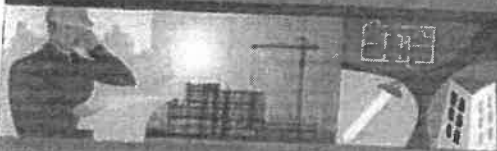


ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: March 25, 2019

Location Address: 101 S. State Road 7

Lot(s): N/A

Block(s): N/A

Subdivision: N/A

Folio Number(s): 514113000071; 514113370011

Zoning Classification: TOC

Land Use Classification: Commercial

Existing Property Use: Vacant/Commercial

Sq Ft/Number of Units: _____

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

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

Explanation of Request: Redevelopment of site; SE corner of Hollywood Blvd & US 441

Number of units/rooms: N/A

Sq Ft: 115,805 sq. ft

Value of Improvement: _____

Estimated Date of Completion: 5/2021

Will Project be Phased? () Yes () No

If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Chai Developers Limited Partnership

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

Telephone: _____

Fax: N/A

Email Address: dbenshmuell@aol.com

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

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

Fax: 954-761-1818

Email Address: rafeiner@coker-feiner.com

Telephone: 954-761-3636

Date of Purchase: 1996 & 2019

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



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 3/22/19

PRINT NAME: Daniel Benshmuel

Signature of Consultant/Representative: _____

Date: _____

Date: 3/24/19

PRINT NAME: Rod A. Feiner, Esq.

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

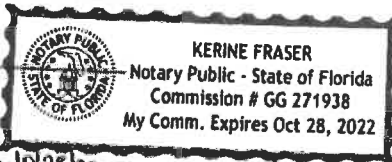
I am the current owner of the described real property and that I am aware of the nature and effect the request for site plan approval to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 22nd day of March, 2019

[Signature]
Notary Public

State of Florida

My Commission Expires: 10/25/22 (Check One) _____



[Signature]
Signature of Current Owner

Daniel Benshmuel
Print Name

Personally known to me; OR ☒ Produced Identification Driver's license

RECEIVED

Legal Description Parcel I

MAR 26 2019

CITY OF HOLLYWOOD
OFFICE OF PLANNING

A portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 51 South, Range 41 East, Broward County Florida, Being more particularly described as follows:

Commence at the Northwest corner of said Southeast $\frac{1}{4}$; then South $02^{\circ}30'21''$ East on the West line of said Southeast $\frac{1}{4}$ 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 $88^{\circ}24'16''$ 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 $88^{\circ}24'16''$ East on said South right-of-way line 390.97 feet to the most Northerly Northwest corner of "Hollywood Plaza", according to the Plat thereof, as recorded in Plat Book 181, Page 12, of said Public Records; thence along the Westerly and Northerly boundary of said "Hollywood Plaza", the following for (4) courses and distances; 1) South $02^{\circ}30'21''$ East on a Westerly line of said Plat 294.81 feet; 2) South $87^{\circ}29'17''$ West on a Northerly line of said Plat 46.00 feet; 3) South $02^{\circ}30'21''$ East on a Westerly line of said Plat 266.00 feet; 4) South $87^{\circ}29'17''$ West on a North line 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 aforementioned right-of-way Parcel 174, the following eight (8) courses and distances; 1) North $01^{\circ}58'57''$ West 63.45 feet; 2) North $12^{\circ}35'45''$ East 51.66 feet; 3) North $01^{\circ}59'08''$ West 157.51 feet; 4) North $61^{\circ}12'44''$ East 23.53 feet; 5) North $01^{\circ}59'31''$ West 35.68 feet; 6) North $66^{\circ}59'29''$ West 23.17 feet; 7) North $01^{\circ}58'51''$ West 199.78 feet; 8) North $43^{\circ}01'21''$ East 57.68 feet to the Point of Beginning.

Legal Description Parcel II

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:

Beginning at 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°22'26" West along said South line 241.62 feet; thence North 02°30'21" West along a West line of said Parcel "A" 289.06 feet; thence North 87°29'17" East along a North line of said Parcel "A" 46.00 feet; thence North 02°30'21" West along a West line of said Parcel "A" 285.90 feet to the Point of Beginning.

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 which also contains the existing grocery store (GFS).

The applicant is redeveloping the site. The northwest portion of the subject property is in the process of being platted while the remainder of the property is either already platted or is exempt from platting. The areas of the site which are exempt from platting are the main building and what has been labelled as "Outparcel 1" on the site plan.

The existing building on the site will be partially demolished and reconstructed to accommodate and multi-tenant occupancy. Specifically, the portion of the building that will be demolished and reconstructed will be converted to individual retail shops and a gym on the ground floor while office use is proposed for the second floor. The GFS grocery store will remain a tenant and will remain in its current location but the exterior of the building is being substantially revised and updated such that the appearance of the building will be substantially updated and in conformance with the other development that is proposed. The appearance of the building will make the building appear as it was newly constructed.

The building which has been labelled as Outparcel 1 is proposed for a Starbucks or other similar use with additional tenant space available in this building. The building has a drive thru lane which has been designed to meet the criteria set forth in Code. In addition, there is an outdoor seating/dining area between the two tenant area which comprise Outparcel 1.

In addition to the above, the Owner is also proposing to construct three (3) new buildings on the site. These buildings will be located near the street as required by the new TOC Ordinance and have dual entrances at both the front and rear which will enable pedestrian access. One proposed building (Outparcel 3) is proposed for a bank with a drive thru lane while the other buildings (Outparcels 2 and 4) comprise retail and restaurant tenants. These two buildings can either be occupied by a single tenant or internal walls can be constructed to serve multiple tenants in one building. The bank building is located on the corner of Hollywood Boulevard and US 441. The bank's drive-thru lanes have been designed to meet the criteria set forth in Code.

The design and appearance of these buildings will reflect the design that is being proposed for the existing building. Thus, the site will appear as unified even though it is composed of several buildings. In addition, the Applicant has continued the same type of landscaping which exists to the south and east of the subject site so as to create the impression of a unified development. The applicant meets all criteria of the Code in terms of pervious areas, landscaping, solid waste and recycling and parking. The applicant is proposing that a sign variance be granted to allow a total of five (5) monument signs when only two (2) are allowed by Code.

ANALYSIS OF DESIGN 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 buildings shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The architecture of the project meets the guidelines in the design criteria. In particular, the buildings have been architecturally designed to appear as each building is part of a uniform development. In addition, the facade of the building is not a single façade. Rather architectural details have been added to each façade to increase its visual appeal as has building fenestrations. In particular on the existing building a natural stone architectural treatment is being applied to the building in areas and a pedestrian friendly overhang has been added. In addition to this, adequate pedestrian access has been provided throughout the entire site, with pavers being added at pedestrian crosswalks. The landscaping which is being installed has also been added to disrupt the view of the buildings.

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.

The property is located at the southeast corner of US 441 and Hollywood Boulevard, which are two major arterials in the City. Significantly, there is not a set architectural style with the existing buildings and structures in this area. However, the Applicant has designed the buildings on the site to reflect a more modern and "clean" type of architectural appearance which would be compatible with office buildings in the surrounding area as well as the other commercial uses. The buildings also reflect a similar architectural style to the newly constructed buildings which are a part of the commercial properties to the east and south of the subject site which also bring consistent with the nearby Wal-Mart. Each of the buildings on the site contain architectural details and the Applicant has purposefully matched its perimeter landscaping to be consistent with the existing landscaping to the south and east of the subject site.

3. *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simply 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.

The buildings are proportionate in scale and height with the surrounding structures. The existing building has been in existence for many years and its height is not changing. Furthermore, the height of the existing building is consistent with the height of several of the

nearby buildings which are used for a commercial purpose. In addition, the Applicant has massed the buildings which are to be newly constructed close to the roadways as is consistent with the new vision for both US 441 and Hollywood Boulevard. Furthermore, architectural details have been added to each building on the site which acts as fenestration and disrupts the massing.

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.*

To the extent that the site has existing mature trees which are in good condition these trees are being preserved. In addition, the landscaping on the site consists of native and other compatible plant types. The landscaping on the perimeter of the site has purposefully been matched such that it is consistent with the newly installed landscaping to the south and east of the subject site. This consistency in landscaping will make this site and the adjacent sites appear to be part of a unified development. In addition the internal landscaping to the site has been designed to ensure pedestrian friendly access with significant landscaping being added in both the parking lot and additional trees and plant materials being installed along both the north and south façades of the existing building which will be reconstructed.

REQUEST AND JUSTIFICATION FOR SIGN VARIANCE

Request

The Applicant is requesting that it be allowed three free-standing signs on one (1) street of frontage (Hollywood Boulevard) *or 4 freestanding signs when Code allows on 2 freestanding signs* when Code allows for only one multi-tenant sign per frontage.

Justification

Statement Common to All Criteria

The subject site is located at the southeast corner of Hollywood Boulevard and US 441. Both of these streets are major arterial roadways. In this particular case the property has a frontage along US 441 of Five Hundred and Eighty Feet (580') and a frontage along Hollywood Boulevard of Six Hundred Twenty Four Feet (624'). There is access to the site from both northbound US 441 and eastbound Hollywood Boulevard.

The property has an existing building that is located in the interior of the property without any adjacent frontage to the right-of-ways. The proposed redevelopment of this site gives the existing building a significant aesthetic improvement and, in conjunction with the TOC Zoning Regulations, place additional buildings along the adjacent rights-of-way. These additional buildings will be for a stand-alone bank and retail and/or restaurant uses. In addition, the existing building while retaining the GFS Food Store use will also add retail/personal service uses on the ground floor with an office use on the second floor.

There are two existing multi-tenant signs on the property. These signs are located near the entrance to the site on US 441 and near the other entrance to the property on Hollywood Boulevard. These current multi-tenant signs are designed to be used by the tenants of the existing building.

Two of the new stand-alone buildings require their own, significantly smaller, monument sign to avoid both confusion to both the members of the public and to properly identify where they are located from the street to enable safe traffic movement into the property from these adjacent arterial roadways.

1. The variance is not contrary to the public interest.

The variance requested is not contrary to the public interest. There is a public interest to promote safe traffic movement and to adequately convey information to the public. The speed limits on the adjacent arterial roadways is 45 mph. In addition, there is ingress and egress from both the adjacent arterial roadways. The public needs adequate notice of where the businesses are located on the property in order to make a safe and adequate traffic movement to use the driveways to the property. Without adequate notice of the existing uses and where they are located the

potential exists for vehicles to make last minute traffic decisions that cross several lanes of traffic. In addition, the public interest is served by the new individual buildings having separate signs as it informs the public what uses are located on the property.

2. *The variance is required due to special circumstances.*

The variance is required due to special circumstances. This property has large frontage on two (2) separate arterial roadways. This is a special circumstance not anticipated by Code as the Code specifies different size monument signs for 100, 200 and 300 linear feet of frontage. In this case, however, the applicant has over 1,200 feet of frontage on two (2) arterial roads which constitute a special and unique circumstance. In addition, in the TOC Zoning District (in which this property is located), the City has requested that the buildings be moved close to the street and the Applicant has accommodated this request.

3. *A literal enforcement of the provisions of Article 8 may result in an unnecessary hardship.*

The literal enforcement of the provisions of the City's sign code will result in an unnecessary hardship. Separate buildings with a street frontage should have the ability to have their own monument sign. In this particular case the Applicant is proposing that a single use tenant building have its own monument sign. In addition, the Applicant is meeting the intent of Article 8 because the signs which are part of the requested variance will be the height of a 100 linear foot sign and are similar to other single-tenant signs on Hollywood Boulevard. Without such a sign plan the literal enforcement of the provisions of Article 8 will result in buildings not having signage in front of their facility which will cause confusion to the public. The purpose of Article 8 is to encourage adequate information conveyance which the variance accomplishes. In addition, by limiting the height and size of the additional proposed signs the Applicant is also meeting the intent of Article 8.

UPCOMING MEETINGS:

PHASE I FINAL TAC SUBMITTAL: JANUARY 22 / 2018

PHASE I PDB SUBMITTAL: TBD

PHASE II FINAL TAC SUBMITTAL: MAY 15 / 2018

FINAL TAC SIGN OFF: MARCH 4TH / 2019

PBD SUBMITTAL: APRIL 11TH / 2019
MAY 9TH / 2019

ELI'S SHOPPING CENTER

101 SOUTH STATE RD 7, HOLLYWOOD, FLORIDA 33023

DTI PROJECT # : 15087.03

PLANNING & DEVELOPMENT BOARD SUBMITTAL



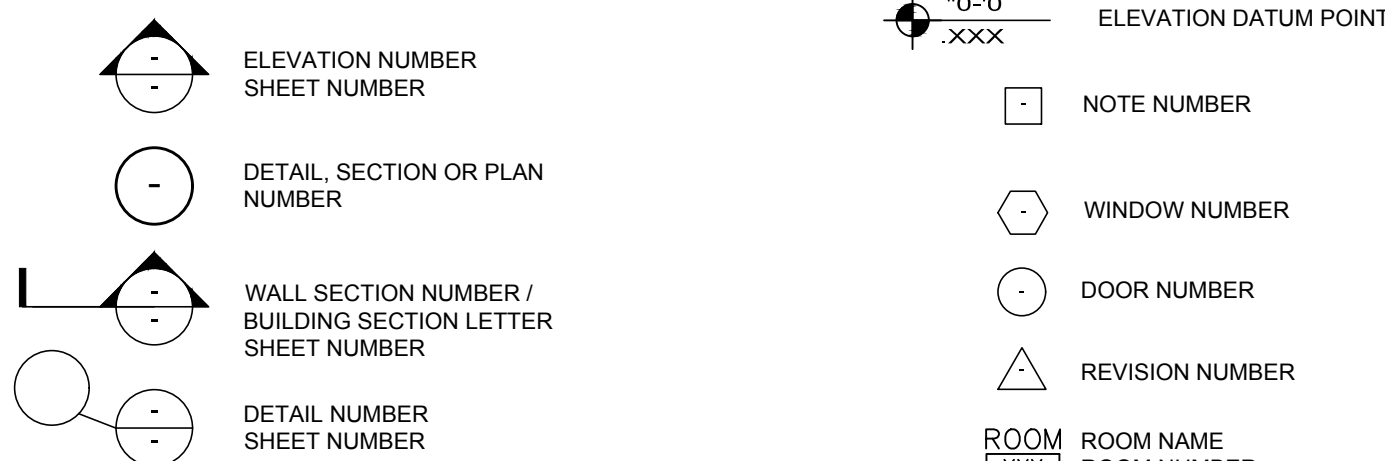
LOCATION MAP:



PROPOSED SITE SURROUNDING AREA

AREA MAP

SYMBOL LEGEND:



LEGAL DESCRIPTION:

PARCEL 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, 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 "HOLLYWOOD PLAZA"; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID "HOLLYWOOD PLAZA", THE FOLLOWING FOR (4) COURSES AND DISTANCES: 1) SOUTH 02°30'21" EAST ON A WESTERLY LINE OF SAID PLAT 294.81 FEET; 2) SOUTH 87°29'17" WEST ON A NORTHERLY LINE OF SAID PLAT 46.00 FEET; 3) SOUTH 02°30'21" EAST ON A WESTERLY LINE OF SAID PLAT 266.00 FEET; 4) SOUTH 87°29'17" WEST ON A NORTH LINE OF SAID 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 AFOREMENTIONED 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

PARCEL 2

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:

BEGINNING AT 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"; THEN SOUTH 87°22'26" WEST ALONG SAID SOUTH LINE 241.62 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A"; 289.06 FEET; THENCE NORTH 87°29'17" EAST ALONG A NORTH LINE OF SAID PARCEL "A" 46.00 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 285.90 FEET TO THE POINT OF BEGINNING.

