



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 type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input checked="" 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: 6190 Hollywood Boulevard

Lot(s): 1-3 Block(s): N/A Subdivision: Lydon Park

Folio Number(s): 5141 131 8 010

Zoning Classification: S-MU

Land Use Classification: _____

Existing Property Use: Auto Repair

Sq Ft/Number of Units: 14,730 sq. ft.

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): No

DEVELOPMENT PROPOSAL

Explanation of Request: To allow a legal non-conforming use to be instansified and/or to allow construction to a bull ding

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> 14,790 S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/>)
Height (# of stories)	(# STORIES) <input type="text"/> (<input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text"/> 14,790 FT.)

Name of Current Property Owner: Westover Hollywood LLC c/o Animesh Ravani

Address of Property Owner: 1133 West Van Buren St., Chicago, IL 60607

Telephone: 312-3613449

Email Address: ani@northstone.law

Applicant Rod A. Feiner, Esq.

Consultant ☒ Representative ☒ Tenant ☐

Address: 1404 South Andrews Ave., Ft. Lauderdale, FL 33316

Telephone: 954-761-3636

Email Address: rafeiner@coker-feiner.com

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Cutro and Associates

E-mail Address: cutroplanning@yahoo.com

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: Shai Wolkowicki

Date: 4/28/2025

PRINT NAME: _____

Date: _____

Signature of Consultant/Representative: Rod A. Feiner

Date: 5/10/25

PRINT NAME: Rod A. Feiner, Esq.

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

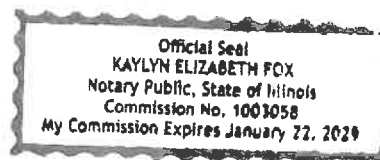
I am the current owner of the described real property and that I am aware of the nature and effect the request for expansion of legal non-conforming use _____ to my property, which is hereby made by me or I am hereby authorizing Rod A. Feiner and Coker & Feiner to be my legal representative before the Planning and Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 28 day of April

Kaylyn Elizabeth Fox
Notary Public

State of Florida

My Commission Expires: 1/22/24 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Shai Wolkowicki
Signature of Current Owner

Shai Wolkowicki
Print Name

LEGAL DESCRIPTION

Lots 1, 2 and 3, of LYNDON PARK, according to the Plat thereof, as recorded in Plat Book 29, Page 25, of the Public Records of Broward County, Florida.

A/K/A: 6190 Hollywood Boulevard, Hollywood, FL 33023

Folio No. 5141-13-18-0010

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

MEMORANDUM

To: Cameron Palmer, Principal Planner
City of Hollywood

From: Rod A. Feiner, Esq.

Date: May 16, 2025

Subject: Request to Allow Intensification of Legal Non-Conforming Use
Request to Allow Changes to Building of Non-Conforming Use
6190 Hollywood Boulevard

Request

To allow a legal non-conforming use to be intensified pursuant to Section 3.12(G)(3) of the Code and/or to allow construction to a building pursuant to Section 3.12(G)(5) of the Code.

General Background Applicable to All Criteria

Take 5 Properties SPV LLC ("Owner") is currently under contract to purchase the property which has a mailing address of 6190 Hollywood Boulevard (the "Property"). The Property has been continuously used as a minor auto repair use. The Property is currently zoned S-MU and this zoning district does not permit an auto repair use as a permitted use. This means that the auto repair use is a legal non-conforming use.

The Applicant proposes to use the property and its existing building for a Take 5 business. Take 5 is an oil change, oil and air filter change and other assorted minor automobile repairs. No auto body work or painting occurs as part of the Take 5 use. Additionally, while a minor automotive repair use Take 5 does not engage in repairing upholstery, muffler installation or tire repair. This means that Take 5 is actually less intensive than the prior auto repair use which was occurring on

the Property.

What makes Take 5 different is that that a customer enters the Property and drives to the rear of the building. The vehicle then enters the back of the building through a roll up door such that the customer and its vehicle enter the building, much like a vehicle would do for a garage use, and the minor automotive repair then occurs to the vehicle. The customer leaves the building from the front of the building through another roll up door. For the convenience of the customer, however, the client does not exit the vehicle while services are performed on the automobile. Rather the service personnel are located under the vehicle and within the 4 walls of the building. The average service time for a vehicle receiving the minor automotive repair is approximately 15-20 minutes. A copy of the site plan and the building elevations are attached.

Because customers enter the building in their vehicles and stay in their vehicle while service is being performed the use has been determined to have a drive-thru component. In fact, service only occurs through this drive-thru component and it is not possible for a customer to leave their vehicle at the site and then come back and pick it up later. The prior automobile service use did not have a drive-thru component associated with its use. Thus, while it is anticipated that either the same number or a lesser number of vehicles will be serviced by the Take 5 use the addition of the drive-thru component has been deemed to be an intensification of the use.

In addition to the above, while Take 5 will be using the same building which currently exists on the Property it will be making modifications to the building. It will be adding some additional roll up doors to the rear of the building and updating the look/exterior elevations of the building and the site as a whole. Section 3.12 of the Code allows a non-conforming use to continue "provided no structural alterations" are made to the building. In this case, even though the building is not being expanded and the Owner is adding landscaping to the site, because the Owner is adding additional roll up doors (with the appropriate permits) to the rear of the building the Owner is deemed to be making structural alterations to the building and it is necessary to obtain approval to continue the legal non-conforming use.

Section 312(G) of the Code states that the Planning and Development Board can grant approval to allow the automotive repair as proposed by Take 5 by analyzing the criteria contained in Section 3.12(H).

Specific Criteria

- 1. The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.*

The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant. It is not possible for Take 5 to utilize the site without the drive-thru facility being added. In making the drive-thru facility the Owner has ensured compliance with the supplemental requirements for a drive-thru applicable to this use. This includes adding stacking lanes and an escape lane.

Furthermore, the size of the property and its prior use mandate the continuation of the legal non-

conforming use. The Property is only 14,730 sq ft. (.33 acres) large. This small size directly impacts the types of uses which can be located on the Property. The Owner has, however, updated the look of the site through improved building elevations and the installation of additional landscape areas such that the enjoyment and preservation of property rights occurs.

2. *The approval will not, under any circumstances of the particular case, be detrimental to the health, safety and general welfare of persons working or residing within the vicinity.*

The approval will not be detrimental to the health, safety and general welfare of persons working or residing in the vicinity of the Property. In fact, the opposite could be said to occur. While the Property has always involved an auto repair use and the Take 5 auto repair use is far less intense than a traditional auto repair use. For instance, Take 5 does not engage in battery replacement or tire repair or replacement. In fact, Take 5 is a national business and knows how to handle the materials it uses such that it can ensure that Take 5 operates safely and in accordance with all laws. In addition to this, the Property is surrounded by commercial businesses such that there will not be any detriment to the public.

3. *The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the city.*

The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the City. Besides the factors set forth in response to criteria 2, the proposed use will not be detrimental or injurious to other properties in the vicinity. As part of the proposed use Take 5 is making substantial improvements to the Property which will benefit properties in the vicinity. These improvements involve updating the look of the building and adding additional landscaping to the site. All of this will actually be a benefit to the properties in the vicinity.

4. *The approval will, to the maximum extent possible, bring the use or building and the site upon which it is located into compliance with city regulations.*

The approval will, to the maximum extent possible, bring the use into compliance with City regulations. While the Take 5 auto repair use would continue the legal non-conforming auto repair use the types of auto repair that Take 5 performs are less intense than the typical and previous auto repair use which occurred on this property. This makes the auto repair use proposed by Take 5 less intense while Take 5 will also be bringing the Property closer to compliance with the City's Zoning regulations. In addition to this, by adding additional landscaping to the site and restoring the swale Take 5 is also bringing the Property closer to compliance with the City's Zoning regulations.

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rafeiner@coker-feiner.com
krcoker@coker-feiner.com

MEMORANDUM

To: City of Hollywood

From: Rod A. Feiner, Esq.

Date: May 16, 2024

Subject: Variance Request for Stacking Spaces Associated with a Drive-Thru Facility
Request and Justification for Variance
Property Address: 6190 Hollywood Boulevard

Variance Requested

The Applicant is requesting a variance from Section 4.22(R) of the Unified Land Development Code ("Code")¹ in order to provide 4 inbound stacking spaces per drive-thru lane and 0 outbound stacking spaces per drive-thru lane for a drive-thru facility when Code requires 6 inbound parking spaces and 4 outbound stacking spaces.

General Statement Applicable to All Criteria

This Property has been continuously used as a minor auto repair use which is a legal non-conforming use. The Applicant proposes to use the property and its existing building for a Take 5 auto repair business. Take 5 is an oil change, oil and air filter change and other assorted minor automobile repairs business. No auto body work or painting occurs as part of the Take 5 use. Additionally, Take 5 does not engage in repairing upholstery, muffler installation or tire repair.

What makes Take 5 different is that that a customer enters the Property and drives to the rear of

¹ Which cross-references Section 7.6 of the Code, Stacking Space, which requires different stacking spaces (both inbound and outbound) for various uses.

the building. The vehicle then enters the back of the building through a roll up door such that the customer and its vehicle enter the building, much like a vehicle would do for a garage use, and the minor automotive repair then occurs to the vehicle. The vehicle then leaves the building from the front of the building through another roll up door. For the convenience of the customer, however, the client does not exit the vehicle while services are performed on the automobile. Rather the service personnel are located under the vehicle and within the 4 walls of the building. The average service time for a vehicle receiving the minor automotive repair is approximately 15-20 minutes.

The City's drive-thru regulations, Section 4.22 (and, through that provision, Section 7.6), establish the stacking spaces which are required for different drive-thru uses. The Code specifies both inbound and outbound stacking spaces. A minor auto repair use is not an enunciated use under the drive-thru regulations, which means the Staff is to determine which enumerated use the proposed use most closely resembles and then those are the stacking spaces required for the new and/or unenumerated use. The Applicant believes that this use is more akin to a dry cleaning use which would only require 3 inbound stacking spaces and one outbound stacking space. However, the City has said that they view the Take 5 use as more closely resembling that of an automatic car wash. An automatic car wash requires 6 inbound stacking spaces and four outbound stacking spaces. The Applicant is requesting a variance with regard to the number of both inbound stacking spaces and outbound stacking spaces.

Specific Criteria

1. *That the request variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.*

The requested variance maintains the basic intent and purpose of the subject regulations. The Applicant is providing four outbound stacking spaces per drive-thru lane as part of its plan. The Applicant asserts that these will be a sufficient number of stacking spaces provided would satisfy the Code if the Take 5 use were characterized as a dry cleaning establishment. In addition, the four inbound stacking spaces per drive-thru lane would be sufficient to satisfy the stacking requirements for the Take 5 use in other municipalities which have determined that a use like Take 5 does not require more than three inbound stacking spaces and no outbound stacking spaces. Take 5 asserts that no outbound stacking spaces are required because here will be no outbound stacking. Once the vehicle clears the bay the vehicles then proceeds to vacate the site. There is no reason for an outbound stacking space with this particular use.

In addition to the above, Take 5 has been in business and has operated its business in various states and locations (including within Florida) for over 5 years. In that period of time Take 5 has determined the volume of cars which are typically associated with its use. Since the average service time for a vehicle is between 15-20 minutes the four inbound staking spaces per drive-thru lane is more than enough to accommodate the use and the projected volumes which this use will generate. Take 5 also asserts that no outbound stacking spaces are required as the vehicles pay for the services while being serviced and when services are finished the vehicle just leaves the site immediately without any need for outbound stacking.

