP/THOMAS P. PRINCE

Address of Property Owner: PO BOX 1925, WINTER PARK, FL 32790

Telephone: (407) 629-4776 Fax: (407) 647-2944 Email Address: PATRICK@PRINCEBUSH.COM

Name of Consultant (Representative) Tenant (circle one): JAMES McLAUGHLIN / McLAUGHLIN ENG. CO.

Address: 400 NE 3RD AVENUE, FT. LAUD. FL 33301 Telephone: (954) 763-7611

Fax: (954) 763-7615 Email Address: MECO400@AOL.COM

Date of Purchase: 6/18/1990 Is there an option to purchase the Property? Yes () No (X)

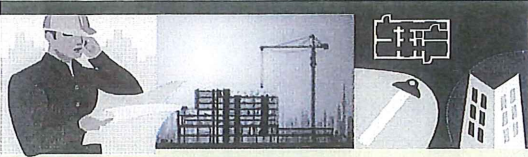
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

DEPARTMENT OF PLANNING



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: Thomas P. Prince Date: 4-8-15

PRINT NAME: THOMAS P. PRINCE - PRINCE-BUSH INVESTMENTS, GP Date: _____

Signature of Consultant/Representative: J. M. McLaughlin Date: 4-9-15

PRINT NAME: JAMES MCLAUGHLIN - MCLAUGHLIN ENGINEERING CO. 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 (project description) APPLY 5000 SQ. FT. OF COMMERCIAL FLEX to my property, which is hereby made by me or I am hereby authorizing (name of the representative) JAMES MCLAUGHLIN / MCLAUGHLIN ENG. CO. to be my legal representative before the BOARD & COMMISSION (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 8th day of APRIL 2015

