

PROPOSED DEALERSHIP AND
PARKING GARAGE FOR:
TOYOTA OF HOLLYWOOD
1841 NORTH STATE ROAD 7
HOLLYWOOD, FLORIDA. 33021

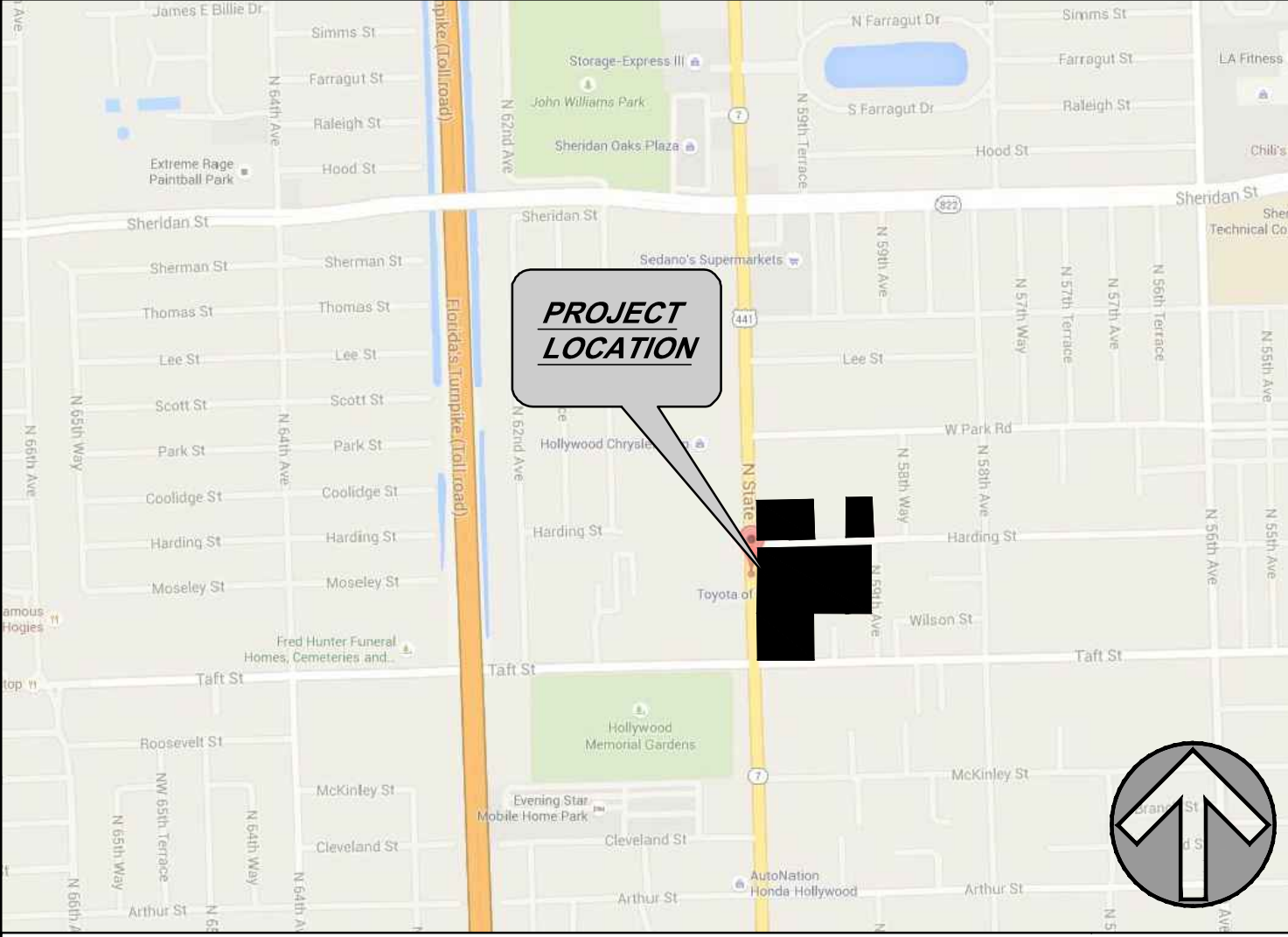
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PRELIMINARY TAC MEETING:	06.16.16
FINAL TAC MEETING:	09.06.16
PDB MEETING:	12.08.16
CITY COMMISSION MEETING:	□□□□□□□□□□

CITY OF HOLLYWOOD MEETING DATES

OWNER TRIANGLE AUTO CENTER, INC 1850 NORTH STATE ROAD 7 HOLLYWOOD, FL 33021 (954) 967-4111	ARCHITECT STILES ARCHITECTURAL GROUP 301 E. LAS OLAS BLVD. FT. LAUDERDALE, FL 33301 (954) 627-9180	SURVEYOR POLICE LAND SURVEYORS 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 (954) 572-1777
STRUCTURAL ENGINEER BRYNTESEN STRUCTURAL ENGINEERS 3045 NORTH FEDERAL HIGHWAY SUITE 80 FORT LAUDERDALE, FL 33306 (954) 568-1411	MECHANICAL, ELECTRICAL, & PLUMBING ENGINEERS KAMM CONSULTING 1407 W. NEWPORT CENTER DR. DEERFIELD BEACH, FL 33442 (954) 949-2200	CIVIL ENGINEER SUN-TECH ENGINEERING, INC 1600 W. OAKLAND PARK BLVD 1ST FLOOR FT. LAUDERDALE, FL 33311 954-777-3123
LANDSCAPE ARCHITECT ARCHITECTURAL ALLIANCE LANDSCAPE 612 SW 4 AVENUE FT. LAUDERDALE, FL 33315 (954) 764-8858	TRAFFIC ENGINEER THOMAS A. HALL, INC. 1655 ADAMS STREET HOLLYWOOD, FL 33019 (954) 288-4447	

CONSULTANTS



ALL OF LOT 14, BLOCK 1, "HOLLYWOOD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

AND

ALL OF LOT 16 AND A PORTION OF LOTS 17, 18 AND 19, BLOCK 1, "HOLLYWOOD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 02°00'37" EAST ON THE EAST LINE OF SAID LOT 16 FOR 186.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 88°11'54" WEST ON THE SOUTH LINE OF BLOCK 1, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HARDING STREET AS DEDICATED BY SAID PLAT FOR 231.06 FEET; THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) AS RECORDED IN INSTRUMENT NUMBER 113377767, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE NORTH 46°21'02" WEST 51.17 FEET TO THE INTERSECTION WITH A LINE LYING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST; 2) THENCE NORTH 02°00'37" WEST ON SAID PARALLEL LINE 132.03 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 19, BLOCK 1; THENCE NORTH 88°15'21" EAST ON SAID NORTH LINE OF BLOCK 1, ALSO BEING THE SOUTH LINE OF TRACT "A", "LUTHER MEMORIAL LUTHERAN CHURCH," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 12, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR 271.01 FEET TO THE POINT OF BEGINNING.

AND

PORTIONS OF LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 2, "HOLLYWOOD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

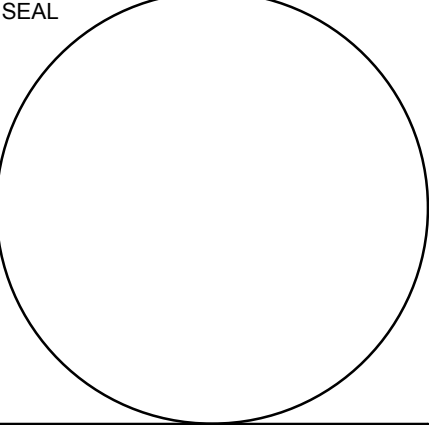
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 2; THENCE SOUTH 88°12'00" WEST ON THE SOUTH LINE OF SAID BLOCK 2, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DEDICATED BY SAID PLAT FOR 102.05 FEET; THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) AS RECORDED IN INSTRUMENT NUMBER 113377767, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE NORTH 46°45'47" WEST 52.48 FEET TO THE INTERSECTION WITH A LINE LYING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST; 2) THENCE NORTH 02°00'37" WEST ON SAID PARALLEL LINE 571.57 FEET; 3) THENCE NORTH 43°05'27" EAST 44.18 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HARDING STREET AS DEDICATED BY THE AFOREMENTIONED PLAT OF "HOLLYWOOD ACRES"; THENCE NORTH 88°11'54" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 903.71 FEET TO THE NORTHWEST CORNER OF LOT 17, "MIC-LIL ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 25, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON THE WESTERLY AND NORTHERLY BOUNDARY OF SAID "MIC-LIL ESTATES" PLAT, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 02°00'37" EAST 440.00 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID PLAT; THENCE SOUTH 88°11'54" WEST 396.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT; THENCE SOUTH 02°00'27" EAST ON THE WEST LINE OF SAID LOT 1, ALSO BEING THE EAST LINE OF THE AFOREMENTIONED LOTS 7, 8, 9 AND 10, BLOCK 2, "HOLLYWOOD ACRES", 200.01 FEET TO THE POINT OF BEGINNING.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 326,439 SQUARE FEET (7.494 ACRES).

LEGAL DESCRIPTION

LOCATION MAP

REVISIONS :



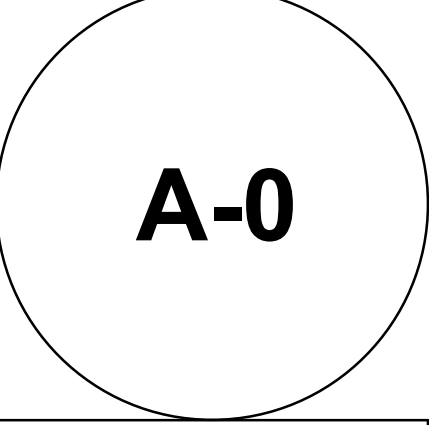
CONSULTANT

STILES
ARCHITECTURAL GROUP

301 East Las Olas Blvd
Fort Lauderdale, Florida.
954 - 627- 9180 33301
FL. REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:
TOYOTA OF HOLLYWOOD
1841 NORTH STATE ROAD 7
HOLLYWOOD, FL 33021

COVER SHEET



PROJECT NO.
73842
DRAWN BY :
MaT
CHECKED BY :
J.L.P
DATE :
October 31, 2016

T&B&K COVER SHEETING

LEGAL DESCRIPTION:

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AND

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ALL OF SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 326,439 SQUARE FEET OF NET LOT AREA (7.4940 ACRES). AREA IS INCLUSIVE OF RELEVANT PARCEL ONLY.

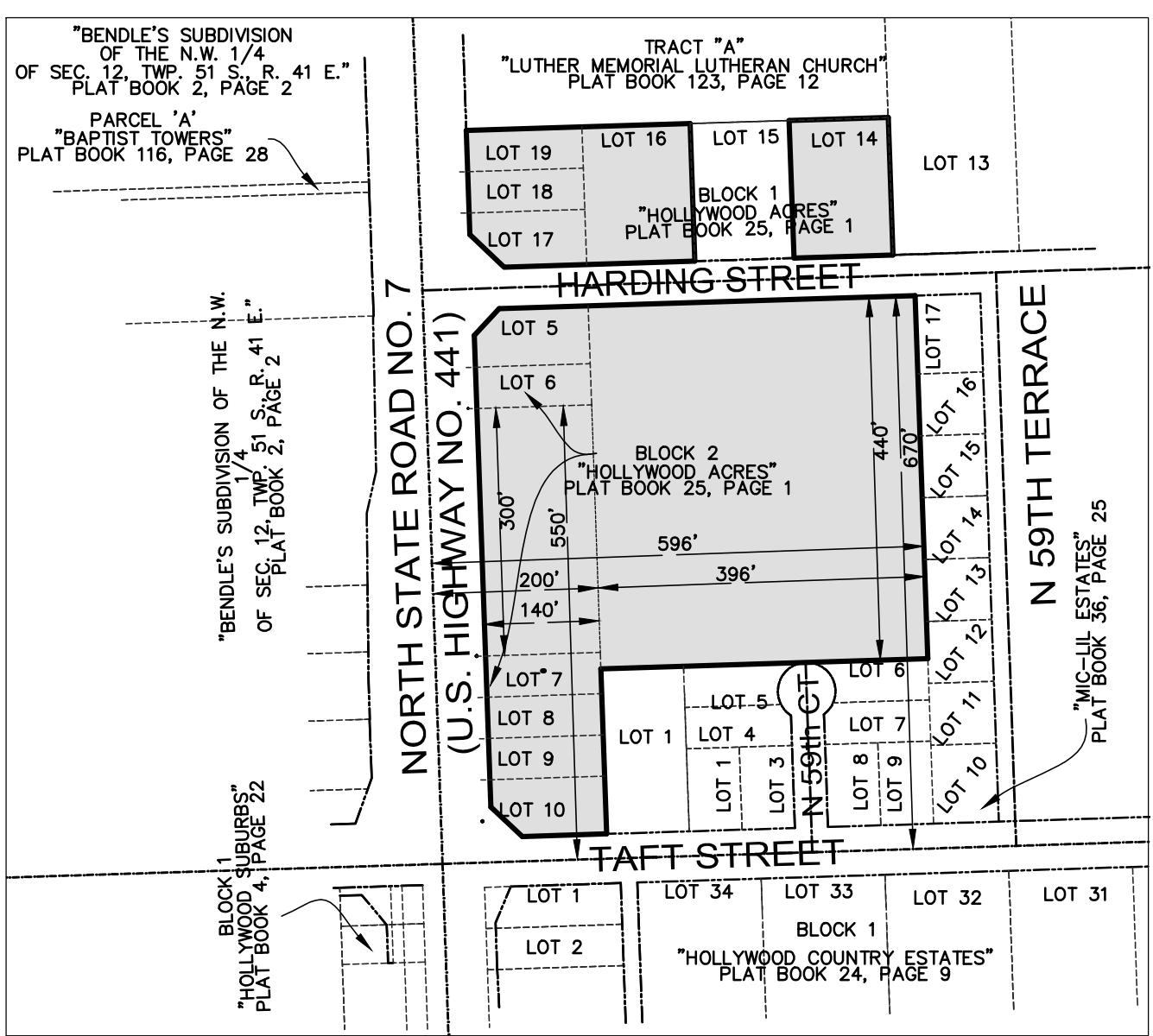
COPYRIGHT 2016 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

NOTES:

- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2065; ELEVATION=13,786 FEET.
- FLOOD ZONE: AH & X; BASE FLOOD ELEVATION: 12 FEET & NONE; PANEL #125113 0564H; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF N STATE ROAD 7 BEING N02°00'25"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: CRAIG ZINN AUTOMOTIVE GROUP; PARAMOUNT TITLE SERVICES, INC.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SITE CONTAINS 273 TOTAL PARKING SPACES (263 REGULAR & 4 HANDICAPPED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE CERTIFICATE, SEARCH NO.: 15-974-1-UPDATE 3, PREPARED BY PARAMOUNT TITLE SERVICES INC., DATED MAY 31, 2016. THE FOLLOWING ARE THE EASEMENT AND RIGHTS-OF-WAY DOCUMENTS IN SAID TITLE CERTIFICATE:
ITEM 1 - EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS IN PLAT BOOK 25, PAGE 1 AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
ITEM 2 - ROAD MAP BOOK 7, PAGE 4 AFFECTS THE ADJACENT RIGHT-OF-WAY.
ITEM 3 - ROAD MAP BOOK 7, PAGE 30 AFFECTS THE ADJACENT RIGHT-OF-WAY.
ITEM 4 - EASEMENT TO FLORIDA POWER & LIGHT COMPANY IN O.R.B. 1020, PAGE 262 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 5 - EASEMENT TO FLORIDA POWER & LIGHT COMPANY IN O.R.B. 1033, PAGE 360 DOES NOT AFFECT THIS SITE.
ITEM 6 - COUNTY DEED IN O.R.B. 2868, PAGE 27 AFFECTS THE ADJACENT RIGHT-OF-WAY.
ITEM 7 - RESOLUTION IN O.R.B. 3438, PAGE 60 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 8 - LICENSE AGREEMENT N O.R.B. 43962, PAGE 1211 AFFECTS THE ADJACENT RIGHT-OF-WAY.
ITEM 9 - SUBORDINATION OF UTILITY INTERESTS IN O.R.B. 49726, PAGE 1978 AFFECTS THE ADJACENT RIGHT-OF-WAY.
ITEM 10 - RESOLUTION IN O.R.B. 50025, PAGE 1840 DOES NOT AFFECT THIS SITE.
ITEM 11 - DECLARATION OF RESTRICTIVE COVENANT IN O.R.B. 50573, PAGE 1313 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 12 - MAINTENANCE AND DRAINAGE EASEMENT AGREEMENT IN O.R.B. 50635, PAGE 858 DOES NOT AFFECT THIS SITE.
ITEM 13 - WARRANTY DEED IN INSTRUMENT #113377767 AFFECTS THE ADJACENT RIGHT-OF-WAY AS DEPICTED HEREON.
TITL DEEDS AND RELEASES:
ITEM 1 - DEED IN DEED BOOK 1, PAGE 84
ITEM 2 - RELEASE OF RESERVATIONS IN O.R.B. 4906, PAGE 784 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 3 - QUIT CLAIM DEED IN O.R.B. 7555, PAGE 707 DOES NOT AFFECT THIS SITE.



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



- LEGEND
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND WATER LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - OFFICIAL RECORDS BOOK
 - TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - FLP FLORIDA POWER & LIGHT COMPANY
 - B.C.R. BROWARD COUNTY RECORDS
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - R/W RIGHT OF WAY
 - P.B. PLAT BOOK
 - PG PAGE
 - CABBAGE PALM
 - SILVER BUTTWOOD
 - MAHOGANY TREE
 - OAK TREE
 - WEeping FIG
 - CHRISTMAS PALM TREE
 - BLACK OLIVE
 - BISCHOFIA
 - CARROTWOOD
 - FOXTAIL PALM
 - STRANGLER FIG
 - UMBRELLA TREE

TO CRAIG ZINN AUTOMOTIVE GROUP; TRIANGLE AUTO CENTER, INC. A FLORIDA CORPORATION; PARAMOUNT TITLE SERVICES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11 OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

John F. Pulice, PSM

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

SHEET 1 OF 2

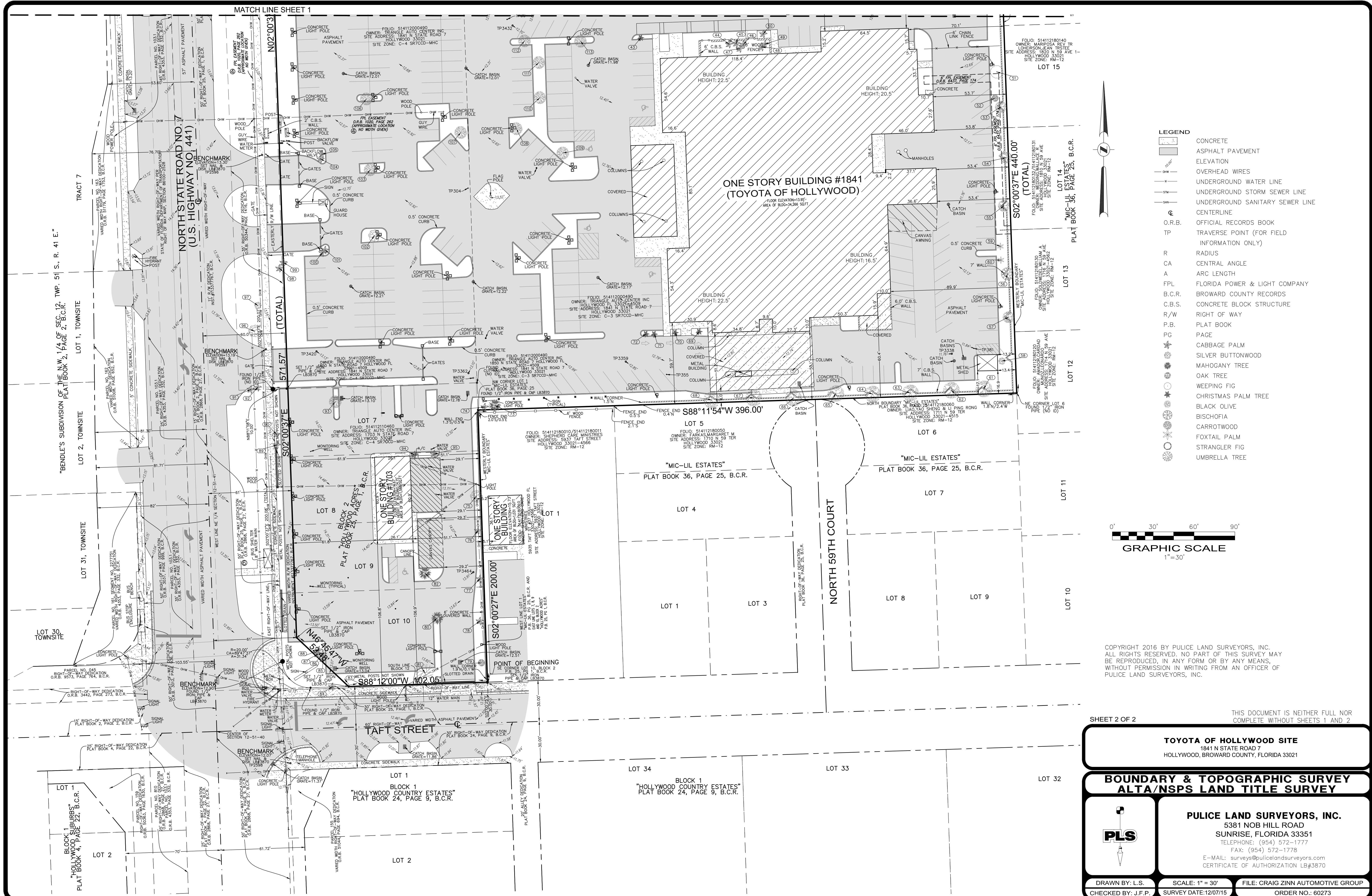
5	REVIEW UPDATED TITLE CERTIFICATE	M.D.
4	REVIEW CERTIFICATE/BOUNDARY/LEGAL	B.B.
3	MISCELLANEOUS ADDITIONS	B.B.
2	#60273 REVISE SURVEY 12/07/15	M.D.
1	#59242 ORIGINAL SURVEY 7/12/15	B.B.
NO.	REVISIONS	BY

TOYOTA OF HOLLYWOOD SITE
1841 N STATE ROAD 7
HOLLYWOOD, BROWARD COUNTY, FLORIDA 33021

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.
CHECKED BY: J.F.P.
SCALE: 1" = 30'
SURVEY DATE: 12/07/15
FILE: CRAIG ZINN AUTOMOTIVE GROUP
ORDER NO.: 60273



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BE REPRODUCED, IN ANY FORM OR BY ANY MEANS,
WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF
PULICE LAND SURVEYORS, INC.

SHEET 2 OF 2

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

LEGAL DESCRIPTION:

ALL OF LOT 14, BLOCK 1, "HOLLYWOOD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

AND

ALL OF LOT 16 AND A PORTION OF LOTS 17, 18 AND 19, BLOCK 1, "HOLLYWOOD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 02°00'37" EAST ON THE EAST LINE OF SAID LOT 16 FOR 166.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 88°11'54" WEST ON THE SOUTH LINE OF BLOCK 1, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HARDING STREET AS DEDICATED BY SAID PLAT FOR 231.06 FEET; THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) AS RECORDED IN INSTRUMENT NUMBER 113377767, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) NORTH 46°21'02" WEST 51.17 FEET TO THE INTERSECTION WITH A LINE LYING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST; 2) NORTH 02°00'37" WEST ON SAID PARALLEL LINE 132.03 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 19, BLOCK 1; THENCE NORTH 88°15'21" EAST ON SAID NORTH LINE OF BLOCK 1, ALSO BEING THE SOUTH LINE OF TRACT "A", "LUTHER MEMORIAL LUTHERAN CHURCH," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 12, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR 271.01 FEET TO THE POINT OF BEGINNING.

AND

PORTIONS OF LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 2, "HOLLYWOOD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 2; THENCE SOUTH 88°12'00" WEST ON THE SOUTH LINE OF SAID BLOCK 2, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DEDICATED BY THE PLAT OF "HOLLYWOOD COUNTRY ESTATES", AS RECORDED IN PLAT BOOK 24, PAGE 9, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR 102.05 FEET; THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) AS RECORDED IN INSTRUMENT NUMBER 113377767, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) THENCE NORTH 46°45'47" WEST 52.48 FEET TO THE INTERSECTION WITH A LINE LYING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST; 2) THENCE NORTH 02°00'37" WEST ON SAID PARALLEL LINE 571.57 FEET; 3) THENCE NORTH 43°05'27" EAST 44.18 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HARDING STREET AS DEDICATED BY THE PLAT OF SAID "HOLLYWOOD ACRES"; THENCE NORTH 88°11'54" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 503.71 FEET TO THE NORTHWEST CORNER OF LOT 17, "MIC-LIL ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 25, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON THE WESTERLY AND NORTHERLY BOUNDARY OF SAID "MIC-LIL ESTATES" PLAT, THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) SOUTH 02°00'37" EAST 440.00 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID PLAT; 2) SOUTH 88°11'54" WEST 396.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT; 3) SOUTH 02°00'27" EAST ON THE WEST LINE OF SAID LOT 1, ALSO BEING THE WESTERLY BOUNDARY OF "MIC-LIL ESTATES" AND EAST LINE OF THE AFOREMENTIONED LOTS 7, 8, 9 AND 10, BLOCK 2, "HOLLYWOOD ACRES", FOR 200.01 FEET TO THE POINT OF BEGINNING.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 326,439 SQUARE FEET (7.4940 ACRES).

DEDICATION:

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT TRIANGLE AUTO CENTER, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "TOYOTA OF HOLLYWOOD", A REPLAT AND SUBDIVISION.