The variance also meets the intent and purpose of the Code as to stability and appearance of the

City. The variance will still allow Take 5 to provide what it believes will be sufficient stacking spaces for its use. These stacking spaces means that vehicles will be able to be retained onsite without impacting both site circulation or spilling outward onto the adjacent street. Additionally, the variance allows for stability in the City as it allows the automobile repair use to continue rather than this small property becoming vacant and underdeveloped and underutilized. The purpose of stacking spaces is to ensure that these goals are accomplished and the variance satisfies such goals of stability and appearance.

2. *That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.*

The requested variance is otherwise compatible with the surrounding land uses. The site is surrounded by commercial uses and this use mimics the use which has been taking place on the property for the past several years. The Applicant is still proposing and providing inbound stacking spaces as part of its plan and those stacking spaces will be enough to handle the volume which Take 5 anticipates which will be needed for the use. Thus, the variance is compatible with the community. In addition, the variance will not be detrimental to the community as the stacking spaces and escape lane allow both adequate on-site circulation and are sufficient to contain all automobile stacking on the property without any overflow onto adjacent streets.

3. *That the requested variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, the applicable neighborhood plan (if applicable) and all other similar plans adopted by the City.*

The requested variance is consistent with the and in furtherance of the City's Comprehensive Plan. In particular the variance is consistent with the following provisions of the City's Comprehensive Plan:

General Statements: The proposed variances are consistent with the provisions which discuss platting and the land development regulations. The request made by the Applicant is consistent with both the platting requirements and the requirements of what is allowed under the City's Land Development Regulations.

Intensity Standard for Non-Residential Land Uses. The proposed variance is permitted and allowed under the City's Land Development Regulations and the Land Development Regulations specifically contemplate that at certain times and based upon particular circumstances that relief from the Land Development Regulations may be requested by variances.

Policy 4.7: Evaluate nonconforming and grandfathered properties through proper procedures such as to include, but not be limited to future land use map amendment and official zoning map amendments.

Policy 5.9: Maintain the Zoning and Development Regulations regarding non-conforming uses and amend these regulations to reduce the impact of these uses on surrounding areas and to require maximum consistency with the Zoning & Development Regulations.

Policy 8.5: Development permits granted by the City shall be consistent with the Development Review Requirements subsection.

The requested variance is also consistent with these Policies set forth in the City's Comprehensive Plan as the variance allows a legal non-conforming use to continue while allowing the use to adapt to modern times while also making improvements to the overall property which will be of a benefit to the local area.

To the best knowledge of the Applicant, there is no neighborhood plan or any other similar plan for the property in questions.

4. *That the need for the variance is not economically based or self-imposed.*

The need for the variance is not economically based or self-imposed. The need for the variance arises due to the City's interpretation of the number of stacking spaces that are required for a non-enumerated use. The City's drive-thru regulations do not contemplate the type of use that Take 5 proposes which is the variance is not economically based or self-imposed. The Take 5 use does not really require any staking spaces but the Code anticipates that both outbound stacking spaces are required and that more than 3 stacking spaces are necessary.

Furthermore, the need for the variance arises from the fact that the use is a legal non-conforming use and that impacts how development on the property has to occur. For instance, it means that the Applicant must utilize the building in its existing location and that the Applicant cannot fully redevelop the property. In addition, the size of the lot and the location of the building on the lot also impact the design of the site. These are elements that are beyond the control of the Applicant. The Applicant did not build the existing building.

Lastly, the size of the lot is overly small. The property is .33 acres which is smaller than a commercial lot. The undersized lot and the location of the building impact where the stacking spaces could be located and the size of the building necessitates where the stacking spaces could be located. All of this necessitates the variance but the variance is not economically based nor does this mean that the variance is self-imposed.

5. *That the variance is necessary to comply with state or federal law and is the minimum variance necessary to comply with the applicable law.*

While the variance is not necessary to comply with state or federal law, it is the minimum variance necessary. The Applicant is providing inbound stacking spaces and an escape lane as part of the proposed drive-thru facility which will be sufficient for the use. The Applicant has also added additional landscaping to the site. Thus, the Applicant has endeavored to meet all requirements of code, including those supplemental requirements associated with the drive-thru facility, and the variance is the minimum variance necessary while still meeting the intent of the Code. The stacking spaces provided by the Applicant will be sufficient to meet the actual stacking needs associated with the use.

SURROUNDING PROPERTIES



6140-6144 Hollywood Blvd. (east)

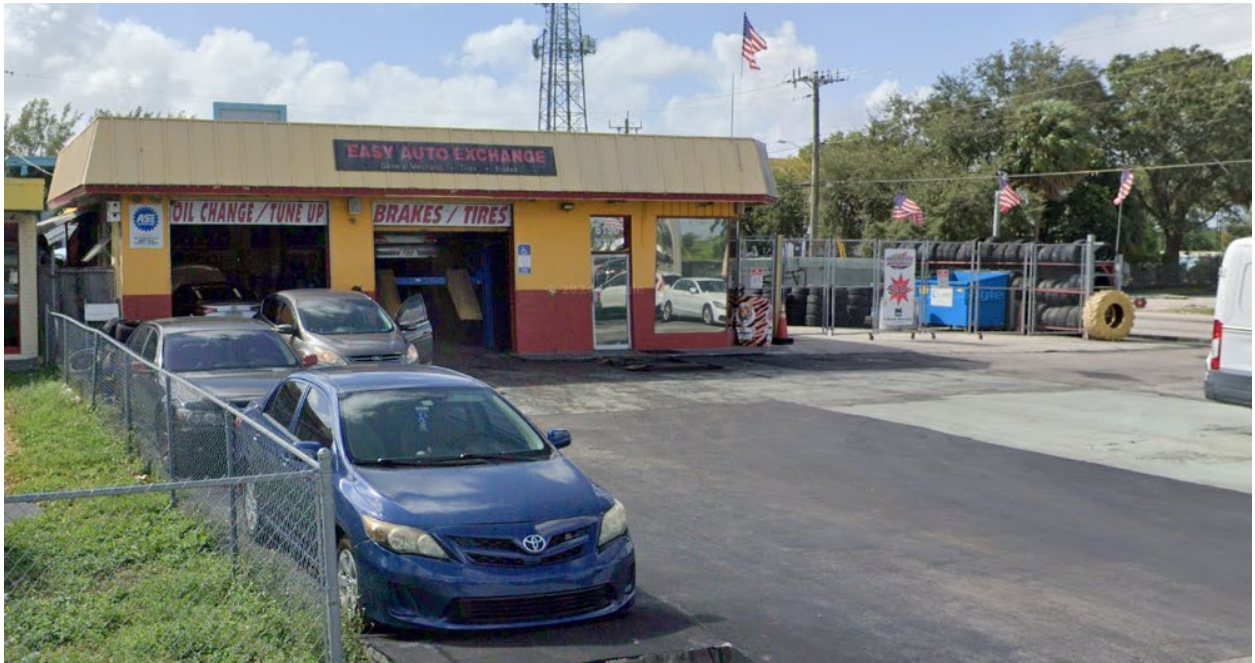


6200 Hollywood Blvd. (west)



6171 Hollywood Blvd. – Checkers (north)

SUBJECT PROPERTY



6190 Hollywood Blvd.

VARIANCE REQUEST FOR PROPOSED TAKE 5

6190 HOLLYWOOD BLVD
HOLLYWOOD, FL. 33023

DTI PROJECT # : 24050.01



LOCATION MAP
SCALE: 1"=100'

LEGAL DESCRIPTION:

LESSEE'S INTEREST IN THAT CERTAIN LEASE AGREEMENT BETWEEN GW PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LANDLORD AND TAKE 5 PROPERTIES SPV LLC, A DELAWARE LIMITED LIABILITY COMPANY, TENANT, AS EVIDENCED BY MEMORANDUM OF LEASE DATED....., RECORD IN OFFICIAL RECORDS INSTRUMENT #... OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA, DEMISING THE FOLLOWING DESCRIBED LAND:
LOTS 1, 2 AND 3, LYNDON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD IN PLAT BOOK 2, PAG 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DIRECTORY:

OWNER / DEVELOPER
NAME / COMPANY WESTOVER HOLLYWOOD LLC
ADDRESS 2211 N ELSTON, SUITE 308,
CHICAGO, IL 60614

ARCHITECT
COMPANY DESIGN TECH INTERNATIONAL ASSOC.,INC.
CONTACT CARLOS PIZARRO, R.A. AR - 0013079
ADDRESS 14125 NW 80TH AVENUE
SUITE# 303
MIAMI LAKES, FL 33016
PHONE 786.235.9097
EMAIL CPIZARRO@DTIARCHITECT.COM
WEBSITE WWW.DTIARCHITECT.COM

PROJECT SUMMARY:

APPLICABLE CODES
THE FOLLOWING BUILDING CODES, CURRENT EDITIONS WITH AMENDMENTS WILL BE ADHERED TO UNLESS NOTED OTHERWISE:

SCOPE	
	YEAR / CODE
BUILDING	2023 FLORIDA BUILDING CODE - 8th EDITION
EXISTING BUILDING	2023 FLORIDA EXISTING BUILDING CODE - 8th EDITION
ACCESSIBILITY	2023 FLORIDA BUILDING CODE ACCESSIBILITY - 8th EDITION
FIRE	2021 NFPA 1
	2021 NFPA 101
	2021 NFPA 30
ELECTRIC	2020 NATIONAL ELECTRIC CODE
PLUMBING	2023 FLORIDA BUILDING CODE 8th EDITION / PLUMBING
MECHANICAL	2023 FLORIDA BUILDING CODE 8th EDITION / MECHANICAL
GAS	2023 FLORIDA BUILDING CODE 8th EDITION / FUEL - GAS
ENERGY	2023 FLORIDA BUILDING CODE ENERGY 8th EDITION

NOTES: ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE.

INDEX OF DRAWINGS

SHEET #	DESCRIPTION	PERMIT SET	REV 1	REV 2	REV 3	REV 4	REV 4
A-0.0	COVER SHEET	●					
SURVEY							
S-1	SURVEY	●					
ARCHITECTURE							
SP-1.0	SITE PLAN	●					
A-1.0	FLOOR PLAN	●					
A-2.0	EXTERIOR ELEVATIONS	●					
A-2.1	STREET ELEVATIONS AND PHOTOS	●					
L-1.0	LANDSCAPE SITE PLAN AND NOTES	●					

SYMBOL LEGEND:

	ELEVATION NUMBER SHEET NUMBER		NOTE NUMBER
	DETAIL, SECTION OR PLAN NUMBER		WINDOW NUMBER
	WALL SECTION NUMBER / BUILDING SECTION LETTER SHEET NUMBER		DOOR NUMBER
	DETAIL NUMBER SHEET NUMBER		REVISION NUMBER
	ELEVATION DATUM POINT		ROOM NAME ROOM NUMBER

SCOPE OF WORK :

WE ARE REQUESTING A VARIANCE FROM SECTION 4.22(R) OF THE UNIFIED LAND DEVELOPMENT CODE IN ORDER TO PROVIDE 7 INBOUND STACKING SPACES AND 0 OUTBOUND STACKING SPACES PER DRIVE-THRU LANE FOR A DRIVE-THRU FACILITY WHEN CODE REQUIRES 6 INBOUND PARKING SPACES AND 4 OUTBOUND STACKING SPACES.

SHEET NUMBER INDEX:

A - 1.0.
↑
SHEET NUMBER
DISCIPLINE A=ARCH, LSP=LIFE SAFETY PLAN,
SP=SITE PLAN, C=CIVIL, S=STRUCTURAL
M=MECHANICAL, P=PLUMBING
E=ELECTRICAL



Carlos Pizarro, R.A.
AR - 0013079

Revisions:

DEVELOPER:

JORGE PRIMO PLANTA

6190 HOLLYWOOD BLVD 33024

PROJECT:

VARIANCE REQUEST FOR

PROPOSED TAKE 5

6190 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33024
HOLLYWOOD SITE PLAN APPROVAL
FOR SPECIAL EXCEPTION.

