

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: 10/8/2018

Location Address: 101 S State Road 7

Lot(s): n/a Block(s): n/a Subdivision: n/a

Folio Number(s): 5141 1300 0071 & part 514 1337 0010

Zoning Classification: TOC Land Use Classification: TOC

Existing Property Use: retail Sq Ft/Number of Units: n/a

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): _____

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

Explanation of Request: redevelopment of property

Number of units/rooms: _____ Sq Ft: _____

Value of Improvement: 20 million Estimated Date of Completion: n/a

Will Project be Phased? (X) Yes () No If Phased, Estimated Completion of Each Phase
Phase I: May 2019; Phase II: May 2020

Name of Current Property Owner: Chai Development Limited Partnership

Address of Property Owner: 101 S. State Road 7, Hollywood, FL 33023

Telephone: 954-609-8027 Fax: _____ Email Address: dbenshmuel@aol.com

Name of Consultant/Representative/Tenant (circle one): Rod A. Feiner, Esq.

Address: 1404 S. Andrews Avenue Telephone: 954-761-3636

Fax: 954-761-1818 Email Address: rafeiner@coker-feiner.com

Date of Purchase: N/A Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: N/A

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: _____

Date: 10/12/17

PRINT NAME: Daniel Benshmuel

Date: _____

Signature of Consultant/Representative: _____

Date: 10/14/18

PRINT NAME: Rod A. Feiner

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 TAC, siteplan variance to my property, which is hereby made by me or I am hereby authorizing Rod A. Feiner, Coker & Feiner to be my legal representative before the Commission & Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 18th day of October, 2018

Signature of Current Owner

Notary Public

Daniel Benshmuel
Print Name

State of Florida

My Commission Expires: 7/4/21 (Check One) ☐ Personally known to me; OR ☐ Produced Identification FL DL

Jorge Giovanni Remotti
Notary Public
State of Florida

My Commission Expires 07/04/2021
Commission No. GG 121080

PROJECT DESCRIPTION

The applicant is the Owner of the real property which has a mailing address of 101 S. State Road 7. This is a portion of the old Hollywood Mall site. In particular, the Applicant owns the property which is located at the southeast corner of the intersection of Hollywood Boulevard and US 441. This area includes the existing but partially vacant Burdines building as well as the existing grocery store (GFS).

The applicant is proposing to redevelop the site. A Final TAC approval for this project occurred several months ago but, due to issues with existing tenants, the site plan had to be modified which is the reason for this resubmittal. Previously the applicant had proposed reducing the size of the existing building on site and relocating the GFS Food Store tenant. This has proved impossible to do. GFS will remain in its current location and the remainder of the existing building will be converted to individual retail shops and a gym on the ground floor while office use is proposed for the second floor. The exterior of the existing building is being entirely redone such that the appearance of the building will be substantially updated and in conformance with the other new development that is proposed. The appearance of the building will make the building appear as it was newly constructed and the architectural style of the existing building will match the architecture of the other buildings to be constructed such that the site will have a uniform pattern of development.

In addition, the drive-thru lane for the bank use have been designed to meet the criteria set forth in Code. It is significant to note that the Owner has eliminated the other outparcel which was proposed for a fast food service use. As a result the Owner has eliminated the additional drive thru lanes and the Owner has been able to locate the new buildings on the street frontage as required by Code.

The modifications from the plans which were submitted in the prior Final TAC approval are as follows:

A. The existing building is remaining as is with its current footprint though the exterior elevations will be completely redone.

B. Because the footprint of the existing building is remaining the same the row of storefronts that were going to be to the west of the existing building and fronting US 441 has been removed.

C. The double drive thru lanes and drive thru restaurant were eliminated. Instead there is now a row of storefronts fronting US 441 which are located north of the internal access road from US 441.

D. The bank remains the same (with a minor modification to the drive thru) as does the proposed set of retail stores (which has been called the Starbucks building) located adjacent to Hollywood Boulevard and east of the internal access drive.

E. Finally, a row of storefronts has been added to be adjacent to Hollywood Boulevard just east of the proposed bank.

All of this was done to implement the goals of the TOC Zoning District and to allow for greater pedestrian connectivity from both US 441 and Hollywood Boulevard. It is anticipated that most of the storefronts will have two entrances; one from the parking lot and one from the street.

The project will be phased. A portion of the subject property has been platted or is exempt from platting (see Platting Determination letters provided previously). The remainder of the property is required to be platted before a principal building can be constructed. As a result thereof the Applicant is proposing that this project be developed in two (2) phases.

I. Phase 1 involves the approval of what is shown as Outparcel 2 on the proposed site plan and well as exterior renovations and internal modifications to the existing building.

II. Phase 2 of the project, which will go through its own Final TAC review and separate public hearing once the plat is submitted for recording, will consist of all of the remaining buildings on the site; specifically those buildings labelled as OutParcel 1, Outparcel 3 and Outparcel 4. Each phase of the proposed development is capable of standing on its own and the Applicant has included a phasing plan with the submittal to graphically depict what will be occurring. All perimeter landscaping on the site will occur as part of the Phase I approval.

ELI'S SHOPPING CENTER

101 SOUTH STATE RD 7, HOLLYWOOD, FLORIDA 33023

DTI PROJECT # : 15087.03

FINAL TAC SUBMITTAL



UPCOMING MEETINGS:

PHASE I FINAL TAC SUBMITTAL: JANUARY 22 / 2018

PHASE I PDB SUBMITTAL: TBD

PHASE II FINAL TAC SUBMITTAL: MAY 15 / 2018

PHASE II PDB SUBMITTAL: MARCH / 2019

SCOPE OF WORK:

TO REDEVELOP THE EXISTING SITE ON THE SOUTH EAST CORNER OF HOLLYWOOD BLVD & US 441 TO INCORPORATE A NEW MIXED USE DEVELOPMENT INCLUDING A PROPOSED BANK W/ DRIVE THRU, A FOOD SERVICE W/ DRIVE THRU & RETAIL OUTPARCELS ALONG WITH THE RENOVATION OF THE EXISTING 2 STORY BUILDING INTO A GROUND LEVEL RETAIL BUILDING W/ MULTIPLE TENANTS, AND A 2ND FLOOR OFFICES AREA WITH ROOFTOP VALET PARKING.

DIRECTORY:

OWNER / DEVELOPER

NAME / COMPANY CHAI DEVELOPERS LIMITED
CONTACT 101 STATE RD 7
ADDRESS HOLLYWOOD, FL 33023

ARCHITECT

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

CIVIL ENGINEER

COMPANY GRACE ENGINEERING, LLC.
CONTACT JOHN E. FLYNN
ADDRESS 17110 SW 64TH COURT
SOUTHWEST RANCHES, FL 33331
PHONE 954.558.9628
EMAIL JOHNFLYNN@GRACEENGINEERS.COM

LANDSCAPE ARCHITECT

COMPANY KIMBERLY MOYER, RLA
ADDRESS 4808 NE 16 TH AVE
OAKLAND PARK, FLORIDA FL 33334
PHONE(954) 492 9609
CONTACT: KIM MOYER

MECHANICAL / ELECTRICAL / PLUMBING

COMPANY BUCHANAN P.E. CONSULTING INC.
CONTACT RAJA BUCHANAN
ADDRESS 6191 W. ATLANTIC BLVD.
SUITE# 2
MARGATE, FL 33063
PHONE 954.590.3300

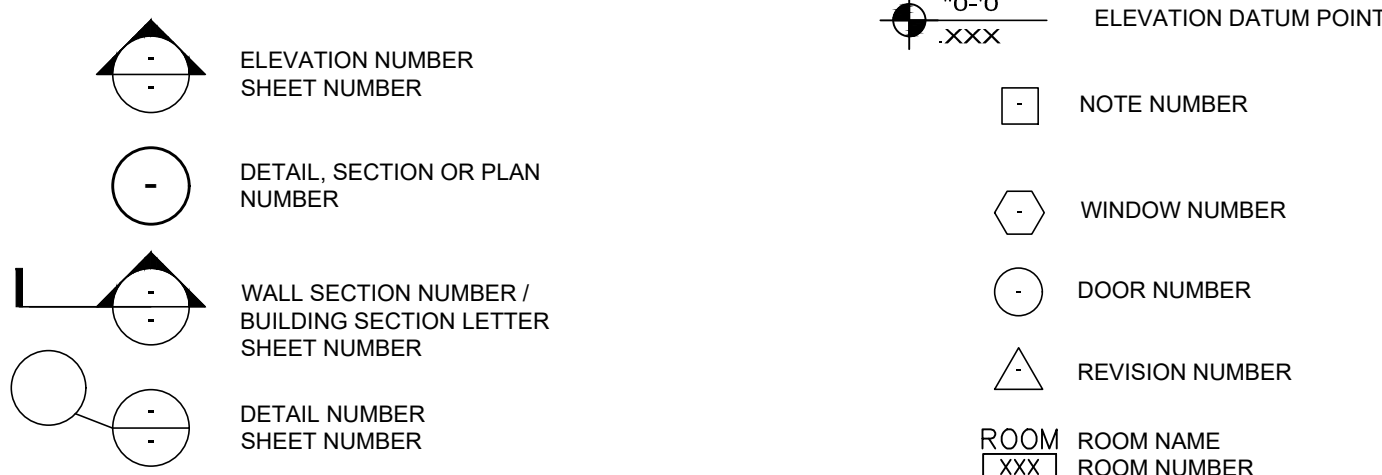
LOCATION MAP:



PROPOSED SITE SURROUNDING AREA

AREA MAP

SYMBOL LEGEND:



LEGAL DESCRIPTION:

PHASE 1

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DEDICATED BY DEED BOOK 173, PAGE 445, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°24'16" EAST ON SAID WESTERLY EXTENSION AND ON THE NORTHERLY BOUNDARY OF RIGHT-OF-WAY PARCEL 174 AS RECORDED IN OFFICIAL RECORDS BOOK 48872, PAGE 1285 OF SAID PUBLIC RECORDS, FOR 136.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'16" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 390.97 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID PLAT, THENCE SOUTH 02°30'21" EAST ALONG THE MOST NORTHERLY WEST LINE OF SAID PLAT 8.92 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°25'55" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD 194.47 FEET; THENCE SOUTH 02°37'24" EAST ALONG THE NORTHERLY EXTENSION OF AN EAST LINE OF SAID PARCEL "A" AND ALONG SAID EAST LINE 571.28 FEET TO A POINT ON A SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 87°22'28" WEST ALONG SAID SOUTH LINE 241.62 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 23.06 FEET; THENCE SOUTH 87°29'17" WEST ON A NORTH LINE OF PARCEL "B" OF SAID PLAT AND ITS WESTERLY EXTENSION, 403.89 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE EASTERLY BOUNDARY OF THE FOREMENTIONED RIGHT-OF-WAY PARCEL 174, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:
1) NORTH 01°58'57" WEST 63.45 FEET; 2) NORTH 12°35'45" EAST 51.66 FEET; 3) NORTH 01°59'08" WEST 157.51 FEET;
4) NORTH 61°12'44" EAST 23.53 FEET; 5) NORTH 01°59'31" WEST 35.68 FEET; 6) NORTH 66°59'29" WEST 23.17 FEET;
7) NORTH 01°58'51" WEST 199.78 FEET; 8) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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7) NORTH 01°58'51" WEST 199.78 FEET; 8) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 223,173 SQUARE FEET (5.1234 ACRES), MORE OR LESS.

PHASE 2

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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7) NORTH 01°58'51" WEST 199.78 FEET; 8) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 134,066 SQUARE FEET (3.0777 ACRES), MORE OR LESS.

INDEX OF DRAWINGS:

SHEET #	DESCRIPTION	FINAL TAC REV.1	FINAL TAC REV.2	FINAL TAC REV.3
A-0.0	COVER SHEET	•	•	•
SURVEY				
SV-1	BOUNDARY & TOPOGRAPHIC SURVEY SHEET 1	•	•	•
SV-2	BOUNDARY & TOPOGRAPHIC SURVEY SHEET 2	•	•	•
CIVIL				
C-100	PAVEMENT MARKINGS & SIGNAGE	•	•	•
C-200	PAVING, GRADING @ DRAINAGE PLAN	•	•	•
C-201	PAVING, GRADING @ DRAINAGE PLAN	•	•	•
C-300	WATER & SEWER PLAN	•	•	•
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C-700	DETAILS	•	•	•
C-800	DETAILS	•	•	•
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L-2	PROPOSED LANDSCAPE PLAN	•	•	•
ARCHITECTURE				
SP-1.0	PROPOSED SITE PLAN	•	•	•
SP-2.0	PROPOSED PHASING PLAN PHASE 1	•	•	•
SP-3.0	PROPOSED PHASING PLAN PHASE 2	•	•	•
SP-4.0	PROPOSED SITE PLAN DETAILS	•	•	•
SP-5.0	ENLARGED DUMPSTER & DETAILS	•	•	•
A-1.0	PROPOSED GROUND FLOOR PLAN PRINCIPAL BUILDING	•	•	•
A-1.1	PROPOSED SECOND FLOOR PLAN PRINCIPAL BUILDING	•	•	•
A-2.0	PROPOSED ELEVATIONS PRINCIPAL BUILDING	•	•	•
A-3.0	PROPOSED COLOR ELEVATIONS PRINCIPAL BUILDING	•	•	•
A-4.0	PROPOSED FLOOR PLAN OUTPARCEL 1	•	•	•
A-5.0	PROPOSED ELEVATIONS OUTPARCEL 1	•	•	•
A-6.0	PROPOSED COLOR ELEVATIONS OUTPARCEL 1	•	•	•
A-7.0	PROPOSED FLOOR PLAN OUTPARCEL 2	•	•	•
A-8.0	PROPOSED ELEVATIONS OUTPARCEL 2	•	•	•
A-9.0	PROPOSED COLOR ELEVATIONS OUTPARCEL 2	•	•	•
A-10.0	PROPOSED FLOOR PLAN OUTPARCEL 4	•	•	•
A-11.0	PROPOSED ELEVATIONS OUTPARCEL 4	•	•	•
A-12.0	PROPOSED COLOR ELEVATIONS OUTPARCEL 4	•	•	•
A-13.0	STREET PROFILES	•	•	•
A-14.0	COLOR IMAGES	•	•	•
A-15.0	COLOR IMAGES	•	•	•
A-16.0	COLOR IMAGES	•	•	•
A-17.0	COLOR IMAGES	•	•	•
ELECTRICAL				
PH-1	SITE PHOTOMETRIC PLAN	•	•	•

DesignTech International
Associates, Inc. AA26001933
Architecture • Planning • Interior Design
14125 N.W. 80th Ave, Suite 303
Miami Lakes, FL 33016
P: 786-235-9097
F: 305-362-4420
dtinfo@dtiarchitect.com
www.dtiarchitect.com



Carlos Pizarro, R.A.
AR - 0013079

Revisions:

02/05/2018 FINAL TAC REV-1
10/02/2018 FINAL TAC REV-2

OWNER/ DEVELOPER:

CHAI DEVELOPERS LIMITED

101 S STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:

ELI'S SHOPPING CENTER

101 S STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.03

File Name:

Issued Date:

Drawn by: JC / LO

Checked by: CC / CP

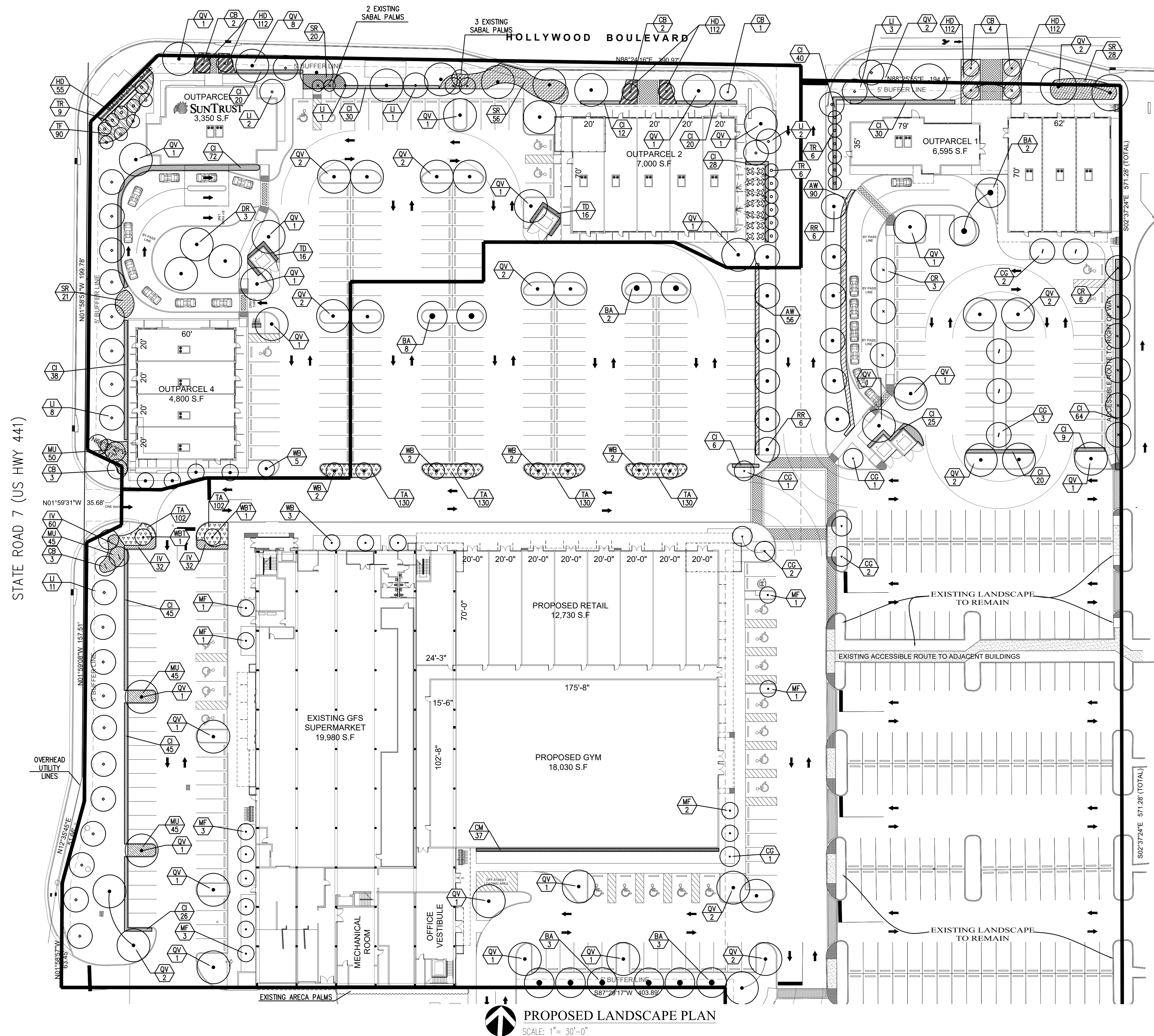
SHEET NAME

COVER SHEET

SHEET NUMBER

A-0.0

FINAL TAC



PROPOSED LANDSCAPE PLAN
SCALE: 1" = 30'-0"

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA0000952

Revisions:

OWNER/DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:
ELI'S SHOPPING CENTER
101 S. STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number:	15087.03
File Name:	
Issued Date:	10/08/2018
Drawn by:	PW
Checked by:	KM

SHEET NAME
PROPOSED LANDSCAPE PLAN

SHEET NUMBER
L-1.0

General Notes:

- 1. All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- 2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- 3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- 4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- 5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- 6. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- 7. Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- 8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- 9. All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- 10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- 11. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- 12. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- 13. All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
- 14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- 15. All planting shall be installed with fertilizer at time of planting.
- 16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- 17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- 18. All landscape and irrigation shall be installed in compliance with all local codes.
- 19. The plan shall take precedence over the plant list, should there be any discrepancy between the two.