ADDITIONAL RIGHT-OF-WAYS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: TRIANGLE AUTO CENTER, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, A.D. 201__.

WITNESSES:

TRIANGLE AUTO CENTER, INC.,
A FLORIDA CORPORATION

PRINT NAME _____

BY:

PRINT NAME _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA SS
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, _____ OF TRIANGLE AUTO CENTER, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 201__.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC -- STATE OF FLORIDA

MY COMMISSION EXPIRES: _____ PRINT NAME: _____

"TOYOTA OF HOLLYWOOD"

A REPLAT OF ALL OF LOTS 14 AND 16, AND A PORTION OF LOTS 17, 18 AND 19, BLOCK 1 AND PORTIONS OF LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 2, "HOLLYWOOD ACRES",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

954-572-1777
FAX NO. 954-572-1778
NOVEMBER 2015

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT WORLD OMNI FINANCIAL CORP., A FLORIDA CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN FLORIDA REAL ESTATE MORTGAGE AND SECURITY AGREEMENT DATED DECEMBER 12, 2014, RECORDED DECEMBER 16, 2014, IN OFFICIAL RECORDS BOOK 51319, PAGE 860, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE AFOREMENTIONED DEDICATIONS.

IN WITNESS WHEREOF: THAT SAID WORLD OMNI FINANCIAL CORP., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS _____ AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS _____ THIS _____ DAY OF _____, A.D. 201__.

WORLD OMNI FINANCIAL CORP., A FLORIDA CORPORATION

ATTEST: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ TITLE: _____

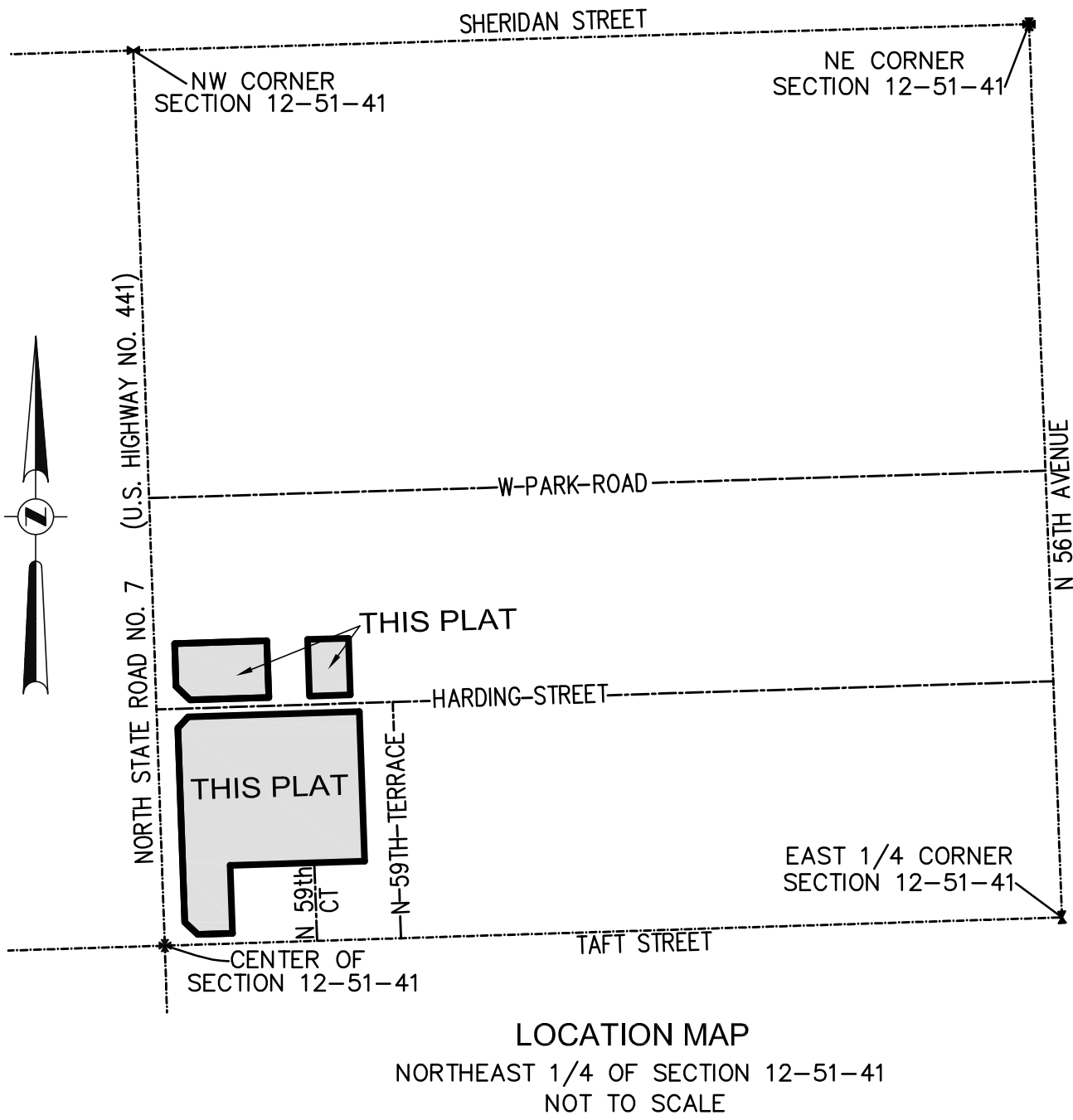
ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF FLORIDA S.S.
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS _____, _____ AND _____, RESPECTIVELY OF WORLD OMNI FINANCIAL CORP., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 201__.

PRINT NAME _____
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____



PREPARED BY
PULICE LAND SURVEYORS, INC.

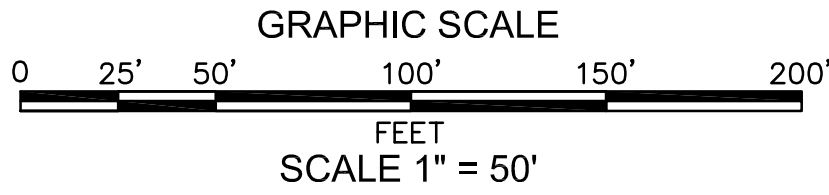
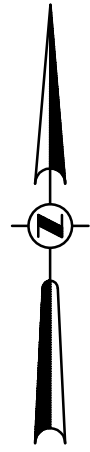
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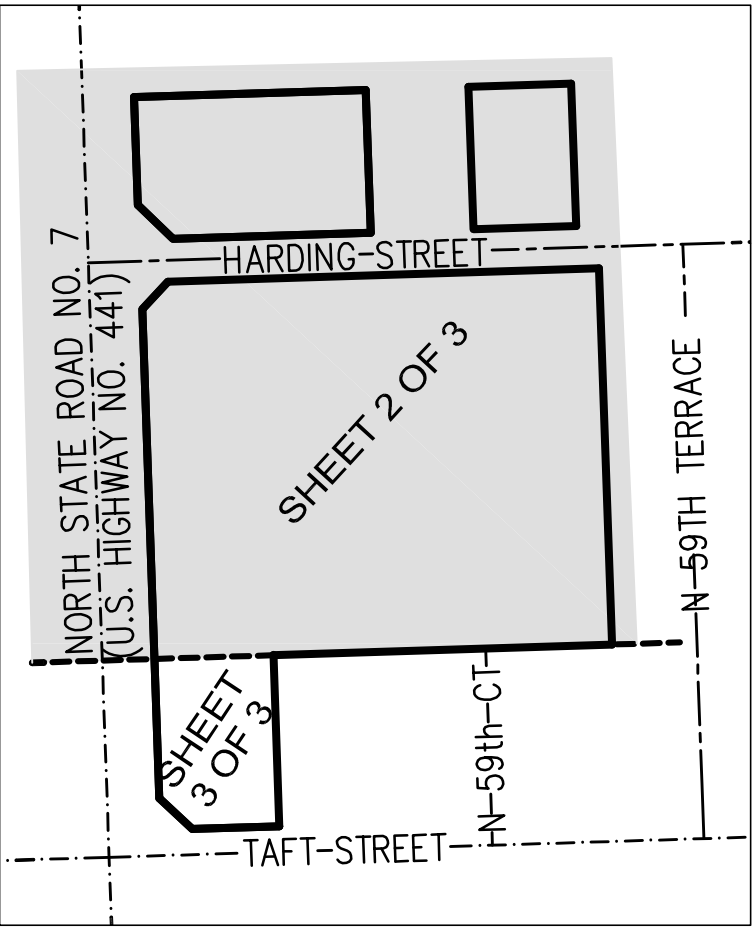
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PLAT BOOK PAGE
SHEET 2 OF 3 SHEETS



LEGEND:

P.R.M. □	DENOTES: PERMANENT REFERENCE MONUMENTS (4"x4"x25" CONCRETE MONUMENT WITH 1.3" BRASS DISK STAMPED "PRMLB3870" UNLESS OTHERWISE NOTED)
P.C.P. ○	DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
LB	DENOTES: LICENSED BUSINESS
++++	DENOTES: NON VEHICULAR ACCESS LINE.
B.C.R.	DENOTES: BROWARD COUNTY RECORDS.
P.B.	DENOTES: PLAT BOOK
O.R.B.	DENOTES: OFFICIAL RECORD BOOK
PG	DENOTES: PAGE NUMBER
R/W	DENOTES: RIGHT-OF-WAY
P.B.	DENOTES: PLAT BOOK
N:1223.56	DENOTES: STATE PLANE COORDINATE NORTHING
E:1223.56	DENOTES: STATE PLANE COORDINATE EASTING
INST.#	DENOTES: INSTRUMENT NUMBER
S.F.	DENOTES: SQUARE FEET



KEY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 165,000 SQUARE FEET OF AUTO DEALERSHIP AND 433,000 SQUARE FEET OF AUTO STORAGE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2) THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "KEITH AND SCHNARS, P.A. RESURVEY OF A PORTION OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. REFERENCE LINE BEING THE WEST LINES OF RIGHT-OF-WAY DEDICATION FOR STATE ROAD NO. 7 (U.S. HIGHWAY NO. 1), AS RECORDED IN INSTRUMENT #113377767, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING N02°00'25"W.

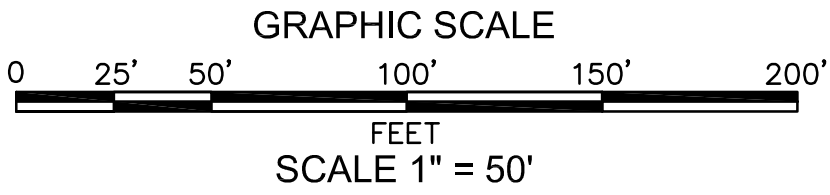
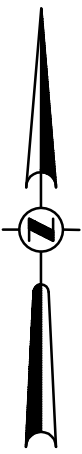
3A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION

NOTICE:
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PLANNING FILE NO. 044-MP-15



- LEGEND:
- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENTS
(4"x4"x25" CONCRETE MONUMENT WITH 1.3" BRASS
DISK STAMPED "PRLB3870" UNLESS OTHERWISE NOTED)
- P.C.P. ○ DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3"
BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE
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- LB DENOTES: LICENSED BUSINESS
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- P.B. DENOTES: PLAT BOOK
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- PG DENOTES: PAGE NUMBER
- R/W DENOTES: RIGHT-OF-WAY
- P.B. DENOTES: PLAT BOOK
- INST.# DENOTES: INSTRUMENT NUMBER
- ✱ DENOTES: CENTER OF SECTION
- I DENOTES: QUARTER SECTION CORNER
- S.F. DENOTES: SQUARE FEET

- SURVEYOR'S NOTES:
- 1) THIS PLAT IS RESTRICTED TO 165,000 SQUARE FEET OF AUTO DEALERSHIP AND 433,000 SQUARE FEET OF AUTO STORAGE.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 2) THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "KEITH AND SCHNARS, P.A. RESURVEY OF A PORTION OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. REFERENCE LINE BEING THE WEST LINES OF RIGHT-OF-WAY DEDICATION FOR STATE ROAD NO. 7 (U.S. HIGHWAY NO. 1), AS RECORDED IN INSTRUMENT #113377767, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING N02°00'25"W.
- 3A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR
- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION

"TOYOTA OF HOLLYWOOD"

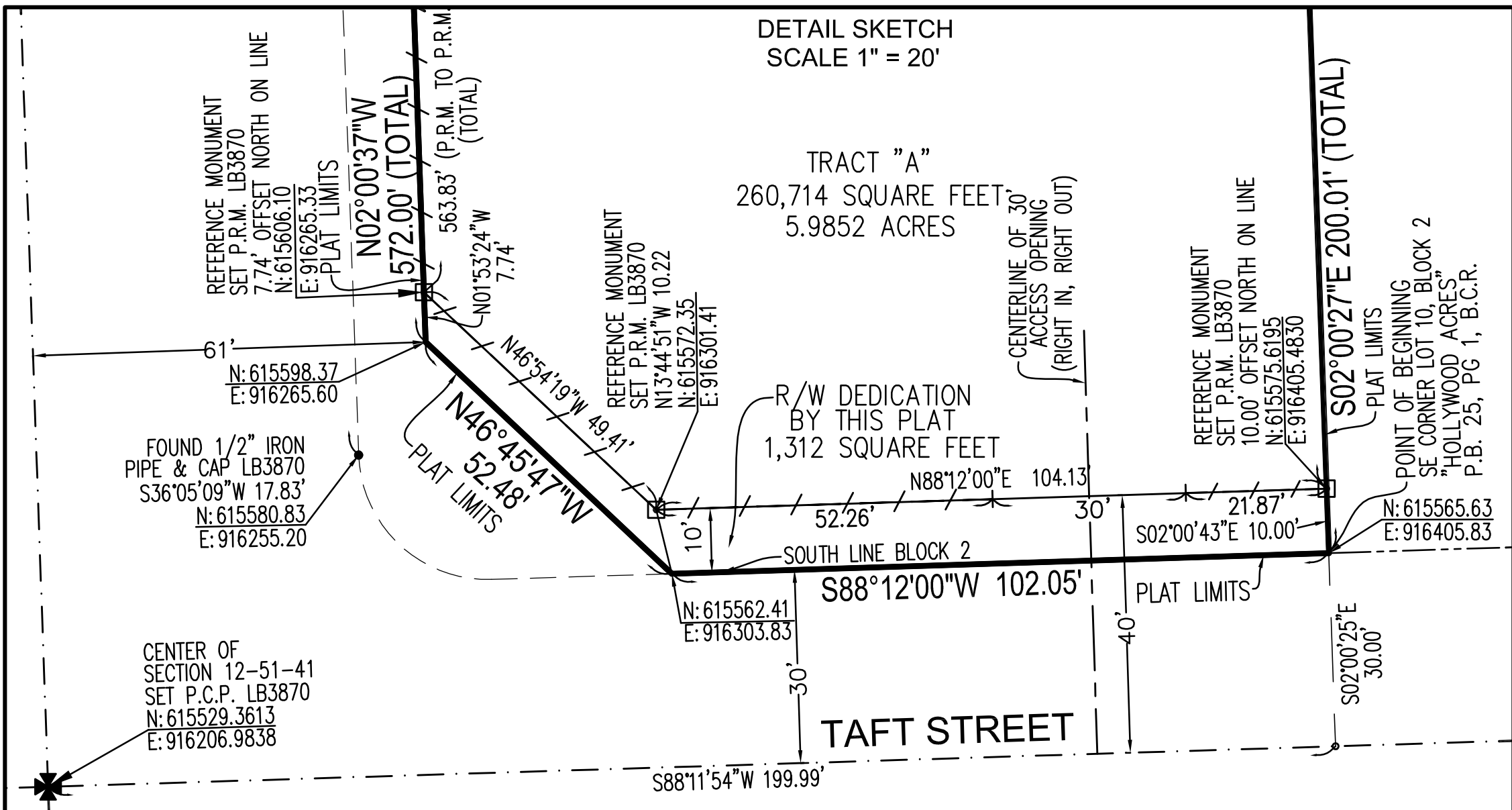
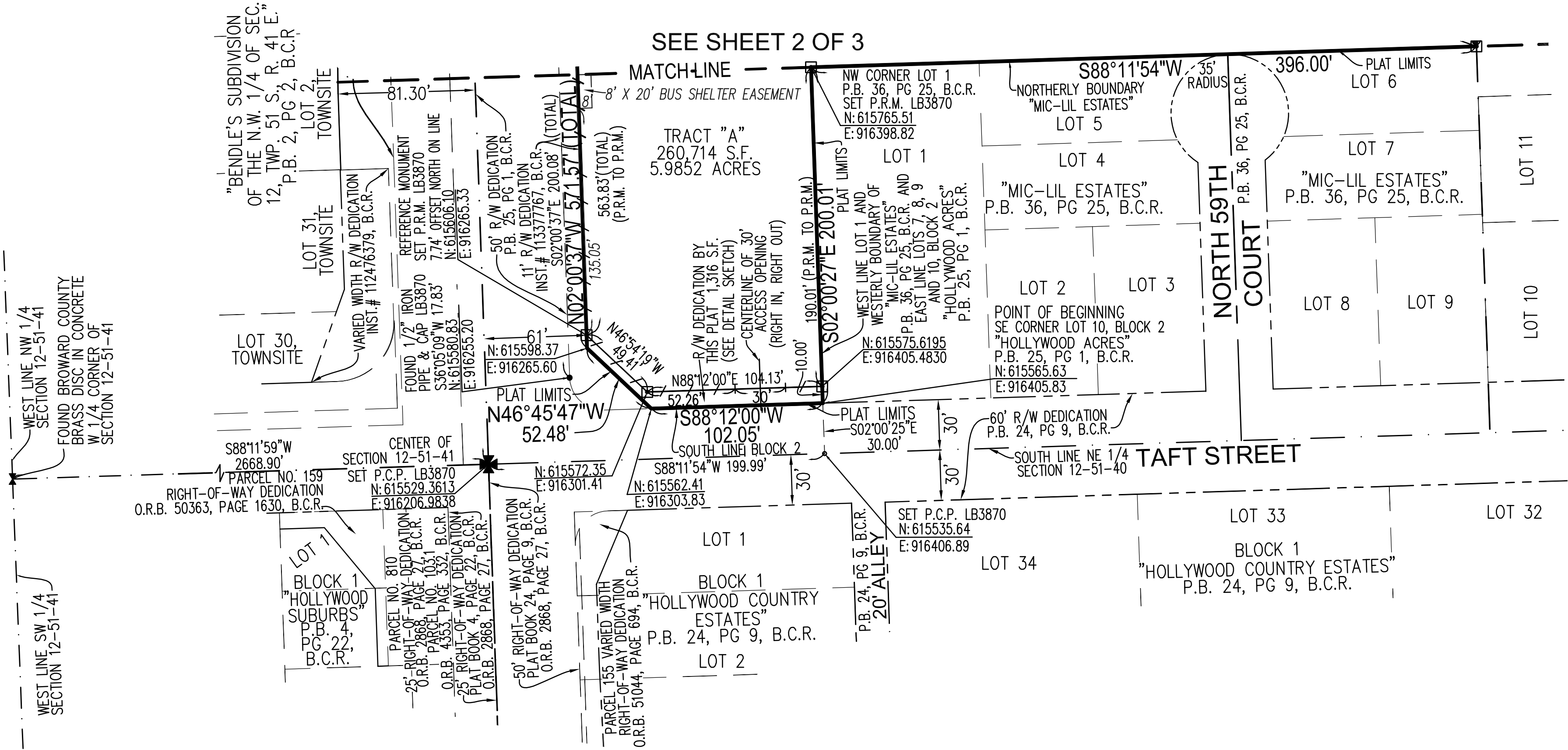
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PREPARED BY
PULICE LAND SURVEYORS, INC.

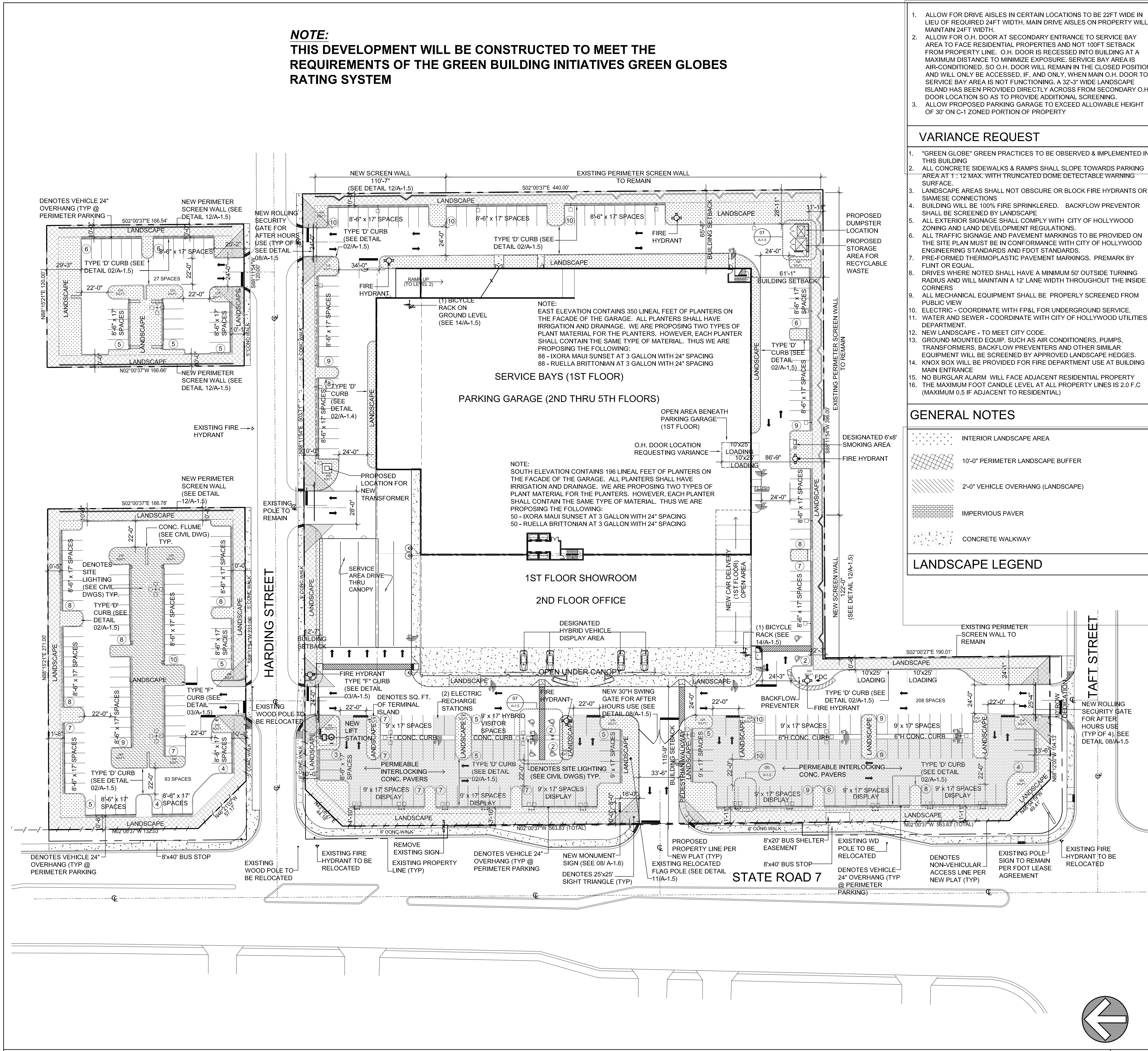
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NOVEMBER 2015



KEY MAP
NOT TO SCALE



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1. ALLOW FOR DRIVE AISLES IN CERTAIN LOCATIONS TO BE 22FT WIDE IN LIEU OF REQUIRED 24FT WIDTH. MAIN DRIVE AISLES ON PROPERTY WILL MAINTAIN 24FT WIDTH.
2. ALLOW FOR O.H. DOOR AT SECONDARY ENTRANCE TO SERVICE BAY AREA TO FACE RESIDENTIAL PROPERTIES AND NOT 100FT SETBACK FROM PROPERTY LINE. O.H. DOOR IS RECESSED INTO BUILDING AT A MAXIMUM DISTANCE TO MINIMIZE EXPOSURE. SERVICE BAY AREA IS AIR-CONDITIONED, SO O.H. DOOR WILL REMAIN IN THE CLOSED POSITION AND WILL ONLY BE ACCESSED, IF, AND ONLY, WHEN MAIN O.H. DOOR TO SERVICE BAY AREA IS NOT FUNCTIONING. A 32'-3" WIDE LANDSCAPE ISLAND HAS BEEN PROVIDED DIRECTLY ACROSS FROM SECONDARY O.H. DOOR LOCATION SO AS TO PROVIDE ADDITIONAL SCREENING.
3. ALLOW PROPOSED PARKING GARAGE TO EXCEED ALLOWABLE HEIGHT OF 30' ON C-1 ZONED PORTION OF PROPERTY