Thomas P. Prince
SIGNATURE OF CURRENT OWNER

THOMAS P. PRINCE
PRINT NAME

Notary Public State of Florida

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

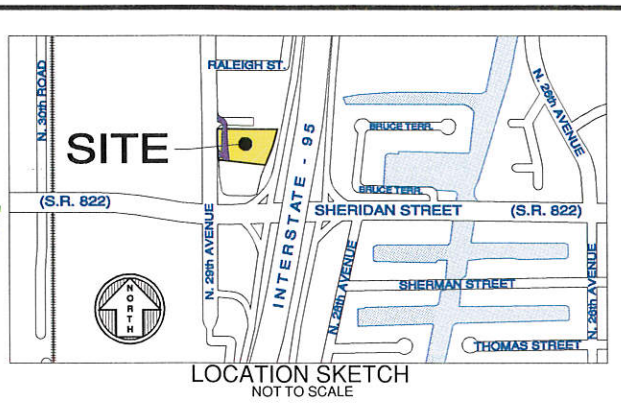
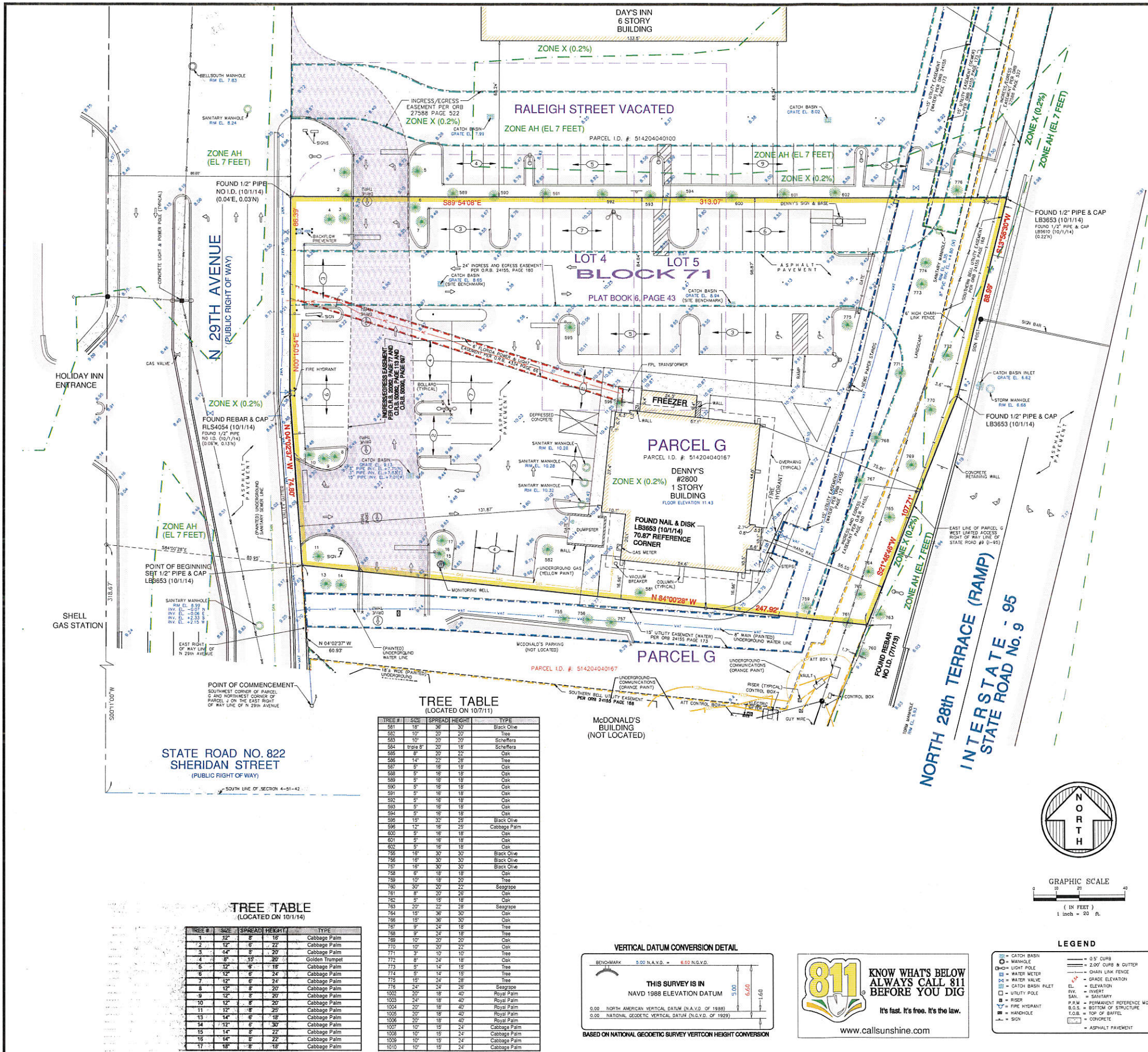












LEGAL DESCRIPTION:
A portion of Parcel G in SOUTH FLORIDA INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 63 at Page 38 of the Public Records of Broward County, Florida, and a portion of Lots 4 and 5, Block 71, and the half alley adjacent to said Lots, in NEW LIBERIA, according to the plat thereof, as recorded in Plat Book 6 at Page 43 of said Public Records of Broward County, Florida, all being more particularly described as follows:
Commence at the Southwest corner of said Parcel G, also being the Northwest corner of Parcel J in said SOUTH FLORIDA INDUSTRIAL PARK, said point lying on the East Right-of-Way line of North 29th Avenue, as shown on said plat of SOUTH FLORIDA INDUSTRIAL PARK, the following three (3) courses being along said East Right-of-Way line and the West line of said Parcel G and the Northern extension thereof: (1) thence North 0°40'23" West for 60.93 feet to the Point of Beginning of the hereinafter described parcel of land; (2) thence continue North 0°40'23" West for 74.80 feet; (3) thence North 0°01'54" East for 66.39 feet; thence South 89°54'08" East, departing said East Right-of-Way line for 313.07 feet to a point on the East line of said Parcel G, also being the Western Existing Limited Access Right of Way line for State Road No. 2 (I-95), the following two (2) courses being along said East line and said Western Existing Limited Access Right of Way Line: (1) thence South 1°58'30" West for 68.99 feet; (2) thence South 21°48'46" West for 107.71 feet; thence North 84°00'28" West, departing said Western Existing Limited Access Right of Way Line for 247.92 feet to the Point of Beginning.

