

**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** July 13, 2017

**FILE:** 17-DPV-03

**TO:** Planning and Development Board

**VIA:** Alexandra Carcamo, Principal Planner

**FROM:** Arceli Redila, Planning Administrator

**SUBJECT:** Thomas Prince; Prince Bush Investments-Restaurants, LLP requests Variances, Design and Site Plan of an approximate 600 sq. ft. coffee shop, generally located at the northwest corner of Sheridan Street and N 29<sup>th</sup> Avenue (Cali Coffee).

**REQUEST**

Variances, Design, and Site Plan of an approximate 600 sq. ft. coffee shop.

Variance 1: To waive the requirement for a perimeter wall between 3 - 6 feet in height for any use that sells food or gasoline.

Variance 2: To reduce the parking lot setback from the required ten feet to approximately five feet on the south side and approximately three feet on the west side.

**RECOMMENDATION**

Variance 1-2: Approval, with the condition that all improvements (trees, shrubs, sod, etc.) as reflected on the Landscape Plan included in Attachment A are completed prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

Design: Approval, if Variances are granted.

Site Plan: Approval, if Variances and Design are granted.

**BACKGROUND**

The subject site is generally located north of Sheridan Street, on the west side of North 29<sup>th</sup> Avenue. It is zoned Low Intensity Industrial and Manufacturing District (IM-1), with a Future Land Use Designation of Industrial, within Flex Zone 83. The site at approximately 0.75 acres is currently vacant.

The Applicant is proposing to build an approximate 600 sq. ft. coffee shop, known as Cali Coffee. Although the Zoning District, IM-1 allows for the proposed use, the City's Land Use Element states that no more than twenty percent of an area designated for Industrial uses within a flexibility zone on the City's Land Use Map may be used for office, service and retail business uses. Earlier this year, the site was granted an approval for the allocation of twenty percent industrial-to-commercial flexibility rule to be in compliance with the permitted uses of the Future Land Use Element of the city's Comprehensive Plan.

## REQUEST

At this time, the Applicant, Thomas Prince; Prince Bush Investments-Restaurant, LLP is requesting Variances, Design, and Site Plan approval for an approximate 600 sq. ft. coffee shop, known as Cali Coffee. As proposed, the building's design is consistent in massing, scale, and architectural elements with the surrounding uses. The building height proposed is approximately 22 feet to the highest projection. Exterior materials include, textured stucco, accentuated with natural wood elements and warm paint palette. To soften the building and paving, the design is enhanced by a landscape plan which includes a wide array of planting materials and provides approximately 35 percent pervious areas. Pedestrian paths with painted designated crossings and ramps are provided for easy access to adjacent buildings, public sidewalk, and to the main intersection.

The Applicant is also requesting two Variances. The **first Variance** request is to waive the requirement for a perimeter wall between 3 – 6 feet in height for any use that sells food or gasoline. The purpose of this requirement is to limit adverse effects of noise, light, trash/debris, and other potential nuisances on adjacent properties. The site is located in an Industrial Zoning District, surrounded by a mixture of uses including a gas station, hotel, and restaurants. The restaurants across the street, McDonald and Denny's restaurant to the east were previously granted relief from this requirement. In lieu of wall, landscape buffer will be provided, meeting the intent of the regulation in a more aesthetically pleasing manner.

The **second Variance** request is to reduce the parking lot setback from the required ten feet to approximately five feet on the south side (adjacent to the gas station); and approximately three feet on west side (adjacent to the hotel). There is ample landscaping provided on the front, along North 29<sup>th</sup> Avenue and on the north side at approximately 30 feet wide. In addition, new landscape materials will be added, grass, trees and shrubs will greatly enhance this site. The Variance request is necessary in order to provide unified access and circulation with adjacent businesses to the west (Holiday Inn hotel) and the gas station to the south.

## SITE DATA

<b>Owner/Applicant:</b>	Thomas Prince; Prince Bush Investments-Restaurants, LLP
<b>Address/Location:</b>	Generally located at the northwest corner of Sheridan Street and N 29 <sup>th</sup> Avenue
<b>Net Area of Property:</b>	±32,872 sq. ft. (0.75 acres)
<b>Land Use:</b>	Industrial
<b>Zoning:</b>	Low Intensity Industrial and Manufacturing District (IM-1)
<b>Existing Use of Land:</b>	Vacant

## ADJACENT LAND USE

<b>North:</b>	Industrial
<b>South:</b>	Industrial
<b>East:</b>	Industrial
<b>West:</b>	Industrial

## ADJACENT ZONING

<b>North:</b>	Low Intensity Industrial and Manufacturing District (IM-1)
<b>South:</b>	Low Intensity Industrial and Manufacturing District (IM-1)
<b>East:</b>	Low Intensity Industrial and Manufacturing District (IM-1)
<b>West:</b>	Low Intensity Industrial and Manufacturing District (IM-1)

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.

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

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

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

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

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

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

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

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

**Analysis of Criteria and Findings for Variances** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

**VARIANCE 1: To waive the requirement for a perimeter wall between 3 - 6 feet in height for any use that sells food or gasoline.**

**CRITERIA 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

**ANALYSIS:** The basic intent of the required perimeter wall is to limit adverse effects of noise, light, trash/debris, and other potential nuisances on adjacent properties. The site is located in an Industrial Zoning District, surrounded by a mixture of uses including a gas station, hotel, and restaurant. In lieu of a wall, landscape buffer

will be provided, meeting the intent of the regulation in a more aesthetically pleasing manner. To help ensure the best possible outcome which includes the completion of landscape improvements, **Staff conditions that all improvements as reflected on the Landscape Plan (trees, shrubs, sod, etc.) are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).**

**FINDING:** Consistent, with the imposition of Staff's condition.

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

**ANALYSIS:** The adjacent Land Uses on all sides is Industrial; to the east is Interstate-95. Surrounding uses include gas station, hotel, and commercial/retail. The requested Variance is compatible with surrounding land uses and would not be detrimental to the community.

**FINDING:** Consistent.

**CRITERIA 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

**ANALYSIS:** The requested variance will not diminish the intent of the Comprehensive Plan as it is accommodating improvements on vacant sites and enhancing the neighborhood. Perimeter landscape will be provided. To help ensure the best possible outcome which includes the completion of landscape improvements, **Staff conditions that all improvements as reflected on the Landscape Plan (trees, shrubs, sod, etc.) are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).**

**FINDING:** Consistent, with the imposition of Staff's condition.

**CRITERIA 4:** That the need for requested Variance is not economically based or self-imposed.

**ANALYSIS:** The need for the Variance is not economically based or self-imposed. According to the Applicant, "the need is based on site limitations and providing a safe driveway intersection with Shell." It serves the intent of the regulation in a more aesthetically pleasing manner and allows for improved functionality and vehicular and pedestrian circulation throughout the site and the neighboring users.

**FINDING:** Consistent.

**CRITERIA 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.

**FINDING:** Not applicable.

**VARIANCE 2:** **To reduce the parking lot setback from the required ten feet to approximately five feet on the south side and approximately three feet on the west side.**

**CRITERIA 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.



<b>ANALYSIS:</b>	The purpose of required setbacks is to provide landscaping and safe distances between adjacent structures and rights-of-way. The Variance request is necessary in order to provide unified access and circulation with adjacent businesses to the west (Holiday Inn hotel) and the gas station to the south. There is ample landscaping provided on the front, along North 29 <sup>th</sup> Avenue and on the north side at approximately 30 feet wide. In addition, new landscape materials will be added, grass, trees and shrubs will greatly enhance this site.
<b>FINDING:</b>	Consistent.
<b>CRITERIA 2:</b>	That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.
<b>ANALYSIS:</b>	The adjacent Land Uses on all sides is Industrial; to the east is Interstate-95. Surrounding uses include gas station, hotel, and commercial/retail. The requested Variance is compatible with the land uses and would not be detrimental to the community but provides a unified access and circulation with adjacent businesses. To help ensure the best possible outcome which includes the completion of landscape improvements, <b>Staff conditions that all improvements as reflected on the Landscape Plan (trees, shrubs, sod, etc.) are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).</b>
<b>FINDING:</b>	Consistent, with the imposition of Staff's condition.
<b>CRITERIA 3:</b>	That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the City.
<b>ANALYSIS:</b>	The requested Variance will not diminish the intent of the Comprehensive Plan as it is accommodating improvements on existing vacant site and enhancing the neighborhood. Variance requests for setbacks such as this allow businesses to continue maximizing use of their land while expanding businesses and services within the City.
<b>FINDING:</b>	Consistent.
<b>CRITERIA 4:</b>	That the need for requested Variance is not economically based or self-imposed.
<b>ANALYSIS:</b>	The need for the Variance is not economically based or self-imposed. According to the Applicant, "the need is based on site limitations and providing a safe driveway intersection with Shell" gas station. It serves the intent of the regulation in a more aesthetically pleasing manner and allows for improved functionality and vehicular and pedestrian circulation throughout the site and the neighboring users.
<b>FINDING:</b>	Consistent.
<b>CRITERIA 5:</b>	That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.
<b>FINDING:</b>	Not applicable.

**Analysis of Criteria and Findings for Design** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

**CRITERIA 1:** Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**ANALYSIS:** The Applicant is proposing a 600 square foot one-story masonry building with parapet roof for a coffee shop. The proposed design is contemporary, consisting of simple rectilinear forms. Exterior building materials include textured stucco accented with natural wood elements. Pedestrian access is provided from the public sidewalk to building entrances and throughout the site. Adequate vehicular and pedestrian circulation is provided.

**FINDING:** Consistent.

**CRITERIA 2:** Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**ANALYSIS:** The subject site is surrounded by a mixture of retail/commercial uses with building designs having a similar mixture of contemporary architecture. As such, the proposed development is consistent with the surrounding buildings in scale, massing, and placement. It maintains a uniform alignment with the existing street profile with regards to height, setbacks and land coverage.

**FINDING:** Consistent.

**CRITERIA 3:** Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding molding, and fenestration.

**ANALYSIS:** The building mass reflects simple composition of basic architectural details. The geometric language is further emphasized by the use of materials and textures. The building height proposed is approximately 17 feet with raised architectural details which extends the building's highest projection to approximately 22 feet. Exterior building materials include textured stucco accented with natural wood elements.

**FINDING:** Consistent.

**CRITERIA 4:** Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

**ANALYSIS:** The landscape design enhances the design of the building while adding visual appeal to the neighborhood. Ample landscaping is provided on the front, along

North 29<sup>th</sup> Avenue and on the north side which approximately 30 feet wide. Overall the site provides approximately 35 percent pervious areas with a considerable amount of native trees, shrubs, and ground covers.

**FINDING:** Consistent.

**CRITERIA 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.

**FINDING:** Not applicable.

#### **SITE PLAN**

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of Zoning and Land Development Regulations on May 4, 2017. Therefore, Staff recommends approval, if Variances and Design are granted.