Plant List

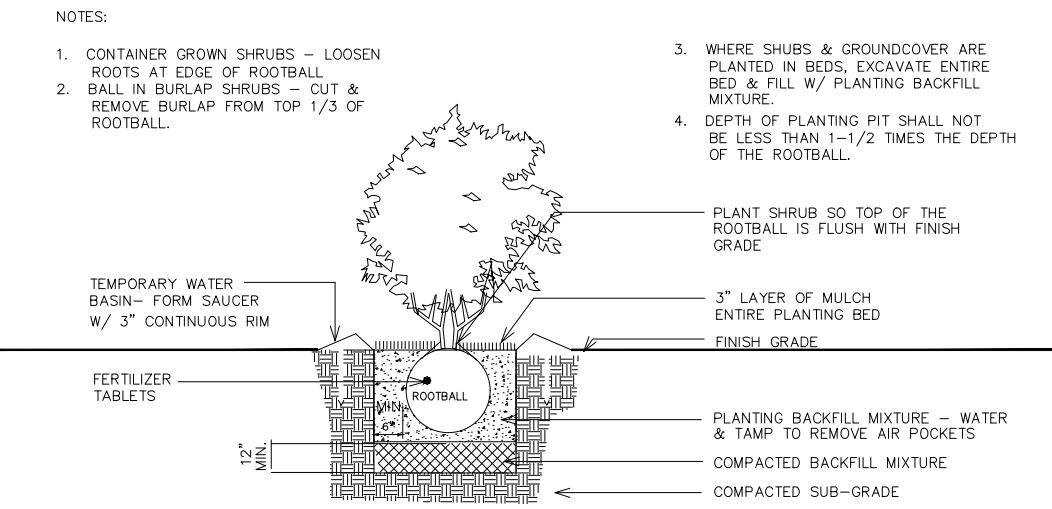
Sym	Qty	Botanical/ Common Name	Size	Native
WB	16	Wodyetia bifurcata/ Foxtail Palm	22' OA Ht	No
WBT	2	Wodyetia bifurcata/ Foxtail Palm	22' OA HL, triple trunk	No
RR	12	Roystonea regia/ Royal Palm	12' GW, matched	Yes
QV	53	Quercus virginiana/ Live Oak	12' Ht x 5' Spr, 2" DBH	Yes
BA	15	Bulnesia arborea/ Verawood	12' Ht x 5' Spr, 2" DBH	No
CB	15	Cordia boissieri/ White Geiger Tree	10' Ht x 4' Spr, 2" DBH	No
CR	9	Clusia rosea/ Pitch Apple	10' Ht x 4' Spr, 2" DBH	Yes
LI	28	Lagerstroemia indica 'Natchez'/ Crape Myrtle	10' Ht x 4' Spr 2" DBH, single tr	No
TR	21	Thrinax radiata/ Thatch Palm	10' OA Ht	Yes
DR	3	Delonix regia/ Royal Poinciana	12' Ht x 4' Spr, 2" DBH	No
MF	11	Myrcianthes fragrans/ Simpson's Stopper	10' Ht x 4' Spr, 2" DBH	Yes
CG	12	Caesalpinia granadillo/ Bridalveil	10' Ht x 4' Spr, 2" DBH	No
IV	64	Ilex vomitoria 'Stokes Dwarf'/ Ilex	12" x 16", 18" O.C.	Yes
CI	530	Chrysobalanus icaco/ Cocoplum	24" x 24", 24" O.C.	Yes
MU	185	Muhlenbergia capillaris/ Muhly Grass	20" x 20", 24" O.C.	Yes
TD	32	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24", 24" O.C.	Yes
HD	503	Helianthus debilis/ Beach Sunflower	6" x 14", 18" O.C.	Yes
SR	125	Serenoa repens/ Saw Palmetto	20" x 20", 36" O.C.	Yes
AW	146	Acalypha wilkesiana 'Java White'/ Var. Copperleaf	24" x 24", 24" O.C.	No
CM	37	Caryota mitis/ Fishtail Palm	6' Ht, 7 stem min	No
TF	90	Tripsacum floridana/ Dwarf Fakahatchee Grass	18" x 16", 24" O.C.	Yes
TA	724	Trachelospermum asiaticum/ Asiatic Jasmine	6" x 12", 18" O.C.	No
Sod		St Augustine		
Mulch		Shredded Melaleuca or Eucalyptus		

Landscape Requirements

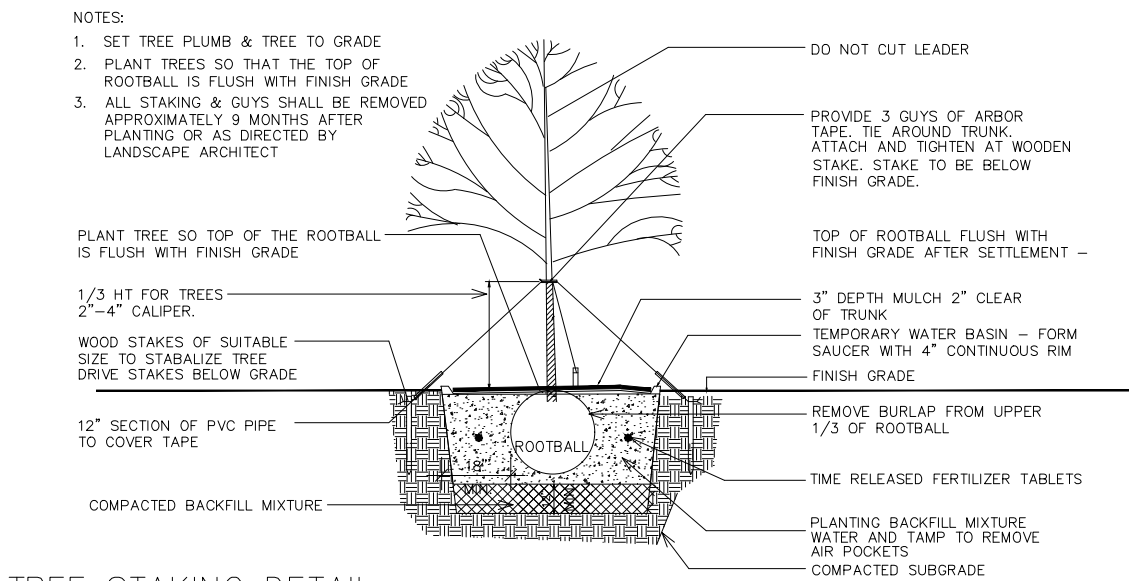
Landscape Area = 49,277 sf

Description	Application	Calculation	Qty. Required	Qty. Provided
Site trees	1/ 1000 sf	49, 277 sf/ 1000	50	82
Perimeter Buffer	1 tree/ 20 LF			
North		630'/ 20	32	32
West		555'/ 30	28	28
East		240'/ 20	12	6
Native Trees	60%	122 (.60)	73	84
Native Shrubs	50%	2509 (.50)	1255	1529

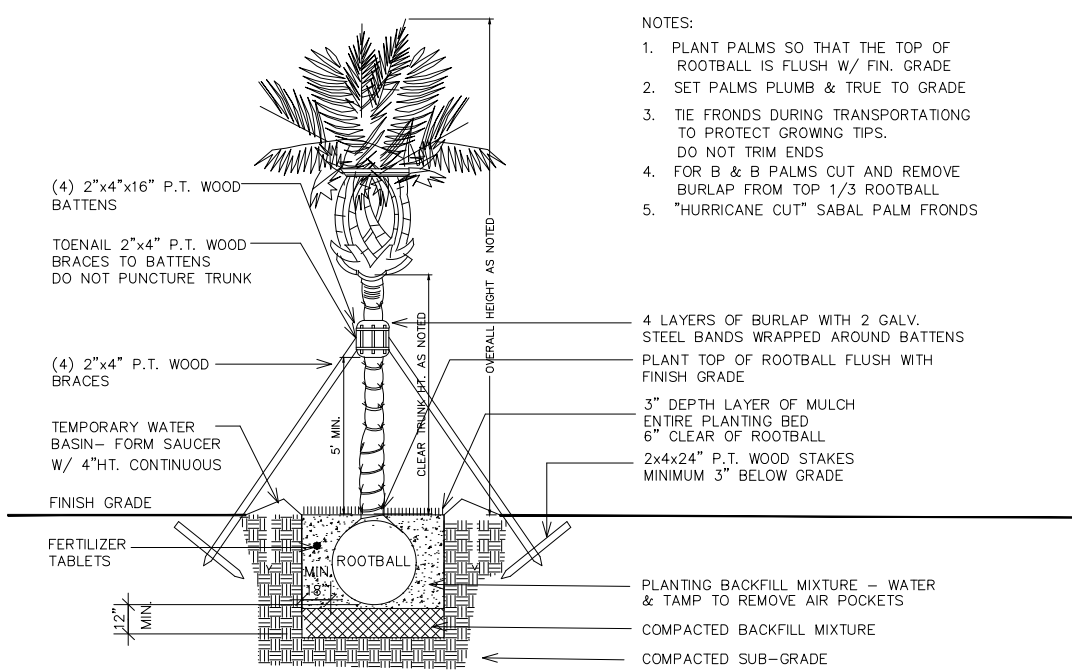
NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



SHRUB PLANTING DETAIL



TREE STAKING DETAIL



PALM PLANTING DETAIL

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA0000952

Revisions:

OWNER/ DEVELOPER:

CHAI DEVELOPERS LIMITED

101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:

ELI'S SHOPPING CENTER

101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.03

File Name:

Issued Date: 10/08/2018

Drawn by: PW

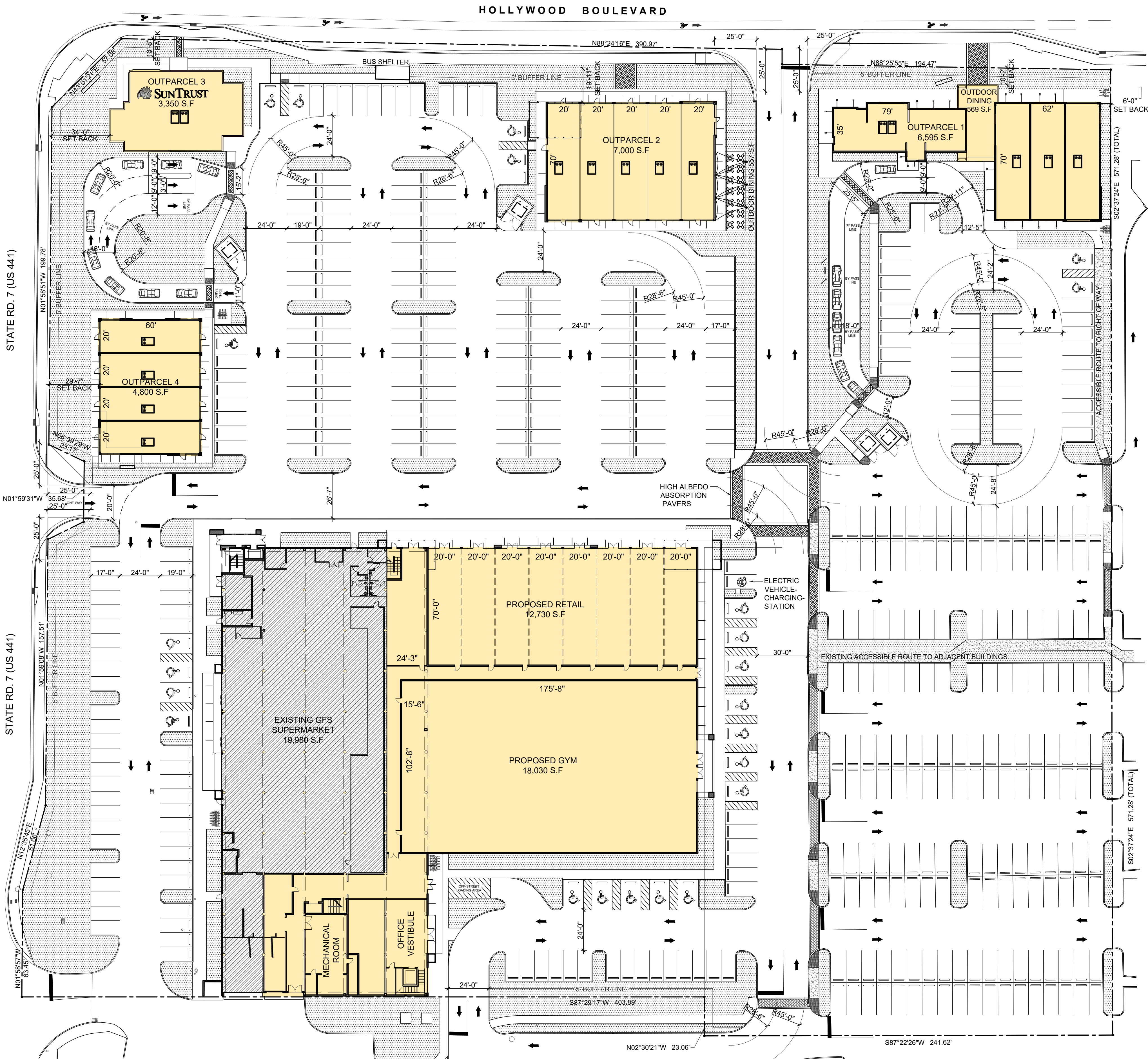
Checked by: KM

SHEET NAME

PROPOSED
LANDSCAPE
PLAN

SHEET NUMBER

L-2.0



- NOTES:**
- 1- ALL FUTURE SIGNS UNDER SEPARATE PERMIT TO COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
 - 2- SIGN SHOWN AS "SIGN" ON ELEVATIONS WERE NOT REVIEWED AND APPROVED.



PROPOSED OVERALL SITE PLAN

SCALE: 1/32" = 1'-0"

LEGEND

- BUILDING AREA
- PAVED AREA
- LANDSCAPE AREA

PARCEL INFORMATION:

PROPERTY ADDRESS: 101 SOUTH STATE ROAD 7 HOLLYWOOD, FLORIDA 33023

FOLIO NUMBER: 5141 13 00 0071

ZONING DESIGNATION:

PRIMARY ZONING DESIGNATION: S-MU
SOUTH MIXED - USE DISTRICT

LOT AREA:

GROSS LOT AREA: 447,570.34 SQ. FT.
NET LOT AREA: 357,340.70 SQ. FT. (8.24 ACRES)

USE(S) PROPOSED:

COMMERCIAL

ALLOWED
HEIGHT: 65'-0"

PROVIDED
38'-9"

INTERIOR LANDSCAPE AREA:
ALLOWED 25% (186,403 S.F.)
46,600 S.F.

PROVIDED
47,903 S.F.

SETBACKS:

ALL FRONTAGES: NON RESIDENTIAL 10'-0" 10'-2"
SIDE INTERIOR: 0'-0" 0'-0" (EXISTING)
REAR/ALLEY: 5'-0" 6'-0"

MINIMUM ACTIVE USES:

STATE ROAD 7 60% (597) = 358'
HOLLYWOOD BVLD 40% (626) = 250'

67.8% (405')
54.2% (339')

PARKING:

	REQUIRED	PROVIDED
SHOPPING CENTER GROUND FLOOR	59,910 S.F./220	272.31
SECOND FLOOR OFFICE (W/ GF LOBBY)	34,150 S.F./250	136.60
OUTPARCEL 1 PROPOSED RETAIL	6,595 S.F./220	29.98
OUTDOOR SEATING	569 S.F./220	2.59
OUTPARCEL 2 PROPOSED RETAIL	7,000 S.F./220	31.81
OUTDOOR SEATING	557 S.F./220	2.53
OUTPARCEL 3 PROPOSED BANK	3,350 S.F./220	15.22
OUTPARCEL 4 PROPOSED RETAIL	4,800 S.F./220	21.81

TOTAL REQUIRED	513	465
HANDICAP SPACES	11	23
LOADING SPACES (10'x25')	3	3
ELECTRIC VEHICLE	1	1

PARKING REDUCTION

BICYCLE RACK * 5% (1 PER 20 PS REQUIRED) 26 MIN 30 ACTUAL
PUBLIC PLAZAS ** 5%

TOTAL REQUIRED	513 PS (10% REDUCTION)=	462 PS	465 PS
-----------------------	-------------------------	---------------	---------------

* See City of Hollywood Zoning and Land Development Regulations. 4.6.G. C.e
** See City of Hollywood Development of Development Services-Planning Division Draft -10.19.2017.
b. General Public realm regulations 6.e.