SURVEYOR'S NOTES:
- This site lies in Section 4, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for encumbrances, restrictions, easements and rights-of-way of record per the Ownership & Encumbrance Report issued by Mike LaRosa, V.P. of First American Title Insurance Company under File No. 1062-3277487, Prepared for Leopold Korn, P.A., dated 12/19/2014, with a search date from August 27, 1980 to December 8, 2014. All restrictions, easements and/or rights of record per Ownership & Encumbrance Report that are plottable are shown on this ALTA/ACSM Land Title Survey.
ENCUMBRANCES/MATTERS AFFECTING TITLE
1. Easement recorded in O.R.B. 3264, Page 297.
2. Affects McDonald's Parcel. Does not affect Denny's Parcel.
3. Easement recorded in O.R.B. 4334, Page 66.
4. Florida Power & Light Company Easement affects Denny's Parcel and shown on survey.
5. Affects Denny's Parcel but not subject to location. Blanket in nature. Not a survey matter.
6. Mortgage and Security Agreement recorded in O.R.B. 17516, Page 167.
7. Affects Denny's Parcel but not subject to location. Blanket in nature. Not a survey matter.
8. Collateral Assignment of Leases and Rents recorded in O.R.B. 17516, Page 193.
9. Affects Denny's Parcel but not subject to location. Blanket in nature. Not a survey matter.
10. Memorandum of Lease recorded in O.R.B. 17556, Page 472.
11. Affects Denny's Parcel but not subject to location. Blanket in nature. Not a survey matter.
12. Deed of Easement recorded in O.R.B. 24155, Page 168.
13. BaisSouth Easement affects Denny's Parcel and shown on survey.
14. City of Hollywood Easement Dedication recorded in O.R.B. 24155, Page 173.
15. Water and Sewer Easements affect Denny's Parcel and shown on survey.
16. Exclusive Ingress and Egress Easement recorded in O.R.B. 24155, Page 180.
17. Exclusive Ingress and Egress Easement affects Denny's Parcel and shown on survey.
18. Restrictions affect Denny's Parcel but not subject to location. Blanket in nature. Not a survey matter.
19. Declaration of Additional Easements recorded in O.R.B. 50082, Page 77.
20. Access Drive affects Denny's Parcel and shown on survey.
21. Amendment of Exclusive Ingress and Egress Easement recorded in O.R.B. 50082, Page 113.
22. Affects Denny's Parcel and shown on survey.
23. Amendment of Exclusive Ingress and Egress Easement recorded in O.R.B. 50082, Page 129.
24. Affects Denny's Parcel and shown on survey. Exhibit "B", Major Access Drive shown shaded on the attached Site Plan is in approximately the same location as the Ingress/Egress Easements shown on survey and is intended to be one and the same. Easement Agreement recorded in O.R.B. 50090, Page 697.
25. Affects Denny's Parcel and shown on survey.
- Bearings hereon are referred to an assumed value of S21°48'46"W for the Westerly right of way line of North 28th Terrace (exit ramp), and evidenced by found 1/2" pipe & cap and found rebar.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on City of Hollywood Bench Mark at 29th Avenue & Simms St., Elevation +6.94 (Elevation +8.54 NAVD). Located in September, 2011 at X-cut on No. 1000 on sewer manhole in Northbound lane at 29th Avenue and Simms Street.
- Lands shown hereon are located within an area having a Zone Designation AH (EL 7 FEET) & Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0565H, for Community No. 125113, dated August 18, 2014, and index map revised August 18, 2014, and is relative to the North American Vertical Datum of 1988 (NAVD 88).
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 49,863 net square feet, or 1.145 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:
This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on October 1, 2014, in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM 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 472.02, Florida Statutes.
"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"
FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, LB32853
State of Florida.