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
ADDRESS
CHAI DEVELOPERS LIMITED
101 STATE RD 7
HOLLYWOOD, FL 33023

LANDSCAPE ARCHITECT

COMPANY
ADDRESS
KIMBERLY MOYER, RLA
4808 NE 16 TH AVE
OAKLAND PARK, FLORIDA FL 33034
PHONE(954) 492 9609
CONTACT: KIM MOYER

ARCHITECT

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

MECHANICAL / ELECTRICAL / PLUMBING

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

CIVIL ENGINEER

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

INDEX OF DRAWINGS:

SHEET #	DESCRIPTION	PDB SUBMITTAL 03/26/19					
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SV-2	BOUNDARY & TOPOGRAPHIC SURVEY SHEET 2	•					
FIRM	FLOOD INSURANCE RATE MAP	•					
CIVIL							
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C-400	CIVIL DEMOLITION PLAN						
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A-2.0	PROPOSED ELEVATIONS PRINCIPAL BUILDING	•					
A-3.0	PROPOSED COLOR ELEVATIONS PRINCIPAL BUILDING	•					
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A-5.0	PROPOSED ELEVATIONS OUTPARCEL 1	•					
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A-16.0	COLOR IMAGES	•					
A-17.0	COLOR IMAGES	•					
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IRRIGATION							
IR-1	IRRIGATION PLAN	•					



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: 03/26/2019

Drawn by: JC

Checked by: CC / CP

SHEET NAME

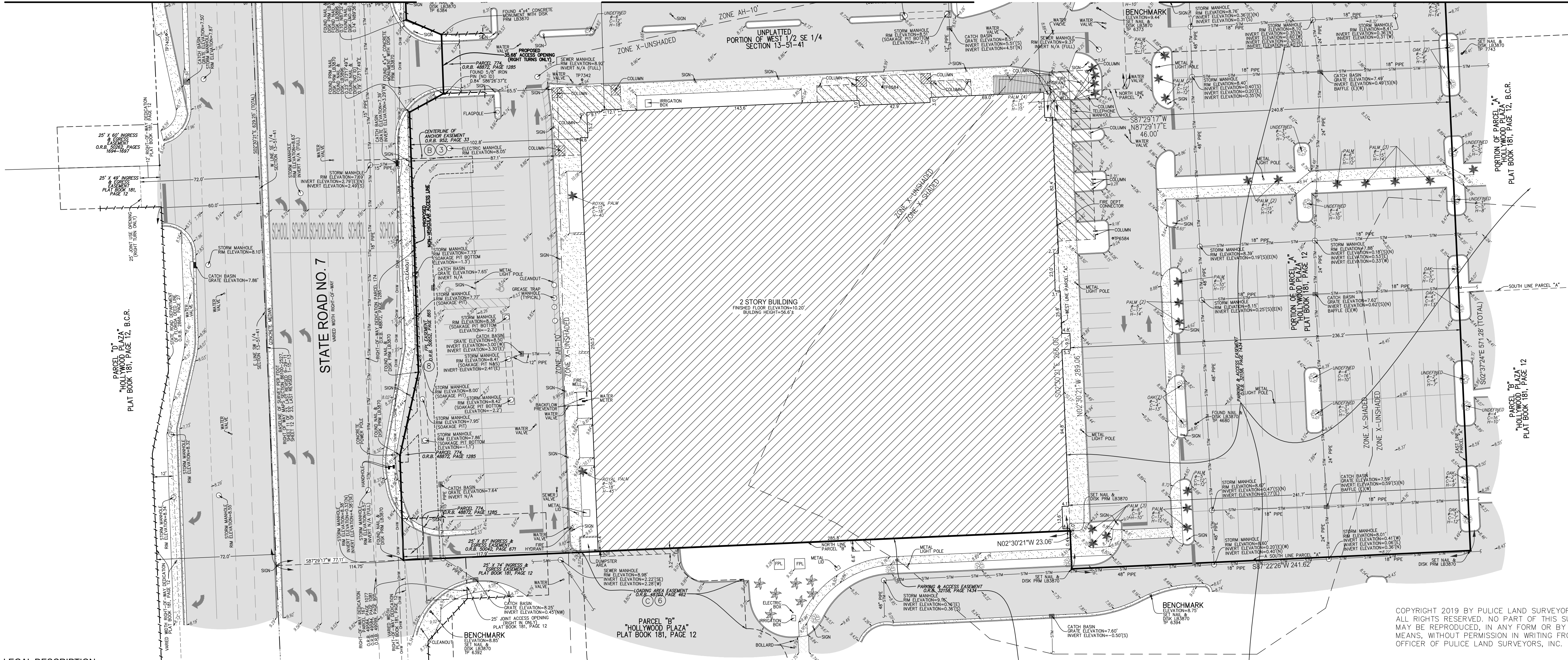
COVER
SHEET

SHEET NUMBER

A-0.0

FINAL TAC

MARCH LINE
SEE SHEET 1 OF 2



LEGAL DESCRIPTION:

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, 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 446, 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 "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID "HOLLYWOOD PLAZA", THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 02°30'21" EAST ON A WESTERLY LINE OF SAID PLAT 294.81 FEET; 2) SOUTH 87°29'17" WEST ON A NORTHERLY LINE OF SAID PLAT 46.00 FEET; 3) SOUTH 02°30'21" EAST ON A WESTERLY LINE OF SAID PLAT 266.00 FEET; 4) SOUTH 87°29'17" WEST ON A NORTH LINE 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 AFOREMENTIONED 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.

TOGETHER WITH:

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:

BEGINNING AT 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°22'26" WEST ALONG SAID SOUTH LINE 241.62 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 285.06 FEET; THENCE NORTH 87°29'17" EAST ALONG A NORTH LINE OF SAID PARCEL "A" 46.00 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 285.90 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE ALSO DESCRIBED AS:

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:

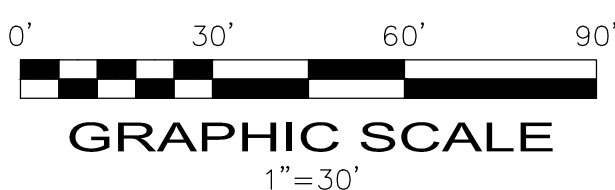
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DEDICATED BY DEED BOOK 173, PAGE 446, OF THE PUBLIC RECORDS 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°22'26" 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 AFOREMENTIONED 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.

NOTES:

- THIS SITE CONTAINS 357,240 SQUARE FEET (8.2011 ACRES), MORE OR LESS (GROSS & NET).
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #52002; ELEVATION: 8.50 FEET.
- FLOOD ZONE: AH & X; BASE FLOOD ELEVATION: 10 FEET & NONE; PANEL #125113 0564H; MAP DATE: 8/18/14. (THE BUILDING WHOLLY LIES WITHIN FLOOD ZONE X)
- THIS SITE LIES IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 13-51-41 LINE BEING S02°30'21"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 331 TOTAL STRIPED PARKING SPACES (329 REGULAR & 2 DISABLED). THERE ARE ADDITIONAL PARKING AREAS WHERE THE PAINT IS FADED AND STRIPING WAS UNABLE TO BE LOCATED OR COUNTED.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY COKER & FEINER, EFFECTIVE DATE: JANUARY 3, 2017. THE FOLLOWING ITEMS ARE ENCUMBRANCES TO SAID REPORT:
ENCUMBRANCES AS TO PARCEL 1:
1. MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD, P.B. 1, PG. 21, B.C.R. AS MODIFIED BY THAT CERTAIN ORDINANCE OF THE CITY OF HOLLYWOOD VACATING THAT CERTAIN ALLEY, SUCH ORDINANCE NOT YET BEING RECORDED APPLY TO THIS SITE AS DEPICTED HEREON.
2. EASEMENT DEED IN O.R.B. 2350, PG. 621, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
3. EASEMENT IN O.R.B. 952, PG. 33, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
4. EASEMENT GRANTED TO FPL IN O.R.B. 4291, PG. 221, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
5. DECLARATION OF UNITY OF TITLE IN O.R.B. 33881, PG. 996, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
6. DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS IN O.R.B. 48703, PG. 462, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
7. DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE PACED ROADWAYS AND ACCESS RECORDED IN O.R.B. 50042, PG. 671, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
8. UNDERGROUND EASEMENT IN O.R.B. 50652, PG. 685, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
9. SEWER USE AGREEMENT IN O.R.B. 50688, PG. 396, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
ENCUMBRANCES AS TO PARCEL 2:
A. MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD PLAZA, RECORDED IN P.B. 181, PG. 12, B.C.R. AS AFFECTED BY THAT CERTAIN AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED N INSTRUMENT NO. 113456377, B.C.R. APPLY TO THIS SITE AS DEPICTED HEREON.
B. EASEMENT GRANTED TO FPL IN O.R.B. 952, PG. 33, O.R.B. 4628, PG. 196, AND O.R.B. 5058, PG. 889, AS AFFECTED BY THAT CERTAIN SUBORDINATION OF UTILITY INTERESTS RECORDED IN O.R.B. 48108, PG. 462, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
C. DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED IN O.R.B. 48703, PG. 462, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
D. SEWER USE AGREEMENT IN O.R.B. 50688, PG. 396, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
E. EASEMENT GRANTED TO FPL IN INSTRUMENT NO. 113650915, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	PAVERS
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	CENTERLINE
	OFFICIAL RECORDS BOOK
	BROWARD COUNTY RECORDS
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	PERMANENT REFERENCE MONUMENT
	FLORIDA POWER & LIGHT COMPANY
	UNDENITIFIED TREE
	CABBAGE PALM TREE
	PALM TREE
	OAK TREE
	TITLE EXCEPTION LABEL
	TREE DIAMETER (IN INCH)
	TREE CANOPY (IN FEET)
	TREE HEIGHT (IN FEET)



CERTIFICATION:

TO CHAI DEVELOPERS LTD; COKER & FEINER:

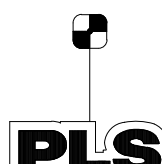
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, & 11 OF TABLE A THEREOF. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

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

SHEET 1 OF 2			
5	ADD FLOOD ZONE LINES	L.S.	
4	#65454 TREE SURVEY 12/17/18	M.D.	
3	#64152 REVIEW O&E REPORT	S.N.	
2	#67247 ORIGINAL SURVEY 1/4/16	C.S.	
1			
NO.	REVISIONS	BY	

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

	PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870	
DRAWN BY: L.S.	SCALE: 1" = 30'	FILE: CHAI DEVELOPERS LTD
CHECKED BY: J.F.P.	SURVEY DATE: 1/4/16	ORDER NO.: 65454

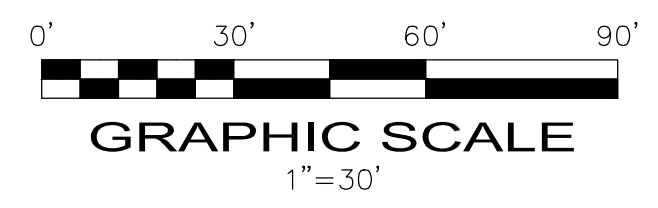
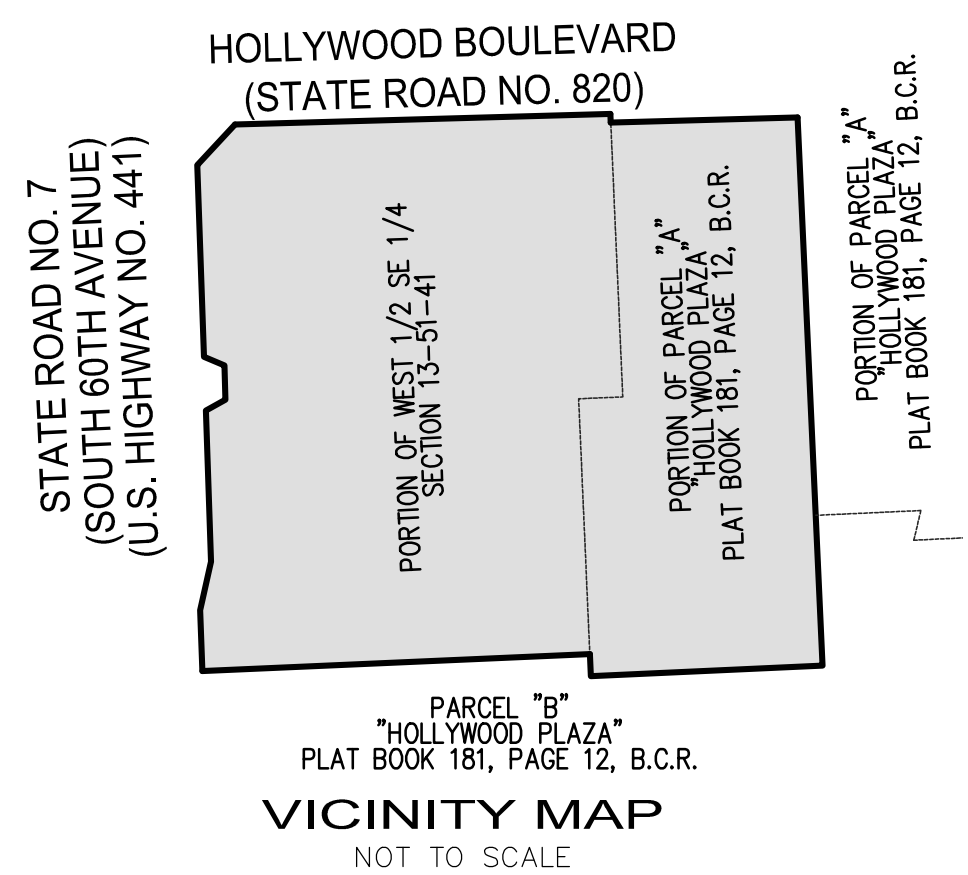


- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - PAVERS
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - B.C.R. BROWARD COUNTY RECORDS
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - PRM PERMANENT REFERENCE MONUMENT
 - FPL FLORIDA POWER & LIGHT COMPANY
 - UNIDENTIFIED TREE
 - CABBAGE PALM TREE
 - PALM TREE
 - OAK TREE
 - TITLE EXCEPTION LABEL
 - TREE DIAMETER (IN INCH)
 - TREE CANOPY (IN FEET)
 - TREE HEIGHT (IN FEET)

MATCH LINE
SEE SHEET 2 OF 2

SHEET 2 OF 2

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



ELI'S HOLLYWOOD CENTER SITE
SE CORNER HOLLYWOOD BOULEVARD
& STATE ROAD No. 7
HOLLYWOOD, BROWARD COUNTY, FLORIDA

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB93870

PLS

DRAWN BY: L.S.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 1/4/16

FILE: CHAI DEVELOPERS LTD
ORDER NO.: 65454

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

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded tenth-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in preparation of this map was Transverse Mercator State Plane Florida East FIPS 0901. The **horizontal datum** was NAD83 HARN, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided in digital format by Broward County. The original orthophotographic base imagery was provided in color with a one-foot pixel resolution at a scale of 1" = 300' from photography flown in 2008.

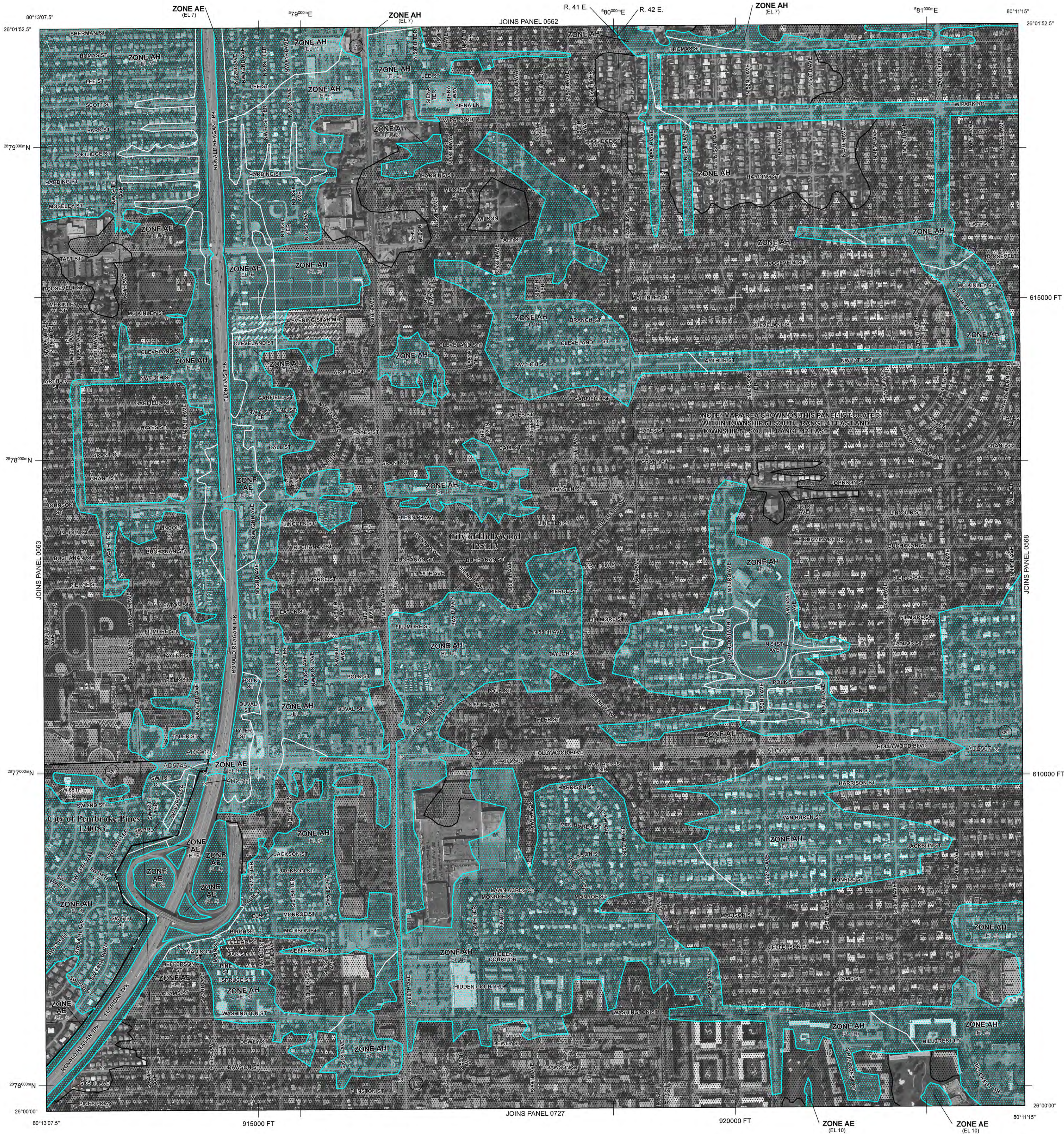
This map reflects more detailed and up-to-date **stream channel** configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at <http://msc.fema.gov/>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

The "profile base lines" depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the profile base line, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X 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 less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

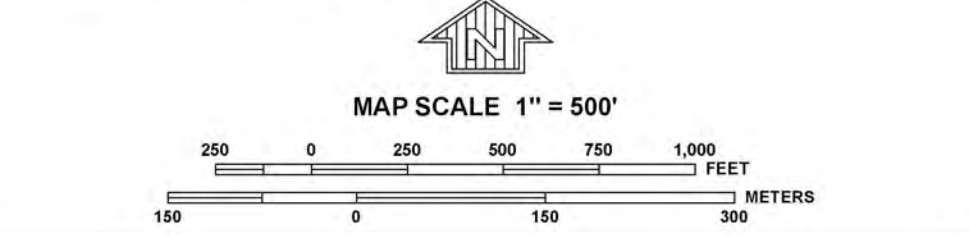
- Cross section line**
- Transect line**
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid ticks, zone 17
- 5000-foot grid values: Florida State Plane coordinate system, East Zone (FIPSZONE = 0901), Transverse Mercator projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

MAP REPOSITORIES
Refer to Map Repositories List on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
August 18, 2014