#### **ATTACHMENTS**

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map

# ATTACHMENT A

## Application Package

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☒ Planning and Development Board

Date of Application: \_\_\_\_\_

Location Address: **2690 North 29th Avenue, Hollywood, FL 33020**

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): **514204160030**

Zoning Classification: **IM-1** Land Use Classification: **Industrial**

Existing Property Use: **Vacant** Sq Ft/Number of Units: **0**

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): **YES. Final TAC and City Commission for: 17-DP-03**

- ☐ Economic Roundtable ☒ Technical Advisory Committee ☐ Historic Preservation Board  
☒ City Commission ☐ Planning and Development

Explanation of Request: **Site Plan Design & Variance**

Number of units/rooms: **N/A** Sq Ft: **600 sq.ft.**

Value of Improvement: \_\_\_\_\_ Estimated Date of Completion: **2017**

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

Name of Current Property Owner: **Thomas Prince ; Prince-Bush Investments-Restaurants, LLP**

Address of Property Owner: **227 W. New England Ave., Ste. C ; Winter Park, FL 32789**

Telephone: **407-629-4776** Fax: **407-647-2944** Email Address: **patrickolson@princebush.com**

Name of Consultant/Representative/Tenant (circle one): **Regan O'Laughlin, PE ; Kimley-Horn**

Address: **3660 Maguire Blvd., Suite 200 ; Orlando, FL 32803** Telephone: **407-898-1511**

Fax: **N/A** Email Address: **regan.olaughlin@kimley-horn.com**

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Thomas P. Prince Date: 5/10/17

PRINT NAME: Thomas Prince ; Prince-Bush Investments-Restaurants, LLP Date: \_\_\_\_\_

Signature of Consultant/Representative: [Signature] Date: 5-25-17

PRINT NAME: Regan O'Laughlin, PE ; Kimley-Horn and Associates, Inc. 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 Cali Coffee - Site Plan & Variance to my property, which is hereby made by me or I am hereby authorizing Regan O'Laughlin ; Kimley-Horn to be my legal representative before the City of Hollywood (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 10 day of May 2017



[Signature]  
Notary Public  
State of Florida

My Commission Expires: 11-1-18 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_

Thomas P. Prince

Signature of Current Owner

**Thomas Prince ;  
Prince-Bush Investments-Restaurants, LLP**

Print Name



May 25, 2017

City of Hollywood  
Department of Development Services  
2600 Hollywood Blvd, Room 315  
Hollywood, FL 33022

RE: ***Design Review Criteria Statement***  
***Cali Coffee – File Number: 17-DP-03***

On behalf of Prince-Bush Investments-Restaurants, LLP, the Design Criteria statements for the proposed Cali Coffee project are as follows:

1. Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**Statement: The project above features a 600-sf masonry building with parapet roof. The subject property is located on the northwest corner of N. 29th Avenue and Sheridan Street and is surrounded by a hotel, gas station, offices, and small food/fast-food establishments. The layout of the site maintains the existing surrounding structures & parking lots, with the exception of an asphalt drive area on the east side of the property, of which will be removed. Landscaping is both external and internal to the site and the new proposed parking and walkways provide safe pedestrian movement from the public right-of-way, as well as from the adjacent hotel. The design of the proposed building compliments the design of the surrounding businesses, and is considered Contemporary style and uses natural wood elements to soften the design in order to blend in with the natural landscaping.**

2. Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**Statement: The Design Guidelines state “new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height, setbacks as well as the location of windows, doors, and balconies bare some**

**relationship to neighboring buildings and maintain some resemblance of compatibility.”**

**The proposed structure is compatible with the surrounding buildings, which comprise of a hotel, a commercial office, a gas station, and food establishments across the street. The food establishments across the street are also contemporary in design and of the approximate same scale and size.**

3. **Scale/Massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

**Statement: The proposed building consists of a one-story coffee establishment, approximately 17'-0" in height with a raised architectural detail extending to 21'-6" in height above grade. Surrounding buildings feature raised architectural details similar in scale. The design of this structure adds character to the building, while establishing a uniqueness that differentiates itself from the surrounding buildings. The windows feature clear glazing with white aluminum frames accented by aluminum awnings above the windows. Wood siding is featured on the rear and sides of the building.**

4. **Landscaping.** Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

**Statement: Currently, the existing out-parcel is vacant/undeveloped with very little-to-no landscape plantings and vast open lawn space. The applicant has worked with the City in selecting appropriate landscaping material which meets the City of Hollywood's landscaping requirements and exceeds code compliance. Materials will include native trees and hedges such as Silver Buttonwood and Sabal Palm along with Cocoplum, Scarlet Bush, and Coontie shrubs. The applicant has provided a generous amount of tree canopy and shrub groundcover to enhance the site and replace any minimal existing material removed on site. In addition, tree, palm, and shrub plantings along the right-of-way and site perimeter provide a sense of arrival and complement the existing landscape conditions provided by adjacent properties.**

If you have any further questions, please do not hesitate to contact me at 407-898-1511 or by email at [regan.olaughlin@kimley-horn.com](mailto:regan.olaughlin@kimley-horn.com).

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Regan O'Laughlin, P.E.  
FL PE No. 68432  
Project Engineer

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May 24, 2017

City of Hollywood  
Department of Development Services  
2600 Hollywood Blvd, Room 315  
Hollywood, FL 33022

**RE:     *Variance Criteria Statements***  
          ***Cali Coffee – File Number: 17-DP-03***

On behalf of Prince-Bush Investments-Restaurants, LLP, the Variances listed below are being requested with the proposed Cali Coffee project:

**Variance Request #1 – Variance to LDR Section 4.4(E)1(b)**

- **Waive requirement of CMU screen wall within buffers and around property lines.**

**Variance Request #2 – Variance to LDR Section 4.22.1.2.**

- **Reduction of required parking lot setbacks (landscape buffers) along west and south property lines:**
  - **West property line: reduction from 10-ft to 3.7-ft**
  - **South property line: reduction from 10-ft to 5-ft**

**Variance Criteria – Request #1 (Waive requirement of screen wall)**

- a) That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.

**Justification: The basic intent and purpose for the screen wall is to provide screening and separation between industrial uses and abutting adjacent properties. Given the proposed commercial use is similar and consistent with the surrounding adjacent properties (business commercial), the proposed Variance will maintain the intent and purpose of regulations.**

**Currently, an existing fence with 5-ft high shrubs is located along the north property line. This 30-ft wide landscape area will be maintained with the proposed development (with exception of the dumpster enclosure), and additional landscaping consistent with City of Hollywood Landscape Code will be provided.**

- b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**Justification: The proposed commercial use is analogous and coherent with the surrounding land uses (business commercial), and would not be detrimental to the community. No harm or undesirable effects will occur to the neighboring properties or the general public because of this Variance.**



- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

**Justification:** The proposed improvements will be achieving city-wide Master Plan Guiding Principle to attract and retain businesses that will increase economic opportunities while enhancing the quality of life of residents. These improvements will not only help enhance the site, the community and the corridor, but will also expand business and services within the City.

Additionally, Objective 6 of the Comprehensive Plan encourages multi-use areas and mixed use concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.

- d) That the need for the requested Variance is not economically based or self-imposed.

**Justification:** The need is based on site limitations and providing a safe driveway intersection with Shell, and is not economically based or self-imposed. The requested Variance is necessary to develop the property in a functional manner with the adjacent and inter-connected neighboring users, while maintaining a visually cohesive development.

- e) That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

**Justification:** Not applicable.

**Variance Criteria – Request #2**

**Reduction of required parking lot setbacks (landscape buffers) along west and south property lines: West property line reduction from 10-ft to 3.7-ft, South property line reduction from 10-ft to 5-ft.**

- a) That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.

**Justification:** The basic intent and purpose for parking lot setbacks is to provide separation between parking lots and directly abutting adjacent properties. The proposed 5-ft and 3.7-ft setbacks along the south and west lot lines will maintain the intent and purpose of regulations in providing ample separation between uses. The subject out-parcel and the adjacent hotel (Holiday Inn) property are owned by the same entity (Prince-Bush), and the appearance of a visually cohesive development between the two properties will be sustained with the Variance.

Setbacks greater than the minimum Code required 10-ft setback are currently proposed along the north property line (+30-ft provided) and the east property line (+17.7-ft provided) which abuts public right-of-way (N. 29<sup>th</sup> Avenue).

Although a 3.7-ft landscape buffer is requested along the west property line, 5-ft of vegetative landscape area is provided between the west lot line and proposed parking space back-of-curb. Per the LDR, the 2-ft vehicle overhang (provided with 17-ft parking spaces) cannot be included as part of the landscape buffer.

The west lot line abuts existing hotel parking spaces, which provides an existing landscape buffer of 4.5-ft average width. This together with the proposed 3.7-ft buffer (5-ft landscape area) will provide the appearance of an 9.5-ft landscape buffer area between the head-to-head parking spaces.

Even with the proposed 3.7-ft parking lot setback, the proposed parcel development will provide 35.0% green landscape area within the parcel, significantly more than what is required by the City's Land Development Regulations.

With our Site Plan, having to provide a 10-ft buffer along the west lot line would shift the site eastward, impacting and reducing the currently provided 17.7-ft wide landscape buffer abutting public right-of-way (N. 29<sup>th</sup> Ave.).

Another purpose for the Variance is to maintain driveway alignment with the existing Shell gas station's driveway located to the south, which is its only point of egress from their property. We are proposing to provide a non-exclusive ingress/egress easement for the neighboring Shell gas station. Increasing the western buffer would further skew the alignment of the new driveway and existing Shell's driveway, creating a potential traffic safety issue with obscure sightlines and drive paths.

- b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**Justification:** The subject property is surrounded by a gas station to the south, hotel to the west, and office to the north, and public right-of-way (N. 29<sup>th</sup> Ave.) to the east. No residential uses border the proposed property. The proposed commercial use is analogous and coherent with the surrounding land uses (business commercial), and providing a 3.7-ft/5-ft parking lot setback in lieu of a 10-ft setback (on the west and south property lines only) would not be detrimental to the community or surrounding land uses. No harm or undesirable effects will occur to the neighboring properties or the general public because of this Variance. On the contrary, it will provide a cohesive development encouraging pedestrian traffic from the neighboring hotel patrons.

- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

**Justification:** The proposed improvements will be achieving city-wide Master Plan Guiding Principle to attract and retain businesses that will increase economic opportunities while enhancing the quality of life of residents. These improvements will not only help enhance the site, the community and the corridor, but will also expand business and services within the City.

Additionally, Objective 6 of the Comprehensive Plan encourages multi-use areas and mixed use concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.

- d) That the need for the requested Variance is not economically based or self-imposed.

**Justification:** The requested Variance is necessary to develop the property in a functional manner with the adjacent and inter-connected neighboring users, while maintaining a visually cohesive development. The need is based on site limitations and is not economically based or self-imposed.

- e) That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

**Justification:** Not applicable.

If you have any further questions, please do not hesitate to contact me at 407-898-1511 or by email at [regan.olaughlin@kimley-horn.com](mailto:regan.olaughlin@kimley-horn.com).