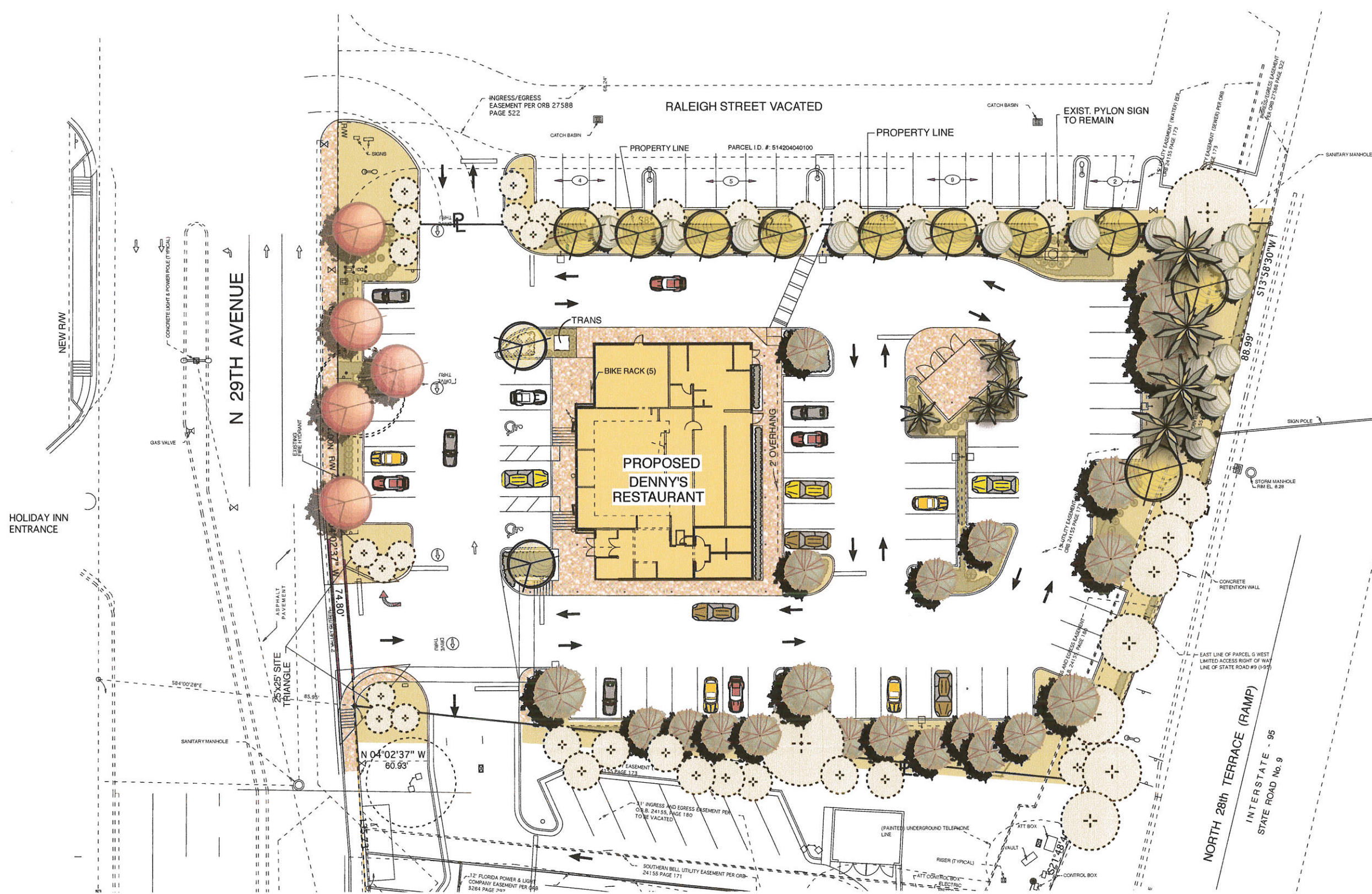
TREE TABLE
(LOCATED ON 10/1/14)

