

ZONING: RM-18
LAND USE: MEDIUM RESIDENTIAL

PHASE II
FUTURE
DEVELOPMENT/
AUTO STORAGE

NOT INCLUDED
IN THIS REQUEST

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SITE DATA		
SURVEYOR	ACCURATE LAND SURVEYORS, INC. 1150 E. Atlantic Blvd Pompano Beach, FL 33060	
OWNER	HOLLYWOOD IMPORTS LTD INC 1450 N. State Road 7 Hollywood, FL 33021	
APPLICANT	BOHLER ENGINEERING Radice III 1000 Corporate Drive Suite 250 Fort Lauderdale FL 33334 (954) 202-7000	
ADDRESS	1450 N. State Road 7 Hollywood, FL	
CURRENT USE:	Auto Sales, Repair and Service	
PROPOSED USE:	Auto Sales, Repair and Service	
ZONING DESIGNATION	SR7 CCD LHC (SR7 Commercial Core District Low Hybrid Sub Area) Revised as C-4 (Medium High Intensity Commercial)	
LAND USE DESIGNATION	GENERAL BUSINESS	
DISTRICT REQUIREMENTS	PER CODE	PROVIDED
MAX HEIGHT	175'	30'
MIN. LOT SIZE	N/A	4.65 AC
SETBACKS		
BLDG A		42'
NORTH (ADJACENT TO RESIDENTIAL)	25' (15' + 10' PER FLOOR)	38'
SOUTH (ADJACENT TO COMMERCIAL)	0	380'
EAST (ADJACENT TO COMMERCIAL)	0	42'
WEST (ADJACENT TO RESIDENTIAL)	25'	26'
BLDG B		
NORTH (ADJACENT TO COMMERCIAL)	0	30'
SOUTH (ADJACENT TO COMMERCIAL)	0	211'
EAST (ADJACENT TO COMMERCIAL)	0	237'
WEST (ADJACENT TO COMMERCIAL)	0	278'
BLDG C		
NORTH (ADJACENT TO COMMERCIAL)	0	93'
SOUTH (ADJACENT TO COMMERCIAL)	0	140'
EAST (ADJACENT TO COMMERCIAL)	0	220'
WEST (ADJACENT TO COMMERCIAL)	0	261'
BLDG D		
NORTH (ADJACENT TO COMMERCIAL)	0	573'
SOUTH (ADJACENT TO COMMERCIAL)	0	13'
EAST (ADJACENT TO COMMERCIAL)	0	118'
WEST (ADJACENT TO COMMERCIAL)	0	174'

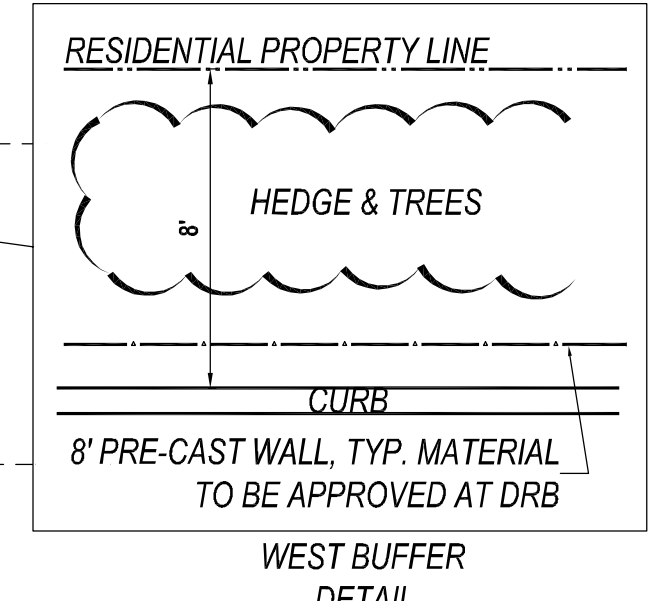
DEVELOPMENT AREAS		SF	ACRES		
PROJECT GROSS ACREAGE		239,928	5.51		
PHASE ONE AREA (AFFECTED AREA)		201,991	4.64		
PHASE TWO AREA (FUTURE DEVELOPMENT)		37,937	0.87		
PHASE ONE DEVELOPMENT AREAS		EXISTING SF	EXISTING %	PROPOSED SF	PROPOSED %
IMPERVIOUS - MAX 90%		179,177	88.7	172,525	85.4
PERVIOUS - MIN 40%		22,814	11.3	29,466	14.6
VUA Landscape		12,944		15,871	
Landscape Buffer		9,870		13,595	
VEHICLE USE AREA		120,073	59.4	116,676	57.8
Sidewalk, Curb, & Brick Paver Display Area		23,843	11.8	13,031	6.4
BUILDING COVERAGE		35,261	17.5	42,818	21.2
TOTAL BUILDING SQUARE FOOTAGE		41,371	20.5	51,936	25.7
BLDG A		32,014		43,488	
BLDG B		2,148		2,148	
BLDG C		4,000		4,000	
BLDG D		2,300		2,300	
BLDG E		909		0	
LOADING ZONE			2 REQUIRED		2 PROPOSED
PARKING CALCULATIONS		BLDG	SQUARE FOOTAGE	REQUIRED PARKING	
VEHICLE SALES, AUTO REPAIR, OFFICE @ 1 SPACE PER 400 SF		A	34,450	86	
WAREHOUSE @ 1 SPACE PER 1000 SF		A	9,038	9	
VEHICLE SALES, AUTO REPAIR, OFFICE @ 1 SPACE PER 400 SF		B	2,148	5	
VEHICLE SALES, AUTO REPAIR, OFFICE @ 1 SPACE PER 400 SF		C	4,000	10	
VEHICLE SALES, AUTO REPAIR, OFFICE @ 1 SPACE PER 400 SF		D	2,300	6	
OUTDOOR SALES AREA / VEHICLE INVENTORY @ 1 SPACE PER 10,000 SF		N/A	31,937	4	
TOTAL REQUIRED PARKING				120	
TOTAL PROVIDED PARKING				120	