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Regan O'Laughlin, P.E.  
FL PE No. 68432

K:\ORL\_Civil\149400003-Cali Coffee Hollywood\AGENCY PERMITS\CITY OF HOLLYWOOD\04 - P&D Board - Site\_Variance\VARIANCE DOCUMENTS\Variance Criteria Justification Letter - 2017-05-24.docx











Drawing name: K:\ORL\_Civil\149400003-Cali Coffee Hollywood\CADD\DEVELOPMENT\PlanSheets\DP-01 - COVER.dwg DP-01 May 24, 2017 10:13am by: regan.olaughlin  
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# P&D BOARD DEVELOPMENT PLANS FOR CALI COFFEE HOLLYWOOD



FOLIO NO.: 5142-04-16-0030

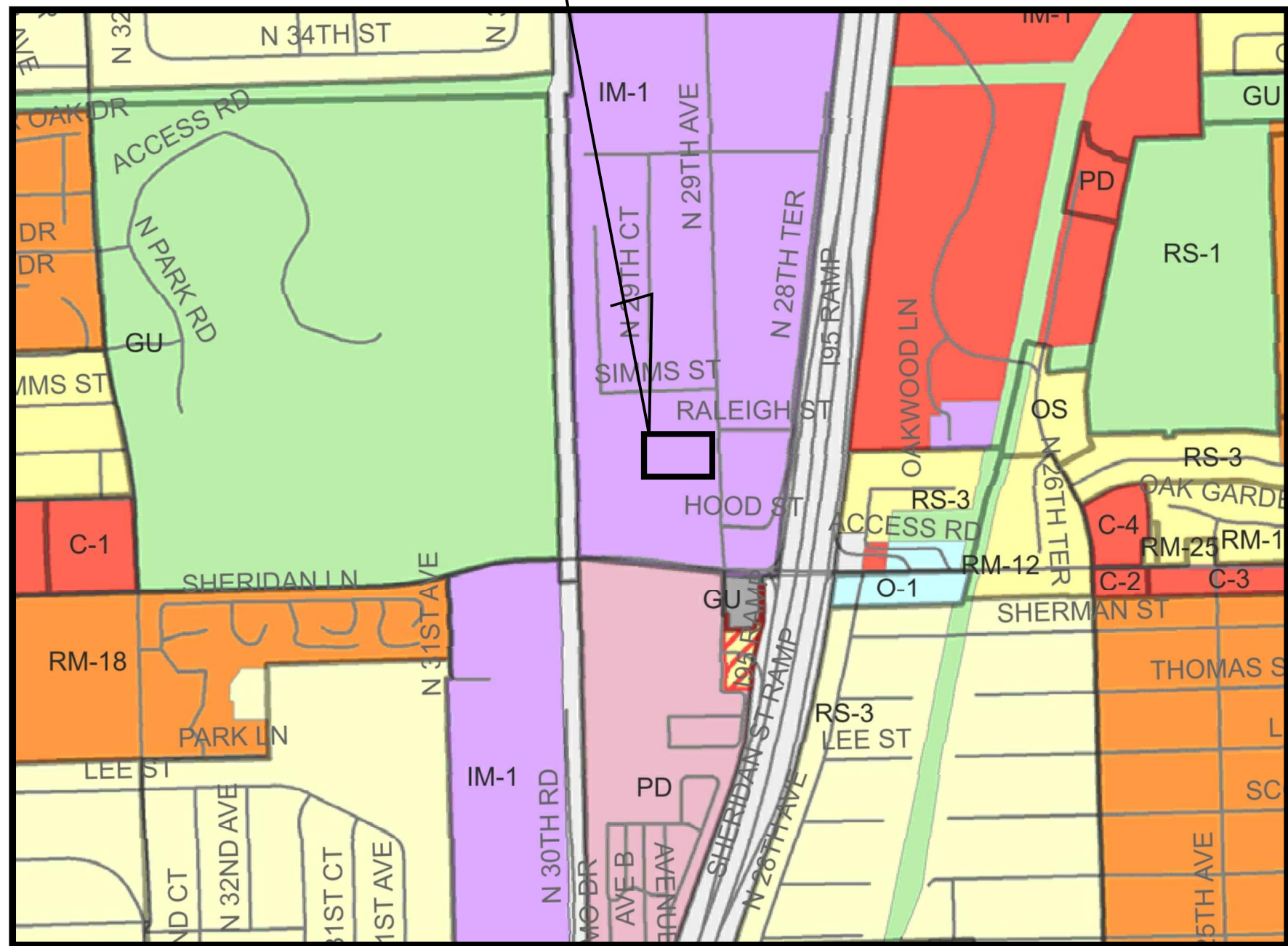
CITY OF HOLLYWOOD, FL

PRELIM. T.A.C.: FEBRUARY 6, 2017

FINAL T.A.C.: MARCH 6, 2017

P&D BOARD: JULY 13, 2017

PROJECT LOCATION



CITY ZONING & FUTURE LAND USE MAP  
N.T.S.

#### LEGAL DESCRIPTION:

A PORTION OF PARCEL A, OF "SUN TATTLER PLAT", AS RECORDED IN PLAT BOOK 157, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 00°10'54" WEST, ALONG THE EAST LINE OF SAID PARCEL A, FOR A DISTANCE OF 154.29 FEET; THENCE SOUTH 62°02'03" WEST, FOR A DISTANCE OF 21.91 FEET; THENCE SOUTH 86°04'03" WEST, FOR A DISTANCE OF 91.01 FEET; THENCE NORTH 89°54'08" WEST, FOR A DISTANCE OF 89.90 FEET; THENCE NORTH 00°10'54" EAST, FOR A DISTANCE OF 171.00 FEET TO THE NORTH LINE OF SAID PARCEL A; THENCE SOUTH 89°54'08" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF HOLLYWOOD BY RIGHT-OF-WAY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 50247, PAGE 841, AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, OF "SUN TATTLER PLAT", AS RECORDED IN PLAT BOOK 157, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL A, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF NORTH 29TH AVENUE, AS SHOWN ON SAID SUN TATTLER PLAT; THENCE SOUTH 00°10'54" WEST, ALONG THE EAST LINE OF SAID PARCEL A AND SAID WEST RIGHT-OF-WAY LINE OF NORTH 29TH AVENUE FOR 71.29 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED RIGHT OF WAY DEDICATION; THENCE CONTINUE SOUTH 00°10'54" WEST, ALONG SAID EAST LINE AND WEST RIGHT-OF-WAY LINE FOR 81.37 FEET; THENCE NORTH 89°49'06" WEST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES FOR 10.00 FEET; THENCE NORTH 00°10'54" EAST, ALONG A LINE PARALLEL WITH AND TEN (10) FEET WEST OF SAID EAST LINE AND WEST RIGHT-OF-WAY LINE FOR 81.37 FEET; THENCE SOUTH 89°49'06" EAST FOR 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

#### PROJECT TEAM

##### CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.  
3660 MAGUIRE BLVD., STE. 200  
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FAX: (407) 894-4791  
EMAIL: REGAN.OLAUGHLIN@KIMLEY-HORN.COM

##### SURVEYOR:

IBI GROUP (FLORIDA), INC.  
CONTACT: BILL FIELD  
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POMPANO BEACH, FL 33064  
PHONE: (954) 974-2200  
EMAIL: BFIELD@IBIGROUP.COM

##### OWNER/DEVELOPER:

PRINCE-BUSH INVESTMENTS  
227 W. NEW ENGLAND AVE., SUITE C  
WINTER PARK, FL 32789  
CONTACT: PATRICK F. OLSON  
PHONE: (407) 629-4776  
EMAIL: PATRICK@PRINCEBUSH.COM

##### LANDSCAPE ARCHITECT:

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3660 MAGUIRE BLVD., SUITE 200  
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CONTACT: SCOTT MINGONET, PLA, AICP  
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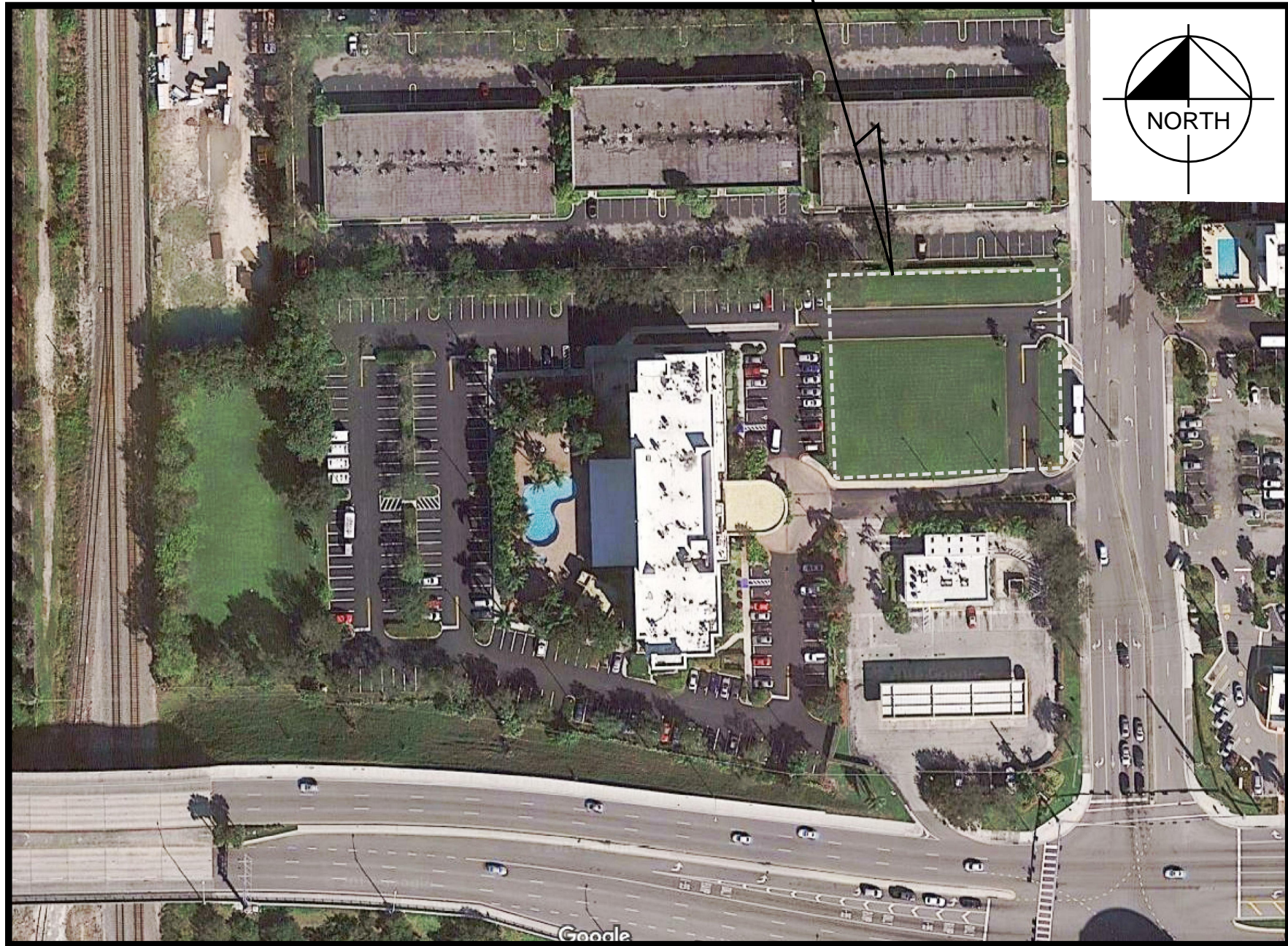
##### TENANT:

CALI COFFEE  
CRAIG AVERA  
PHONE: (310) 880-8469  
EMAIL: CRAIGAVERA@GMAIL.COM

##### ARCHITECT:

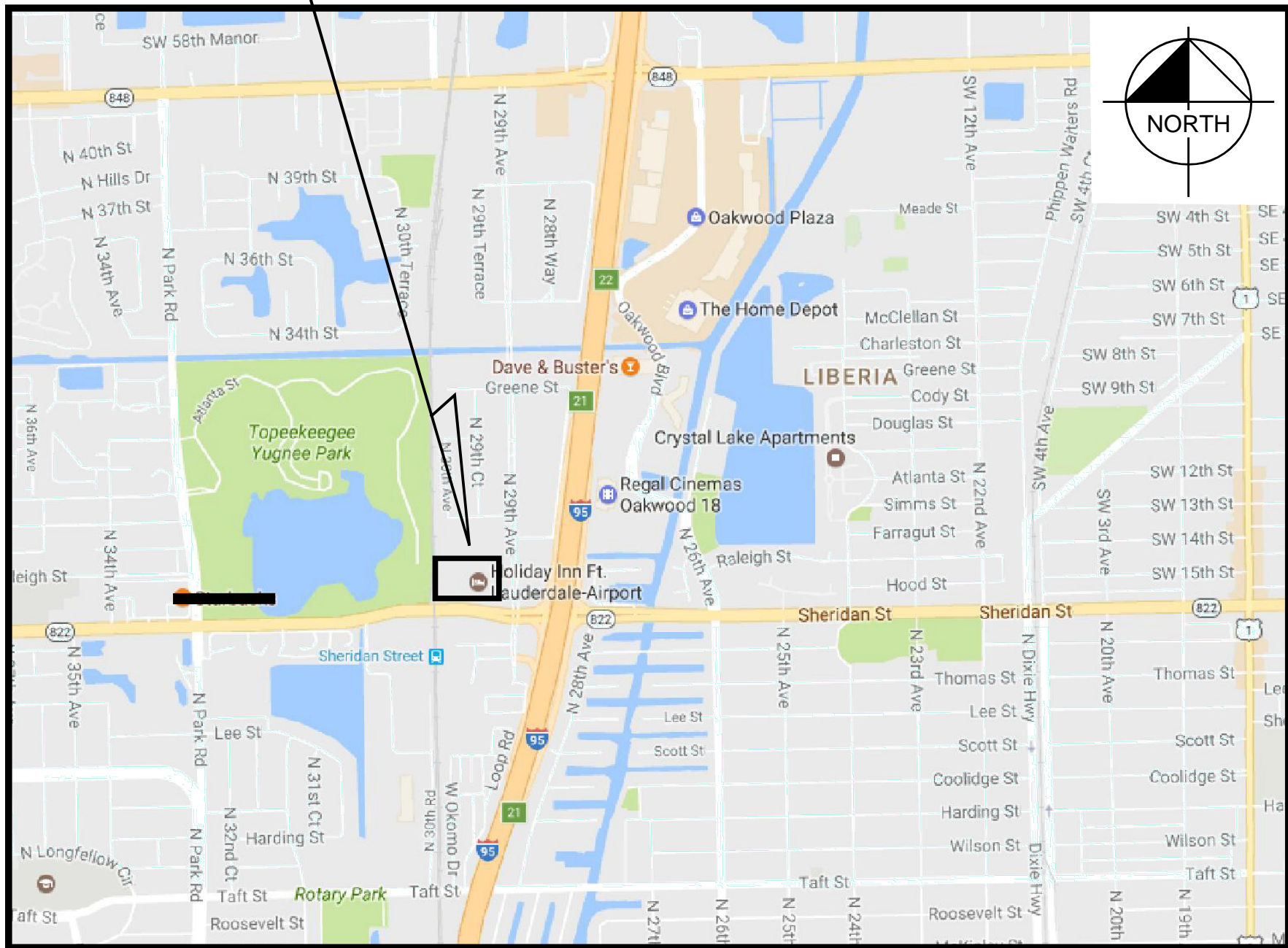
BARRANCO GONZALEZ  
1915 SOUTHEAST 4TH AVE.  
FORT LAUDERDALE, FL 33316  
CONTACT: BARRANCO GONZALEZ  
PHONE: (954) 961-7675  
EMAIL: MAIL@BGARCHITECTURE.COM

PROJECT LOCATION



AERIAL MAP  
N.T.S.

PROJECT LOCATION



LOCATION MAP

#### SHEET INDEX

DP-01	COVER SHEET
DP-02	EXISTING CONDITIONS PLAN
DP-03	SITE PLAN
DP-04	CONCEPTUAL DRAINAGE & UTILITY PLAN
DP-05	FIRE TRUCK ROUTING PLAN
L1.0	LANDSCAPE PLAN
A-101	BUILDING FLOOR PLAN
A-102	BUILDING ROOF PLAN
A-201	BUILDING ELEVATIONS
AS-501	DUMPSTER ELEVATIONS
S1	ALTA SURVEY

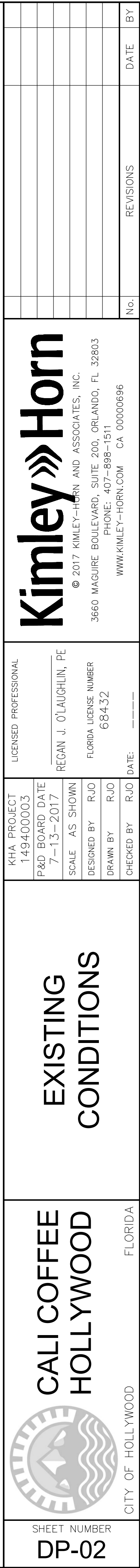
PREPARED BY  
**Kimley»Horn**

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PHONE: 407-898-1511  
WWW.KIMLEY-HORN.COM CA 00000696

CALI COFFEE HOLLYWOOD  
K-H PROJECT# 149400003  
7-13-2017

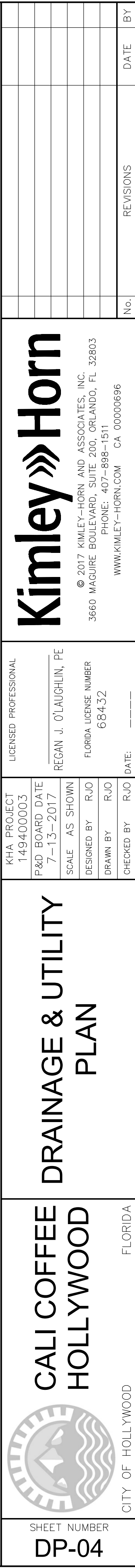
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**DP-01**







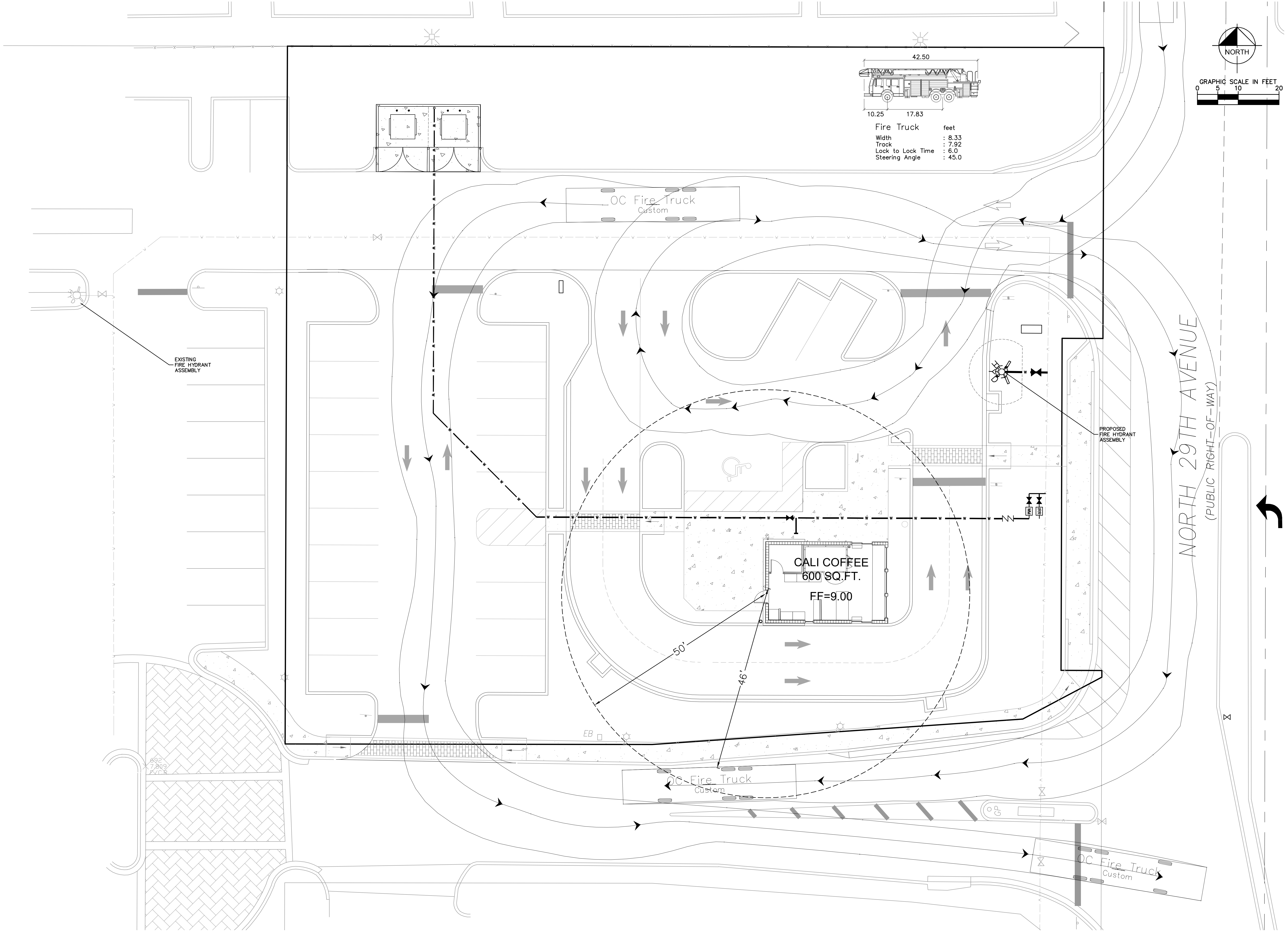








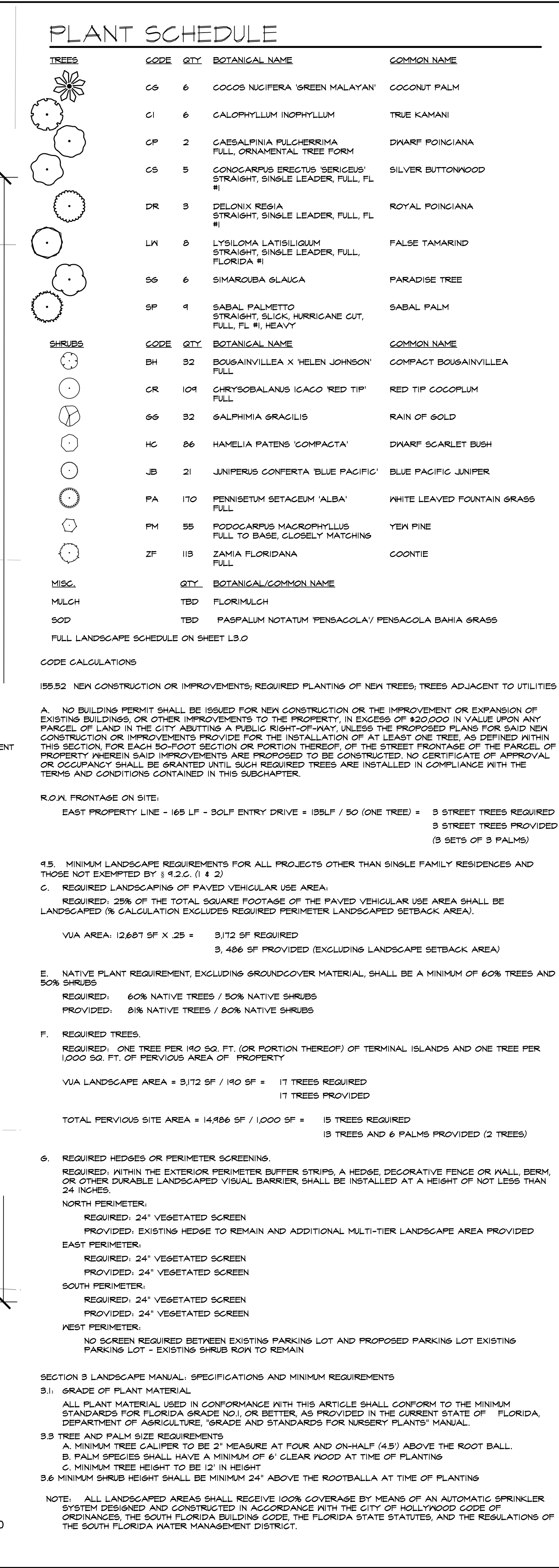
Plotted By: O'Laughlin, Regan - Sheet Set: CALI COFFEE HOLLYWOOD - Layout: DP-05 FIRE TRUCK ROUTING PLAN - May 24, 2017 - 10:10:06am - k:\VORL-Civil\149400003-Cali Coffee Hollywood\CADD\DEVELOPMENT\PlanSheets\DP-05 - FIRE.dwg

