

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

**DATE:** February 9, 2011

**FILE:** 12-DV-05

**TO:** Planning and Development Board

**VIA:** Andria Wingett, Planning Manager *AW*

**FROM:** Travis Kendall, Associate Planner *TK*

**SUBJECT:** Constantin Dobra is requesting Variances and Design review for an auto repair garage located at 216 N. Dixie Highway.

**APPLICANT REQUEST**

Variances and Design review for an auto repair garage located at 216 N. Dixie Highway.

Variance 1: Waive the required parking lot setback (north), from five-feet to allow three-feet.

Variance 2: Waive the required setback for paving on private property for sidewalks (south), from three-feet to allow zero.

**STAFF'S RECOMMENDATION**

Variance 1: Approval; with condition that prior to the issuance of any Building Permits the owner submits, in a form acceptable to the City Attorney's Office, a hold harmless agreement and is recorded in the Public Records of Broward County prior to Certificate of Occupancy.

Variance 2: Approval; with the condition the plans are updated to reflect a four-foot landscape area with no sidewalk setback prior to the issuance of any Building Permit.

Design: Approval, with the condition the applicant work with staff (Community and Redevelopment Agency and Planning) on design features (paint, roof color etc.)

**REQUEST**

The request before the board is for Design Review and a Variances to reduce the required side setbacks for an at grade parking lot and sidewalk for a new auto repair garage. The parcel is zoned Neighborhood Commercial High Intensity (CN-3). The

district is notable because it is intended to provide suitable standards for business of a high intensity nature. Regulations for the site allow for zero lot line development for buildings when adjacent to commercial zoning. Many of the nearby commercial developments provide minimal or no on site parking or landscaping.

This is a small infill parcel which is 50' wide and 150' in depth and is approximately 7,500 square feet (0.17 acres). Currently the lot is unimproved and vacant, in the past the location was used to store vehicles. The new owner would like to develop a 1,500 sq foot auto repair shop. Variances are necessary to construct an updated, aesthetically pleasing design including parking and landscaping.

The proposed plan incorporates trees, bushes, and shrubs. Parking will be provided at the front of the site with a slightly reduced drive isle (22'). Zoning and Land Development Regulations allows for parking lots with less than eight spaces to have reduced drive lanes as long as a hold harmless agreement is recorded in the Public Records of Broward County prior to Certificate of Occupancy. In the area the applicant is requesting a variance, on the north side, the proposed plan maintains a three-foot parking lot setback. On the south side currently the applicant shows a two-foot sidewalk setback. Staff has worked with the applicant and is suggesting no setback in order to provide a four foot area rather than two two-foot landscape areas between the sidewalk and the parking lot. Based on the lot limitations, this design has the lowest impact on the adjacent property owners while still permitting the applicant to provide the required parking and increases the amount of landscaping. Prior to building permits the plans will be revised to reflect this change. Recently the applicant has modified building colors to be more compatible with the city's color chart and will continue to work with staff. The board is not considering site plan approval because the scope of the project is below the minimum threshold for consideration.

## **SITE BACKGROUND**

<b>Applicants:</b>	Constantin Dobrea
<b>Address/Location:</b>	216 N. Dixie Highway
<b>Net Size of Property:</b>	7,500 Sq feet (0.17 Acres)
<b>Present Zoning:</b>	CN-3
<b>Present Land Use:</b>	RAC

## **ADJACENT ZONING**

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**North:** Neighborhood Commercial High Intensity (CN-3)  
**South:** Neighborhood Commercial High Intensity (CN-3)  
**East:** Neighborhood Commercial High Intensity (CN-3)  
**West:** Neighborhood Commercial High Intensity (CN-3)

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposed variance is consistent with the City-Wide Master Plan based upon the

following Policy:

**OBJECTIVE 4:**

Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.

**Policy 4.10:** Improve visual qualities when undertaking new construction and building rehabilitation and place utility lines underground, when feasible. (CWMP Policy CW.16)

The new construction will create a new two-story commercial building and includes landscape enhancements which will contribute to the overall visual quality of the property.

**CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The property is located Sub-Area 2. The primary commercial corridors and nodes within Sub-Area 2 are Downtown Hollywood and Federal Highway. Redevelopment in this area has been the subject of several planning activities including the development of a Community Redevelopment Agency for the Downtown, and the Downtown Hollywood ULI report which recommends several strategies for redevelopment of the Downtown.

The proposed variance is Consistent with the City-Wide Master Plan based upon the following Policy:

Policy CW.16: Improve visual qualities when undertaking new construction and building rehabilitation and place utility lines underground, when feasible.

The proposed plan develops a previously underdeveloped and unsightly property with a new business and landscaping. These enhancements will contribute to the overall visual quality of the property.

**VARIANCE 1**

Variance to reduce the required parking lot setback, from five-feet to allow three-feet, along a portion of the northern side of the property.

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The following criteria are listed in the Zoning and Land Development Regulations Section 5.3. F (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 applicant is requesting a variance to reduce the required parking setback from five-feet to three-feet along a portion of the north perimeter, to accommodate an at grade parking lot. The narrow width of the parcel (50') creates the need for a variance in order to facilitate development. The construction will create a new two-story commercial building with a parking lot. Part of the proposed plan includes significant landscape enhancements in the parking lot area. These improvements will contribute to the overall visual quality of the property.

**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:** Many nearby commercial developments provide little or no on-site parking or landscaping due to the CN-3 zoning which allows for zero lot line development and is high a intensity area. This new building would provide updated design features vastly improving the existing parcel adding landscaping and setbacks were there was previously none. The lot however is only 50' wide and as a result the addition of the landscape areas has forced some design modifications including a 22' drive lane. The addition of the green space and landscape areas are compatible with the surrounding land use. However as a result of the drive lane reduction **staff recommends prior to the issuance of any Building Permits the owner submits, in a form acceptable to the City Attorney's office, a hold harmless agreement and is recorded in the public records of Broward County prior to Certificate of Occupancy.**

**FINDING:** Consistent, with the imposition of 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.

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**ANALYSIS:** The City of Hollywood Comprehensive Plan states as a Goal in the Land Use Element: "Improve visual qualities when undertaking new construction and building rehabilitation and place utility lines underground, when feasible". This proposal, will allow the applicant to maximize the use of their property. As stated by the applicant, "Granting of the requested variance will allow the construction of a new structure. The construction of a building will allow for the

improvement of a currently vacant parcel, which will improve the visual appearance of a portion of the Dixie Highway frontage and remove a vacant parcel from the City's tax rolls". The construction and new landscaping will significantly improve the visual qualities of the areas since currently the adjacent properties are build to the property lines and have no landscaping or green space.