Job Number: 24050.01

File name:

Issued Date: 04-28-2025

Drawn by: J.M.

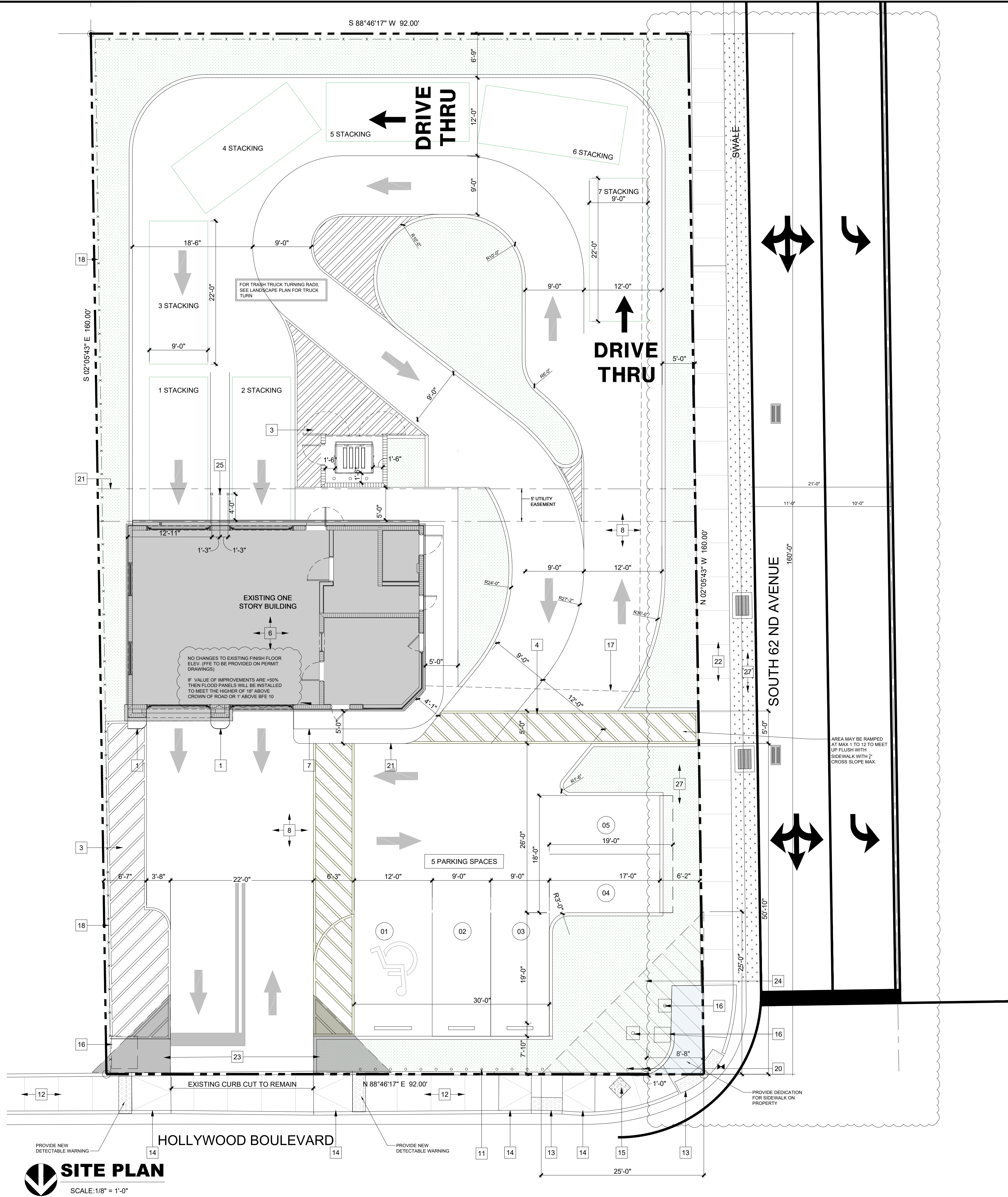
Checked by: T.R.

SHEET NAME

**COVER
SHEET**

SHEET NUMBER

A-0.0



ZONING INFORMATION

ZONING: S-MU (SOUTH MIX - USE DISTRICT 2)

LAND AREA: 14,730 SF = 0.338 ACRE

BUILDING AREA: 1,279 SF

FEMA FLOOD ZONE:

AH 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD, AH COASTAL FLOODPLAIN, X 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD

PROPERTY ID: 514113180010

CURRENT USE: REPAIR GARAGE (NO CHANGES IN USE)

PARKING REQUIREMENTS:

AUTO REPAIR - 1 PER 400 SF
BUILDING SQFT : 1,027 SQFT
REQUIRED PARKING : 3

1 PER 250 SF
OFFICE SQFT : 230 SQFT
REQUIRED PARKING : 1
TOTAL REQUIRED PARKING : 4
TOTAL PROPOSED PARKING : 5

NOTE:

ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

THE SCOPE OF WORK ON THE PROJECT IS FOR A FACADE AND INTERIOR RENOVATION. DUE TO THE REQUEST FOR STACKING BEING PROVIDED ON SITE, PAVEMENT MARKINGS AND CURBS HAVE BEEN PROVIDED.

SITE DRAINAGE IS NOT BEING MODIFIED, HOWEVER ADDITIONAL LANDSCAPE IS BEING PROVIDED WHICH WILL HELP THE EXISTING DRAINAGE ON SITE.

THE EXISTING BUILDING HAS A ROOF THAT IS COLLECTED BY A GUTTER AND DOWNSPOUT WHICH IS DISPELLED BY A SPLASHBLOCK ON GRADE. NO CHANGES HAVE BEEN MADE.

SITE PLAN KEYED NOTES:

- EXISTING CURB
- EXISTING LANDSCAPE AREA TO BE RESODDED
- 4" WIDE WHITE STRIPES, VEHICULAR PAINT, TYPICAL. (SEE SITE DETAILS ON SHEET SP-1.1)
- ACCESSIBLE PEDESTRIAN AREA, 4" WIDE YELLOW STRIPES, VEHICULAR PAINT, MAX 1:20 SITE SLOPE CONTRACTOR TO VERIFY IF EXCEEDED, NOTIFY ARCHITECT, CROSS SLOPE MAX AT 1:48
- CONCRETE TRASH ENCLOSURE (SEE SITE PLAN DETAILS)
- EXISTING ONE STORY BUILDING
- EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED
- EXISTING ASPHALT/ CONCRETE DRIVE NO CHANGES.
- ACCESSIBLE PARKING SPACE TO BE LEVEL 1/4" MAX SLOPE PER FOOT. IF NOT, NOTIFY ARCHITECT.
- ADA PARKING STALL (SEE SITE PLAN DETAILS)
- EXISTING BOLLARDS TO REMAIN
- EXISTING CONCRETE SIDEWALK (NO CHANGES)
- EXISTING DETECTABLE WARNING SURFACE (NO CHANGES)
- EXISTING RAMPS
- EXISTING STREET LIGHT
- EXISTING CONCRETE FOUNDATIONS, LIGHT POLES TO BE DEMOLISHED
- EXISTING FENCE/ GATE TO BE DEMOLISHED
- EXISTING CHAIN LINKED FENCE WITH SCREENING TO REMAIN.
- NEW LIGHT POLE (SEE ELECTRICAL)
- REPLACE 2 DAMAGED BOLLARDS WITH NEW 6" CONCRETE FILLED BOLLARDS. SEE DETAIL SP- 1/1.1
- 5' UTILITY EASEMENT
- NEW CONCRETE SIDEWALK.
- 12' X 12' VISIBILITY TRIANGLE. NO GATES, FENCES OR WALLS INSIDE THIS AREA, LANDSCAPING SHALL BE NO TALLER THAN 72".
- 25' X 25' CORNER SETBACK. NO FENCE INSIDE THIS ARE, LANDSCAPING SHALL BE NO TALLER THAN 2'-0".
- NEW 4" STEEL BOLLARDS PAINTED CAUTION YELLOW (SEE SITE PLAN DETAILS SP- 4/1.1)
- NEW CONCRETE CURB.
- NEW TO BE GRADED AND SLOPED TO EXISTING CATCH BASINS



Associates, Inc. AA24001933

ARCHITECTURE | PLANNING | INTERIOR DESIGN

14125 NW 80th Avenue Suite 303
Miami Lakes - Florida -33016

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Carlos Pizarro, R.A.
AR - 0013079

Revisions:

1	10-17-2024
2	04-08-2025
3	07-18-2025

DEVELOPER:

JORGE PRIMO PLANTA

6190 HOLLYWOOD BLVD 33024

PROJECT:

VARIANCE REQUEST FOR

PROPOSED TAKE 5

6190 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33024
HOLLYWOOD SITE PLAN APPROVAL
FOR SPECIAL EXCEPTION.

Job Number: 24050.01

File name:

Issued Date: 04-28-2025

Drawn by: J.M.

Checked by: T.R.

SHEET NAME

SITE PLAN

SHEET NUMBER

SP-1.0

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

DEVELOPER:
JORGE PRIMO PLANTA
6190 HOLLYWOOD BLVD 33024**PROJECT:**
**VARIANCE REQUEST FOR
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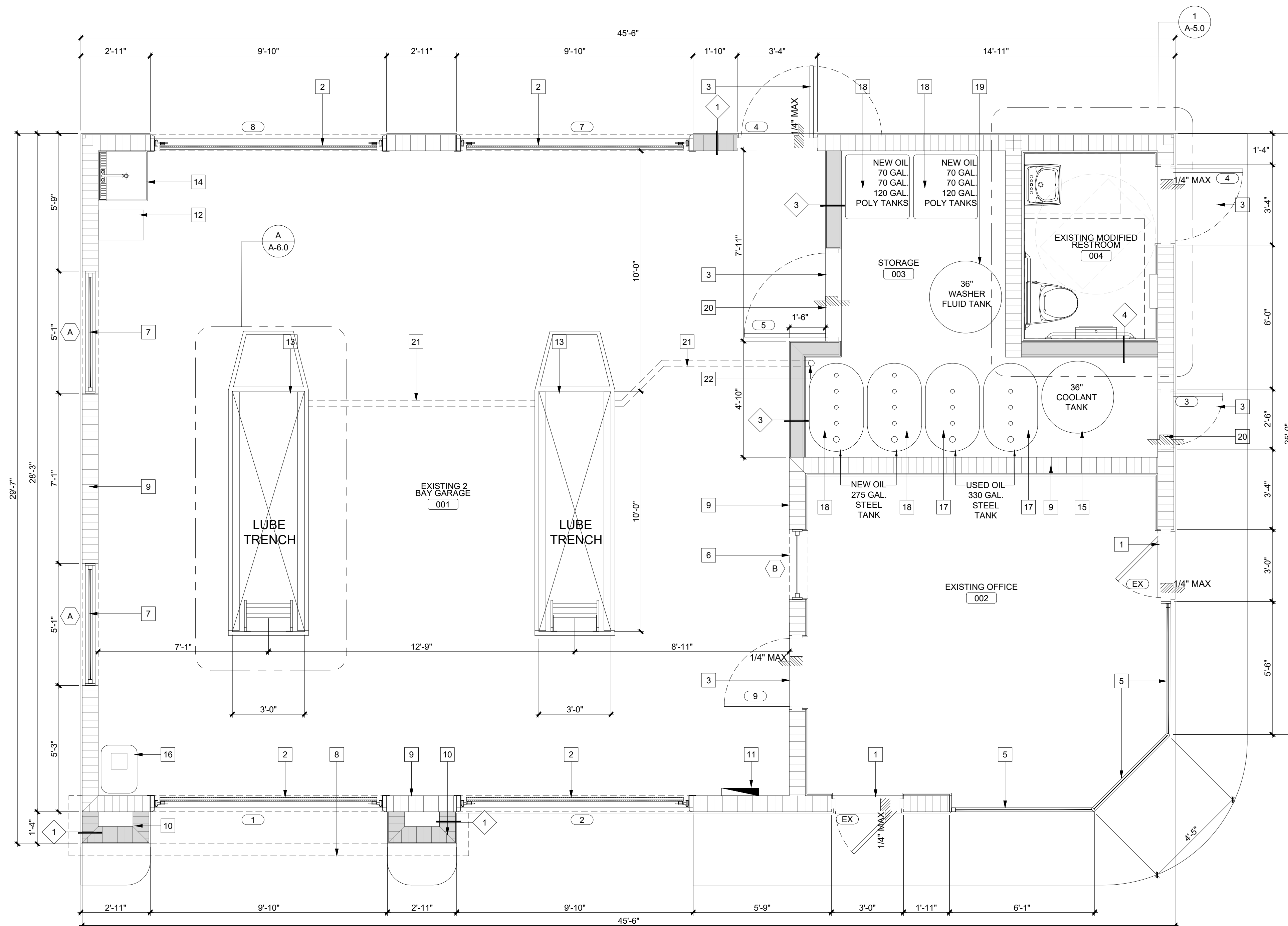
Drawn by: J.M.

