

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: 09/17/18

Location Address: 901 S. State Road 7, Hollywood FL 33023

Lot(s): 1,2,3 Block(s): 1 Subdivision: West Hollywood Villas

Folio Number(s): 5142 24 15 0010

Zoning Classification: TOC, SR7 South MU Land Use Classification: Office

Existing Property Use: Office Sq Ft/Number of Units: _____

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: The applicant will not be requesting any variances or zoning changes.

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

Value of Improvement: \$6,000,000 Estimated Date of Completion: 1st Quarter 2021

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

Name of Current Property Owner: Victory Development Group

Address of Property Owner: 8001 LBJ Freeway, Suite 400

Telephone: 972-685-6144 Fax: _____ Email Address: tim.kraftson@vg-re.com

Name of Consultant/Representative/Tenant (circle one): Bill Pfeffer, P.E.

Address: 13450 W. Sunrise Blvd, Suite 320 Telephone: 954-314-8470

Fax: _____ Email Address: bpfeffer@bowmanconsulting.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. 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: Owner, Agent - Bill Pfeffer, P.E. Date: 9/17/18

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Bill Pfeffer, P.E. Date: 09/17/18

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

My Commission Expires: _____ (Check One) ___ Personally known to me; OR ___ Produced Identification _____

February 12, 2018

City of Hollywood

Attn: To Whom It May Concern
2600 Hollywood Boulevard
Hollywood, FL 33020-4807

RE: Proposed – Multi-Tenant Commercial Development
901 S State Road 7, Hollywood, FL 33023

To Whom It May Concern:

Please be advised by this correspondence that Bowman Consulting Group, Ltd. Is authorized to act as Agent/Applicant on behalf of Victory Development/VRD AT HOLLYWOOD, LLC for the purpose of making application submittals for permits and negotiating conditions for the above referenced project.

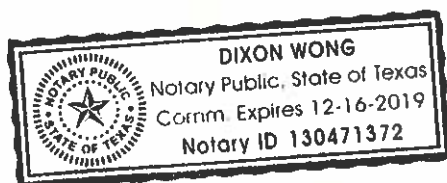


Signature

Tim Kraftson
Director of Construction
VRG AT HOLLYWOOD, LLC
8001 LBJ Freeway, Suite 400
Dallas, TX 75251

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me, the undersigned Notary Public, this 12th day of February, 2018.



Notary Public

Dixon Wong
Printed Name

CONSTRUCTION PLANS
FOR
MULTI-TENANT COMMERCIAL
DEVELOPMENT

901 SOUTH STATE ROAD 7
HOLLYWOOD, FLORIDA

UTILITY SERVICE PROVIDERS

Water
City of Hollywood
2800 Hollywood Blvd.
Hollywood, FL 33020
(954) 967-4357

Sewer
City of Hollywood
2800 Hollywood Blvd.
Hollywood, FL 33020
(954) 967-4357

Electric
Florida Power and Light - Gulfstream Service Center
4000 Davie Road Extension
Hollywood, FL 33024
(954) 442-6300

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

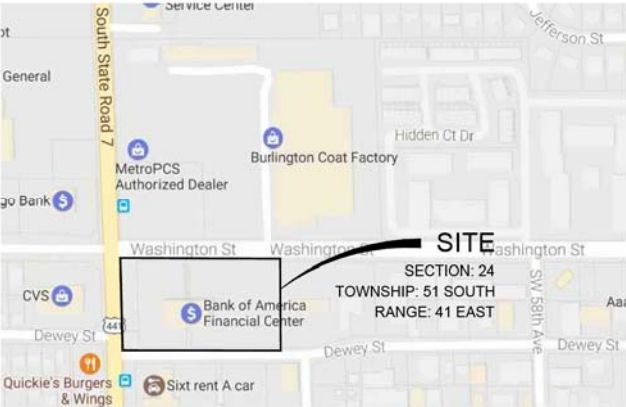
LOTS ONE (1) AND TWO (2) AND LOT THREE (3) LESS THE EAST 100 FEET THEREOF, IN BLOCK ONE (1) OF WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PART OF LOTS ONE (1) AND TWO (2) IN BLOCK ONE (1) OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, RUN EAST 50 FEET ALONG THE SECTION LINE, THENCE RUN SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 35 FEET TO A POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET, THENCE RUN NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

LESS

A PORTION OF LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 47 AND A PORTION OF LOTS 1 AND 2, BLOCK 1, PLAT OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 7 (U.S. 441), ITEM/SEGMENT NO. 2277741, SECTION NO. 86100-2527 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS, THENCE NORTH 02°08'08" WEST ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 7 (U.S. 441), A DISTANCE OF 278.70 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR WASHINGTON STREET AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE NORTH 89°49'33" EAST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 43.07 FEET; THENCE SOUTH 41°24'14" WEST, A DISTANCE OF 47.97 FEET; THENCE SOUTH 02°08'08" EAST, A DISTANCE OF 230.67 FEET; THENCE SOUTH 55°22'09" EAST, A DISTANCE OF 17.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS, ALSO BEING A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR DEWEY STREET AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 89°50'12" WEST ALONG SAID SOUTH LINE AND SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 24.22 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

N.T.S.

PRELIMINARY TAC MEETING: 10/01/2018

FINAL TAC MEETING: TBD

PLANNING & DEVELOPMENT BOARD: TBD

Bowman
CONSULTING

Certificate of Authorization License No. 30462

13450 W Sunrise Blvd,
Suite 320
Sunrise, FL 33323
Phone: (954) 314-8470

www.bowmanconsulting.com
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SITE INFORMATION

Project Area: ±2.05 Acres
Parcel Folio No.: 5141-24-15-0010
Parcel Address: 901 S State Road 7, Hollywood, FL
Current Zoning: O-3 : High Intensity Office District
Proposed Use: Fueling Station w/ C-Store, Office, Retail, Restaurant

SHEET INDEX:

- 1 COVER SHEET
- 2 SURVEY
- 3 SITE PLAN
- 4 C-STORE ARCHITECTURAL PLANS (1)
- 5 C-STORE ARCHITECTURAL PLANS (2)
- 6 MED EXPRESS ARCHITECTURAL PLANS (1)
- 7 MED EXPRESS ARCHITECTURAL PLANS (2)
- 8 RETAIL / RESTAURANT ARCHITECTURAL PLANS (1)
- 9 RETAIL / RESTAURANT ARCHITECTURAL PLANS (2)

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
13450 W. Sunrise Blvd.,
Suite 320
Sunrise, FL 33323
Phone: (954) 314-8480
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

COVER SHEET
MULTI-TENANT COMMERCIAL
901 SOUTH STATE ROAD 7

CITY OF HOLLYWOOD

BROWARD COUNTY, FLORIDA

REVISIONS	
DATE	DESCRIPTION
1/4/13/2018	BLDG PERM REV. 1
2/5/22/2018	ZONING REVIEW
EL DESIGN	EL DRAWN JT CHKD
SCALE AS SHOWN	
JOB No. 010430-01-002	
DATE 09/14/2018	
FILE 010430-d-cp-002-c0-cov.dwg	
SHEET	

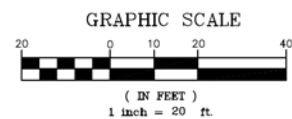
US 441 (STATE ROAD 7)