TREE #	SIZE	SPREAD	HEIGHT	TYPE
1	12"	6"	18'	Cabbage Palm
2	12"	6"	22'	Cabbage Palm
3	14"	8"	20'	Cabbage Palm
4	8"	15"	20'	Golden Trumpet
5	12"	6"	18'	Cabbage Palm
6	12"	6"	24'	Cabbage Palm
7	12"	6"	24'	Cabbage Palm
8	12"	6"	20'	Cabbage Palm
9	12"	6"	20'	Cabbage Palm
10	12"	6"	20'	Cabbage Palm
11	12"	6"	20'	Cabbage Palm
12	12"	6"	20'	Cabbage Palm
13	14"	6"	18'	Cabbage Palm
14	12"	6"	30'	Cabbage Palm
15	14"	6"	22'	Cabbage Palm
16	14"	6"	22'	Cabbage Palm
17	18"	8"	18'	Cabbage Palm

TREE TABLE

(LOCATED ON 10/7/11)

TREE #	SIZE	SPREAD	HEIGHT	TYPE
581	18"	36"	30'	Black Olive
582	10"	20"	20'	Tree
583	10"	20"	20'	Schefflera
584	triple 8"	20"	18'	Schefflera
585	8"	20"	22'	Oak
586	14"	20"	28'	Oak
587	5"	16"	18'	Oak
588	5"	16"	18'	Oak
589	5"	16"	18'	Oak



Site Plan For:
Denny's
HOLLYWOOD, FL.



203 East Main St., P-14-1
Spartanburg, SC 29319

--	--

03/17/15

--	--

#485

WINY'S #
28th Terrace
Dade, FL 33022

Denny's
203 East Main St

DEN	2800 N. Hollywood	CLIENT:
-----	-------------------	---------

[illegible][illegible]

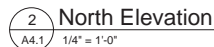
Exterior Elevation

A4.1

PROJECT NUMBER:
DEN14001

- A. PROVIDE BLOCKING BEHIND ALL ATTACHED BUILDING SIGNAGE.
- B. COORDINATE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS FOR PLACEMENT OF LIGHTING, WALL HYDRANTS, MECHANICAL LOUVERS, ETC.
- C. PROVIDE BLOCKING BEHIND ALL AWNINGS TO ENSURE A 300 LB PULL OUT OR BETTER
- D. ALL UTILITY BOXES (ELECTRICAL PANELS, GAS METER, ETC.) ARE TO BE PAINTED TO MATCH EIFS IF PERMISSIBLE BY THE LOCAL UTILITY COMPANY.
- E. DOWNSPOUTS AND GUTTERS TO BE PREFORMED AND PREFINISHED COLOR TO MATCH BUILDING FIELD
- F. ALL METAL COMPONENTS ON EXTERIOR ARE TO BE PREFORMED AND PREFINISHED WHERE POSSIBLE.
- G. ALL DOORS AND WINDOWS SHALL BE DARK BRONZE ANODIZED ALUMINUM WITH GLASS AS SELECTED BY OWNER AND ARCHITECT
- H. CAULK LINE AROUND WINDOWS AND DOOR SHALL BE 3/8" WIDE.
- I. EXTERIOR WALL FINISH TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- J. ALL EXTERIOR LIGHT FIXTURES SHALL BE PREFINISHED, REFER TO ELECTRICAL DRAWINGS.
- K. ABBREVIATION "CJ" DENOTES CONTROL JOINT.
- L. SEE A10.1 FOR DOOR AND WINDOW SCHEDULES.

7.22	PREFINISHED ALUMINUM COPING CAP WITH CONTINUOUS CLEAT, COLOR TO MATCH ADJACENT MATERIAL. SLOPE TO DRAIN TO ROOF. TYP. PAINT EP-04
7.26	PREFINISHED ALUMINUM CONDUCTION HEAD AND 6"x6" DOWNSPOUT. ROUTE BELOW GRADE TO STORM DRAIN. REFER TO SPECIFICATIONS. PAINT EP-01
9.38	DOOR AND FRAME TO BE PAINTED EP-01.
10.06	CORRUGATED METAL AWNING AND FRAME. PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION. CONFIRM MOUNTING REQUIREMENTS WITH OWNER'S VENDOR. PAINT EP-03
10.10	SIGN BY OTHERS. GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AND POWER AS REQUIRED. COORDINATE INSTALLATION WITH OWNER'S VENDOR.
13.01	DOORBELL.
16.01	LIGHT FIXTURE BEYOND, REFER TO ELECTRICAL DRAWINGS.
16.02	LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
16.03	FAUX WINDOW WITH 2" FAUX TRIM
16.05	CO2 PORT