VARIANCE REQUEST

1. "GREEN GLOBE" GREEN PRACTICES TO BE OBSERVED & IMPLEMENTED IN THIS BUILDING
2. ALL CONCRETE SIDEWALKS & RAMPS SHALL SLOPE TOWARDS PARKING AREA AT 1" : 12 MAX. WITH TRUNCATED DOME DETECTABLE WARNING SURFACE.
3. LANDSCAPE AREAS SHALL NOT OBSCURE OR BLOCK FIRE HYDRANTS OR SIAMSESE CONNECTIONS
4. BUILDING WILL BE 100% FIRE SPRINKLERED. BACKFLOW PREVENTOR SHALL BE SCREENED BY LANDSCAPE
5. ALL EXTERIOR SIGNAGE SHALL COMPLY WITH CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.
6. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED ON THE SITE PLAN MUST BE IN CONFORMANCE WITH CITY OF HOLLYWOOD ENGINEERING STANDARDS AND FOOT STANDARDS.
7. PRE-FORMED THERMOPLASTIC PAVEMENT MARKINGS. PREMARK BY FLINT OR EQUAL.
8. DRIVES WHERE NOTED SHALL HAVE A MINIMUM 50' OUTSIDE TURNING RADIUS AND WILL MAINTAIN A 12' LANE WIDTH THROUGHOUT THE INSIDE CORNERS
9. ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW
10. ELECTRIC - COORDINATE WITH FP&L FOR UNDERGROUND SERVICE.
11. WATER AND SEWER - COORDINATE WITH CITY OF HOLLYWOOD UTILITIES DEPARTMENT.
12. NEW LANDSCAPE - TO MEET CITY CODE.
13. GROUND MOUNTED EQUIP. SUCH AS AIR CONDITIONERS, PUMPS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER SIMILAR EQUIPMENT WILL BE SCREENED BY APPROVED LANDSCAPE HEDGES.
14. KNOX BOX WILL BE PROVIDED FOR FIRE DEPARTMENT USE AT BUILDING MAIN ENTRANCE
15. NO BURGLAR ALARM WILL FACE ADJACENT RESIDENTIAL PROPERTY
16. THE MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES IS 2.0 F.C (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL)

GENERAL NOTES

- INTERIOR LANDSCAPE AREA
- 10'-0" PERIMETER LANDSCAPE BUFFER
- 2'-0" VEHICLE OVERHANG (LANDSCAPE)
- IMPERVIOUS PAVER
- CONCRETE WALKWAY

LANDSCAPE LEGEND

JURISDICTION:	CITY OF HOLLYWOOD, FLORIDA
ADDRESS:	1841 NORTH STATE ROAD 7
ZONING DESIGNATION: EXISTING	SR7 CCD-MHC C-1, C-3, C-4
OCCUPANCY	GROUP B (BUSINESS) - SHOWROOM/ OFFICES GROUP S-1 (STORAGE) - SERVICE/ PARKING GARAGE GROUP S-2 (STORAGE) - PARTS
CURRENT USE	TOYOTA OF HOLLYWOOD AUTOMOTIVE SHOWROOM
LAND USE	TRANSIT ORIENTED CORRIDOR
SITE AREA:	GROSS SITE (PER SURVEY) 326,439 (7.4940 ACRES) PER SURVEY NET SITE (PER PLAT) PARCEL 'A' = 260,714 SQ.FT. (5.98 ACRES) PARCEL 'B' = 44,421 SQ.FT. (1.02 ACRES) PARCEL 'C' = 19,992 SQ.FT. (.46 ACRES) TOTAL = 325,127 SQ.FT. (7.46 ACRES)
*NOTE: ALL SITE CALCULATIONS ARE BASED ON PLAT SITE AREA	

TYPE OF CONSTRUCTION:	TYPE II-B (SPRINKLERED)
BUILDING AREA:	32,095 SQ.FT.
SHOWROOM/ SERVICE	54,321 SQ.FT.
PARTS (1st & 2nd FLOOR)	11,473 SQ.FT.
BREAKROOM/LOUNGE	2,700 SQ.FT.
TOTAL	100,589 SQ.FT.
OFFICE (2nd FLOOR)	22,838 SQ.FT.
PARKING GARAGE	66,122 SQ. FT.
LEVEL P2	73,613 SQ. FT.
LEVEL P3	73,613 SQ. FT.
LEVEL P4	70,405 SQ. FT.
LEVEL P5	283,753 SQ.FT.
TOTAL	283,753 SQ.FT.
TOTAL BUILDING AREA	407,180 SQ.FT.
EXTERIOR CANOPIES	20,532 SQ.FT.
BUILDING HEIGHT: ALLOWED PROVIDED	60'-0" OR 5 STORIES 60'-0" (5 STORY) 64'-10" - TOP OF PARKING GARAGE STAIR TOWER/ ELEVATOR

WATER SERVICE:	CITY OF HOLLYWOOD UTILITIES
SEWER SERVICE:	CITY OF HOLLYWOOD UTILITIES
SITE CALCULATIONS:	
PERVIOUS AREAS (PARCELS A, B & C)	
PERIMETER BUFFER	33,857 SQ.FT. .78 ACRES (10.4%)
LANDSCAPE	34,894 SQ.FT. .80 ACRES (10.7%)
PARKING OVERHANG	3,460 SQ.FT. .08 ACRES (1.1%)
TOTAL	72,211 SQ.FT. 1.66 ACRES (22.2% OF SITE AREA)
IMPERVIOUS AREAS (PARCELS A, B & C)	
BUILDING FOOTPRINT	112,848 SQ.FT. 2.59 ACRES (34.7%)
VEHICULAR USE AREA*	136,617 SQ.FT. 3.14 ACRES (42.0%)
*28,230 SQ.FT. OF PERMEABLE PAVERS PROVIDED IN VUA (20.7%)	
CONCRETE WALKWAYS	3,451 SQ.FT. .08 ACRES (1.1%)
TOTAL	252,916 SQ.FT. 5.81 ACRES (77.8% OF SITE AREA)
LANDSCAPING OF PAVED VEHICULAR USE AREA:	
REQUIRED	25% (136,617 x .25 = 34,154 SQ.FT.)
PROVIDED	25.5% (34,894 SQ.FT.)

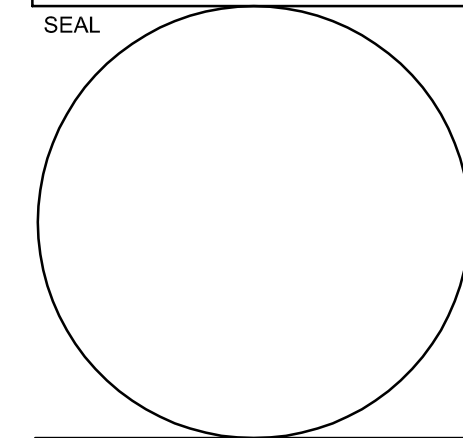
SITE PARKING CALCULATIONS:	
PARKING REQUIRED	
SHOWROOM/ SERVICE - ENCLOSED (1 PER 400 SQ.FT.)	
100,589 SQ.FT. / 400 SQ.FT. =	251
OFFICE (1 PER 250 SQ.FT.)	
22,838 SQ.FT. / 250	91
OUTDOOR DISPLAY (1 PER 1,000 SQ. FT.)	
13,641 SQ.FT. / 1,000 SQ.FT. =	14
TOTAL PARKING REQUIRED =	356
PARKING PROVIDED	
SURFACE PARKING	
PARCEL 'A'	208 (TOTAL)
PARCEL 'B'	162 CUSTOMER PARKING
PARCEL 'C'	46 STORAGE DISPLAY PARKING
PARKING GARAGE	
LEVEL 2	83 (EMPLOYEE)
LEVEL 3	27 (EMPLOYEE)
LEVEL 4	187 (TOTAL)
LEVEL 5	47 EMPLOYEE
TOTAL PARKING	140 STORAGE
	218 (TOTAL)
	37 EMPLOYEE
	181 STORAGE
	231 (STORAGE)
	233 (STORAGE)
	1,187 PARKING SPACES
	356 PROVIDED PARKING
	46 DISPLAY PARKING
	789 STORAGE PARKING

ACCESSIBLE PARKING	REQ.	PROVIDED
301-400 SPACES (2 SPACES INCLUDED WITHIN PARKING GARAGE)	=	8 8
HYBRID VEHICLE PARKING (HV)		
5 SPACES (PROVIDED)		
BICYCLE PARKING		
2 RACKS PROVIDED @ 9 BICYCLES PER RACK = 18 BICYCLES		
LOADING AREA		
REQUIRED (120,000 TO 199,999 SQ.FT.) =	(4) SPACES	
PROVIDED	=	(4) 10'-0" x 25'-0"

BUILDING SETBACKS (C-2 ZONING):		
LOCATION	REQUIRED	PROVIDED
FRONT (WEST)	0'-0" MIN.	115'-9"
SIDE (NORTH)	0'-0" MIN.	12'-7"
SIDE (SOUTH)	15' + 10' PER FLOOR = 55' (ADJACENT TO RESIDENTIAL ZONING)	61'-1"
REAR (EAST)	15' + 10' PER FLOOR = 55' (ADJACENT TO RESIDENTIAL ZONING)	65'-9"

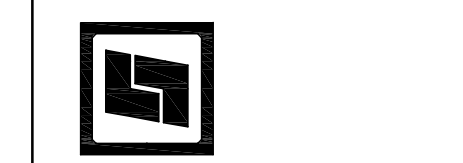
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REVISIONS :



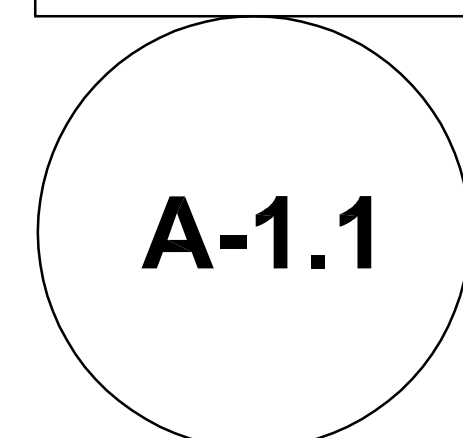
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ARCHITECTURAL GROUP
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Fort Lauderdale, Florida.
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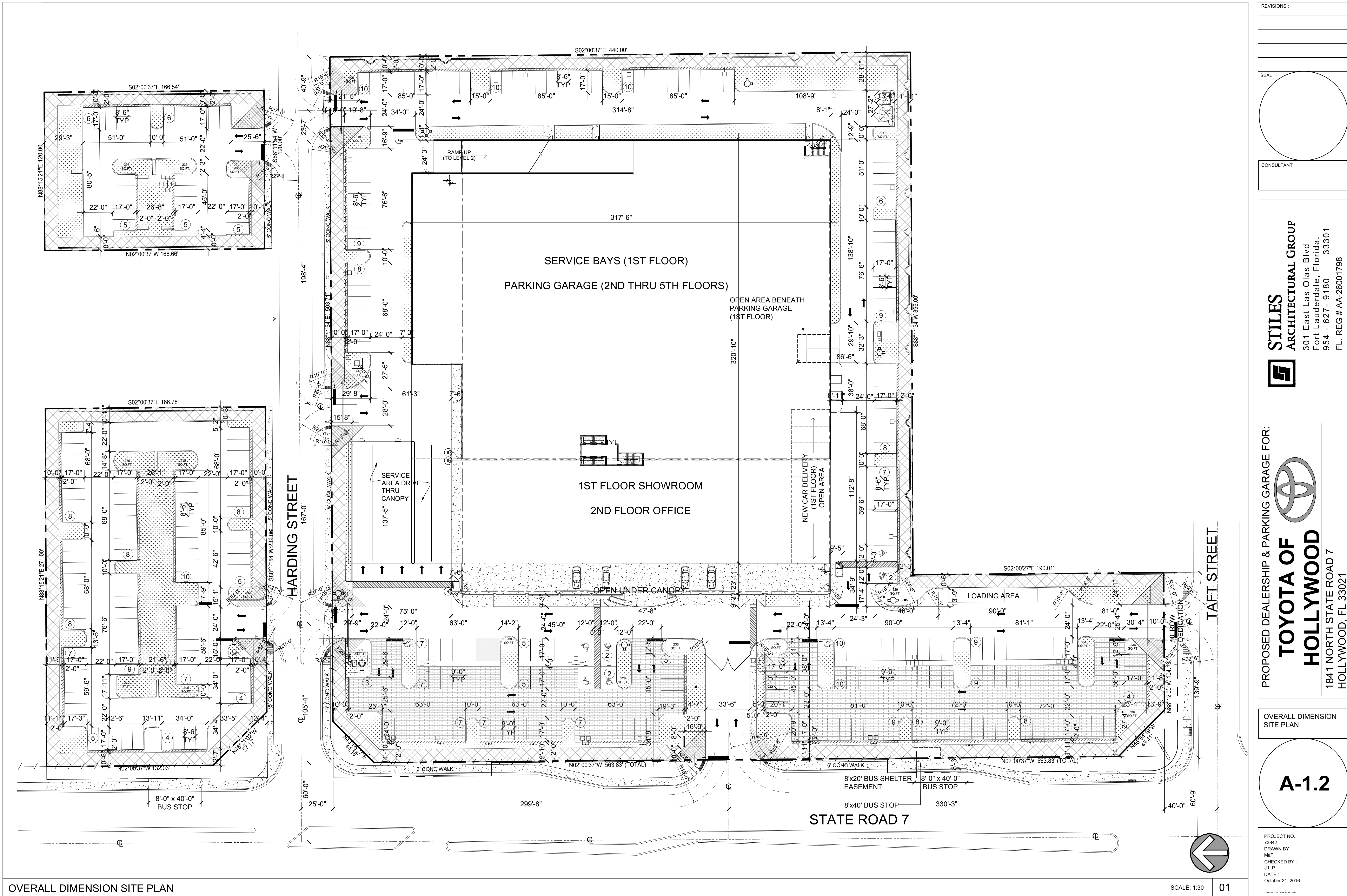
PROPOSED DEALERSHIP & PARKING GARAGE FOR:
TOYOTA OF HOLLYWOOD
1841 NORTH STATE ROAD 7
HOLLYWOOD, FL 33021

OVERALL SITE PLAN

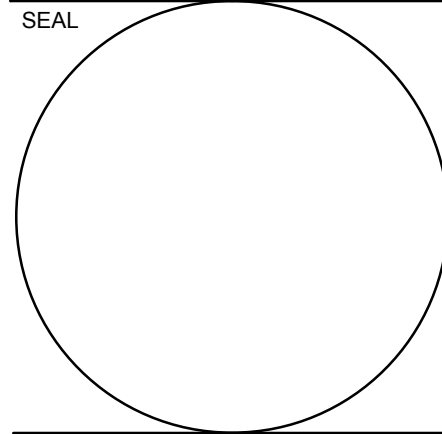


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73842
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MaT
CHECKED BY :
J.L.P
DATE :
October 31, 2016

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PROPOSED DEALERSHIP & PARKING GARAGE FOR:

TOYOTA OF HOLLYWOOD

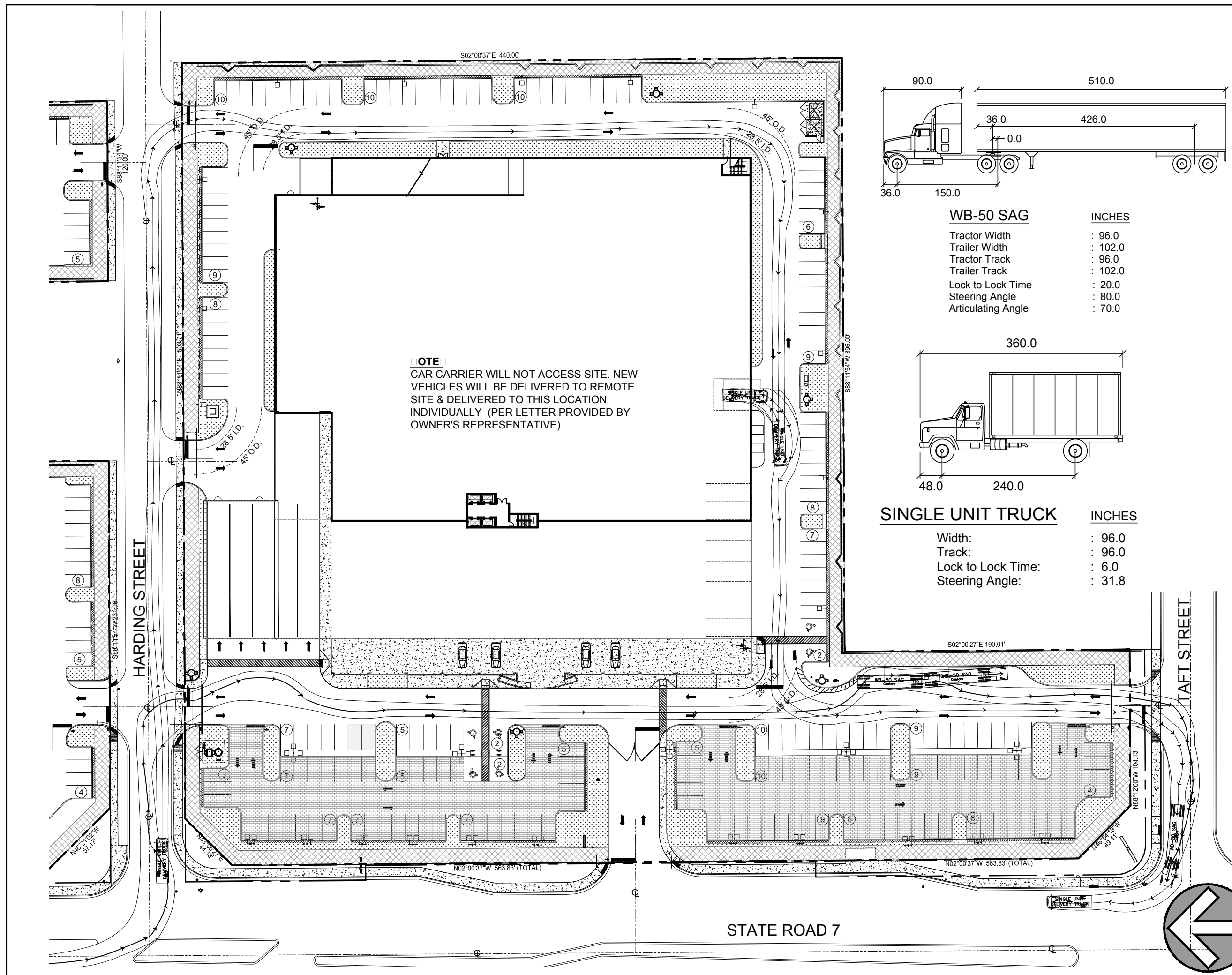
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HOLLYWOOD, FL 33021

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OVERALL DIMENSION
SITE PLAN

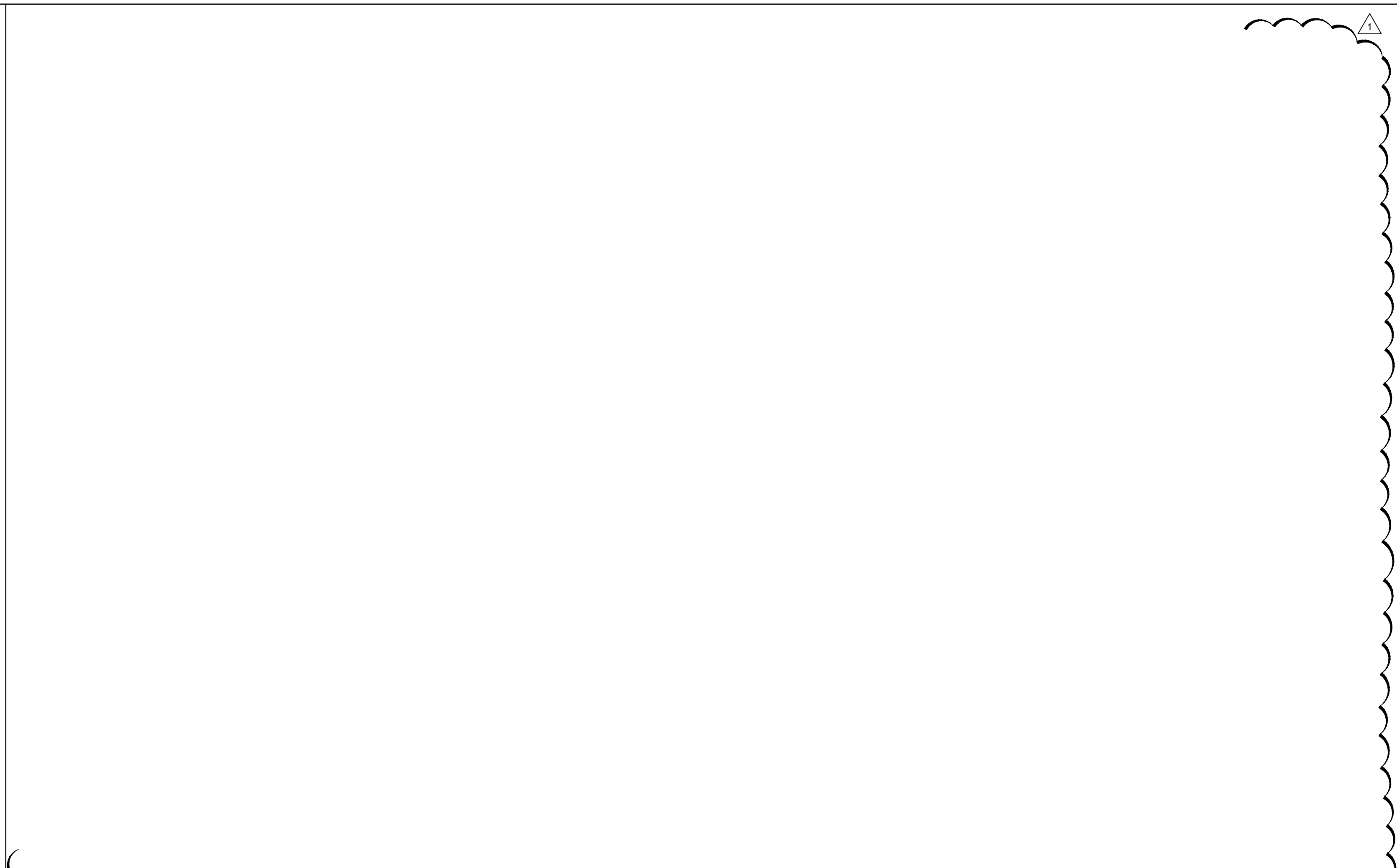
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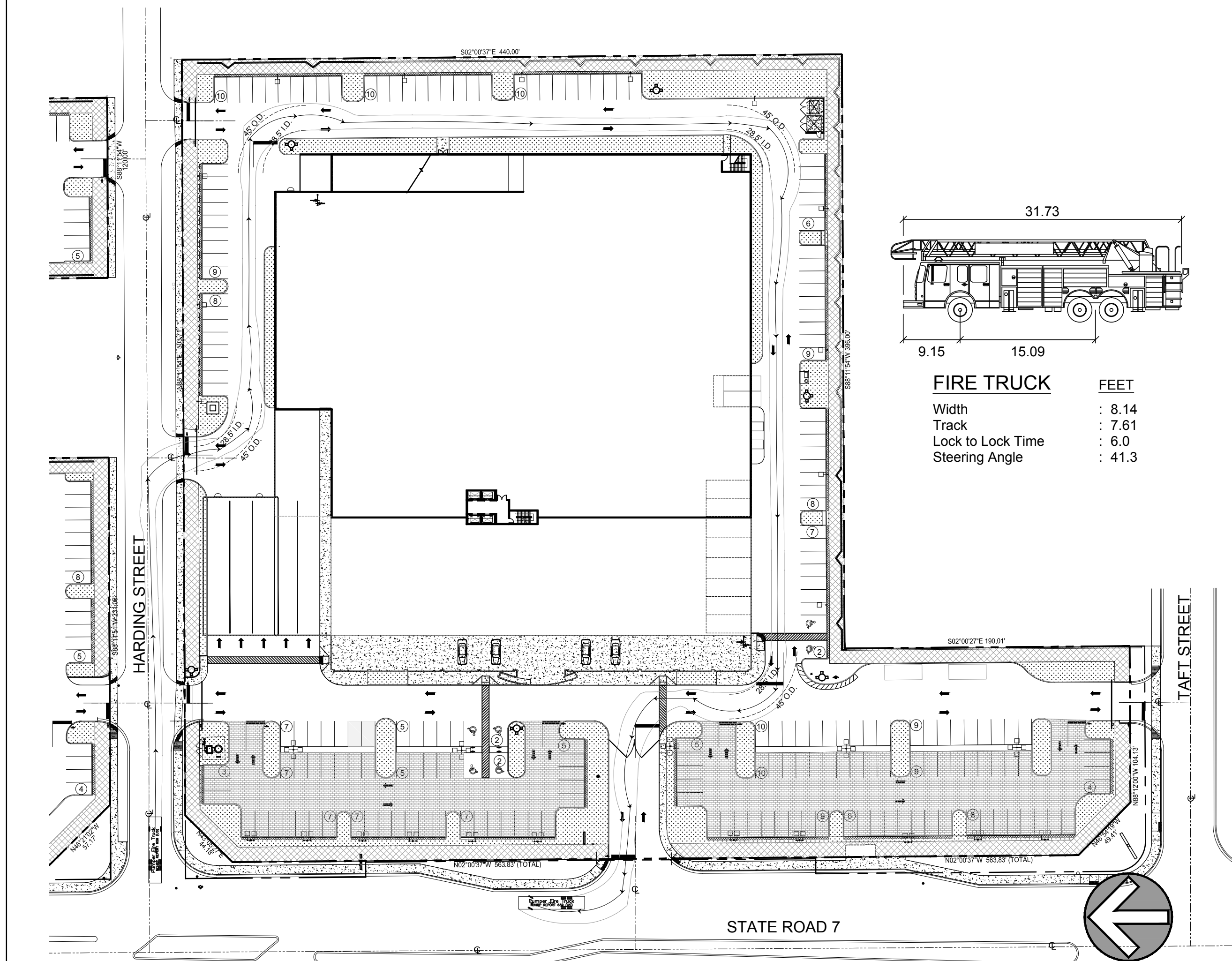
TRUCK SIMULATION