WASHINGTON STREET
(LOCAL)
50' RIGHT-OF-WAY WIDTH

DEWEY STREET
(LOCAL)
50' RIGHT-OF-WAY WIDTH

LEGEND	
	PROPERTY LINE
	EXISTING CURB
	EXISTING CONCRETE SIDEWALK
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING FIRE HYDRANT
	EXISTING STORM SEWER CATCH BASIN
	EXISTING WATER METER
	SIGN
	WATER VALVE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SIGN
	PROPOSED TRANSFORMER

SITE DATA TABLE			
JURISDICTION	CITY OF HOLLYWOOD		
ZONING	TOC, SR7 SOUTH - MIXED USE		
LOT 1 AREA	33,560 SF	0.88 AC	31%
LOT 2 AREA	37,501 SF	0.86 AC	33%
LOT 3 AREA	42,118 SF	0.96 AC	36%
TOTAL SITE AREA	115,179 SF	2.64 AC	100%
OPEN SPACE AREA	35,831 SF	0.82 AC	31%
IMPERVIOUS AREA	79,348 SF	1.82 AC	69%
PARKING CALCULATIONS			
USE	AREA	RATIO	REQUIRED
BUILDING AREA			
C-STORE	3,900 SF	1 / 250 SF	16 SPACES
MED EXPRESS	4,750 SF	1 / 250 SF	19 SPACES
RESTAURANT	4,500 SF	1 / 60 SF OF 80% SF	45 SPACES
RETAIL	3,000 SF	1 / 250 SF	12 SPACES
TOTAL REQUIRED			92 SPACES
TOTAL PROPOSED			114 SPACES
BUILDING SETBACKS			
YARD	REQUIRED	PROPOSED	
FRONT (WEST)	10.0'	10.0'	
SIDE STREET (NORTH)	15.0'	23.4'	
SIDE STREET (SOUTH)	15.0'	32.2'	
REAR (EAST)	00.0'	33.9'	
LANDSCAPE BUFFERS			
YARD	REQUIRED	PROPOSED	
FRONT (WEST)	10.0'	10.0'	
SIDE STREET (NORTH)	10.0'	10.0'	
SIDE STREET (SOUTH)	10.0'	10.0'	
REAR (EAST)	10.0'	10.0'	
VARIANCES & ISSUES			



SITE PLAN

MULTI-TENANT COMMERCIAL

901 SOUTH STATE ROAD 7

CITY OF HOLLYWOOD

BROWARD COUNTY, FLORIDA

Bowman Consulting Group, Ltd.

13450 W. Sunrise Blvd.,
Suite 320
Sunrise, FL 33323

Phone: (954) 314-9480

www.bowmanconsulting.com

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Bowman
CONSULTING

Certificate of Authorization License No. 30462

REVISIONS			
DATE	DESCRIPTION		
EL DESIGN	EL DRAWN	JT	CHKD
SCALE			
JOB No. 010430-01-002			
DATE 09/14/2018			
FILE 010430-d-cp-002-sit.dwg			
SHEET			C-2

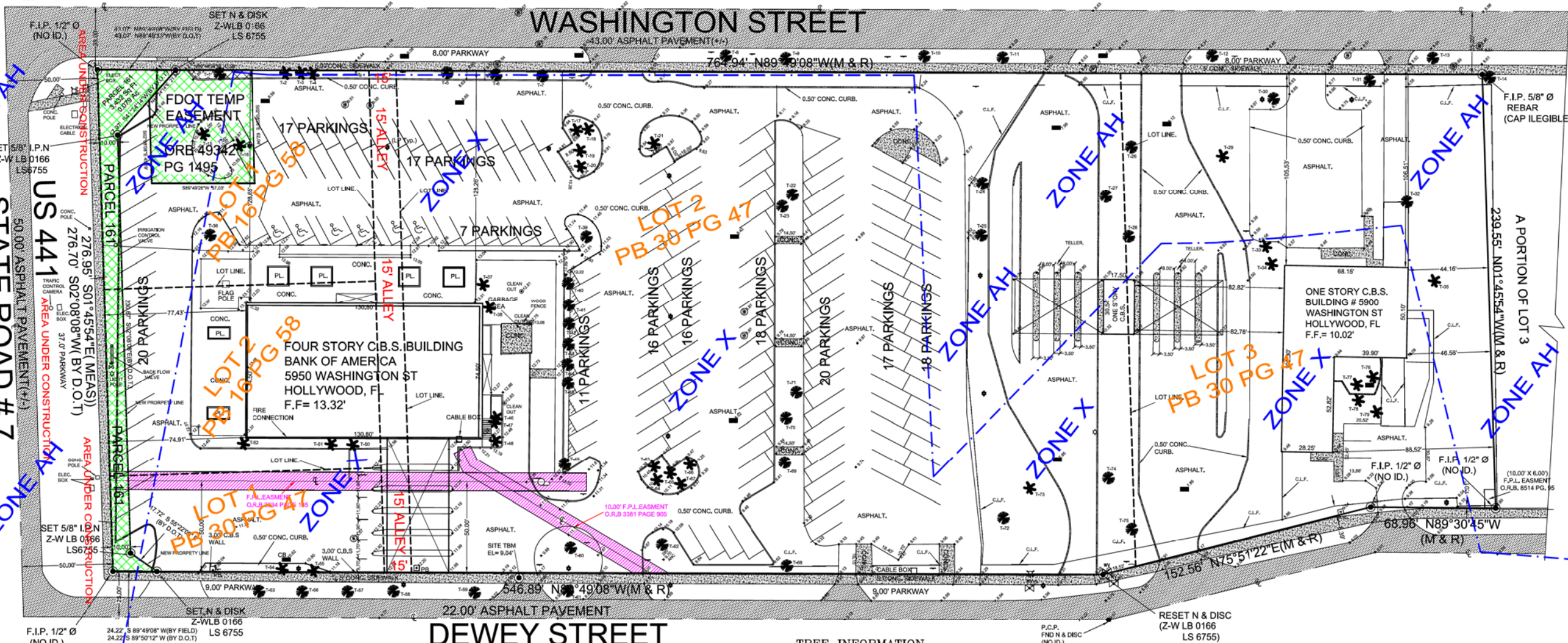
SYMBOL LEGEND:



SURVEYOR'S NOTES:

1. INTENTIONALLY DELETED.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND/OR OMISSIONS.
4. INTENTIONALLY DELETED.
5. INTENTIONALLY DELETED.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. R/W LINES DEPICTED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD (LISTED BELOW) NO ADDITIONAL INFORMATION WAS PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING ETC.
11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHERWISE NOTED.
13. BENCHMARK USED: FOOT PNC NAVD 1988
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 ADJUSTMENT, BASED ON STATE OF FLORIDA FPN.
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS ALEXANDRIA VIRGINIA.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
17. ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (51-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS/GNSS.

RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS:
X COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET



Form 5011612 (7-1-19) Page 10 of 12 ALTA Commitment (6-17-06) (with Florida modifications)

Customer Reference Number: South State Investment s/t Victory Real Estate
First American File Number: 1062-3646117

PART II

Schedule of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.

NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavits.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Title Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST HOLLYWOOD VILLAS, as recorded in Plat Book 30, Page(s) 47 as modified by that certain Ordinance recorded in Book 3153, Page 568, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REDFIELD ACRES, as recorded in Plat Book 16, Page(s) 58, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
11. Reservations contained in deed recorded in Deed Book 36, Page 58, as modified by Releases recorded in Book 1685, Page 492 and Book 7438, Page 472.