Checked by: T.R.

SHEET NAME

**GROUND
FLOOR
PLANS**

SHEET NUMBER

A-1.0**PROPOSED GROUND FLOOR PLAN**

SCALE: 3/8" = 1'-0"

PER 803.1.1 FBC
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES
CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.

NOTE:

GC SHALL BE REQUIRED TO COORDINATE W/ SECURITY CONTRACTOR INSTALLING CAMERA'S AND OTHERS SECURITY DEVICES.
SECURITY CONTRACTED DIRECTLY TO OWNER.

WALL TYPES LEGEND:

- 1 NEW 8" CMU/CONC. WALL W/ 5/8" STUCCO FINISH OUTSIDE, AND TRIPLE COAT PAINTED FINISH IN SIDE WHERE NECESSARY.
- 2 EXISTING 8" CMU/CONC. WALL W/ 5/8" STUCCO FINISH OUTSIDE
- 3 NEW PAINTED 5/8" DENSARMOR OVER 6" METAL STUD W/ PAINTED 1/2" PLYWOOD 4' HIGH OVER 5/8" DENSARMOR, INTERIOR OIL STORAGE SIDE.
- 4 NEW PAINTED 5/8" DENSARMOR OVER 6" METAL STUD W/ PAINTED 1/2" PLYWOOD 4' HIGH OVER 5/8" DENSARMOR OVER TILE & GROUT.

STUCCO NOTES:

1-STUCCO OVER FRAMING SHALL BE 3 COATS STUCCO OVER PAPER BACKED METAL LATH (1) LAYER 30 LB ON 3/4" EXTERIOR GRADE FIRE RETARDANT TREATED PLYWOOD SHEATHING W/ # 10-16 SCREWS AT 4" O.C.

2-STUCCO OVER MASONRY OR CONCRETE SHALL BE 2 COATS STUCCO. WHERE NEW STUCCO IS A CONTINUATION OF EXISTING, NEW STUCCO SHALL BE SAME THICKNESS, AS FLUSH SURFACE WITH AND FINISH TO MATCH EXISTING.

NOTE: PLYWOOD TO BE RETARDANT TREATED WOOD BY SECTION 603.1 FBC. G.C. PROVIDE SEALED ENGINEERED METAL STUD SHOP DWG, RE: SECTION 106.3.5 OF THE SCC CH. 40 APP. A

METAL FRAME NOTES:

1-MTL. STUDS BY SPECIALITY ENGINEER SUBMIT S&S CALCULATION & SHOP DRAWINGS FOR REVIEW.

2-CONNECTION OF METAL STUDS TO STRUCTURE BY SPECIALITY ENGINEER.

NOTE:

GENERAL CONTRACTOR VERIFY IN FIELD ALL INFORMATION GIVEN IN THIS PLAN TO MEET FBC AND FLORIDA NFPA CODE AND STANDARDS.

FLOOR PLAN LEGEND:

- EXISTING MASONRY WALL TO REMAIN
- NEW MASONRY WALL
- DOOR TAG. REFER TO DOOR SCHEDULE.
- WINDOW TAG. REFER TO WINDOW SCHEDULE.
- WALL TYPE TAG. REFER TO WALL TYPES LEGEND ON THIS SHEET.

FLOOR PLAN KEY NOTES:

- 1 EXISTING DOOR TO BE REMAIN
- 2 NEW OVERHEAD GARAGE DOOR. SEE A-4.0
- 3 NEW HOLLOW METAL SWING DOOR
- 4 EXISTING ALUMINUM-GLASS DOOR TO REMAIN
- 5 EXISTING ALUMINUM-GLASS STORE FRONT TO REMAIN. REMOVE PAINT & RE CAULK SYSTEM
- 6 EXISTING INTERIOR WINDOW (SEE WINDOW SCHEDULED)
- 7 NEW FIXED WINDOW (SEE WINDOW SCHEDULED)
- 8 EDGE OF OVERHANG ROOF LINE ABOVE
- 9 EXISTING WALL
- 10 PROPOSED CMU BUMP-OUT
- 11 EXISTING ELECTRICAL PANEL TO REMAIN
- 12 GREASE INTERCEPTOR, (SEE MECHANICAL DRAWINGS)
- 13 OIL PIT (SEE STUCT. PLANS.)
- 14 NEW UTILITIES (SEE PLUMBING)
- 15 COOLANT TANK, PROVIDED BY OWNER GC TO INSTALL
- 16 AIR COMPRESSOR PROVIDED BY OWNER GC TO INSTALL
- 17 USED OIL TANK PROVIDED BY OWNER GC TO INSTALL
- 18 NEW OIL POLY TANK PROVIDED BY OWNER GC TO INSTALL
- 19 WASHER FLUID TANK PROVIDED BY OWNER GC TO INSTALL
- 20 6" HIGH CONCRETE CURB SURROUNDING STORAGE ROOM
- 21 3" DIAMETER PVC OVER FLOW PIPE. USE SWEEPS AT TURNS.
- 22 3" DIAMETER PVC FLOOR DRAIN, TERMINATE 2" ABOVE FLOOR. REFER TO PLUMBING

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.

2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES, ENGINEERING, TRANSPORTATION & MOBILITY DIVISION, AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.

3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.

4. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.

5. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.

7. ELEVATIONS SHALL BE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

8. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/STORAGE AREA. CONTRACTOR SHALL SECURE STAGING/STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.

9. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.

10. CONTRACTOR SHALL CLEAN/SWEEP THE ROAD AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.

11. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.

12. CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.

13. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.

14. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC., TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION.

15. THE CONTRACTOR SHALL NOT ENCRoACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF DEVELOPMENT SERVICES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL, OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.

17. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.

ISSUED: MAY 2023

DRAWN: EG

APPROVED: JG

DEPARTMENT OF DEVELOPMENT SERVICES
ENGINEERING, TRANSPORTATION & MOBILITY DIVISION

GENERAL NOTES (1 OF 2)

REVISED: -

DRAWING NO.: C-01

ISSUED: MAY 2023

DRAWN: EG

APPROVED: JG

DEPARTMENT OF DEVELOPMENT SERVICES
ENGINEERING, TRANSPORTATION & MOBILITY DIVISION

GENERAL NOTES (2 OF 2)

REVISED: -

DRAWING NO.: C-02

ISSUED: MAY 2023

DRAWN: EG

APPROVED: JG

DEPARTMENT OF DEVELOPMENT SERVICES
ENGINEERING, TRANSPORTATION & MOBILITY DIVISION

ROW PERMITS STANDARD PROCEDURE

REVISED: -

DRAWING NO.: C-03

11 GA GALVANIZED STEEL SUSPENSION SYSTEM

LIFT HANDLES

STANDARD 2" OVERFLOW AREA

REAR CURB GUARD FLAP WITH MAGNETIC TIE BOWNS

REPLACEABLE SEDIMENT BAGS WITH GEOTEXTILE FILTER FABRIC

STAINLESS STEEL CLAMPING BAND

TYPICAL ROUND INLET FILTER

TYPICAL RECTANGULAR INLET FILTER

COMBINATION INLET FILTER FOR CURB HOODS

STAINLESS STEEL ROUND INLET FILTERS for NYLOPLAST CASTINGS CATCH-IT'S SPECIFIED W/ FX or FX-S BAGS

1. IDENTIFY YOUR FRAME STYLE AND SIZE

FRAME STYLE AND SIZE

Frame P/N:

ROUND

Small Round (up to 20.0" dia grates (A) diam)

62SRD

Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))

62MRD

Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))

62LRD

XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))

62XLRD

RECT / SQUARE

Small Rect / Square (up to 18" (B) x 18" (D) openings or 64" perimeter)

62SSQ

Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)

62MSQ

Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)

62LSQ

XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)

62XLSQ

COMBO INLETS

Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)

62SCB

Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)

62MCB

Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)

62LCB

XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)

62XLCB

NYLOPLAST

12" diameter Nyloplast castings (Stainless Steel Framing standard)

6212NY

15" diameter Nyloplast castings (Stainless Steel Framing standard)

6215NY

18" diameter Nyloplast castings (Stainless Steel Framing standard)

6218NY

24" diameter Nyloplast castings (Stainless Steel Framing standard)

6224NY

30" diameter Nyloplast castings (Stainless Steel Framing standard)

6230NY

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS

12" depth STD Bag P/N

12" depth Short Bag P/N

Clean Water Flow Rate (GPM/SqFt)

Min A.O.S. (US Sieve)

FX: Standard Woven Bag

IL: IDOT Non-Woven Bag

FX

IL

FX-S

IL-S

200

145

40

70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1.

Filter Bag P/N from Step 2.

INSTALLATION:

1. REMOVE GRATE

2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE

3. REPLACE GRATE

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM

SIZE C

DWG NO FLEXSTORM_CATCH_IT

REV A

SCALE

SHEET 1 OF 1

John E. Flynn, P.E.

17110 SW 64th Court

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July 22, 2025

GRACE ENGINEERING

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July 22, 2025

JOHN E. FLYNN, P.E.

Florida License No. 63316

GRACE ENGINEERING, LLC

Certificate of Authorization No. 29280

GRADE ELEVATIONS ARE IN NAVD88 DATUM

GRAPHIC SCALE IN FEET

SCALE 1" = 10'

24 x 36 SHEET

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!