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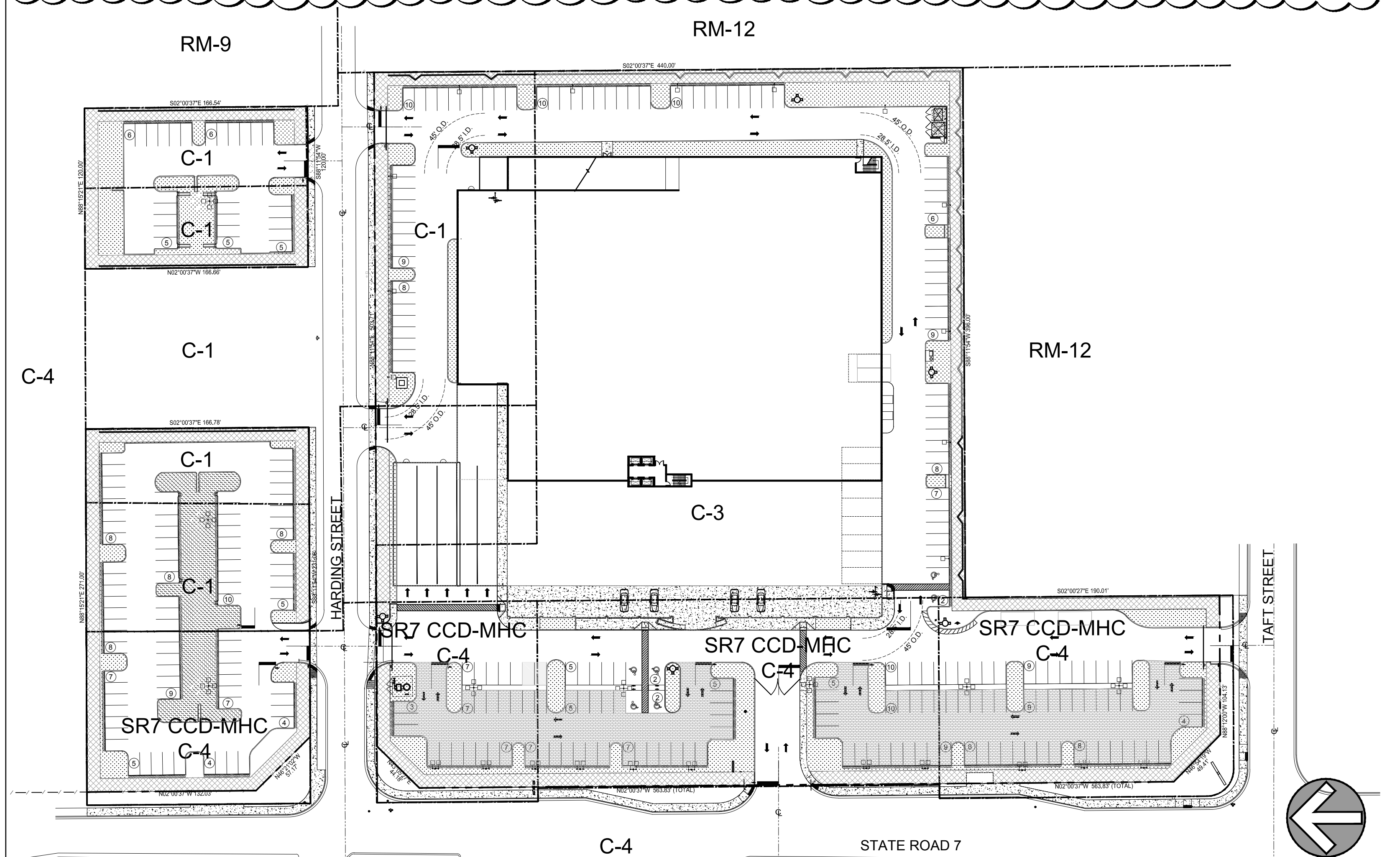
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02



FIRE TRUCK SIMULATION

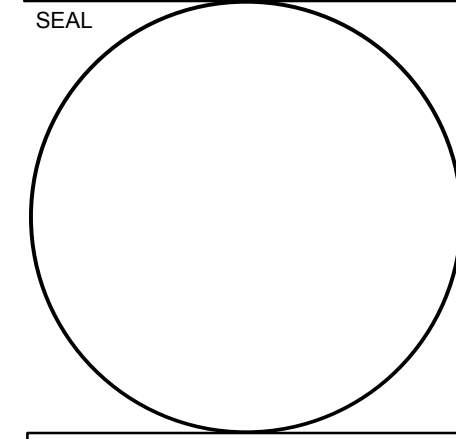
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EXISTING ZONING BOUNDARIES

SCALE: 1:60 01

REVISIONS	
1	CITY REVIEW COMMENTS 10.13.16



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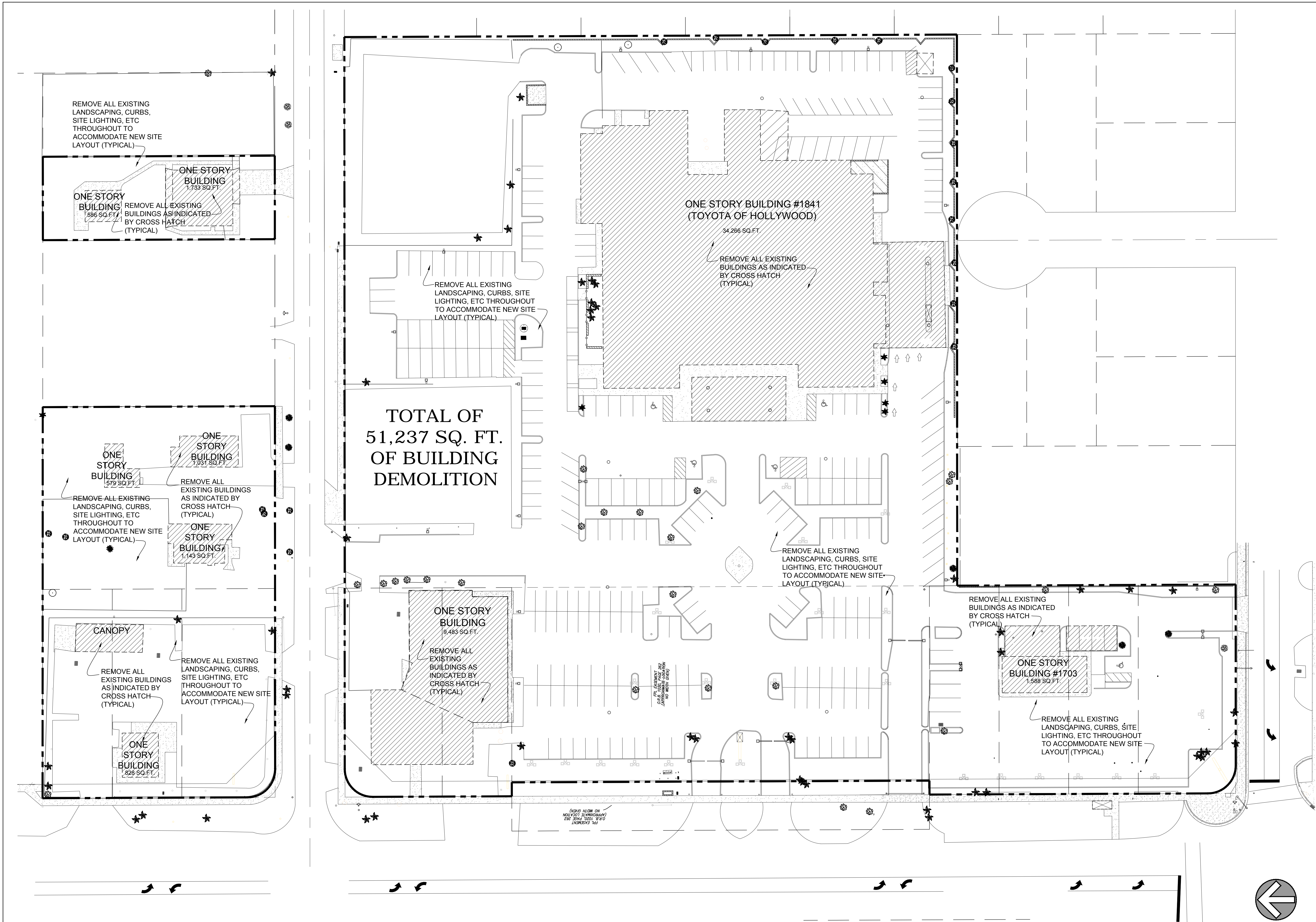
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PROPOSED DEALERSHIP & PARKING GARAGE FOR:
TOYOTA OF HOLLYWOOD
1841 NORTH STATE ROAD 7
HOLLYWOOD, FL 33021

ZONING BOUNDARIES/
TRUCK SIMULATIONS

A-1.3

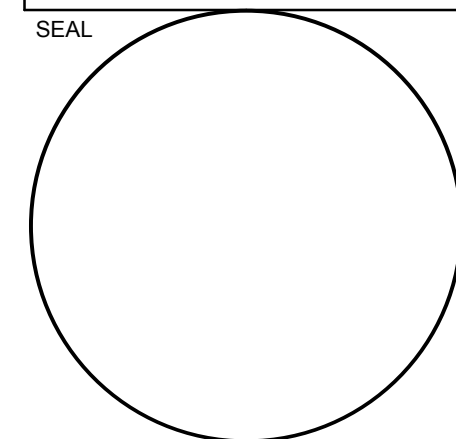
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DEMOLITION SITE PLAN

SCALE: 1:30 01

REVISIONS

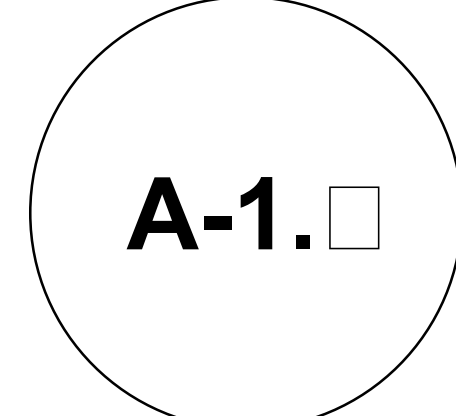


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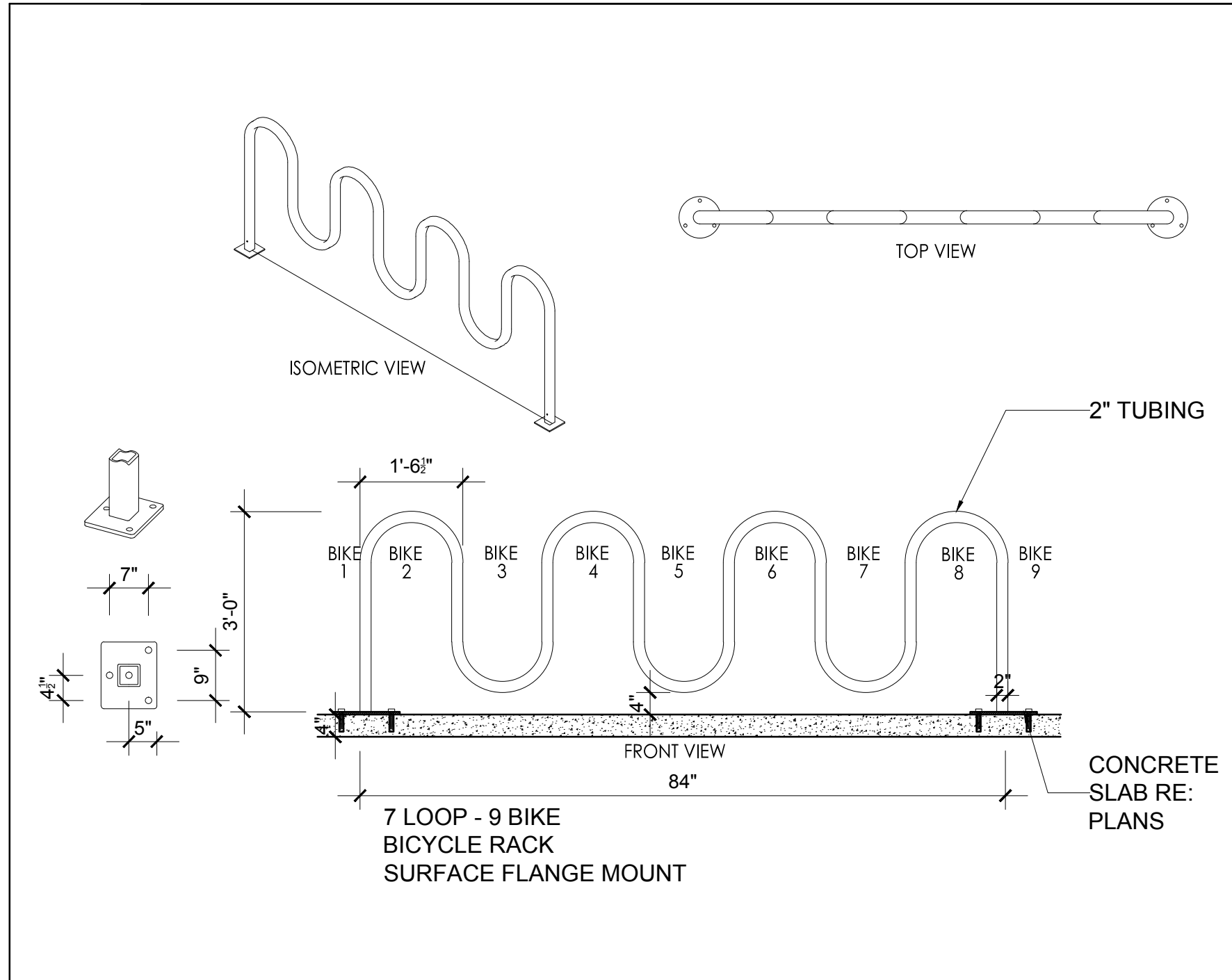
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PROPOSED DEALERSHIP & PARKING GARAGE FOR:
TOYOTA OF HOLLYWOOD
1841 NORTH STATE ROAD 7
HOLLYWOOD, FL 33021

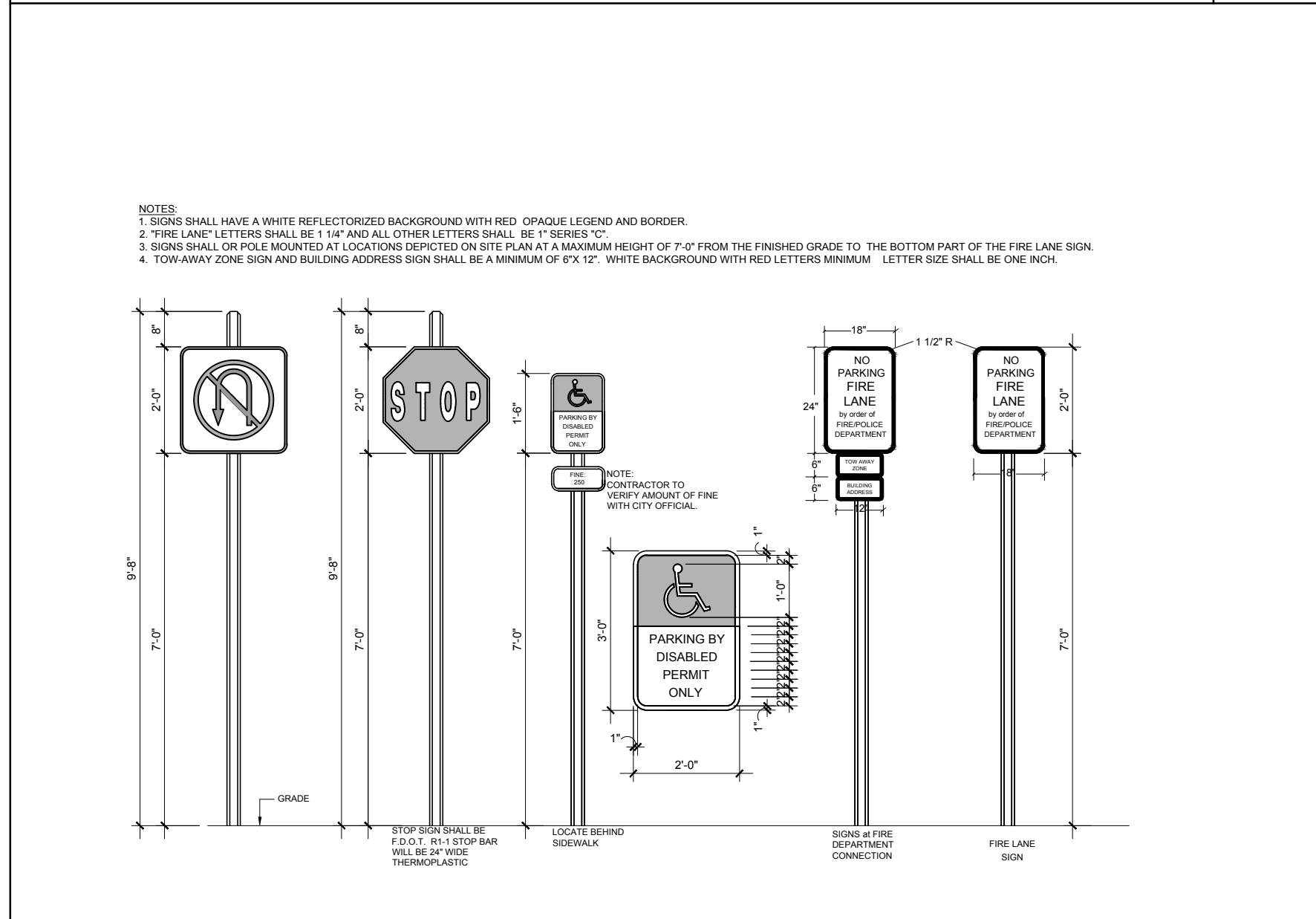
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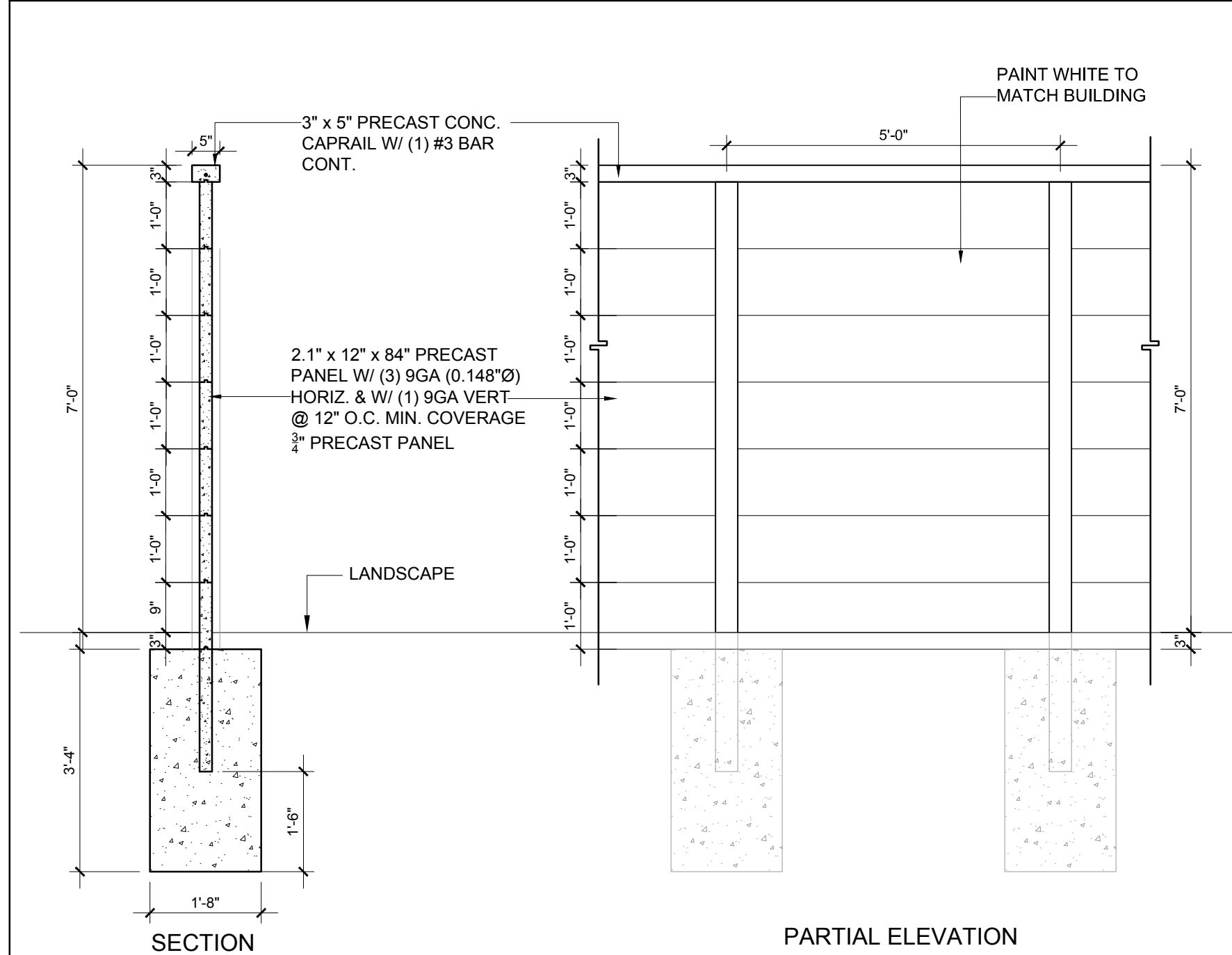
PROJECT NO. 73842
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DATE : October 12, 2016