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0564H

FIRM
FLOOD INSURANCE RATE MAP
BROWARD COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 564 OF 751
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HOLLYWOOD, CITY OF	125113	0564	H
PEMBROKE PINES, CITY OF	120053	0564	H

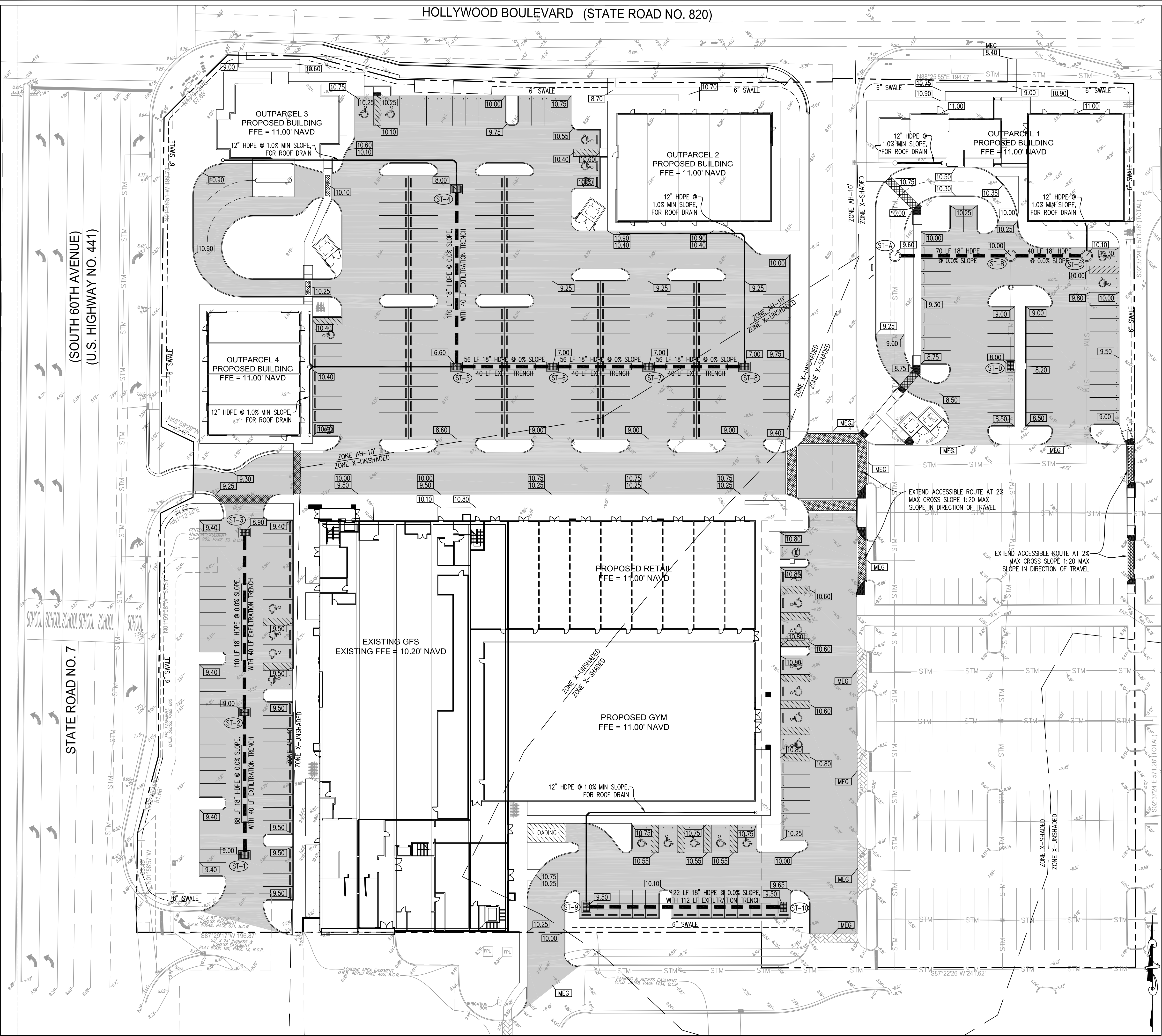
Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
12011C0564H

EFFECTIVE DATE
AUGUST 18, 2014

Federal Emergency Management Agency



NOTES:

1. "P", "J" = ROUND INLET STRUCTURE BOTTOMS PER FDOT INDEX 200, WITH TYPE "C" CAST IRON FRAME AND GRATE.
2. "E" = INLET STRUCTURE PER FDOT INDEX 232 WITH STEEL GRATE.
3. INSTALL BAFFLES FOR ALL OPENINGS IN DRAINAGE STRUCTURES THAT LEAD TO EXFILTRATION TRENCH.
4. NEW STORM PIPING SHALL BE ADS N-12 HDPE

NEW ASPHALT PAVEMENT

CONTRACTOR TO REMOVE ALL EXISTING MATERIAL TO THE APPROPRIATE DEPTH. COMPACT AND IMPROVE THE EXISTING SUB-BASE MATERIAL AS REQUIRED TO PROVIDE 12" STABILIZED SUBGRADE.

SUBGRADE: 12" STABILIZED SUBGRADE MINIMUM LBR OF 40, COMPACTED TO 98% MAX DRY DENSITY (AASHTO D 1557).

BASE COURSE: 8" LIMEROCK BASE, MINIMUM LBR OF 100, COMPACTED TO 98% MAX DRY DENSITY (AASHTO D 1557).

ASPHALT: 2.0" FLORIDA DEPARTMENT OF TRANSPORTATION TYPE S-III ASPHALTIC CONCRETE, TWO LIFTS

NOTES:

1. AS-BUILTS: THE CONTRACTOR SHALL MAINTAIN A CURRENT AND UPDATED SET OF AS-BUILT DRAWINGS PREPARED BY A LICENSED SURVEYOR AT ALL TIMES DURING CONSTRUCTION AND SHALL PROVIDE THE ENGINEER A COMPLETE SET OF AS-BUILT DRAWINGS AT THE COMPLETION OF CONSTRUCTION WHICH ARE SIGNED AND SEALED BY A LICENSED SURVEYOR.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM.
3. CONTRACTOR SHALL ADJUST ALL GRATES, COVERS, VALVE BOXES, ELECTRICAL BOXES, CLEANOUTS, ETC. FLUSH WITH THE NEW ASPHALT AND CONCRETE SURFACES.
4. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED AREAS AND SURFACES TO EXISTING OR BETTER CONDITION.
5. CONTRACTOR SHALL PROVIDE INLET FILTERS FOR ALL CATCH BASINS IN THE VICINITY FOR THE DURATION OF THE PROJECT. FILTERS SHALL BE CLEANED AFTER EVERY STORM EVENT AND SHALL BE MAINTAINED CONTINUOUSLY TO AVOID SEDIMENT AND DEBRIS FROM ENTERING INLETS.
6. ALL EXISTING STORM CATCH BASINS AND MANHOLES SHALL BE COMPLETELY CLEANED OUT BY LICENSED VAC CONTRACTOR AND HAULER AT THE COMPLETION OF CONSTRUCTION.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH FDOT AND HOLLYWOOD STANDARDS AND SPECIFICATIONS LATEST EDITION AS APPLICABLE.
8. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.

SITE LEGEND

SYMBOL	DESCRIPTION
	PROPOSED DRAINAGE INLET STRUCTURE
MEG	MATCH EXISTING GRADE
8.00	PROPOSED SPOT GRADE
-9.97	EXISTING SPOT GRADE
ST-2	STRUCTURE NUMBER
	PROPOSED STORM PIPING
STM	EXISTING STORM PIPING

Always call 811 two full business days before you dig

Sunshine811.com

GRACE ENGINEERING

CIVIL ENGINEERING CONSULTANTS
CERTIFICATE OF AUTHORIZATION
No. 29280

17110 SW 64TH COURT
SOUTHWEST RANCHES, FLORIDA 33331
GRACEENGINEERINGLLC@GMAIL.COM
954.558.9628

GRACE Project No: C2302
Plan Date: October 18, 2018

Revisions:
February 28, 2019
TAC REVIEW COMMENTS
March 10, 2019
TAC REVIEW COMMENTS

Prepared For:
Chai Developers
Limited Partnership
101 S. State Road 7, Suite # 205
Hollywood, Florida 33023

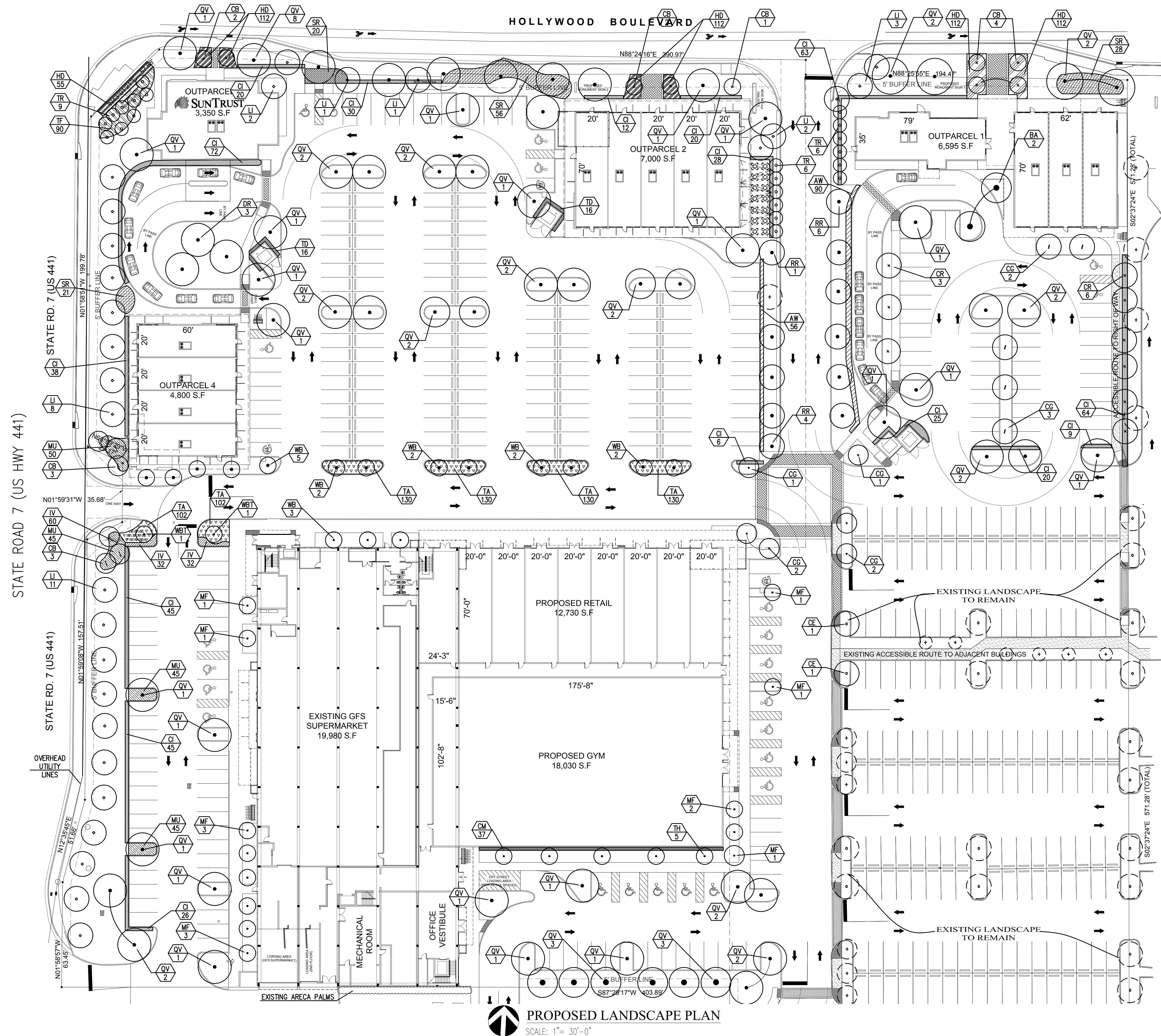
PROJECT:

ELI'S SHOPPING CENTER
101 South State Road 7

FLORIDA
HOLLYWOOD

SHEET NAME
**PAVING,
GRADING &
DRAINAGE
PLAN**

SHEET NUMBER
C-200



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

Revisions:
01-09-2019

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

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609

Lic. No. #LA0000952

Revisions:

01-09-2019

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

Plant List

Sym	Qty	Botanical/ Common Name	Size	Native
WB	16	Wodyetia bifurcata/ Foxtail Palm	22' OA Ht, 8' CT min	No
WBT	2	Wodyetia bifurcata/ Foxtail Palm	22' OA Ht, triple trunk. 8' CT, min No	
RR	11	Roystonea regia/ Royal Palm	12' GW, matched	Yes
QV	64	Quercus virginiana/ Live Oak	12' Ht x 5' Spr, 2" DBH	Yes
BA	2	Bulnesia arborea/ Verawood	12' Ht x 5' Spr, 2" DBH	No
CB	14	Cordia boissieri/ White Geiger Tree	12' Ht x 4' Spr, 2" DBH	No
CR	9	Clusia rosea/ Pitch Apple	12' Ht x 4' Spr, 2" DBH	Yes
LI	28	Lagerstroemia indica 'Natchez'/ Crape Myrtle	12' Ht x 4' Spr 2" DBH, single tr	No
TH	5	Tabeuis heterophylla/ Pink Tabebuia	12' Ht x 4' Spr, 2" DBH	No
CE	2	Conocarpus erectus/ Green Buttonwood	12' Ht x 4' Spr, 2" DBH	Yes
TR	21	Thrinax radiata/ Thatch Palm	8' CT	Yes
DR	3	Delonix regia/ Royal Poinciana	12' Ht x 4' Spr, 2" DBH	No
MF	13	Myrcianthes fragrans/ Simpson's Stopper	12' Ht x 4' Spr, 2" DBH	Yes
CG	11	Caesalpinia granadillo/ Bridalveil	12' Ht x 4' Spr, 2" DBH	No
IV	124	Ilex vomitoria 'Stokes Dwarf'/ Ilex	12" x 16", 18" O.C.	Yes
CI	523	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 floridanum/ 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	

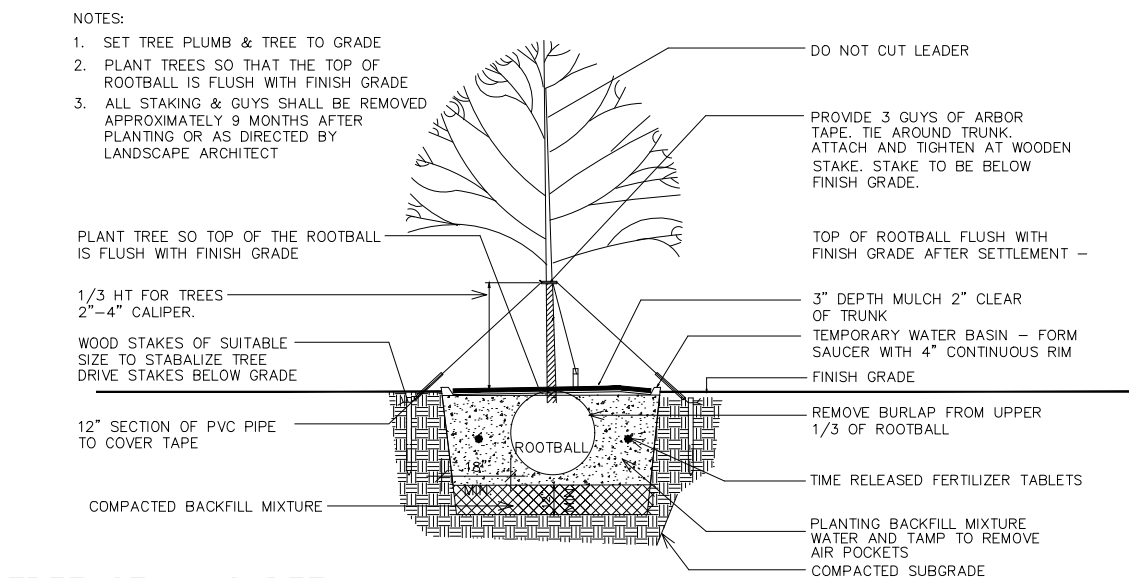
Landscape Requirements

Landscape Area = 49,277 sf

Description	Application	Calculation	Qty. Required	Qty. Provided
Site trees	1/ 1000 sf	49, 277 sf/ 1000	50	87
Perimeter Buffer	1 tree/ 20 LF			
North		630/ 20	32	32
West		555/ 20	28	28
East		130/ 20	7	7
Street Trees	1 tree/ 50 LF			
Hollywood Blvd		550/50	11	11
SR 7		480/ 50	10	10
Native Trees	60%	138 (.60)	83	106
Native Shrubs	50%	1262 (.50)	631	1079

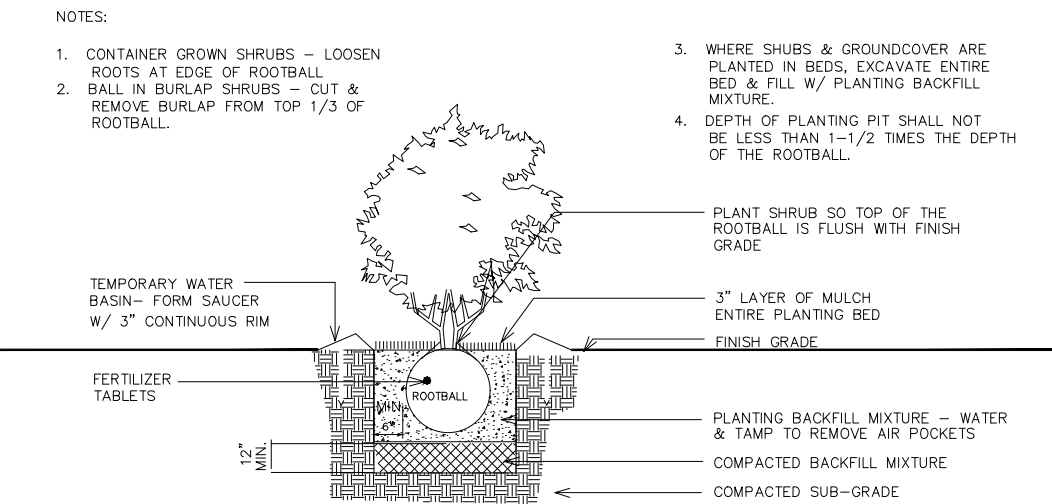
General Notes:

- 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.
- 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.
- 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.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- 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.
- 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.
- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- 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.
- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- 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.
- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- 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.
- 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.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- 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.
- 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.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.