**FINDING:** Consistent.

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

**ANALYSIS:** The proposed three-foot setback is a result of the scale and size of the 50' parcel. In order to provide on-site parking which complies with core requirements a variance would be required. The proposed design is the minimum reduction which would be compliant with code. Furthermore, the proposal does include a three-foot setback where most adjacent properties provide none. As such, the requested variance is the minimum variance reasonably necessary in order to provide a viable redevelopment of this small infill lot.

**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.

N/A

## **VARIANCE 2**

Variance 2 to wave the required setback for paving on private property for sidewalks, from three-feet to allow zero, along a portion of the South side of the property.

The following criteria are listed in the Zoning and Land Development Regulations Section 5.3. F (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 applicant is requesting a variance to waive the required setback along a portion of the south perimeter, to allow a sidewalk. The intent of the code is to provide a buffer for neighboring properties as such code requires a three-foot setback. The proposed setback reduction will allow the sidewalk to run along the

property line, providing for a four-foot landscape area between the sidewalk and the parking area. This four-foot area would in essence function as the required buffer and provide the adjoining property with much larger visual improvement. This improvement is currently shown on the plan as two separate landscape areas separated by the sidewalk. The grouping of the landscape area will contribute to the overall visual quality of the property.

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: Many nearby commercial developments provide little or no on-site parking or landscaping due to the CN-3 zoning which allows for zero lot line development and is high a intensity area. This new building would provide updated design features vastly improving the existing parcel, adding landscaping and setbacks where there was previously none. The lot however is only 50' wide and as a result the addition of the landscape areas has forced some design modifications including a 22' drive isle. The shift of the sidewalk to the property line will enhance the green space buffer by massing more of the landscape area together thereby creating a greater visual impact as well as an area which can be properly maintained. The addition of landscaping and trees will greatly enhance the area. **As such staff recommends the condition the plans are updated to reflect a four-foot landscape area with no sidewalk setback prior to the issuance of any Building Permit.**

FINDING: Consistent, with the imposition of 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: ~~The City of Hollywood Comprehensive Plan states as a Goal in the Land Use Element: "Improve visual qualities when undertaking new construction and building rehabilitation and place utility lines underground, when feasible". This proposal, will allow the applicant to maximize the use of their property. As stated by the applicant, "Granting of the requested variance will allow the construction of a new structure. The construction of a building will allow for the improvement of a currently vacant parcel, which will improve the~~

visual appearance of a portion of the Dixie Highway frontage and remove a vacant parcel from the City's tax rolls".

**FINDING:** Consistent

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

**ANALYSIS:** The parcel is zoned Neighborhood Commercial High Intensity (CN-3). The district is notable because it is intended to provide suitable standards for business of a high intensity nature. The proposed elimination of the setback is a result of the limited scale and size of the parcel (50'). In order to provide a larger four-foot buffer rather than two two-foot areas divided by a sidewalk, a variance would be required. Furthermore, regulations in this district allow for zero lot line development for buildings when adjacent to commercial zoning. Shifting the sidewalk to the property line gives the appearance of a much larger landscape area. As such, the requested variance is the minimum variance reasonably necessary in order to provide an at-grade on-site parking lot with landscaping.

**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.

N/A

### **ANALYSIS OF CRITERIA AND FINDINGS FOR DESIGN**

Analysis of Criteria and Findings for Design as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6). Approval, Approval with Conditions, or Denial will be based on the following criteria:

**CRITERION 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 building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**ANALYSIS:** The proposed project includes construction of an approximate 1,500 sq ft auto repair garage. The building will contain two interior bays for the repair of vehicles. Additionally, outside there will be seven new parking spaces provided for staff and visitors. There will be a significant

landscape improvement. A new sidewalk connection will be completed to attach the new building to the sidewalk along Dixie Highway.

FINDING: Consistent.

**CRITERION 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.

ANALYSIS: The Design Guidelines state that *"new structures should be compatible with any neighborhood or redevelopment plan and should not attempt to replicate past architectural styles and vernaculars."* The proposed project is located very close to Downtown Hollywood. Surrounding developments along Dixie Highway have very little landscaping or design features. The proposed repair garage will replace the previous undeveloped vacant parcel to provide fresh architecture for the Dixie Highway corridor. Also included in the scope of work are a new parking lot and landscaping.

FINDING: Consistent.

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

ANALYSIS: The design includes a maximum height of approximately 38', while the zoning district (CN-3) would allow up to 50'. Architectural details include variations in height, and the use of colors and materials to break up the massing of the structure. Proposed materials are consistent with the Design Guidelines. The proposed height is two-stories, well below the maximum permitted height and only slightly taller than surrounding buildings, which are mainly one-story structures. The applicant has changed the colors of the building since the plans were submitted, as such **staff requests the applicant work with staff (Community and Redevelopment Agency and Planning) on design features (paint, roof color etc.).**

FINDING: Consistent, with the imposition of staff's condition.



**CRITERION 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.

**ANALYSIS:** As stated in the Design Guidelines, *“A landscape plan should reflect and enhance a building’s architecture, but not overpower it.”* The applicant is proposing trees around the front parking area and internal to the site. Materials to be used include a variety of trees, bushes, and shrubs with an irrigation system. Although there is minimal existing vegetation, the applicant will work with staff to replace, relocate and mitigate trees in accordance with City regulations.

**FINDING:** Consistent.

**RECOMMENDATION**

Design: Approval, if variances are granted.

**RECOMMENDATION**

Variance 1: Approval; with condition that prior to the issuance of any Building Permits the owner submits, in a form acceptable to the City Attorney’s Office, a hold harmless agreement and is recorded in the Public Records of Broward County prior to Certificate of Occupancy.

Variance 2: Approval; with the condition the plans are updated to reflect a four-foot landscape area with no sidewalk setback prior to the issuance of any Building Permit.

