

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
PLANNING AND DEVELOPMENT SERVICES**

DATE: November 4, 2010 **FILE:** 10-V-67
TO: Development Review Board
VIA: Andria Wingett, Planning Manager *AW*
FROM: Leander Hamilton, Planning & Development Services Administrator *LH*
SUBJECT: Variance to reduce the required parking lot setback for the property located at 5999 Funston Street (New & Used Tire Outlet).

REQUEST

Variance to waive the required 5 foot parking lot setback to provide a range of approximately 3 feet to 0 feet on the west side.

RECOMMENDATION

Variance: Approval, with the condition all improvements (trees, shrubs, sod, etc) as reflected on the Site Plan included in Attachment A are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).

REQUEST

This request is for one Variance for the New & Used Tire Outlet on the northeast corner of Funston Street and State Road 7. FDOT is purchasing a 10 foot landscaped portion of the property along State Road 7. The acquired right-of-way will be used to accommodate improvements associated with the road widening including a new drive lane, sidewalk, and a bicycle lane.

Upon completion of the widening, a narrow strip of land will remain between the building and property line. Since building setback requirements for this Zoning District are minimal no Variance is needed for this portion of the site. Once reduced, the 12 foot setback/landscape buffer between the one existing parking space in this area and the property line will range from 3 feet to 0 feet. While this is not an ideal outcome, this design has the least amount of impact and allows the site to maintain full functionality and its required amount of parking.

One tree will be removed and replaced in the landscape island abutting the single space along State Road 7. Additionally, the design proposes the required screening hedge. No other Variances are being requested at this time.

SITE BACKGROUND

Applicant: Florida Department of Transportation
Address/Location: 5999 Funston Street (New & Used Tire Outlet)
Gross Size of Property: 0.04 acres (approximately)
Present Zoning: US 441/State Road 7 Commercial Corridor District – Low Hybrid South Commercial Sub Area (SR7 CCD – LHSC)
Present Land Use: Transit Oriented Corridor (TOC)

ADJACENT ZONING

North: US 441/State Road 7 Commercial Corridor District – Low Hybrid South Commercial Sub Area (SR7 CCD – LHSC)
South: US 441/State Road 7 Commercial Corridor District – Low Hybrid South Commercial Sub Area (SR7 CCD – LHSC)
East: US 441/State Road 7 Commercial Corridor District – Low Hybrid South Commercial Sub Area (SR7 CCD – LHSC)
West: US 441/State Road 7 Commercial Corridor District – Low Hybrid South Commercial Sub Area (SR7 CCD – LHSC)

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City of Hollywood recognizes State Road 7 as a major transportation corridor and one which is crucial to the success of the western portion of the City. Being established as the first sub-area in the Plan, it is clear the City and its residents are committed to the revitalization of this corridor.

The following City-Wide Master Plan Policies are applicable to this project:

- Policy 1.1: Place a priority on the US 441/SR 7 Corridor for redevelopment opportunities, influence FDOT on design of the highway, and create innovative zoning to implement future plans.*
- Policy 1.24: Create an environment to protect the establishment and enhancement of small business along the US 441/SR 7 Corridor.*
- Policy 1.27: Assist FDOT regarding the redesign of the US 441/SR 7 Corridor through the City of Hollywood to ensure that FDOT's redesign plans complement and support the City's plans as well as accommodate FDOT's construction needs.*
- Policy 1.47: Promote the development of US 441/SR 7 as a major transit corridor.*

While the creation of non-conformities as a result of the FDOT takings is not ideal, the proposed design has the least amount of impact on the site. The property will maintain its required parking and increase the amount of existing landscaping. New trees and shrubs will enhance this space and provide required screening.

VARIANCE

Waive the required 5 foot parking lot setback to provide a range of approximately 3 feet to 0 feet on the west side.

The following criteria are listed in the Zoning and Land Development Regulations Section 5.6 J (1) and are utilized in evaluating Variances:

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

ANALYSIS: The purpose of required setbacks is to provide landscaping and safe distances between adjacent structures and right-of-ways. As part of the new design of State Road 7, the majority of this property's eastern parking setback/landscape buffer must be acquired by FDOT.

The existing setback/buffer between the parking space and property line is about 12 feet. Upon completion of the road widening it will range from approximately 3 feet to 0 feet. The acquired area will be used to accommodate the road, sidewalk, and bicycle lane. With this design, this parking space will still be more than 10 feet from the adjacent right-of-way thus providing a safe distance for customers and meeting the intent of the Code.

A new tree and shrubs within the setback area will help improve the Corridor's appearance. The applicant states, "Considering the additional sodded area, the 'visual' landscape buffer will be 3.25 feet at its narrowest point and 5 feet at its widest point. Therefore the proposed variance will not adversely affect the appearance or the stability of the City of Hollywood."

FINDING: Consistent.

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

ANALYSIS: "This retail site is located on a major commercial corridor that consists predominantly of commercial uses. Therefore the current use is compatible with the surrounding land uses and is not detrimental to the community. In addition, the requested variance is compatible with the surrounding land uses and will not be detrimental to the community," expresses the applicant.

Over the years, properties which have no building setbacks from the property line have established parking spaces directly off of the road in unused right-of-way. Although, nonconformities are avoided as much as possible, this proposed design is consistent with the current environment. Parking is maintained onsite and is buffered by landscaping, a 6 foot sidewalk and bike lane. These conditions are still more favorable than those previously referenced. Further, the impacted setback/buffer is designed with new shrubs for screening and proposes to replace a removed tree in the landscape island which is an improvement to the site. Moreover, these changes do not alter the use occupying this property or its operations. To help ensure the best possible outcome which includes the completion of these improvements, staff is suggesting the condition all improvements as reflected on the Site Plan (trees, shrubs, sod, etc) are completed prior to

the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).

FINDING: Consistent, with staff's condition.

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

ANALYSIS: Many policies within the Comprehensive Plan supporting State Road 7 were first established by the City-Wide Master Plan. Sub-Area 1 of the Plan details existing conditions and desired actions for improvement along State Road 7. Part of this includes working with FDOT to create a design which will be beneficial to Hollywood and the community immediately surrounding this corridor. The plan does express a desire to avoid redesigns which result in variances and/or non-conformities; however, in this instance, the proposed Variance is the minimal necessary to accommodate the road improvements. Further it allows the existing business to maximize the use of land by maintaining full operations.

FINDING: Consistent.

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

ANALYSIS: The requested Variance is being made as a result of a State-funded roadway improvement needed to meet transportation/transit demands of a growing population. This Variance is not economically based or self-imposed. Rather, completion of this improvement by FDOT is needed to help the roadway meet required level-of-service standards therefore allowing traffic to flow properly through the City and Broward County.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

RECOMMENDATION

Variance: Approval, with the condition all improvements as reflected on the Site Plan (trees, shrubs, sod, etc) are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use & Zoning Map
ATTACHMENT C: State Road 7 Cure Plan Information

Attachment A

Application Package

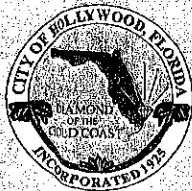
OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): 10-V-107

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/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

- Development Review Board Historic Preservation Board
- Planning and Zoning Board Technical Advisory Committee
- City Commission

Date of Application: September 13, 2010

Location Address: 5999 Funston Street (Parcel 157)

Lot(s): N/A Block(s): N/A Subdivision: N/A

Folio Number(s): 5141 24 15 0790

Zoning Classification: SR 7 CCD LHSCSub Land Use Classification: General Business

Existing Property Use: New & Used Tire Outlet Sq Ft/Number of Units: 2,390 s.f.

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

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

- Economic Roundtable Technical Advisory Committee Development Review Board
- Planning and Zoning Board Historic Preservation Board City Commission

Explanation of Request: Site Plan Modifications and Landscape Setback Variance

Number of units/rooms: N/A Sq Ft: 2,390 s.f.

Value of Improvement: N/A Estimated Date of Completion: 2012

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

Name of Current Property Owner: Osmund Holdings LTD; E Realty Services

Address of Property Owner: 113 Davenport Road Toronto On CA M5R 1H8

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Land Design South of Florida, Inc.

Address: 2101 Centrepark W. Dr. #100 Telephone: 561-478-8501

Fax: 561-478-5012 Email Address: lzolezzi@landdesignsouth.com

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

If Yes, Attach Copy of the Contract.

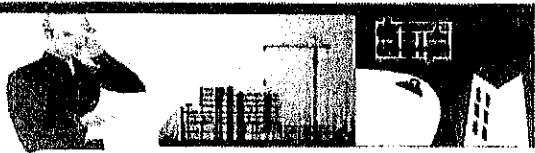
List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

Pursuant to City of Hollywood Land Development Code, Article V, Section 5.3.E.1, for acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.

OFFICE OF PLANNING



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. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning 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: N/A Date: N/A

PRINT NAME: N/A Date: N/A

Signature of Consultant/Representative: ^{FDOT} Date: 06/21/10

PRINT NAME: Lynn Zolezzi, Land Design South of Florida, Inc. Date: 06/21/10

Signature of Tenant: N/A Date: N/A

PRINT NAME: N/A Date: N/A

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

Sworn to and subscribed before me
this N/A day of N/A

N/A
SIGNATURE OF CURRENT OWNER

N/A
Notary Public State of Florida

N/A
PRINT NAME

My Commission Expires: N/A (Check One) N/A Personally known to me; OR N/A

Pursuant to City of Hollywood Land Development Code, Article V, Section 5.3.E.1, for acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.

FDOT CERTIFICATION

This is to certify that I am an authorized representative for the Florida Department of Transportation, and by signing this affidavit, I so hereby authorize the undersigned to serve as agent to submit and represent City of Hollywood applications related to the State Road 7 expansion project.

Signature of FDOT Representative: *Victor Ramos*
Victor Ramos

State of Florida
County of Broward

Subscribed and sworn before me on, 6/17/10 by Ryan Maroney

Personally known
Produced identification

R. Maroney
Signature of Notary Public



(Affix Stamp)

Signature of agent: *Lynn Zolezzi*
Lynn Zolezzi - Land Design South of Florida, Inc.

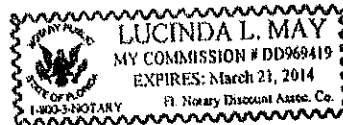
State of Florida
County of Broward

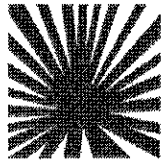
Subscribed and sworn before me on, June 21 2010 by Lynn Zolezzi

Personally known
Produced identification

Lucinda L. May
Signature of Notary Public

(Affix Stamp)





JUSTIFICATION STATEMENT

Request for Regulatory Variance

New and Used Tire Outlet / 5999 Funston Street

Folio ID# 5141 24 15 0790

Hollywood, Florida

Submitted: September 2010

REQUEST

The purpose of this request is to obtain a variance from the City of Hollywood's Zoning and Land Development Regulations for the New and Used Tire Outlet located on the northeast corner of State Road 7 (U.S. 441) and Funston Street. The site is approximately 7,618 sf (0.175 acres) in size.