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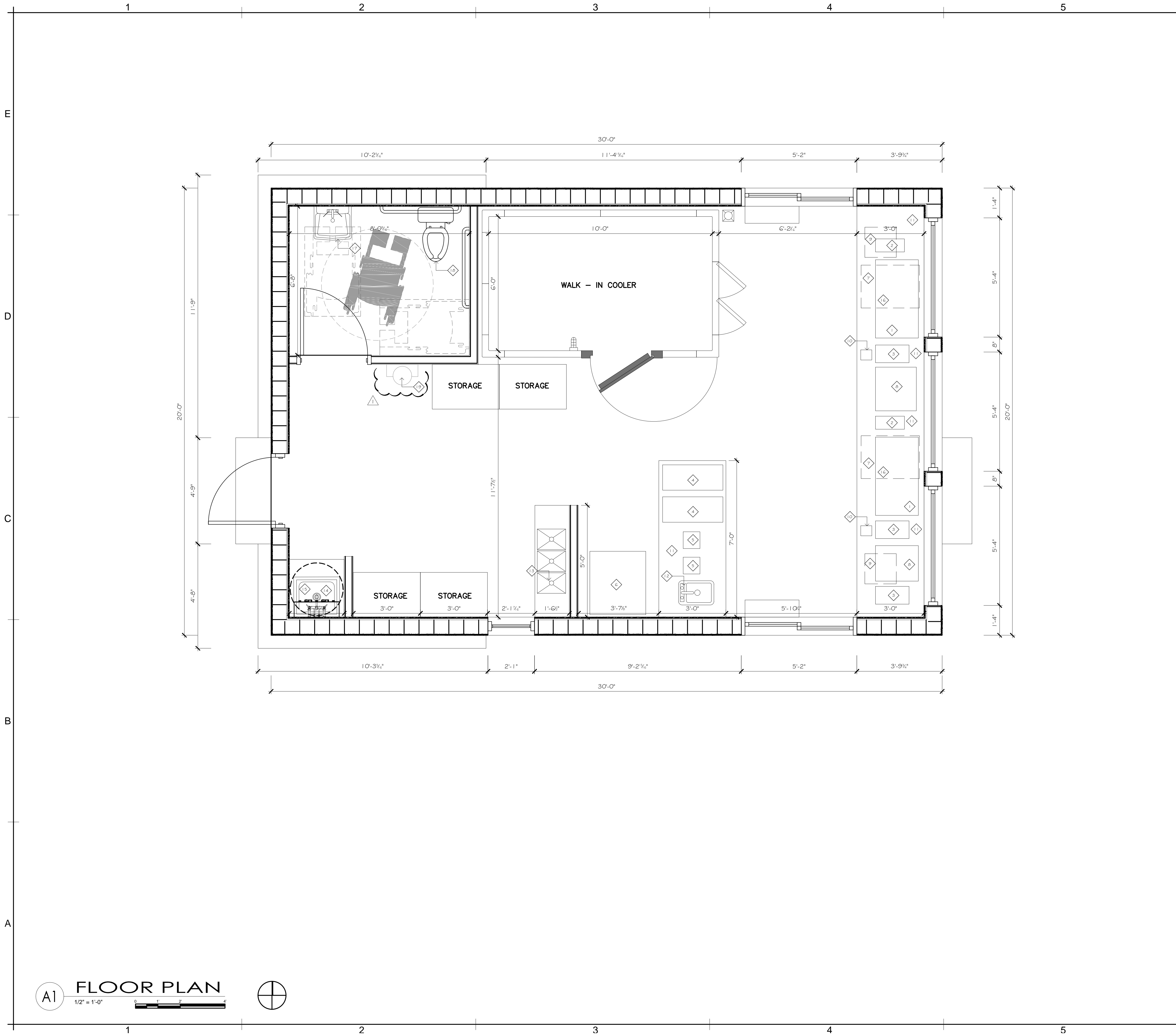


 CITY OF HOLLYWOOD FLORIDA	CALI COFFEE HOLLYWOOD	FIRE TRUCK ROUTING PLAN				LICENSED PROFESSIONAL REGAN J. O'LAUGHLIN, PE FLORIDA LICENSE NUMBER 68432	 © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 00000696
		SHEET NUMBER DP-05		REVISIONS		DATE	



[illegible]





EQUIPMENT LIST:

- 1 NUOVA SIMONELLI AURELIA II VOLUMETRIC 3-GROUP ESPRESSO MACHINE - 220 VOLTS/500 WATTS/AMP DRAW 23/RECEPTACLE: NEMA L6-30 TWIST.
- 2 BUNN HOT WATER, MODEL H5X ELEMENT SST - 200-240 VOLTS/4050 WATTS/19.5 AMPS.
- 3 MAZZER MAJOR AUTOMATIC GRINDER - 650 WATTS.
- 4 TAYLOR SLUSHY MACHINE, MODEL 420 - 116.0 AMPS (115/60/1 AIR) / 7.0 AMPS. (220-250/50/1 AIR) SUPPLIED WITH NEMA CORD 5-20P.
- 5 BLENDTEC CONNOISSEUR 825 BLENDER - 1825 WATTS/15 AMPS.
- 6 STAND UP MANITOWOC ICE MACHINE, MODEL IY-0504A WITH CASTERS - B570 ICE BIN (NO CASTERS) - 208-230 VOLTS/4.25 KILOWATTS PER 100 LBS.
- 7 (UNDER COUNTER) MOBILE ICE BIN (140LB) - PUT DRAIN UNDER FRONT OF UNIT/WIDTH 23", DEPTH 31.25", HEIGHT 31.25".
- 8 TORANI 6 BOTTLE WIRE SYRUP RACK.
- 9 (UNDER COUNTER) AFG VASARIO 1616 MANUAL CASH DRAWER - BOLTS ATTACH TO UNDERSIDE OF COUNTER/WIDTH 16.2" DEPTH 16.3", HEIGHT 4.3".
- 10 (IN-COUNTER) RATTLEWARE KNOCK CHUTE - INTERIOR DIMENSIONS: WIDTH 5 1/2", DEPTH 5 1/2".
- 11 3" DIAMETER COUNTER GROMMET.
- 12 HAND SINK (ADVANCE TABCO DI-1-10 WITH FISHER 3515).
- 13 3-COMPARTMENT SINK (REGENCY MDL-DI-3C-101410; FURNISH FAUCET WITH SPRAYER).
- 14 MOP SINK (ZURN Z1996-24 BASIN OR FIAT MSB2424 WITH CHICAGO 897-RCF SERVICE FAUCET).
- 15 WATER HEATER ON SHELF ABOVE MOP SINK (20 GAL W/100% RECOVERY).
- 16 WATER FILTER - EVERPURE TWIN SERIES HEAD (EV9272-24) USING AN MC2 FILTER (EV9612-56) AND ESO SOFTENER CARTRIDGE (EV9607-25).
- 17 WALL HUNG HAND SINK (ADVANCE TABCO 7-PS-23 DIRECT CONNECT WITH TRAP IN WALL).
- 18 FLOOR MOUNTED TOILET (KOHLER ADA K3493 W/ CALVE TO APPROACH SIDE).
- 19 RECESSED FIRE EXTINGUISHER CABINET (EXTINGUISHER TYPE 2A-10BC).

C6 EQUIPMENT LIST

10 OF THE FOLLOWING COMMERCIAL GREEN BUILDING PRACTICES WILL BE IMPLEMENTED AT TIME OF CONSTRUCTION:

- (A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.
- (B) RADIANT BARRIER - ENERGY STAR QUALIFIED - APPLIED TO ATTIC OR CRAWLSPACE.
- (D) ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).
- (E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
- (G) ENERGY STAR APPROVED ROOFING MATERIALS.
- (H) PROGRAMMABLE THERMOSTATS.
- (I) OCCUPANCY/VACANCY SENSORS.
- (N) DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC), PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
- (P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATION (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OR OCCUPANCY.
- (Q) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACE INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON THE TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
- (T) ALL HOT WATER PIPES INSULATED. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF ONE-HALF INCH INSULATION, INCLUDING BURIED PIPES. (CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION). ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.
- (V) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEADER. DOCUMENTATION OF ENERGY SAVING MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANS AND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.

A6 GREEN PRACTICES

CALI COFFEE

HOLLYWOOD, FLORIDA

**barranco gonzalez** • architecture planning • interior design

1915 southeast 4th avenue Fort Lauderdale, FL 33316 phone: (954) 961-7675 fax: (954) 961-7685 mail@barrancogonzalez.com

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DESIGNED	DRAWN	CHECKED
JPB	GCD	JPB