12. Reservations contained in deed recorded in Deed Book 49, Page 213 as modified by Release recorded in Book 1685, Page 137.
13. Easement to Florida Power & Light Company recorded in Book 3334, Page 185, as affected by Subordination of Utility Interests recorded in Book 48108, Page 108S.
14. Easement to Florida Power & Light Company recorded in Book 3381, Page 90S.
15. Easement to Florida Power & Light Company recorded in Book 6514, Page 9S.
16. Terms, covenants, conditions, restrictions and provisions Lease with the Bank of America, N.A., as disclosed by Quit Claim Deed recorded in Book 49342, Page 1492.
17. Temporary Easement to the State of Florida Department of Transportation recorded in Book 49342, Page 149S.
18. Covenants, Conditions and Restrictions as set forth in Resolution No. 10-V-66 recorded in Book 47544, Page 1860, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
19. Terms and conditions of any existing unrecorded lease(s), and all rights of lease(s) and any parties claiming through the lease(s) under the lease(s).

Customer Reference Number: South State Investment s/t Victory Real Estate
First American File Number: 1062-3646117

Notes: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-854-3643. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

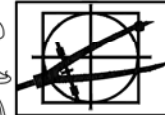
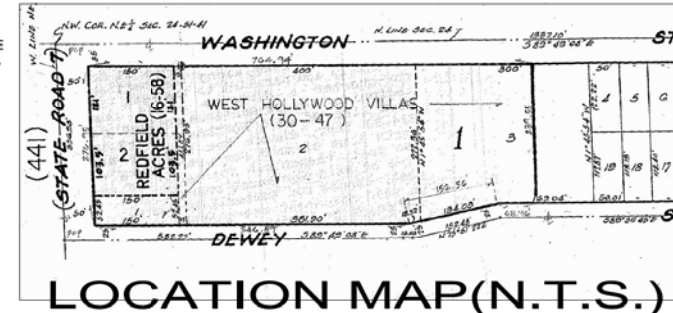
CERTIFIED TO:

DE LA CRUZ & CUTLER, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
JGB BANK N A F/K/A EAGLE NATIONAL BANK OF MIAMI, ITS SUCCESSORS
AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR
BECHER & FOLAKOFF, P.A.
SOUTH STATE INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

FLOOD INFORMATION:

COMMUNITY NUMBER : 125113
PANEL NUMBER : 12011C0564
SUFFIX : H
DATE OF FIRM : 08-18-2014
FIRM ZONE : X, AH
BASE FLOOD ELEVATION : N/A, 10'
DATE FIELD WORK : 11-03-2016
DATE DRAFTING : 11-03-2016
DATE SIGNED AND SEALED : 11-03-2016
REVISED FIELD SURVEY : N/A



ESTABLISHED 1966
ZURWELLE-WHITTAKER, INC.
CONSULTING ENGINEERS AND SURVEYORS
900 WEST 49th STREET, SUITE 504, HIALEAH, FLORIDA 33012 PH: (305) 534-4668 FAX (305) 531-4589
CERTIFICATE OF AUTHORIZATION NO. L30000166 EB 0028651
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND MAPPER
MAPPER NO. L58765
STATE OF FLORIDA

PROJECT:
5900-5990 WASHINGTON ST
HOLLYWOOD, FL 33023

JOB No. N/A
FIELD BOOK: J.C. CAREAGA
SCALE: 1"=30'
DRAWN: JMR
REVISED: EAM
REVISIONS:
05-10-2011
06-10-2013
SHEET No. 1 OF 1

TREE INFORMATION

TREE #	DESCRIPTION	SPREAD	HEIGHT	Ø
T-01	MAHOGANY	30.0'	30.0'	12"
T-02	SABAL PALMETTO	12.0'	40.0'	12"
T-03	SABAL PALMETTO	12.0'	40.0'	12"
T-04	SABAL PALMETTO	12.0'	40.0'	12"
T-05	PINK TABERNA	-	-	-
T-06	BLACK THORN	30.0'	30.0'	12"
T-07	BLACK THORN	30.0'	30.0'	12"
T-08	BLACK THORN	30.0'	30.0'	12"
T-09	BLACK THORN	30.0'	30.0'	12"
T-10	LIVE OAK	20.0'	20.0'	12"
T-11	LIVE OAK	30.0'	30.0'	12"
T-12	LIVE OAK	30.0'	30.0'	15"
T-13	LIVE OAK	60.0'	40.0'	24"
T-14	LIVE OAK	60.0'	20.0'	15"
T-15	SABAL PALMETTO	10.0'	20.0'	15"
T-16	SABAL PALMETTO	10.0'	20.0'	15"
T-17	SABAL PALMETTO	15.0'	30.0'	12"
T-18	SABAL PALMETTO	15.0'	30.0'	12"
T-19	SABAL PALMETTO	15.0'	30.0'	12"
T-20	SABAL PALMETTO	15.0'	30.0'	12"
T-21	SABAL PALMETTO	15.0'	30.0'	12"
T-22	UNKNOWN	-	-	-
T-23	UNKNOWN	-	-	-
T-24	MAHOGANY	60.0'	40.0'	24"
T-25	MAHOGANY	40.0'	40.0'	24"
T-26	LIVE OAK	40.0'	35.0'	48"
T-27	BLACK THORN	30.0'	30.0'	12"
T-28	BLACK THORN	30.0'	30.0'	15"
T-29	SABAL PALMETTO	15.0'	30.0'	12"
T-30	UNKNOWN	-	-	-
T-31	UNKNOWN	-	-	-
T-32	LIVE OAK	30.0'	25.0'	12"
T-33	SABAL PALMETTO	15.0'	30.0'	12"
T-34	SABAL PALMETTO	15.0'	30.0'	12"
T-35	SABAL PALMETTO	15.0'	20.0'	10"
T-36	BLACK THORN	60.0'	50.0'	36"
T-37	SABAL PALMETTO	15.0'	30.0'	12"
T-38	SABAL PALMETTO	15.0'	30.0'	12"
T-39	BLACK THORN	40.0'	40.0'	16"
T-40	MANCHENNEL	30.0'	30.0'	15"