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

1	10-17-2024
2	02-08-2025
3	07-18-2025

DEVELOPER:
JORGE PRIMO PLANTA
6190 HOLLYWOOD BLVD 33024PROJECT:
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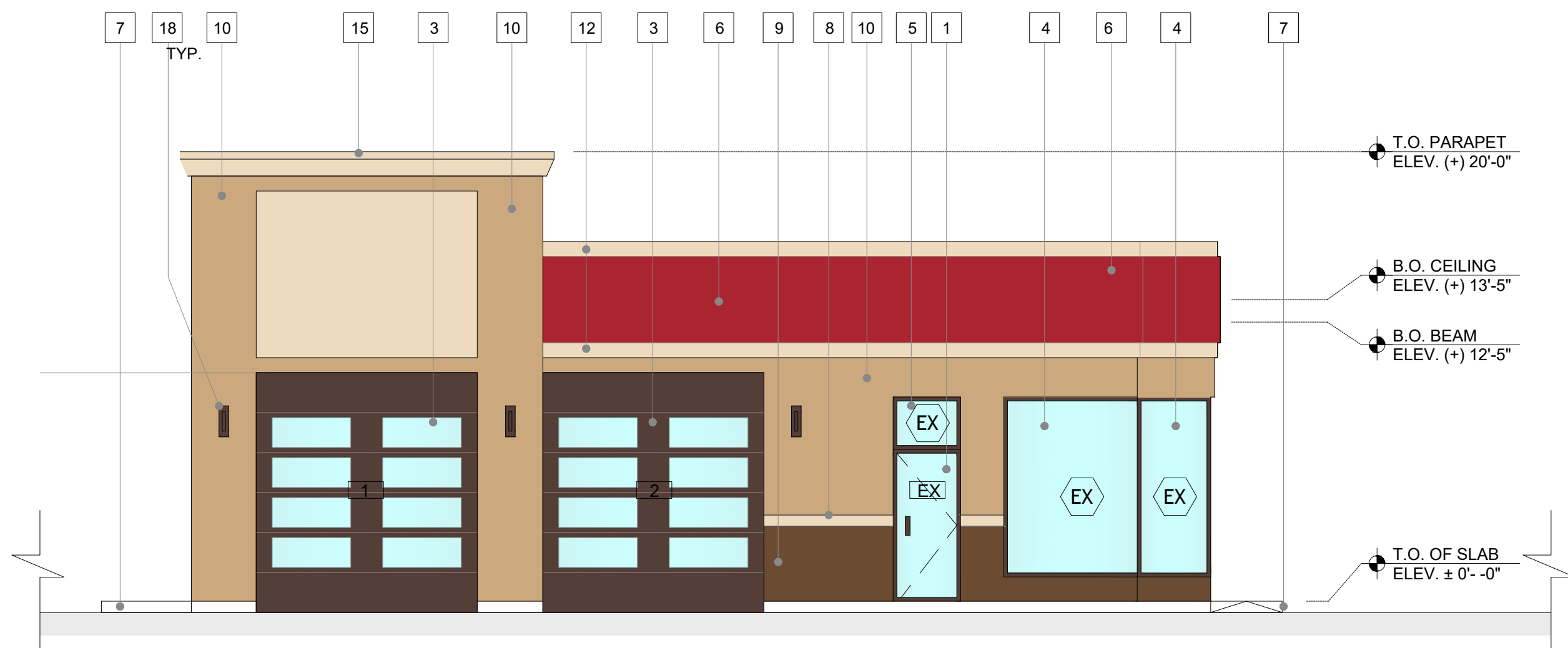
Drawn by: J.M.

Checked by: T.R.

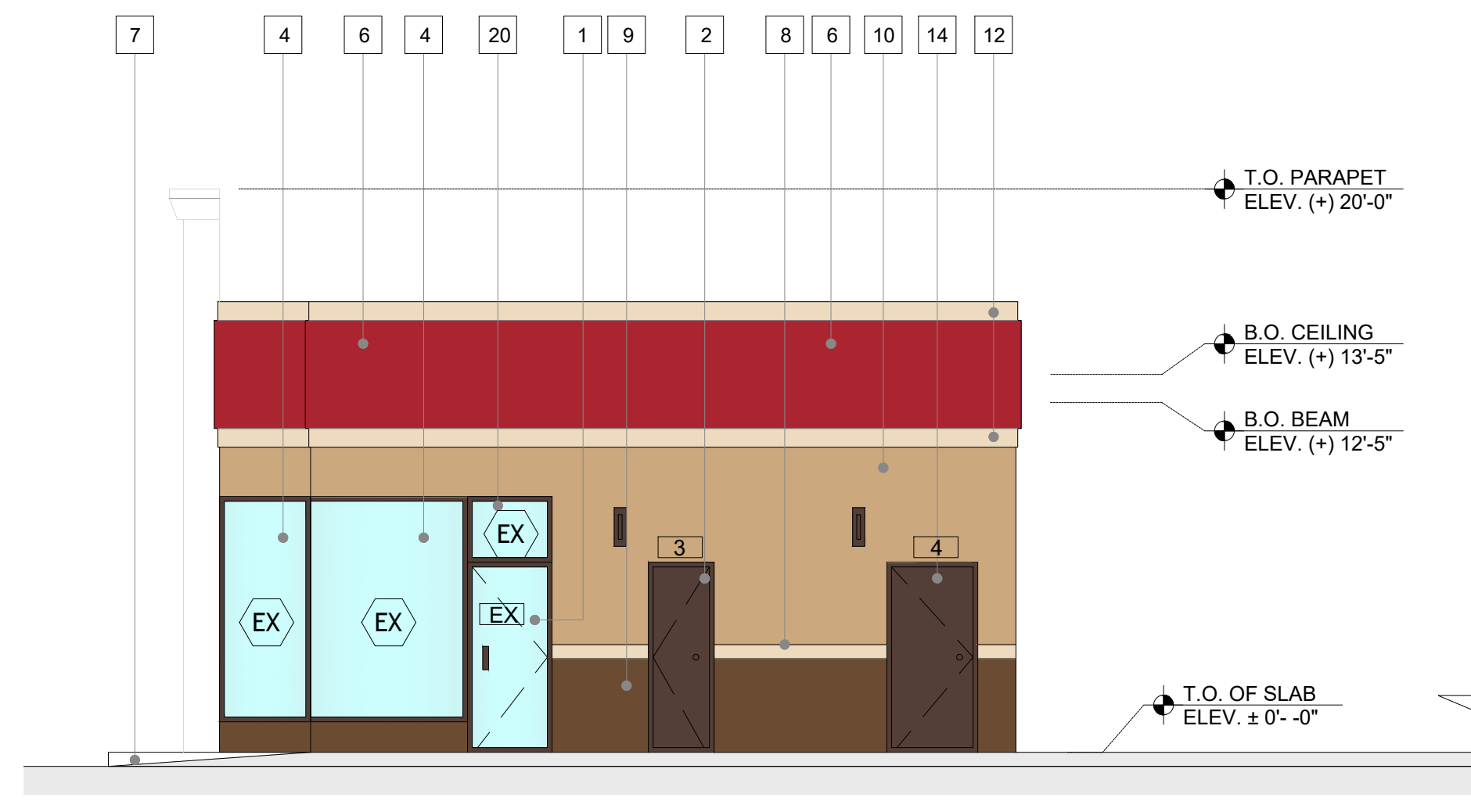
SHEET NAME

ELEVATIONS

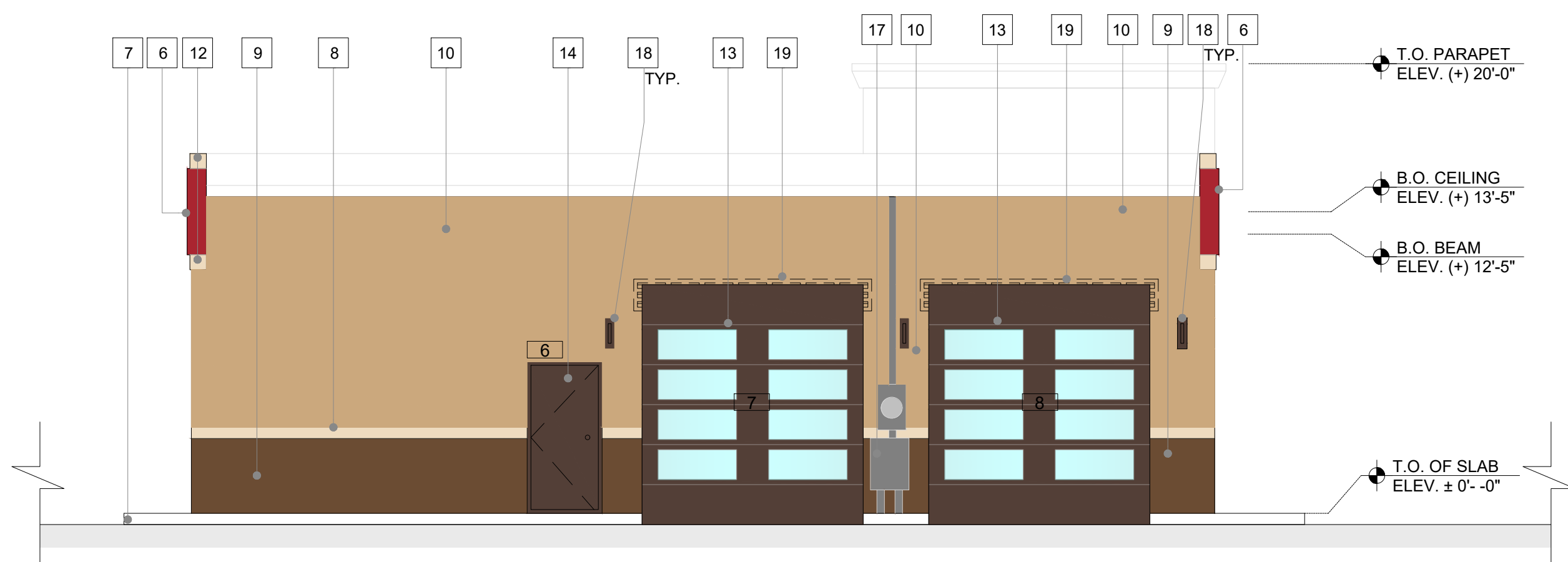
SHEET NUMBER

A-2.0**1 NORTH ELEVATION**

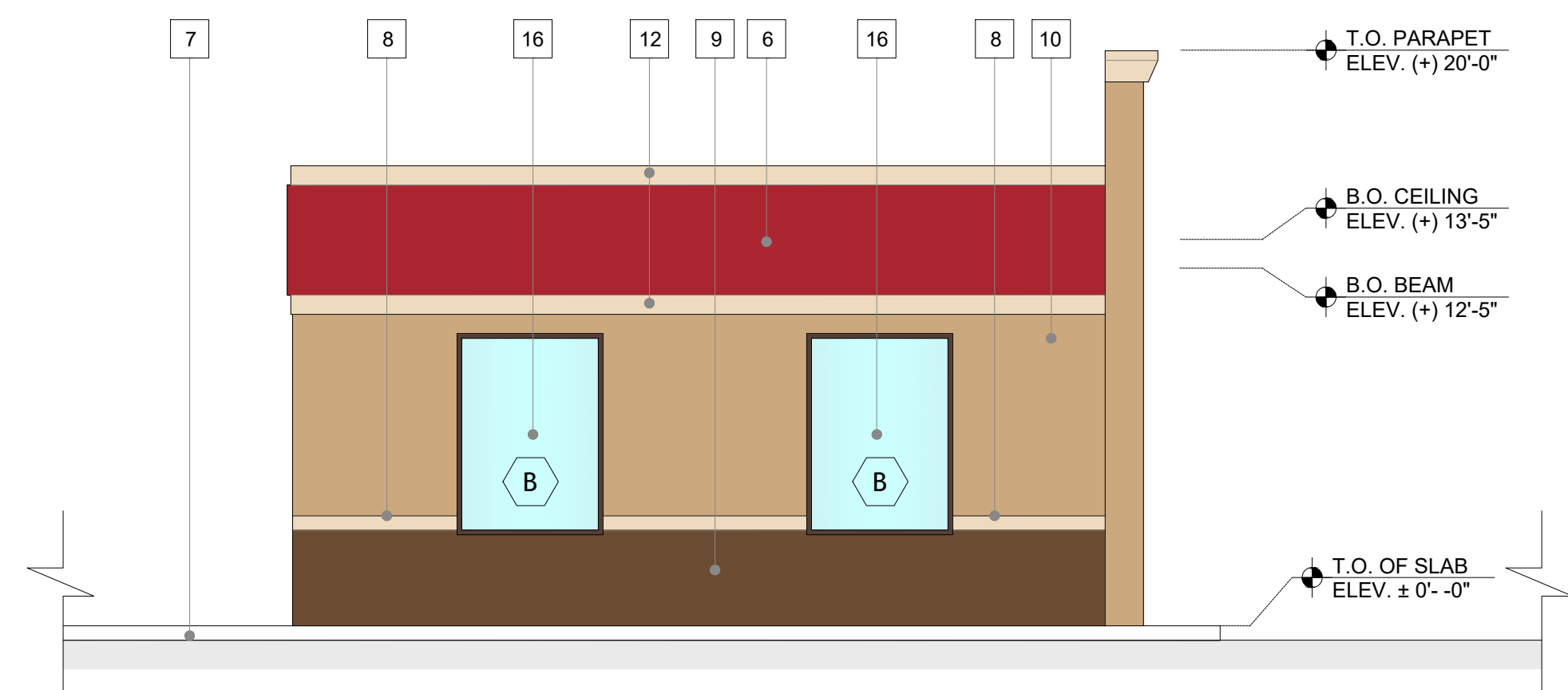
SCALE: 3/16" = 1'-0"