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Carlos Pizarro, R.A.
AR - 0013079

Revisions:
02/05/2018 FINAL TAC REV.1
10/02/2018 FINAL TAC REV.2

OWNER/ DEVELOPER:
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101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

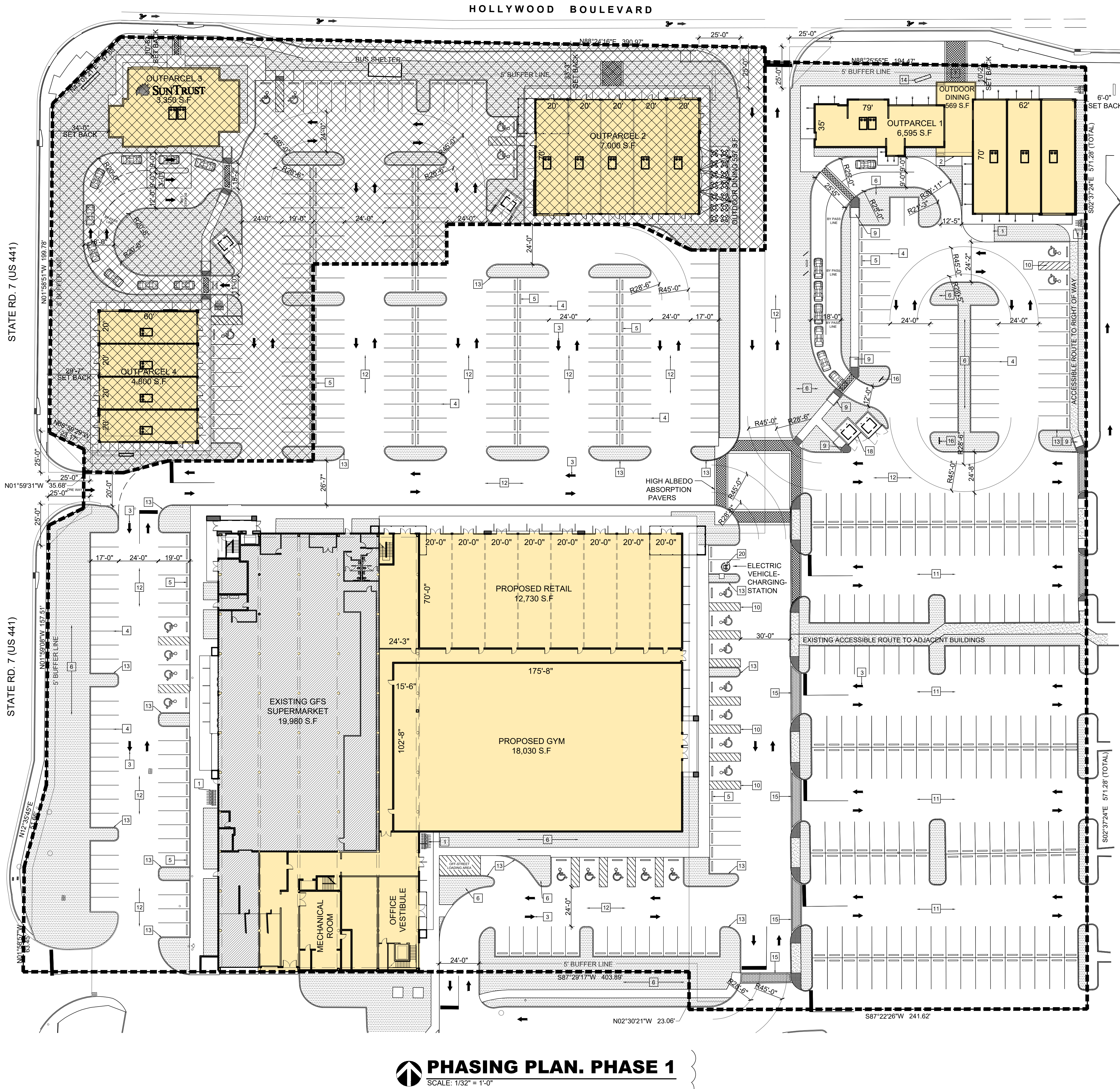
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101 S.STATE RD 7
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Job Number:	15087.03
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Drawn by:	JC / LO
Checked by:	CC / CP

SHEET NAME
PROPOSED OVERALL SITE PLAN

SHEET NUMBER
SP-1.0

FINAL TAC



PHASING PLAN. PHASE 1
SCALE: 1/32" = 1'-0"

LEGEND

	PHASE 1		BUILDING AREA
	PHASE 2		LANDSCAPE AREA

PARCEL INFORMATION:

PROPERTY ADDRESS: 101 SOUTH STATE ROAD 7 HOLLYWOOD, FLORIDA 33023
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ZONING DESIGNATION:
PRIMARY ZONING DESIGNATION: S-MU
SOUTH MIXED - USE DISTRICT

LOT AREA:

GROSS LOT AREA: 447,570.34 SQ FT
NET LOT AREA: 357,340.70 SQ FT (8.24 ACRES)
PHASE 1 : 284,456.36 SQ FT
PHASE 2 : 72,884.34 SQ FT

USE(S) PROPOSED: COMMERCIAL
HEIGHT: ALLOWED 65'-0" PROVIDED 38'-9"

PARKING:

	REQUIRED	PROVIDED
PHASE-1		
SHOPPING CENTER GROUND FLOOR	59,910 S.F./220	272.31
SECOND FLOOR OFFICE (W/ GF LOBBY)	34,150 S.F./250	136.60
OUTPARCEL 1 PROPOSED RETAIL	6,595 S.F./220	29.98
OUTDOOR SEATING OUTPARCEL 1	569 S.F./220	2.59
TOTAL REQUIRED	442	400
HANDICAP SPACES	9	18
LOADING SPACES	3	5
ELECTRIC VEHICLE	0	3
PARKING REDUCTION		
BICYCLE RACK *	5% 1 PER 20 PS REQUIRED	22
PUBLIC PLAZAS **	5%	22
TOTAL PARKING REQUIRED	442 PS (10% REDUCTION)=	398

* See City of Hollywood Zoning and Land Development Regulations. 4.6.G. C.e
** See City of Hollywood Development of Development Services-Planning Division Draft -10.19.2017.
b. General Public realm regulations 6.e.

SITE PLAN KEY NOTES:

ITEM #	
1	NEW BICYCLE RACK (9 SPACES)
2	PROPOSED OUTPARCEL #1
3	NEW THERMOPLASTIC DIRECTIONAL ARROWS.
4	4" WIDE WHITE STRIPES, TWO COATS, TYPICAL ALL PARKING SPACES.
5	NEW WHEEL STOP. REFER CIVIL DWGS.
6	NEW LANDSCAPE AREA. SEE LANDSCAPE PLAN.
7	NEW CONCRETE SIDEWALK. SEE CIVIL DWGS.
8	EXISTING CONCRETE SIDEWALK.
9	CURB RAMP W/ DETECTABLE WARNINGS SHALL BE LEVEL W/ SURFACE SLOPE NOT EXCEEDING 1:12. SEE CIVIL DWGS.
10	NEW STRIPED ACCESSIBLE PATH. LEVEL SURFACE CROSS-SLOPE NOT EXCEEDING 1:48, 1:20 MAX RUNNING SLOPE. SEE CIVIL DWGS.
11	EXISTING ASPHALT PAVEMENT. ASPHALT SURFACE TO BE SEAL COAT; SAW CUT AND REMOVE ANY LOOSE OR DETERIORATED LIME ROCK. PLACE AND COMPACT NEW LIME ROCK WHERE NECESSARY TO MAINTAIN CONSISTENT SURFACE. SEE CIVIL DWGS.
12	NEW ASPHALT PAVEMENT, SEE CIVIL DWGS.
13	NEW TYPE "D" CURB TYPICAL. SEE CIVIL DWGS.
14	PROPOSED MONUMENT SIGN.(VARAINCE REQUIRED, SEE ATTACHED SPECIFICATION)
15	PAVED PEDESTRIAN CONNECTION.
16	PROPOSED DIRECTIONAL SIGN.
17	EXISTING BUILDING.
18	PROPOSED DUMPSTER.REF DETAILS 1 & 2/SP-5.0
19	PROPOSED LOADING SPACES.
20	PROPOSED ELECTRIC VEHICLE PARKING SPACE.

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STATE OF FLORIDA
CARLOS PIZARRO
AR0013079
10/22/2018
REGISTERED ARCHITECT
Carlos Pizarro, R.A.
AR - 0013079

Revisions:

02/05/2018	FINAL TAC REV.1
10/02/2018	FINAL TAC REV.2

OWNER/ DEVELOPER:
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101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

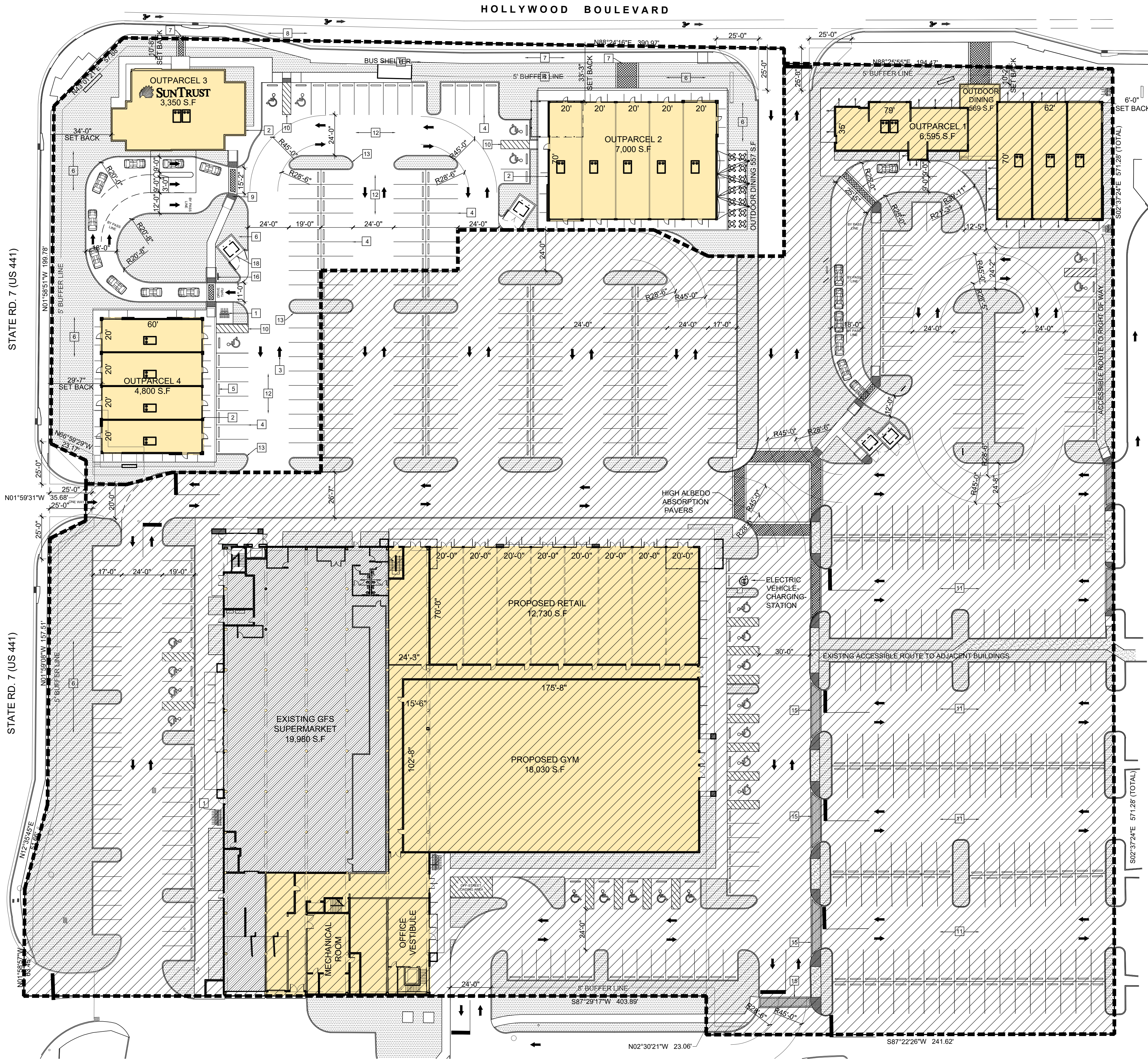
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ELI'S SHOPPING CENTER
101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number:	15087.03
File Name:	
Issued Date:	
Drawn by:	JC / LO
Checked by:	CC / CP

SHEET NAME
**PHASING PLAN
PHASE 1**

SHEET NUMBER
SP-2.0

FINAL TAC



PHASING PLAN. PHASE 2
SCALE: 1/32" = 1'-0"

LEGEND

- PHASE 2
- PHASE 1
- BUILDING AREA
- LANDSCAPE AREA

PARCEL INFORMATION:

PROPERTY ADDRESS: 101 SOUTH STATE ROAD 7 HOLLYWOOD, FLORIDA 33023
FOLIO NUMBER: 5141 13 00 0071
ZONING DESIGNATION:
PRIMARY ZONING DESIGNATION: S-MU
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GROSS LOT AREA: 447,570.34 SQ FT
NET LOT AREA: 357,340.70 SQ FT (8.24 ACRES)
PHASE 1 : 284,456.36 SQ FT
PHASE 2 : 72,884.34 SQ FT

USE(S) PROPOSED: COMMERCIAL
HEIGHT: ALLOWED 65'-0" PROVIDED 38'-9"

PARKING:	REQUIRED	PROVIDED.
PHASE-2		
OUTPARCEL 2 PROPOSED RETAIL	7,000 S.F./220	31.81
OUTDOOR SEATING	557 S.F./220	2.53
OUTPARCEL 3 PROPOSED BANK	3,350 S.F./220	15.22
OUTPARCEL 4 PROPOSED RETAIL	4,800 S.F./220	21.81
TOTAL REQUIRED	72	65
HANDICAP SPACES	3	5
LOADING SPACES	0	0
ELECTRIC VEHICLE	0	0
PARKING REDUCTION		
BICYCLE RACK *	5% 1 PER 20 PS REQUIRED	4 5
PUBLIC PLAZAS **	5%	
TOTAL PARKING REQUIRED	442 PS (10% REDUCTION)=	65 65

* See City of Hollywood Zoning and Land Development Regulations. 4.6.G. C.e
** See City of Hollywood Development of Development Services-Planning Division Draft -10.19.2017. b. General Public realm regulations 6.e.

SITE PLAN KEY NOTES:

- | ITEM # | |
|--------|---|
| 1 | NEW BICYCLE RACK (9 SPACES) |
| 2 | PROPOSED OUTPARCEL # 2, 3 & 4 |
| 3 | NEW THERMOPLASTIC DIRECTIONAL ARROWS. |
| 4 | 4" WIDE WHITE STRIPES, TWO COATS, TYPICAL ALL PARKING SPACES. |
| 5 | NEW WHEEL STOP. REFER CIVIL DWGS. |
| 6 | NEW LANDSCAPE AREA. SEE LANDSCAPE PLAN. |
| 7 | NEW CONCRETE SIDEWALK. SEE CIVIL DWGS. |
| 8 | EXISTING CONCRETE SIDEWALK. |
| 9 | CURB RAMP W/ DETECTABLE WARNINGS SHALL BE LEVEL W/ SURFACE SLOPE NOT EXCEEDING 1:12. SEE CIVIL DWGS. |
| 10 | NEW STRIPED ACCESSIBLE PATH. LEVEL SURFACE CROSS-SLOPE NOT EXCEEDING 1:48, 1:20 MAX RUNNING SLOPE. SEE CIVIL DWGS. |
| 11 | EXISTING ASPHALT PAVEMENT. ASPHALT SURFACE TO BE SEAL COAT; SAW CUT AND REMOVE ANY LOOSE OR DETERIORATED LIME ROCK, PLACE AND COMPACT NEW LIME ROCK WHERE NECESSARY TO MAINTAIN CONSISTENT SURFACE. SEE CIVIL DWGS. |
| 12 | NEW ASPHALT PAVEMENT, SEE CIVIL DWGS. |
| 13 | NEW TYPE "D" CURB TYPICAL. SEE CIVIL DWGS. |
| 14 | PROPOSED MONUMENT SIGN.(VARAINCE REQUIRED, SEE ATTACHED SPECIFICATION) |
| 15 | PAVED PEDESTRIAN CONNECTION. |
| 16 | PROPOSED DIRECTIONAL SIGN. |
| 17 | EXISTING BUILDING. |
| 18 | PROPOSED DUMPSTER.REF DETAILS 1 & 2/SP-5.0 |
| 19 | PROPOSED LOADING SPACES. |
| 20 | PROPOSED ELECTRIC VEHICLE PARKING SPACE. |