DATE:	COMM:
09/22/16	160909

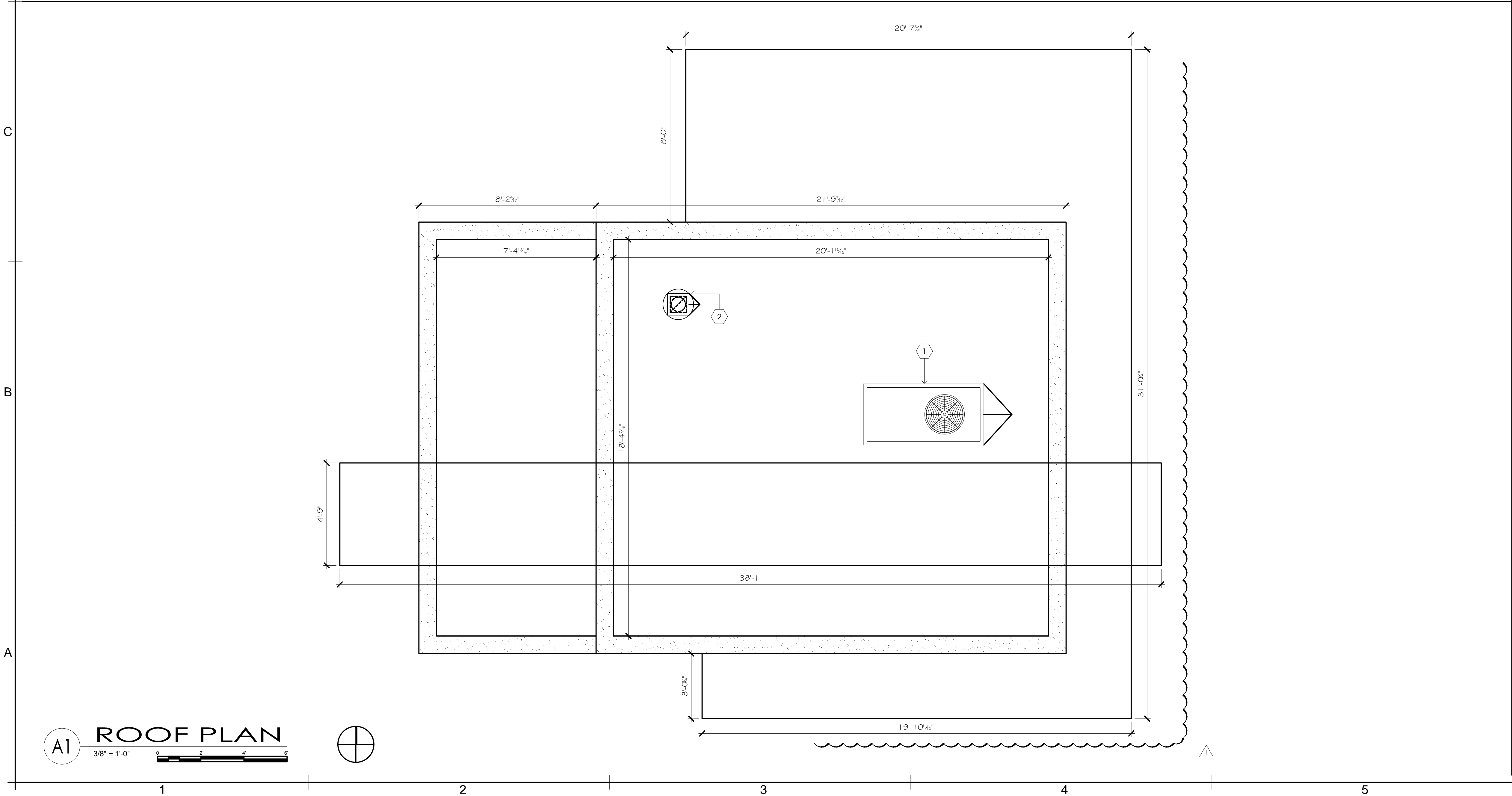
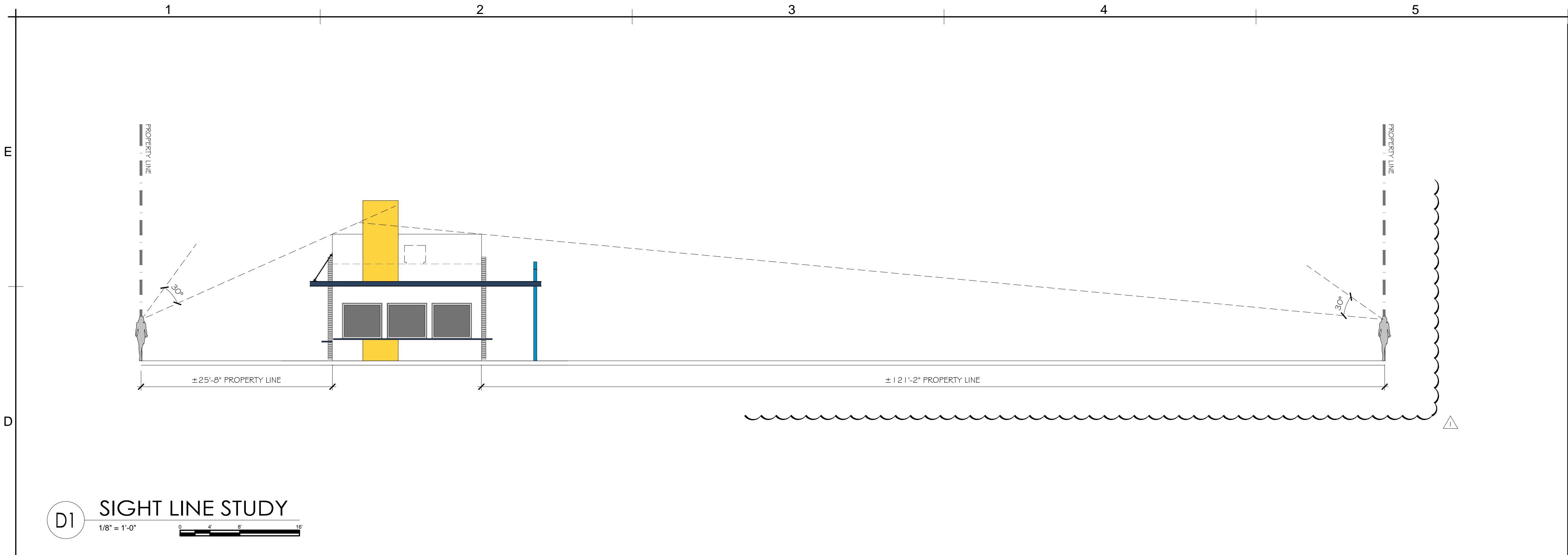
REVISIONS

NO.	BLDG. DEPT. COMMENTS
1	2.15.17

FLOOR PLAN

SITE PLAN APPROVAL

A-101



D1

SIGHT LINE STUDY

1/8" = 1'-0"

0 4' 8' 16'

A1

ROOF PLAN

3/8" = 1'-0"

0 2' 4' 6'

B6

NOT USED

A6

KEY NOTES

1. PROPOSED A/C SYSTEM CONDENSING UNITS

2. PROPOSED RESTROOM EXHAUST FANS

CALICOFFEE

HOLLYWOOD, FLORIDA

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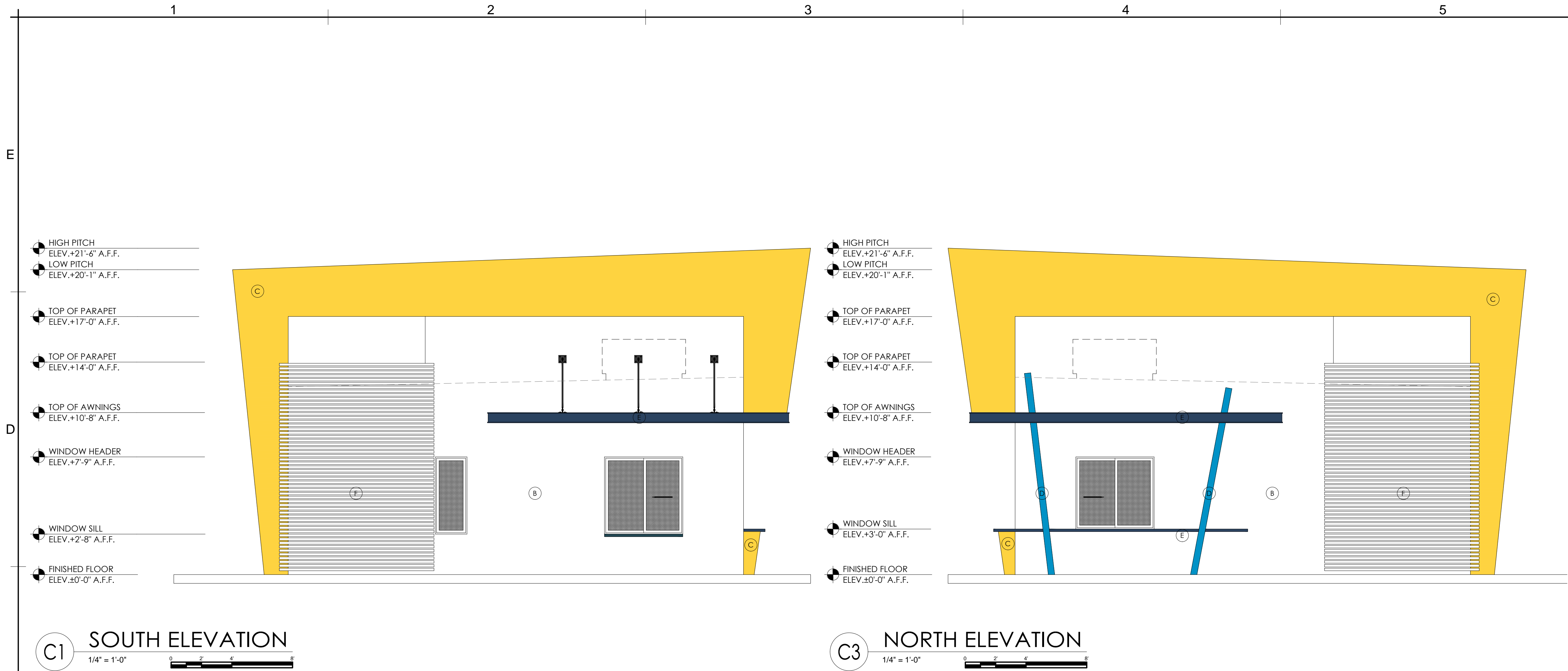
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△	BLDG. DEPT. COMMENTS	
	2, 15, 17	

ROOF PLAN

SITE PLAN APPROVAL

A-102





D6 NOT USED

I. COMBINED SIGN AREA = 25 SQ. FT.

C6 KEY NOTES

<b>FINISH (F)</b> RESYSTA FACADE COLOR: C29 RESYSTA	<b>FINISH (E)</b> PRE-FAB. METAL AWNING COLOR: SW 91176 DRESS' BLUES SHERWIN-WILLIAMS
<b>FINISH (D)</b> TRIM COLOR: SW 6958 DYNAMIC BLUE SHERWIN-WILLIAMS	<b>FINISH (C)</b> LT. TEXTURED STUCCO COLOR: SW 6910 DAISY SHERWIN-WILLIAMS
<b>FINISH (B)</b> LT. TEXTURED STUCCO COLOR: SW 7571 CASA BLANCA SHERWIN-WILLIAMS	<b>FINISH (A)</b> WOOD COLOR: NATURAL MATERIAL

NOTE:  
ALL COLORS ARE SUBJECT TO BE APPROVED BY OWNER PRIOR TO FINAL SELECTION

A6 COLOR LEGEND

**CALI COFFEE**

HOLLYWOOD, FLORIDA

**barranco gonzalez** • architecture • planning • interior design

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1915 southeast 4th avenue Fort Lauderdale, FL 33316