* FOR PHASE I, PARKING AREAS SHOWN ON NORTHERN PARCEL & ABANDONED CLEVELAND ST. = 76 SPACES, PARKING ON SOUTHERN PARCEL = 44 SPACES

Variance Requests	Standard	Required	Provided
no new garage doors shall be placed within 100' of residentially zoned properties		100'	26' (W. Prop. Line)
one wall sign is allowed per street frontage		1	4 (E. Façade)
Parking spaces not less than 10' from property line		10'+	4.5' (N. Prop. Line)

* EXISTING BUILDING A 35' FROM EAST PROPERTY LINE.

ZONING: TRAILER DISTRICT
LAND USE: MEDIUM RESIDENTIAL



LEGEND	
	PROPOSED PAVEMENT
	PROPOSED PAVERS
	PROPOSED CONCRETE

ZONING: OPEN SPACE DISTRICT
LAND USE: COMMUNITY FACILITIES

BLDG A
OVERALL = 43,488
VEHICLE SALES,
AUTO REPAIR, OFFICE = 34,450
PARTS WAREHOUSE = 9,038
TOP OF PARAPET = 27'-6"

EMPLOYEE
PARKING

OUTDOOR
DISPLAY SALES
(4,975 SF)

CUSTOMER
PARKING

NOTE:
NO BURGLAR ALARMS SHALL BE PLACED FACING RESIDENTIALLY ZONED PROPERTIES.

STATE ROAD NO. 7

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
BIRMINGHAM, AL
BOULDER, CO
DENVER, CO
FORT LAUDERDALE, FL
FORT MYERS, FL
HOLLYWOOD, FL
MEMPHIS, TN
MIAMI, FL
NORFOLK, VA
ORLANDO, FL
PHOENIX, AZ
SAN ANTONIO, TX
TAMPA, FL
TALLAHASSEE, FL
TUCSON, AZ
WASHINGTON, DC
WILMINGTON, DE

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REV.	DATE	REVISIONS	COMMENT	BY

PERMIT SET

PROJECT No.: F080021
DRAWN BY: JMC
CHECKED BY: JMC
DATE: 07/31/2009
SCALE: AS NOTED
CAD I.D.: 04-SITEPLAN

PROPOSED BUILDING ADDITION

FOR
MAROONE HONDA OF HOLLYWOOD

HOLLYWOOD IMPORTS, LTD. INC.
1450 N. STATE ROAD 7
CITY OF HOLLYWOOD
BROWARD COUNTY
FLORIDA

BOHLER ENGINEERING

RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
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JASON M. GUNTHER

PROFESSIONAL ENGINEER
February 24, 2010
FLORIDA LICENSE NO. 58629
FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

SITE PLAN

SHEET NUMBER:
C-4

REVISION 0