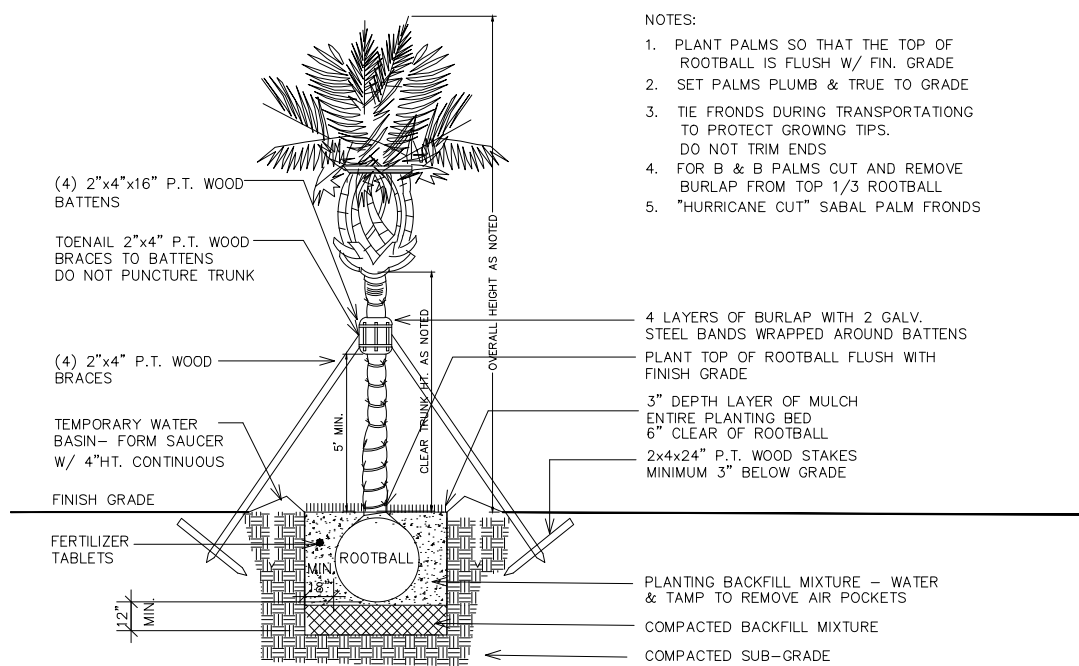


TREE STAKING DETAIL

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

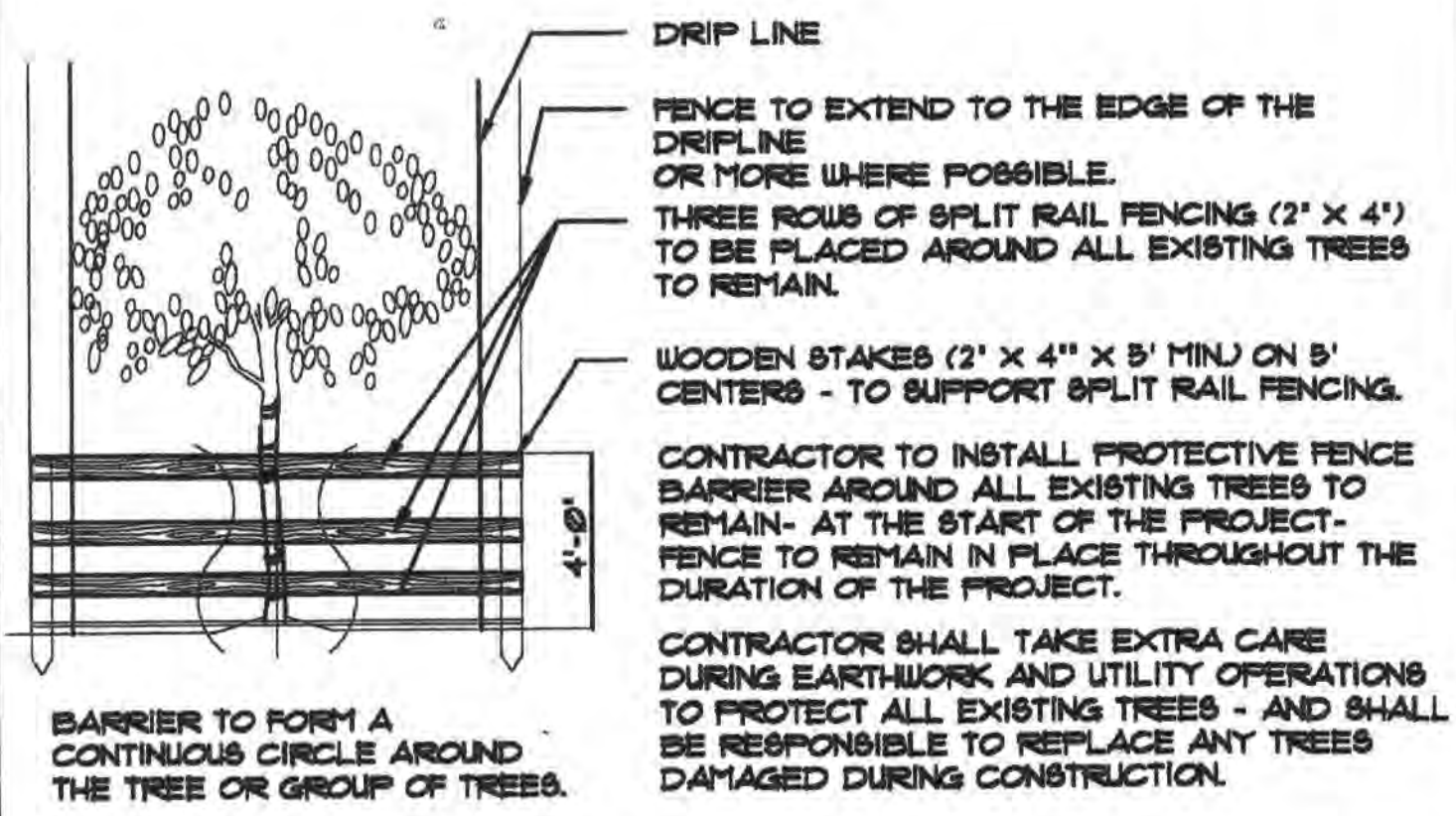


SHRUB PLANTING DETAIL



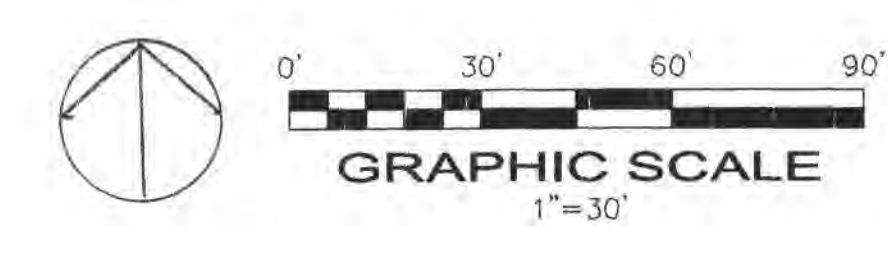
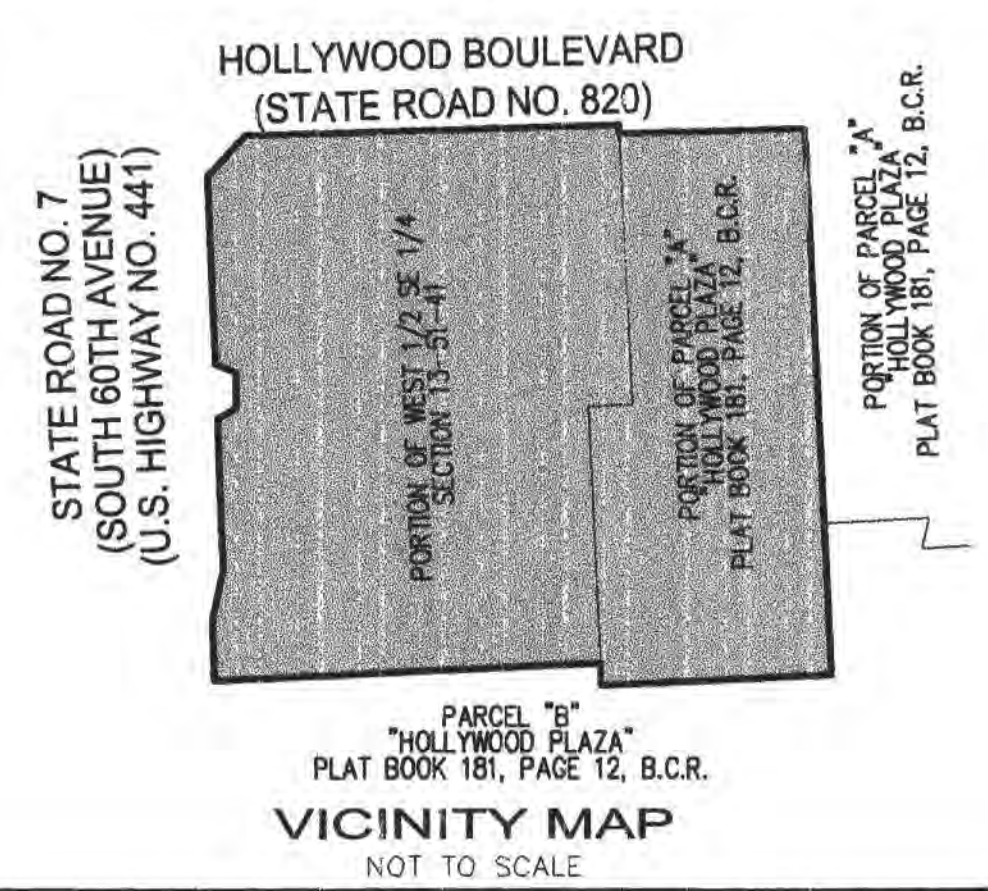
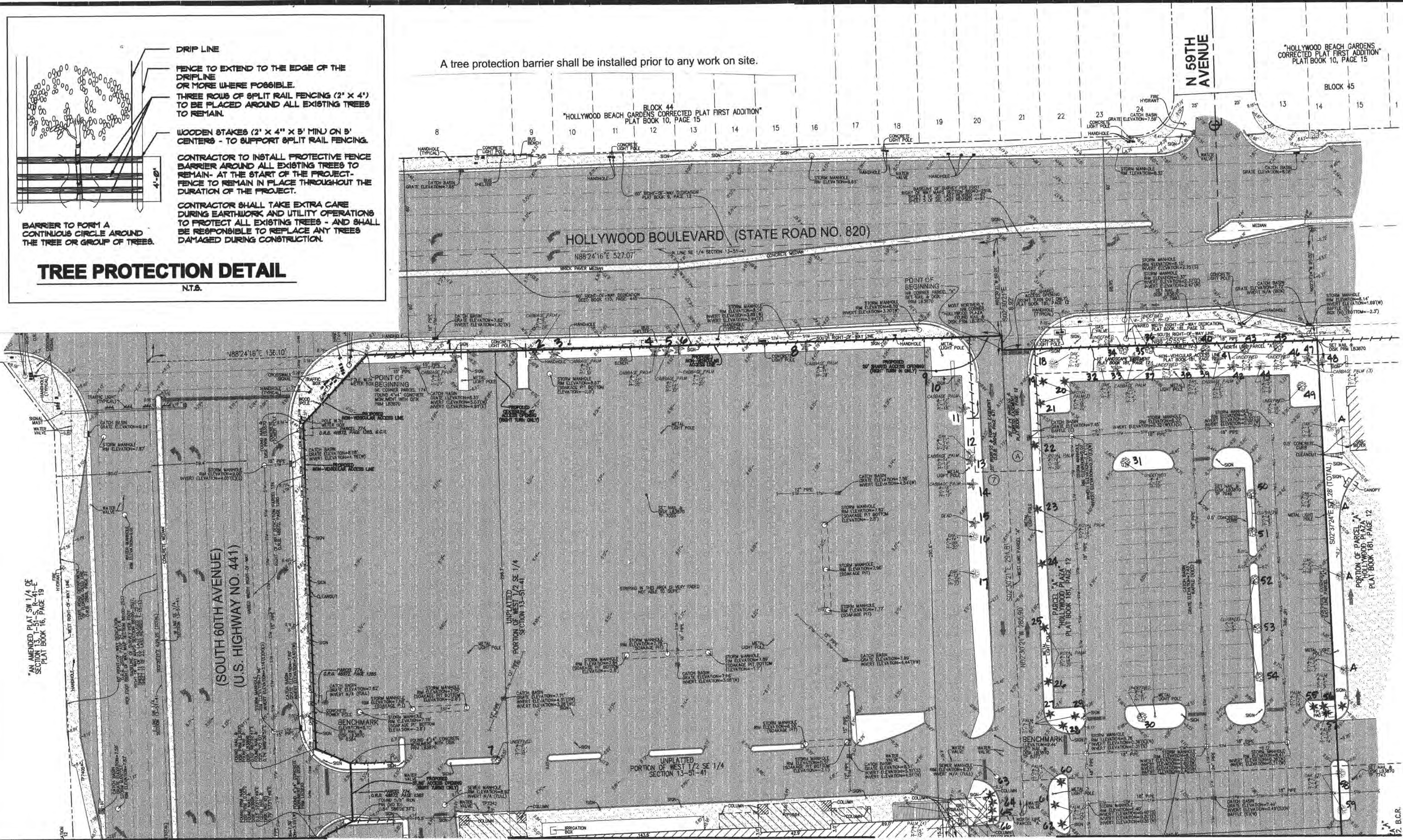
PALM PLANTING DETAIL

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



TREE PROTECTION DETAIL
N.T.S.

A tree protection barrier shall be installed prior to any work on site.



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dtinfo@dtiarchitect.com
www.dtiarchitect.com

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

Revisions:

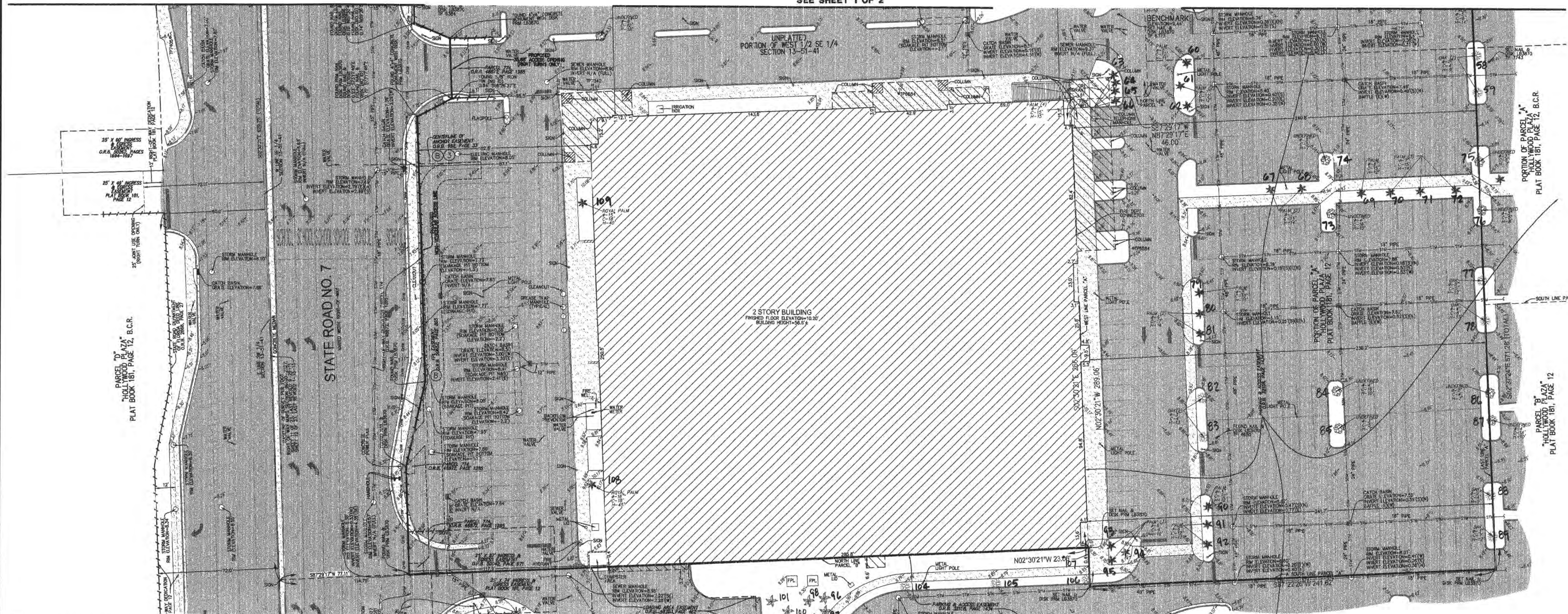
OWNER/DEVELOPER:
CHAI DEVELOPERS LIMITED
101 S STATE RD 7
HOLLYWOOD, FLORIDA 33023