**2 WEST ELEVATION**

SCALE: 3/16" = 1'-0"

**3 SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

**4 EAST ELEVATION**

SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND:

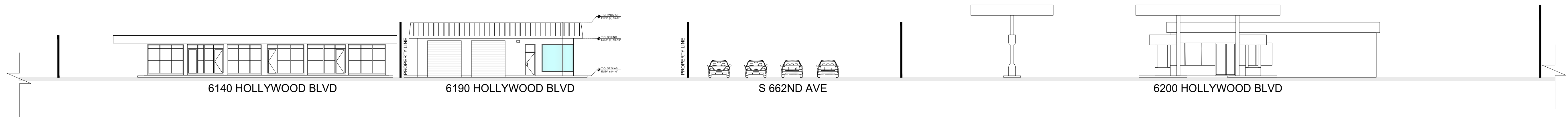
- # DOOR TYPE, SEE DOOR SCHEDULE (SHEET A-4.0)
- A WINDOW TYPE, SEE WINDOW SCHEDULE (SHEET A-4.0)
- # SEE THIS SHEET
- # WALL TYPE, SEE WALL SCHEDULE

NOTE: ALL EXPOSED CONCRETE FLOOR TO BE SEALED AND FINISHED W/ NON SLIP EXTERIOR GRADE GRITTED HIGH TRAFFIC EPOXY PAINT

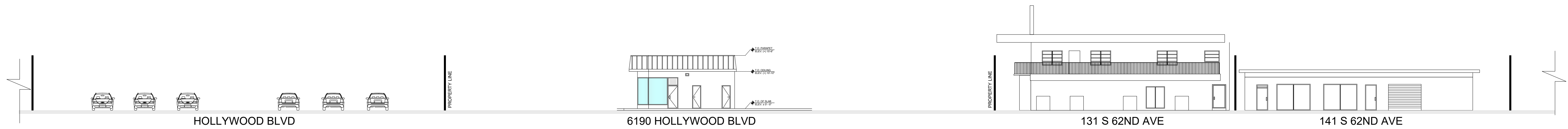
NOTE: ALL EXISTING MEASUREMENTS TO BE CHECKED & VERIFY IN FIELD PRIOR TO ANY DEMOLITION AND/OR BEGINNING OF CONSTRUCTION.

ELEVATION KEY NOTES:

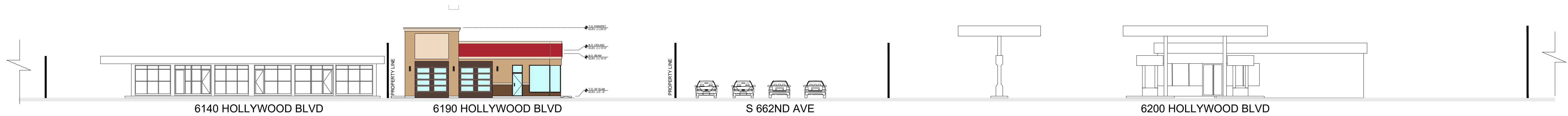
- 1 EXISTING ALUMINUM GLASS DOOR
- 2 EXISTING ALUMINUM DOOR
- 3 EXISTING GARAGE DOOR
- 4 EXISTING ALUMINUM FRAME GLASS WINDOW
- 5 EXISTING TRANSOM WINDOW ABOVE DOOR
- 6 NEW EIFS BANDING FINISH - COLOR SHERWIN WILLIAMS # SW 6871 POSITIVE RED
- 7 EXISTING SIDEWALK CONCRETE SLAB
- 8 8" STUCCO BANDING FINISH - COLOR SHERWIN WILLIAMS # SW 7678 COTTAGE CREAM
- 9 SMOOTH STUCCO FINISH - COLOR BOTTOM WAINSCOT SHERWIN WILLIAMS # SW 6097 STURDY BROWN
- 10 SMOOTH STUCCO FINISH - COLOR MAIN BODY SHERWIN WILLIAMS # SW 7693 STONE BRIAR
- 11 SMOOTH STUCCO FINISH - COLOR SHERWIN WILLIAMS # SW 6871 POSITIVE RED
- 12 NEW EIFS BANDING FINISH - COLOR SHERWIN WILLIAMS # SW 7678 COTTAGE CREAM
- 13 NEW GARAGE OPENING & GARAGE DOOR.
- 14 NEW HOLLOW METAL DOOR
- 15 SMOOTH STUCCO FINISH - COLOR SHERWIN WILLIAMS # SW 7678 COTTAGE CREAM
- 16 NEW FIX GLASS WINDOWS
- 17 EXISTING ELECTRICAL METER BOX
- 18 WALL SCONCE EXTERIOR LIGHT FIXTURE
- 19 EXISTING WALL LOUVERS TO BE DEMOLISHED AND DISPOSED OF.
- 20 NEW WINDOW TRANSOM NOA # XXX



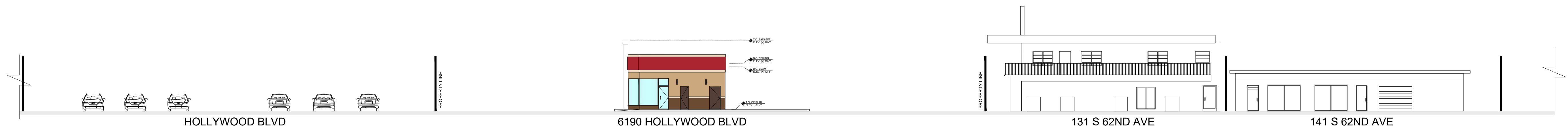
1 EXISTING STREET PROFILE, HOLLYWOOD BLVD - NORTH
SCALE: 1/16" = 1'-0"



2 EXISTING STREET PROFILE, S 662ND AVE - WEST
SCALE: 1/16" = 1'-0"



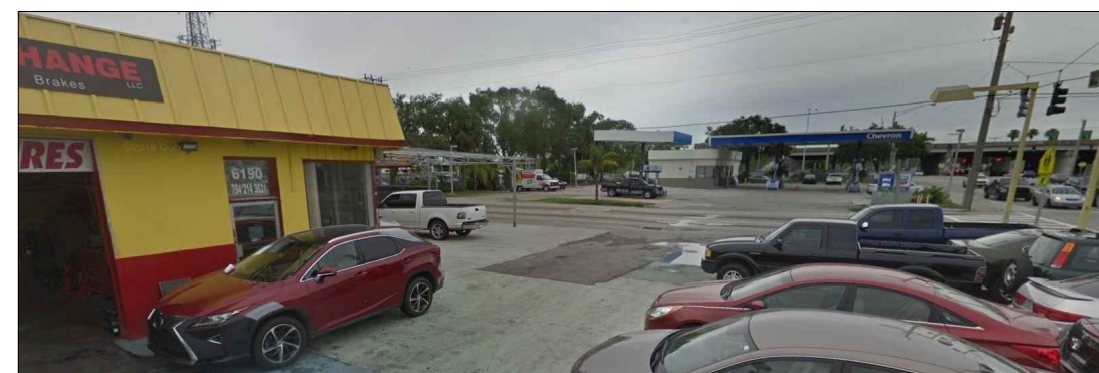
3 PROPOSED STREET PROFILE, HOLLYWOOD BLVD - NORTH
SCALE: 1/16" = 1'-0"



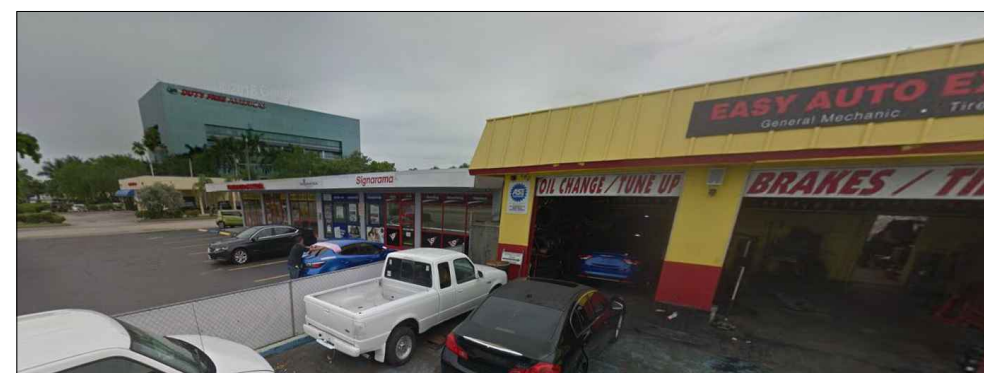
4 PROPOSED STREET PROFILE, S 662ND AVE - WEST
SCALE: 1/16" = 1'-0"



Subject Property – 6190 Hollywood Blvd – North Façade



View to the East from 6190 Hollywood Blvd



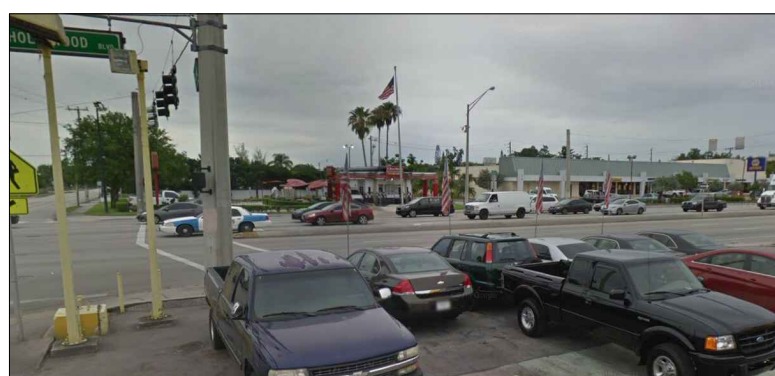
View to the West from 6190 Hollywood Blvd