Design: Approval, with the condition the applicant work with staff (Community and Redevelopment Agency and Planning) on design features (paint, roof color etc.).

**ATTACHMENT A:** Application Package

**ATTACHMENT B:** Land Use & Zoning Map

ATTACHMENT A  
APPLICATION PACKAGE

15.13  
11 DP  
11-22  
11-DP-30

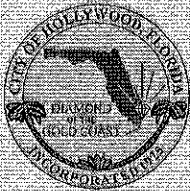
# OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): \_\_\_\_\_

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](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: \_\_\_\_\_

Location Address: 216 N Dixie Hwy Hwy 33000

Lot(s): 1+2 Block(s): E Hlwd L. Hk Romera Subdivision: \_\_\_\_\_

Folio Number(s): 5142 16 10 0010

Zoning Classification: 0003 CNS Land Use Classification: RAC

Existing Property Use: VACANT Sq Ft/Number of Units: ---

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO

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

Explanation of Request: \_\_\_\_\_

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

Value of Improvement: \_\_\_\_\_ Estimated Date of Completion: \_\_\_\_\_

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

Name of Current Property Owner: Constantin Dobrea

Address of Property Owner: 1900 Van Buren St 109B 33000

Telephone: 91253-6833 Fax: 91374-8785 Email Address: nisdmi@97@aol.com

Name of Consultant/Representative/Tenant (circle one): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No

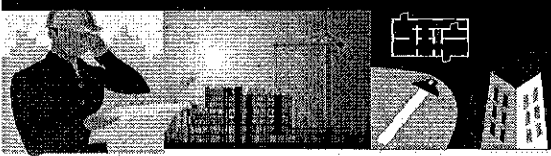
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

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](http://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: \_\_\_\_\_ Date: 12/15/2011

PRINT NAME: Constantin Dobrea Date: 12/15/2011

Signature of Consultant/Representative: \_\_\_\_\_ Date: 12/15/2011

PRINT NAME: Syera Silvia Date: 12/15/2011

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 (project description) Auto Repair Shop 216 N. Dixie Hwy to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Syera Silvia to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

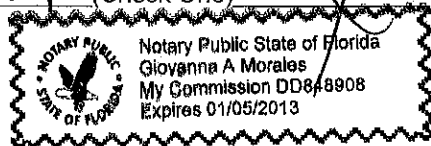
Sworn to and subscribed before me  
this 15 day of December, 2011

\_\_\_\_\_  
SIGNATURE OF CURRENT OWNER

\_\_\_\_\_  
Notary Public State of Florida

Constantin Dobrea  
PRINT NAME

My Commission Expires: 01/05/2013 (Check One)  Personally known to me; OR \_\_\_\_\_



**CRITERIA STATEMENT  
LANDSCAPE DIMENSION VARIANCE  
216 N. DIXIE HIGHWAY  
PAGE TWO**

development regulations. Many of the structures in this vicinity of the subject property have no landscaping and substandard parking so the new development will be an overall improvement to the area.

**Criteria 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 goals policies and objectives of the comprehensive plan express the desire of the City of Hollywood to improve and maintain the existing commercial areas of the City. In addition the subject property is located on the edge of the Downtown Hollywood area that has been the subject of redevelopment by the City for the last 30 years.

Granting of the requested variance will allow the construction of a new structure. The construction of the structure will allow for improvement of a currently vacant parcel, that will improve the visual appearance of a portion of the Dixie Highway frontage that it is located in and remove a vacant parcel from the City's tax rolls.

**Criteria D. That the need for requested variance is not economically based or self imposed.**

The requested variance is not self-imposed nor is it economically motivated. The placement of the buildings on adjacent properties make it impossible for the applicant to comply with the dimensional needs for two five foot wide landscape buffers, a 24 foot access aisle and 19 foot deep parking spaces (Total -53 feet).

**Criteria 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.**

Not applicable.

The applicant believes that the requested variance is not contrary to the Zoning and Development Regulations, that it will have no negative impacts on the surrounding properties or the community as a whole and that the final product will be an improvement to the area in which it is located. The applicant asks that the variance be approved as requested.

# CRITERIA STATEMENT

## LANDSCAPE DIMENSION VARIANCE

### 216 N. DIXIE HIGHWAY

The subject property is located at 216 N. Dixie Highway. The applicant is seeking a variance to reduce the required landscape buffer dimensions.

The property is currently a vacant parcel of land that has a width of 50 feet. The property is presently being used for open storage of construction equipment. There is a three story building built to the property line on the north of the subject property and a one story building to the south of the parcel is also built to the property line.

In reviewing the site plan application the City has determined that the development is allowable if a variance to reduce the landscape buffers can be granted to the applicants. Granting the variance would allow the parking spaces and driveway to remain at the required dimensions stated in the land development regulations.

The applicant wishes to construct an automobile repair garage with an office on the site. The site plan shows a 2 foot 6 inch landscape buffer on the north side of the parcel and a 2 foot of landscape buffer on the south side of the parcel, In addition, there is a 25 square foot landscape island at the southeast corner of the of the parcel, and 17 square foot landscape island in the southwest portion of the parcel.

The applicant believes that the proposed reduction in the required landscaping buffers meets the variance criteria as follows.

**Criteria 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.**

The reduction of the required landscaping is necessary due to the location of the adjacent buildings, the existing width of the subject property and the fact that additional land is not available to add to the subject property that would allow it to meet the required landscape buffer dimensions. Allowing the variance maintains the parking space and driveway dimensions that are important in accessing the site.

The site is presently vacant land that is used for outside storage. The applicant is proposing to construct a new structure on the subject property that will house an allowable use. This will be an overall improvement to the area and will help the appearance and stability of the area it is located in.