Carlos Pizarro, R.A.
AR - 0013079

Revisions:
02/05/2018 FINAL TAC REV.1
10/02/2018 FINAL TAC REV.2

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HOLLYWOOD, FLORIDA 33023

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Drawn by: JC / LO

Checked by: CC / CP

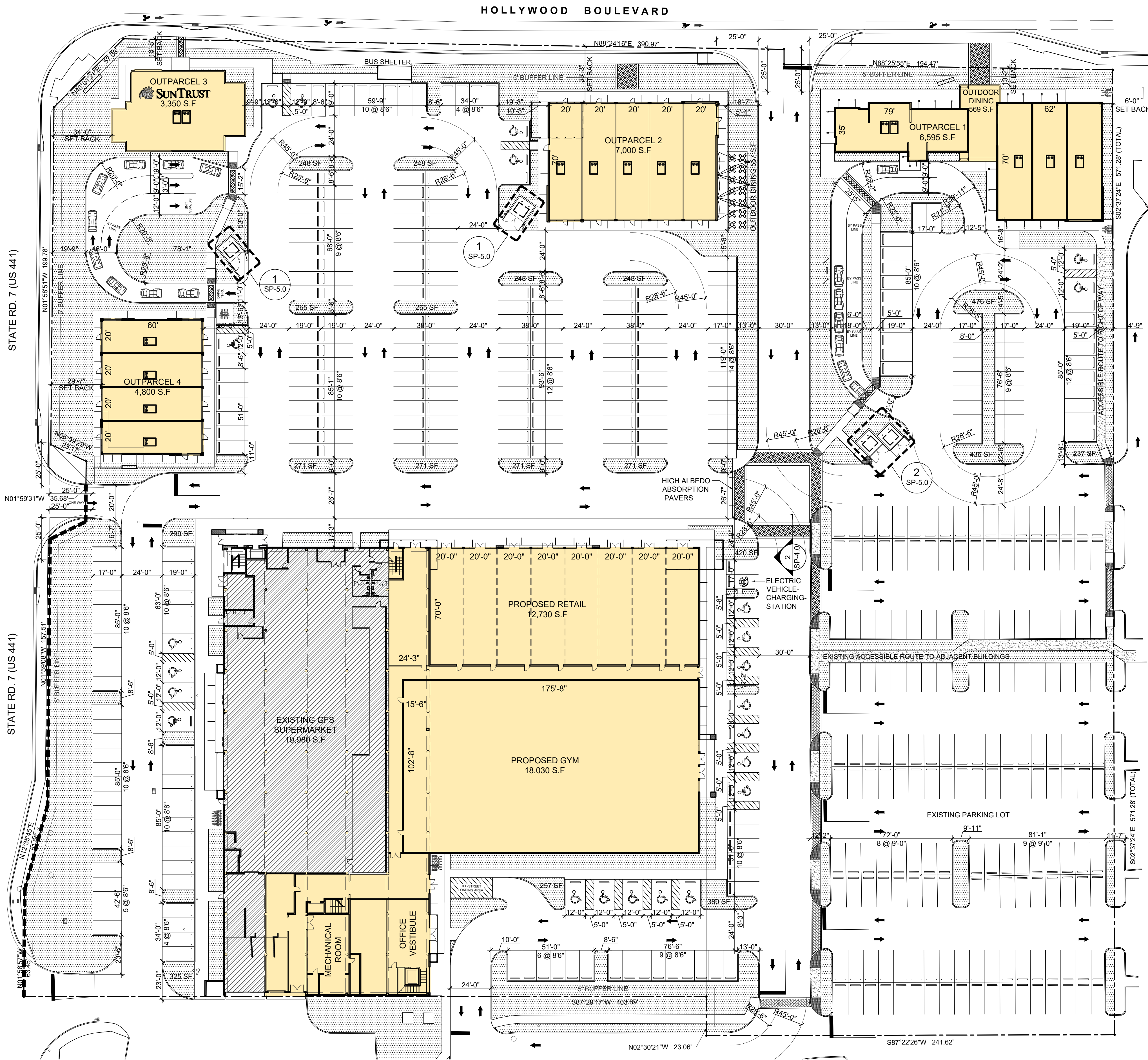
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**PHASING
PLAN
PHASE 2**

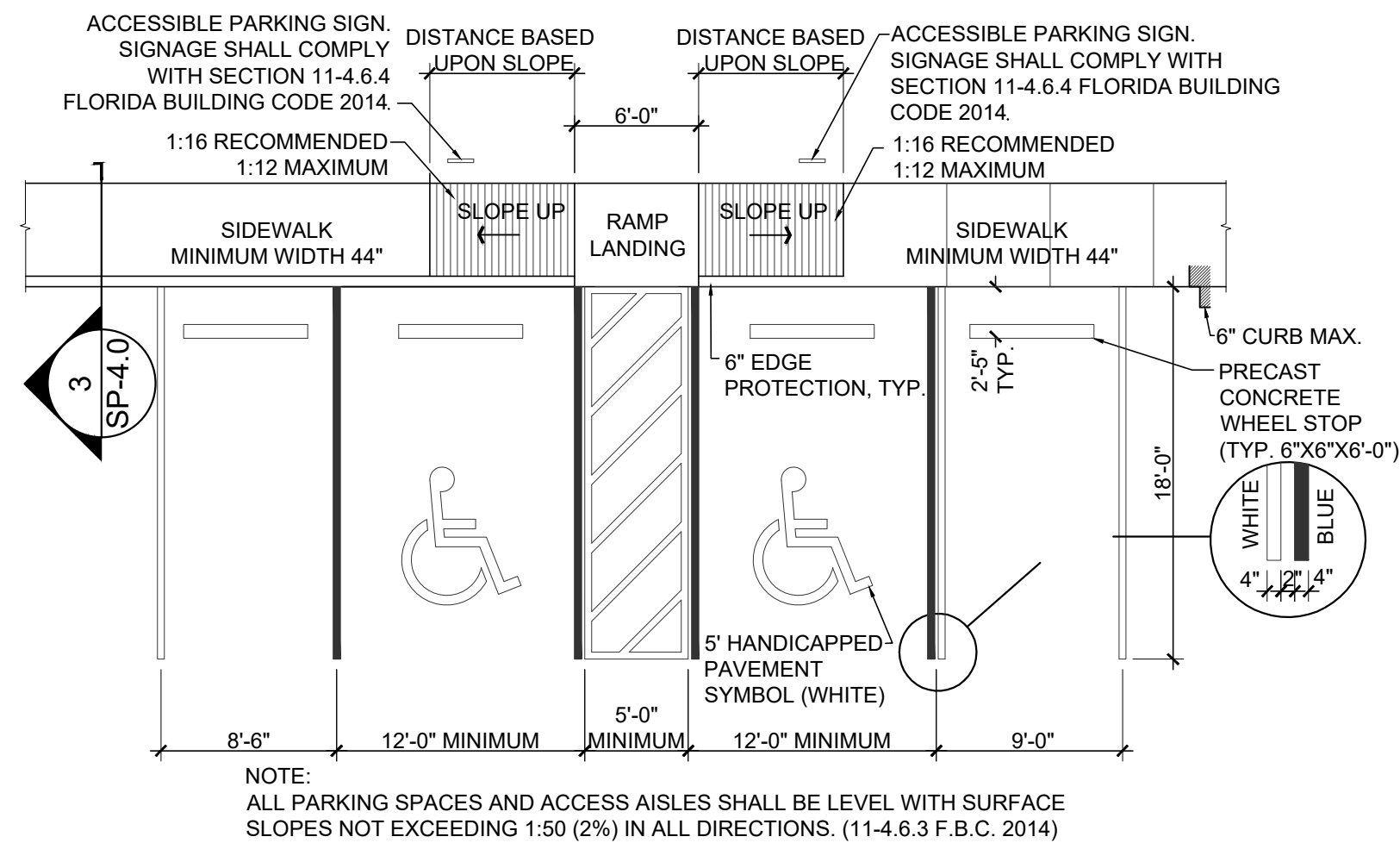
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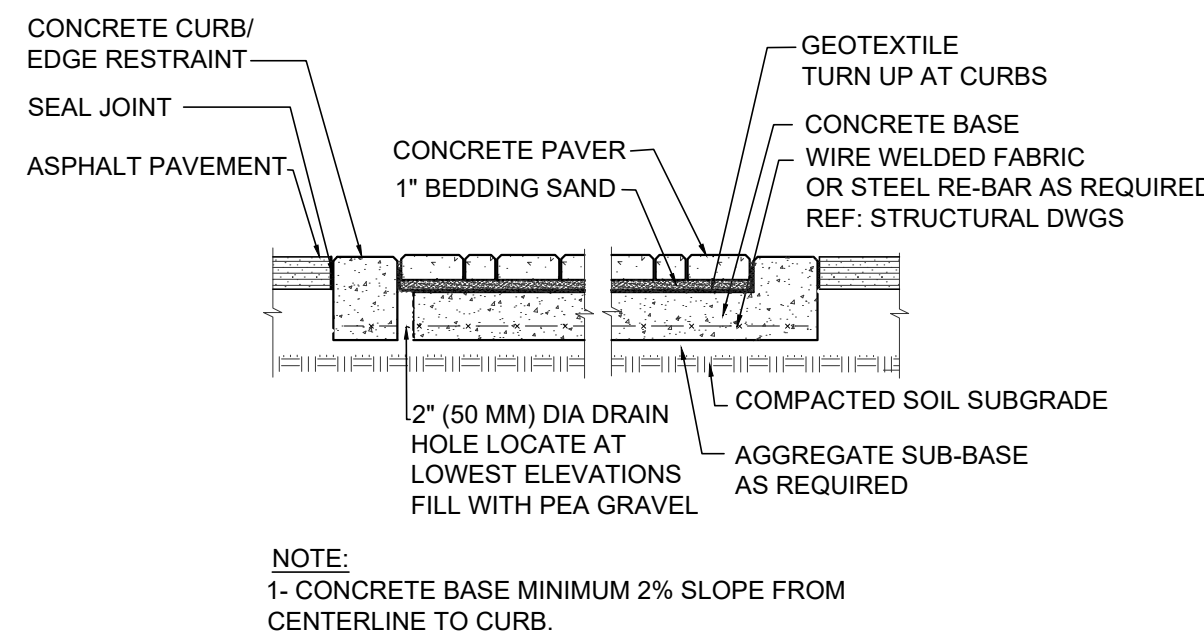
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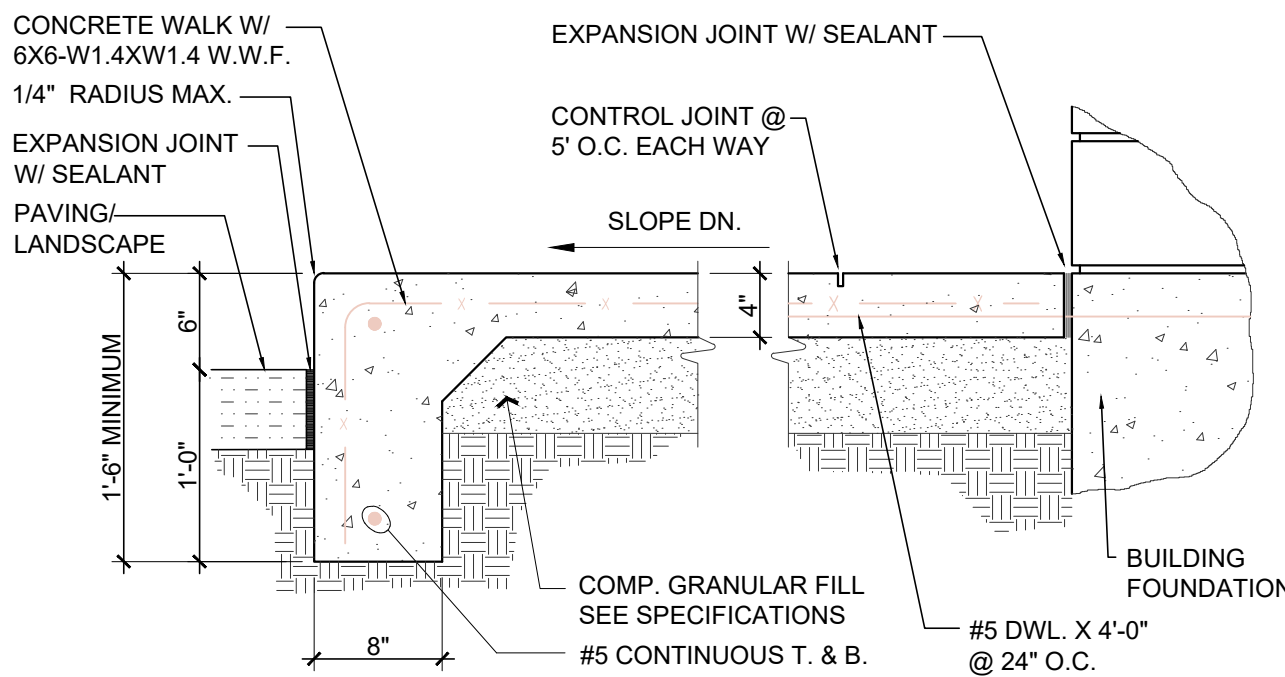
PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"



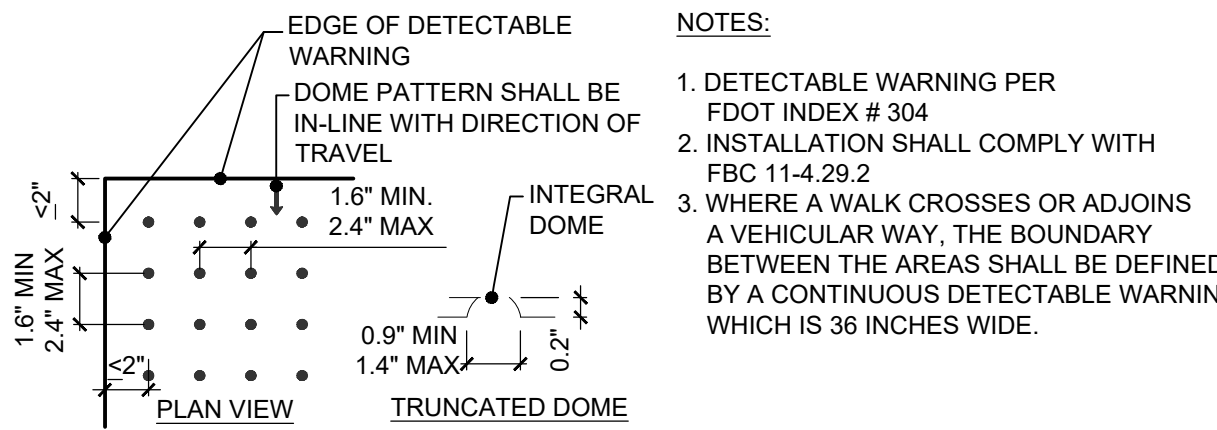
PARKING DETAIL
SCALE: 1/8" = 1'-0"



PAVERS SECTION
SCALE: 1/4" = 1'-0"



CONCRETE SIDE WALK SECTION
SCALE: 1/4" = 1'-0"



CURB RAMPS SUBJECT TO DEPARTMENT OF TRANSPORTATION REGULATION 49 CFR 37.21 SHALL HAVE A DETECTABLE WARNING SURFACES COMPLYING WITH SECTION 705. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23 MM), A HEIGHT OF NOMINAL 0.2 IN (5 MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60 MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

DETECTABLE WARNING SURFACE DETAIL
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA

CARLOS PIZARRO

AR0013079

10/22/2018

REGISTERED ARCHITECT

Carlos Pizarro, R.A.
AR - 0013079

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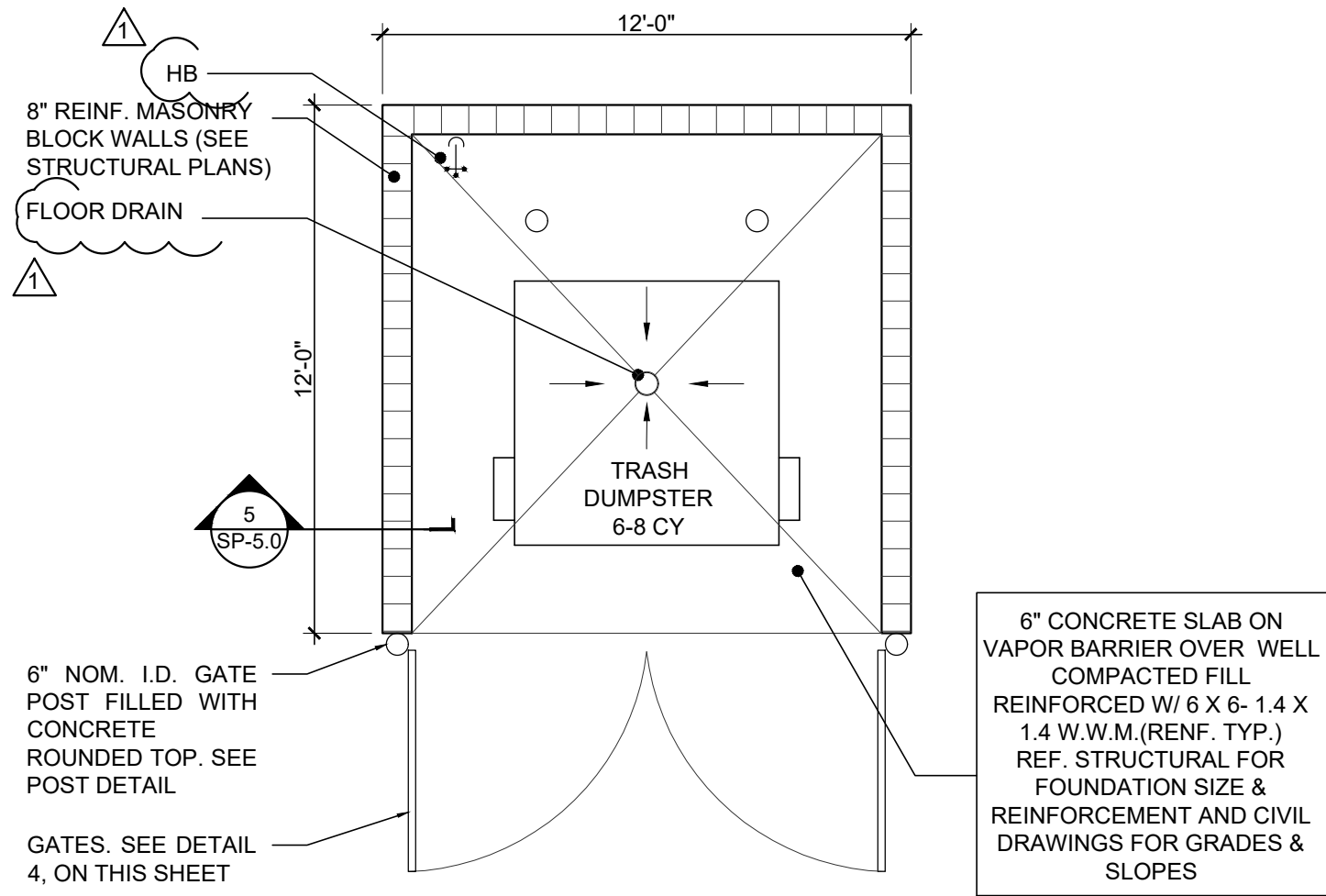
PROPOSED SITE PLAN DETAILS