Finish Schedule - Exterior						
Tag	Description	Manufacturer	Model	Material Comments	Manufacturer	Comments
EP-01	Building Field	Sherwin-Williams	SW 40119 Leather Bound	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circclenc.com	Painted EIFS material, refer to specifications
EP-02	Accent Color	Sherwin-Williams	SW 7027 Well Bred Brown	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circclenc.com	
EP-03	Accent color	Sherwin-Williams	Denny's Red MSL 026 Barn SW Resilience Satin K43R58	Exterior		
EP-04	Accent Color	Sherwin-Williams	SW 40021 Sealskin	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circclenc.com	Painted EIFS material, refer to specifications
EP-06	Diamond Scored EIFS	Sherwin-Williams	SW 20409 Tony Taupe	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circclenc.com	Painted EIFS material, refer to specifications. Provide diamond score pattern as shown on drawings, 4"-0"x4"-0"
M-01	Vee Portal Metal Panel System	Sherwin-Williams	SW Silver Brite B59511	Exterior		
M-02	Metal Accent Band	Sherwin-Williams	Color to Match Denny's Red MSL 026 Barn SW Resilience Satin K43R58	Exterior		
M-03	Metal "Vee"	Sherwin-Williams	Color to Match Denny's Red MSL 026 Barn SW Resilience Satin K43R58	Exterior		
SF-01	Storefront	Old Castle	RW-5100 StormMax; Flush glazed set, Dark Bronze, 1 1/8" insulated glass	Exterior	Old Castle Building Envelope, 1-866-653-2278,	
SV-01	Cultured Stone Veneer Panels	Eldorado Stone	Montecito Cliffstone	Exterior	customerservice@eldoradostone.com (800)925-1491	
SV-02	Cultured Stone Veneer Panels	Eldorado Stone	Montecito Cliffstone sill stone shape	Exterior	customerservice@eldoradostone.com (800)925-1491	
W-01	Faux Wood Panel System	Nichia	Vintage Wood - Bark EF763	Exterior	Nichia.com (866)424-4421	





1 West Elevation
A4.1 NTS



2 North Elevation
A4.1 NTS

Finish Schedule - Exterior

Tag	Description	Manufacturer	Model	Material: Comments	Manufacturer	Comments
EP-01	Building Field	Sherwin-Williams	SW 40119 Leather Bound	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circulenc.com	Painted EIFS material, refer to specifications
EP-02	Accent Color	Sherwin-Williams	SW 7027 Well Bred Brown	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circulenc.com	
EP-03	Accent color	Sherwin-Williams	Denny's Red MSL 026 Barn SW Resilience Satin K43R58	Exterior		
EP-04	Accent Color	Sherwin-Williams	SW 40021 Sealskin	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circulenc.com	Painted EIFS material, refer to specifications
EP-06	Diamond Scored EIFS	Sherwin-Williams	SW 20409 Tony Taupe	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circulenc.com	Painted EIFS material, refer to specifications. Provide diamond score pattern as shown on drawings, 4'-0"x4'-0"
M-01	Vee Portal Metal Panel System	Sherwin Williams	SW Silver Brite B59511	Exterior		
M-02	Metal Accent Band	Sherwin-Williams	Color to Match Denny's Red MSL 026 Barn SW Resilience Satin K43R58	Exterior		
M-03	Metal "Vee"	Sherwin-Williams	Color to Match Denny's Red MSL 026 Barn SW Resilience Satin K43R58	Exterior		
SF-01	Storefront	Kawneer VG Trifab 451-T or Equal	Dark Bronze Anodized	Exterior		
SV-01	Cultured Stone Veneer Panels	Eldorado Stone	Montecito Cliffstone	Exterior	customerservice@eldoradostone.com (800)925-1491	
SV-02	Cultured Stone Veneer Panels	Eldorado Stone	Montecito Cliffstone sill stone shape	Exterior	customerservice@eldoradostone.com (800)925-1491	
W-01	Faux Wood Panel System	Nichia	Vintage Wood - Bark EF763	Exterior	Nichia.com (866)424-4421	
SIGN	Wall Sign	Sign Company	Channel Letter Sign	Exterior		