TREE INFORMATION

TREE #	DESCRIPTION	HEIGHT	SPREAD	Ø
T-41	MANCHENNEL	20.0'	30.0'	12"
T-42	MANCHENNEL	20.0'	30.0'	12"
T-43	MANCHENNEL	30.0'	30.0'	15"
T-44	MANCHENNEL	20.0'	30.0'	12"
T-45	MANCHENNEL	20.0'	30.0'	12"
T-46	SABAL PALMETTO	15.0'	15.0'	12"
T-47	SABAL PALMETTO	15.0'	30.0'	12"
T-48	SABAL PALMETTO	15.0'	30.0'	12"
T-49	MANCHENNEL	30.0'	30.0'	15"
T-50	SABAL PALMETTO	15.0'	30.0'	12"
T-51	SABAL PALMETTO	15.0'	30.0'	12"
T-52	SABAL PALMETTO	15.0'	30.0'	12"
T-53	LIVE OAK	30.0'	30.0'	15"
T-54	SABAL PALMETTO	15.0'	30.0'	10"
T-55	SABAL PALMETTO	15.0'	30.0'	10"
T-56	LIVE OAK	30.0'	30.0'	12"
T-57	LIVE OAK	30.0'	30.0'	15"
T-58	LIVE OAK	30.0'	30.0'	12"
T-59	LIVE OAK	30.0'	30.0'	15"
T-60	BLACK THORN	30.0'	40.0'	18"
T-61	UNKNOWN	-	-	-
T-62	MAHOGANY	40.0'	40.0'	24"
T-63	SABAL PALMETTO	15.0'	30.0'	10"
T-64	SABAL PALMETTO	15.0'	30.0'	10"
T-65	SABAL PALMETTO	15.0'	30.0'	12"
T-66	SABAL PALMETTO	15.0'	30.0'	12"
T-67	SABAL PALMETTO	15.0'	30.0'	12"
T-68	FLORIDA STRANGLER	60.0'	40.0'	30"
T-69	SEA GRAPE	40.0'	30.0'	36"
T-70	FLORIDA STRANGLER	60.0'	30.0'	24"
T-71	FLORIDA STRANGLER	60.0'	30.0'	24"
T-72	UNKNOWN	-	-	-
T-73	SABAL PALMETTO	15.0'	30.0'	12"
T-74	BLACK THORN	30.0'	40.0'	20"
T-75	BLACK THORN	30.0'	40.0'	18"
T-76	SABAL PALMETTO	15.0'	20.0'	12"
T-77	SABAL PALMETTO	15.0'	20.0'	12"
T-78	SABAL PALMETTO	15.0'	20.0'	12"
T-79	SABAL PALMETTO	15.0'	10.0'	12"

LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

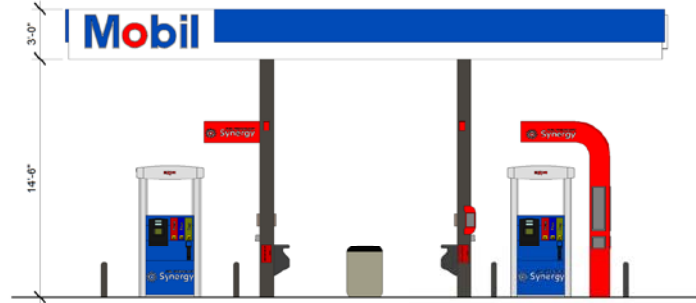
Lots One (1) and Two (2) and Lot Three (3) less the East 100 feet thereof, in Block One (1) of WEST HOLLYWOOD VILLAS, according to the plat thereof, recorded in Plat Book 30, Page 47, of the Public Records of Broward County, Florida, and that part of Lots One (1) and Two (2) in Block One (1) of REDFIELD ACRES, according to the plat thereof, recorded in Plat Book 16, Page 58, of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast One-quarter of Section 24, Township 51 South, Range 41 East, run East 50 feet along the section line, thence run Southerly and parallel to the West line of said Northeast One-quarter a distance of 35 feet to a point of beginning, thence continue Southerly and parallel to the West line of said Northeast One-quarter a distance of 224.50 feet, thence run Easterly and parallel to the North line of said Northeast One-quarter a distance of 150 feet, thence run Northerly and parallel to the West line of said Northeast One-quarter a distance of 224.50 feet, thence run Westerly and parallel to the North line of said Northeast One-quarter a distance of 150 feet to the point of beginning.

Less

A portion of Lot 1, Block 1, WEST HOLLYWOOD VILLAS, according to the plat thereof, as recorded in Plat Book 30, Page 47 and a portion of Lots 1 and 2, Block 1, PLAT OF REDFIELD ACRES, according to the plat thereof, as recorded in Plat Book 16, Page 58, of the Public Records of Broward County, Florida, lying in Section 24, Township 51 South, Range 41 East, Broward County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 7 (U.S. 441), Item/Segment No. 2277741, Section No. 85100-2527 and being more particularly described as follows:

BEGIN at the Southwest Corner of said Lot 1, Block 1, WEST HOLLYWOOD VILLAS; thence North 02°08'08" West along the Easterly Existing Right of Way Line for said State Road 7 (U.S. 441), a distance of 276.70 feet to a point on the Southerly Existing Right of Way Line for Washington Street as shown on said Right of Way Map; thence North 89°49'33" East along said Southerly Existing Right of Way Line, a distance of 43.07 feet; thence South 41°24'14" West, a distance of 47.97 feet; thence South 02°08'08" East, a distance of 230.67 feet; thence South 55°22'09" East, a distance of 17.73 feet to a point on the South line of said Lot 1, Block 1, WEST HOLLYWOOD VILLAS, also being a point on the Northerly Existing Right of Way Line for Dewey Street as shown on said Right of Way Map; thence South 89°50'12" West along said South line and said Northerly Existing Right of Way Line, a distance of 24.22 feet to the POINT OF BEGINNING.



8 FUEL CANOPY - SHORT
3/16" = 1'-0"



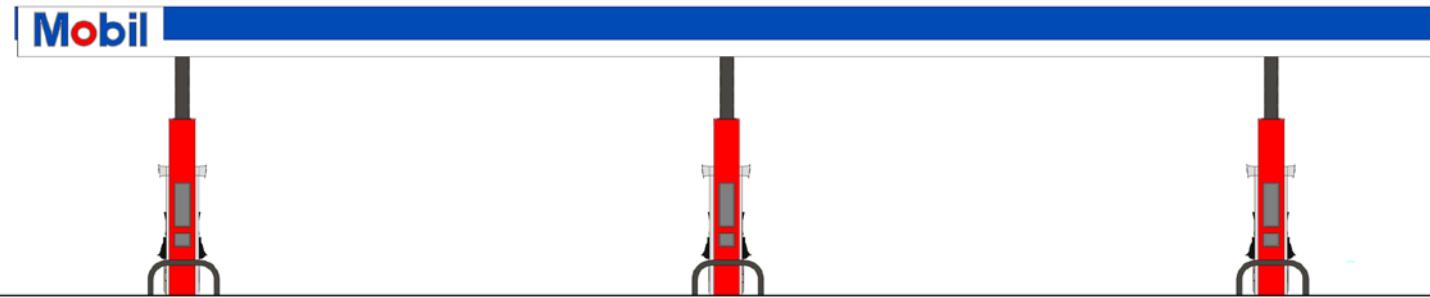
7 DUMPSTER GATE ELEVATION
3/16" = 1'-0"



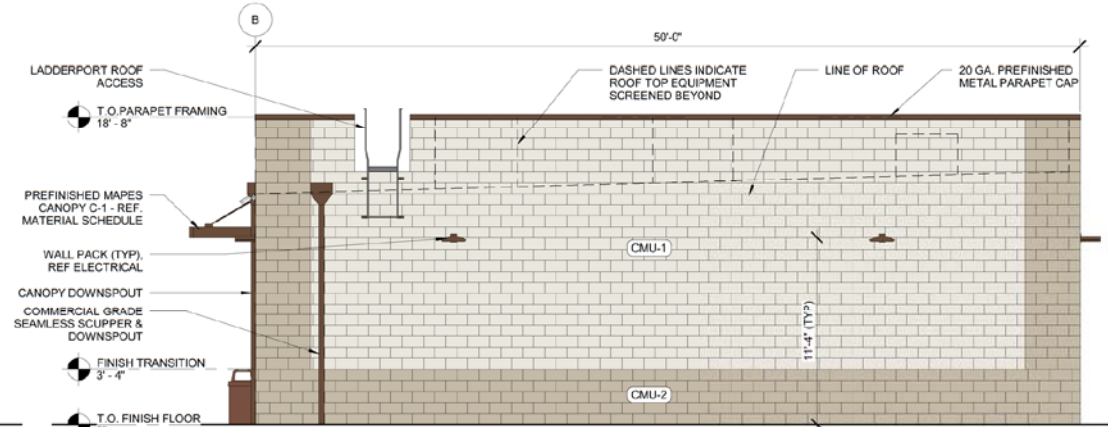
SPLITFACE CMU TO BE PAINTED (SHERWIN WILLIAMS - BALANCED BEIGE - SW7037)