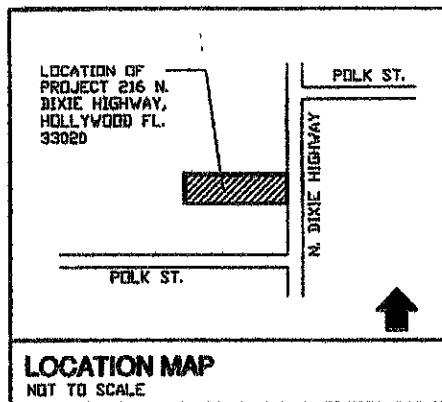
**Criteria B. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.**

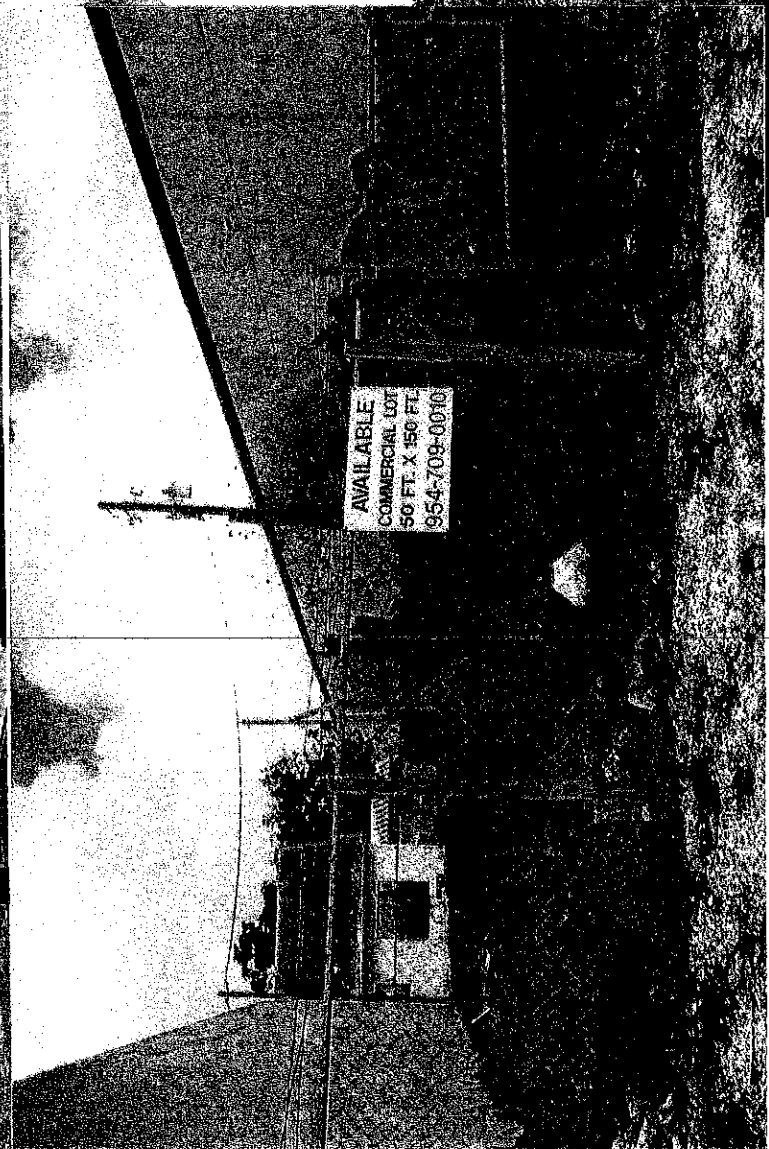
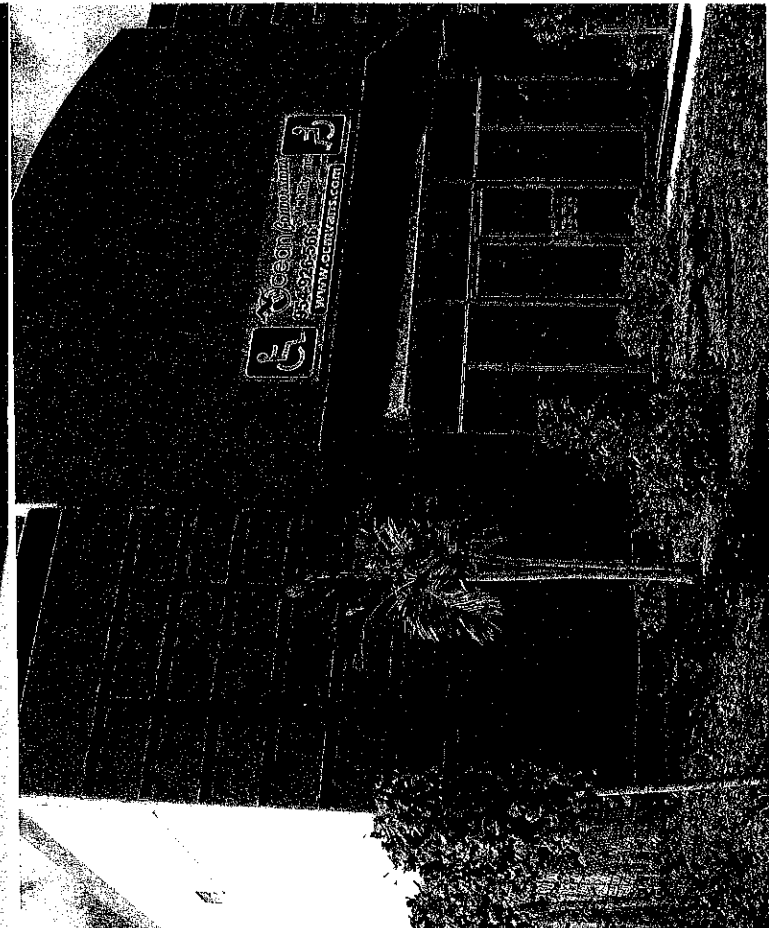
Allowing the applicant to reduce the required landscape buffers allows for the construction of a new building on the site. The variance will not have any negative effects on the subject property or surrounding properties. Granting the variance has no negative effects on the community because the property is currently vacant with out any site improvements required by the