ID STUDIO 4, LLC
1431 GREENWAY DR, SUITE 510
IRVING, TEXAS 75038
TEL: 972.870.1288
WWW.IDSTUDIO4.COM

CLIENT:

Denny's
203 East Main St., P-14-15
Spartanburg, SC 29319

03/03/15

DENNY'S

2800 N. 28th Terrace
Hollywood, FL 33022

CLIENT: Denny's
203 East Main St., P-14-15
Spartanburg, SC 29319



Heritage Prototype

DATE DESCRIPTION

01-23-2015 OWNER PLAN REVIEW

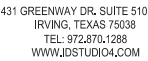
DATE DESCRIPTION

Presentation
Elevations

PRES-1

PROJECT NUMBER

DEN14001



8 East Main St., P-14-15
Cortlandburg, SC 29319

03/03/15

2800 N. 28th Terrace
Hollywood, FL 33022

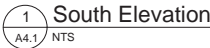
CLIENT: Denny's
203 East Main St., P-14-15
Spartanburg, SC 29319

[illegible]

Presentation Elevations

PRES-2

DEN14001



Tag	Description	Manufacturer	Model	Material: Comments	Manufacturer	Comments
EP-01	Building Field	Sherwin-Williams	SW 40119 Leather Bound	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circenc.com	Painted EIFS material, refer to specifications
EP-02	Accent Color	Sherwin-Williams	SW 7027 Well Bred Brown	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circenc.com	
EP-03	Accent color	Sherwin-Williams	Denny's Red MSL 026 Barn SW Resilience Satin K43R58	Exterior		
EP-04	Accent Color	Sherwin-Williams	SW 40021 Sealskin	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circenc.com	Painted EIFS material, refer to specifications
EP-06	Diamond Scored EIFS	Sherwin-Williams	SW 20409 Tony Taupe	Exterior	Dryvit, Ed West, Circle Supply, 1-800-227-0050, edw@circenc.com	Painted EIFS material, refer to specifications. Provide diamond score pattern as shown on drawings, 4"-0"x4"-0"
M-01	Vee Portal Metal Panel System	Sherwin-Williams	SW Silver Britle B95911	Exterior		
M-02	Metal Accent Band	Sherwin-Williams	Color to Match Denny's Red MSL 026 Barn SW Resilience Satin K43R58	Exterior		
M-03	Metal "Vee"	Sherwin-Williams	Color to Match Denny's Red MSL 026 Barn SW Resilience Satin K43R58	Exterior		
SF-01	Storefront	Kawneer VG Trifab 451-T or Equal	Dark Bronze Anodized	Exterior		
SV-01	Cultured Stone Veneer Panels	Eldorado Stone	Montecito Cliffstone	Exterior	customerservice@eldoradostone.com (800)925-1491	
SV-02	Cultured Stone Veneer Panels	Eldorado Stone	Montecito Cliffstone sill stone shape	Exterior	customerservice@eldoradostone.com (800)925-1491	
W-01	Faux Wood Panel System	Nichia	Vintage Wood - Bark EF763	Exterior	Nichia.com (866)424-4421	
SIGN	Wall Sign	Sign Company	Channel Letter Sign	Exterior		

ATTACHMENT B

Land Use and Zoning Map

Folio No. 5142 04 04 0167 (2800 N 28th Terrace)