The site must be reconfigured due to the expansion of State Road 7 by the Florida Department of Transportation (FDOT). Pursuant to City of Hollywood Land Development Code, Article V, Section 5.3.E.1, for acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.

Thus, on behalf of the Florida Department of Transportation, Land Design South of Florida, Inc. is requesting a variance from the landscaping requirements of Article IV, Section 4.3.D.2 of the City's Zoning and Land Development Regulations which requires a five (5) foot wide front landscape buffer.

PROPERTY HISTORY & SITE CHARACTERISTICS

The existing zoning classification for the property is the SR 7 CCD Low Hybrid South Commercial Sub-Area. The property is also located within the C-4 (Medium/High Intensity Commercial) District. A records search in the City of Hollywood uncovered an approved site plan prepared by Summit Technical Architectural Group, Inc., dated 2-15-79, which matches the existing configuration of the site. The subject site is improved with a 1-story auto repair garage building with five (5) bay doors that face Funston Street. The 1979 approved site plan shows the building as 2,399 square feet, with six (6) delineated spaces. Currently, the building is occupied by New & Used Tire Outlet. The subject site has one, wide access point from Funston Street and no access from State Road 7.

ACQUISITION IMPACTS

There are minor impacts to the site related to the road widening. The road widening consists of a nearly rectangular parcel, approximately 10 feet wide and 538 square feet in size. The building will not be affected by the road widening, but the landscape setback between the parking space, south of the building and State Road 7 will be reduced from approximately 12 feet to 3 feet at its widest point and 0 feet at its narrowest point. Per Section 4.3.D.2 of the Hollywood Zoning and Land Development Code, a five (5) foot front landscape buffer is required for properties with six (6) or less parking spaces. After the road widening, the subject site will no longer be compliant with the five (5) foot front landscape buffer requirement.

Per the City of Hollywood Development Regulations for commercial zoning districts, the building setback could be as little as zero (0) feet, so a variance is not needed for front building setback. Parking and site circulation will not be affected by the right-of-way acquisition.

Thus, due to the Florida Department of Transportation acquiring the right-of-way along State Road 7, it is not possible for the above referenced property to meet the section of the City of Hollywood's Zoning and Land Development Code referenced below. Therefore, the Applicant is seeking a regulatory variance from the landscaping requirements outlined in the below section.

VARIANCE REQUEST

Zoning Code Section	Required	Proposed	Variance
Article IV Section 4.3.D.2	5' front landscape buffer	Front landscape buffer, adjacent to parking is approximately 3 to 0 feet wide.	Variance to allow for the reduction of the front landscape buffer to at a width of 3 feet to 0 feet adjacent to a parking space.

REGULATORY VARIANCE CRITERIA

The City of Hollywood has established five (5) criteria that must be met in order to obtain a regulatory variance. These criteria and responses to each criterion are specified below.

Article V, Section 5.3.F.1

Variances. Except as set forth in division F.2. below, no Variance shall be granted by the Development Review Board unless the Board finds that the petitioner has shown that criteria a through d have been met or criteria e is established, then the Variance shall be granted.

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

Per Section 4.3.D.2, a five (5) foot front landscape buffer is required, adjacent to parking areas for properties with six (6) or less parking spaces.

As a result of the right-of-way taking, the landscape buffer adjacent to State Road 7 will be reduced, ranging from approximately 3 foot to 0 feet in width. Although the buffer is below code requirement, per the attached Cure Plan, there will be grassed areas adjacent to the west side of the buffer, detailed as follows:

- *Sodded Utility Strip - 2.25 foot wide sodded utility strip within FDOT right of way, visually adds 2.25 feet to the east side of the landscape buffer.*

Considering the additional sodded area, the "visual" landscape buffer will be 2.25 feet at its narrowest point and over 5 feet at its widest point. Therefore the proposed variance will not adversely affect the appearance or the stability of the City of Hollywood. It is also consistent with the basic intent of Section 4.3.D.2.

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

The existing New and Used Tire Outlet business will not be affected by the State Road 7 road widening. The Applicant is not proposing a change of use for the property. This retail site is located on a major commercial corridor that consists predominately of commercial uses. Therefore the current use is compatible with the surrounding land uses and is not detrimental to the community. In addition, the requested variance is compatible with the surrounding land uses and will not be detrimental to the community. Furthermore, the granting of the variance for the subject property will not affect the use or

development of neighboring properties and will not hinder or discourage appropriate development and/or use of adjacent and nearby lands.

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

The requested variance is consistent with applicable Goals, Objectives and Policies.

Policy 1.9: Coordinate with FDOT to expedite the widening project for the US 441/SR 7 to coincide with proposed impacts.

The requested variance is consistent with Policy 1.9. This variance request is being submitted on behalf of the Florida Department of Transportation in an effort to resolve any site development issues that coincide with the road widening along State Road 7.

Policy 1.21: Create a business development and retention program that provides incentives that encourage businesses to remain in the US 441/SR 7 Corridor.

The Florida Department of Transportation has been working diligently to minimize the impacts of the State Road 7 road widening project on business owners along that corridor. The variances that are being submitted to the City of Hollywood represent FDOT's commitment to retaining the businesses along the State Road 7 Corridor, thus, the requested variance is consistent with Policy 1.21.

Policy 1.24: Create an environment to protect the establishment and enhancement of small business along the US 441/SR 7 Corridor.

The requested variance is consistent with Policy 1.24, as it is FDOT's goal to protect small businesses along the State Road 7 Corridor by minimizing the impacts of the road widening project.

Policy 1.37: Establish policy guidelines and/or code requirements addressing the impacts of eminent domain relating to the US 441/SR7 Corridor.

The Florida Department of Transportation worked with the City of Hollywood in establishing an Eminent Domain Ordinance that addresses the acquisition impacts that occur as a result of the State Road 7 Corridor widening process. Thus, the requested variance is consistent with Policy 1.37.

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

The need for the variance is a result of the Florida Department of Transportation right of way taking along State Road 7 and is not a direct result of an action by the property owner. Therefore, the variance is not economically based or self-imposed.

- e. **That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.**

The requested variance is the minimum necessary variance warranted to maintain the existing building and provide the drive aisle and vehicular movement areas needed to maintain the existing New and Used Tire Outlet business. Thus, the need for the variance is the minimum variance necessary for the property owner to make reasonable use of the property.

Based on the above and attached information, the applicant respectfully requests approval of the proposed variance.



- LEGEND:**
- BUMPER
 - CENTER LINE
 - ⊙ CLEAN OUT
 - COLUMN
 - ⊙ ELECTRIC BOX
 - ⊙ FIRE HYDRANT
 - ⊙ VALVE
 - ⊙ GUT WIRE
 - ⊙ PROPERTY LINE
 - ⊙ LUMINAIRE STANDARD

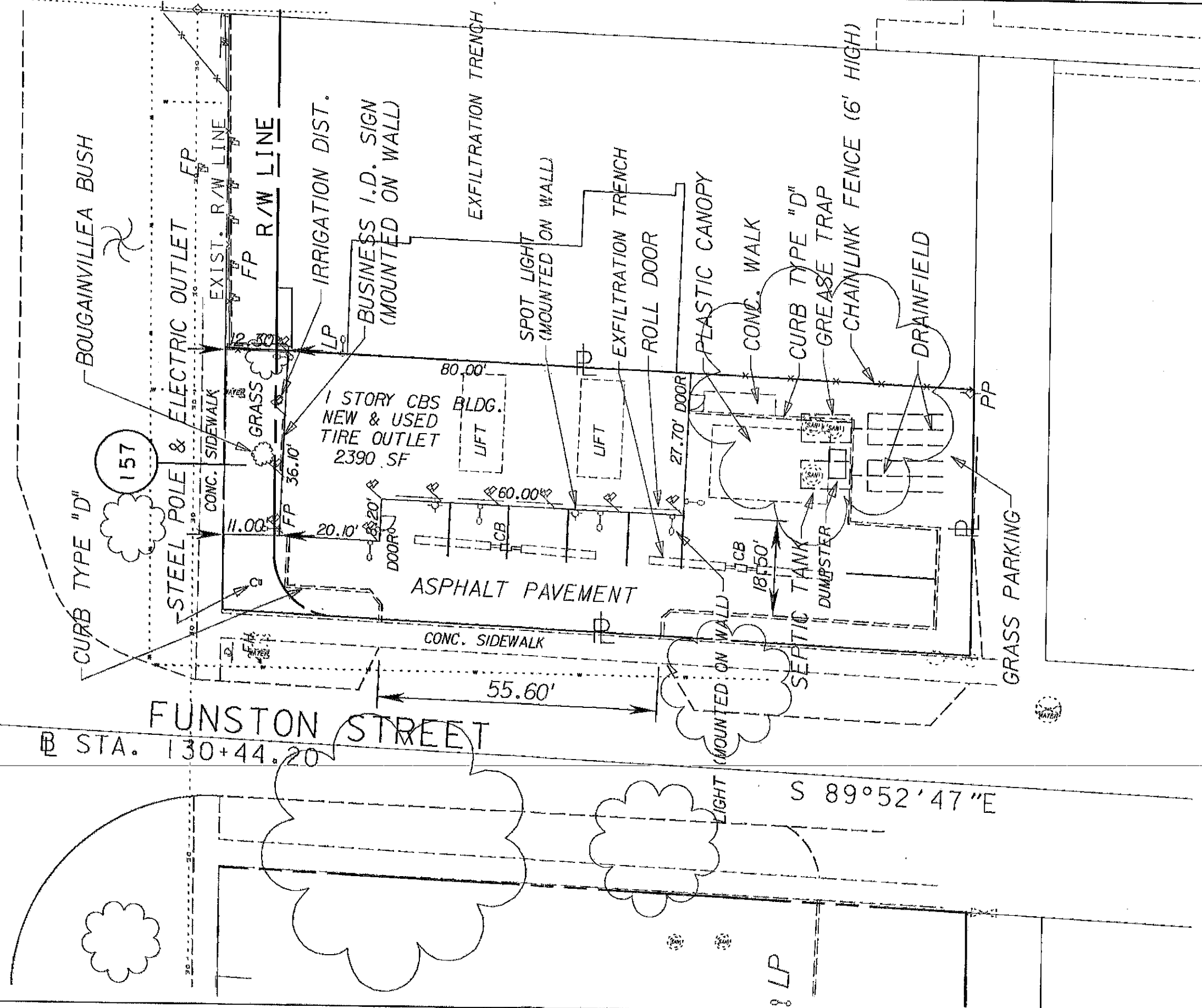
- CABLE T.V. BOX
- ⊙ TELEPHONE
- ⊙ SOUTHERN BELL BOX
- ⊙ FULL BOX
- TREE
- PALM TREE
- MANHOLE
- BASELINE
- TELEPHONE POLE