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DESIGNED JPB	DRAWN GCD	CHECKED JPB
DATE: 09/22/16	COMM: 160909	

REVISIONS		
△	BLDG. DEPT. COMMENTS	2.15.17

ELEVATIONS

SITE PLAN APPROVAL

**A-201**



E

D

C

B

A

1

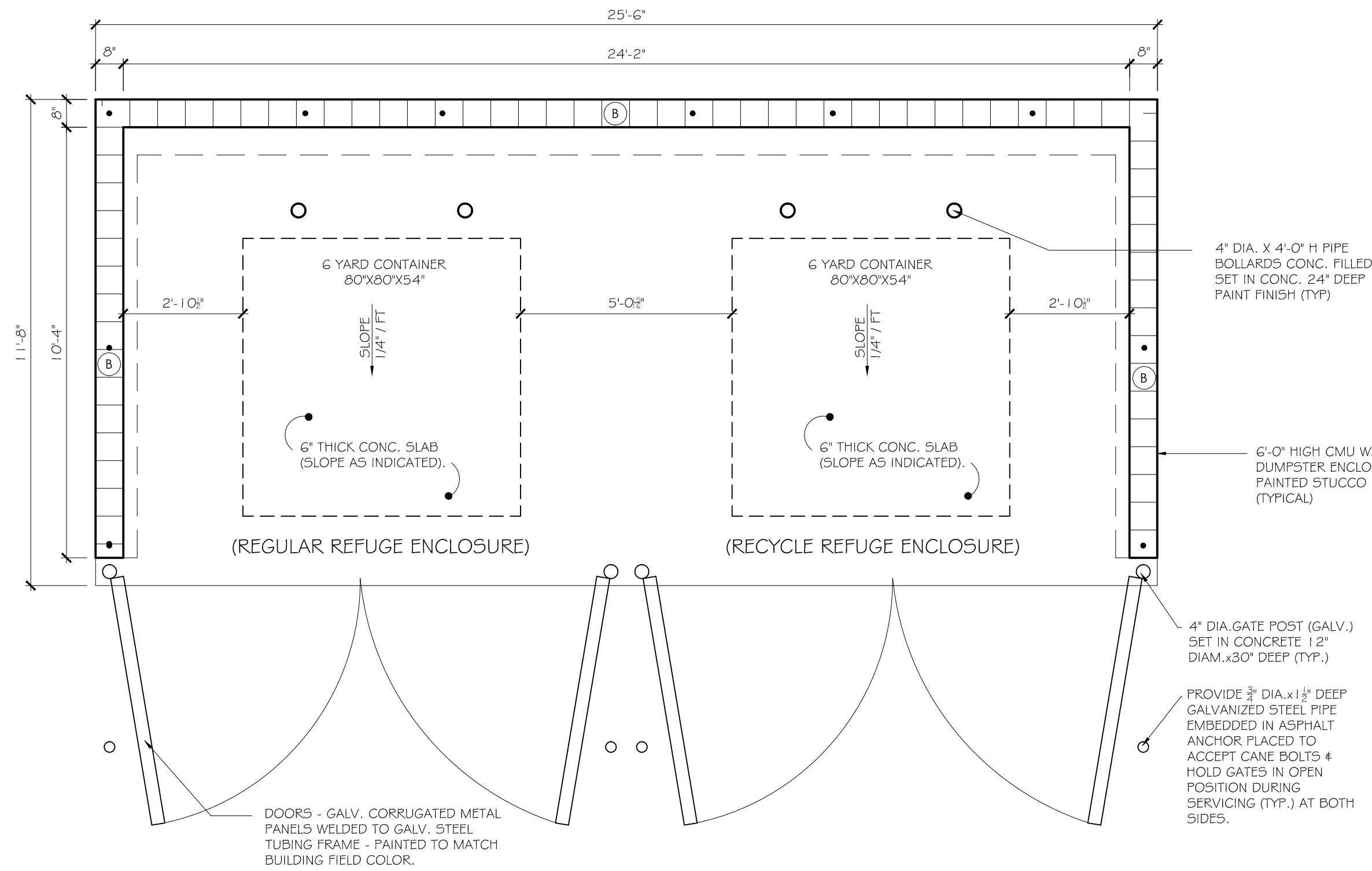
2

3

4

5

6



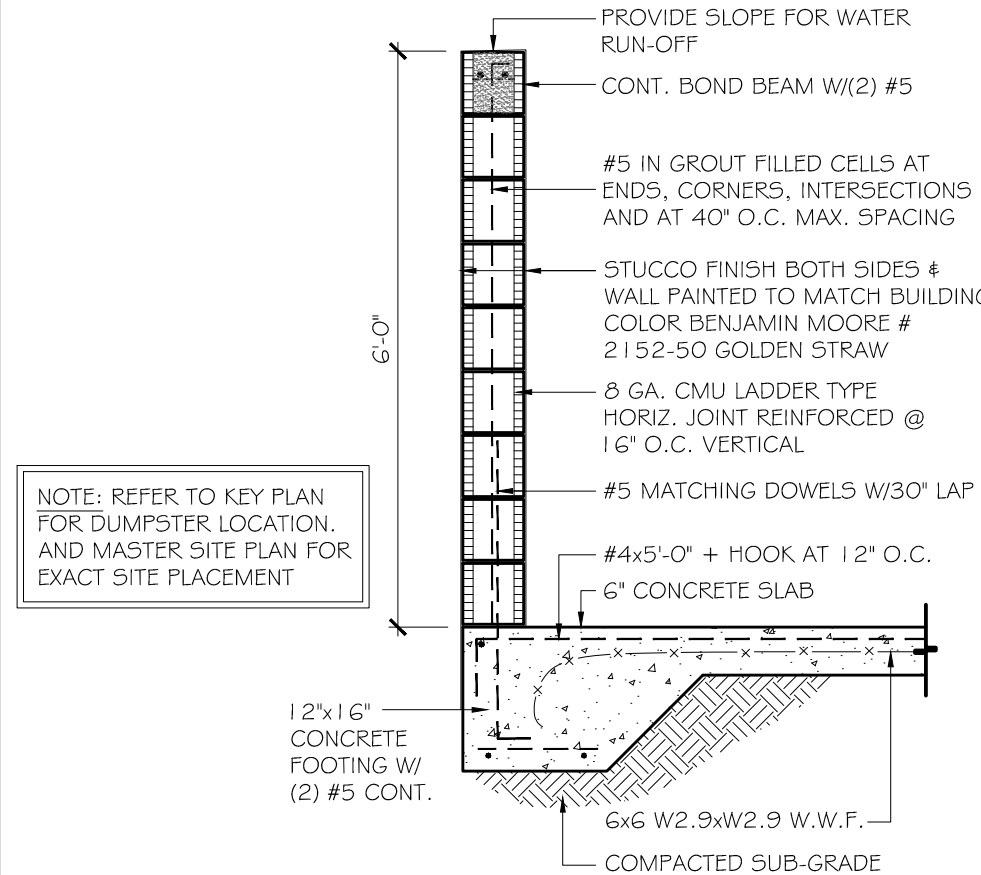
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D4 DUMPSTER ENCLOSURE  
3/8" = 1'-0"

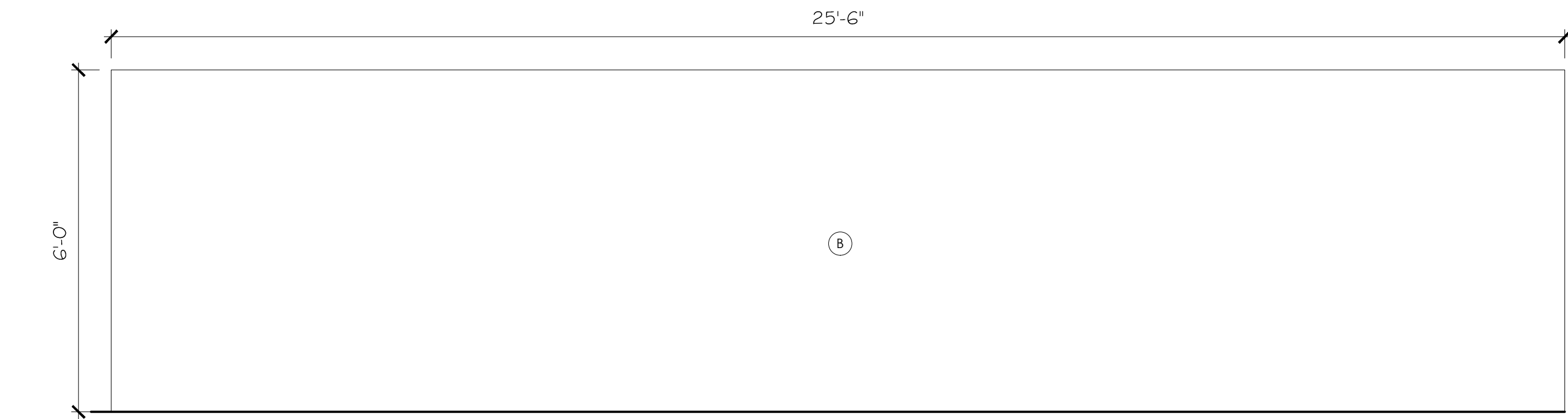
FINISH (B)	FINISH (A)
LT. TEXTURED STUCCO COLOR: SW 7571 CASA BLANCA SHERWIN-WILLIAMS	TRIM COLOR: SW 6958 DYNAMIC BLUE SHERWIN-WILLIAMS

NOTE:  
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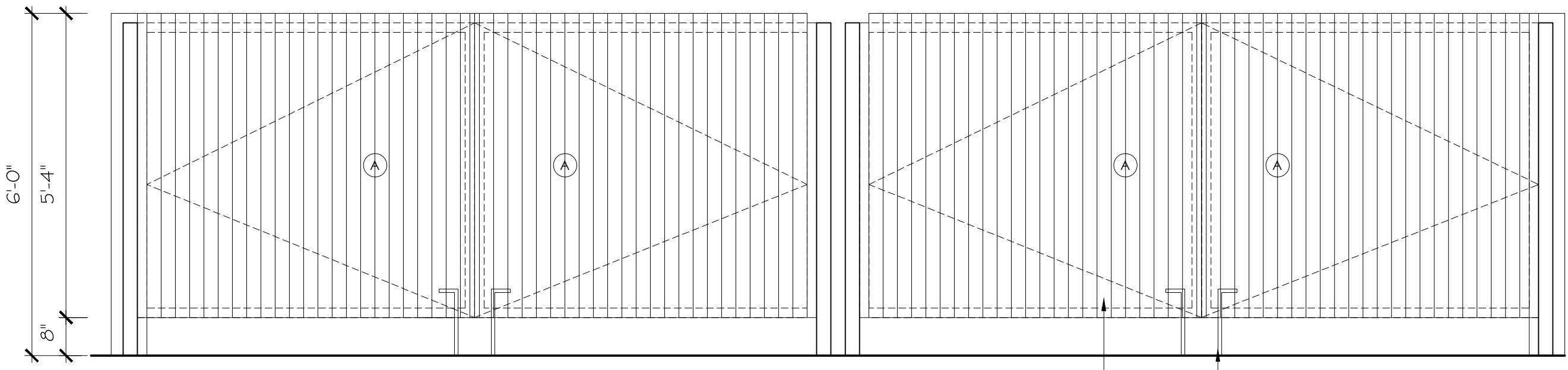
C3 COLOR LEGEND



A3 DUMPSTER SECTION (TYP.)  
1/2" = 1'-0"



BACK ELEVATION



FRONT ELEVATION

DOORS - GALV. CORRUGATED METAL  
PANELS WELDED TO GALV. STEEL  
TUBING FRAME - PAINTED TO MATCH  
BUILDING FIELD COLOR.  
NOTE:  
OPENING MUST BE PERPENDICULAR TO  
LINE OF FLIGHT OF SERVICE VEHICLE

A4 DUMPSTER ELEVATIONS  
1/2" = 1'-0"

CALI COFFEE

HOLLYWOOD, FLORIDA

barranco gonzalez • architecture • planning • interior design

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aa # 26001030

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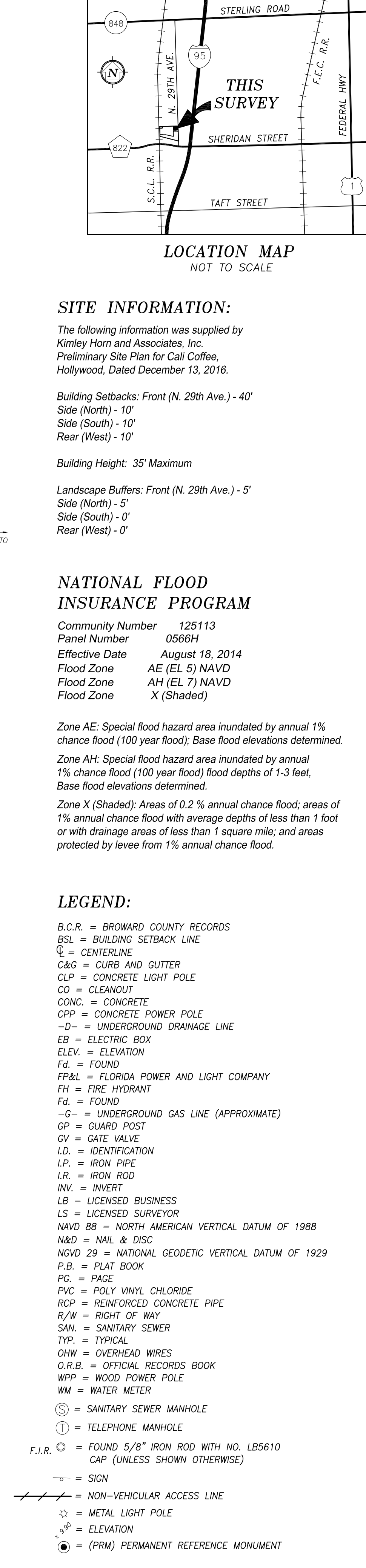
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JPB	GCD	JPB
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09/22/16	160909	

R E V I S I O N S

GENERAL DETAILS

SITE PLAN APPROVAL

AS-501



A PORTION OF PARCEL A, OF "SUN TATTLER PLAT", AS RECORDED IN PLAT BOOK 157, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF HOLLYWOOD BY  
RIGHT-OF-WAY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 50247, PAGE 841,  
AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, OF "SUN TATTLER PLAT", AS RECORDED IN PLAT BOOK 157, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL A, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF NORTH 29TH AVENUE, AS SHOWN ON SAID SUN TATTLER PLAT; THENCE SOUTH 00°10'54" WEST, ALONG THE EAST LINE OF SAID PARCEL A AND SAID WEST RIGHT-OF-WAY LINE OF NORTH 29TH AVENUE FOR 71.29 FEET TO THE POINT OF BEGINNING; THENCE HEREINAFTER DESCRIBED RIGHT OF WAY INDICATION, THENCE CONTINUE SOUTH 00°10'54" WEST, ALONG SAID EAST LINE AND WEST RIGHT-OF-WAY LINE FOR 81.37 FEET; THENCE NORTH 89°49'06" EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES FOR 10.00 FEET; THENCE NORTH 00°10'54" EAST, ALONG A LINE PARALLEL WITH AND TEN (10) FEET WEST OF SAID EAST LINE AND WEST RIGHT-OF-WAY LINE FOR 81.37 FEET; THENCE SOUTH 89°49'06" EAST FOR 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

The following information was supplied by  
Kimley Horn and Associates, Inc.  
Preliminary Site Plan for Cali Coffee,  
Hollywood, Dated December 13, 2016.