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

Job Number:	15087.03
File Name:	
Issued Date:	1/9/19
Drawn by:	
Checked by:	KM

SHEET NAME
**TREE
DISPOSITION
PLAN**

SHEET NUMBER
TD-1



Note: A tree removal permit is required by the City prior to the removal of any trees on site

Existing Tree Disposition

Existing tree number	Botanical/ Common Name	Size	Condition	Disposition
1-7	Sabal palmetto/ Sabal Palm	12'-24' CT	Poor-Fair	Remove
8	Swietenia mahagoni/ Mahogany	6" dbh, 18' x 12'	Severe trunk damage	Remove
9	Quercus sp/ Oak	1" dbh 10' x 4'	Volunteer tree	Remove
10	Quercus sp/ Oak	1 1/2" dbh, 14' x 6'	Volunteer tree	Remove
11	Sabal palmetto/ Sabal Palm	10' CT	Poor w/ Strangler Fig	Remove
12	Quercus virginiana/ Live Oak	12" dbh, 24' x 23'	Poor	Remove
13	Sabal palmetto/ Sabal Palm	6' CT	Poor	Remove
14	Sabal palmetto/ Sabal Palm	10' CT	Poor	Remove
15	Sabal palmetto/ Sabal Palm	5' CT	Poor	Remove
16	Quercus virginiana/ Live Oak	14" dbh, 20' x 20"	Poor-Fair	Remove
17	Quercus virginiana/ Live Oak	13" dbh, 23' x 32'	Poor-Fair provide corrective pruning	Remain
18	Quercus virginiana / Live Oak	3" dbh 10' x 4'	Good	Transplant within shopping center
19-26	Roystonea regia/ Royal Palm	12'-15' GW	Good	Transplant within shopping center
27-29	Veitchia sp/ Veitchia Palm	6' GW	Fair-Good	Remove
30	Conocarpus erectus/ Green Buttonwood	4" dbh, 11' x 8'	Fair	Remove
31	Conocarpus erectus/ Green Buttonwood	4" dbh, 10' x 12'	Fair	Remove
32	Quercus virginiana/ Live Oak	2" dbh, 8' x 4'	Good	Transplant within shopping center
33	Thrinax radiata/	7' OA HT	Good	Transplant within

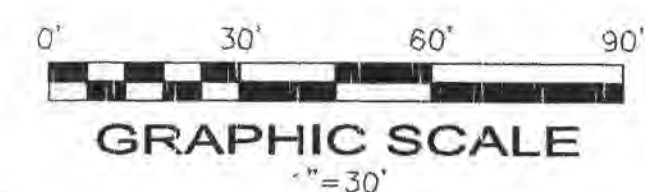
34	Thatch Palm Calophyllum brasiliense/ Beautyleaf	2" dbh, 6' x 8'	Fair	shopping center Remove
35	Thrinax radiata/ Thatch Palm	7' OA HT	Good	Transplant within shopping center
36	Calophyllum brasiliense/ Beautyleaf	3" dbh 10' x 5'	Fair	Remove
37	Thrinax radiata/ Thatch Palm	7' OA HT	Good	Transplant within shopping center
38	Quercus virginiana/ Live Oak	2" dbh, 8' x 4'	Good	Transplant within shopping center
39	Thrinax radiata/ Thatch Palm	7' OA HT	Good	Transplant within shopping center
40	Calophyllum brasiliense/ Beautyleaf	3" dbh, 7' x 5'	Fair	Remove
41	Thrinax radiata/ Thatch Palm	7' OA HT	Good	Transplant within shopping center
42	Thrinax radiata/ Thatch Palm	7' OA HT	Good	Transplant within shopping center
43	Calophyllum brasiliense/ Beautyleaf	2" dbh, 6' x 4'	Fair	Remove
44	Quercus virginiana/ Live Oa	2" dbh 9' x 4'	Good	Transplant within shopping center
45	Calophyllum brasiliense/ Beautyleaf	2" dbh, 2' x 2'	Poor, damaged trunk	Remove
46-47	Thrinax radiata/ Thatch Palm	7' OA HT	Good	Transplant within shopping center
48	Thrinax radiata/ Thatch Palm	7' OA HT	Good	Remain , adjacent property
49	Conocarpus erectus/ Green Buttonwood	4" dbh, 12' x 10'	Fair	Remove
50-54	Clusia rosea/ Pitch Apple	4" dbh, 6' x 6'	Fair	Remove
55-57	Veitchia sp./ Veitchia Palm	6' GW	Fair	Remove
58-59	Quercus virginiana/ Live Oak	2" dbh, 9' x 4'	Good	Remain
60-66	Veitchia sp./ Veitchia Palm	6' GW	Fair	Remove
67-72	Veitchia sp./ Veitchia Palm	6' GW	Good	Remain

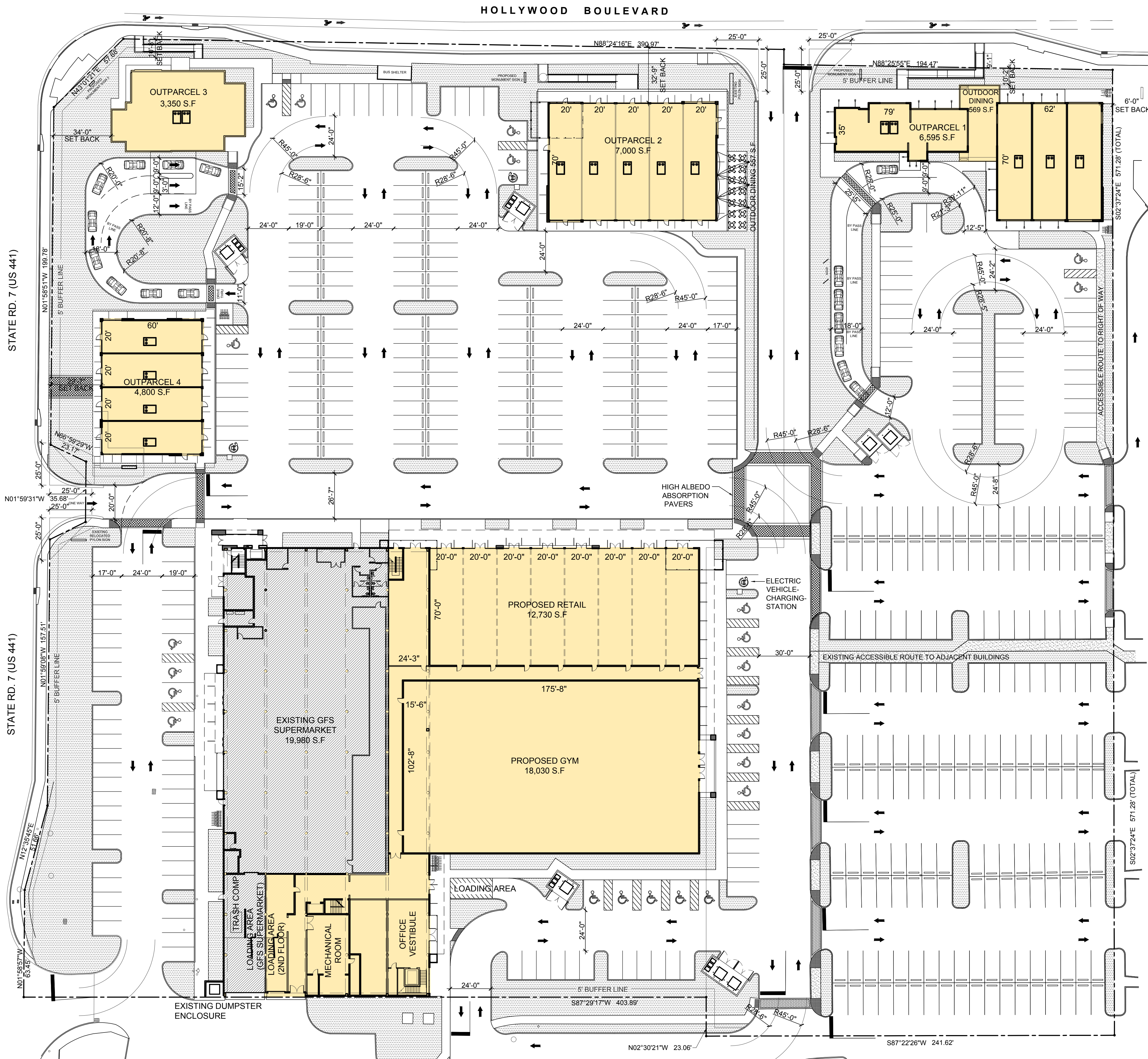
73	Conocarpus erectus/ Green Buttonwood	4" dbh, 10' x 16'	Fair	Remain
74	Conocarpus erectus/ Green Buttonwood	3" dbh, 7' x 5'	Fair	Remain
75-76	Conocarpus erectus/ Green Buttonwood	3" dbh, 8' x 5'	Fair	Remain
77	Quercus virginiana/ Live Oak	3" dbh, 12' x 5'	Good	Remain
78	Quercus virginiana/ Live Oak	4" dbh, 13' x 6'	Good	Remain
79-81	Veitchia sp. Veitchia Palm	6' GW	Fair	Remain
82-83	Quercus virginiana/ Live Oak	3" dbh, 13' x 4'	Good	Remain
84	Conocarpus erectus/ Green Buttonwood	4" dbh, 10' x 16'	Fair, Straighten and restake	Remain
85	Conocarpus erectus/ Green Buttonwood	3" dbh 7' x 5'	Fair	Remain
86	Conocarpus erectus/ Green Buttonwood	2" dbh, 7' x 4'	Fair	Remain
87	Conocarpus erectus/ Green Buttonwood	4" dbh, 10' x 16'	Fair	Remain
88	Quercus virginiana/ Live Oak	2" dbh, 9' x 4'	Good	Remain
89	Quercus virginiana/ Live Oak	3" dbh, 12' x 7'	Good	Remain
90-92	Veitchia sp./ Veitchia Palm	6' GW	Fair	Remain
93-95	Veitchia sp./ Veitchia Palm	6' GW	Fair	Remove
96-102	Sabal palmetto/ Sabal Palm	12'-20' CT	Good	Remain
103-106	Quercus virginiana/ Live Oak	2" dbh, 10' x 4'	Poor-Fair	Remove
107	Bursera simaruba/ Gumbo Limbo	3" dbh , 12' x 6'	Poor	Remove
108-109	Roystonea regia/ Royal Palm	26' GW	Fair	Remove
A	Quercus virginiana/ Live Oak	2" dbh, 8' x 4	Food	Remain, adjacent property

Note Existing tree locations taken from Pulice Land Surveyors inc survey 12/17/18.

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PAVERS
- ELEVATION
- OVER-HEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LIN
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- CENTERLINE
- Q.R.B. OFFICIAL RECORDS BOOK
- B.C.R. BROWARD COUNTY RECORDS
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- PRM PERMANENT REFERENCE MONUMENT
- FPL FLORIDA POWER & LIGHT COMPANY
- UNIDENTIFIED TREE
- CABBAGE PALM TREE
- PALM TREE
- CAK TREE
- TITLE EXCEPTION LABEL
- TREE DIAMETER (N INCH)
- TREE CANOPY (IN FEET)
- TREE HEIGHT (IN FEET)





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	PROVIDED	
HEIGHT:	65'-0"	38'-9"

ALLOWED	PROVIDED	
INTERIOR LANDSCAPE AREA:	25% (186,403 S.F.)	48,637 S.F.

ALLOWED	PROVIDED
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'	67.8% (405')
HOLLYWOOD BLVD	40% (626) = 250'	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	462
HANDICAP SPACES	11	23
LOADING SPACES (10'x25')	3	3
ELECTRIC VEHICLE	3	3

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	462 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.

NOTES:

- ALL FUTURE SIGNS UNDER SEPARATE PERMIT TO COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- THIS PROJECT TO COMPLY WITH GREEN BUILDING ORDINANCE.

MONUMENT SIGN VARIANCE:

MONUMENT SIGN PERMITTED BY CODE =	2
MONUMENT SIGN REQUESTED =	5
VARIANCE REQUEST =	3



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:	03/26/2019
Drawn by:	JC
Checked by:	CC / CP

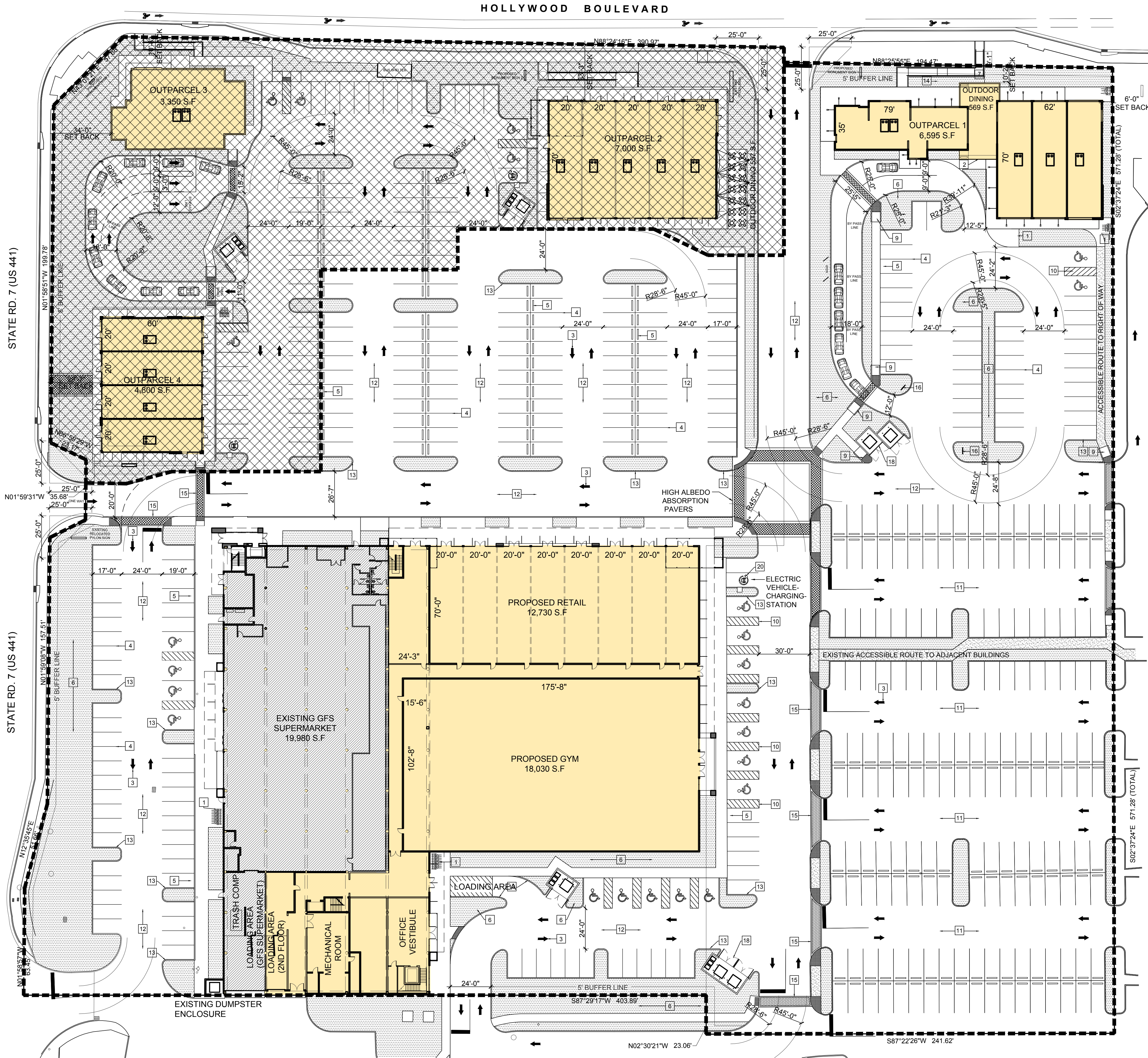
SHEET NAME

PROPOSED OVERALL SITE PLAN

SHEET NUMBER

SP-1.0

FINAL TAC



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

LEGEND

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

PARCEL INFORMATION:

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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	PROVIDED	
	65'-0"	38'-9"	
PARKING:			
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	3
ELECTRIC VEHICLE		0	2
PARKING REDUCTION			
BICYCLE RACK *	5%	1 PER 20 PS REQUIRED	22
PUBLIC PLAZAS **	5%		22
TOTAL PARKING REQUIRED	442 PS (10% REDUCTION)=	398	397
* 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 & 9/SP-5.0
19	PROPOSED LOADING SPACES.
20	PROPOSED ELECTRIC VEHICLE PARKING SPACE.