January 12, 2012

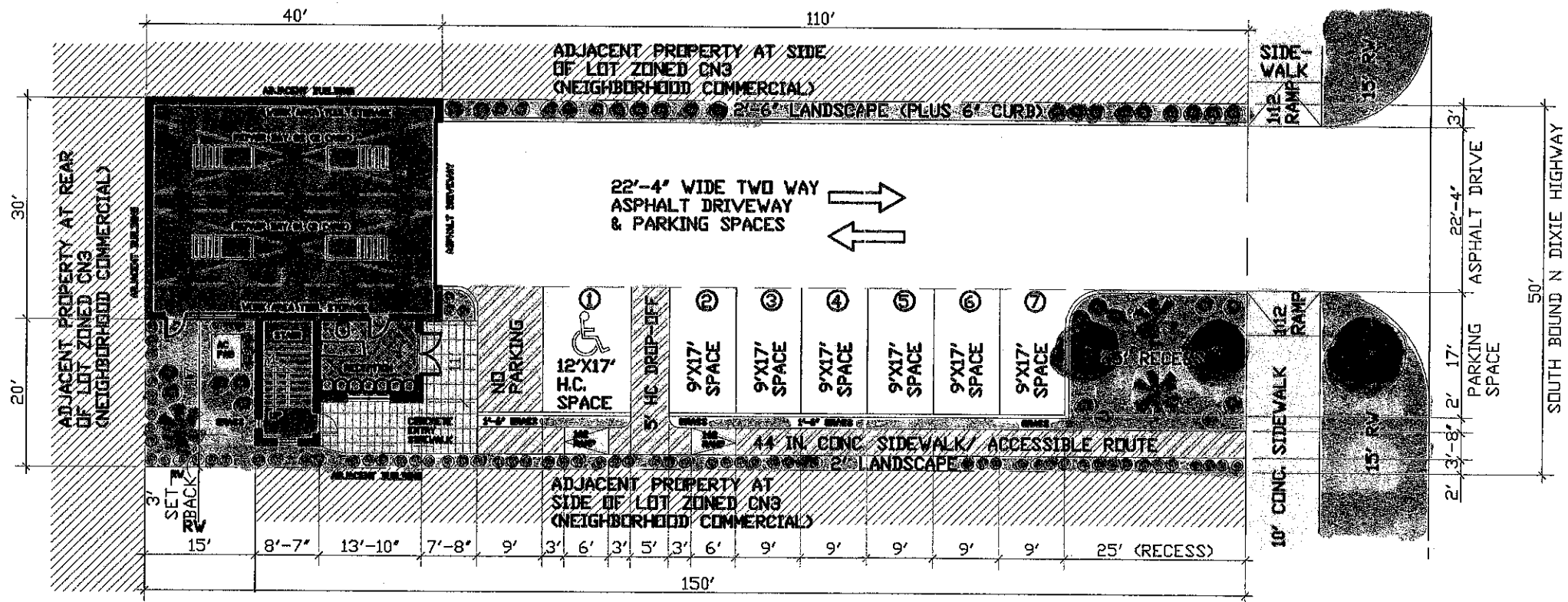
To Whom It May Concern:

Meeting on 9 February 2012 with Planning and Development Review Board  
for Conram Corporation located at 216 N. Dixie Hwy, Hollywood, FL  
33020 for an Auto Shop.









**SITE PLAN**

SCALE: 1"=20'-0"



**AREVALO ARCHITECTURE INC**

LIC#00000646 TEL/FAX: (954)722-1038 ADDRESS: 11461 NW 87 PL. SUNRISE, FL 33383  
 EMAIL: INFO@AREVALOARCHITECTURE.COM  
 AR#1440 FAX# (954)741-2590 CONTACT: CLARK AREVALO

WWW.AREVALOARCHITECTURE.COM

**REPAIR GARAGE & OFFICE**

CONCEPTUAL SITE PLAN

216 N. DIXIE HIGHWAY HOLLYWOOD FL

THE ARCHITECT OR THE ARCHITECT'S DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND DESIGN OF THESE DRAWINGS. THESE DRAWINGS SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. THESE DRAWINGS HAVE BEEN SEEN, CHECKED AND SEALS THAT CAN ONLY BE IDENTIFIED WITH A PROFESSIONAL ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER. THESE DRAWINGS BY OTHER PARTIES ARE NOT PART OF THIS PROJECT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, OR PERFORMANCE OF ANY WORK NOT SHOWN OR SPECIFIED IN THESE DRAWINGS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN OR SPECIFIED IN THESE DRAWINGS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, OR PERFORMANCE OF ANY WORK NOT SHOWN OR SPECIFIED IN THESE DRAWINGS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, OR PERFORMANCE OF ANY WORK NOT SHOWN OR SPECIFIED IN THESE DRAWINGS.