131

131 SURVEY S.R. 7 (U.S. 441)

N 02°08'08"W

FUNSTON STREET
 STA. 130+44.20



THIS IS NOT A SURVEY

EXISTING CONDITIONS SKETCH
 PARCEL 157

SIXTON ENGINEERING ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 110 PONCE DE LEON STREET, SUITE 100
 ROYAL PALM BEACH, FLORIDA 33411
 PHONE 561-792-3122 FAX 561-792-3168
 FL REGISTRATION# EB0000637, EB0000664

S.R. 7 (U.S.441)
 STATE PROJECT NO. 86100-2527
 F.P.I.D. 227774-1

PROJ. NO. 1448 P15T
 SCALE 1"=20'
 DATE 08/31/2010
 SHEET 3 OF 5



131
 SURVEY | S.R. 7 (U.S. 441)

N 02° 08' 08" W

50:00 (P)

S 02° 08' 08" E
 50.96

EXISTING RAW LINE

RAW LINE

S 02° 08' 08" E
 59.48

N 89° 52' 47" W
 148.51 (P)

S 89° 49' 33"

37

N 89° 52' 47" W
 148.51 (P)

N 02° 13' 29" W
 51.73

N 02° 08' 08" W
 25.00

WEST HOLLYWOOD VILLAS

P.B.

THIS IS NOT

S.R. 7 (U.S.441)

STATE PROJECT NO. 86100-2527

F.P.I.D. 227774-1

SEXTON ENGINEERING ASSOCIATES, INC.

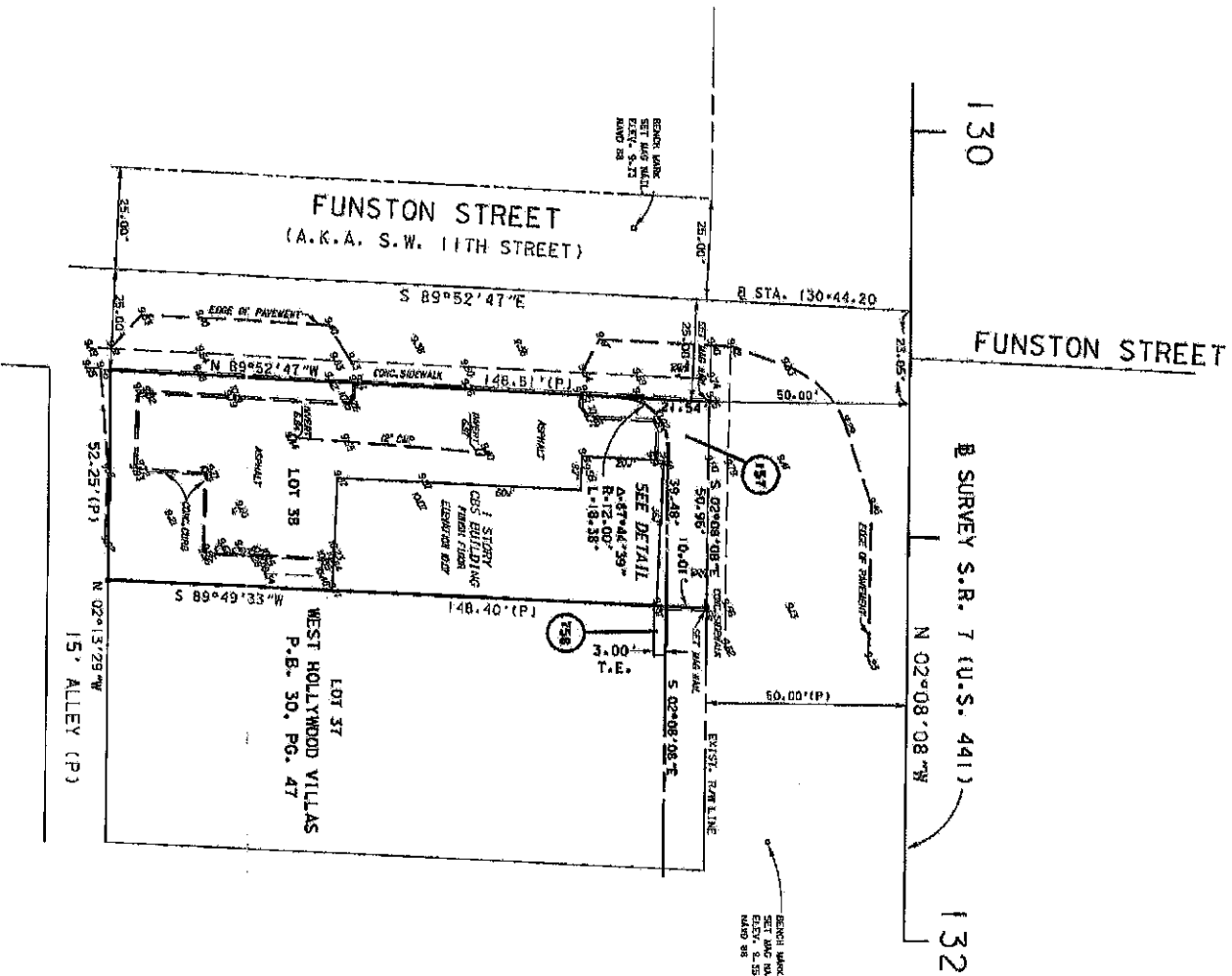
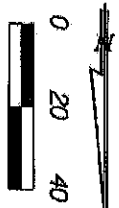
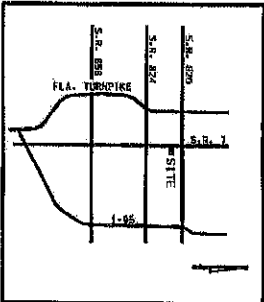
CONSULTING ENGINEERS AND SURVEYORS

80 PONCE DE LEON STREET, SUITE 100
 ROYAL PALM BEACH, FLORIDA 33481
 PHONE 561-792-3122 FAX 561-792-3168
 FL REGISTRATION NO. 180000607, 250002864

AERIAL PLAN
 PARCEL 157

PROJ. NO. 1448 P157
 SCALE 1"=20'

DATE 08/31/2010
 SHEET 1 OF 5

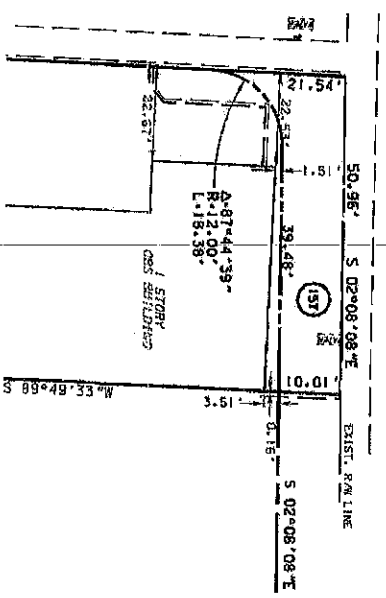


LEGEND

---	COV WIRE
○	BR/LAND
○	SIGN
○	LIGHT POLE
○	POLE
○	WATER METER
□	CATCH BASIN
○	OPENING ELEC.
○	EXISTING ELEVATION
○	SET 3/4" IRAC -0837
○	SET MAIL AND WISDER ELEC.
○	WATER TAP IS
○	TELEPHONE
○	MANHOLE
○	HYDRANT
○	PROPOSED R/W PARCEL NO.

ABBREVIATIONS:

B	BASELINE
FF	FINISH FLOOR ELEVATION
R	RADIUS LENGTH
A	DELTA ANGLE
L	ARC LENGTH
E	CENTER LINE
PG	PLAT BOOK
PG	PAGE
IR	IRON ROD
IR/D	MAIL B DISK
ORR	OFFICIAL RECORD BOOK
EXIST	EXISTING
FOUND	FOUND
IR/C	IRON ROD & CAP
FL	FLORIDA POWER & LIGHT
FL/E	BUTTER EASEMENT
B.E.	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PP	PERMANENT CONTROL POINT
P.F.L.	FINISH FLOOR ELEVATION



LEGAL DESCRIPTION:

LOT 38, BLOCK 3 WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

NOTES:

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE BASELINE OF SURVEY FOR STATE ROAD 7, AS SHOWN ON THE F.D.O.T. RIGHT OF WAY MAP. FINANCIAL PROJECT ID 227774-1-52-01, WHICH BEARS N 02°08'08" W. ALL BEARINGS ARE RELATIVE THERETO.
3. FIELD SURVEY WAS PERFORMED ON 05/17/2010.
4. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED AND ARE NOT COVERED UNDER THE CERTIFICATION SHOWN HEREON.
5. THE PURPOSE OF THIS SPECIAL PURPOSE SURVEY IS INTENDED TO SHOW EXISTING IMPROVEMENTS AND ELEVATIONS
6. BENCH MARK IS A F.D.O.T. NAIL AND DISK STAMPED 2936-TRAY PT, ELEVATION 9.73.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SPECIAL PURPOSE SURVEY OF THE HERON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND ADOPTED IN CHAPTER SJ-17-05, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