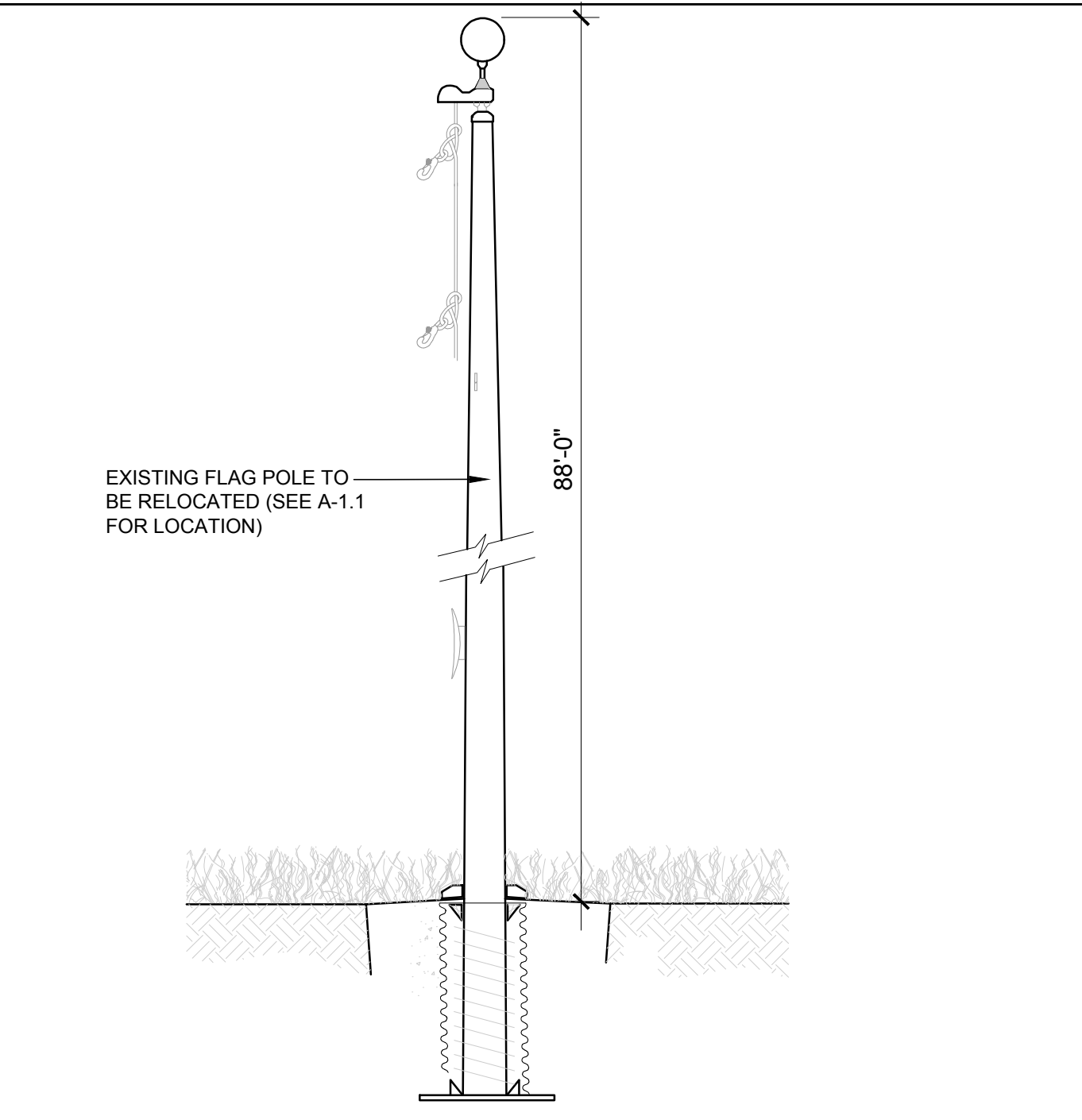
BICYCLE RACK DETAIL SCALE: NTS 14



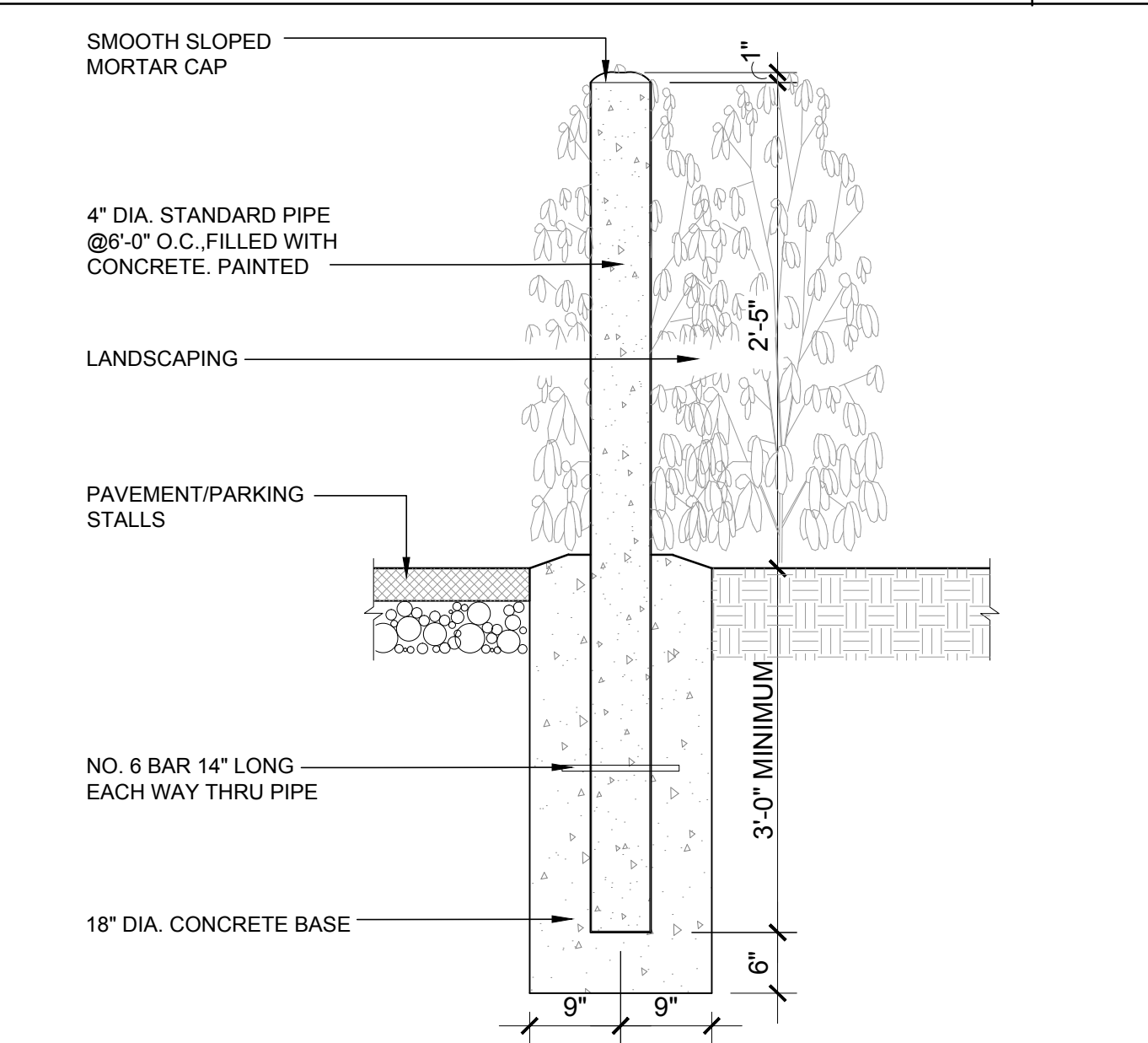
SIGNAGE DETAILS SCALE: NTS 13



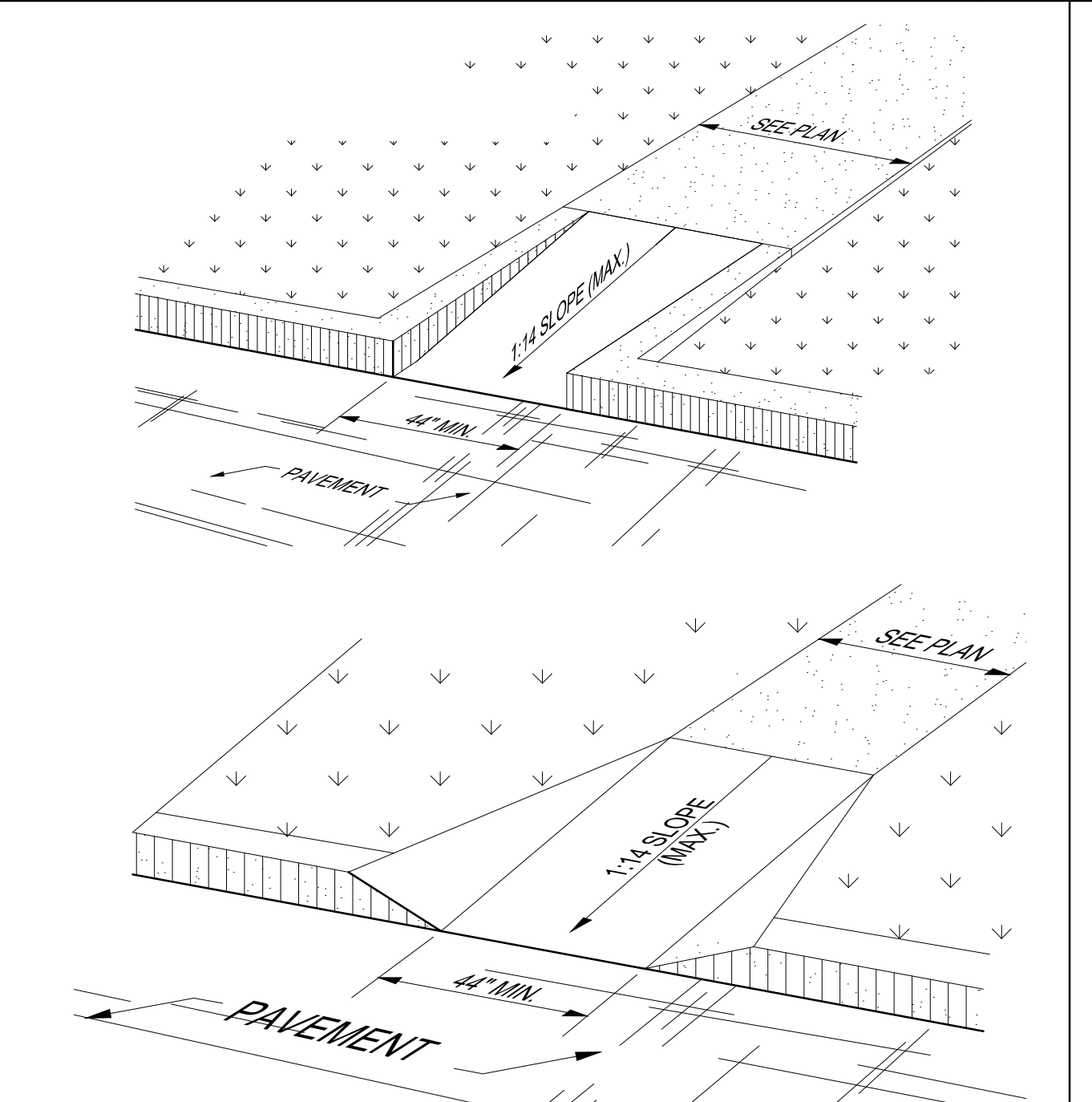
SCREEN WALL DETAIL SCALE: NTS 12



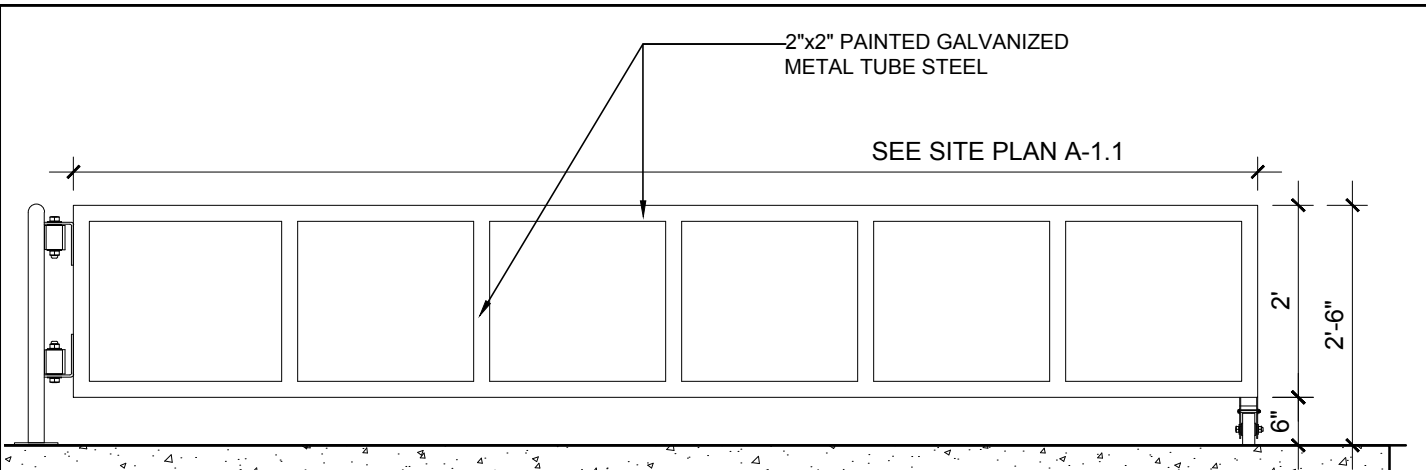
FLAG POLE (RELOCATED) SCALE: NTS 11



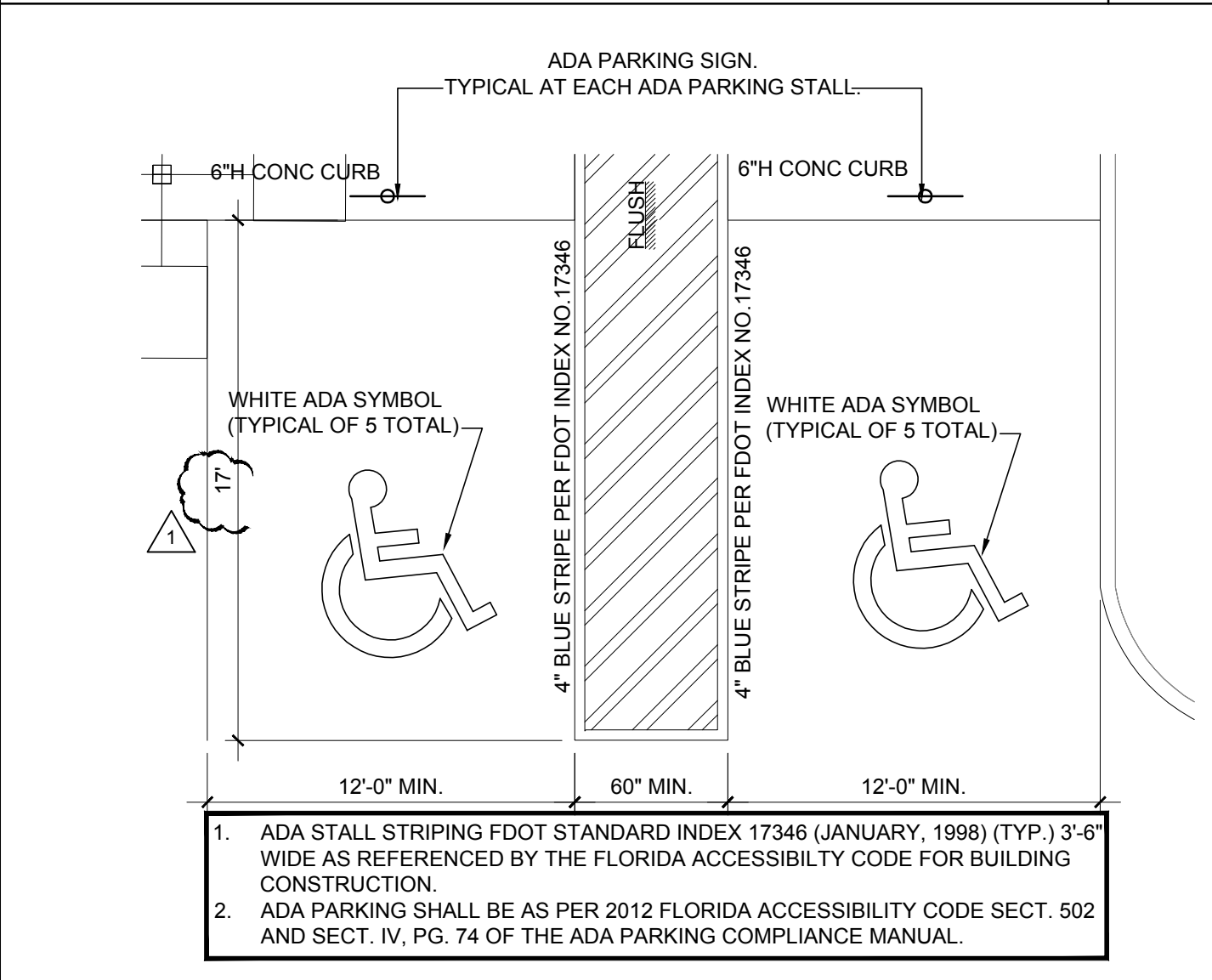
SECURITY BOLLARD SCALE: NTS 10



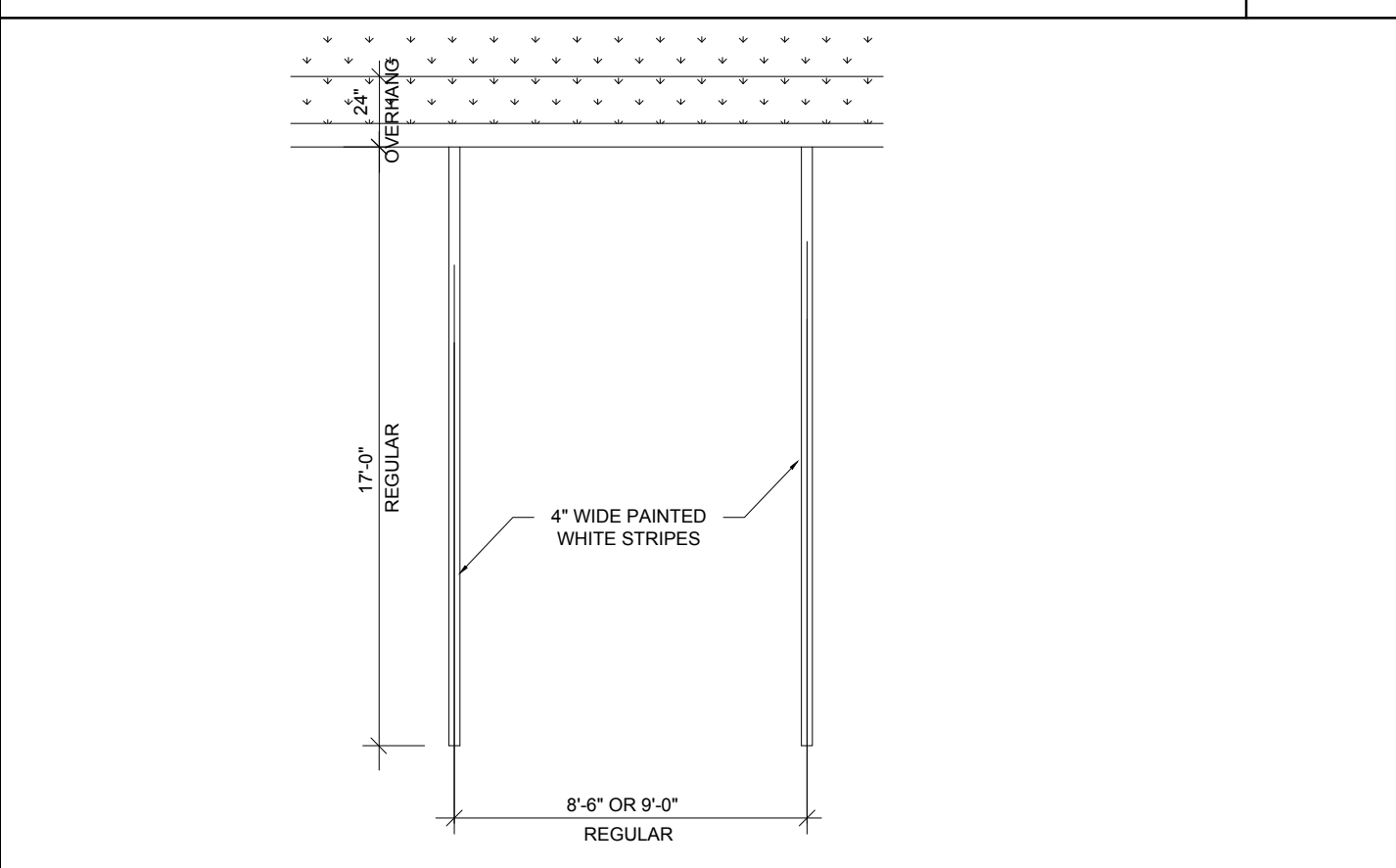
RAMP DETAIL SCALE: NTS 09



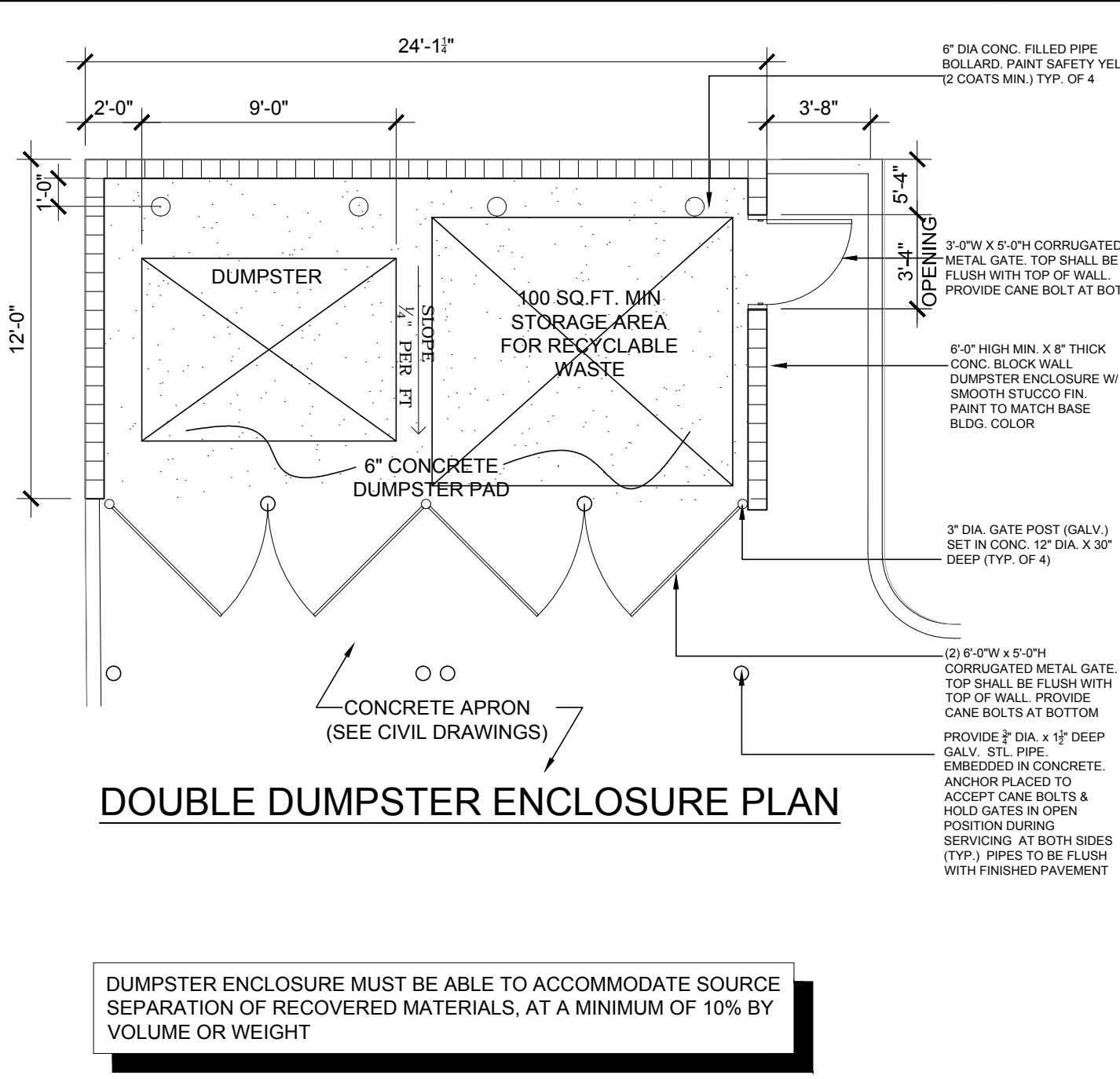
SECURITY SWING GATE DETAIL (ROLLING GATE SIMILAR) SCALE: NTS 08



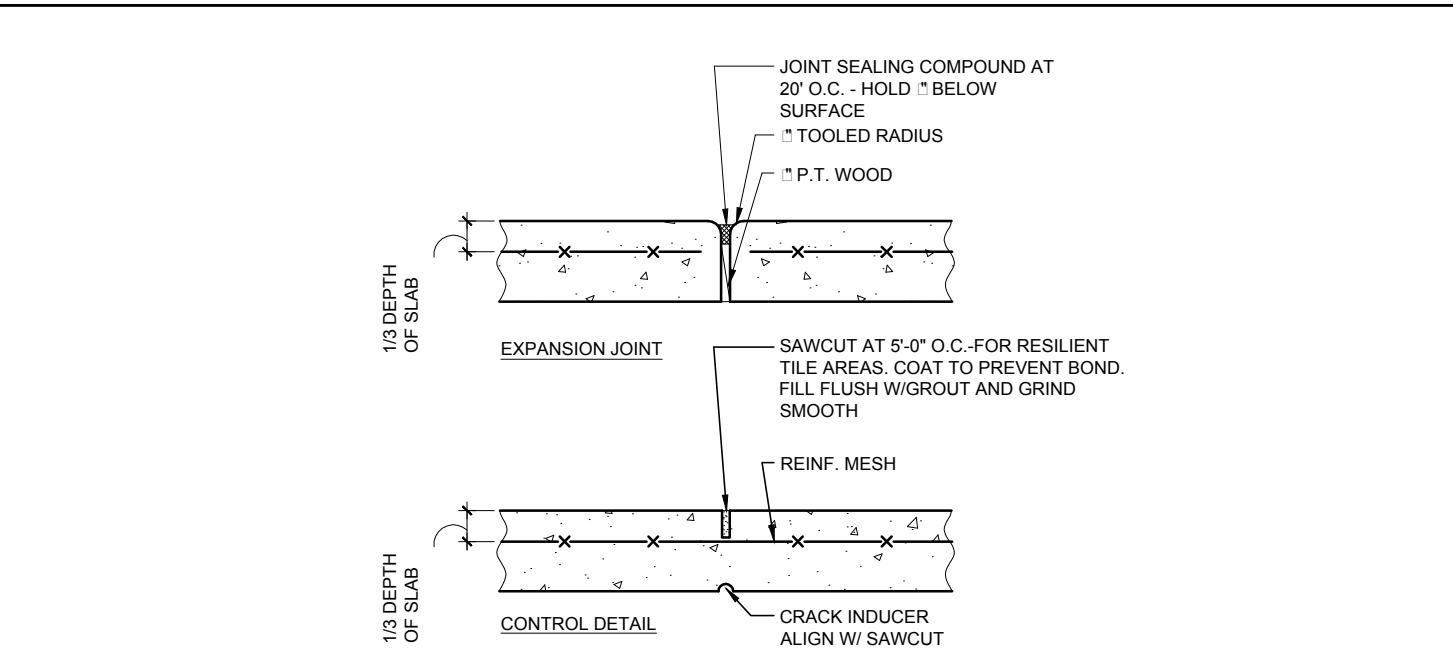
90° ACCESSIBLE PARKING SPACE SCALE: NTS 07



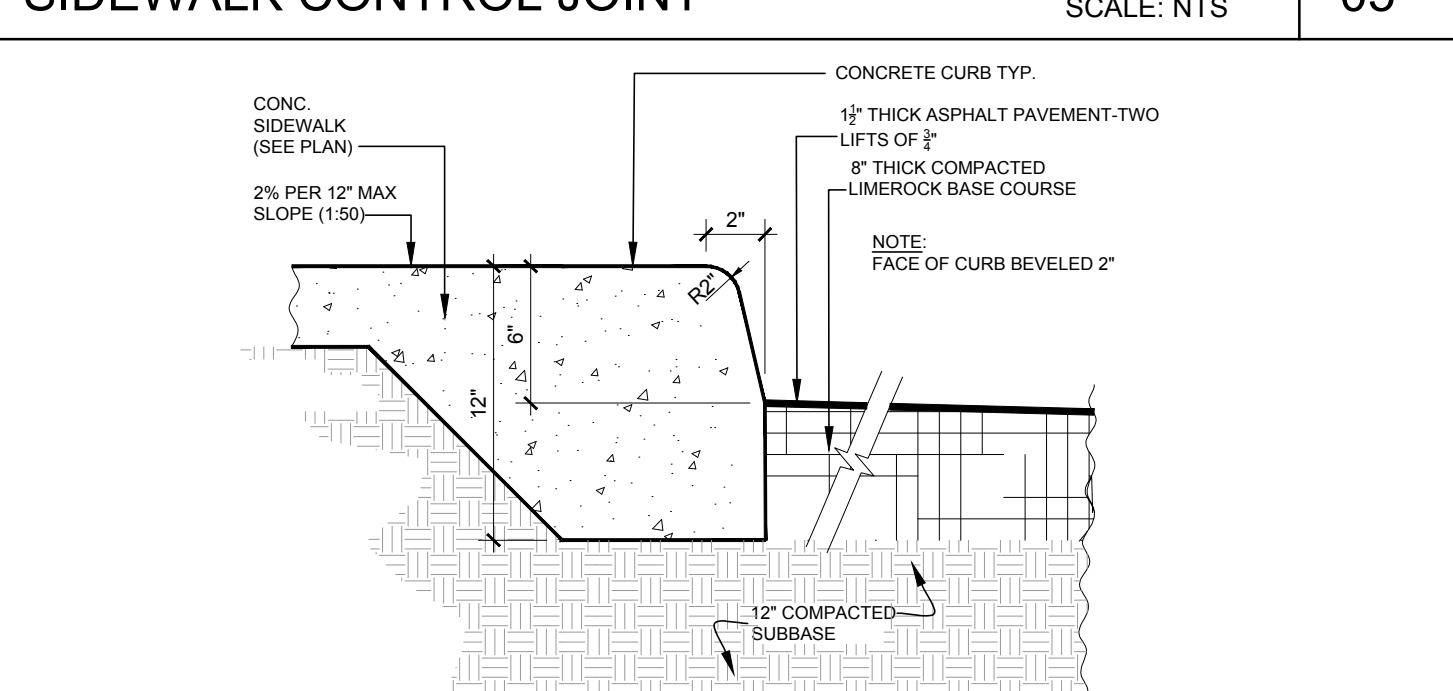
90° STANDARD PARKING SPACE WITH CURB SCALE: NTS 06