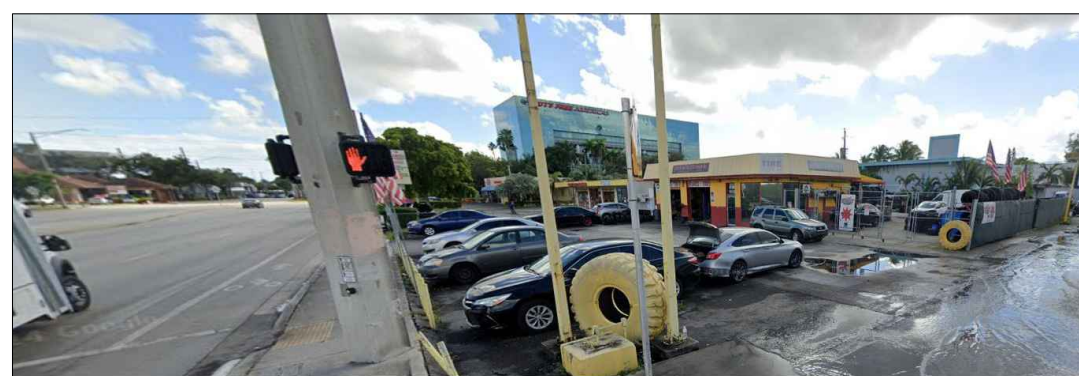
Subject Property – East Façade



View to the East from 62nd Ave



View to the west from 62nd Ave



Corner view – Intersection of Hollywood Blvd and S 62nd Ave

DTI

ARCHITECTS
Associates, Inc. AA26001933

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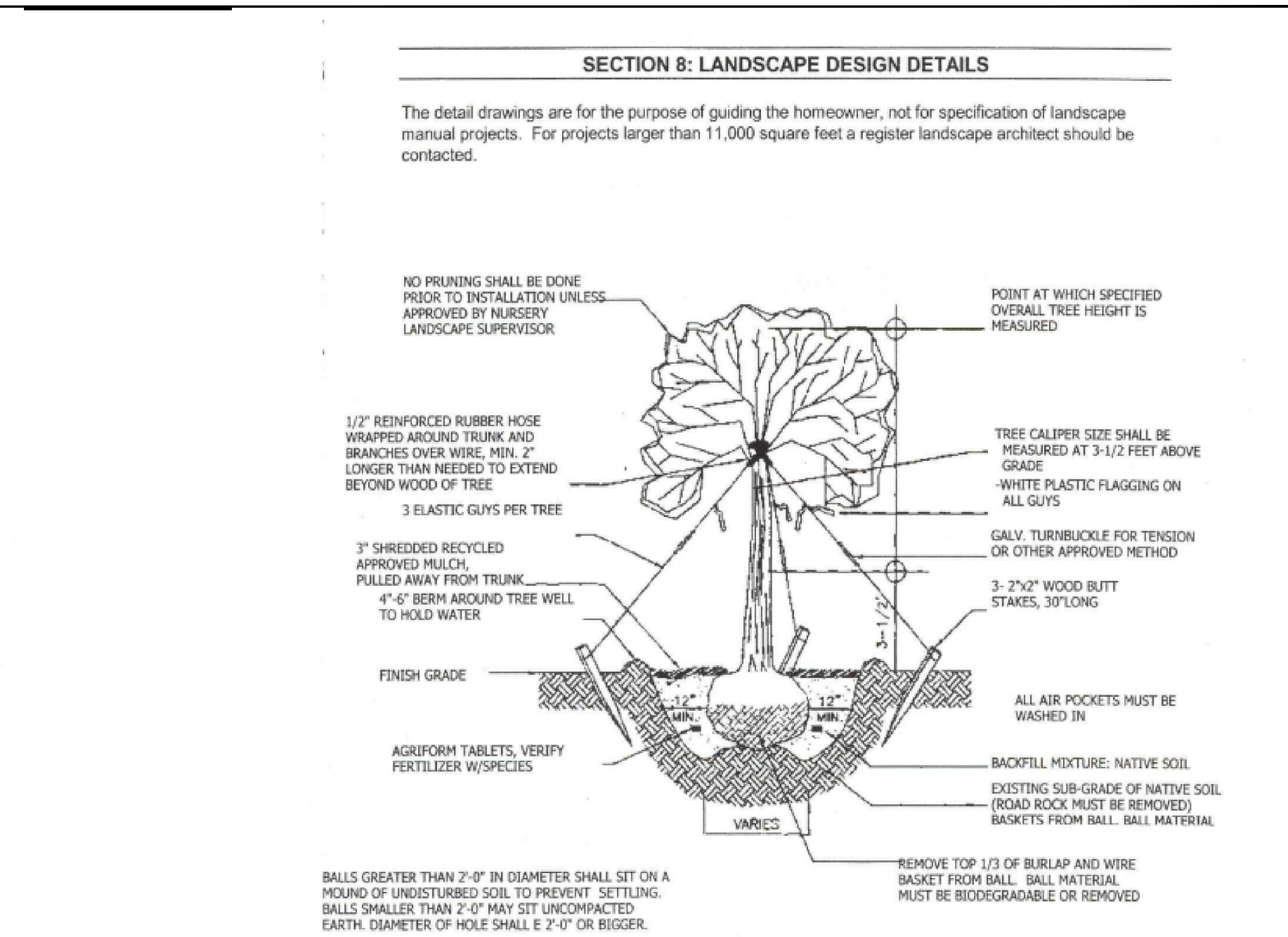
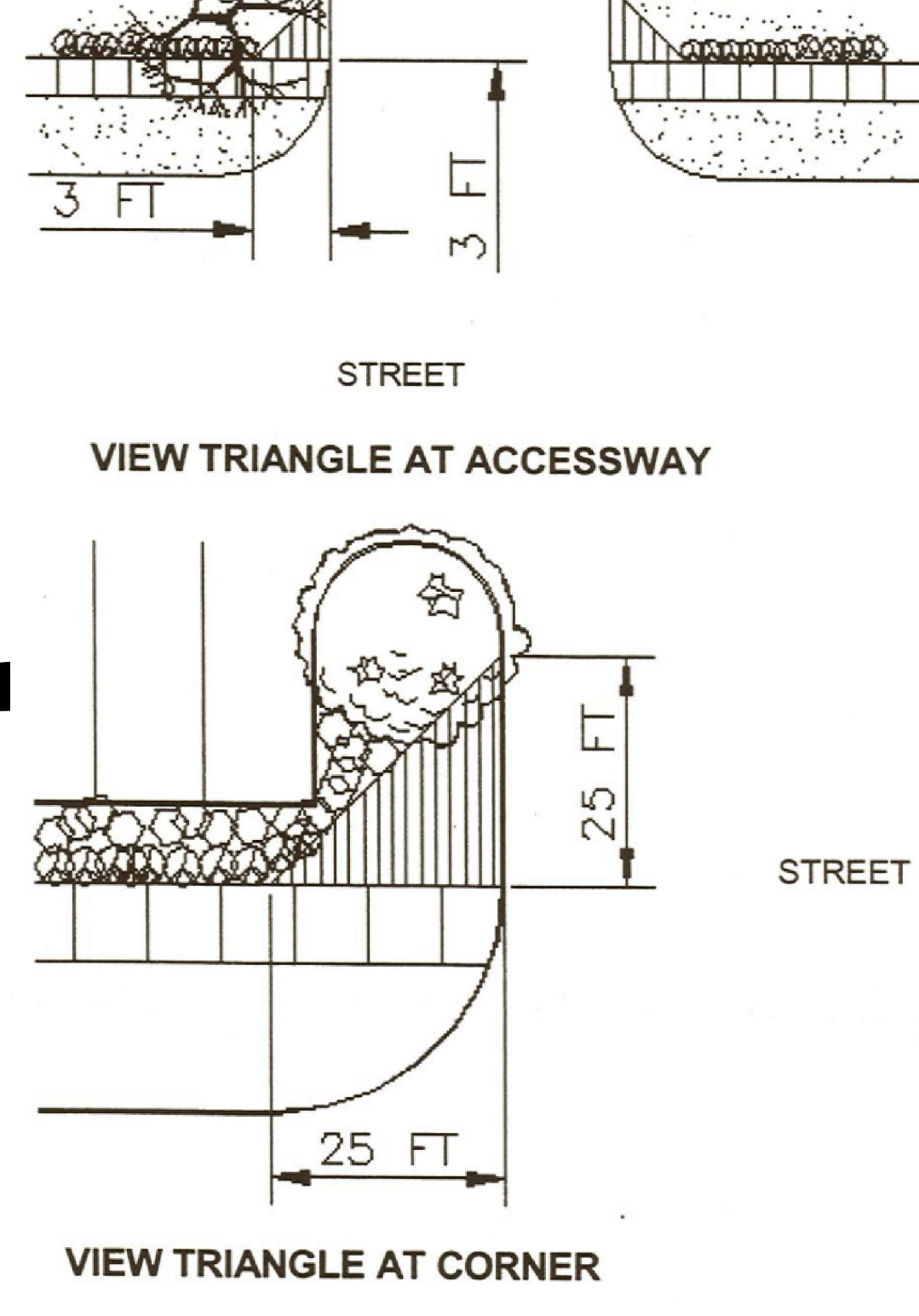
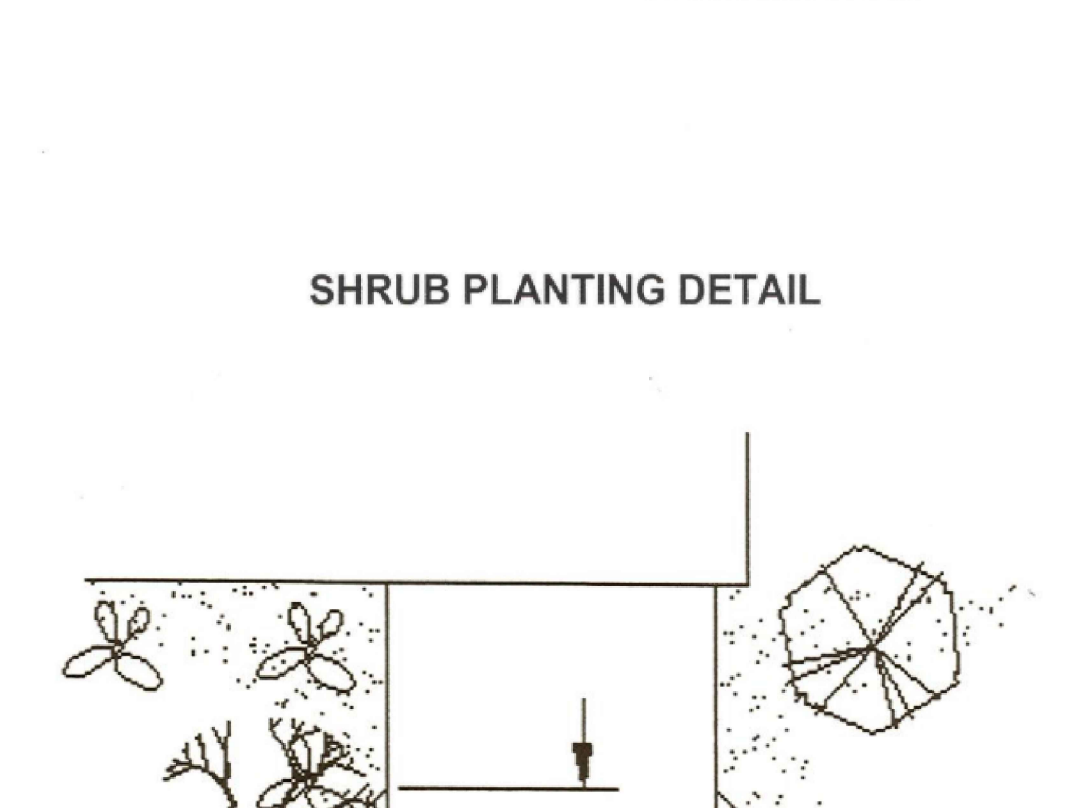
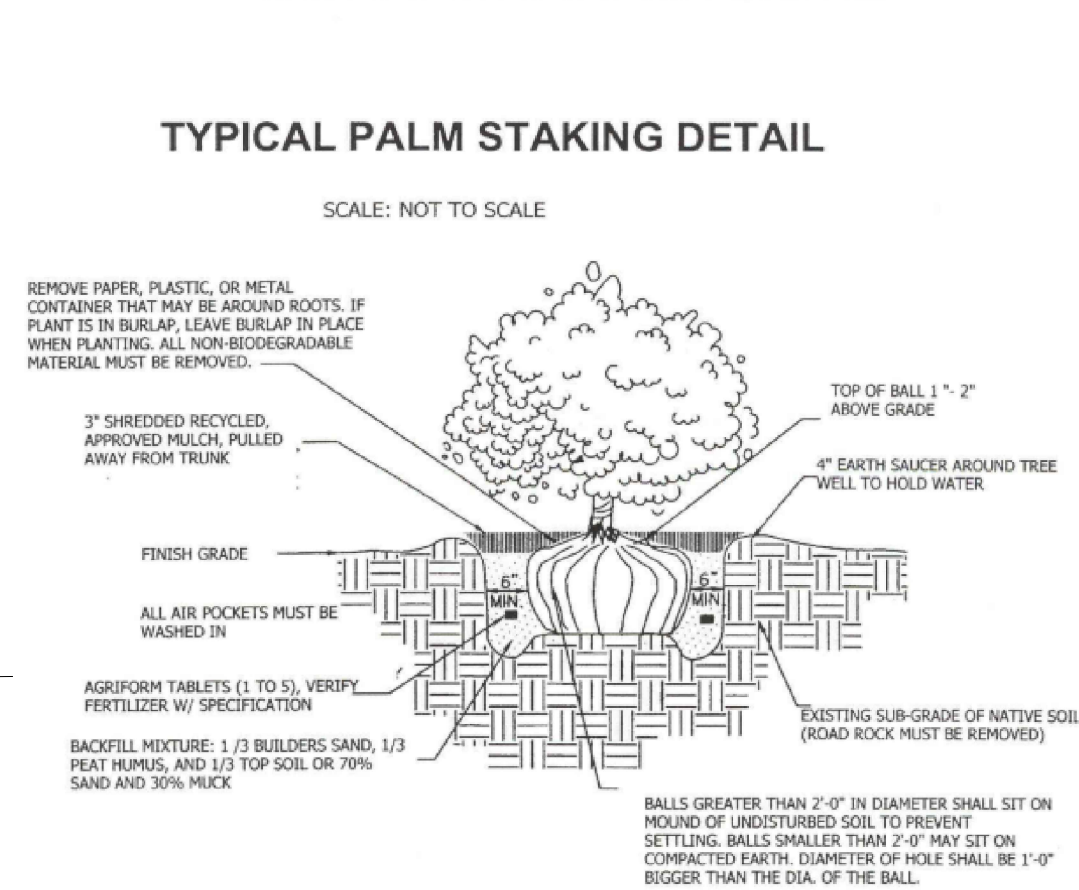
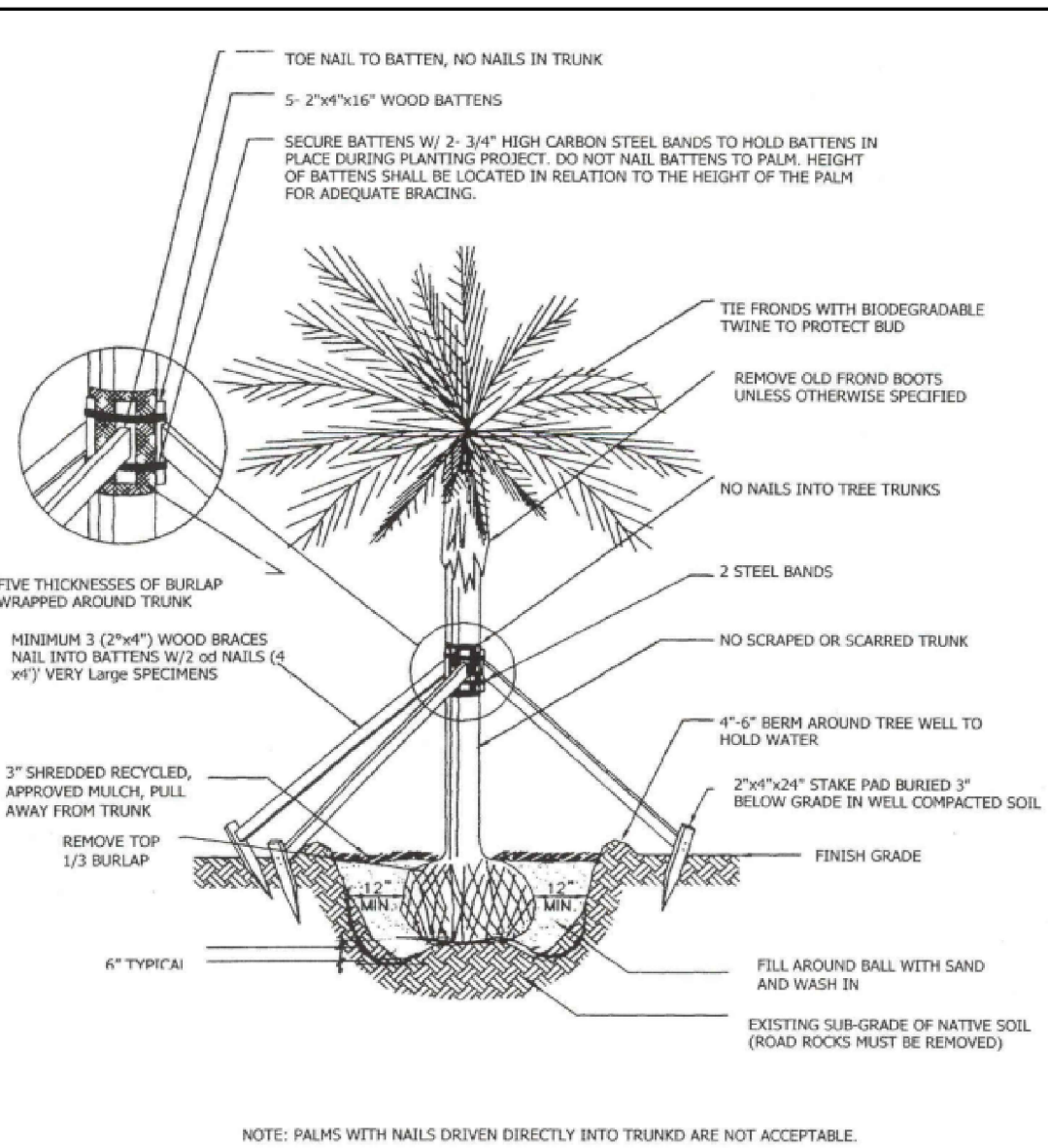
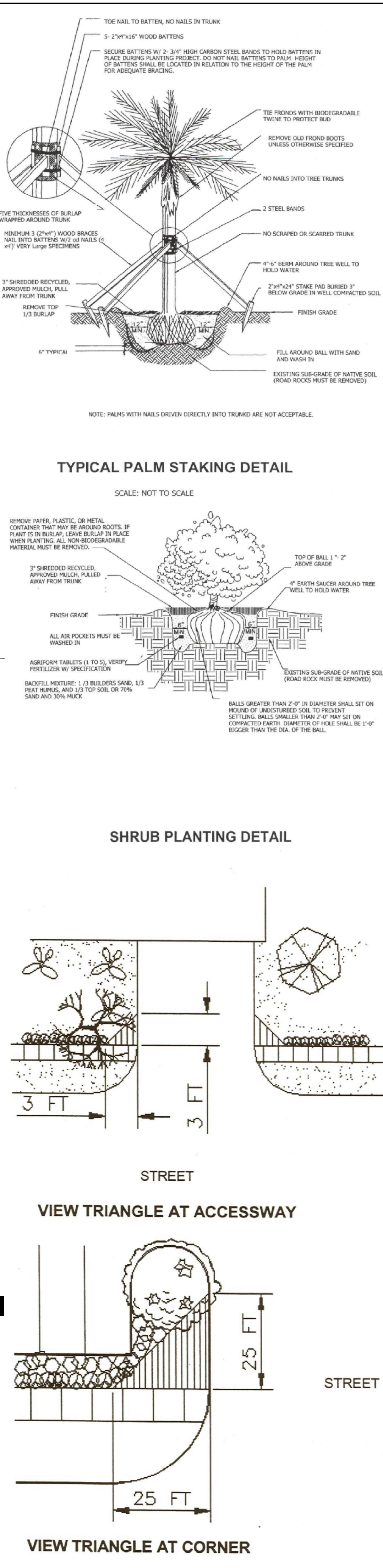
Checked by: T.R.