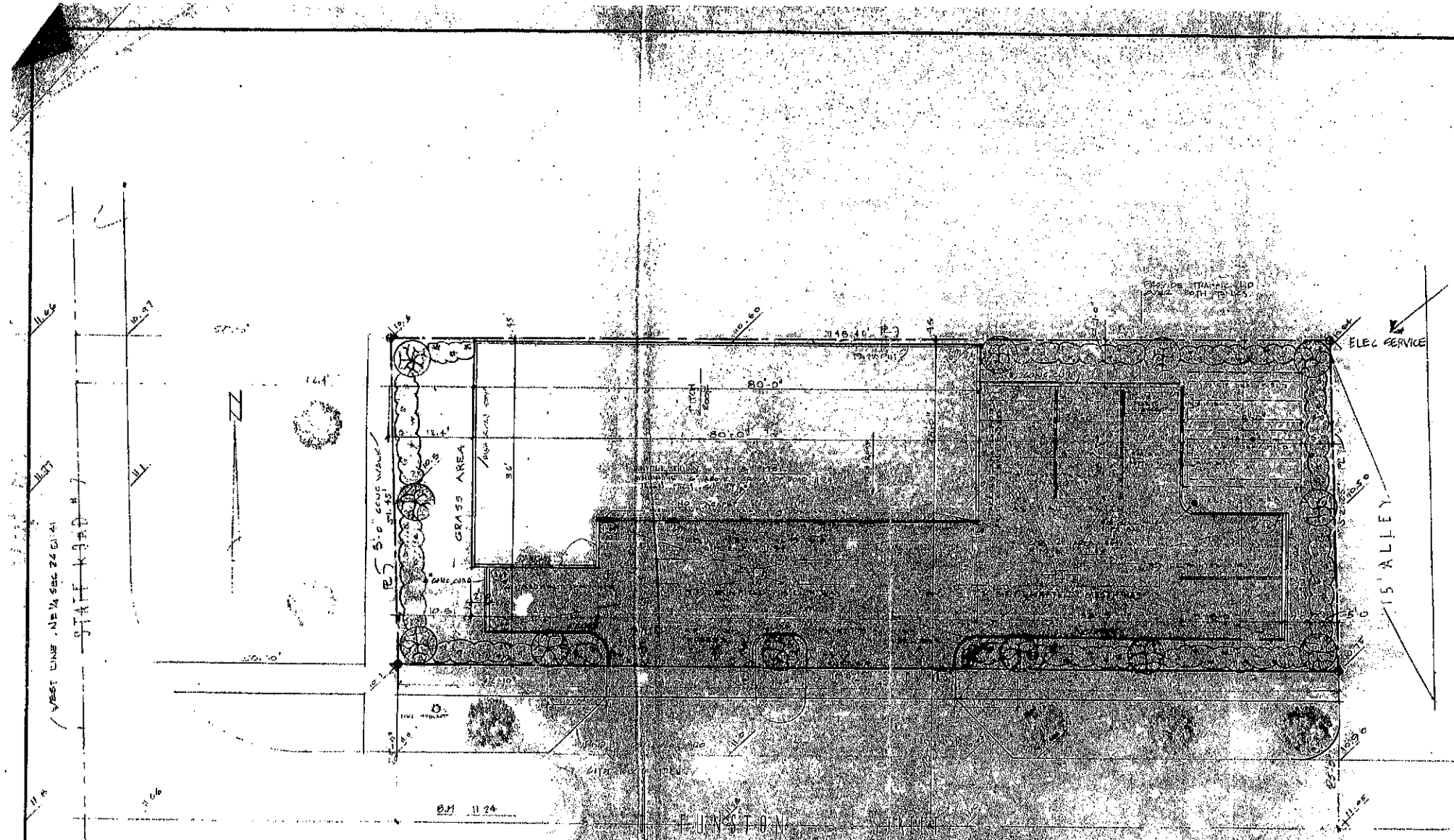
SEXTON ENGINEERING ASSOCIATES INC.
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
LB NO. 58317
PROFESSIONAL SURVEYOR AND MAPPER
MICHAEL D. BONIN
NO. 4396, STATE OF FLORIDA
L.B. NO. 6837

S.R. 7 (U.S.441)
STATE PROJECT NO. 86100-2527
F.P.L.D. 227774-1

SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-792-3122 FAX 561-792-3168
FL REGISTRATION# LB0009837, EB000984

BOUNDARY & TOPOGRAPHIC
SURVEY

PROJ. NO. 1448 P157
SCALE 1"=20'
DATE 09/09/2010
SHEET 1 OF 1



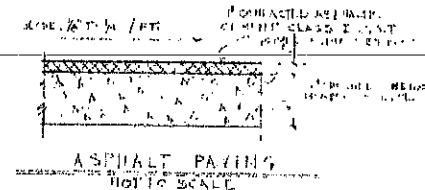
TOTAL LAND AREA 7697 SQ. FT.
 BLDG AREA 2397 + 7697 = 313
 PARKING 2399.400 - 6 SPACES
 PARKING PROVIDED:
 3 SPACES 10'x20'
 2 SPACES 10'x12'
 1 SPACE 12'x20' FOR HANDICAPPED
 LANDSCAPING 1494 SQ. FT. (19.38 %)
 TREES PROVIDED:
 12 BLACKOLIVE 10'HIGH - PERIMETER
 4 BOTTLEBRUSH IN SWALE AREA (2" DBH)
 HEDGES - LIGHT STRUM 2' HIGH 2'x6" O.C.
 PAVED AREA = 4898 SQ. FT.
 $1898' + 2397' = 7296.5' \times 0.0417 = 30416 \text{ CU FT.}$
 SWALAGE PIT REQUIRED TO HANDLE
 STORM WATER.
 30'x46'x5' = 61 LB. CONCRETE
 2" x 20' PER. CATCH BASIN
 PROVIDE AUTOMATIC IRRIGATION HOW
 ALL PLANTS & SOILS ARE
 INCLUDING SWALES
 ALL LANDSCAPE MATERIALS TO BE SUPPLIED
 ALL UNPAVED AREAS TO BE SODDED

LEGAL
 NEIGHBORHOOD
 PLANNING

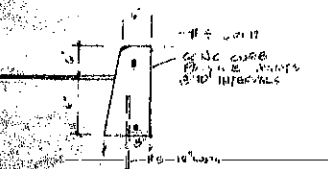
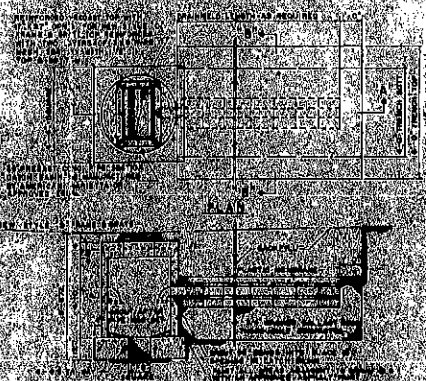
SITE PLAN
 SCALE: 1/8" = 1'-0"

PAVING SPECIFICATIONS

1. FINISHES:
 - A. 1" THICK ORPIMENTATION CONCRETE ON 4" THICK PORTLAND CEMENT CONCRETE
 - B. 4" THICK ASPHALT ON 8" THICK PORTLAND CEMENT CONCRETE
 - C. 4" THICK ASPHALT ON 8" THICK PORTLAND CEMENT CONCRETE
2. THE AREA DESIGNATED FOR THE PROPOSED CONSTRUCTION SHALL BE CLEARED OF ALL VEGETATION, STUMPED, AND ROOTS SHALL BE REMOVED TO A MINIMUM OF 12" BELOW FINISH GRADE. SOILS SHALL BE TESTED TO DETERMINE NECESSARY TO BE REMOVED OR ENHANCED TO MEET THE SPECIFICATIONS.
3. PRODUCTS:
 - A. 1" THICK ORPIMENTATION CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH CONCRETE WITH 4% CHLORIDE FREE AND SULFATE RESISTANT ADMIXTURE.
 - B. ASPHALT SHALL BE 90 SOFT POINT ASPHALT WITH 4% CHLORIDE FREE AND SULFATE RESISTANT ADMIXTURE.
 - C. PORTLAND CEMENT SHALL BE TYPE I OR II PORTLAND CEMENT WITH 4% CHLORIDE FREE AND SULFATE RESISTANT ADMIXTURE.
4. INSTALLATION:
 - A. THE CONCRETE SHALL BE PLACED AND FINISHED TO THE SPECIFIED FINISH AND SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
 - B. THE ASPHALT SHALL BE PLACED AND FINISHED TO THE SPECIFIED FINISH AND SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
 - C. THE PORTLAND CEMENT SHALL BE PLACED AND FINISHED TO THE SPECIFIED FINISH AND SHALL BE CURED FOR A MINIMUM OF 7 DAYS.



LEGEND OF ELEVATION MARKERS
 - EXISTING ELEVATION
 - PROPOSED ELEVATION



PRECAST CONCRETE CATCH BASIN AND DRAINFIELD

APPROVE ALL PLANTING AREAS ARE CURBED.

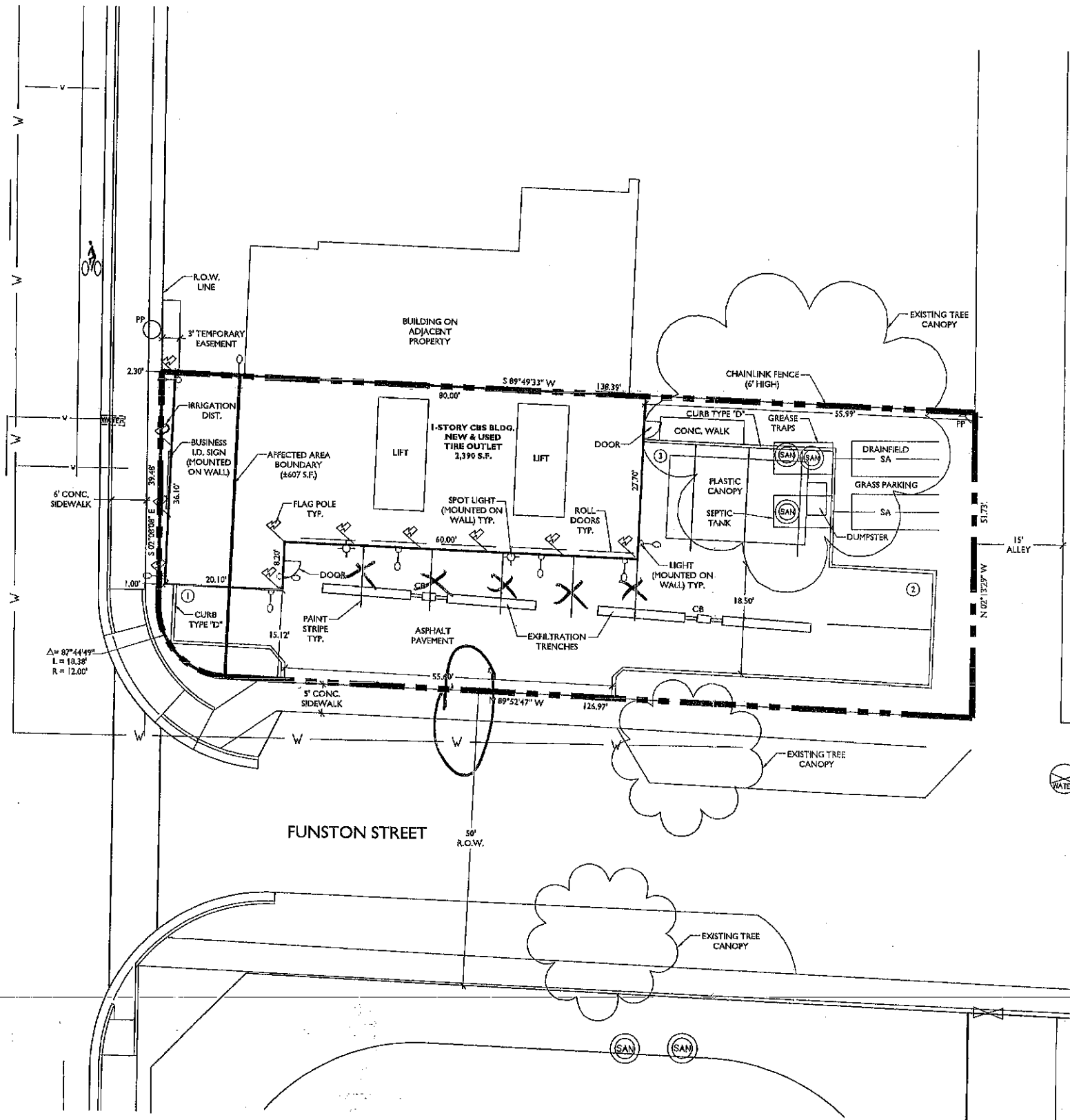
PROPOSED SALES & DESIGN FOR
 SHERIDY TOWNSHIPS
 HIGHLAND FLORIDA

DATE: 02/10/18	DESIGNER: SH
DATE: 02/10/18	DATE: 02/10/18
DATE: 02/10/18	DATE: 02/10/18

Summit Technical Architectural Group, Inc.
 10000 W. US HWY 90, SUITE 100, FT. LAUDERDALE, FL 33305
 TEL: 954.341.1111 FAX: 954.341.1112
 WWW.SUMMITARCHITECTURAL.COM