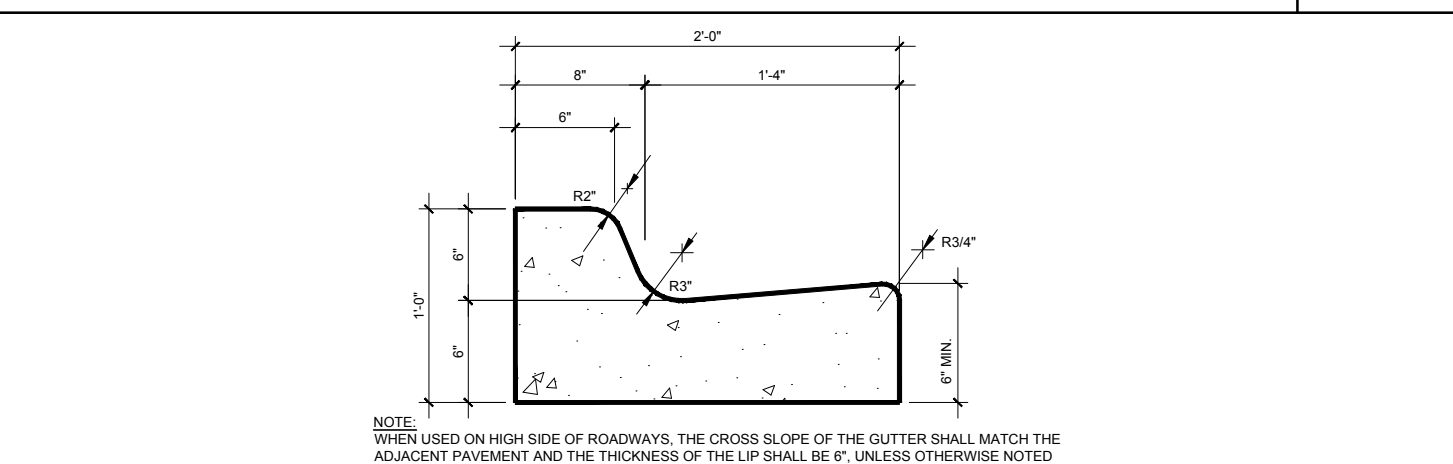
DOUBLE DUMPSTER ENCLOSURE PLAN SCALE: 3/16" = 1'-0" 01



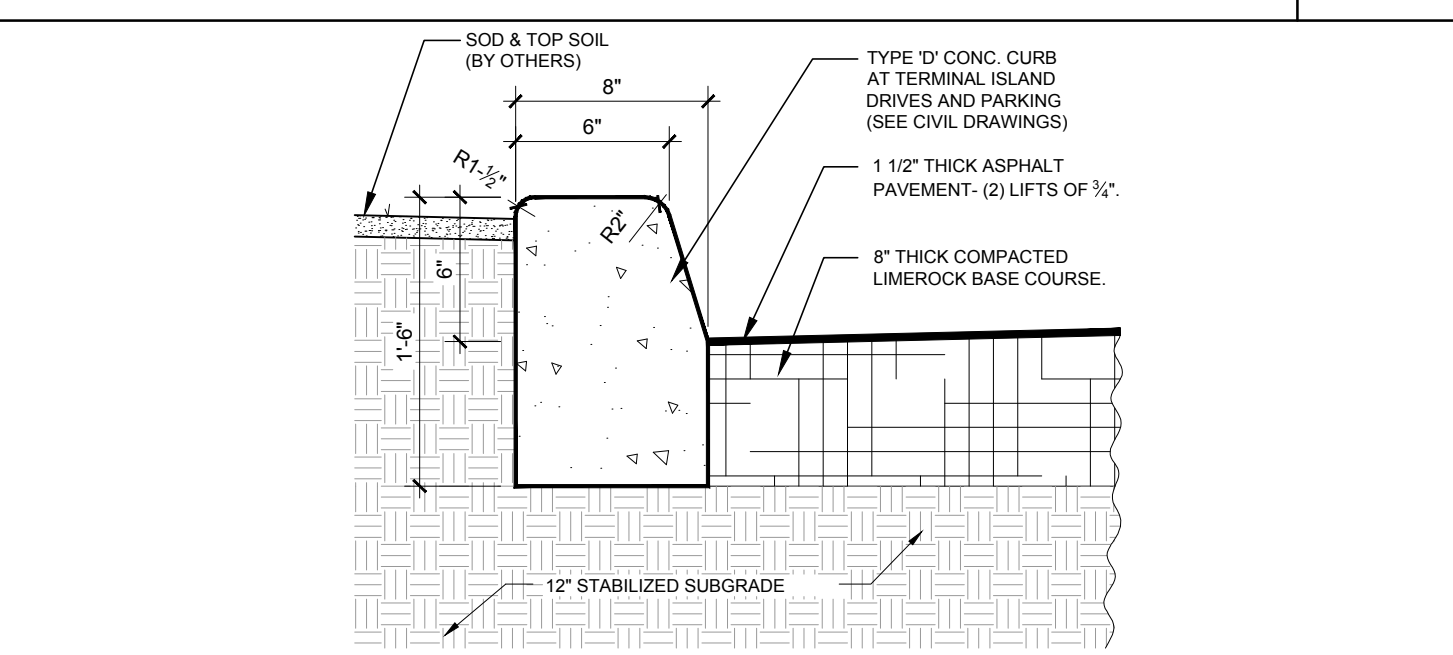
SIDEWALK CONTROL JOINT SCALE: NTS 05



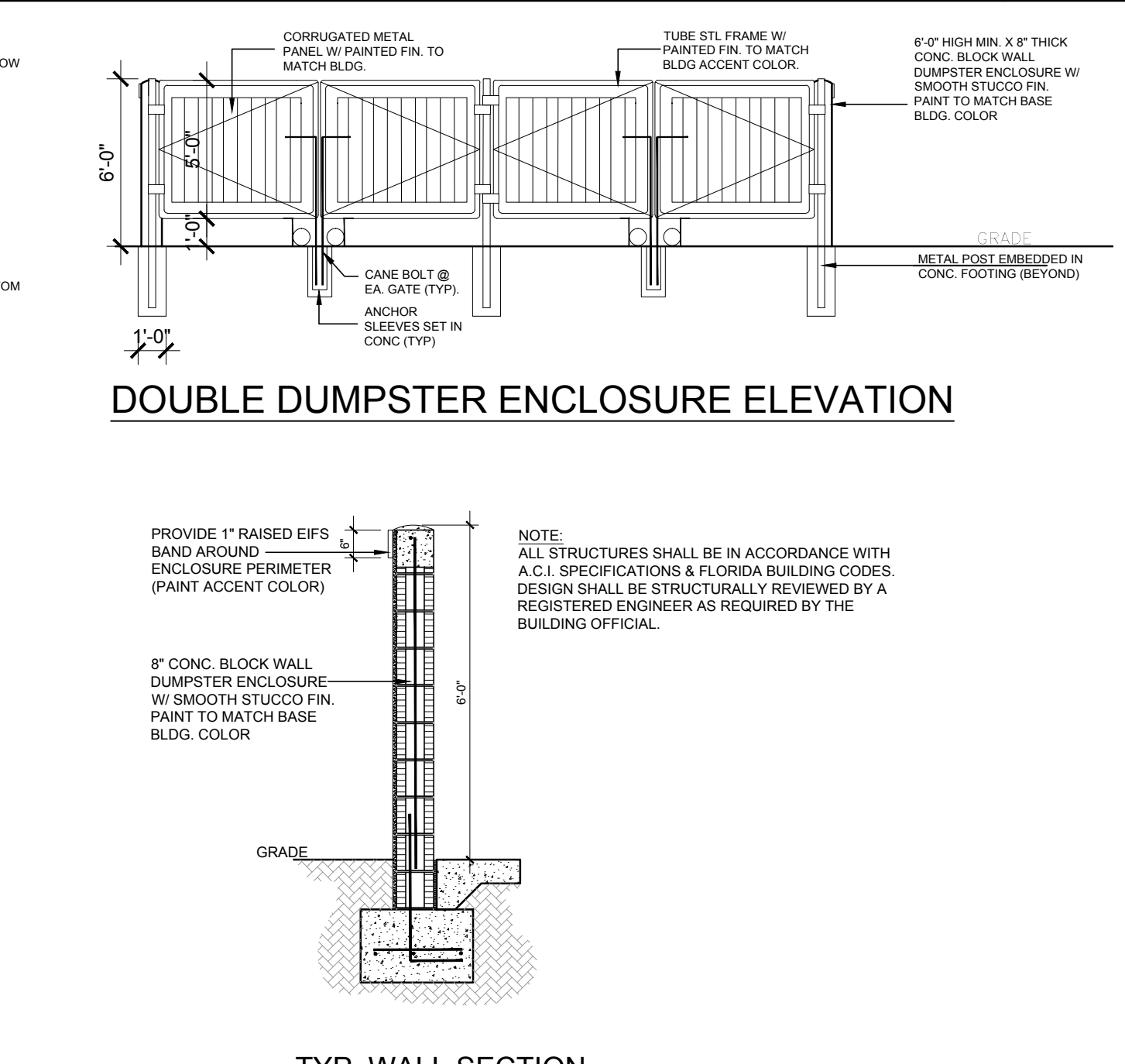
INTEGRAL SIDEWALK AND CURB SCALE: NTS 04



TYPE "F" CURB SCALE: NTS 03



TYPE "D" CURB SCALE: NTS 02



DOUBLE DUMPSTER ENCLOSURE ELEVATION SCALE: 3/16" = 1'-0" 01

REVISIONS	
1	CITY REVIEW COMMENTS 10.13.16

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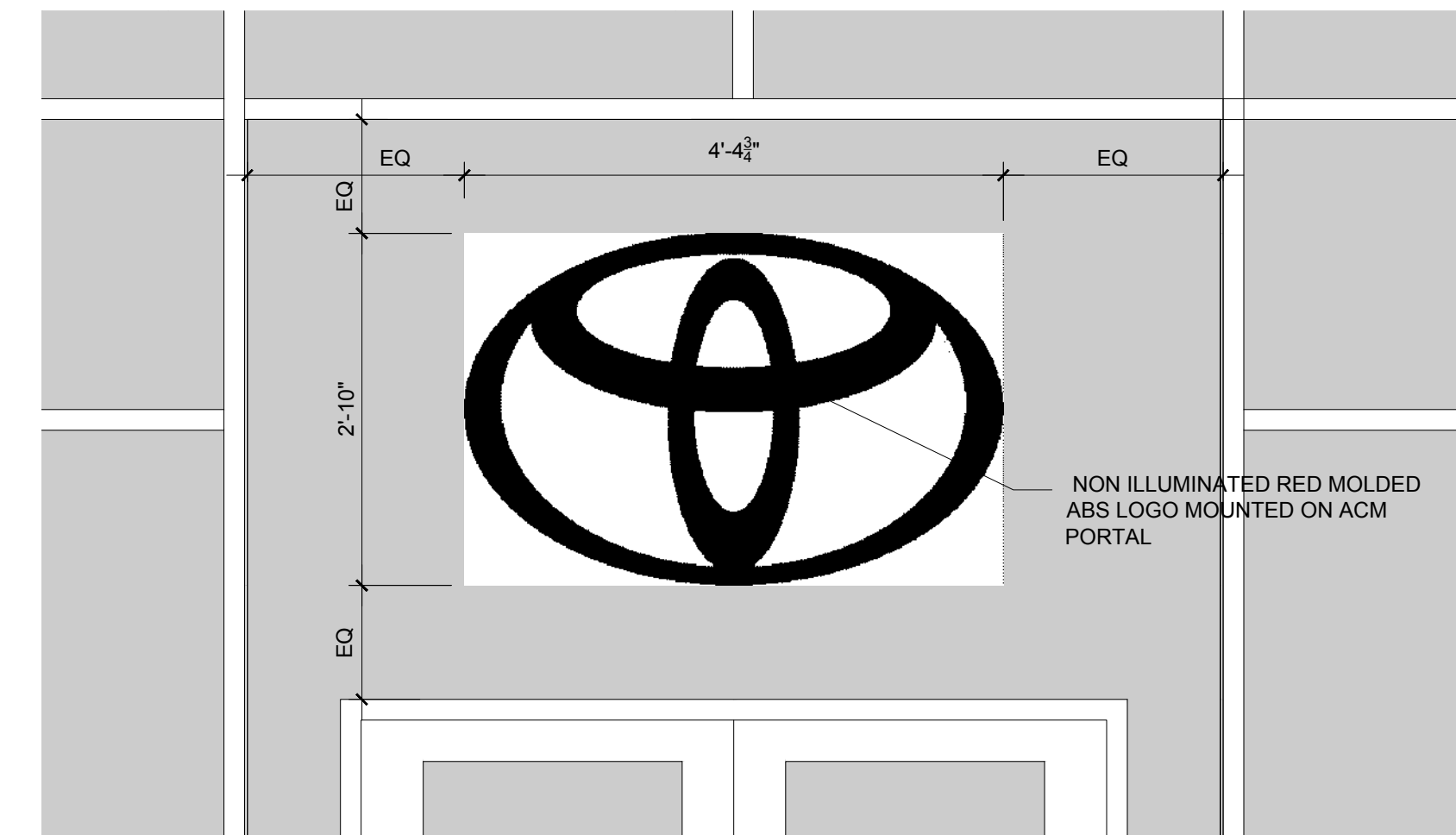
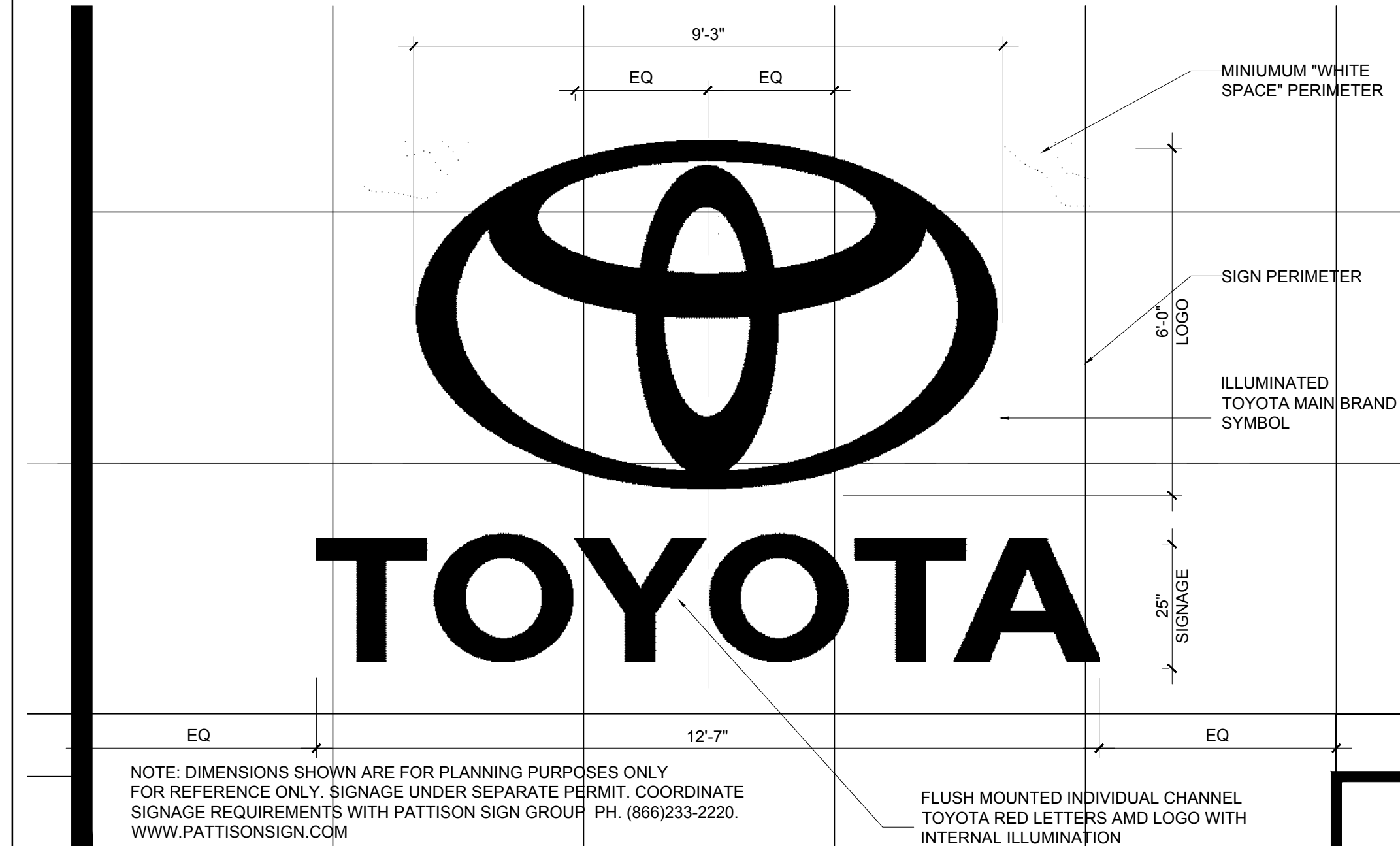
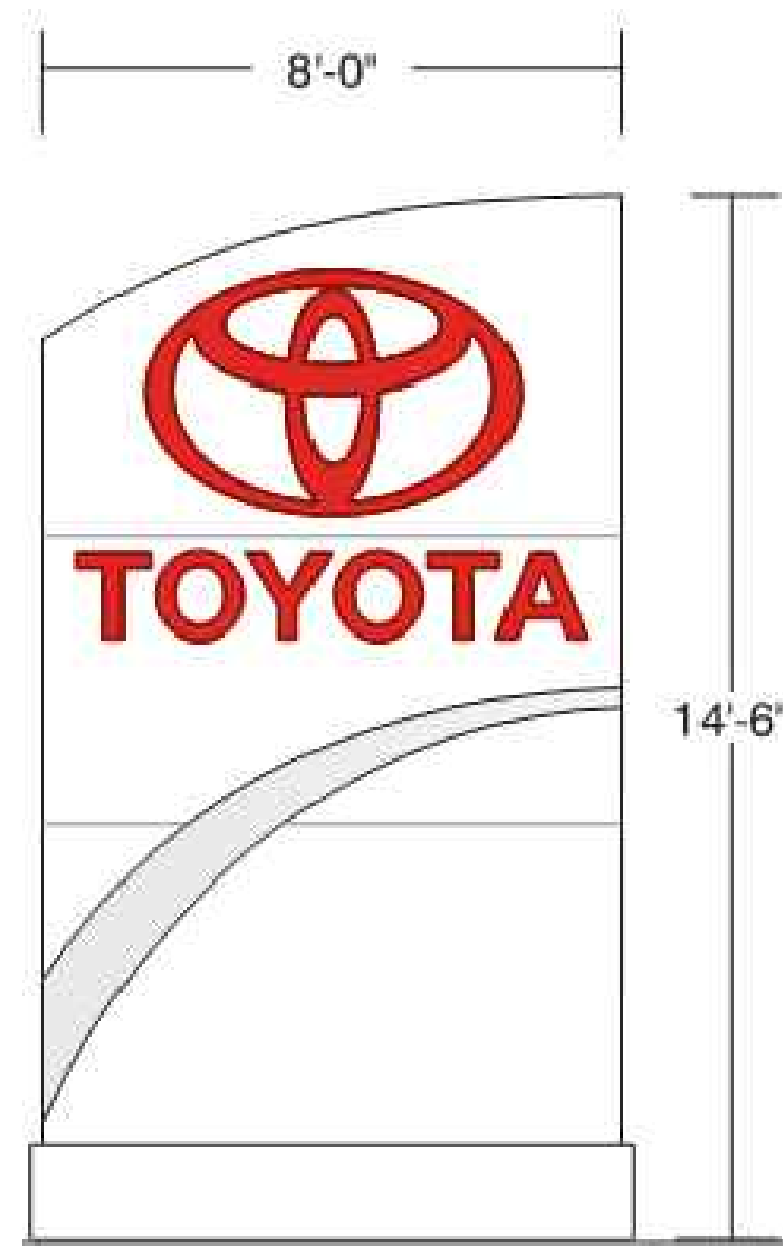
TOYOTA OF HOLLYWOOD


1841 NORTH STATE ROAD 7
HOLLYWOOD, FL 33021

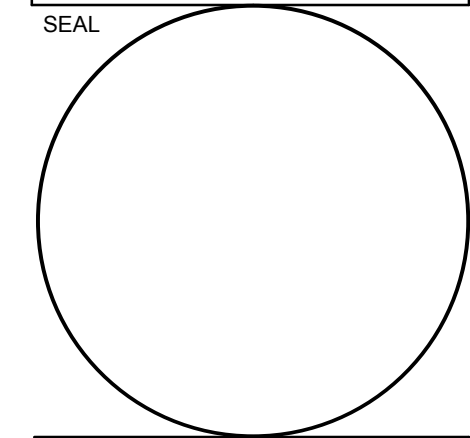
SITE DETAILS

A-1.