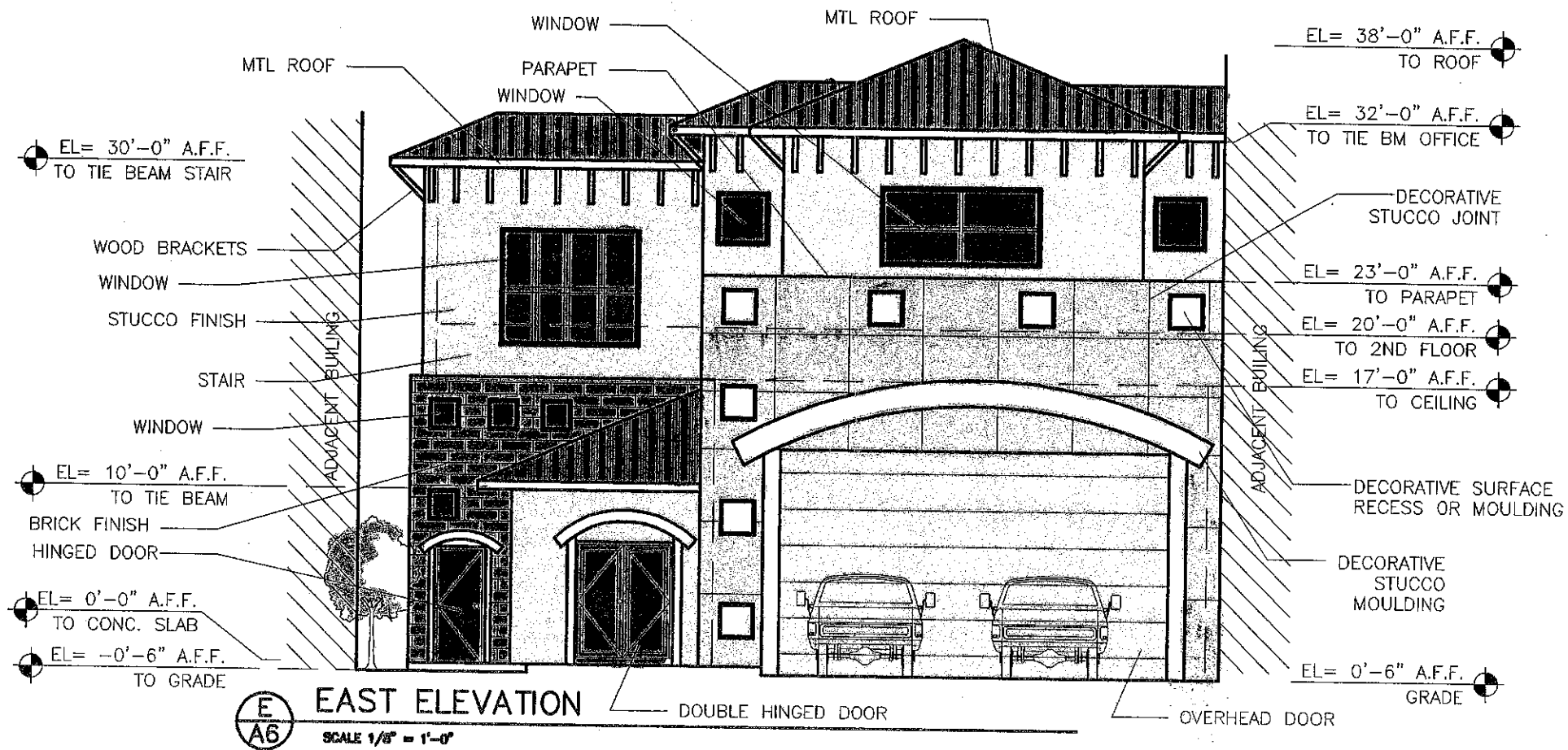
DATE OF REVISION  
 MULTIDISCIPLINARY COMMENTS  
 12-09-2011

PROJECT No. 2010-03  
 DRAWN: SML  
 CHECKED: CA

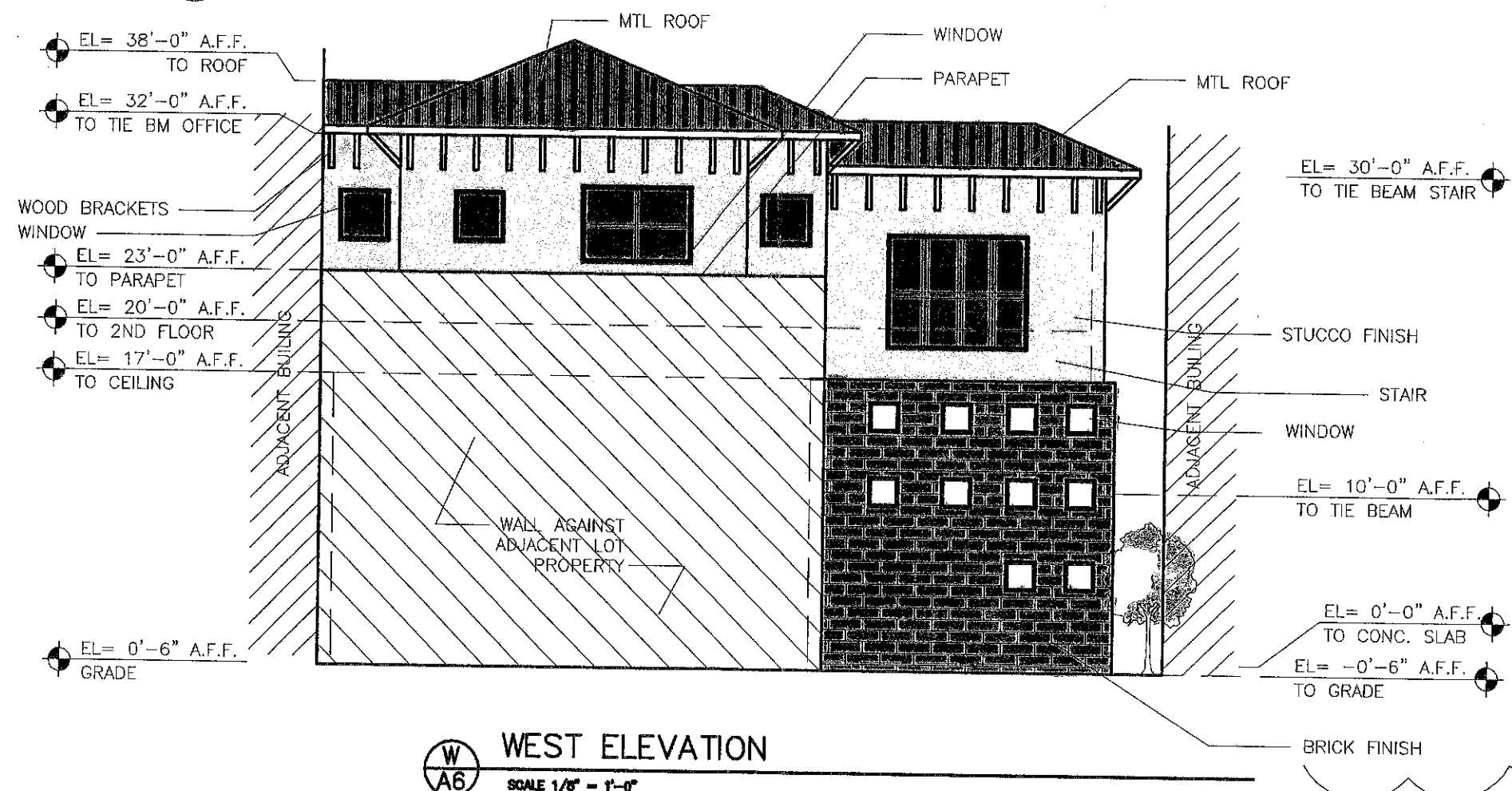
SHEET  
**A2**

CLARK AREVALO MARCH  
 REGISTERED ARCHITECT  
 AR#1440

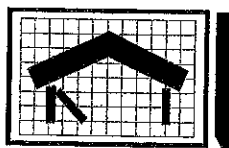
SEAL



**E EAST ELEVATION**  
 SCALE 1/8" = 1'-0"



**W WEST ELEVATION**  
 SCALE 1/8" = 1'-0"



**CLARK AREVALO ARCHITECTURE INC.**  
 ARCHITECTURE  
 LICHU CO. AR. TEL/FAX: (850) 726-1038  
 ADDRESS: 11461 NW 37 PL. A891440  
 SUNRISE FL 33592  
 CONTACT: CLARK AREVALO  
 EMAIL: INFO@AREVALOARCHITECTURE.COM  
 (850) 741-2580