COPY
 HUS & ARCHIVES DIVISION
 1001 WOOD FLORIDA

STATE ROAD 7 (U.S. 441)



SITE DATA

NAME OF DEVELOPMENT	NEW & USED TIRE OUTLET
SITE ADDRESS	5999 FUNSTON STREET
EXISTING LAND USE DESIGNATION	GENERAL BUSINESS
EXISTING ZONING DESIGNATION	LOW HYBRID SOUTH COMMERCIAL SUB-AREA
EXISTING USE	AUTO REPAIR GARAGE
BROWARD COUNTY PARCEL ID. NUMBER	5141 24 15 0799
TOTAL AFFECTED AREA	4607 S.F. (0.104 AC.)
TOTAL SITE AREA BEFORE ROAD WIDENING	47,617 S.F. (0.175 AC.)
TOTAL SITE AREA AFTER ROAD WIDENING	47,079 S.F. (0.163 AC.)
TOTAL BUILDING SQUARE FOOTAGE	2,390 S.F.
FLOOR AREA RATIO (FAR) AFTER ROAD WIDENING	.34
BUILDING COVERAGE AFTER ROAD WIDENING	33.75%
BUILDING HEIGHT	ONE STORY, EXISTING STRUCTURE
IMPERVIOUS SURFACE AREA WITHIN AFFECTED AREA	446 S.F. (73.5%)
PERVIOUS SURFACE AREA WITHIN AFFECTED AREA	161 S.F. (26.5%)
TOTAL PARKING REQUIRED (AUTO REPAIR GARAGE - 1 SP. PER 400 S.F.)	6 SP.
TOTAL PARKING PROVIDED	6 SP.
FRONT SETBACK REQUIRED/PROVIDED	0/11.00'
NORTH SIDE SETBACK REQUIRED/PROVIDED	0/15.12'
SOUTH SIDE SETBACK REQUIRED/PROVIDED	0/55.99'
REAR SETBACK REQUIRED/PROVIDED	0/55.99'

LEGEND

AC.	= ACRES	S.F.	= SQUARE FEET
CB	= CATCH BASIN	SP.	= PARKING SPACES
CBS	= CONCRETE, BLOCK & STUCCO	TYP.	= TYPICAL
CONC.	= CONCRETE	⊙	= FLAGPOLE
SAN	= SANITARY MANHOLE	⊙	= LIGHT POLE
PP	= POWER POLE	⊙	= SPOTLIGHT
R.O.W.	= RIGHT-OF-WAY	⊙	= TREE

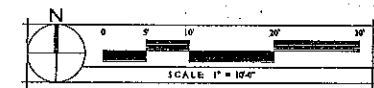
NOTES:

- FOR ADDITIONAL SITE DETAILS, REFER TO THE APPROVED SITE PLAN ON FILE WITH THE CITY OF HOLLYWOOD, PREPARED BY SUMMIT TECHNICAL ARCHITECTURAL GROUP, INC., REVISION DATE 2/15/79.
- CURED PLAN BASE INFORMATION TAKEN FROM "PROPOSED CONDITIONS SKETCH CURED PARCEL 157" PREPARED BY SEXTON ENGINEERING ASSOCIATES, INC., DATE 6/3/2010.

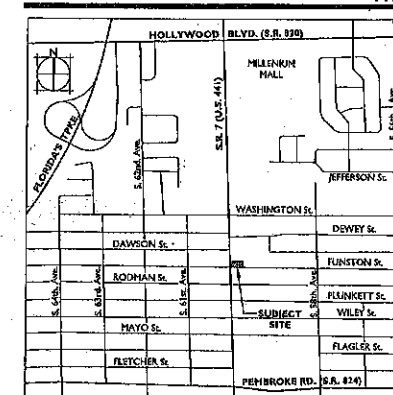


NEW & USED TIRE OUTLET
CITY OF HOLLYWOOD, FLORIDA

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LOCATION MAP



**S.R. 7 (U.S. 441)
RIGHT-OF-WAY EXPANSION
PARCEL 157 - CURED PLAN**

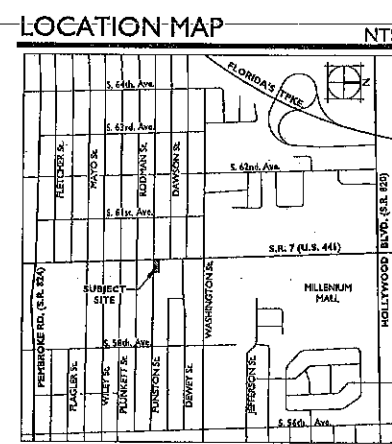
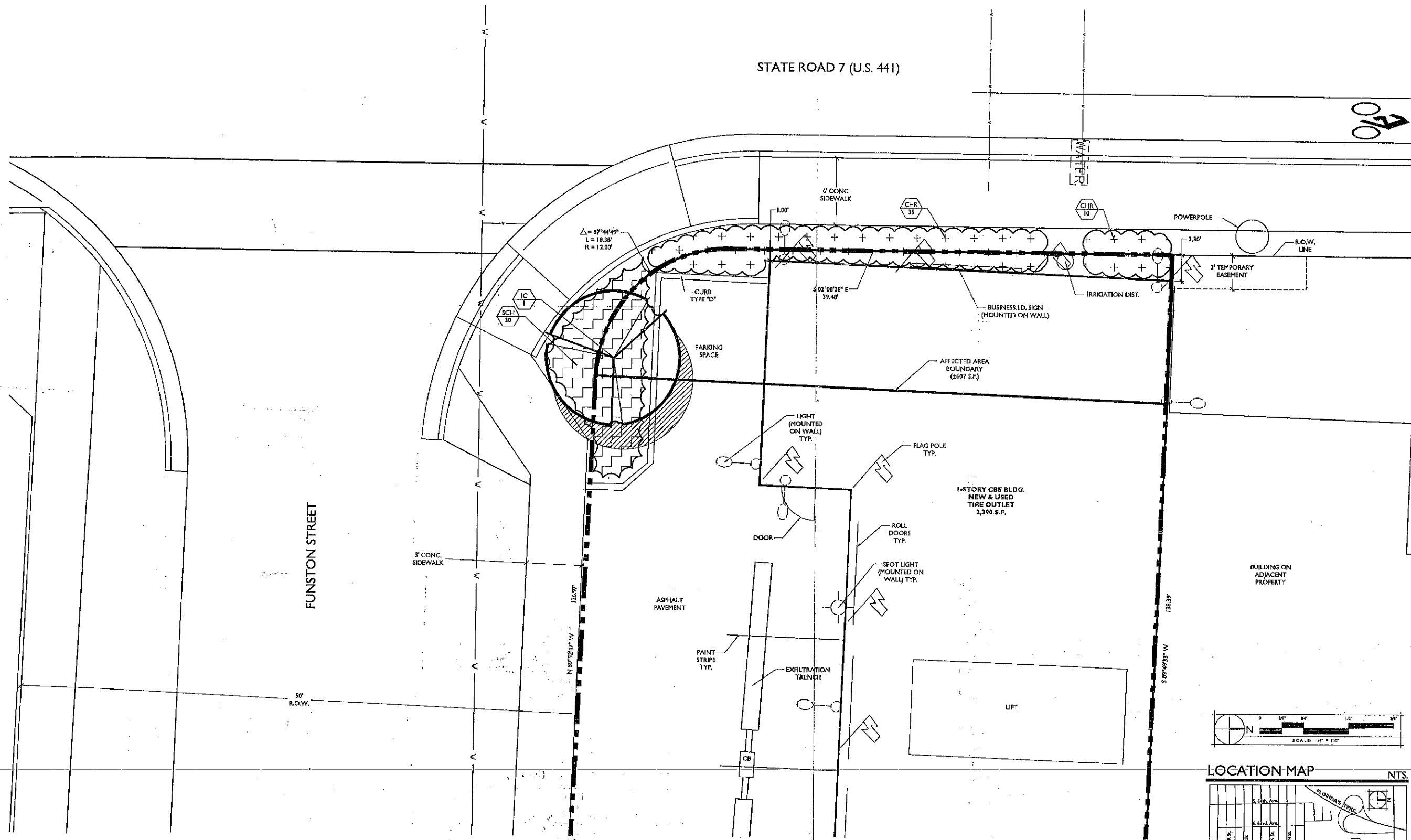
SCALE:	1"=20'-0"
DRAWN BY:	RHD
DRAWING #:	2010-08-31_SF_P-157_1072.dwg
FILE #:	1072.dwg
DATE:	04/02/2010

L.D.S. PROJECT SCHEDULE	
DATE	APPROVAL

SHEET #
CP.1

NEW & USED TIRE OUTLET
 CITY OF HOLLYWOOD, FLORIDA

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LEGEND

AC. = ACRES	S.F. = SQUARE FEET
CB = CATCH BASIN	SP. = PARKING SPACES
CBS = CONCRETE, BLOCK & STUCCO	TYP. = TYPICAL
CONC. = CONCRETE	FP = FLAGPOLE
SAN = SANITARY MANHOLE	LP = LIGHT POLE
PP = POWER POLE	SL = SPOTLIGHT
R.O.W. = RIGHT-OF-WAY	T = TREE

NOTES:

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- CURED PLAN BASE INFORMATION TAKEN FROM "PROPOSED CONDITIONS SKETCH CURED PARCEL 157" PREPARED BY SEXTON ENGINEERING ASSOCIATES, INC., DATE 8/31/2018.