PROJECT NO. 73842
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DATE: October 12, 2016



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	CITY REVIEW COMMENTS 10.13.16



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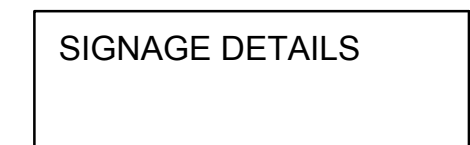
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PROPOSED DEALERSHIP & PARKING GARAGE FOR:

**TOYOTA OF
HOLLYWOOD**

1841 NORTH STATE ROAD 7
HOLLYWOOD, FL 33021

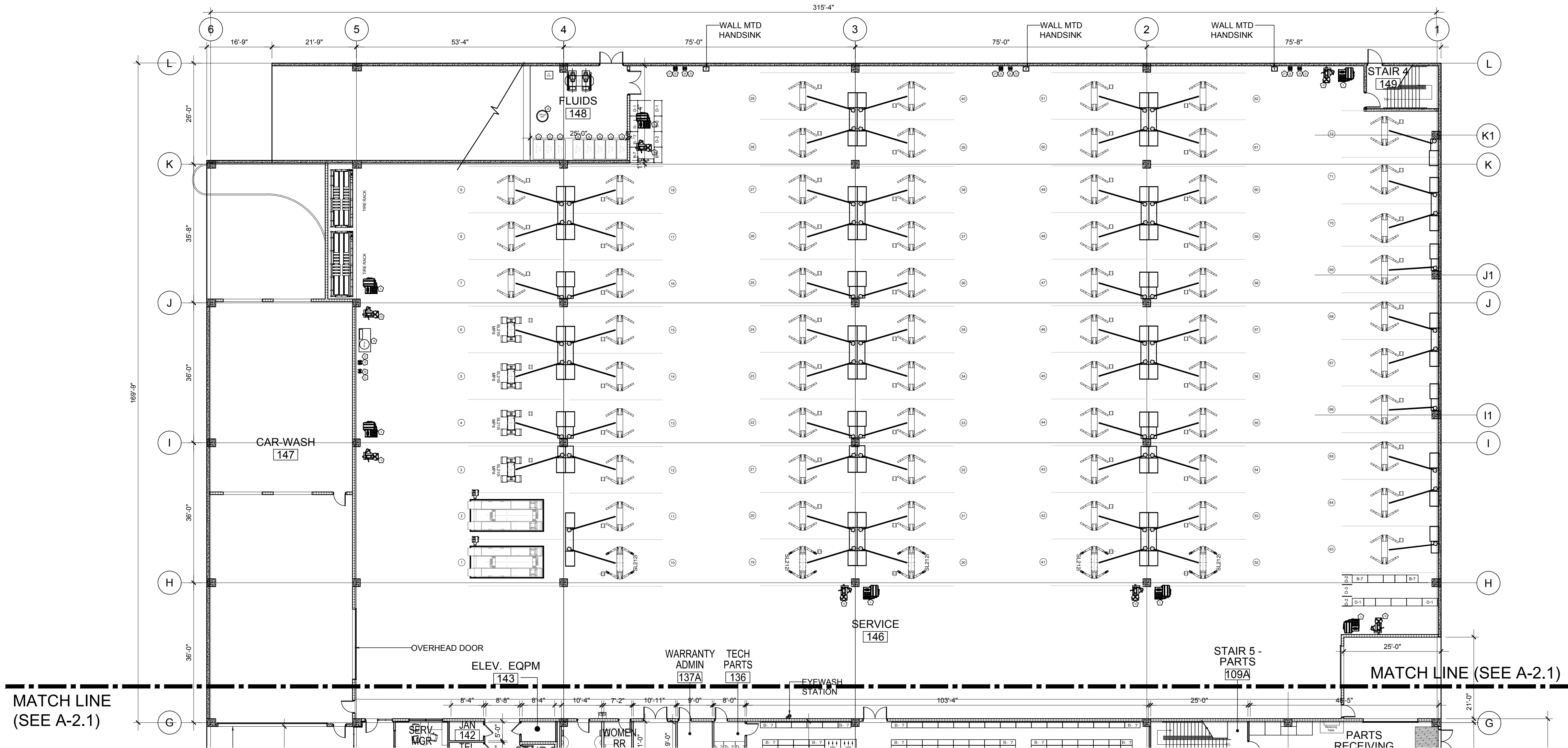


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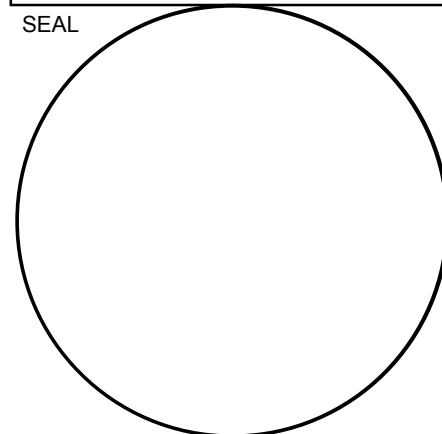
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		MONUMENT SIGN DETAIL		08
		SERVICE SIGNAGE AT CANOPY		06
		TOYOTA LOGO SIGNAGE AT PORTAL		07
		TOYOTA LOGO AT ENTRY DOORS		04
		EXISTING SIGNAGE (TO REMAIN) @ TAFT STREET/ US 441		03
		EXTERIOR ELEVATION REFERENCE (WEST ELEVATION)		02
		SITE PLAN REFERENCE		01
		DEALER NAME SIGNAGE AT PORTAL		05

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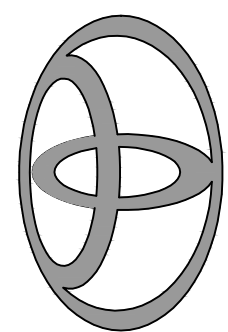
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PROPOSED DEALERSHIP & PARKING GARAGE FOR:



**TOYOTA OF
HOLLYWOOD**

1841 NORTH STATE ROAD 7
HOLLYWOOD, FL 33021

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FLOOR PLAN - LEVEL 3

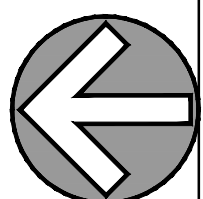
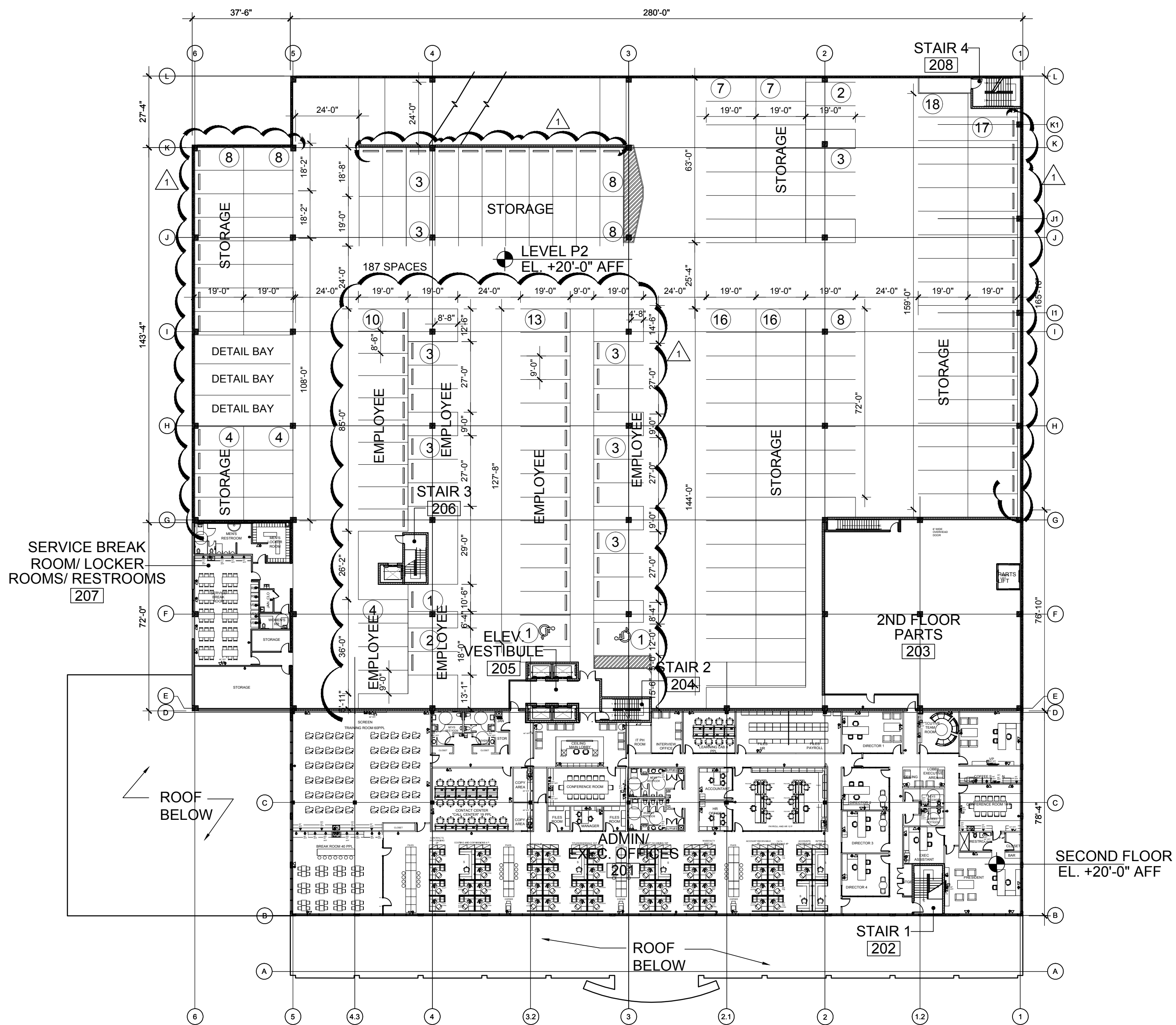
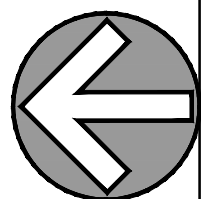
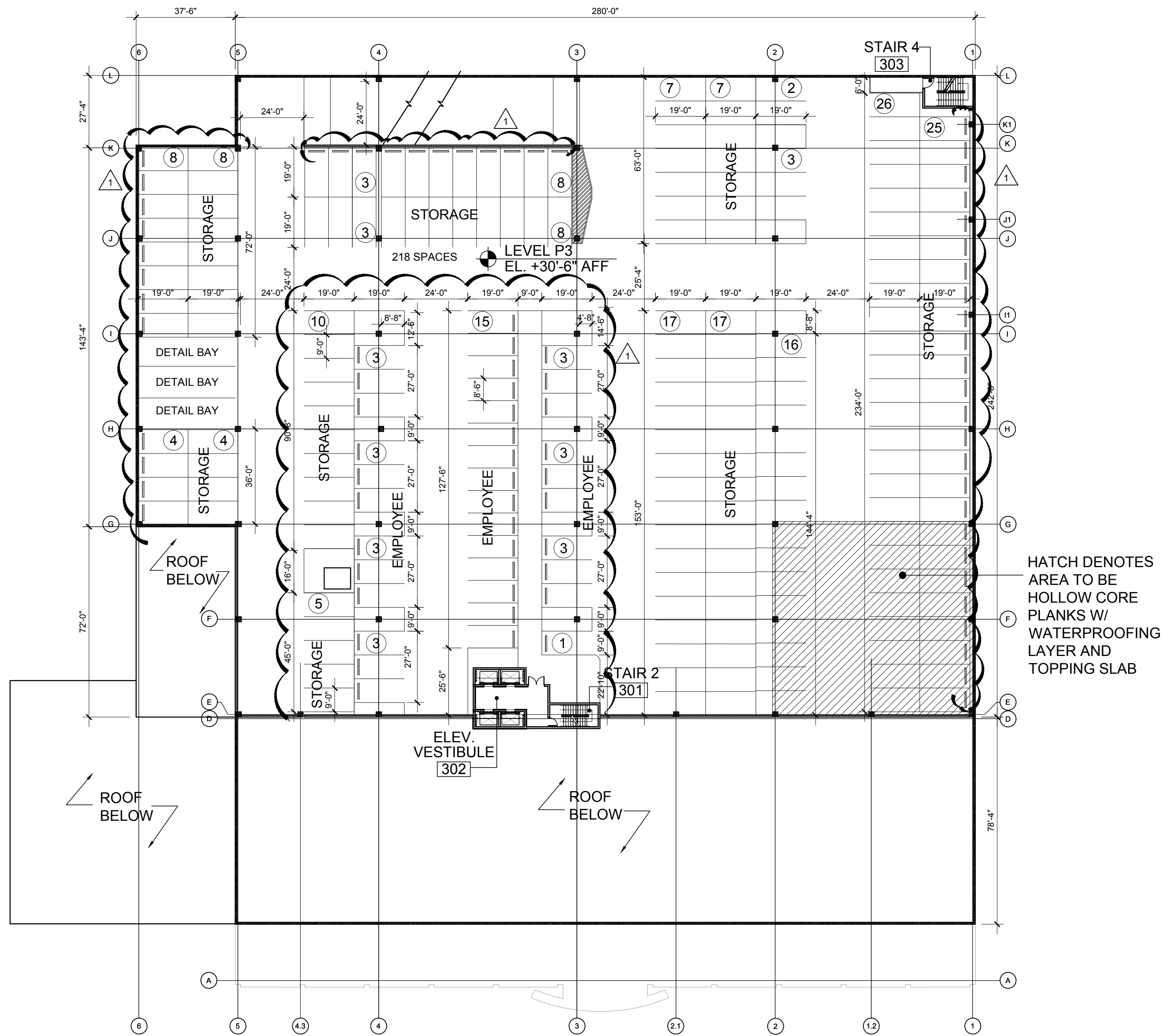
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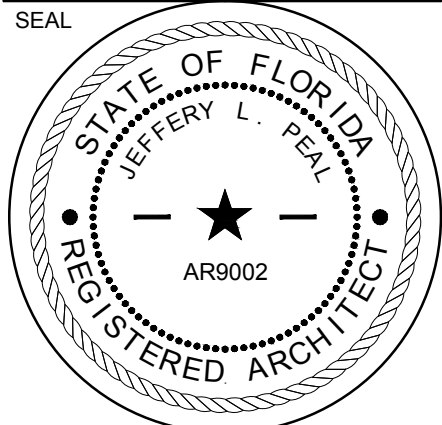
FLOOR PLAN - LEVEL 2

SCALE: 1:30

01



REVISIONS	
1	CITY REVIEW COMMENTS 10.13.16



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JEFFREY L. PEAL
Fl Reg # 9002
10/24/2016

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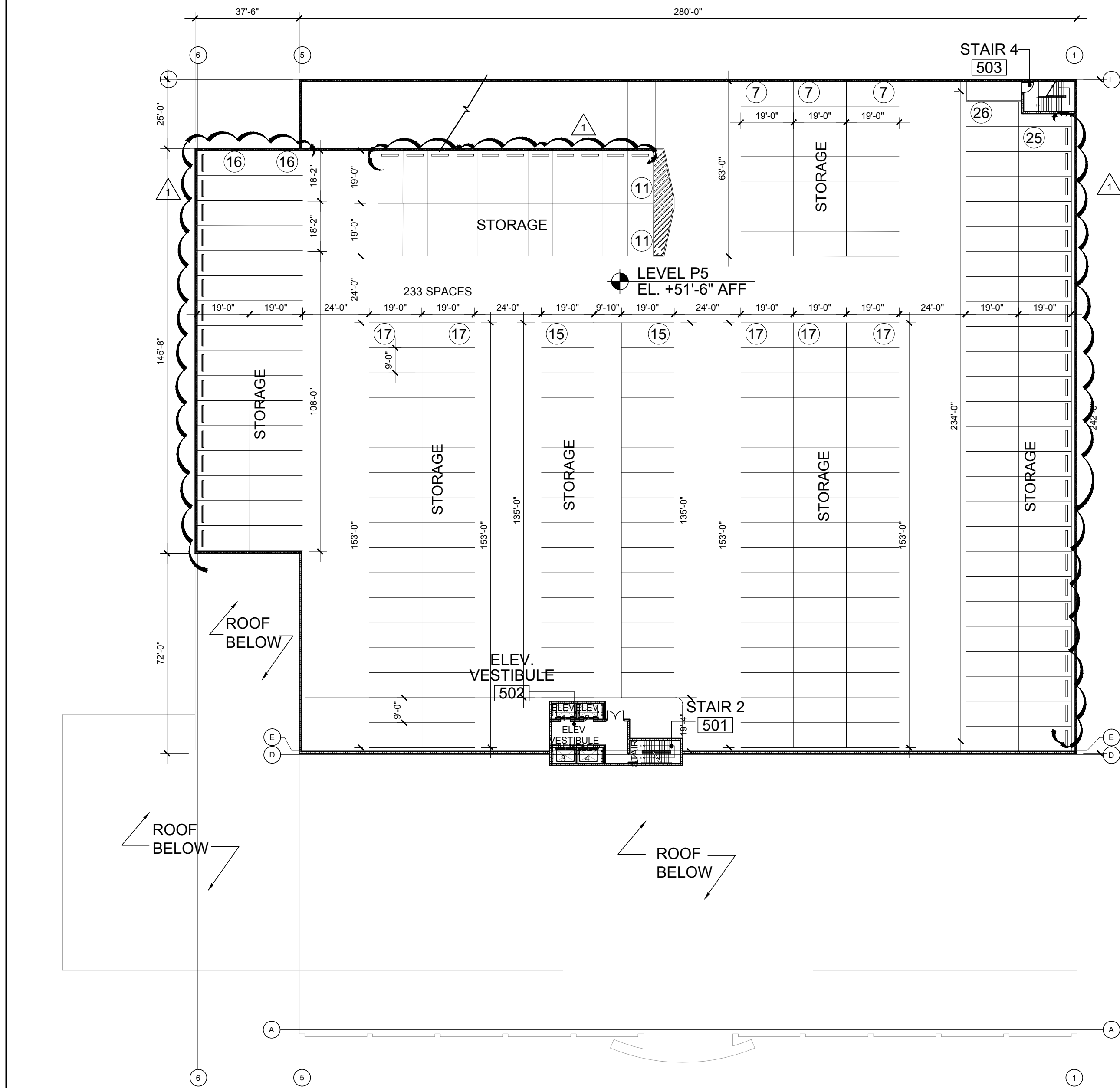
PROPOSED DEALERSHIP & PARKING GARAGE FOR:
TOYOTA OF HOLLYWOOD
1841 NORTH STATE ROAD 7
HOLLYWOOD, FL 33021

SECOND FLOOR/
LEVELS P2 & P3 PARKING
GARAGE PLANS

A-2.3

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October 24, 2016

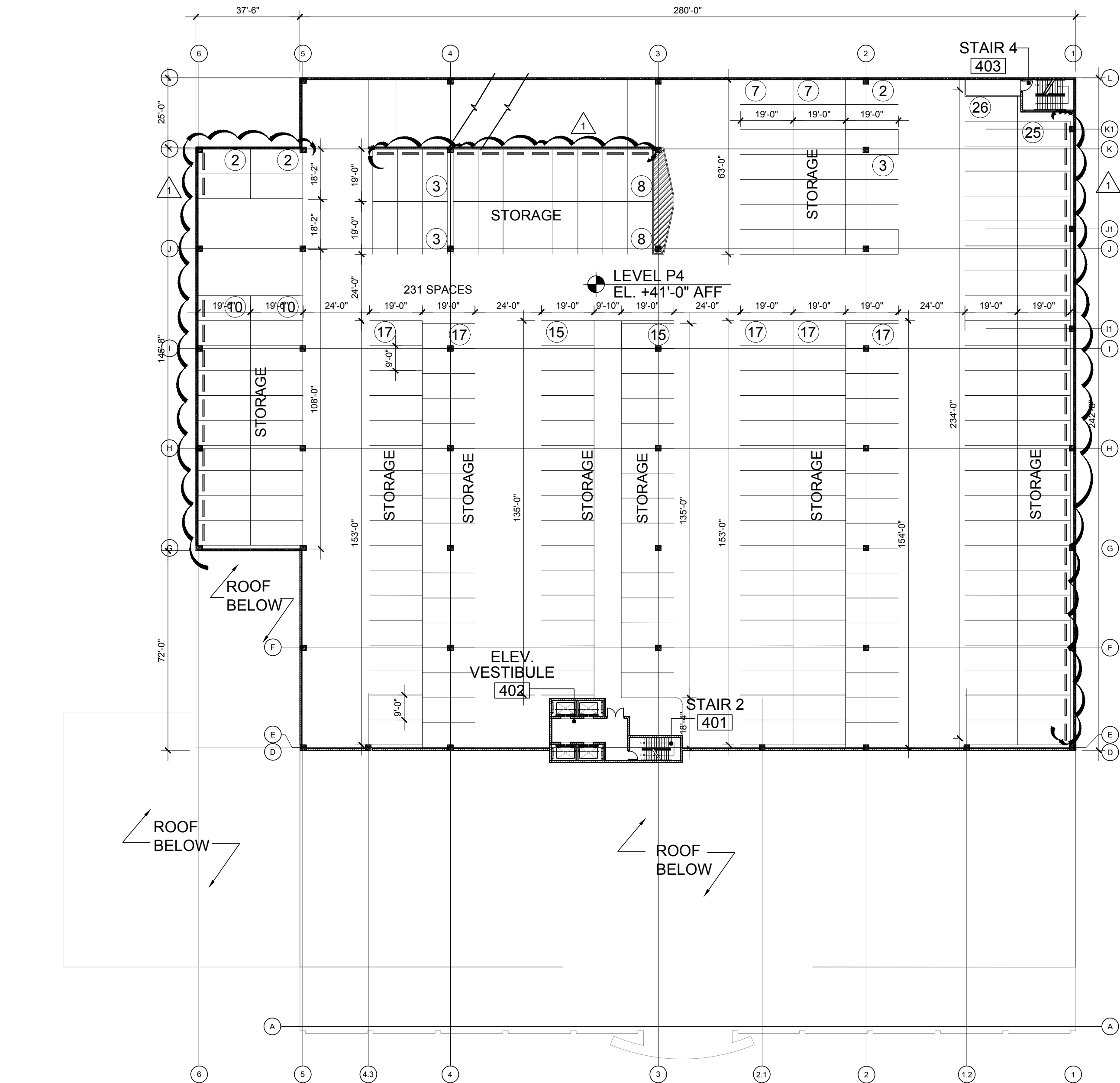
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FLOOR PLAN - LEVEL 5

SCALE: 1:30

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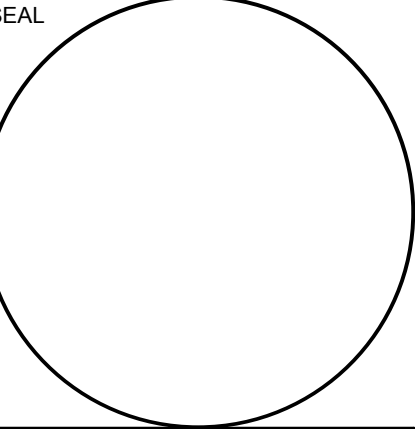


FLOOR PLAN - LEVEL 4

SCALE: 1:30

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1	CITY REVIEW COMMENTS 10.13.16



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PROPOSED DEALERSHIP & PARKING GARAGE FOR:
TOYOTA OF HOLLYWOOD
1841 NORTH STATE ROAD 7
HOLLYWOOD, FL 33021

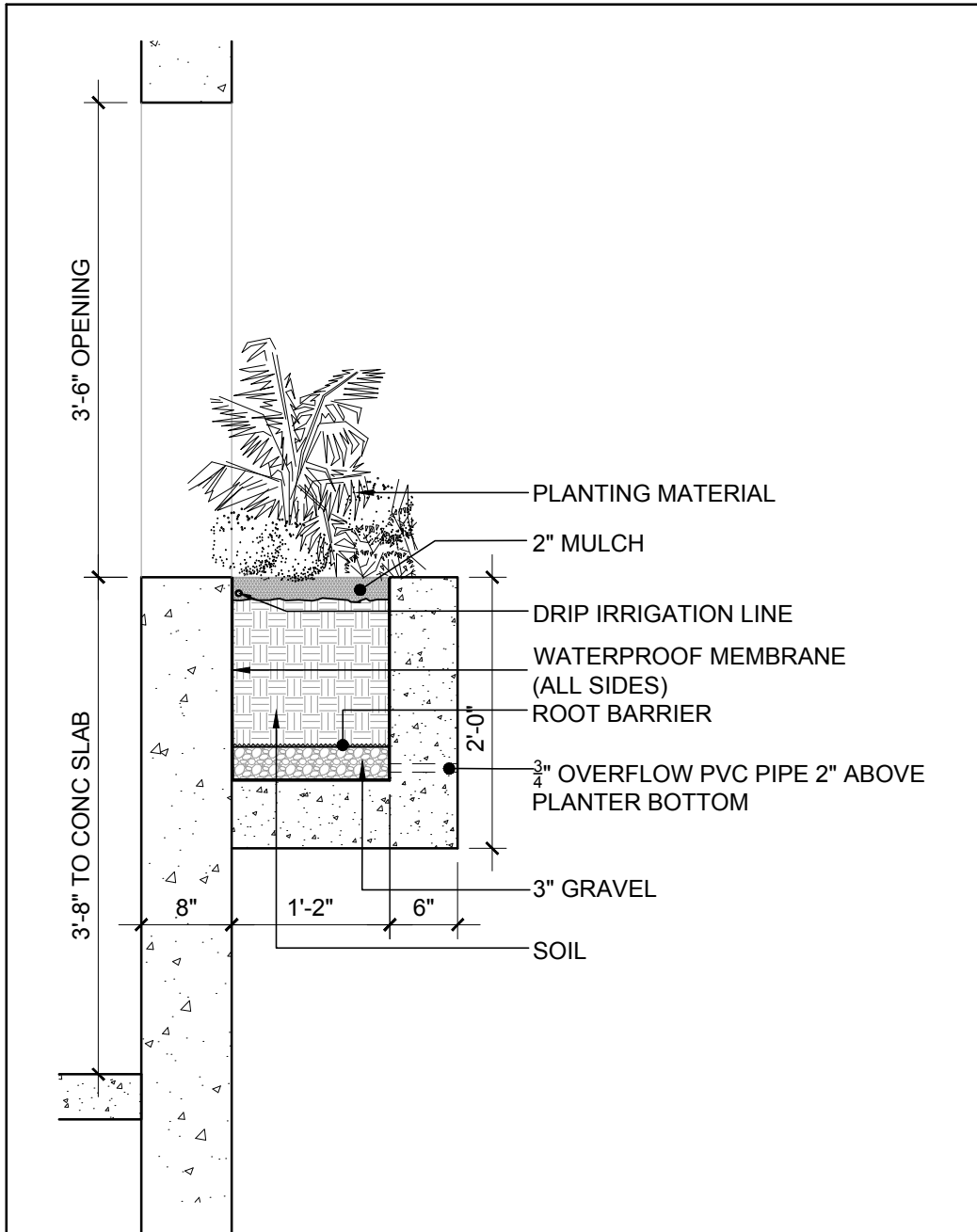
LEVELS P4 & P5 PARKING
GARAGE PLANS

A-2.4

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DATE :
October 12, 2016

T8862-A2-A24-FLOOR PLANS.DWG

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PLANTING DETAIL SCALE: NTS 05

DAYLIGHTING CALCULATIONS
DAYLIGHT AREA REQUIRED (PER SEC. 3.3.5.4.1):
BUILDING GROSS FLOOR AREA = 57,633 S.F. x 10%
= 5,763 S.F. OF DAYLIGHT AREA REQUIRED
9,650 S.F. OF DAYLIGHT GLASS PROVIDED

GREEN GLOBES CRITERIA:
DAYLIGHT FACTOR: = (9,650 S.F. / 57,633 S.F.) x 0.1 = 1.67%

ORIENTATION RATIO CALCULATIONS
PER SEC 3.3.4.2
NORTH-SOUTH FENESTRATION AREA = 3,461 S.F.
EAST-WEST FENESTRATION AREA = 6,189 S.F.
3,461 S.F. / 6,189 S.F. = .56 RATIO

GREEN GLOBES CALCULATIONS 04

PAINT COLOR SELECTION:

- P-5 SHERWIN WILLIAMMS, CITY SCAPES #SW7067 (RAISED EIFS BAND AND ACCENT SQUARES)
- P-6 SHERWIN WILLIAMMS, CHELSEA GRAY #SW2850 (EXTERIOR WALLS & SOFFITS NOT FINISHED IN ACM OR EXP-2)
- P-7 MANUFACTURER WHITE (EXTERIOR DOORS & LIGHT POSTS)
- P-9 SHERWIN WILLIAMMS, SILVER #BP71 (EXTERIOR DOORS/FRAMES FINISHED WITHIN ACM-1 WALLS)

EXTERIOR PLASTER

- EXP-2 MANUFACTURER TO BE SELECTED BY DEALER ARCHITECT TEXTURED FINISH W/ INTEGRAL COLOR TO MATCH DRYVIT "MOONLIGHT WHITE" #612, SANDPEBBLE TEXTURE DRYVIT REFERENCE #TOYA061021 #STO NA05-0056 (LIGHT GREY) (EXTERIOR WALLS)