SPLITFACE CMU TO BE PAINTED (SHERWIN WILLIAMS - AESTHETIC WHITE - SW 7035)

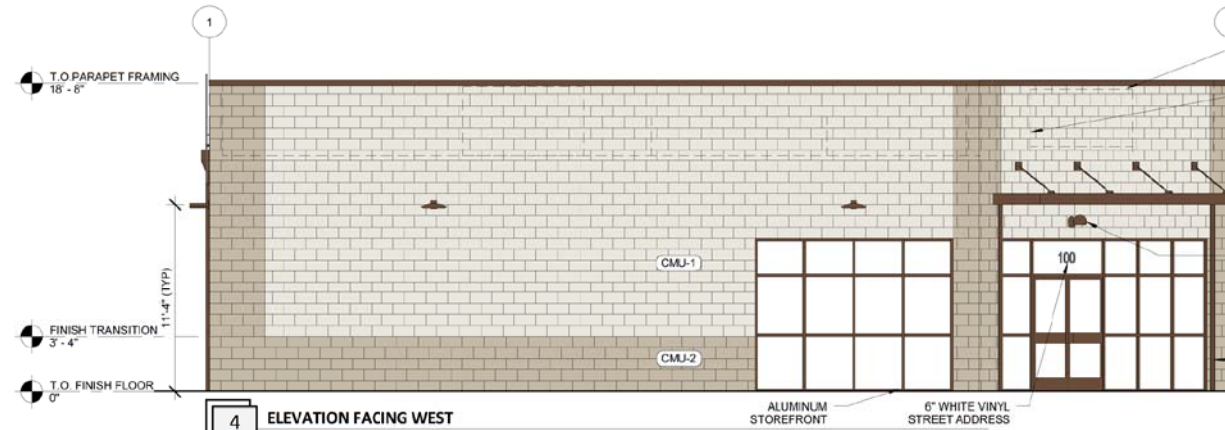
EXTERIOR MATERIALS SCHEDULE		
NO.	MATERIAL	MANUF.-COLOR
MR - 1	MEMBRANE ROOFING	DUROLAST - WHITE
CMU-1	MASONRY BLOCK	SHERWIN WILLIAMS - AESTHETIC WHITE - SW 7035
CMU-2	MASONRY BLOCK	SHERWIN WILLIAMS - BALANCED BEIGE - SW 7037
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS - SEAL SKIN SW 7675
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS - SEAL SKIN SW 7675
S-1	ALUMINUM STOREFRONT GLAZING, CAP FLASHING, DOWNSPOUTS & SCUPPERS	KAWNEER - DARK BRONZE
C-1	PREFINISHED CANOPY	MAPES LUMISHADE CANOPY - BRAINSTORM BRONZE ENAMEL W/ REAR GUTTER CONNECTIONS



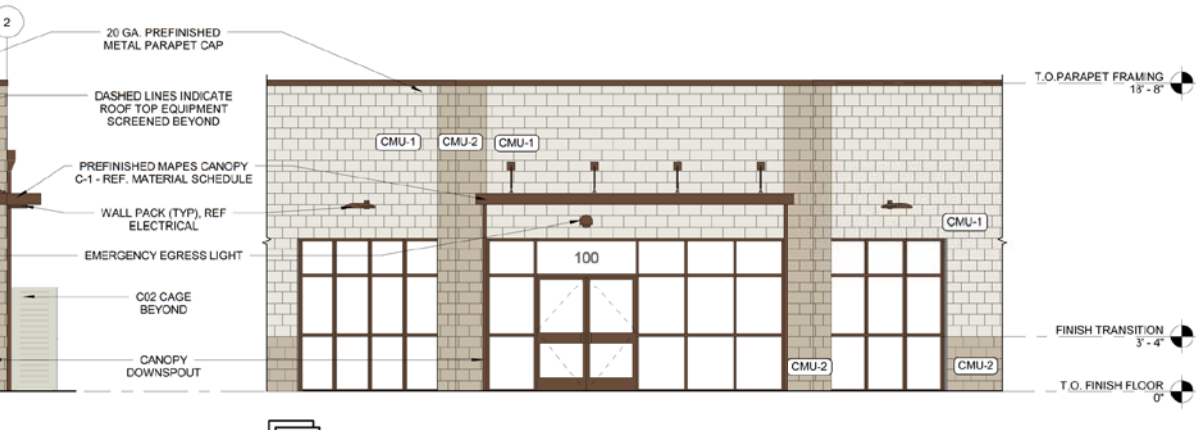
6 FUEL CANOPY - LONG
3/16" = 1'-0"



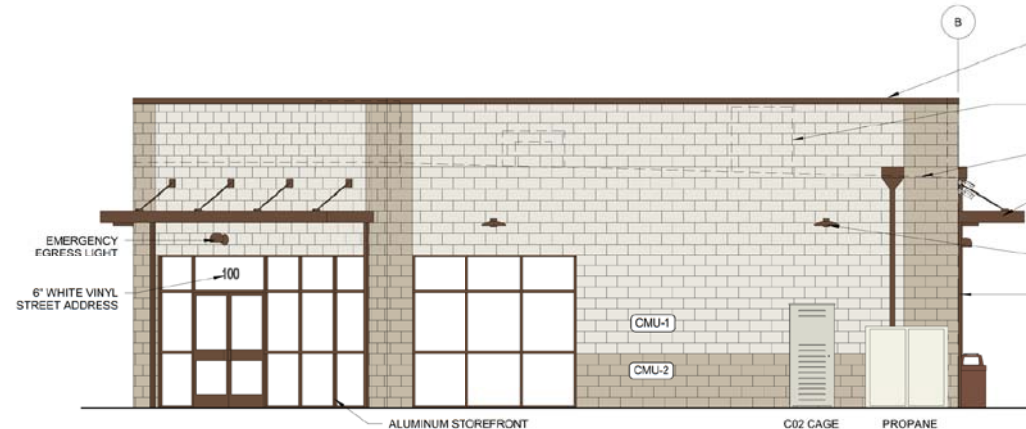
5 SOUTH ELEVATION
3/16" = 1'-0"