SHEET NUMBER

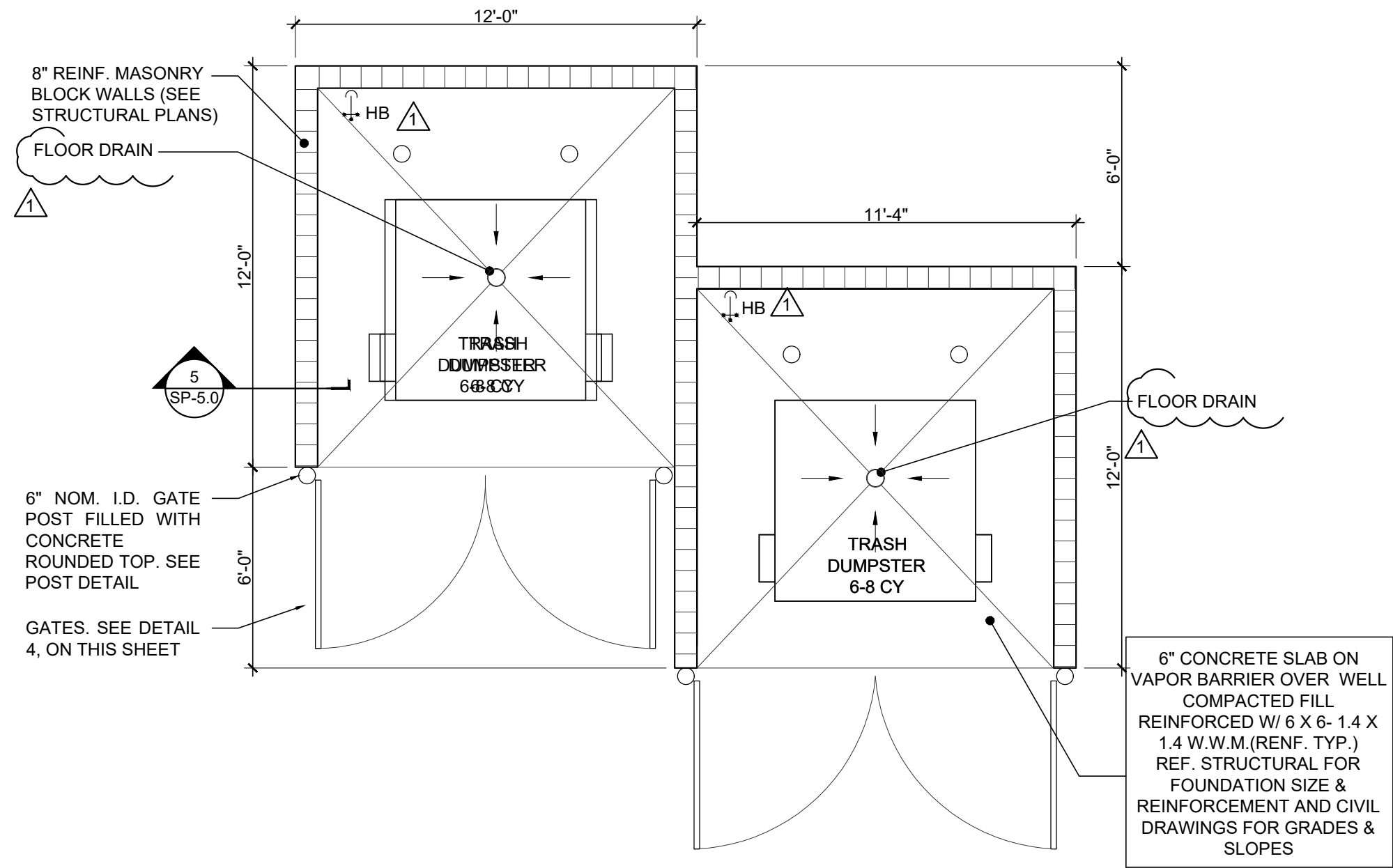
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FINAL TAC

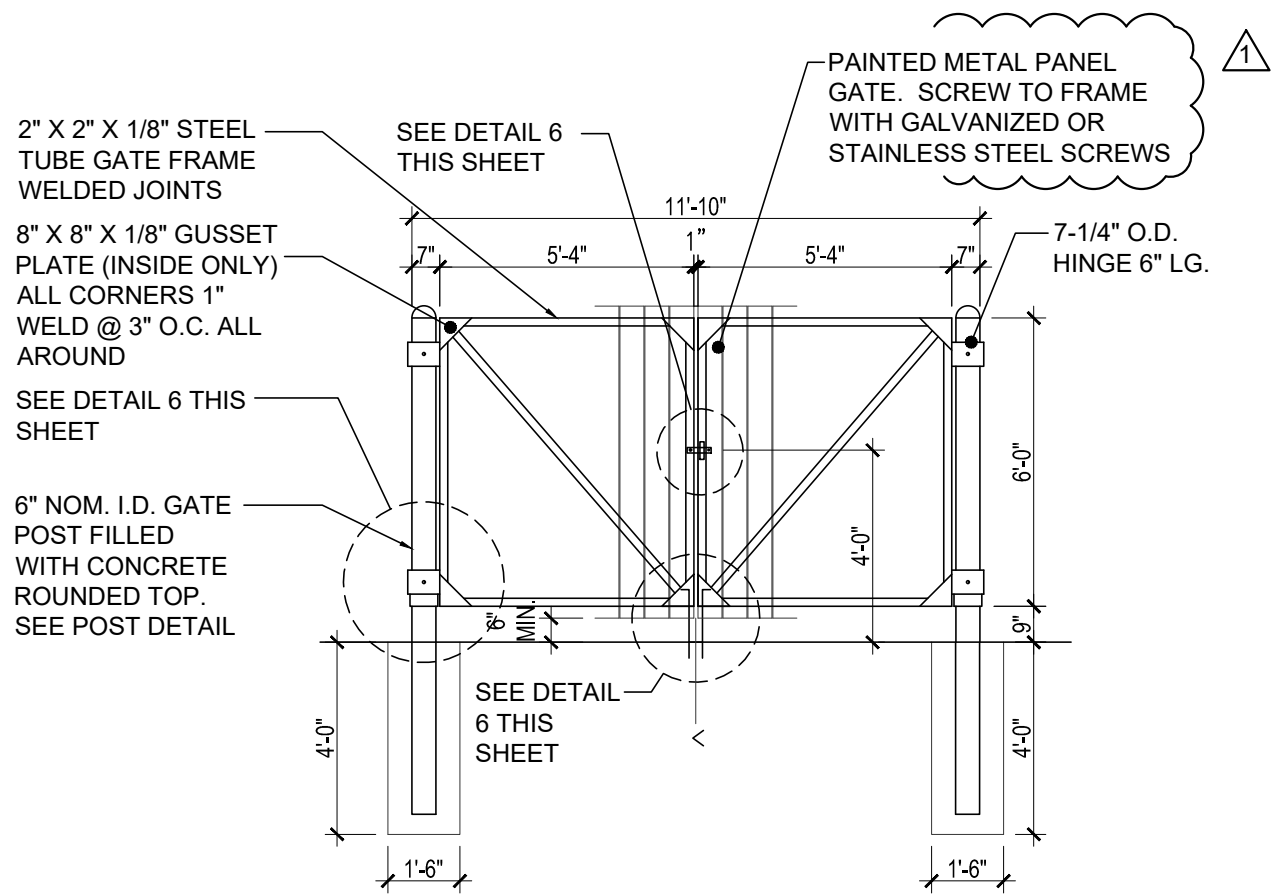
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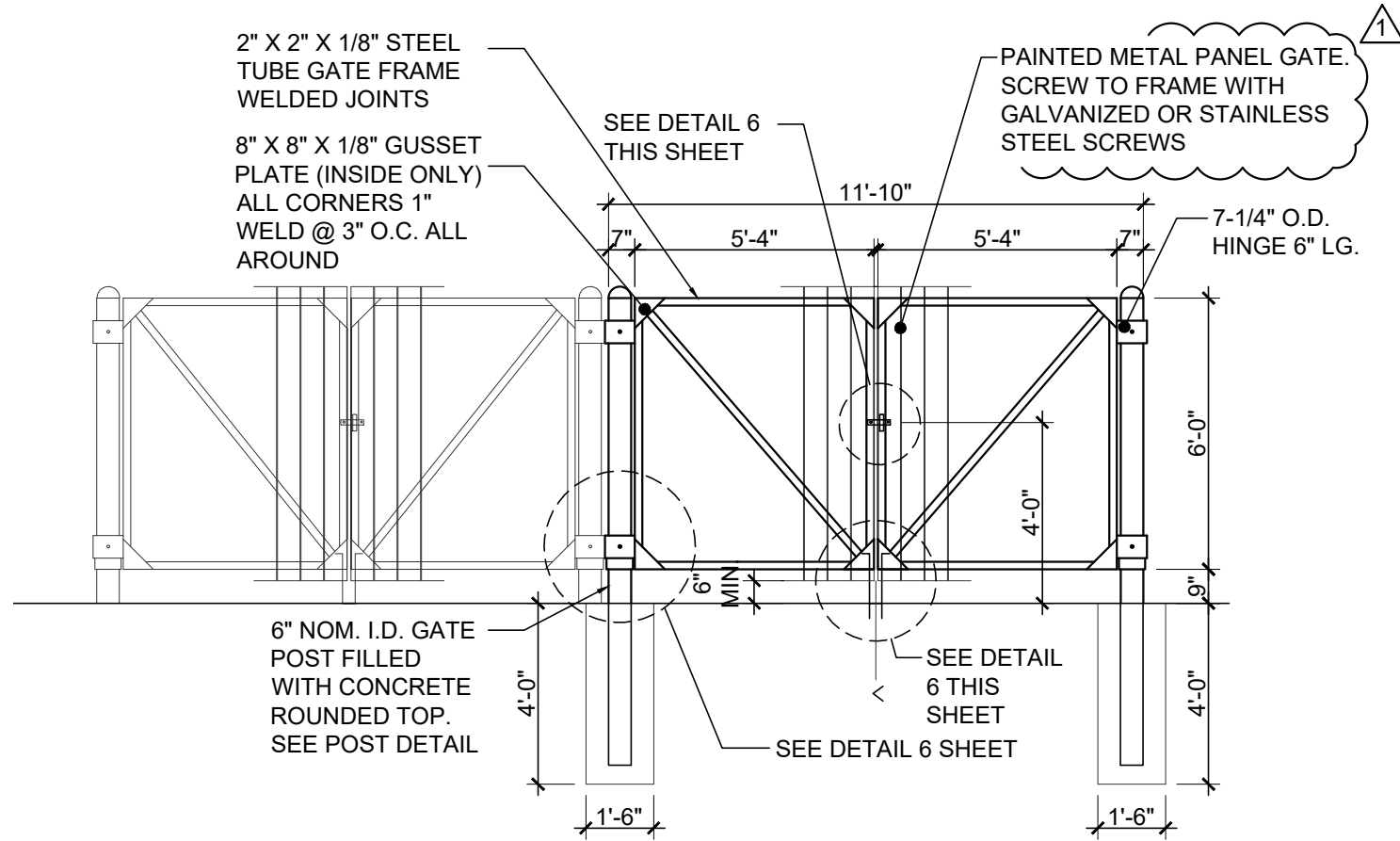
1 **DUMPSTER ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"



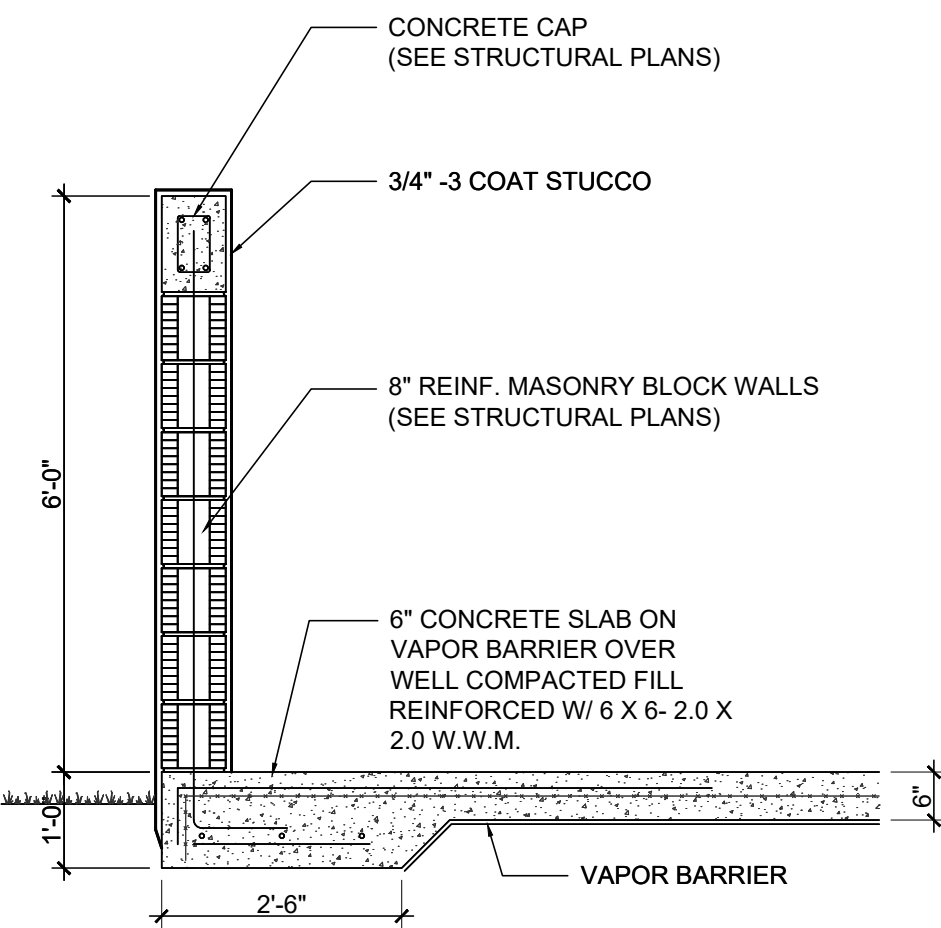
2 **DUMPSTER ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"



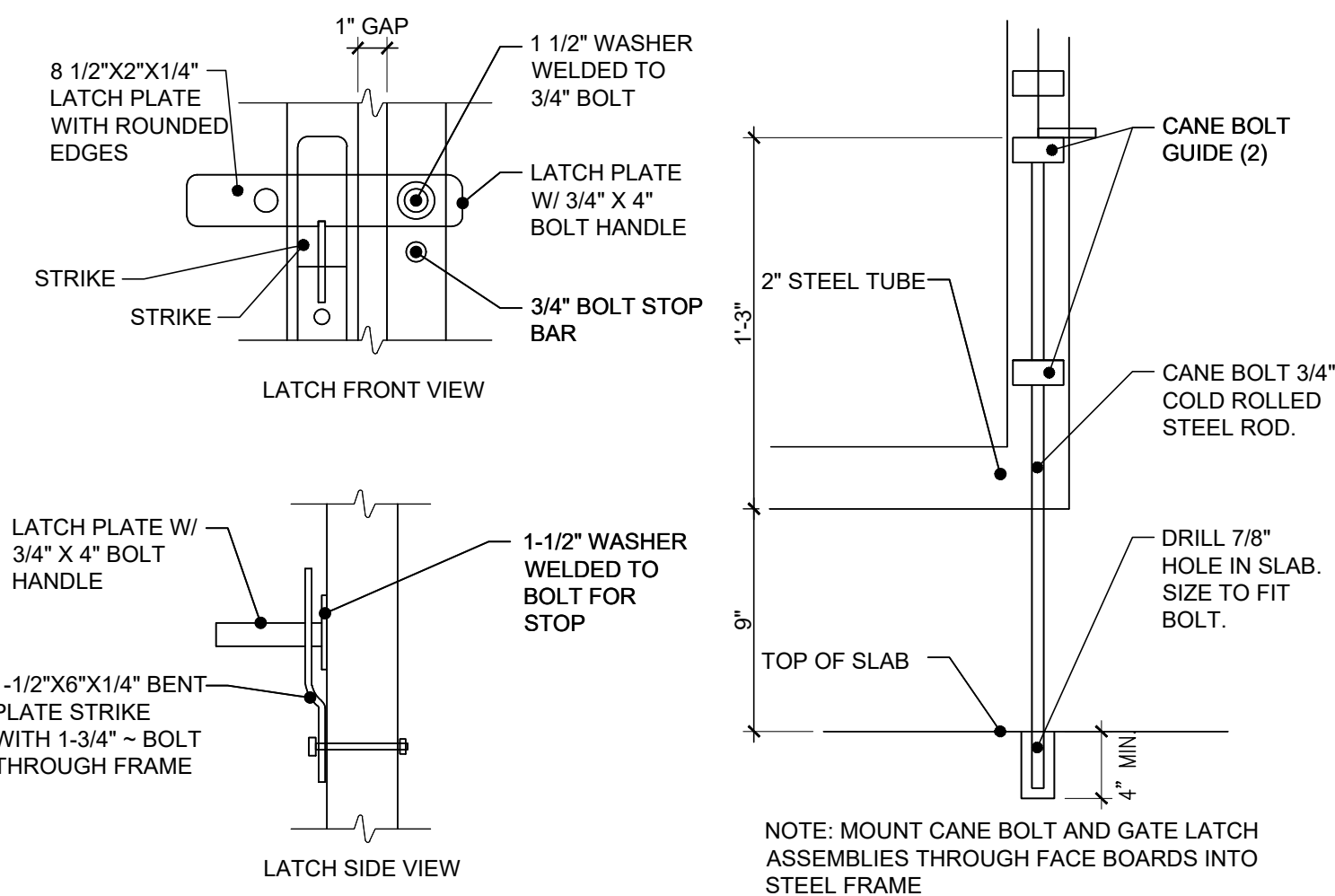
3 **GATE DETAIL. DUMPSTER ENCLOSURE**
SCALE: 1/4" = 1'-0"