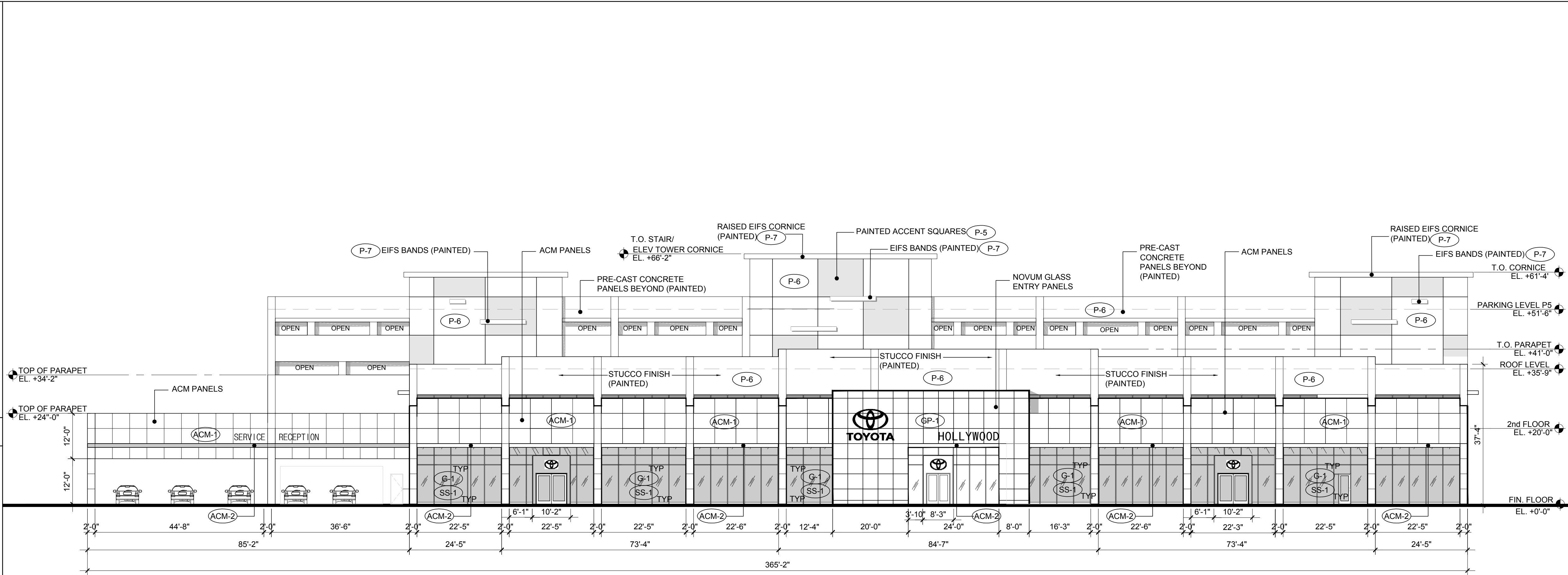
ALUMINUM COMPOSITE PANEL:

- ACM-1 REYNOLBOND BY ALCOA (OR ALPOLIC BY MITSUBISHI), 4MM THICK BONDED METAL PANEL 3" REVEALS (TESTED DRY OR RAIN SCREEN SYSTEM W/ EXPOSED EXTRUSIONS TO MATCH PANELS) COLOR: TOYOTA SILVER (EXTERIOR FACADE & COLUMNS) FLASHINGS TO MATCH ADJACENT WALL PANELS (CONTACT HGI CONSULTING)
- ACM-2 REYNOLBOND BY ALCOA (OR ALPOLIC BY MITSUBISHI), 4MM THICK BONDED METAL PANEL 3" REVEALS (TESTED DRY OR RAIN SCREEN SYSTEM W/ EXPOSED EXTRUSIONS TO MATCH PANELS) COLOR: TOYOTA RED (EXTERIOR FACADE & COLUMNS) FLASHINGS TO MATCH ADJACENT WALL PANELS (CONTACT HGI CONSULTING)

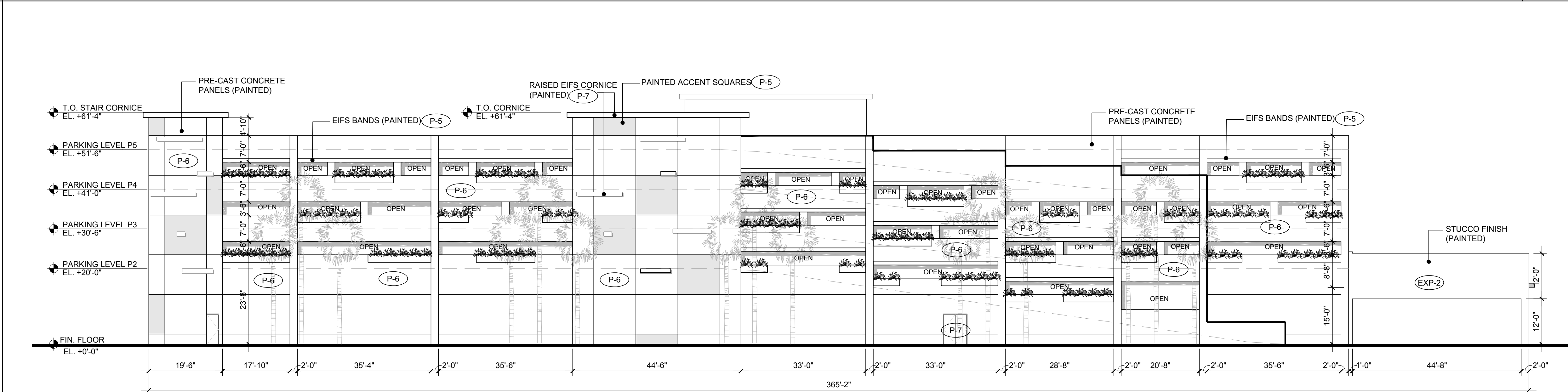
EXTERIOR STOREFRONT/ CURTAIN WALL & GLAZING SYSTEM:

- SS-1 INTEGRATED CURTAINWALL SYSTEM BY KAWNEER CONTACT HGI CONSULTING
- G-1 CLEAR DOUBLE GLAZED, TEMPERED LOW-E GLASS
- GP-1 GLASS PANELS BY NOVUM STRUCTURES 48"x48" SOLERA TRANSLUCENT LOW IRON GLAZING SYSTEM 3/4" THICK ANNEALED LOW IRON GLASS DIFFUSING VEILS (WHITE) & HONEYCOMB TO BE UV STABLE ACRYLIC (PROVIDE STRUCTURAL STEEL, PRIMED & PAINTED TOYOTA WHITE GLOSS, TO SUPPORT FRAMING)

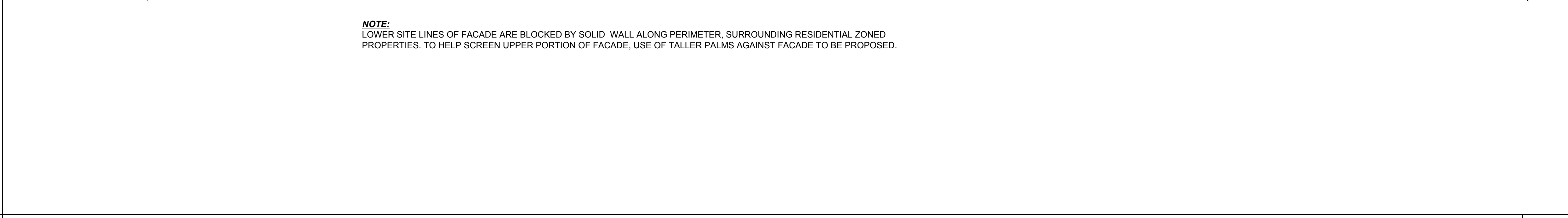
FINISH LEGEND 03



WEST ELEVATION SCALE: 1/16" = 1'-0" 02

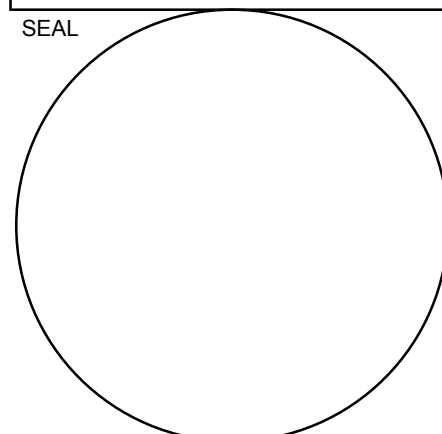


NOTE:
LOWER SITE LINES OF FACADE ARE BLOCKED BY SOLID WALL ALONG PERIMETER, SURROUNDING RESIDENTIAL ZONED PROPERTIES. TO HELP SCREEN UPPER PORTION OF FACADE, USE OF TALLER PALMS AGAINST FACADE TO BE PROPOSED.



EAST ELEVATION SCALE: 1/16" = 1'-0" 01

REVISIONS:



CONSULTANT

STILES ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida, 33301
954 - 627- 9180
FL REG # AA-26001798

PROPOSED DEALERSHIP & PARKING GARAGE FOR:
TOYOTA OF HOLLYWOOD
1841 NORTH STATE ROAD 7
HOLLYWOOD, FL 33021

EXTERIOR ELEVATIONS

A-6.1

PROJECT NO.
73842
DRAWN BY:
MaT
CHECKED BY:
J.L.P
DATE:
October 31, 2016

T:\BACKUP\73842 (Toyota of Hollywood)\Arch Drawings\3 Site Plan Approval (GRD) Sheets\73842_A6.1_A6.2 Exterior Elevations.dwg

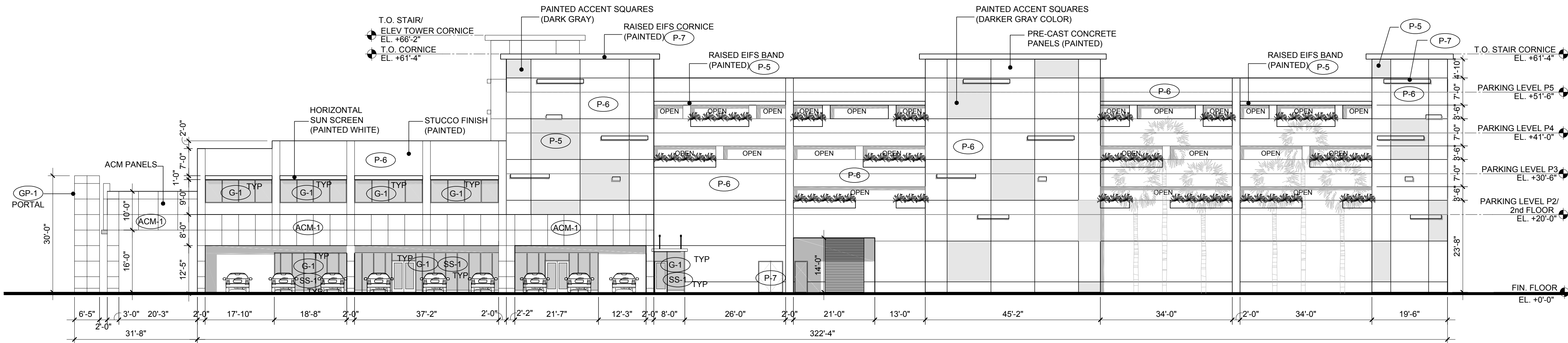
DAYLIGHTING CALCULATIONS

DAYLIGHT AREA REQUIRED (PER SEC. 3.3.5.4.1):
BUILDING GROSS FLOOR AREA = 57,633 S.F. x 10%
= 5,763 S.F. OF DAYLIGHT AREA REQUIRED
9,650 S.F. OF DAYLIGHT GLASS PROVIDED

GREEN GLOBES CRITERIA:
DAYLIGHT FACTOR: = (9,650 S.F. / 57,633 S.F.) x 0.1 = 1.67%

ORIENTATION RATIO CALCULATIONS

PER SEC 3.3.4.2
NORTH-SOUTH FENESTRATION AREA = 3,461 S.F.
EAST-WEST FENESTRATION AREA = 6,189 S.F.
3,461 S.F. / 6,189 S.F. = .56 RATIO



NOTE:
LOWER SITE LINES OF FACADE ARE BLOCKED BY SOLID WALL ALONG PERIMETER, SURROUNDING RESIDENTIAL ZONED PROPERTIES. TO HELP SCREEN UPPER PORTION OF FACADE, USE OF TALLER PALMS AGAINST FACADE TO BE PROPOSED.

GREEN GLOBES CALCULATIONS

04

SOUTH ELEVATION

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

02

PAIN COLOR SELECTION:

- P-5 SHERWIN WILLIAMS, CITY SCAPE #SW7067 (RAISED EIFS BAND AND ACCENT SQUARES)
- P-6 SHERWIN WILLIAMS, CHELSEA GRAY #SW2850 (EXTERIOR WALLS & SOFFITS NOT FINISHED IN ACM OR EXP-2)
- P-7 MANUFACTURER WHITE GLOSS (EXTERIOR DOORS & LIGHT POSTS)
- P-9 SHERWIN WILLIAMS, SILVER #BP71 (EXTERIOR DOORS/FRAMES FINISHED WITHIN ACM-1 WALLS)

EXTERIOR PLASTER

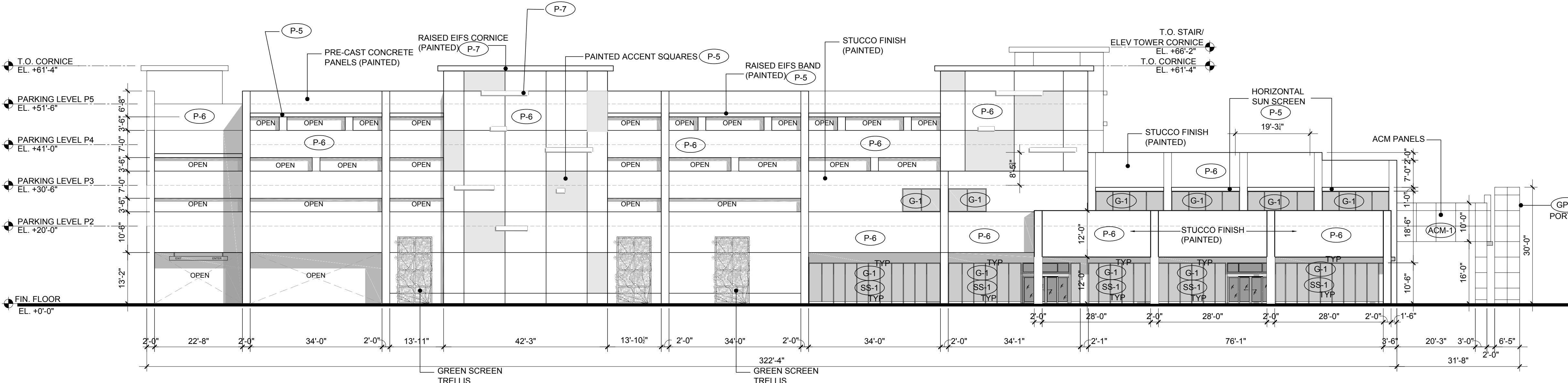
- EXP-2 MANUFACTURER TO BE SELECTED BY DEALER ARCHITECT TEXTURED FINISH W/ INTEGRAL COLOR TO MATCH DRYVIT "MOONLIGHT WHITE" #612. SANDPEBBLE TEXTURE. DRYVIT REFERENCE #TOYA061021 #STO NA05-0056 (LIGHT GREY) (EXTERIOR WALLS)

ALUMINUM COMPOSITE PANEL:

- ACM-1 REYNOLBOND BY ALCOA (OR ALPOLIC BY MITSUBISHI), 4MM THICK BONDED METAL PANEL 3" REVEALS (TESTED DRY OR RAIN SCREEN SYSTEM W/ EXPOSED EXTRUSIONS TO MATCH PANELS) COLOR: TOYOTA SILVER (EXTERIOR FACADE & COLUMNS) FLASHINGS TO MATCH ADJACENT WALL PANELS (CONTACT HGI CONSULTING)
- ACM-2 REYNOLBOND BY ALCOA (OR ALPOLIC BY MITSUBISHI), 4MM THICK BONDED METAL PANEL 3" REVEALS (TESTED DRY OR RAIN SCREEN SYSTEM W/ EXPOSED EXTRUSIONS TO MATCH PANELS) COLOR: TOYOTA RED (EXTERIOR FACADE & COLUMNS) FLASHINGS TO MATCH ADJACENT WALL PANELS (CONTACT HGI CONSULTING)

EXTERIOR STOREFRONT/ CURTAIN WALL & GLAZING SYSTEM:

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- GP-1 GLASS PANELS BY NOVUM STRUCTURES 48"x48" SOLERA TRANSLUCENT LOW IRON GLAZING SYSTEM 3" THICK ANNEALED LOW IRON GLASS DIFFUSING VEILS (WHITE) & HONEYCOMB TO BE UV STABLE ACRYLIC (PROVIDE STRUCTURAL STEEL, PRIMED & PAINTED TOYOTA WHITE GLOSS, TO SUPPORT FRAMING)



FINISH LEGEND

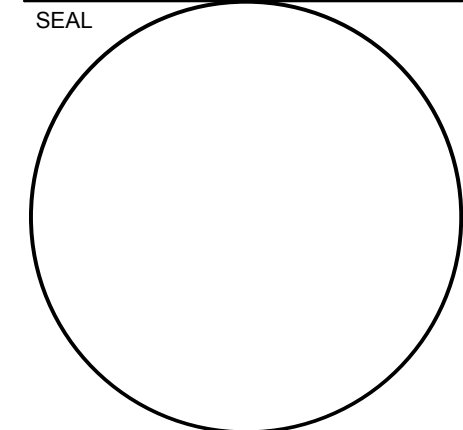
03

NORTH ELEVATION

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

01

REVISIONS:



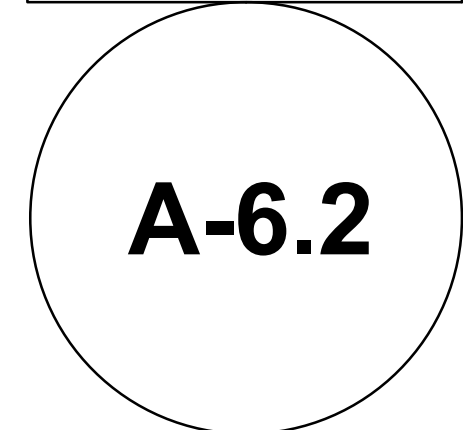
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ARCHITECTURAL GROUP
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FL. REG # AA-26001798



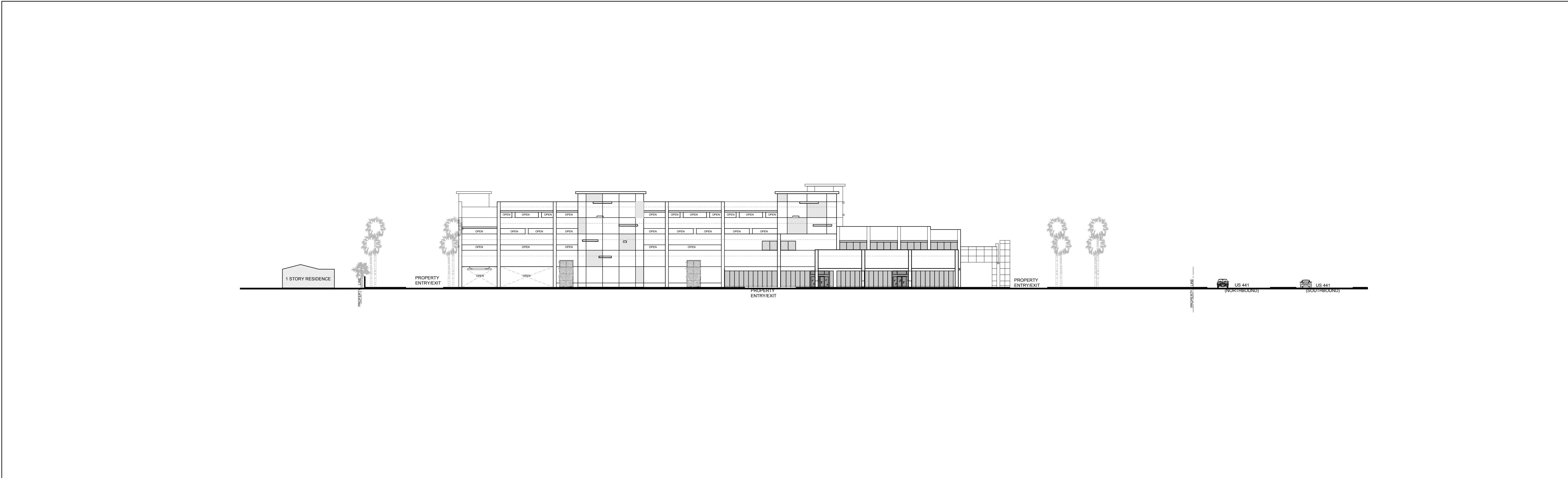
PROPOSED DEALERSHIP & PARKING GARAGE FOR:
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HOLLYWOOD, FL 33021

EXTERIOR ELEVATIONS

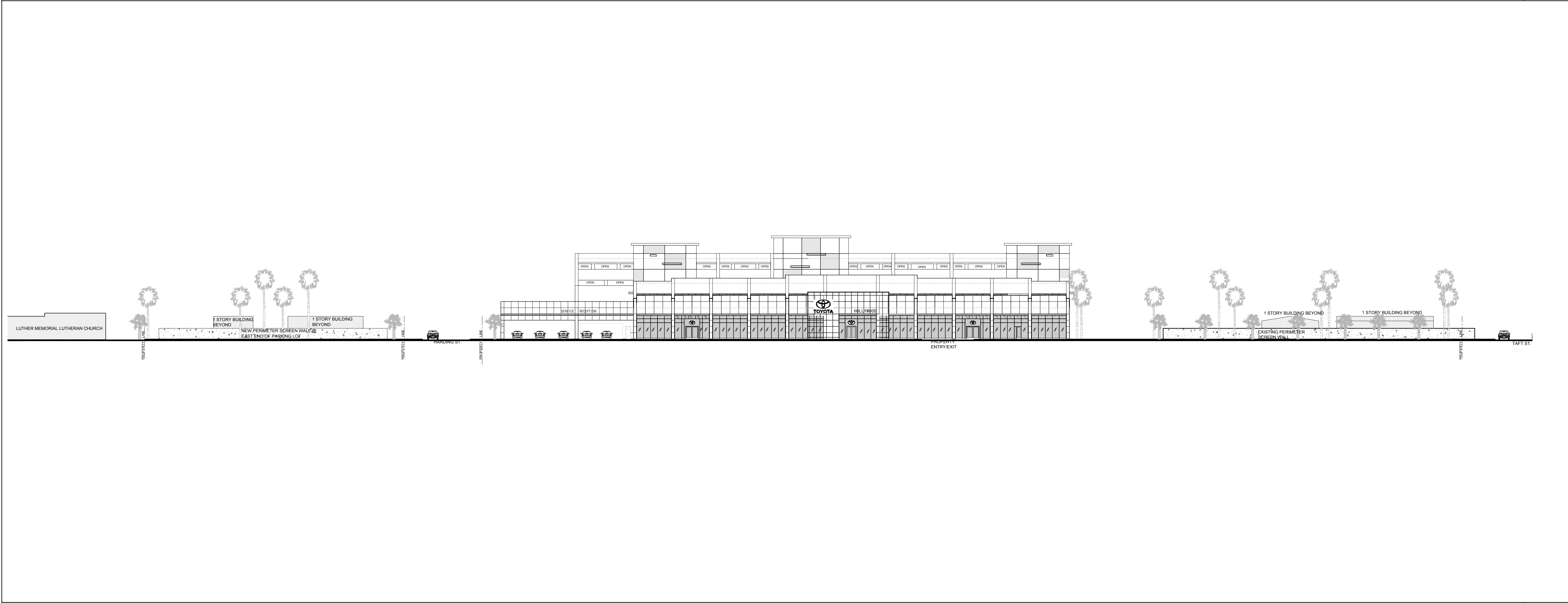


PROJECT NO.
73842
DRAWN BY:
Mat
CHECKED BY:
J.L.P
DATE:
October 12, 2016

TBAG-A6.2-EXTERIOR ELEVATIONS.DWG

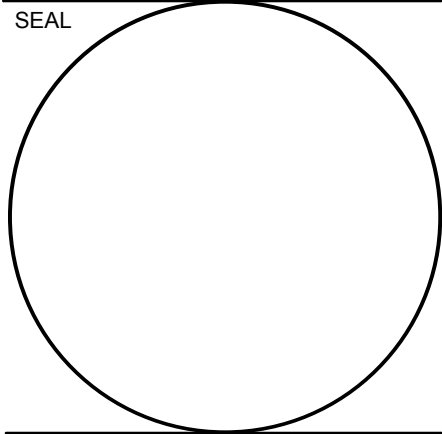


STREET VIEW ELEVATION (VIEW SOUTH FROM HARDING STREET) SCALE: 1/32" = 1'-0" 02



STREET VIEW ELEVATION (VIEW EAST FROM US441) SCALE: 1/32" = 1'-0" 01

REVISIONS :

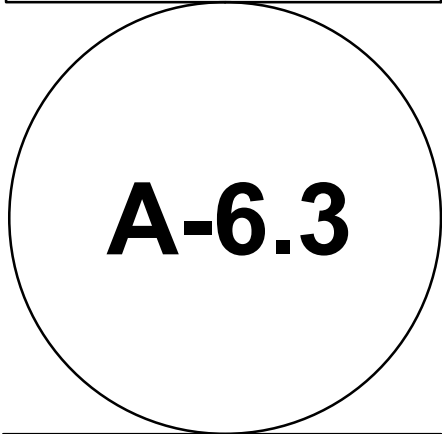


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STREET ELEVATIONS



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