WWW.AREVALOARCHITECTURE.COM

**REPAIR GARAGE & OFFICE**  
 CONCEPTUAL SITE PLAN  
 216 N. DIXIE HIGHWAY HOLLYWOOD FL.

THE ARCHITECT OR THE ARCHITECT'S CONSULTANT ENGINEER SIGNING & SEALING THESE DRAWINGS ON THE DESIGN AND BEING REPRODUCED IN THESE SETS OF DRAWINGS THESE DRAWINGS SHALL NOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. AFTER THE DRAWINGS HAVE BEEN SIGNED, DATED AND SEALED THEY CAN ONLY BE MODIFIED UNDER A REVISION DRAWING AND MODIFICATION TO THESE DRAWINGS BY OTHER PARTIES SHALL BE PART OF THE DRAWINGS THAT UNDERLIE THIS PROJECT SET. NO MODIFICATIONS, ADDITIONS, DELETIONS, OMISSIONS, ALTERATIONS, WHITE-OUTS, CROSS-OUTS, SCRAPERS, OR OTHER MEANS SHALL BE MADE TO THESE DRAWINGS WITHOUT THE ARCHITECT'S KNOWLEDGE AND CONSENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE BUILDING REPRESENTED IN THIS SET OF DRAWINGS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE BUILDING REPRESENTED IN THIS SET OF DRAWINGS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE BUILDING REPRESENTED IN THIS SET OF DRAWINGS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE BUILDING REPRESENTED IN THIS SET OF DRAWINGS.