DTDesignTechInternational

Associates, Inc. AA26001933

Architecture • Planning • Interior Design

14125 N.W. 80th Ave, Suite 303

Miami Lakes, FL 33016

F. 786-235-9097

F. 305-362-4420

dinfo@dtarchitect.com

www.dtarchitect.com

STATE OF FLORIDA

CARLOS PIZARRO

AR0013079

03/26/2019

REGISTERED ARCHITECT

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:

03/26/2019

Drawn by:

JC

Checked by:

CC / CP

SHEET NAME

PHASING PLAN

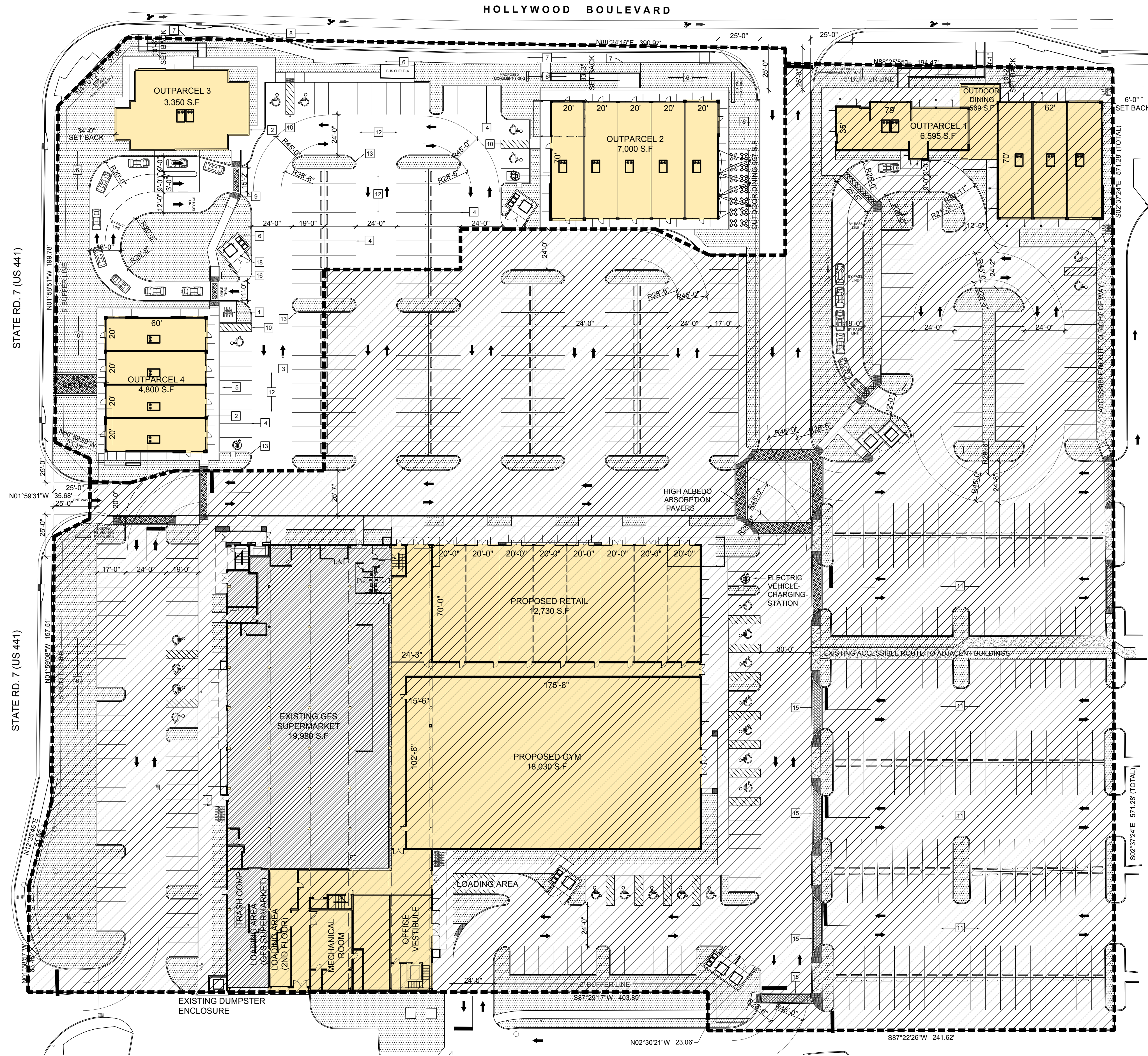
PHASE 1

SHEET NUMBER

SP-2.0

FINAL TAC

G:\115987-0_Eli's Shopping Center\Drawings\Architectural\PHASING PLAN\PHASING PLAN PHASE 1.dwg, 3/26/2019 2:10:10 PM, 1/1000



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

LEGEND

	PHASE 2		BUILDING AREA
	PHASE 1		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)

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)= 64 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.
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Carlos Pizarro, R.A.
AR - 0013079

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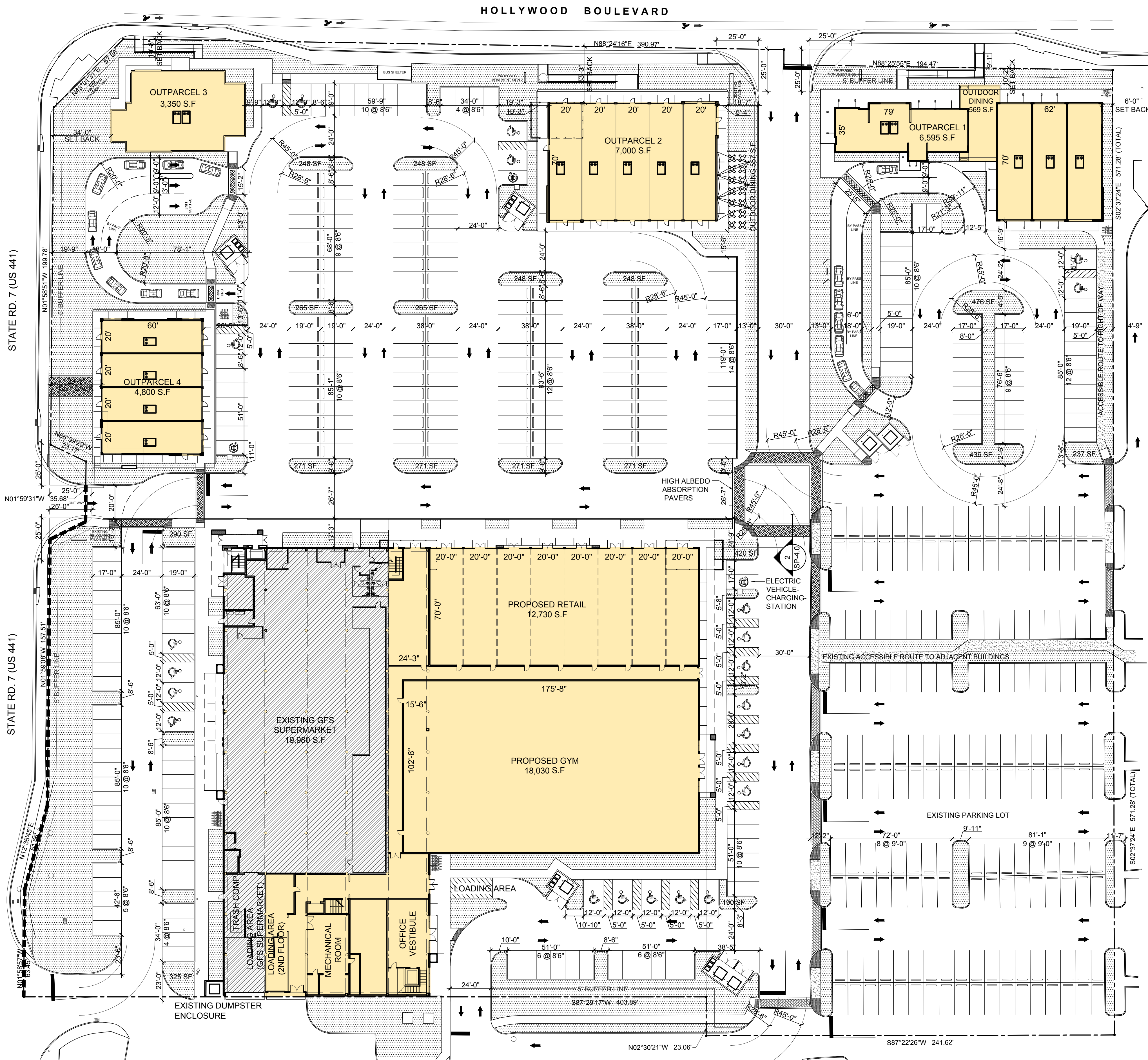
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**PHASING
PLAN
PHASE 2**

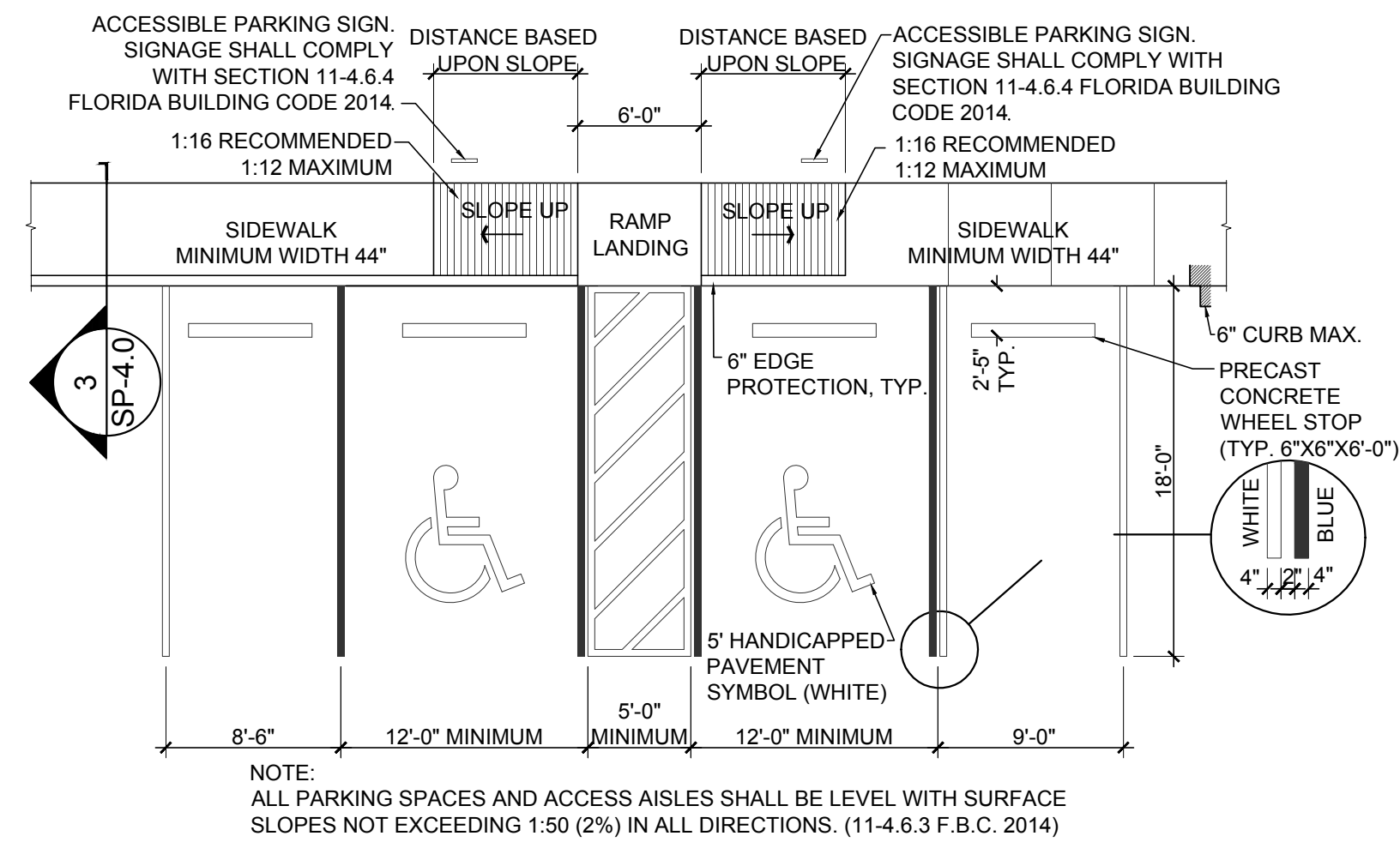
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SP-3.0

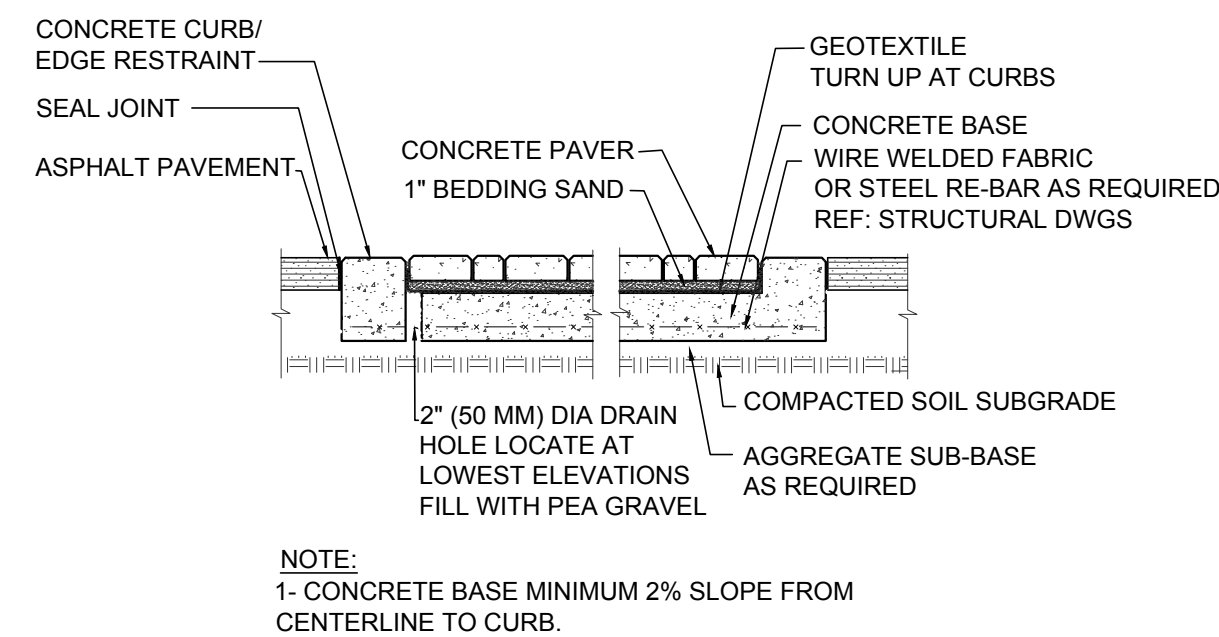
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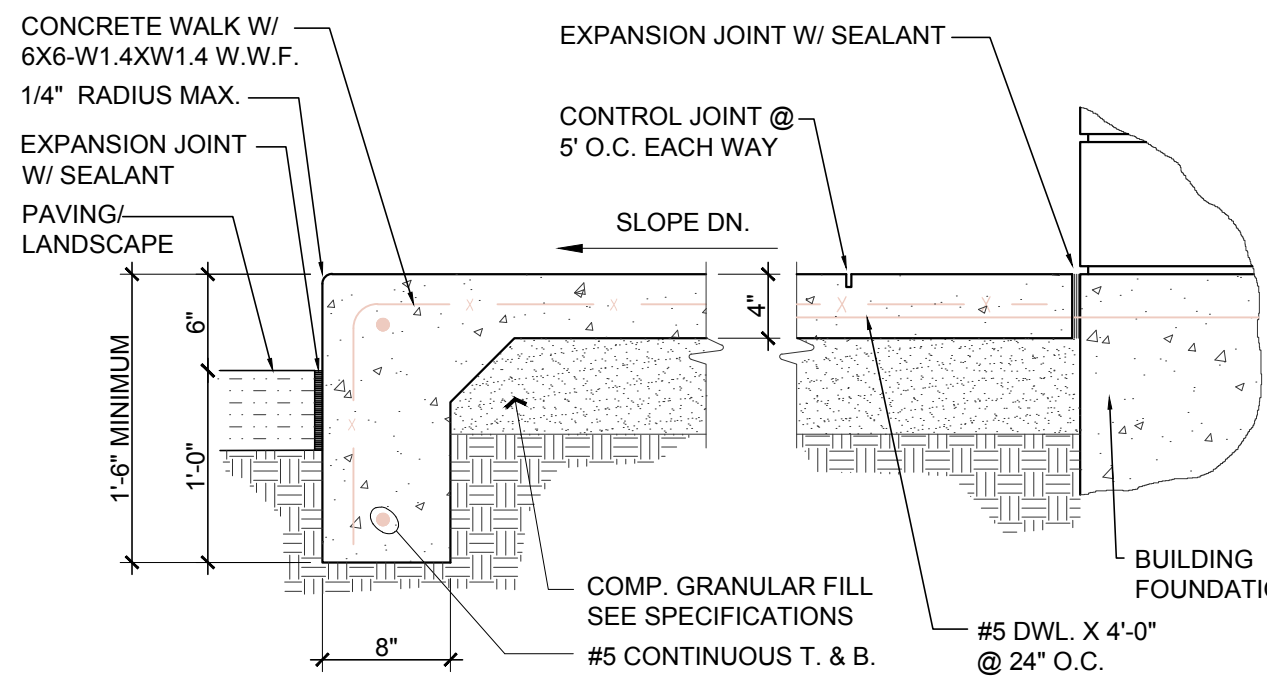
PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"