*Building Setbacks: Front (N. 29th Ave.) - 40'*  
*Side (North) - 10'*  
*Side (South) - 10'*  
*Rear (West) - 10'*

*Building Height: 35' Maximum*

Landscape Buffers: Front (N. 29th Ave.) - 5'  
Side (North) - 5'  
Side (South) - 0'  
Rear (West) - 0'

Community Number 125113  
Panel Number 0566H  
Effective Date August 18, 2014  
Flood Zone AE (EL 5) NAVD  
Flood Zone AH (EL 7) NAVD  
Flood Zone X (Shaded)

Zone AE: Special flood hazard area inundated by annual 1% chance flood (100 year flood); Base flood elevations determined.

Zone AH: Special flood hazard area inundated by annual 1% chance flood (100 year flood) flood depths of 1-3 feet, base flood elevations determined.

Zone X (Shaded): Areas of 0.2 % annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levee from 1% annual chance flood.

B.C.R. = BROWARD COUNTY RECORDS  
BSL = BUILDING SETBACK LINE  
C = CENTERLINE  
C&G = CURB AND GUTTER  
CLP = CONCRETE LIGHT POLE  
C = CLEANOUT  
CONC. = CONCRETE  
CPP = CONCRETE POWER POLE  
-D- = UNDERGROUND DRAINAGE LINE  
EB = ELECTRIC BOX  
ELEV. = ELEVATION  
Fd. = FOUND  
FP&L = FLORIDA POWER AND LIGHT COMPANY  
FH = FIRE HYDRANT  
Fd. = FOUND  
-G- = UNDERGROUND GAS LINE (APPROXIMATE)  
GP = GUARD POST  
GV = GATE VALVE  
I.D. = IDENTIFICATION  
I.P. = IRON PIPE  
I.R. = IRON ROD  
INV. = INVERT  
LB = LICENSED BUSINESS  
LS = LICENSED SURVEYOR  
N&D 88 = NORTH AMERICAN VERTICAL DATUM OF 1988  
NAED = NAIL & DISC  
NGVD 29 = NATIONAL GEODETTIC VERTICAL DATUM OF 1929  
P.B. = PLAT BOOK  
P. = PAGE  
PVC = POLY VINYL CHLORIDE  
RCP = REINFORCED CONCRETE PIPE  
R/W = RIGHT OF WAY  
S.A. = SANITARY SEWER  
TYP. = TYPICAL  
OHW = OVERHEAD WIRES  
O.R.B. = OFFICIAL RECORDS BOOK  
WPP = WOOD POWER POLE  
WM = WATER METER  
S = SANITARY SEWER MANHOLE  
T = TELEPHONE MANHOLE  
Q = FOUND 5/8" IRON ROD WITH NO. LB5610  
CAP (UNLESS SHOWN OTHERWISE)

1. Unless it bears the signature and the original seal of a Florida licensed Surveyor and Mapper, this report, sketch, plat or map is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

2. Lands shown hereon were not abstracted by IBI Group (Florida) Incorporated for easements and/or rights of way of record.

3. Legal description provided by First American Title Insurance Company.

5. This survey does not reflect nor determine ownership.

6. IBI Group (Florida) Incorporated's Certificate of Authorization No. 5610, is issued by the Florida Department of Agriculture and Consumer Services.

7. This sketch has been prepared for the exclusive use of the entities named hereon. The certification shown hereon does not extend to any unnamed party.

8. Bearings are based on the North line of Parcel A, SUN TATTLER PLAT, as recorded in Plat 157, at Page 36, Broward County Records, said North line having a bearing of South 89°54'08" East.

9. This is an aboveground survey and locations are limited to visible improvements only. Underground utilities, if shown, are based on information provided by the various utility companies and these locations may vary and therefore be considered approximate. There may be additional underground utilities not shown on this drawing. No excavations were made to locate buried utilities.

10. Elevations refer to City of Hollywood Benchmark described as follows: Square cut in back of walk at southeast corner intersection of N. 29th Avenue and Raleigh Street, having an elevation of 9.85', referenced to the National Geodetic Vertical Datum (N.G.V.D.) of 1929. All elevations shown have been converted to the North American Vertical Datum (N.A.V.D.) of 1988 using the Vertcon Conversion process. Datum shift (N.A.V.D. 88 minus N.G.V.D. 29) -1.60.

11. The property has access to a public right of way (N. 29TH AVE.)

12. IBI GROUP (Florida), Inc. relied upon First American Title Insurance Company Commercial (Full) Ownership and Encumbrance Report, File No. 2037-3684469, dated: December 23, 2016 at 8:00 a.m. without independent investigation or abstracting, and those additional relative instruments of record provided, in the preparation of the title information presented and shown hereon.

13. The property is zoned IM-1 (Industrial Manufacturing District) City of Hollywood, Florida

14. Area: = 0.755 Acres (32,872 Square Feet) more or less.

15. This survey was prepared in accordance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

To: Prince-Bush investments-Restaurants, a Florida general partnership  
Prince-Bush Hotels, Inc.  
First American Title Insurance Company

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 1-4, 8, 11, 13 and 14 of Table A thereof. The field work was completed on January 14th, 2014 and updated on January 9th, 2017.

*IBI GROUP (Florida) Inc*  
For the firm:

WILSON E. WAY, P.S.M.  
Professional Surveyor and Mapper No. 2885, State of Florida

SCALE 1" = 20'		PROJECT NO. 102406		SHEET 1 of 1	
ALTA/NSPS LAND TITLE SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY FOR PRINCE-BUSH HOTELS		DRAWN BF		Field Book/Page 648/1-38 648/59-64	
PORTION OF PARCEL A, SUN TATTLER PLAT CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA		DESIGNED		[ IBI ]	
		CHECKED WFW		ENGINEERS LANDSCAPE ARCHITECTS 2200 PARK CENTRAL BLVD. N. POMPANO BEACH, FLORIDA, 33064 (954) 974-2200	
		SURVEY DATE 01/24/14		SURVEYORS ENVIRONMENTAL CONSULTANTS 2300 MANTLAND CENTER PARKWAY MANTLAND, FLORIDA, 32751 (407) 980-2120	
				PLANNERS IBI GROUP (FLORIDA) INC. AUTHORIZATION # LB 5610	
				DATE 01/11/17	
				BY DESCRIPTION UPDATE SURVEY TO ALTA/NSPS LAND TITLE SURVEY	

# ATTACHMENT B

## Land Use & Zoning Map






**DEVELOPMENT SERVICES  
PLANNING**

**Legend**

 Subject Property

 Streets

 Major Roads

**LAND USE**

 TOD

 IND

 TRANS

 UTL

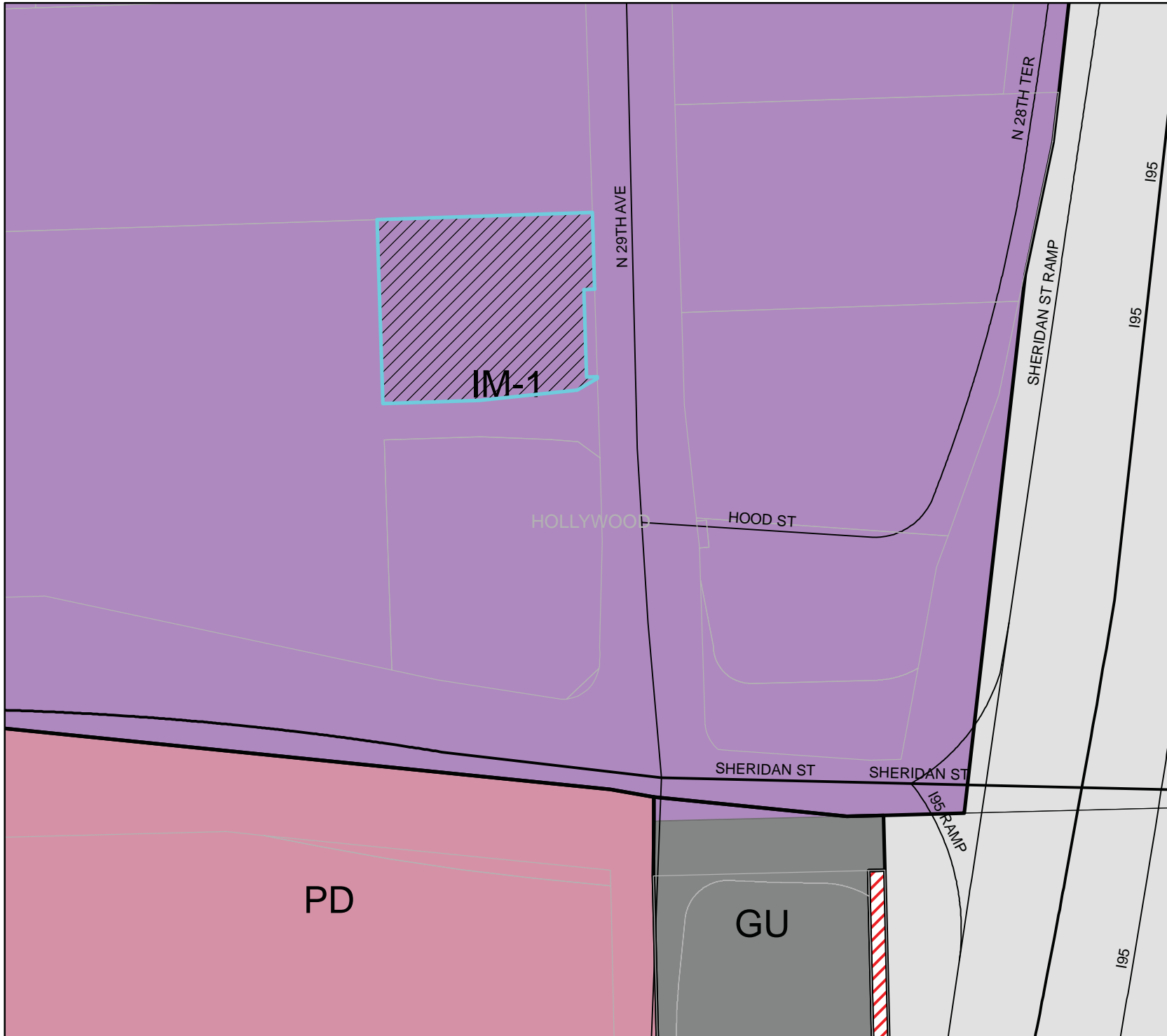
 COMPLEX

**ZONING**

 PD

 IM-1

 GU



0 30 60 120 Feet