S.R. 7 (U.S. 441)
 RIGHT-OF-WAY EXPANSION
 PARCEL 157 - LANDSCAPE PLAN

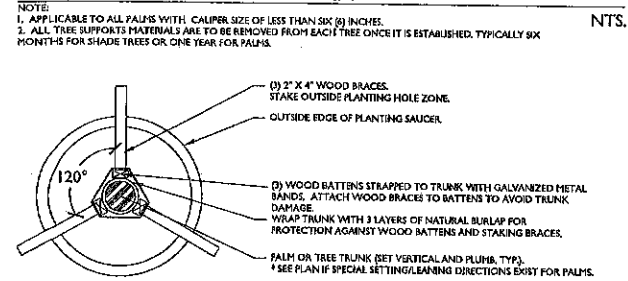
SCALE: 1/4" = 1'-0"
 DRAWN BY: RHD
 DRAWING #: 2010-06-11_LP_7-157_1072.6V.dwg
 FILE #: 1072.6V
 DATE: 04/02/2010

L.D.S. PROJECT SCHEDULE

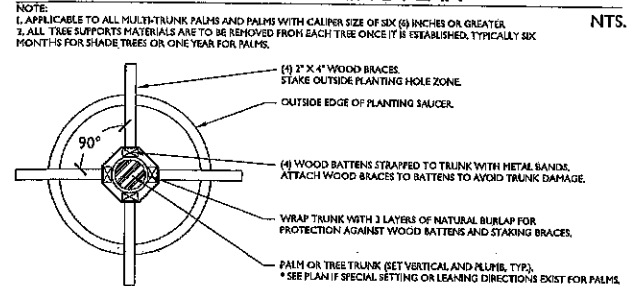
DATE	APPROVAL	NOTES

SHEET #
 LP-1

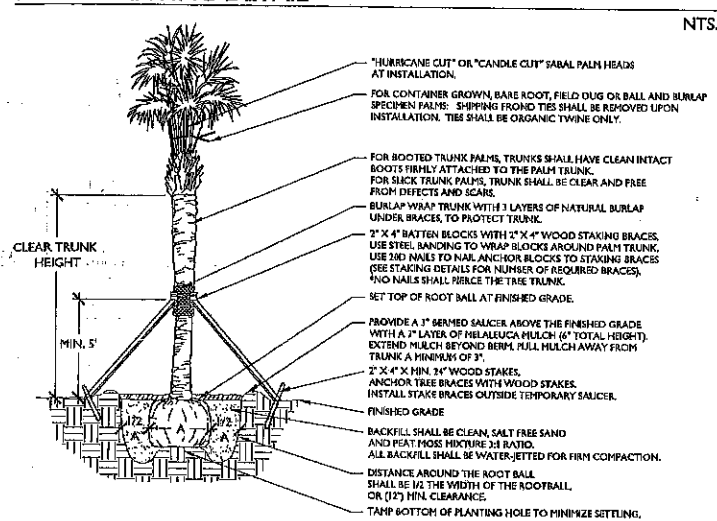
SMALL PALM STAKING PLAN



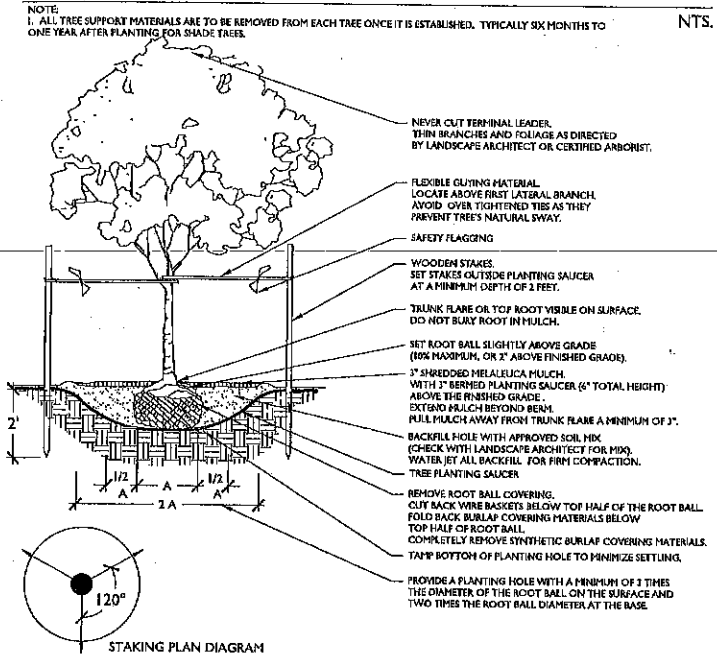
LARGE PALM OR TREE STAKING PLAN



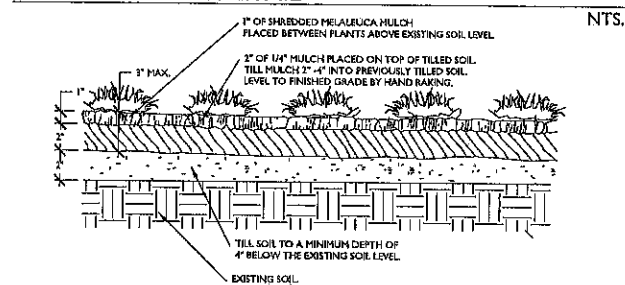
PALM PLANTING DETAIL



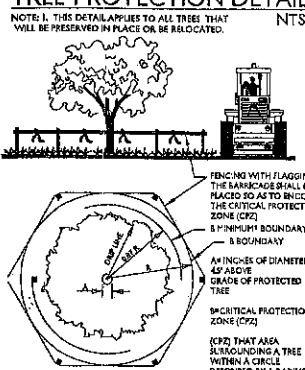
TREE PLANTING DETAIL



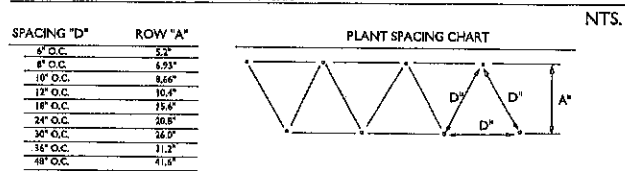
GROUNDCOVER DETAIL



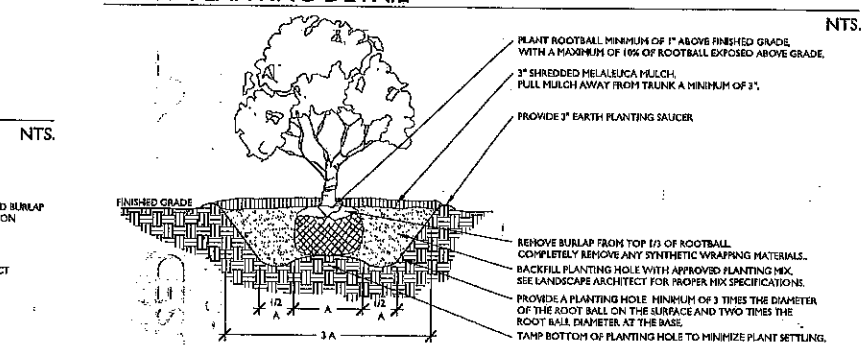
TREE PROTECTION DETAIL



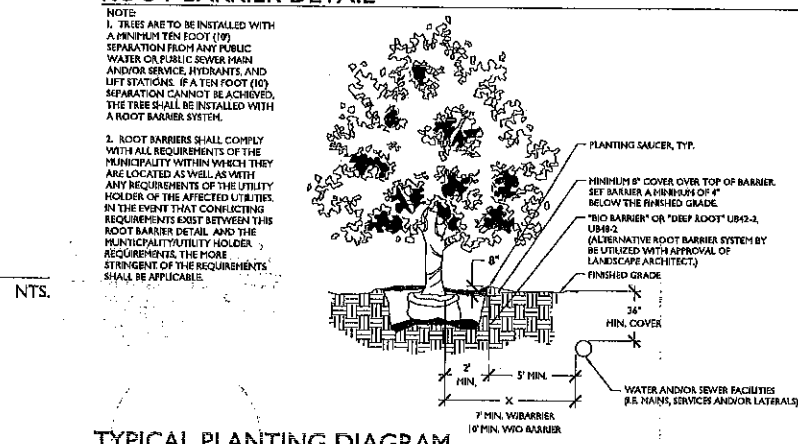
PLANT SPACING DETAIL



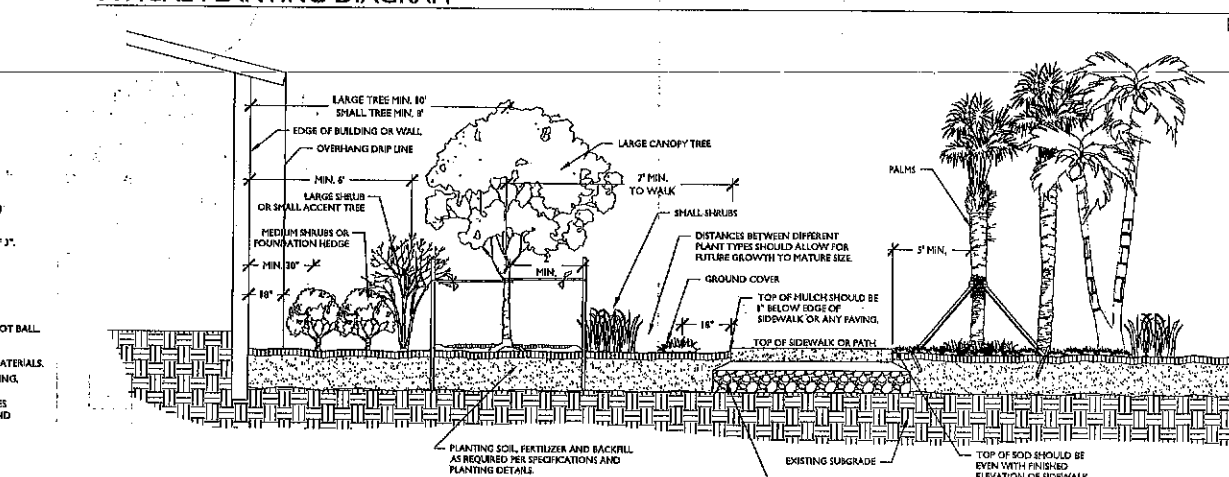
SHRUB PLANTING DETAIL



ROOT BARRIER DETAIL



TYPICAL PLANTING DIAGRAM



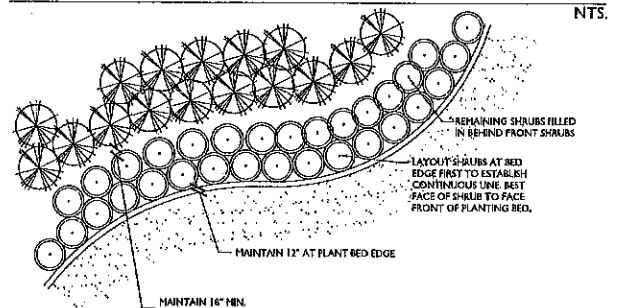
OVERALL LANDSCAPE SCHEDULE

NATIVE	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK
TREES					
*	1	IC	Ilex cassine	Dahoon Holly	8&8, 10' - 12' Ht. x 5' Spr., Full Canopy
SHRUBS					
*	45	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	#3, 24" x 24", 24" OC., Full
	30	SCH	Schefflera arboricola 'Gold Capella'	Variegated Arboricola	#3, 24" x 24", 24" OC., Full

LANDSCAPE NOTES:

- STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERM, WALL, FENCES, UTILITIES OR ROADWAYS.
- CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
- TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
- ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 9' ABOVE THE PAVEMENT.
- ALL UTILITY BOXES/STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
- IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
- ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPLS) RIGHT TREE RIGHT PLACE GUIDELINES.
- IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
- REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
- RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.