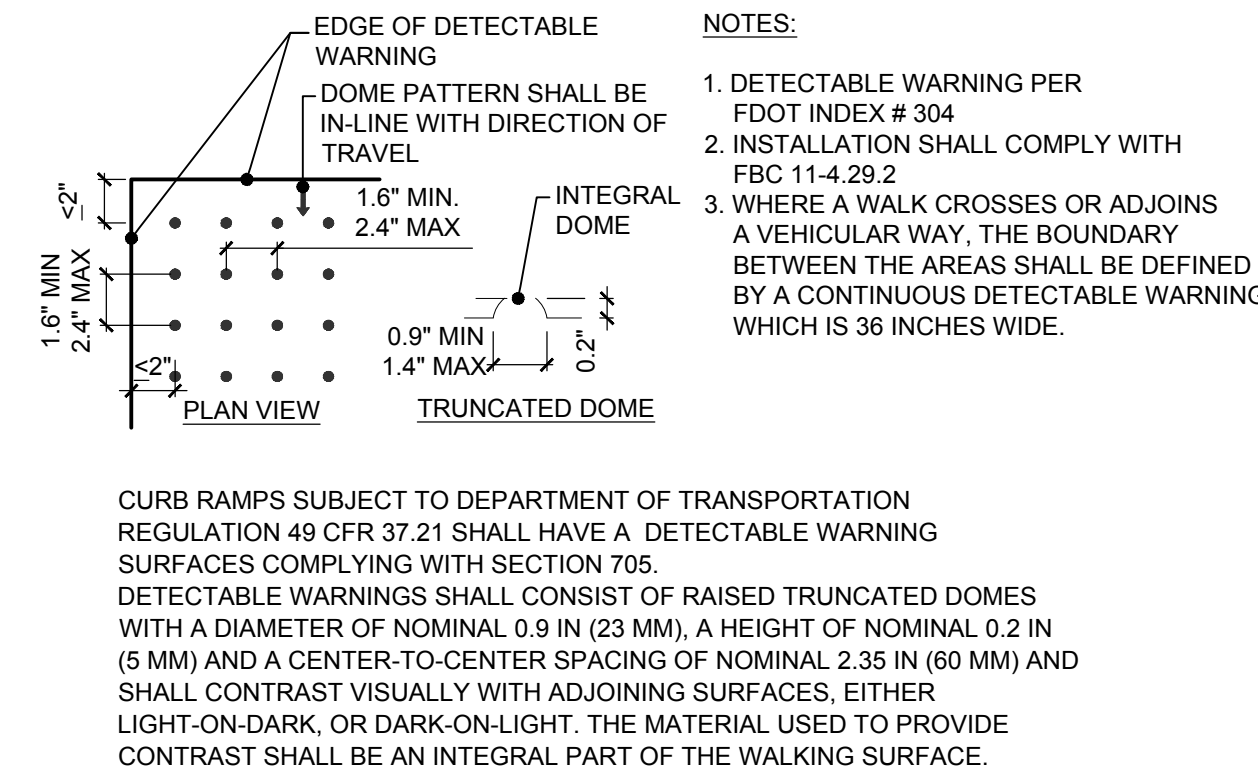
PARKING DETAIL
SCALE: 1/8" = 1'-0"



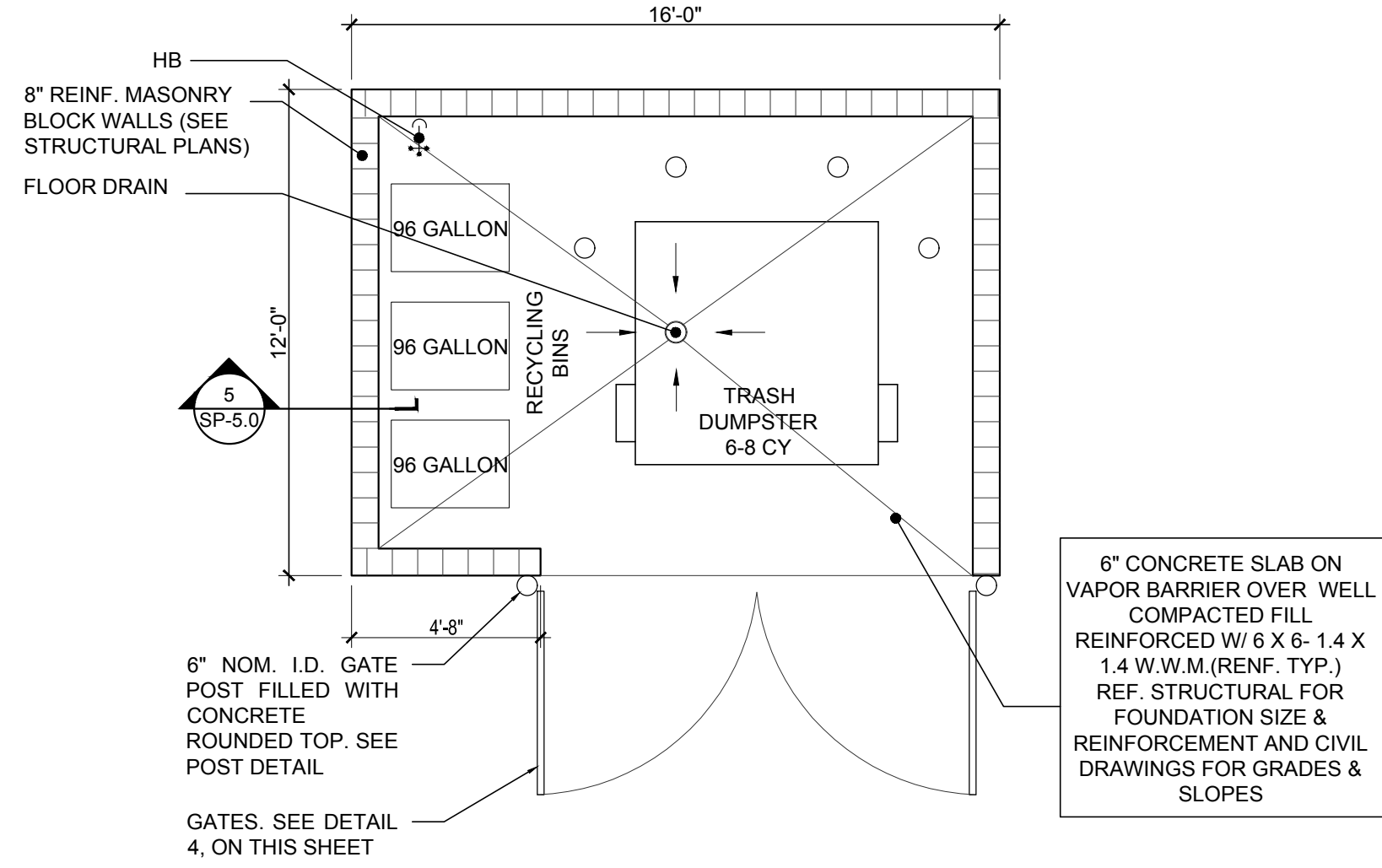
PAVERS SECTION
SCALE: 1/4" = 1'-0"



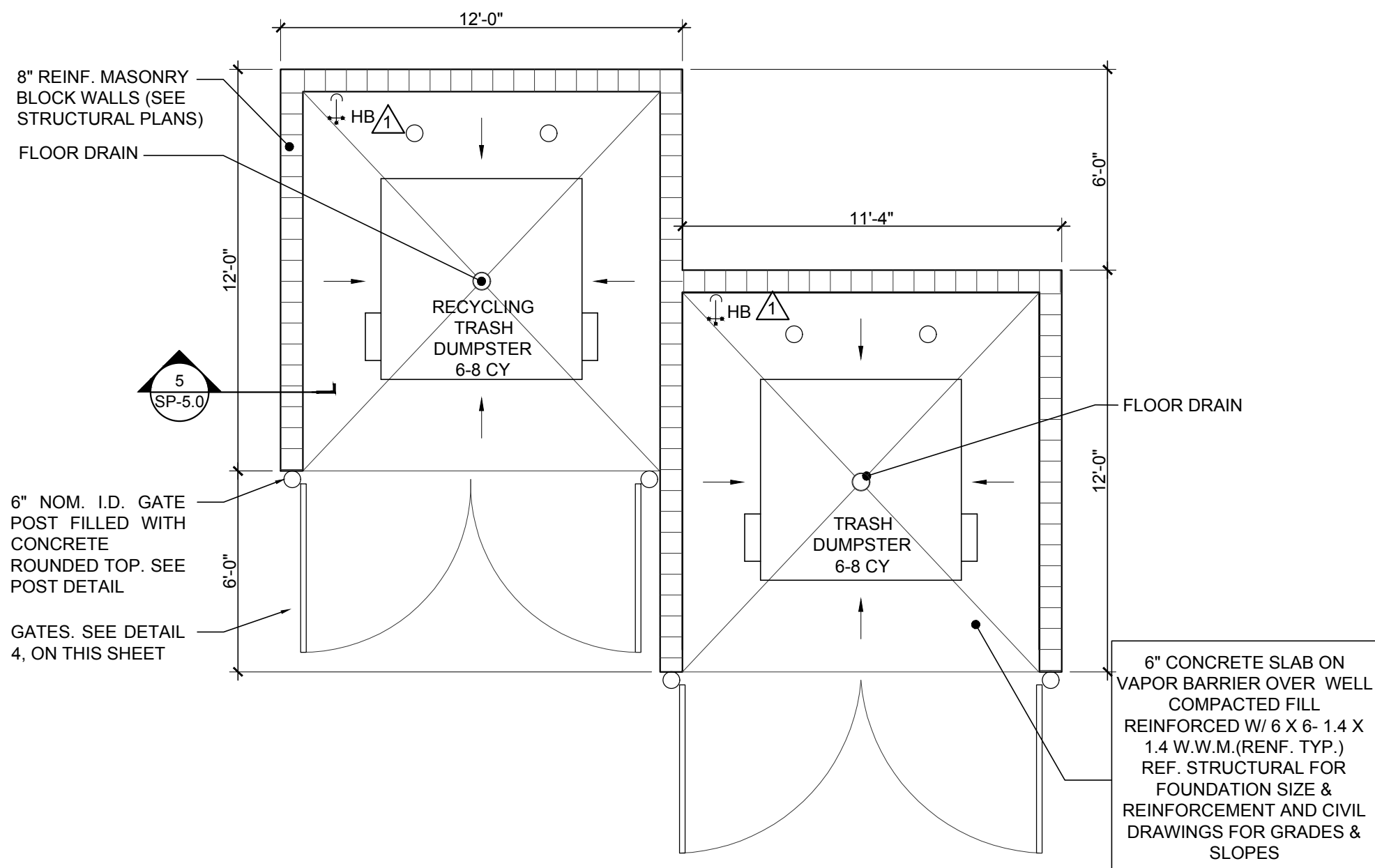
CONCRETE SIDE WALK SECTION
SCALE: 1/4" = 1'-0"



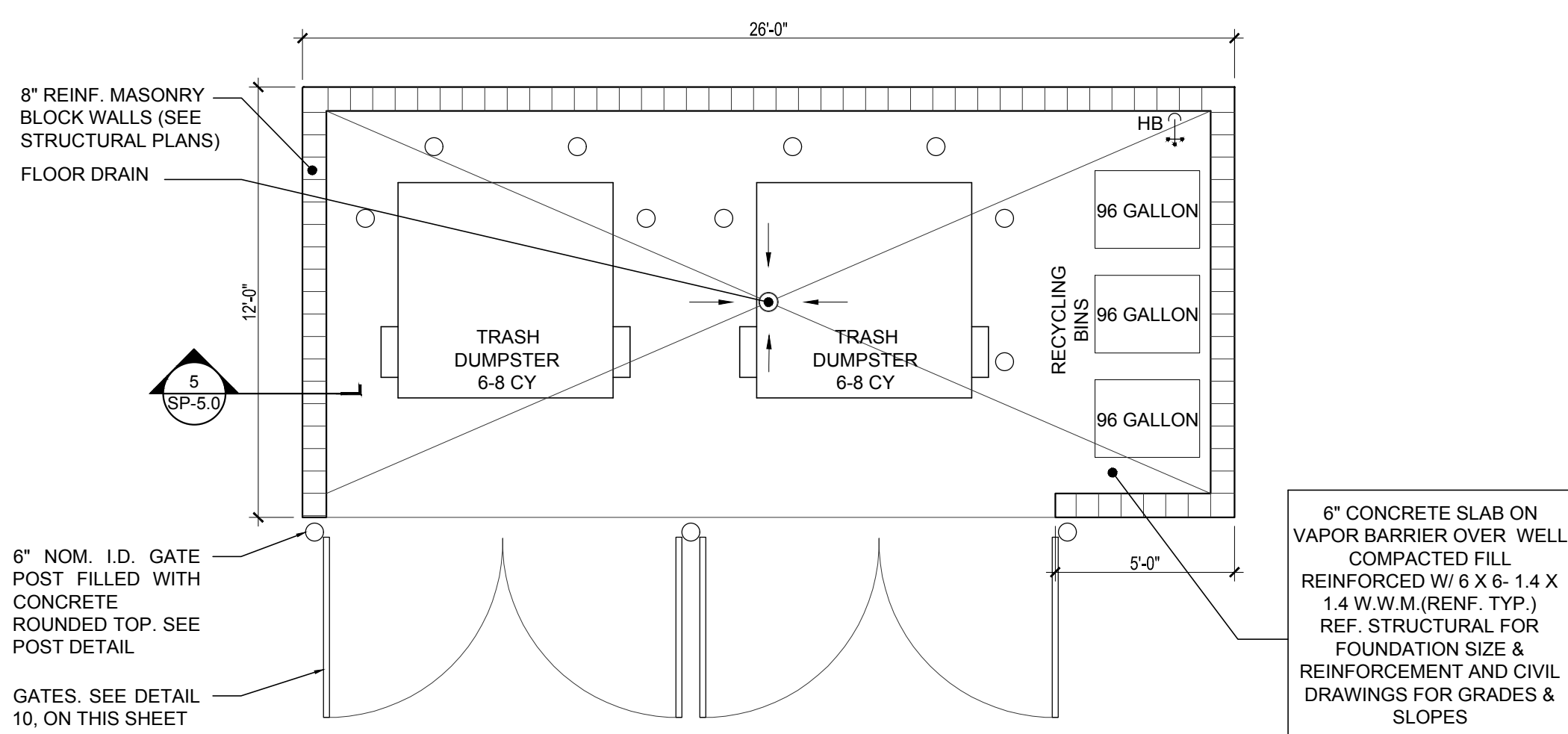
DETECTABLE WARNING SURFACE DETAIL
SCALE: 1/4" = 1'-0"



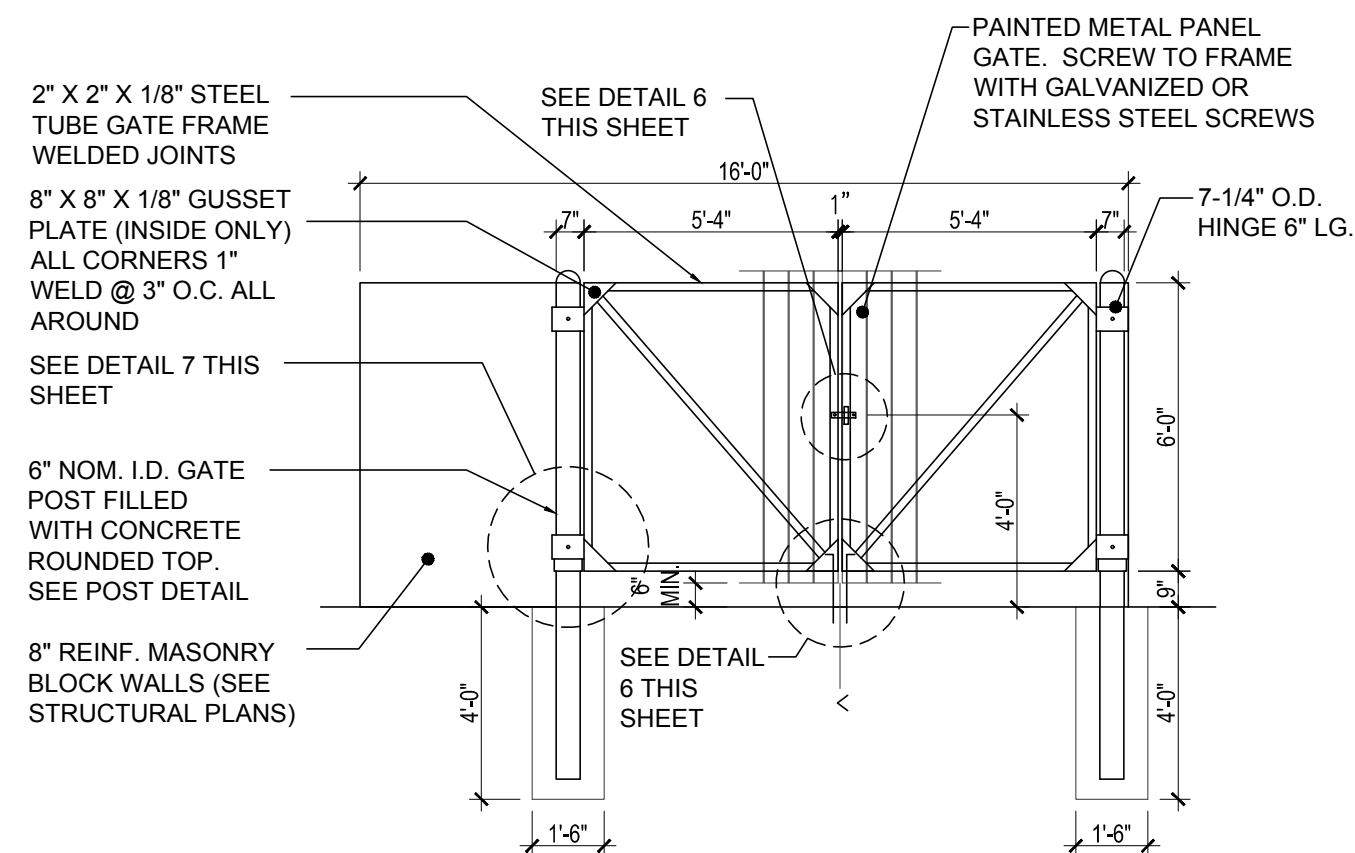
1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