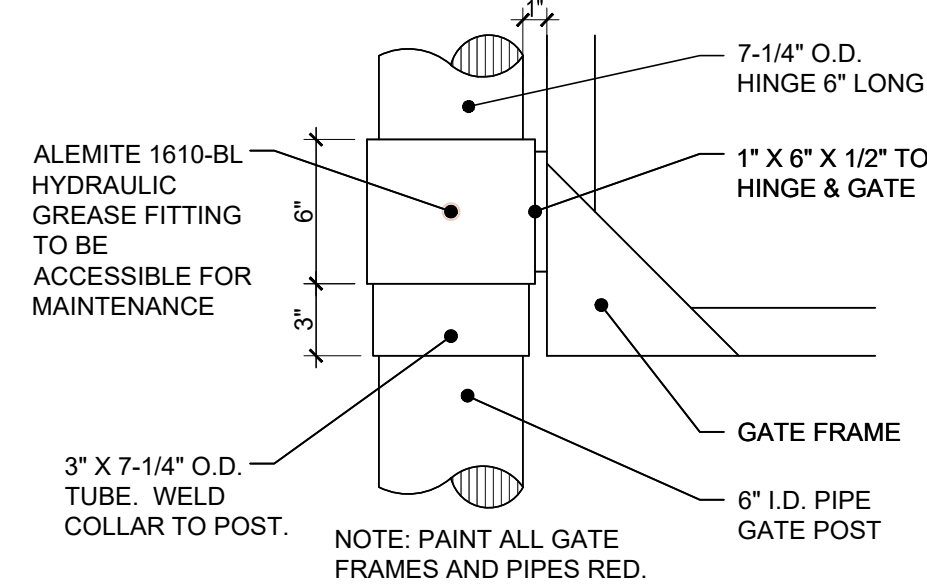
4 **GATE DETAIL. DUMPSTER ENCLOSURE**
SCALE: 1/4" = 1'-0"



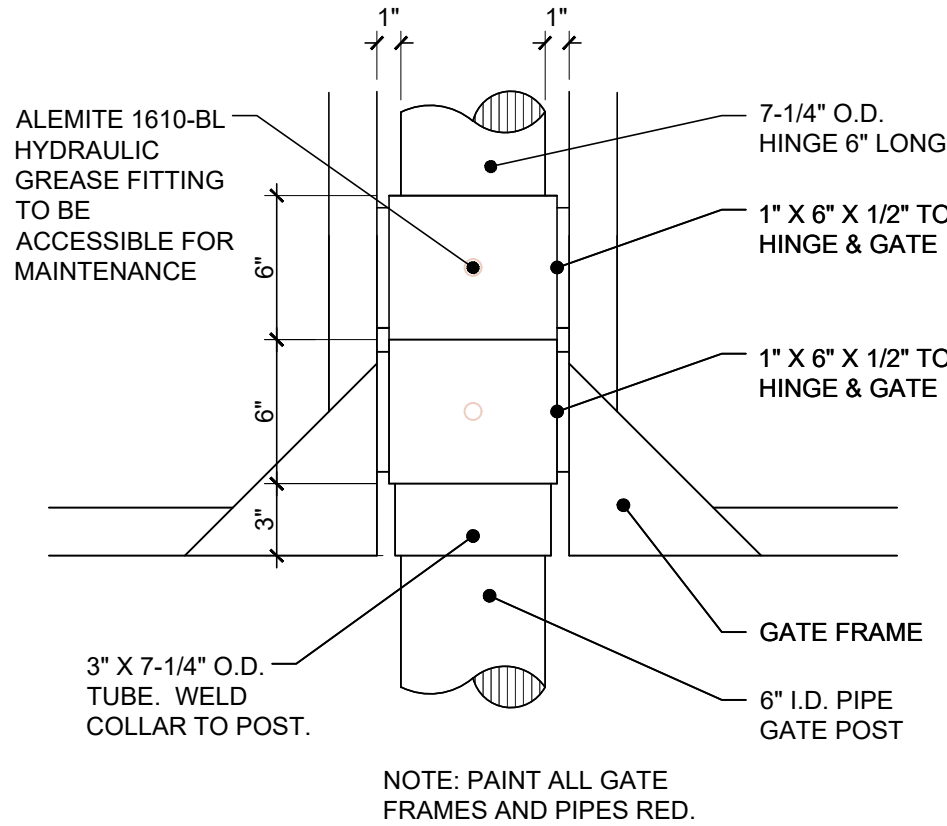
5 **WALL SECTION.DUMPSTER ENCLOSURE**
SCALE: 1/2" = 1'-0"



6 **LATCH / CANE BOLT DETAIL**
SCALE: 1-1/2" = 1'-0"



7 **POST DETAIL**
SCALE: 1-1/2" = 1'-0"



8 **POST DETAIL**
SCALE: 1-1/2" = 1'-0"

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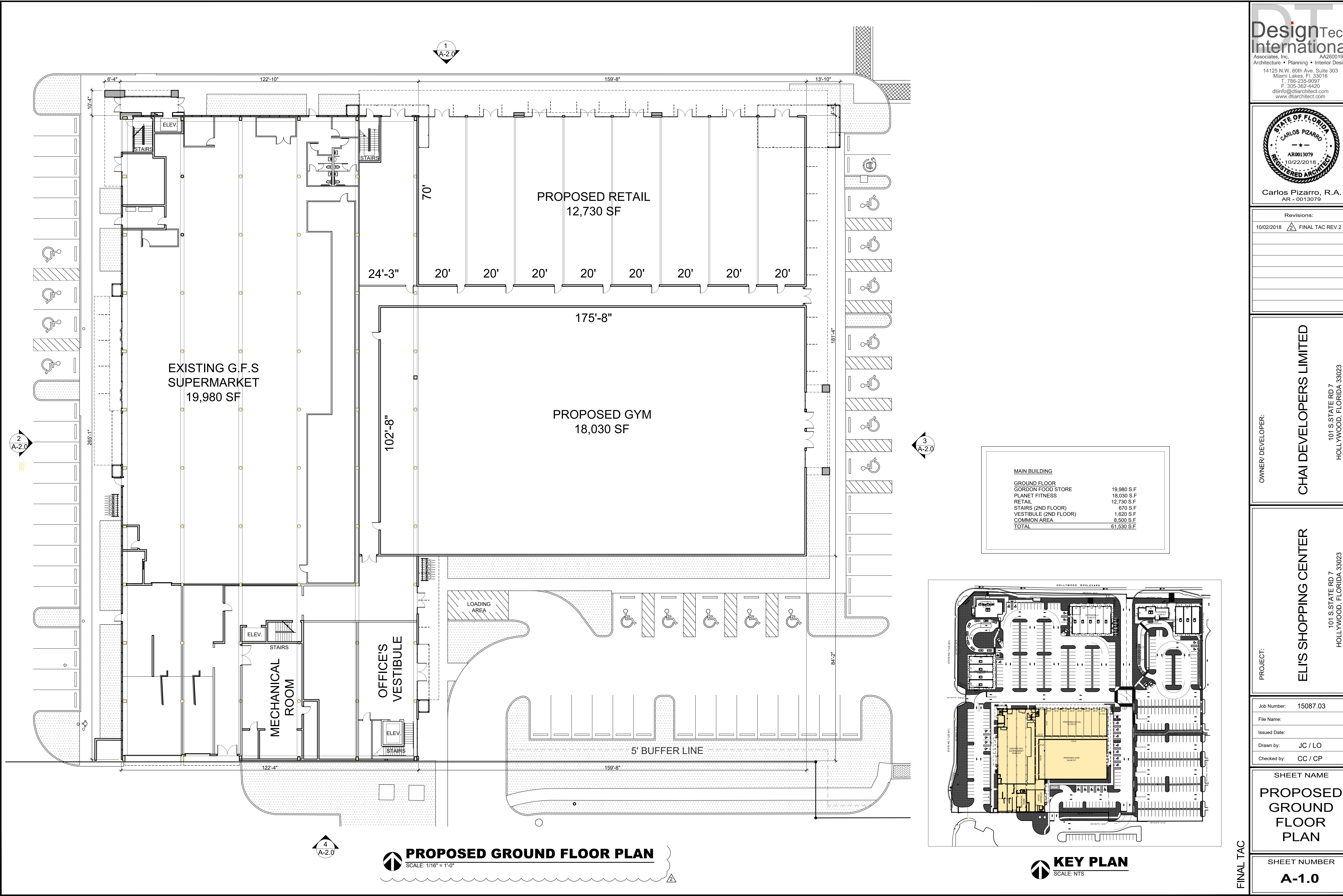
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SHEET NAME
ENLARGE DUMPSTER & DETAILS

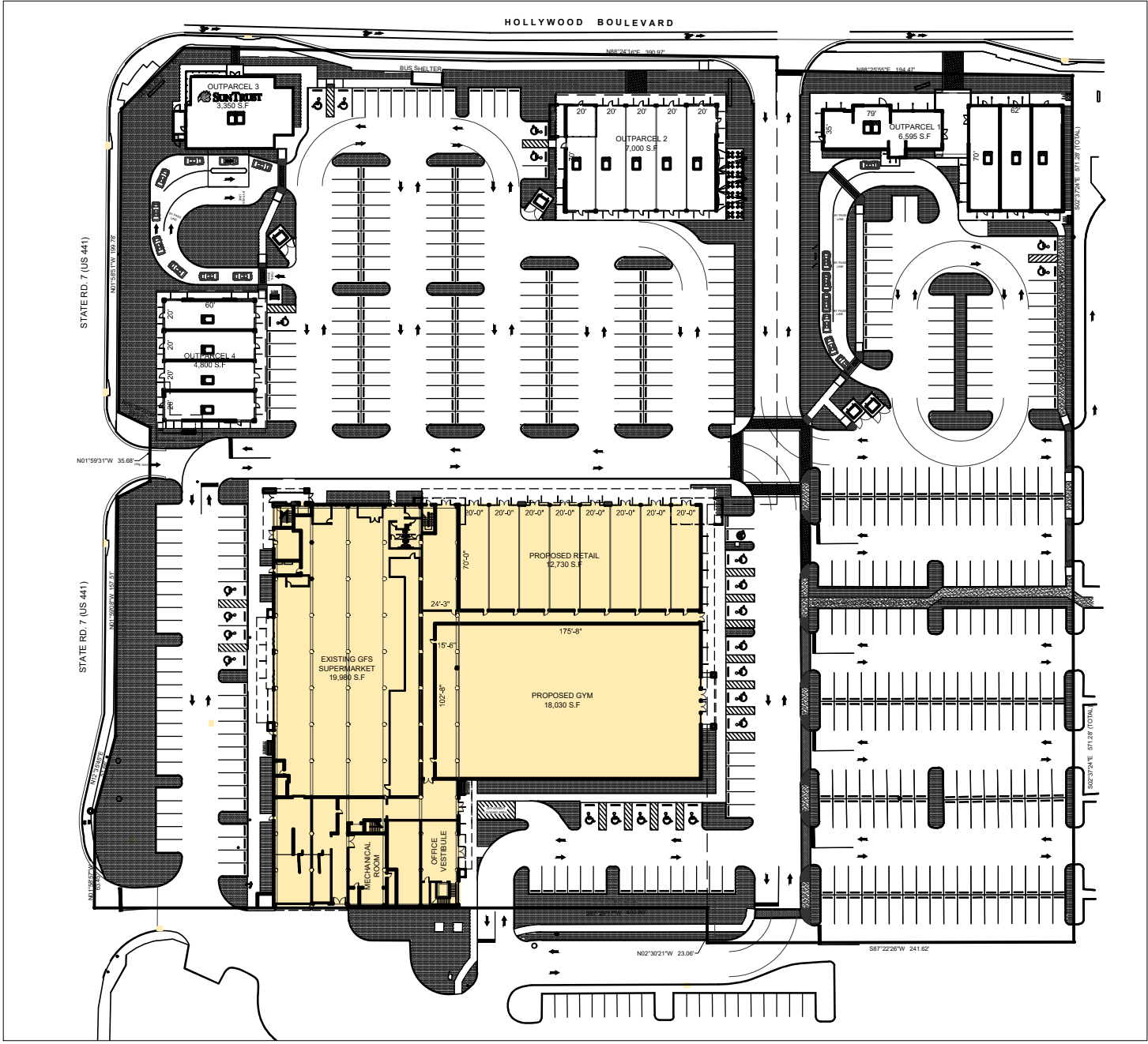
SHEET NUMBER
SP-5.0

FINAL TAC



PROPOSED GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

MAIN BUILDING	
GROUND FLOOR	
GORDON FOOD STORE	19,980 S.F
PLANET FITNESS	18,030 S.F
RETAIL	12,730 S.F
STAIRS (2ND FLOOR)	670 S.F
VESTIBULE (2ND FLOOR)	1,820 S.F
COMMON AREA	8,500 S.F
TOTAL	61,530 S.F



KEY PLAN
SCALE: NTS

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dtinfo@dtiarchitect.com
www.dtiarchitect.com

STATE OF FLORIDA
CARLOS PIZARRO
AR0013079
10/22/2018
REGISTERED ARCHITECT

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

10/02/2018	FINAL TAC REV.2

OWNER/DEVELOPER:

CHAI DEVELOPERS LIMITED

101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:

ELI'S SHOPPING CENTER

101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.03

File Name:

Issued Date:

Drawn by: JC / LO

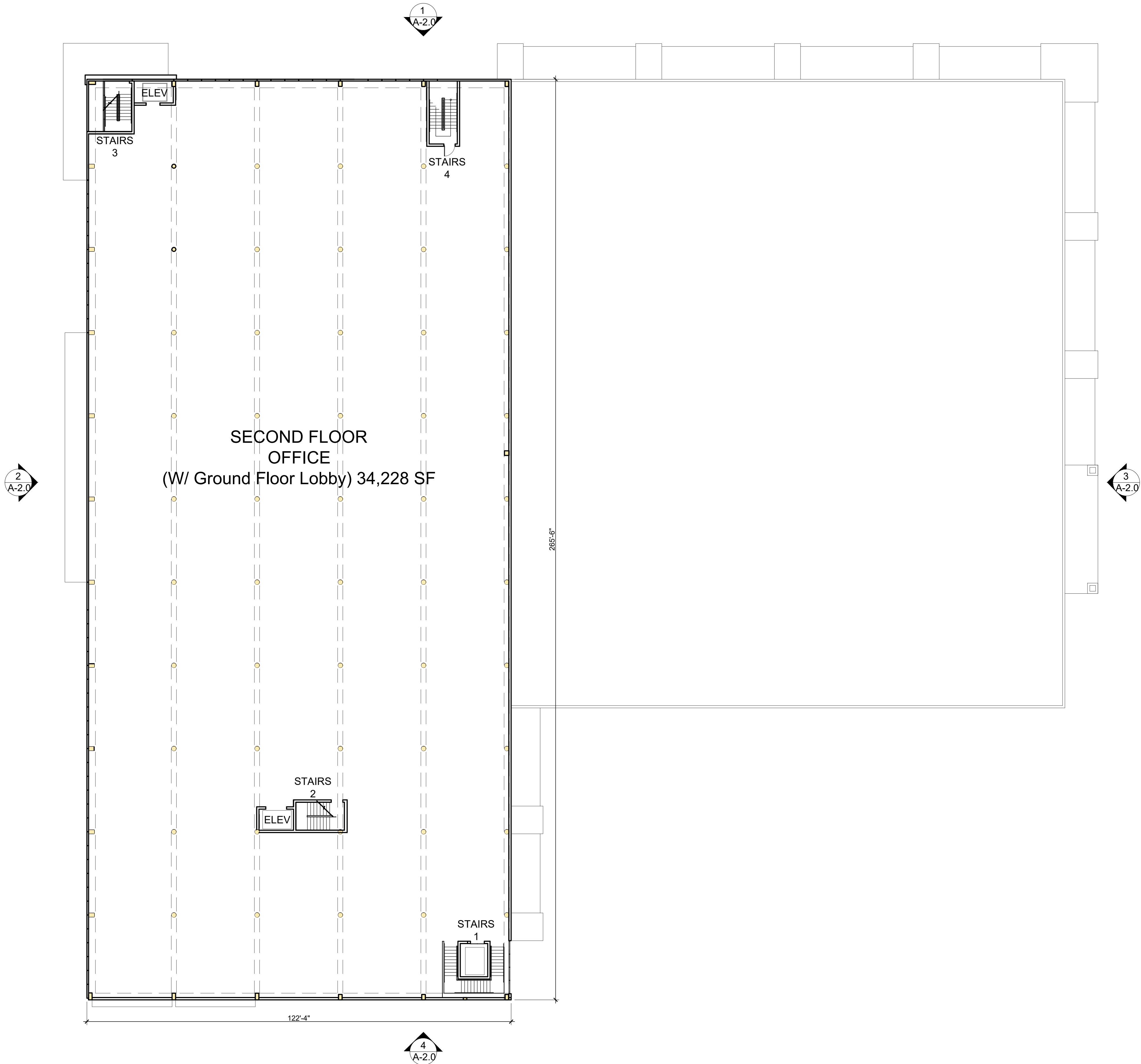
Checked by: CC / CP

SHEET NAME

**PROPOSED
GROUND
FLOOR
PLAN**

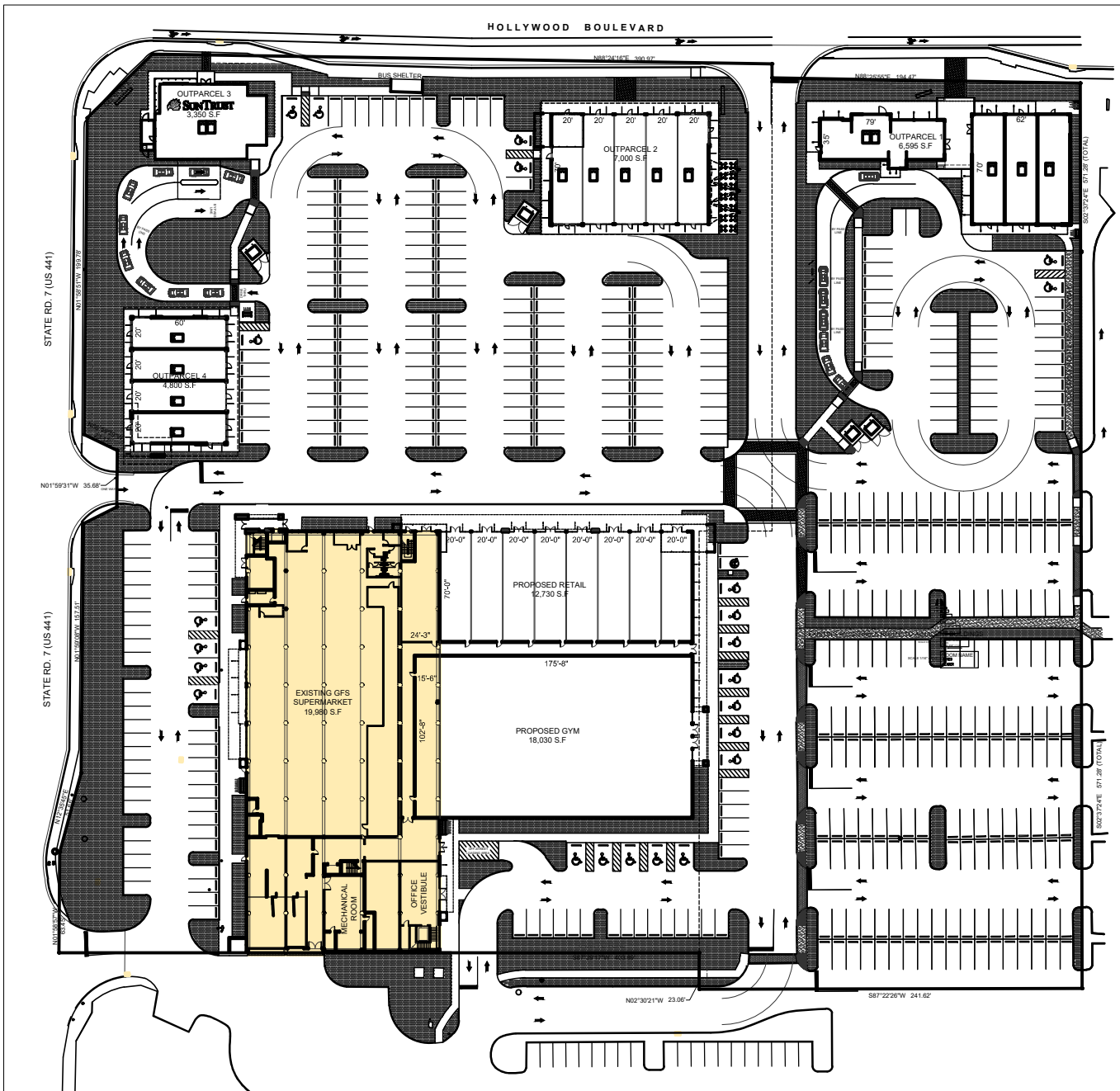
SHEET NUMBER

A-1.0



PROPOSED SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

MAIN BUILDING	
SECOND FLOOR	
OFFICE	32,530 S.F.
VESTIBULE	1,620 S.F.
TOTAL	34,150 S.F.



KEY PLAN
SCALE: NTS



Carlos Pizarro, R.A.
AR - 0013079

Revisions:
10/02/2018 Δ FINAL TAC REV.2

OWNER/DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

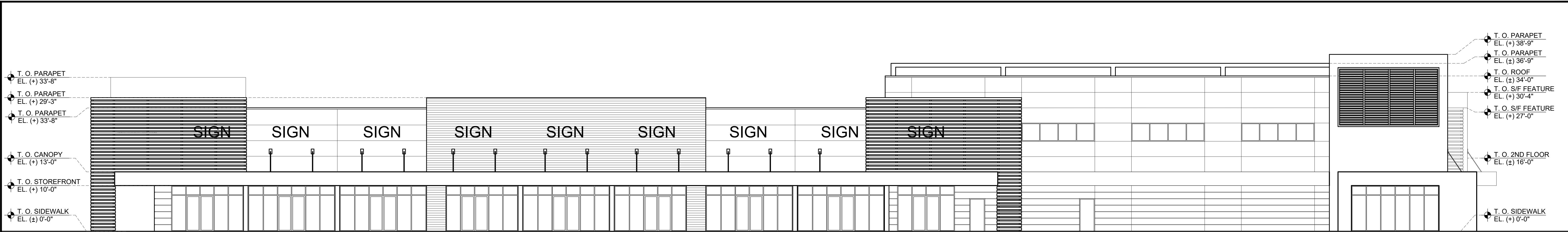
PROJECT:
ELI'S SHOPPING CENTER
101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number:	15087.03
File Name:	
Issued Date:	
Drawn by:	JC / LO
Checked by:	CC / CP

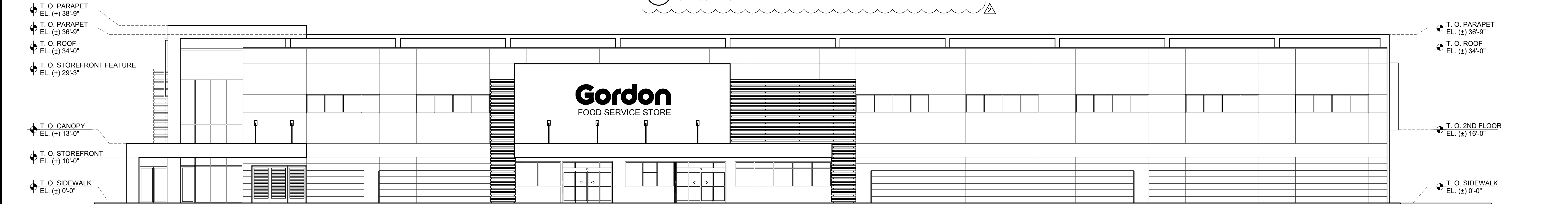
SHEET NAME
PROPOSED SECOND FLOOR PLAN

SHEET NUMBER
A-1.1

FINAL TAC



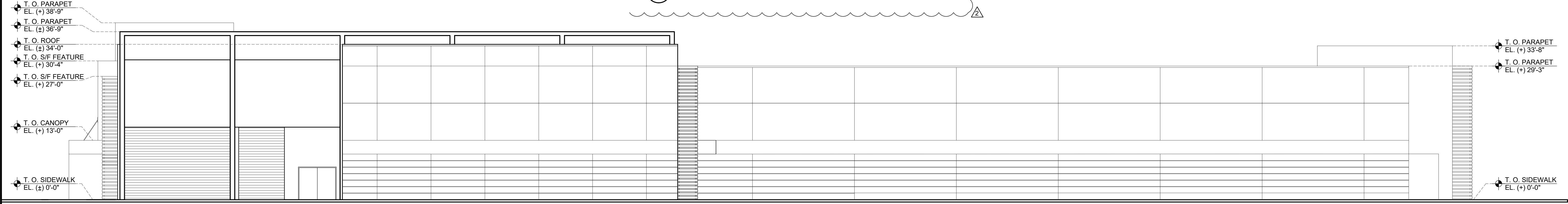
1 **PROPOSED NORTH ELEVATION**
SCALE: 3/32" = 1'-0"



2 **PROPOSED WEST ELEVATION**
SCALE: 3/32" = 1'-0"



3 **PROPOSED EAST ELEVATION**
SCALE: 3/32" = 1'-0"



4 **PROPOSED SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"

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STATE OF FLORIDA
CARLOS PIZARRO
AR0013079
10/22/2018
REGISTERED ARCHITECT
Carlos Pizarro, R.A.
AR - 0013079

Revisions:
10/02/2018 FINAL TAC REV.2

OWNER/ DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:
ELI'S SHOPPING CENTER
101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number:	15087.03
File Name:	
Issued Date:	
Drawn by:	JC / LO
Checked by:	CC / CP

SHEET NAME
PROPOSED ELEVATIONS (Princ. Building)

SHEET NUMBER
A-2.0

FINAL TAC



1 PROPOSED NORTH ELEVATION

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



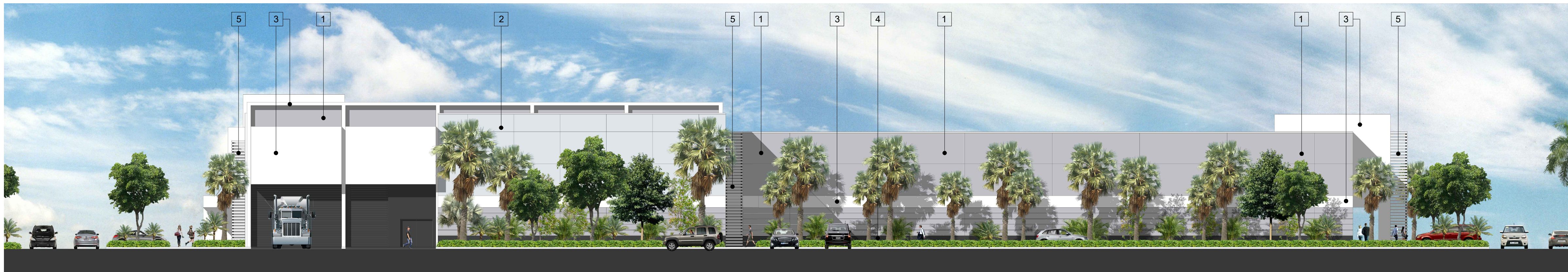
2 PROPOSED WEST ELEVATION

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



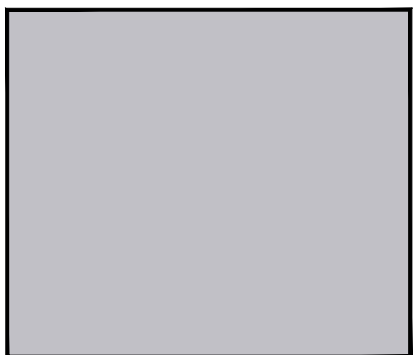
3 PROPOSED EAST ELEVATION

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

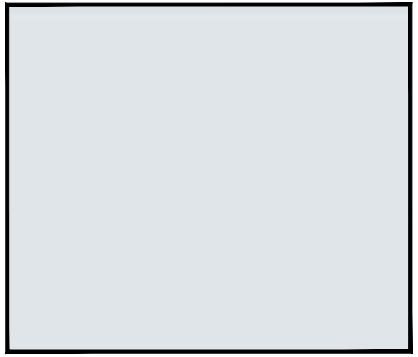


4 PROPOSED SOUTH ELEVATION

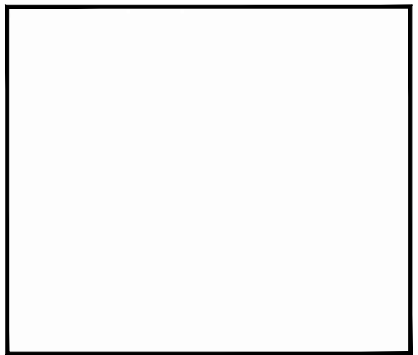
SCALE: 1/16" = 1'-0"



1 SHERWIN WILLIAMS
SW - 6548
GRAPE MIST



2 SHERWIN WILLIAMS
SW - 6252
ICE CUBE



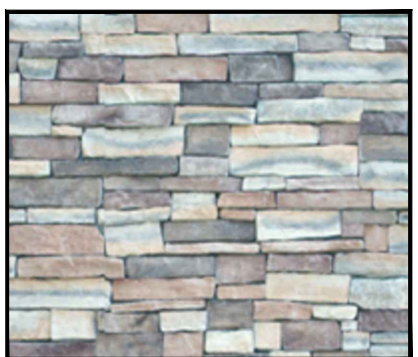
3 SHERWIN WILLIAMS
SW - 7757
HIGH REFLECTIVE WHITE



4 SHERWIN WILLIAMS
SW - 6994
GREENBLACK



5 SHERWIN WILLIAMS
SW - 7005
PURE WHITE



6 NATURAL STONE FINISH



Carlos Pizarro, R.A.
AR - 0013079

Revisions:
10/02/2018 Δ FINAL TAC REV.2

OWNER/DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

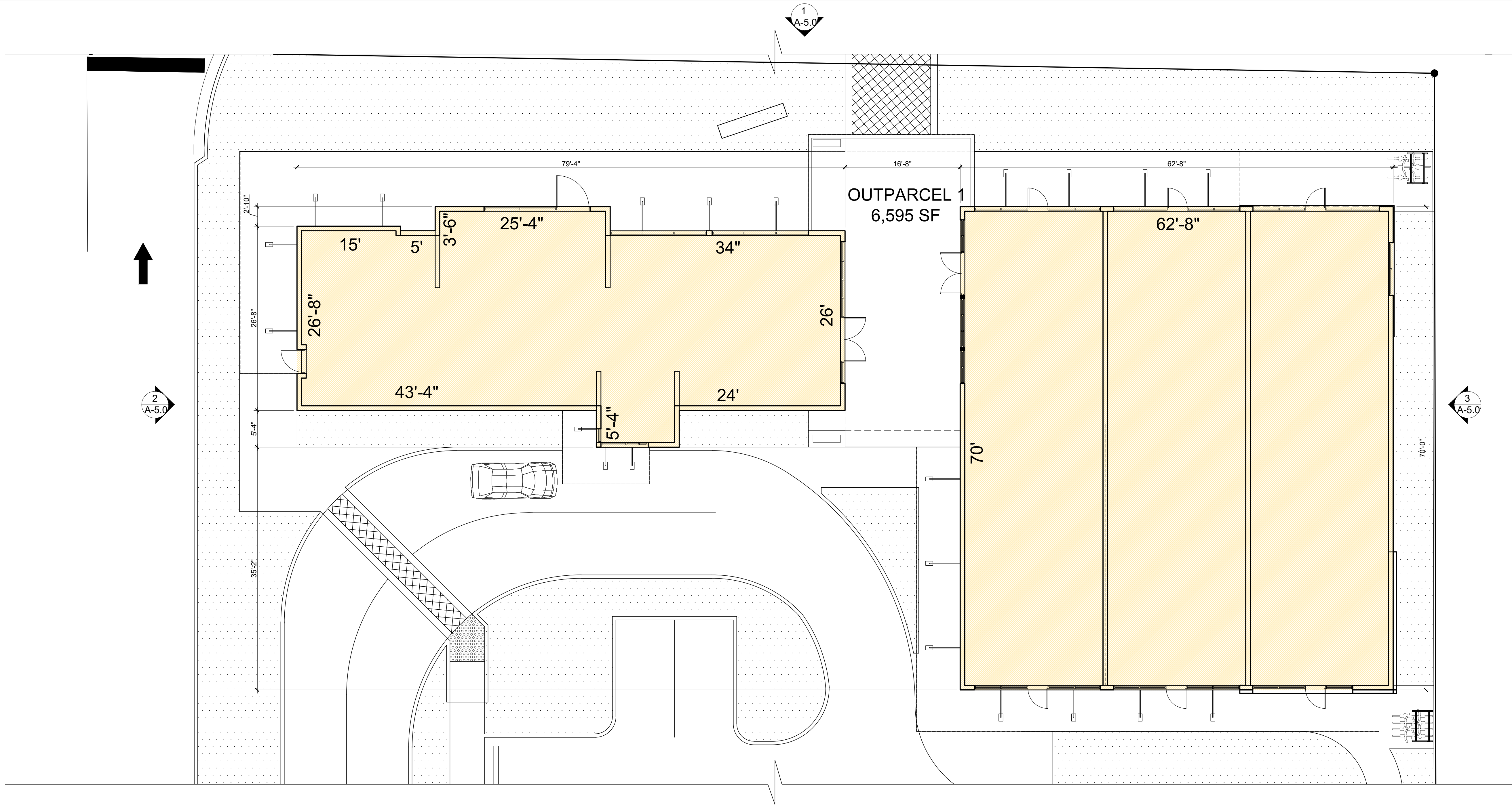
PROJECT:
ELI'S SHOPPING CENTER
101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number:	15087.03
File Name:	
Issued Date:	
Drawn by:	JC / LO
Checked by:	CC / CP

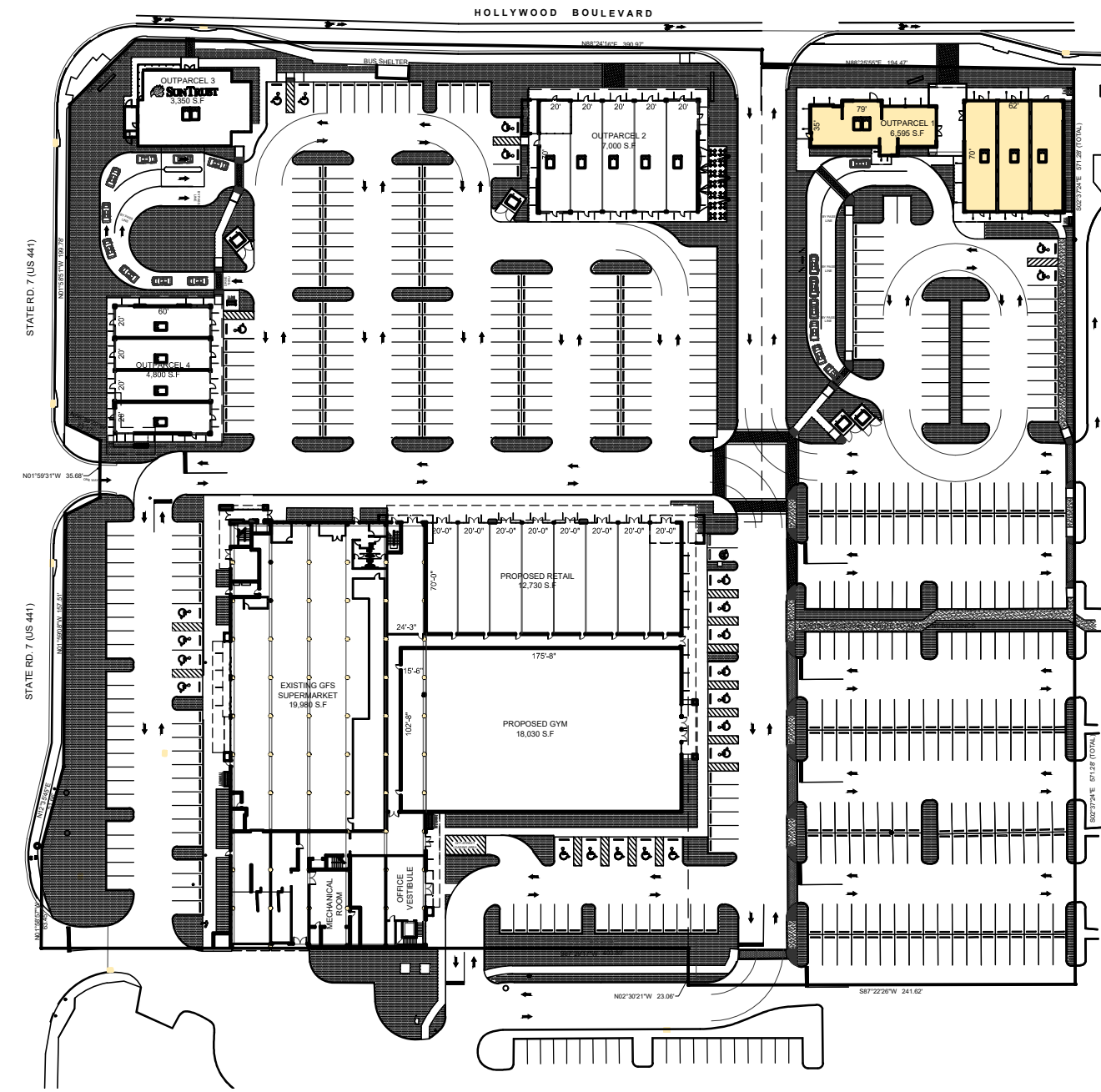
SHEET NAME
**PROPOSED
COLOR
ELEVATIONS
(Princ. Building)**