SHEET NAME

ELEVATIONS

SHEET NUMBER

A-2.1



NOTE: 100% IRRIGATION PLANS TO BE PROVIDED DURING PERMITTING, PROVIDE SHOP DRAWINGS DURING CONSTRUCTION AND MUST BE OBSERVED PRIOR TO OCCUPANCY

ABOVE GROUND EQUIPMENT: WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING. ADD NOTE: CONTRACTOR TO PROVIDE SCREENING HEDGE FOR ANY ADDITIONAL EQUIPMENT NOT SHOWN ON PLAN. PROVIDE MINIMUM OF 36" HT

EXISTING TREES								
TREES #	BOTANICAL NAME	COMMON NAME	QUANTITY	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CONDITION	DISPOSITION
A	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	1	3	6' GW		GOOD	REMAIN
B	CASSIA SP	CASSIA	1	1.5	18	5	FAIR	REMAIN
C	ERIOBOTRYA JAPONICA	LOQUAT	1	3	12	12	FAIR	REMAIN
D	VEITCHIA SP	VEITCHIA PALM	1	4	5' GW		FAIR	REMAIN
E	COCOS NUCIFERA	COCONUT PALM	1	8	6' GW		FAIR	REMAIN
F	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	2	2.5	6' GW		FAIR	REMAIN
G	VEITCHIA SP	VEITCHIA PALM	1	4	5' GW		FAIR	REMAIN
H	VEITCHIA SP	VEITCHIA PALM	1	4	6' GW		FAIR	REMAIN
I	VEITCHIA SP	VEITCHIA PALM	1	4	6' GW		FAIR	REMAIN
PROPOSED TREES								
TREES #	BOTANICAL NAME	COMMON NAME	QUANTITY	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CONDITION	DISPOSITION
J	Sabal palmetto	CABBAGE PALM	1	2	12'			NEW NATIVE
K	Sabal palmetto	CABBAGE PALM	1	2	12'			NEW NATIVE
L	Sabal palmetto	CABBAGE PALM	1	2	12'			NEW NATIVE
M	Quercus Virginiana	LIVE OAK	1	2	12'			NEW NATIVE
N	Caesalpinia granadillo	BRIDALVEIL TREE	1	2	12'			INTRODUCED
O	Caesalpinia granadillo	BRIDALVEIL TREE	1	2	12'			INTRODUCED
P	Krugiodendron ferreum	Black Ironwood	1	2	12'			NEW NATIVE
Q	Krugiodendron ferreum	Black Ironwood	1	2	12'			NEW NATIVE
R	Krugiodendron ferreum	Black Ironwood	1	2	12'			NEW NATIVE
S	Quercus Virginiana	LIVE OAK	1	2	12'			NEW NATIVE

PROPOSED SHRUBS/ GROUNDCOVERS						
SYM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE
CI	102	CHRYSOBALANUS ICACO	COCOPLUM	24" X 24", 24" O.C.	YES	MEDIUM
SA-SOD		STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE	FULL COVERAGE	YES	MODERATE