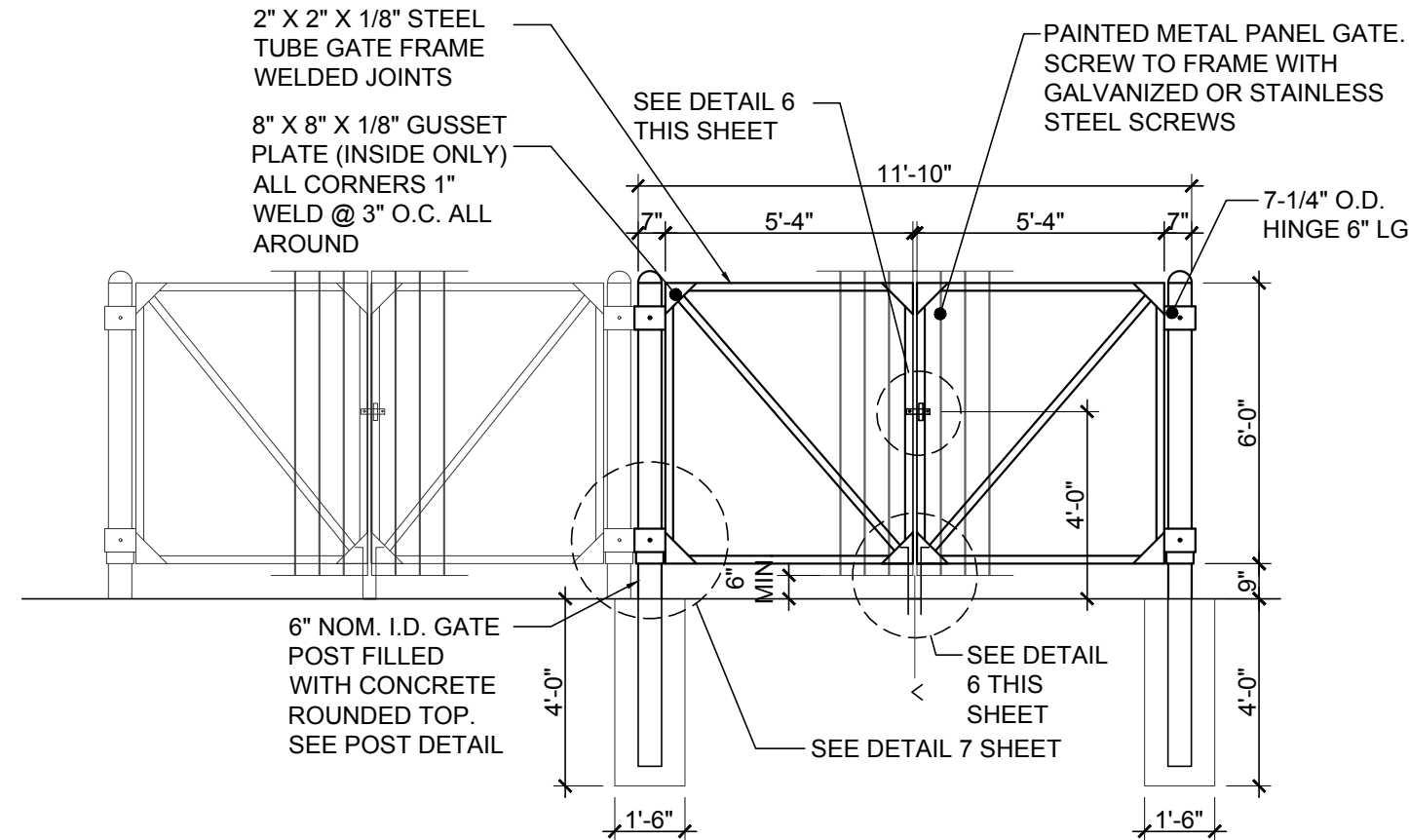
2 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



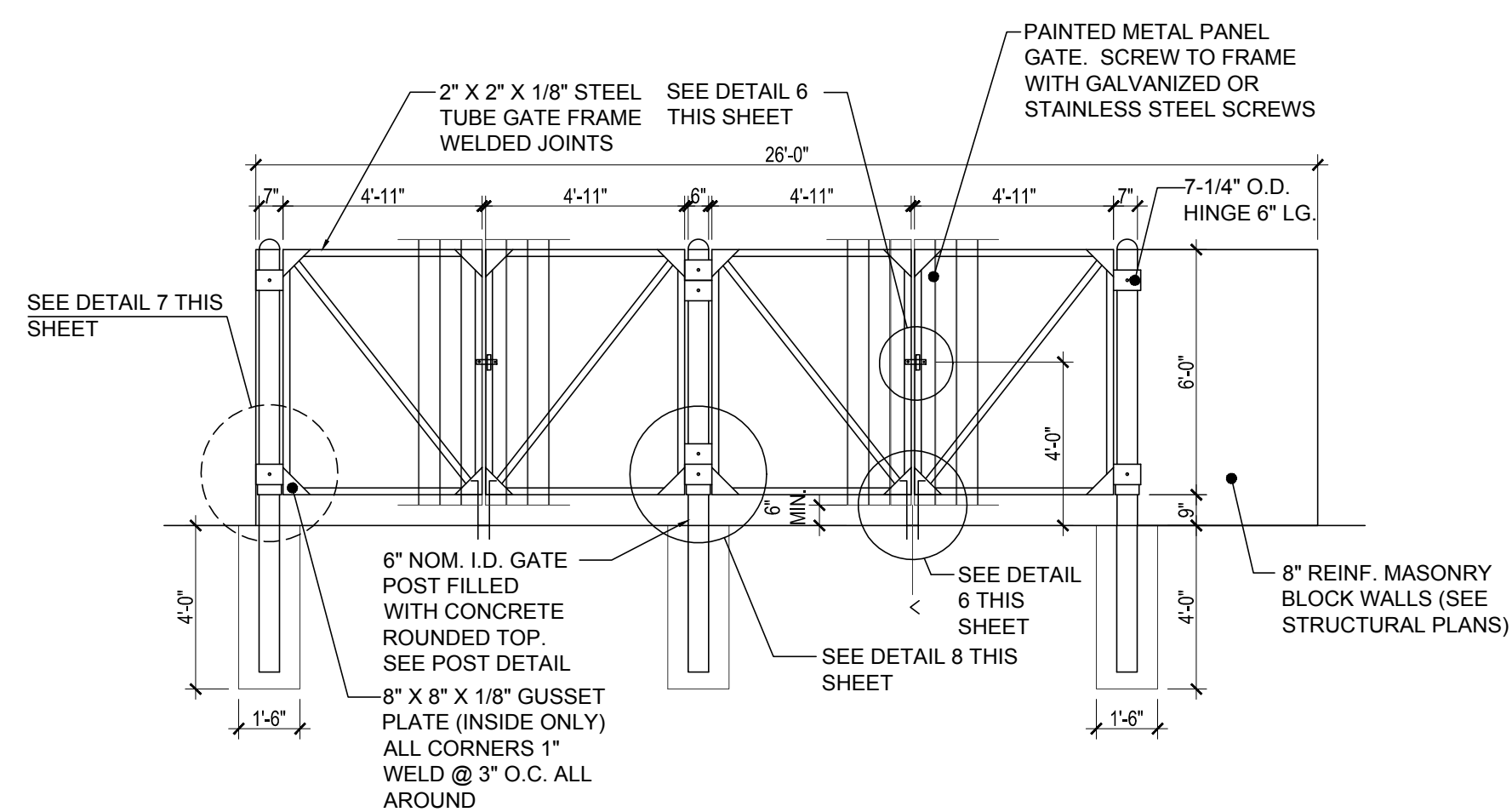
9 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



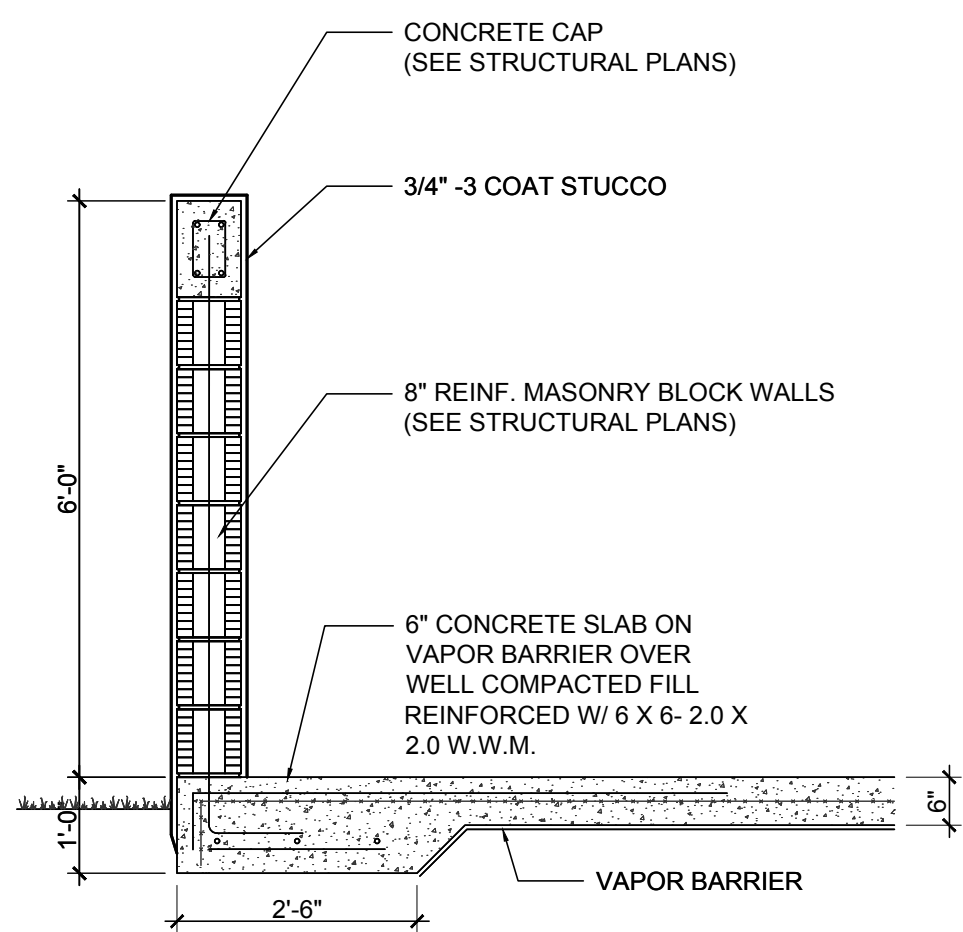
3 GATE DETAIL. DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



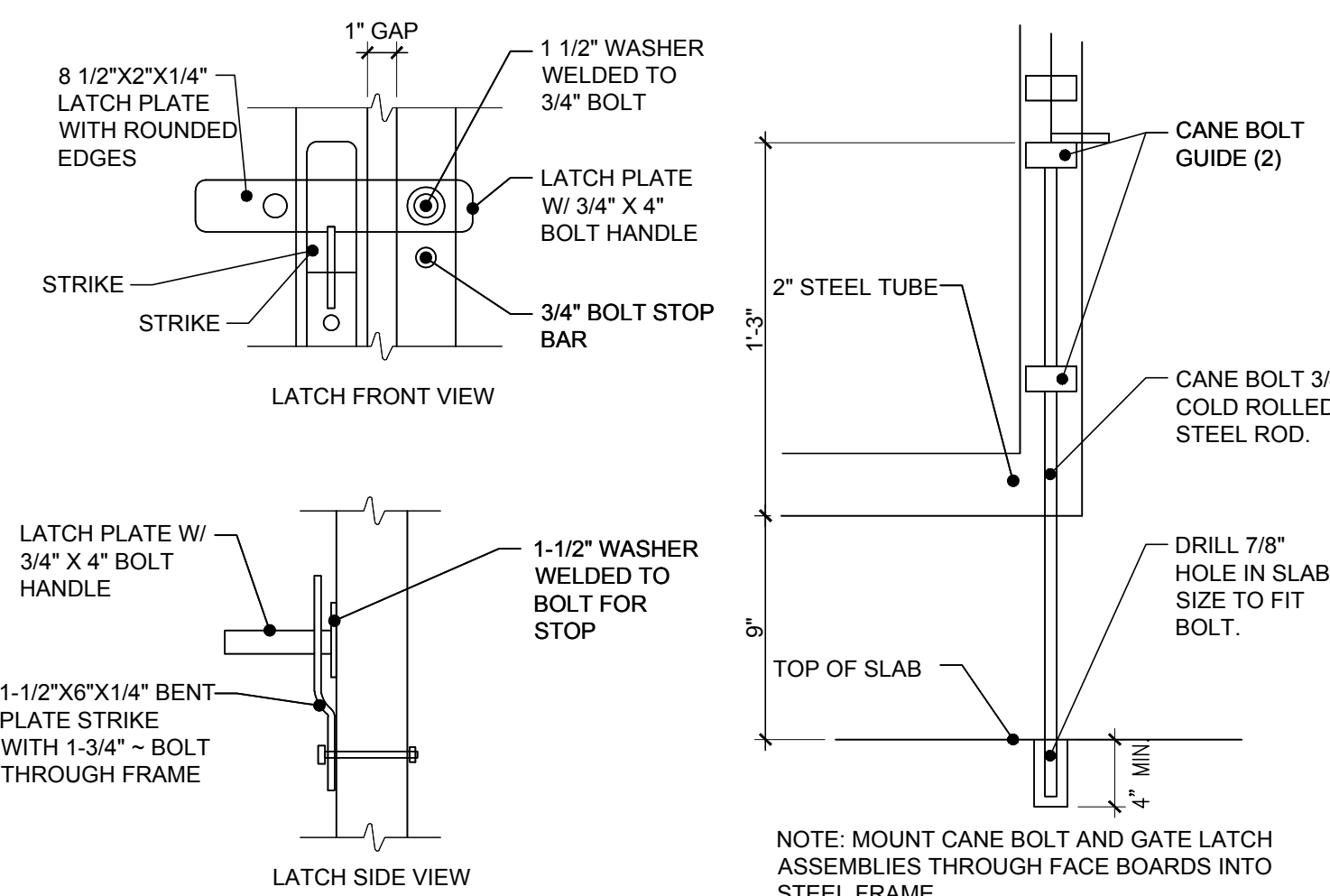
4 GATE DETAIL. DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



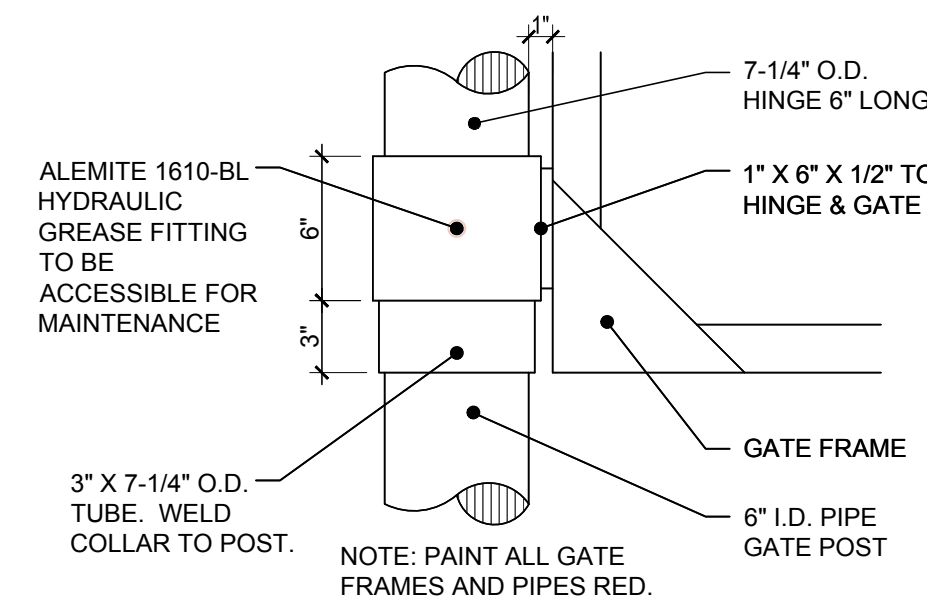
10 GATE DETAIL. DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



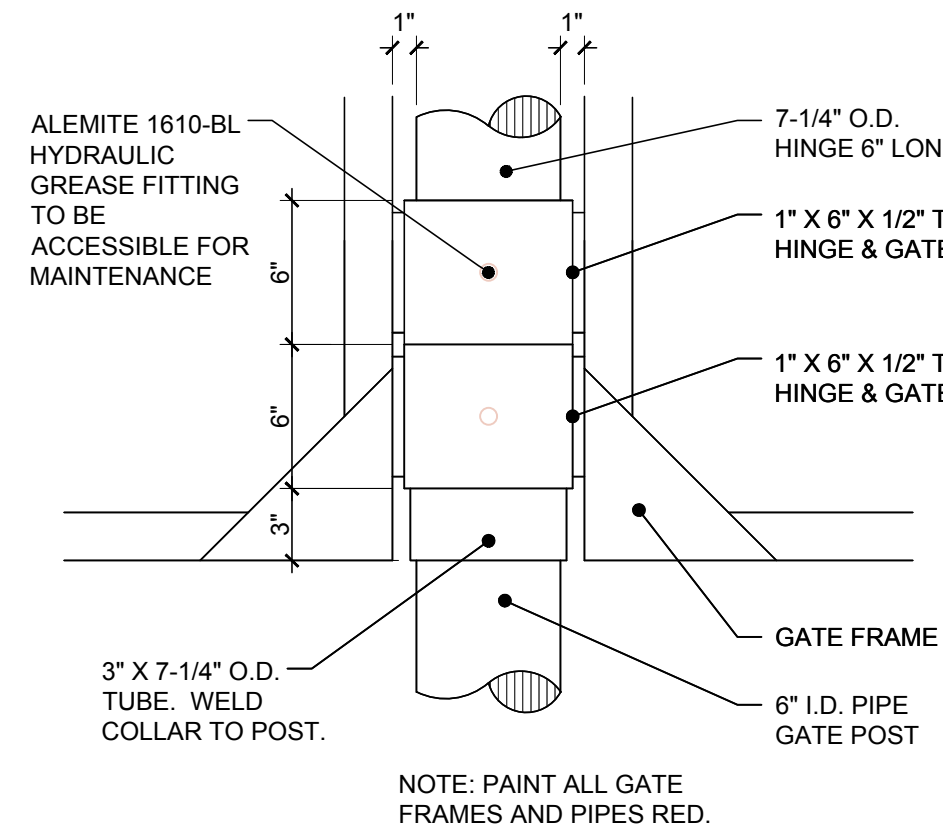
5 WALL SECTION.DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



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"