SHRUB AND GROUNDCOVER PLANTING DETAIL



LAND DESIGN SOUTH
 Planning | Landscape Architecture
 Environmental Services | Transportation
 2101 Centrapark West Drive, Suite 100 • West Palm Beach, FL 33409
 Telephone: 561-478-8801 • Fax: 561-478-8012

NEW & USED TIRE OUTLET
 CITY OF HOLLYWOOD, FLORIDA

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S.R. 7 (U.S. 441)
 RIGHT-OF-WAY EXPANSION
 PARCEL 157 - LANDSCAPE PLAN

SCALE: NTS.
 DRAWN BY: RHD
 DRAWING #: 2510-08-31_LP_P-157_0072.6V.Anc
 FILE #: 1072.6V
 DATE: 04/02/2010

LD'S PROJECT SCHEDULE

DATE	APPROVAL	REVISION

SHEET #
LP-2

I. Description of Work

- A. Provide all exterior planting as shown on the drawings or inferable therefrom... B. These specifications include standards... C. All applicable federal, state and local laws... D. Protection of existing features... E. The Contractor shall be responsible for the removal, relocation, or installation of plant materials indicated within the plan documents.

II. Applicable Standards

- A. American National Standards for Tree Care Operations, ANSI Z30... B. American Standard for Nursery Stock, ANSI Z60.1... C. Hortus Triad, The Staff of the U.S. Botanic Garden... D. Florida Department of Agriculture... E. National Arborist Association - Pruning Standards for Shade Trees

III. Qualifications

- A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience... B. Landscaping Contractor shall be licensed and shall carry any necessary insurance... C. Landscaping Contractor shall be bonded for the performance of the work under this contract.

IV. Requirements of Regulatory Agencies

- A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation... B. Landscaping Contractor shall be bonded for the performance of the work under this contract.

V. Submittals

- A. Manufacturer's Data: Submit copies of the manufacturer's or grower's data for all materials specified... B. Samples: Submit samples of topsoil, soil mixes, mulches, and organic materials... C. Nursery Sources: Submit a list of all nurseries that will supply plants... D. Soil Tests: Submit soil test analysis report for each sample of topsoil and planting mix.

VI. Utility Verification

- A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines... B. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

VII. Planting

- A. Locations for planted areas and/or outlines of areas to be planted are to be staked out at the site... B. Tree, shrub, and groundcover beds are to be excavated to the depth and width indicated on the landscape plan detail drawings.

VIII. Staking and Guying

- A. The contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings... B. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period.

IX. Maintenance of Trees, Shrubs, and Vines

- A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed... B. Maintenance shall consist of watering, weeding, mulching, fertilizing, lighting and repairing gnaw and stakes... C. Pruning areas and plants shall be protected at all times against trespassing and damage of kind trees for the duration of the maintenance period.

X. Acceptance in Part

- A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest... B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.

XI. Final Inspection and Final Acceptance

- A. At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance... B. At the end of the guarantee period, the contractor shall reset grades that have settled below the proposed grades on the drawings.

III. Fine Grading

- A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and one inch below 3" of mulching... B. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.

IV. Planting Operations

- A. Plants shall be set on felt-lamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug... B. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above grade to set the flare even with the grade... C. Remove plastic, paper, or fiber pots from containerized plant material... D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots.

V. Materials for Soil Amendment

- A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm... B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures... C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fineness Modulus Index of 2.75 or greater.

VI. Planting Mix

- 1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture... 2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion: Coarse Sand 75%, Peat 25%

Part 3, Execution

- A. Locations for Planted Areas and/or outlines of areas to be planted are to be staked out at the site... B. Tree, shrub, and groundcover beds are to be excavated to the depth and width indicated on the landscape plan detail drawings... C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or receive amendment.

IX. Maintenance of Trees, Shrubs, and Vines

- A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed... B. Maintenance shall consist of watering, weeding, mulching, fertilizing, lighting and repairing gnaw and stakes... C. Pruning areas and plants shall be protected at all times against trespassing and damage of kind trees for the duration of the maintenance period.

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NEW & USED TIRE OUTLET CITY OF HOLLYWOOD, FLORIDA

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S.R. 7 (U.S. 441) RIGHT-OF-WAY EXPANSION PARCEL 157 - LANDSCAPE PLAN

SCALE: NTS. DRAWN BY: RHD DRAWING #: 2010-06-11_LP_157_0026V-040 FILE #: 1072.6V DATE: 04/02/2010 L.D.S PROJECT SCHEDULE

Attachment B

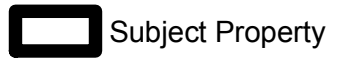
Land Use and Zoning Map

5999 Funston Street

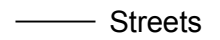


PLANNING AND DEVELOPMENT SERVICES

Legend



Subject Property



Streets

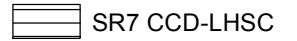
Zoning



C-4

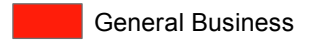


IM-2

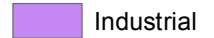


SR7 CCD-LHSC

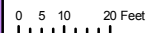
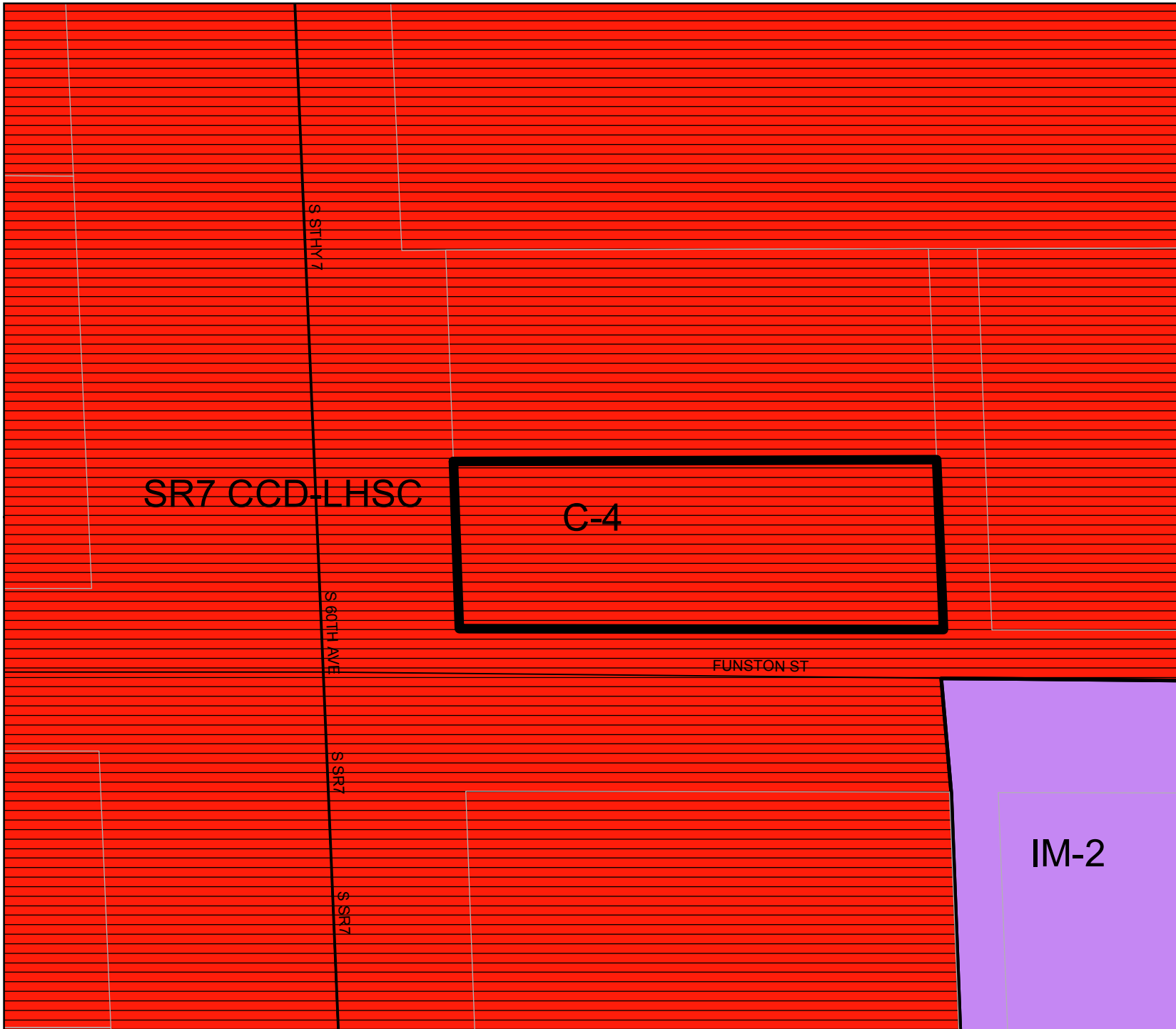
Land Use



General Business



Industrial



Attachment C

State Road 7 Cure Plan Information

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
OFFICE OF PLANNING**

DATE: September 2, 2010 **MEMO NO.:** PD&S 10-29
TO: Development Review Board
VIA: Andria Wingett, Planning Manager *AW*
FROM: Leander Hamilton, Planning & Development Services Administrator *LH*
SUBJECT: Florida Department of Transportation State Road 7 Cure Plans

EXPLANATION:

In an effort to revitalize this important corridor and prepare for future population growth and increased traffic, the Florida Department of Transportation (FDOT) is widening State Road 7/US 441 throughout Broward County. Scheduled to begin in Hollywood in 2013, the scope of work includes reconstruction to add two additional lanes (one in either direction), new bus bays, bicycle lanes, upgraded drainage, sidewalks and enhanced landscaping.