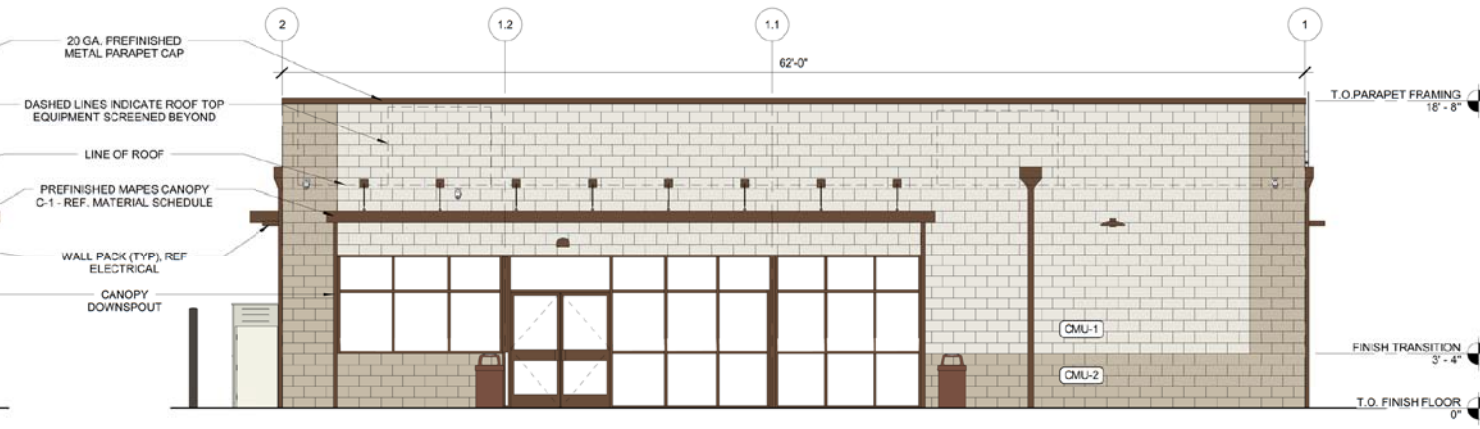
4 ELEVATION FACING WEST
3/16" = 1'-0"



3 ELEVATION FACING NORTHWEST
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



1 ELEVATION FACING - EAST
3/16" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS
NO. DATE DESCRIPTION

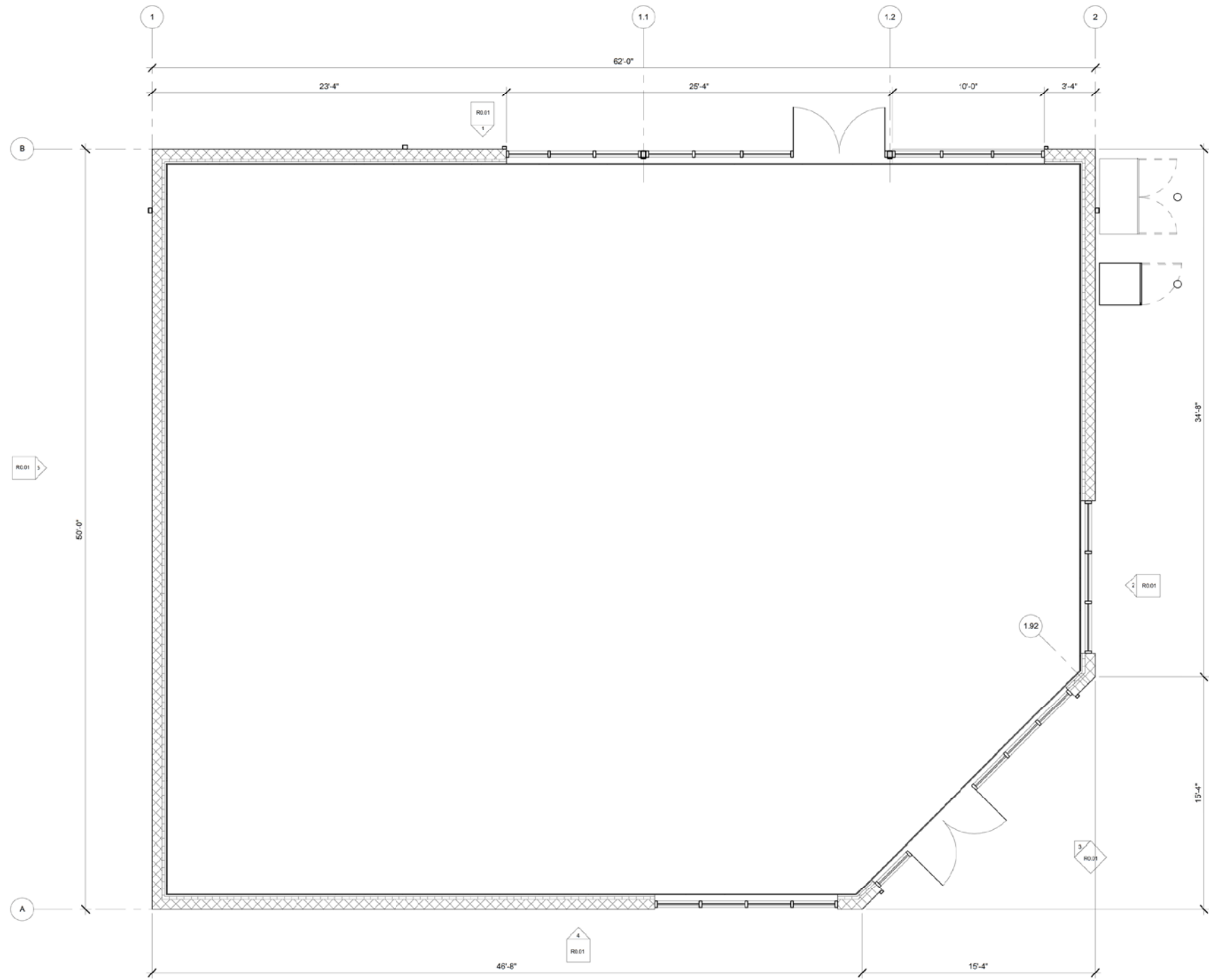
PROJECT NUMBER:
RELEASE DATE:

R0.01

8/28/2017 8:14:06 AM

E
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B
A



1 FLOOR PLAN
R0.02 1/4" = 1'-0"

NOT FOR
CONSTRUCTION

08/28/17

REVISIONS	
NO.	DESCRIPTION

PROJECT NUMBER: 17196
RELEASE DATE: 08/28/17

REVIEW BOARD BUILDING FOOTPRINT

R0.02

EXTERIOR PAINT COLOR CHART:

EPT-1 - BENJAMIN MOORE 2163-30 PENNY - SATIN FINISH
EPT-2 - BENJAMIN MOORE 1122 COCOA SAND - SATIN FINISH
EPT-3 - BENJAMIN MOORE 912 LINEN WHITE - SATIN FINISH
EPT-4 - SHERWIN WILLIAMS SW 6258 TRI-CORN BLACK - SEMI-GLOSS FINISH
EPT-5 - SHERWIN WILLIAMS SW 7043 WORLDLY GRAY - SATIN FINISH

EXTERIOR FIBER CEMENT PANEL NOTES:

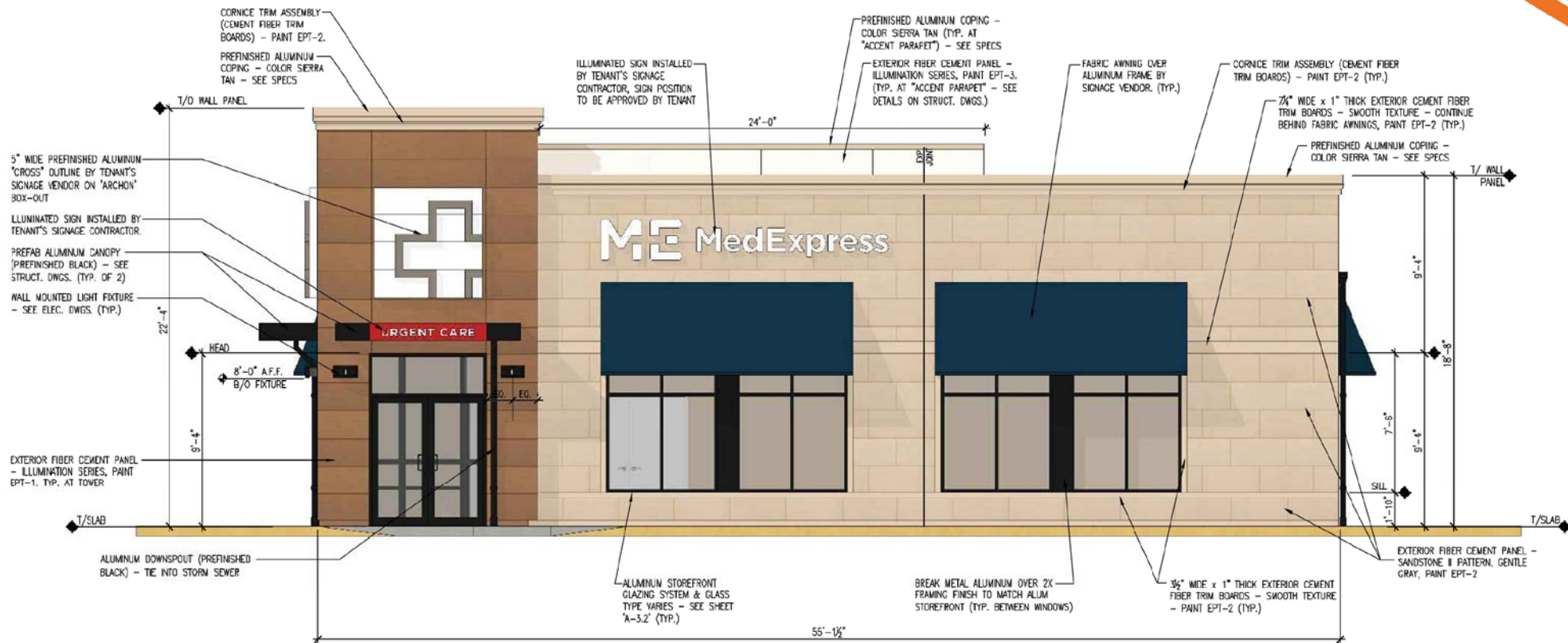
- EXTERIOR FIBER CEMENT PANELS MATERIALS & ACCESSORIES SHALL BE PURCHASED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE ORDERING & DELIVERY WITH THE OWNER'S NICHHA REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE INSTALLATION BY AN APPROVED NICHHA NATIONAL ACCOUNT CERTIFIED INSTALLER, COORDINATE WITH NICHHA REPRESENTATIVE.
- NICHHA PANELS SHALL BE INSTALLED CONTINUOUS FROM STARTER TRACK AT BOTTOM TO TOP OF WALL. ALL TRIM BOARDS SHALL BE SURFACE MOUNTED ON TOP OF PANELS SURFACES W/ MECHANICAL FASTENERS AS PER MANUF. RECOMMENDATIONS. TRIM BOARDS SHALL BE INSTALLED WITH SMOOTH SURFACE EXPOSED.
- UTILIZE NICHHA DOUBLE FLANGE SEALANT BACKER TO ACHIEVE VERTICAL CONTROL JOINTS AT WALL SURFACES EXCEEDING 30' LINEAL FEET. LOCATE JOINTS PER ARCHITECTURAL DRAWINGS. CAULK COLOR TO MATCH FIELD PANEL COLOR. COORDINATE INSTALLATION REQUIREMENTS WITH NICHHA REPRESENTATIVE AND/OR INSTALLERS.
- NICHHA SPACERS SHALL BE USED TO SHIM PANELS WHEN FACE FASTENERS MUST BE UTILIZED FOR PANEL ATTACHMENT, SUCH AS AT TOP OF WALL CONDITIONS. COORDINATE WITH NICHHA REPRESENTATIVE AND/OR INSTALLERS.

NICHHA REPRESENTATIVE CONTACT INFORMATION:

RYAN PARKER
National Commercial Accounts Retail Manager

Nichha USA, INC.
6659 Peachtree Industrial Blvd., Suite AA
Norcross, GA 30092

Cell: 404-416-3140 - E-mail: rparker@nichha.com -
Phone: 770-805-9466



ME MedExpress

EXTERIOR PROTOTYPE 1.0

These documents, which include details and designs are confidential in their content and are the property of the Architect. Any use or transmission of the documents, details and designs without expressed, written consent of the Architect is strictly prohibited.

EXTERIOR PAINT COLOR CHART:	
EPT-1	- BENJAMIN MOORE 2163-30 PENNY - SATIN FINISH
EPT-2	- BENJAMIN MOORE 1122 COCOA SAND - SATIN FINISH
EPT-3	- BENJAMIN MOORE 912 LINEN WHITE - SATIN FINISH
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EPT-5	- SHERWIN WILLIAMS SW 7043 WORLDLY GRAY - SATIN FINISH

EXTERIOR FIBER CEMENT PANEL NOTES:

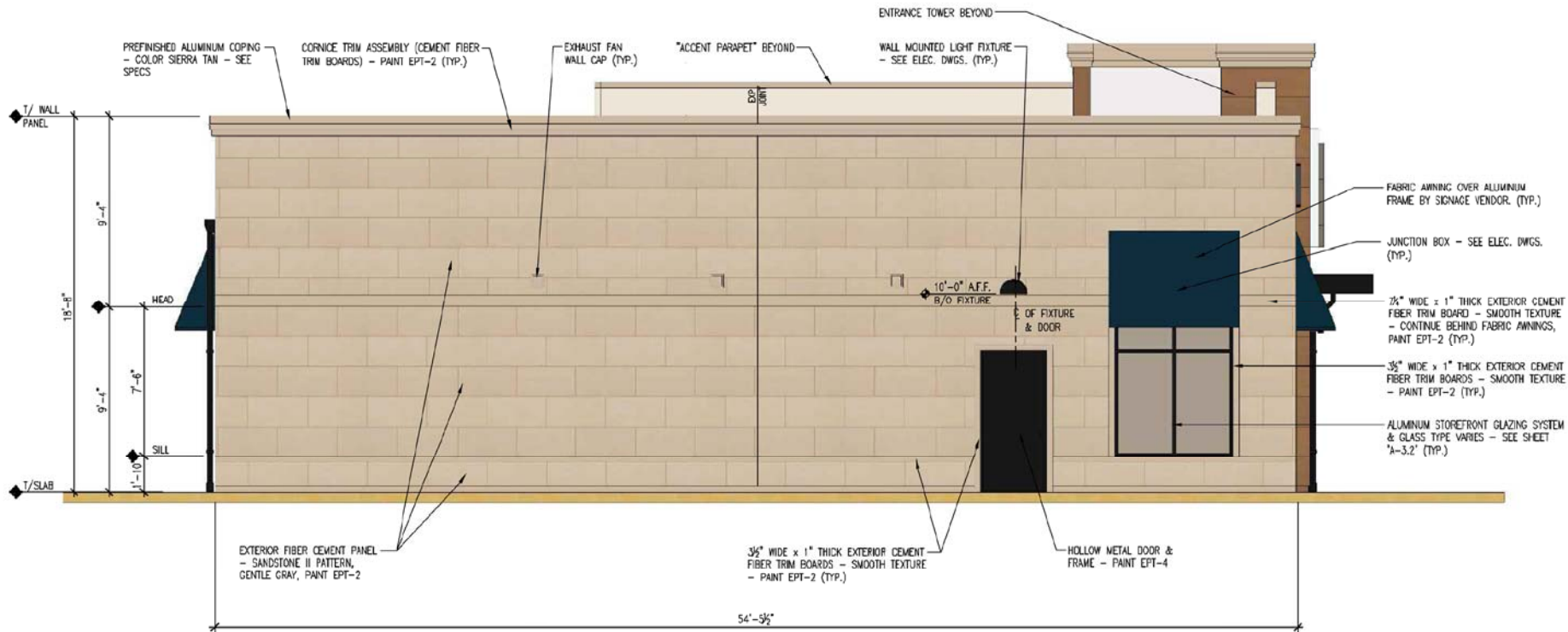
- EXTERIOR FIBER CEMENT PANELS MATERIALS & ACCESSORIES SHALL BE PURCHASED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE ORDERING & DELIVERY WITH THE OWNER'S NICHHA REPRESENTATIVE.
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NICHHA REPRESENTATIVE CONTACT INFORMATION:

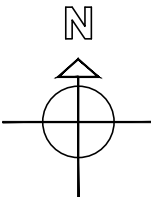
RYAN PARKER
National Commercial Accounts Retail Manager

NichHa USA, INC.
6659 Peachtree Industrial Blvd., Suite AA
Norcross, GA 30092

Cell: 404-416-3140 - E-mail: rparker@nichha.com -
Phone: 770-805-9466

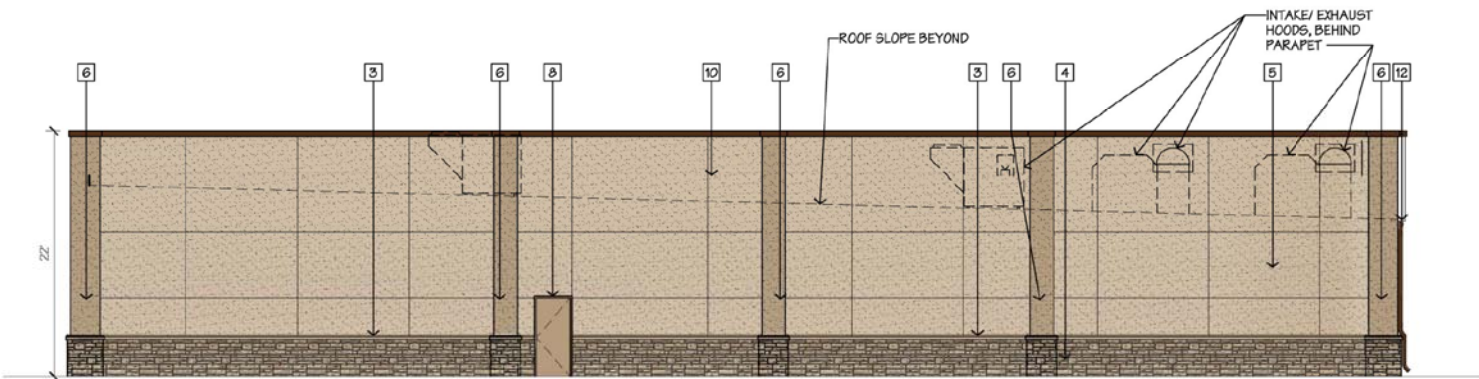


OPTION 'A'
ADDRESS - CITY, STATE
Project #
Useable Area: #### S.F.
Gross Area: #### S.F.
Scale: 1/8" = 1'-0"
Date: XX / XX / XXXX

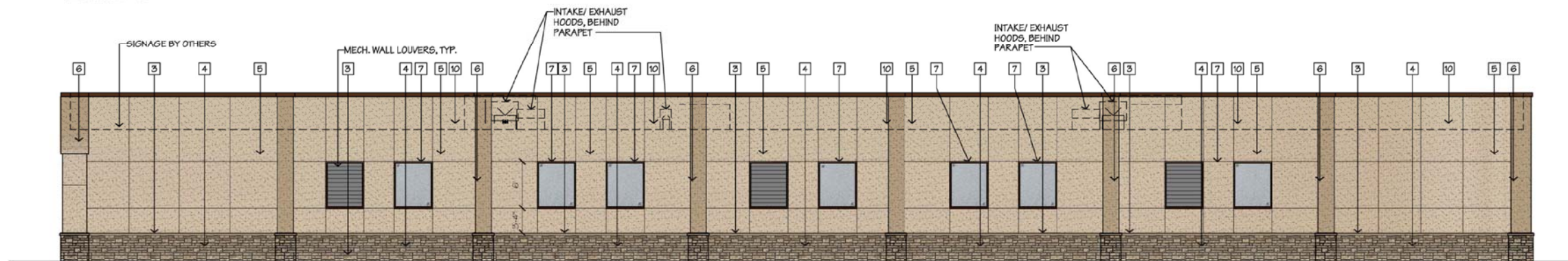




1 NORTH ELEVATION
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



3 SIDE ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE WITH COLORS					
KEY#	ITEMS:	COLOR:	KEY#	ITEMS:	COLOR:
1	METAL AWNING	MATCH -ENDURING BRONZE SW 7055	8	EXTERIOR MAN DOOR/FRAME SHERWIN WILLIAMS	NOMADIC DESERT SW 6107
2	E.L.F.S./ ACCENT COLOR	COLOR TO BE BLACK	9	EXTERIOR O.H./ROLL-UP DOORS SHERWIN WILLIAMS	ENDURING BRONZE SW 7055
3	CAST STONE MFR VARIES (CG TO PROVIDE ARCHITECT SAMPLES FOR APPROVAL)	BUFF	10	BACK SIDE PARAPET MTL BLDG MFR	COOL SIERRA TAN
4	NATURAL LIMESTONE	BRAZOS BLEND	11	ROOF SURFACE MTL BLDG MFR	ACRYLIC COATED GALVALUME
5	E.L.F.S. / FIELD DRYVIT	VAN DYKE #110	12	GUTTERS/DOWNSPOUTS	MATCH -ENDURING BRONZE SW 7055
6	E.L.F.S. / CORNICE & ACCENT DRYVIT	BAVARIAN WOOD #448	13	INSULATED LOW-E GLAZING	CLEAR
7	ALUMINUM STOREFRONT KAWNEER	DARK BRONZE ANODIZED ALUMINUM	14	BOLLARDS	SAFETY YELLOW

timothy m. gallup
architect of record
601 S. Boulder Ave., Suite 908
Tulsa, Oklahoma 74119
918.945.9600
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REVISIONS			
NO.	DATE	BY	DESCRIPTION

EXTERIOR ELEVATIONS		STATE RD 7/ US 441 HOLLYWOOD, FLORIDA PROJECT NO. 192059
FILE NAME: 102006	DRAWN BY: BEN	REVIEWED BY: TMG
DATE: 3/6/2017		