SHEET NUMBER
A-3.0

FINAL TAC



PROPOSED FLOOR PLAN, OUTPARCEL 1
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NTS

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Carlos Pizarro, R.A.
AR - 0013079

Revisions:
04/09/2018 OWNER REQUEST

OWNER/ DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:
ELI'S SHOPPING CENTER
101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.03
File Name:
Issued Date:
Drawn by: JC / LO
Checked by: CC / CP

SHEET NAME
PROPOSED FLOOR PLAN (Outparcel 1)

SHEET NUMBER
A-4.0

FINAL TAC



Carlos Pizarro, R.A.
AR - 0013079

Revisions:

OWNER/ DEVELOPER:

CHAI DEVELOPERS LIMITED

101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:

ELI'S SHOPPING CENTER

101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.03

File Name:

Issued Date:

Drawn by: JC / LO

Checked by: CC / CP

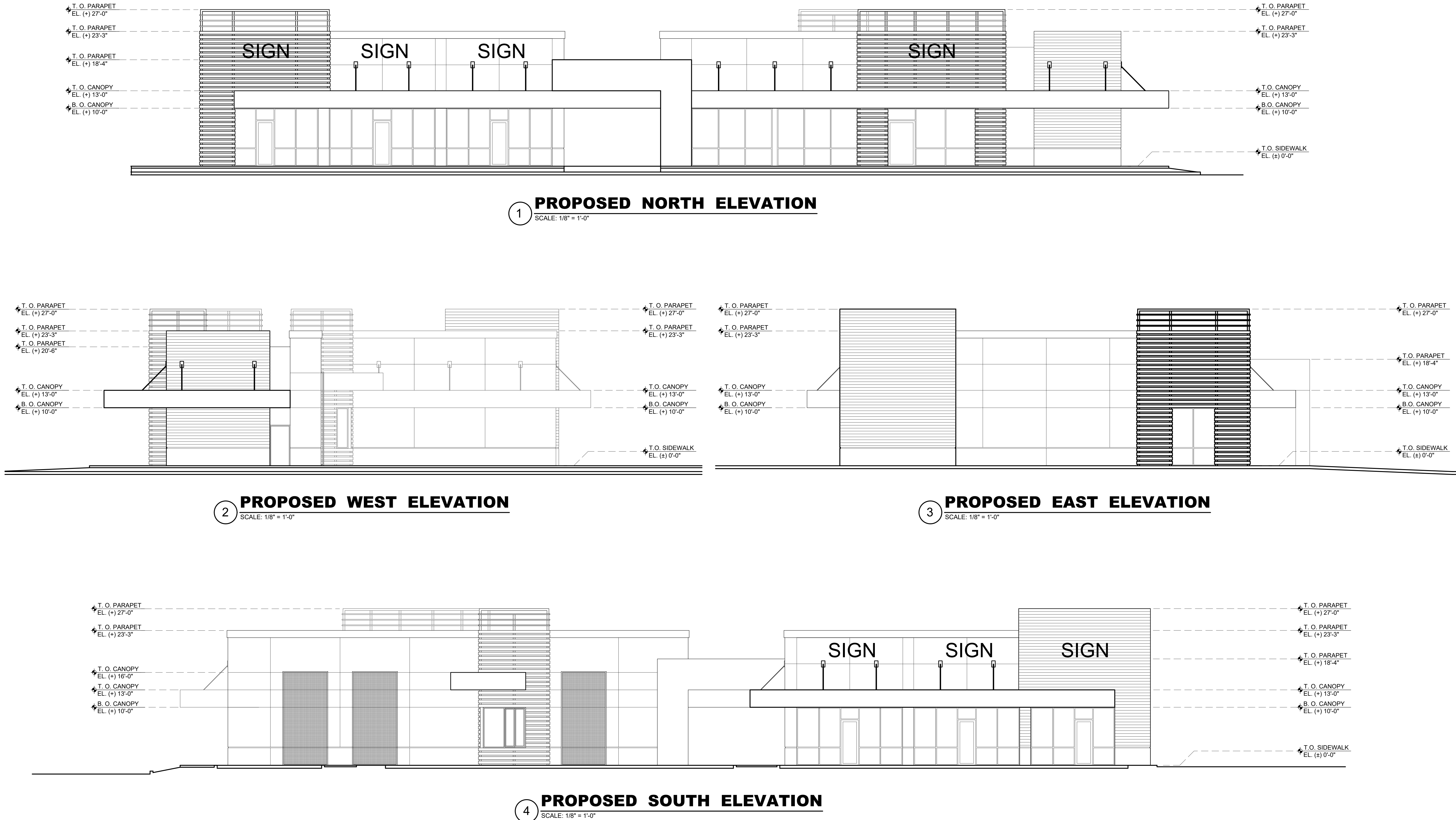
SHEET NAME

PROPOSED
ELEVATIONS
(Outparcel 1)

SHEET NUMBER

A-5.0

FINAL TAC





1 **PROPOSED NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



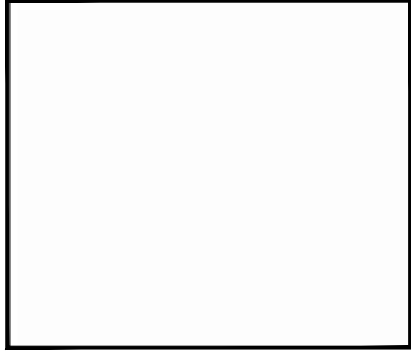
2 **PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"



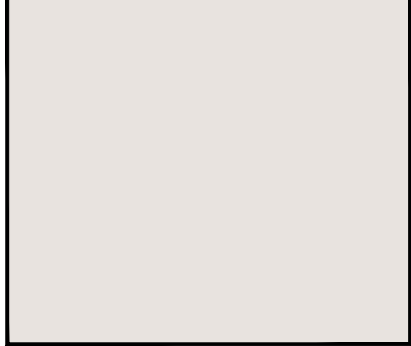
3 **PROPOSED EAST ELEVATION**
SCALE: 1/8" = 1'-0"



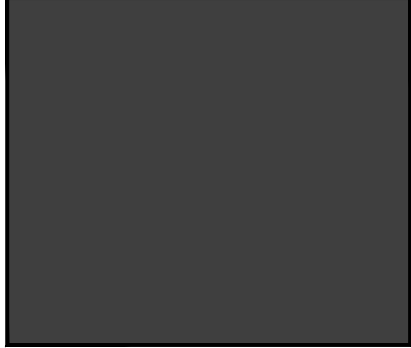
4 **PROPOSED SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



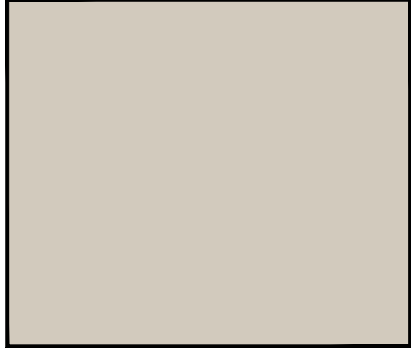
1 SHERWIN WILLIAMS
SW - 7757
HIGH REFLECTIVE WHITE



2 SHERWIN WILLIAMS
SW - 7003
TOQUE WHITE



3 SHERWIN WILLIAMS
SW - 6994
GREENBLACK



4 SHERWIN WILLIAMS
SW - 7029
AGREEABLE GRAY



5 SHERWIN WILLIAMS
SW - 6263
EXCLUSIVE PLUM



6 CONTINUOUS
ALUMINUM TUBE
6\"/>



7 NATURAL STONE FINISH



Carlos Pizarro, R.A.
AR - 0013079

Revisions:	
02/05/2018	FINAL TAC REV-1

OWNER/ DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:
ELI'S SHOPPING CENTER
101 S.STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number:	15087.03
File Name:	
Issued Date:	
Drawn by:	JC / LO
Checked by:	CC / CP

SHEET NAME
**PROPOSED
COLOR
ELEVATIONS
(Outparcel 1)**

SHEET NUMBER
A-6.0

FINAL TAC



Carlos Pizarro, R.A.
AR - 0013079

Revisions:
10/02/2018 Δ FINAL TAC REV.2

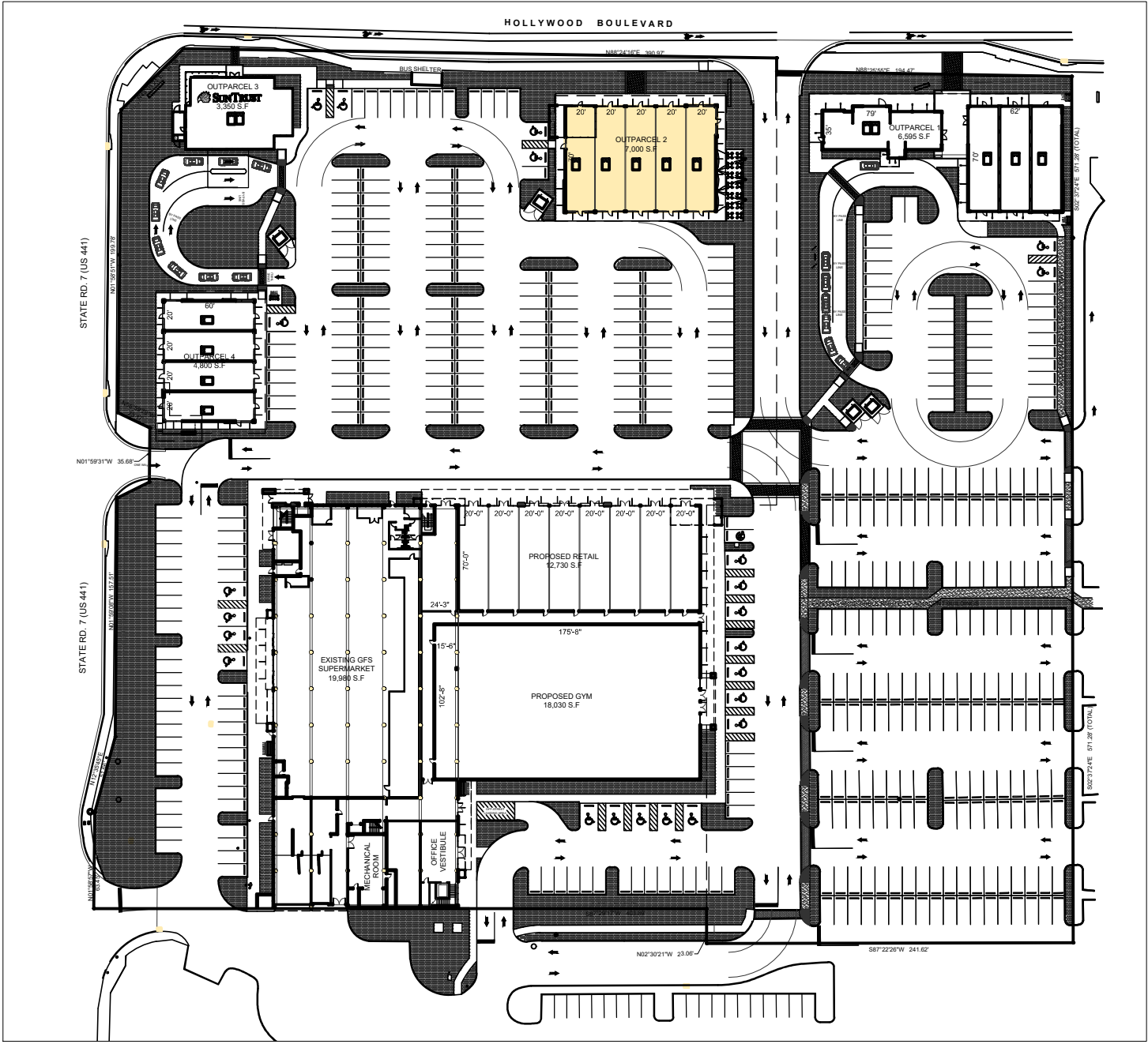
OWNER/ DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S STATE RD 7
HOLLYWOOD, FLORIDA 33023

PROJECT:
ELI'S SHOPPING CENTER
101 S STATE RD 7
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.03
File Name:
Issued Date:
Drawn by: JC / LO
Checked by: CC / CP

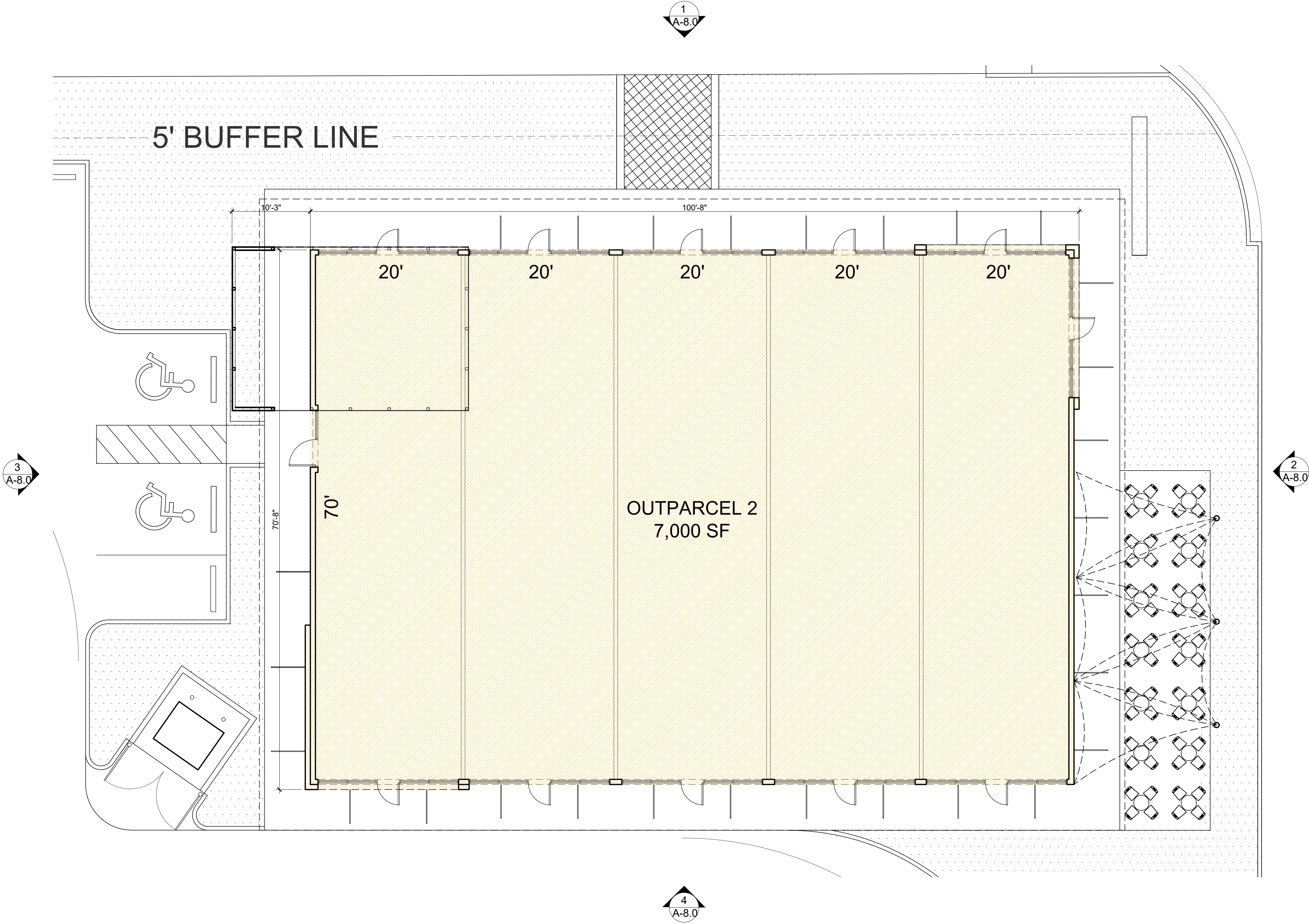
SHEET NAME
PROPOSED FLOOR PLAN (Outparcel 2)

SHEET NUMBER
A-7.0



KEY PLAN
SCALE: NTS

FINAL TAC



PROPOSED FLOOR PLAN OUTPARCEL 2
SCALE: 1/8" = 1'-0"