Completion of this project requires FDOT to acquire portions of select properties directly along the Corridor. As a result, these properties will need site plan modifications. Some modifications are minor and only need approval through the City's building permit process. Other impacted properties may have more substantial modifications which require additional review and approval by a City Board. Due to the limited space typical of lots along State Road 7, many of the properties will require one or more Variances to bring the site into compliance with today's code requirements as much as possible.

To help accommodate this process, in 2008 the City Commission passed a resolution approving amendments to Article 5 of the Zoning and Land Development Regulations and Chapter 162 of the Code of Ordinances to allow FDOT to submit requests for site plan modifications ("cure plans") on behalf of impacted properties. Likewise, and as typically practiced, the owner has the right to submit a separate plan which they believe best addresses the impacts to his/her property.

As this Board is tasked with considering new and existing projects for Design, Site Plan, and Variances, requests similar to these will be considered by the Board on an as needed basis. All designs have been created with the guidance of the City's Engineering Department.

RECOMMENDATION:

For your information.

Administrative Regulations

4. Absenteeism/removal of Board members. The Development Review Board members shall comply with the procedures set forth in Chapter 37 of the Code of Ordinances and are subject to the removal process set forth therein.
 5. All meetings of the Board shall be open to the public.
 6. Public notice.
 - a. Notice of any meeting of the Board shall be posted on the Sunshine Board.
 - b. Notification of property owners. Notifications of Variance and Special Exception, Design and Site Plan petitions shall be mailed to property owners lying wholly and partly within 300 feet of the property of the petitioner and to all owners of land subject to the petition at least ten days prior to the date of the scheduled meeting. The addresses for the property owners shall be obtained from the Broward County Property Appraisal's records. At least ten days prior to the scheduled meeting, the subject property shall be posted by the applicant with a suitable notice of the requested Variance, Special Exception, Design and Site Plan including the date, location and time of the hearing on such matter.
 - * [c. Notification of owners of properties located on US 441/SR 7 corridor. For any variance application submitted by the Florida Department of Transportation to address nonconformities that may result from a FDOT US 441/SR 7 corridor improvement project, the city shall send by certified mail, return receipt requested, notice of such request to the property owner of record at least 30 days prior to the Development Review Board hearing.
 7. All interested parties shall have the right to appear at any of the Board's meetings, personally or by an attorney, and have the right to object to or support any matter before the Board for consideration or any interested party may object or support in writing, provided the same is filed on or before the time of such meeting.
- D. Duties. The duties of the Development Review Board shall be as follows:
1. Following review by the Technical Advisory Committee, the Board shall hold a public hearing to either approve, approve with conditions, or deny a site plan in accordance with the site plan regulations set forth in Chapter 162 of the Code of Ordinances as well as all other matters associated with the approval of site plans for new development.
 2. To consider petitions for all existing developments/projects that require Site Plan and/or Design approval and petitions for new development outside of Historic District(s) and Historic Sites, relating to Variances and Special Exceptions pursuant to the guidelines and procedures set forth in this Article.

Hollywood — Zoning and Land Development Regulations

3. To consider distance waivers for establishments which sell alcoholic beverages in accordance with § 113.03 of the Code of Ordinances.
4. To consider any matter set forth in Article 11, "Adult Entertainment" of the Zoning and Land Development Regulations.
5. To hear matters relating to Design and to grant or deny the Design request pursuant to the Design procedures set forth herein.
6. To hear appeals of administrative decisions made by the Director of the Office of Planning as they relate to the above referenced matters.
7. To consider a variance petition submitted by the Florida Department of Transportation as part of a cure plan for nonconformities which may result from a US 441/SR 7 corridor improvement project.
8. To hear matters relating to nonconforming structures and uses, as Special Exception petitions, as set forth in Section 3.12 of the Zoning and Land Development Regulations.

E. Petitions for Variances and Special Exceptions.

1. Filing of petition. Petitions to the Development Review Board may be filed by any person substantially aggrieved by the literal enforcement of the requirements of the Zoning and Land Development Regulations. Further, petitions may be filed by any person to obtain a Special Exception for those uses listed as Special Exceptions in the Zoning and Land Development Regulations. Such petition(s) shall be filed on forms provided by the Department of Planning and Development Services, signed by the owner(s) of the subject property and submitted to the Director of the Department of Planning and Development Services or his/her designee. No petition shall be accepted unless the actual legal and beneficial ownership of the subject property is indicated on the petition. Upon receipt of a completed petition, the petition shall be scheduled before the Board as a public hearing and the public shall be given notice according to the notification procedures set forth herein. For acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.

~~a. In the event that site plan review is required pursuant to Chapter 162 of the Code of Ordinances, such site plan review shall be completed prior to any petition for a variance or special exception.~~

b. Further petitions after withdrawal or denial of initial petitions.

- (1) Except as set forth in division E.1.b.(2) and E.1.b.(3) below, when any petition for a variance or special exception is withdrawn after the initial public hearing by the

Hollywood — Zoning and Land Development Regulations

- d. That the need for the requested Variance is not economically based or self-imposed.
 - e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.
2. Sign variances. No sign variance to the provisions of Article 8 "Sign Regulations" shall be granted by the Development Review Board unless the Board finds that the petitioner has shown that all of the following criteria have been met:
- a. The variance is not contrary to the public interest;
 - b. The variance is required due to special conditions; and
 - c. A literal enforcement of the provisions of Article 8 may result in unnecessary hardship.
3. Decision of the Board. In considering a Variance request pursuant to divisions F.1. and F.2. above, the Board may grant the Variance, grant the Variance with appropriate conditions, stipulations and safeguards or limitations deemed necessary to protect adjacent properties and the public interest, or deny the Variance.
- a. If the Board grants the variance, the Board shall adopt a resolution setting forth the variance granted along with any conditions, stipulations, safeguards, or limitations prescribed by the Board. A copy of the applicable resolution shall be mailed to the petitioner, and a copy shall be delivered to the City Clerk to be recorded in the Public Records of Broward County, Florida, and to any enforcing official involved. Such resolution granting the variance shall be authorization for any approval, permit or license incidental to any use of land or buildings as set forth in the resolution. If the Board denies the variance, the Board shall adopt a resolution setting forth the reasons for denial. A copy of any resolution adopted by the Board regarding a petition to cure a nonconformity that may result from a Florida Department of Transportation US 441/SR 7 corridor improvement project shall be sent by certified mail, return receipt requested, to the owner of record of the property to which the resolution applies.
 - b. Time limit. When either the Board has granted a Variance, the Director of the Department of Planning and Development Services has granted an administrative variance or the City Commission has granted a Variance based upon an appeal in accordance with the regulations set forth in this Article, such grant shall become null and void unless the appropriate principal building, or other permit or license is applied for within 24 months of the date of such decision by the Board, the Director of the Department of Planning and Development Services or, if applicable, the City Commission. However, an extension of up to 24 months may be granted in the same manner as the initial request upon a showing that there has not been a significant change in the circumstances influencing the original approval. Any such application for extension must be filed prior to the expiration of the initial 24 month period. If an extension has been granted, and the applicant has not applied for the appropriate building or other permit or license, or the extension request has been denied, then the applicant's Variance shall become null and void and the applicant will be required to re-apply for any and all approvals necessary.

(3) All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

(F) *Level of service standards.* For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All applicants are required to prove concurrency pursuant to the city's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

(G) *Other requirements.* Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-90-1, passed 1-3-90; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-2001-17, passed 5-16-01; Am. Ord. O-2005-02, passed 3-2-05; Am. Ord. O-2008-12, passed 6-4-08)

§ 162.07 NOTIFICATION.

Notification of the Development Review Board's public hearing shall be pursuant to the procedures set forth in Article 5 of the Zoning and Land Development Regulations. Any interested party may review the associated site plan(s) which will be located within the Office of Planning and at designated locations.

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-84-22, passed 5-28-84; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-95-46, passed 7-26-95; Am. Ord. O-2001-17, passed 5-16-01)

§ 162.08 APPLICATION FOR BUILDING PERMIT.

Upon approval of a site plan pursuant to the provisions of this chapter, the applicant shall have up to 24 months to apply for a valid construction permit from the Building and Engineering Services Department. One additional extension of up to 24 months may be granted by the Development Review Board. Any application for such extension must be filed prior to the expiration of the 24 month period. If the applicant fails to submit a valid application for a construction permit within said period, all previous staff approvals shall be null and void and said applicant shall be

required to reinitiate the technical review and development review process.

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-90-1, passed 1-3-90; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-2001-17, passed 5-16-01; Am. Ord. O-2008-32, passed 12-17-08)

* § 162.09 MODIFICATION TO APPROVED SITE PLANS.

(A) *Minor modification.* The Office of Planning Director shall administratively approve "minor" changes and deviations from an approved site plan which are in compliance with the provisions and intent of this chapter and which do not depart from the principal concept of the approved plan.

(B) *Major modification.* The Office of Planning Director shall determine that requested changes and deviations from an approved plan constitute a substantial alteration to the character of the approved development and as such represent a "Major Modification" and require resubmission as a new application. Substantial changes would include:

(1) A change in the use, character, or intensity of the proposed development.

(2) An increase in overall coverage of structures.

(3) An alteration in of traffic circulation patterns.

(4) A reduction in required open space.

(5) Significant changes affecting drainage design concepts and details due to:

(a) A decrease in site storage capacity.

(b) A decrease in site retention or detention area.

(c) An increase of impervious area or decreased of pervious area.

(d) A change in the method of stormwater runoff disposal.

(C) *Notification requirements.* Public notice is not required for minor modifications to approved site plans. Public notice requirements for major modifications to an approved site plan shall be the same as those that were required for the original application. For an application submitted by the Florida Department of Transportation to address nonconformities that may result from a FDOT US 441/SR 7 corridor improvement project, the city shall send notice of such request to the property owner of record at least 30 days prior to administrative approval of the minor modification or the meeting at which the Technical Advisory Committee reviews the major modification.

(Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-95-46, passed 7-26-95; Am. Ord. O-2001-17, passed 5-16-01; Am. Ord. O-2008-23, passed 10-15-08)

§ 162.10 APPEAL.

Appeal of a Development Review Board decision shall be pursuant to the appeal procedure set forth in Article 5 of the Zoning and Land Development Regulations.

(Ord. O-83-52, passed 9-21-83; Am. Ord. O-84-16, passed 2-15-84; Am. Ord. O-84-22, passed 5-2-84; Ord. O-92-16, passed 3-18-92; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-95-46, passed 7-26-95; Am. Ord. O-2001-17, passed 5-16-01)

§ 162.11 FEES

All fees relating to the site plan review process shall be established by the City Commission.

(Ord. O-2001-17, passed 5-16-01)