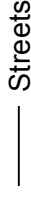


PLANNING AND
DEVELOPMENT SERVICES

Legend



Subject Parcel



Streets

LAND USE



TOD



IND



TRANS



UTL

ZONING



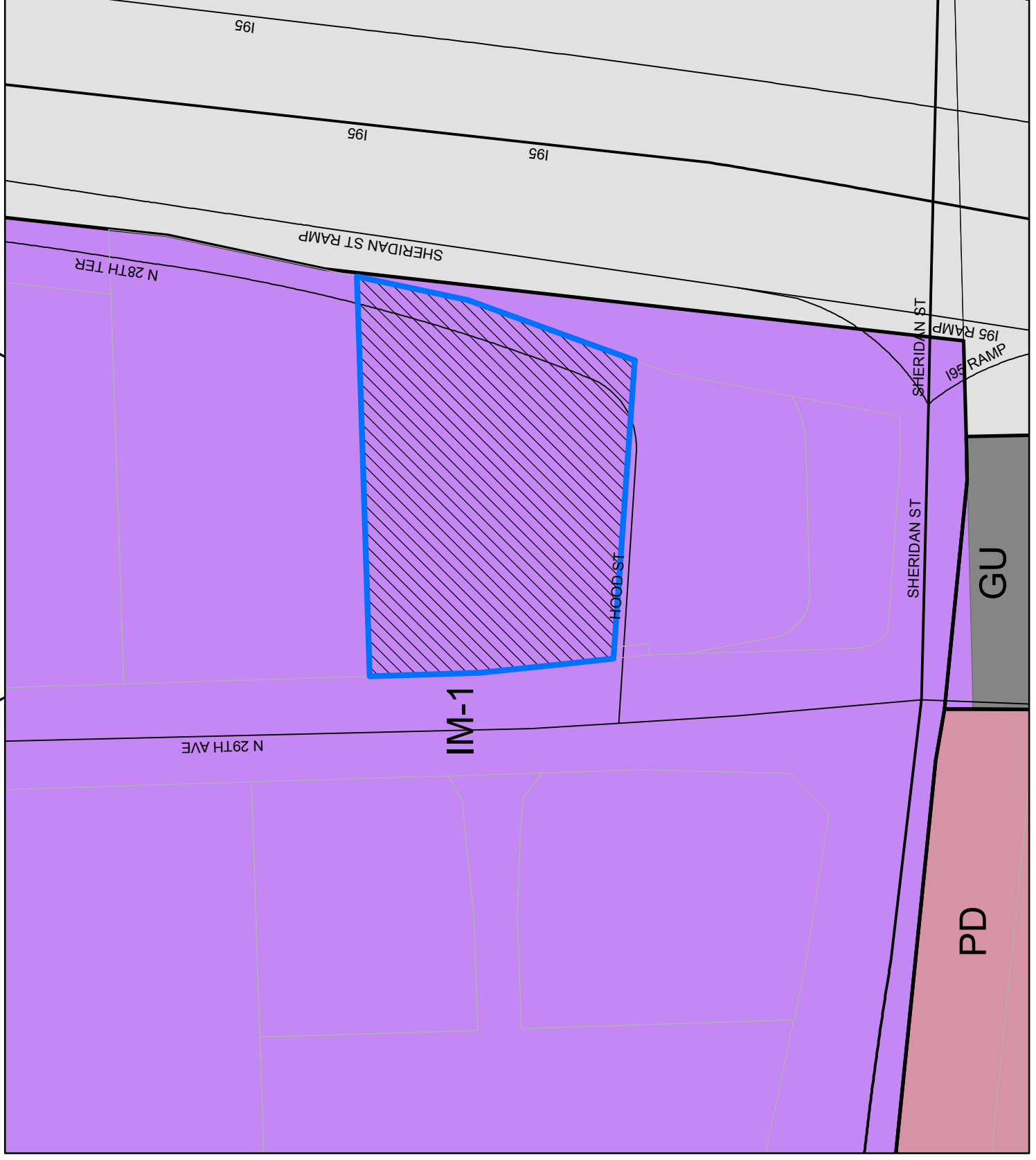
GU



IM-1



PD



0 25 50 100 Feet