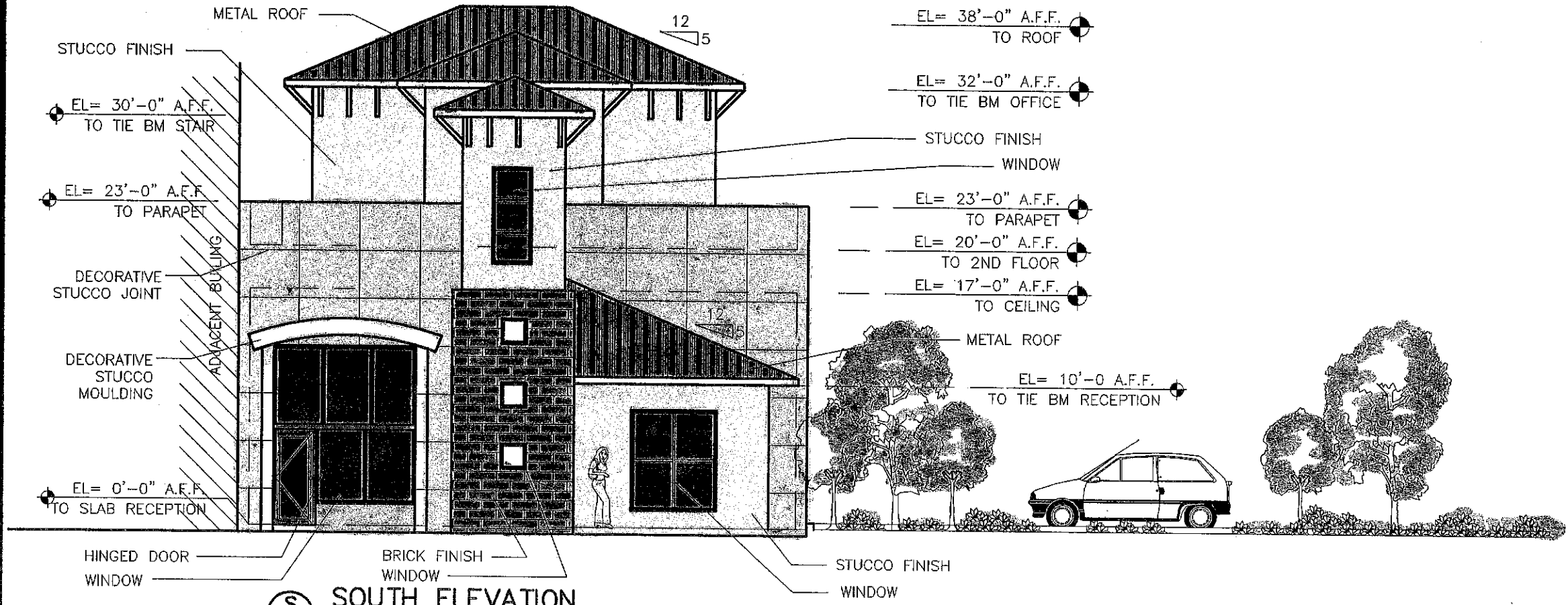
DATE OF REVISION  
 MULTIDISCIP COMMENTS  
 12-09-2011

PROJECT No. 2010-03  
 DRAWN: SML  
 CHECKED: GA

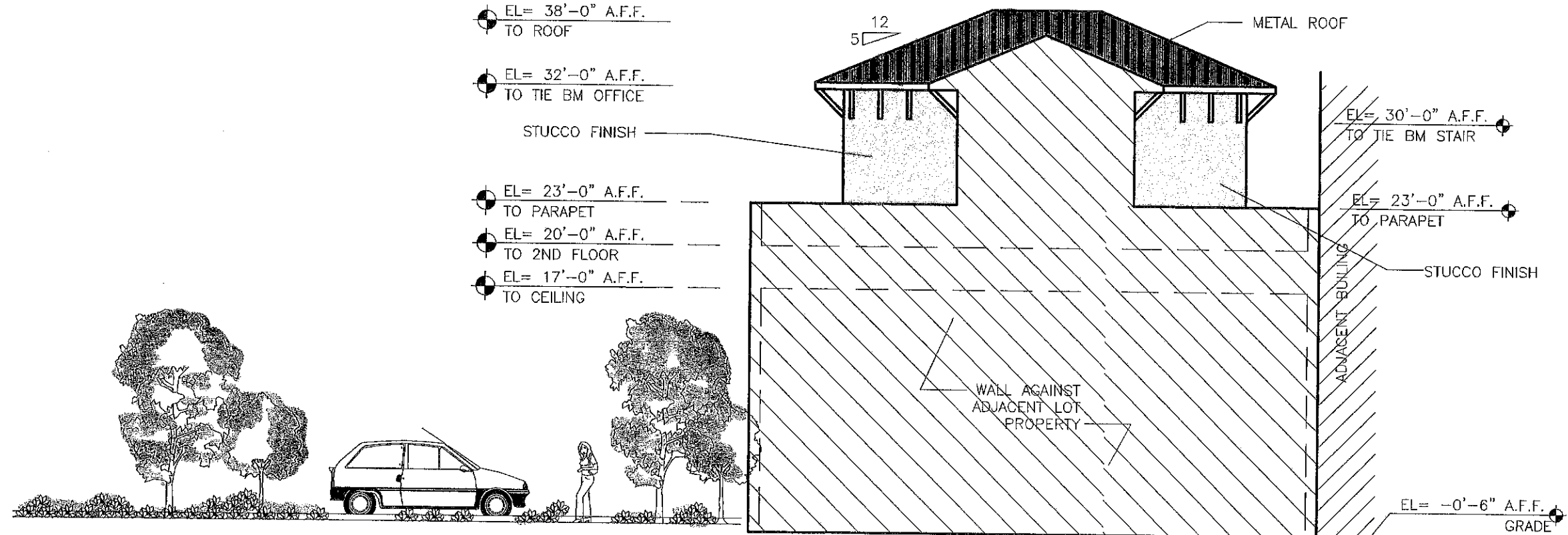
SHEET  
**A6**

CLARK AREVALO MARCEL  
 REGISTERED ARCHITECT  
 AR81440





**S**  
**A7**  
**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**N**  
**A7**  
**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

**AREVALO ARCHITECTURE INC**  
 ARCHITECTURE  
 INC  
 WWW.AREVALOARCHITECTURE.COM  
 CONTACT: CLARK AREVALO  
 ADDRESS: 11461 NW 57 PL SUNRISE FL 33323  
 TEL/FAX: (954) 739-1038  
 LIC#/C.O.A.#: ARB1440  
 AA2600066-6

**REPAIR GARAGE & OFFICE**  
 CONCEPTUAL SITE PLAN  
 216 N. DIXIE HIGHWAY HOLLYWOOD FL

THE ARCHITECT OR THE ARCHITECT'S CONSULTANT ENGINEER'S SEALING THESE DRAWINGS DOES NOT GUARANTEE THE DESIGN AND MEANS SPECIFIED IN THESE SET OF DRAWINGS. THESE DRAWINGS SHALL NOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. UNLESS THE DRAWINGS HAVE BEEN CORRECTED, DATED AND SEALED THEY CAN ONLY BE USED WITH A REVISION SHEET. ANY REVISIONS TO THESE DRAWINGS BY OTHER PARTIES WILL VOID ALL THE DRAWINGS THAT THEY ARE PART OF THIS PROJECT SET IN REVISIONS, ADDITIONS, DELETIONS, ALTERATIONS, WHITE-OUTS, CORRECTIONS, MARKS, SCRAMBLES, STAMP-OUTS, SWATCHES, IMPROVEMENTS OR CANCELLATIONS OF DETAILS OR SPECIFICATIONS IN THESE SET OF DRAWINGS ARE ALLOWED BY ANY PERSON OR ENTITY OTHER THAN THE ARCHITECT OR THE ARCHITECT'S CONSULTANT. EXCEPT FOR BUILDING DEPARTMENT PLAN REVIEW SCALE, THESE OR APPROVAL SIGNATURES OR FROM BUILDING DEPARTMENT PLAN REVIEW OFFICE BY OTHER PARTIES TO THESE DRAWINGS AFTER ANY ALTERATION TO THESE DRAWINGS BY OTHER PARTIES THE ARCHITECT ASSUMES NO RESPONSIBILITY.

DATE OF REVISION  
 MULTIDISCIPLINARY COMMENTS  
 12-09-2011

PROJECT No. 2010-03  
 DRAWN: SML  
 CHECKED: CA

SHEET **A7**

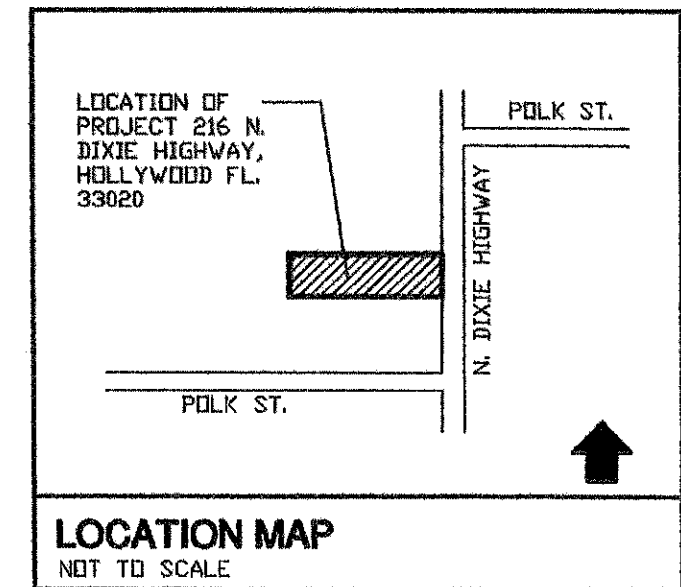
CLARK AREVALO MARCH  
 REGISTERED ARCHITECT  
 ARB1440  
 SEAL

**OFF STREET PARKING REQUIRED AS PER  
CITY OF HOLLYWOOD FL - CODE OF ORDINANCES 7.2**

BUILDING USE	AREA	REQUIRED NUMBER OR PARKING SPACES FACTOR	PARKING REQUIRED
AUTO REPAIR GARAGE (GROUND LEVEL)	1200	1 PER 400 SQ. FT.	3
OFFICE GROUND LEVEL = 162 STAIR = 146 2ND. LEVEL = 770	1000	1 PER 250 SQ. FT.	4
TOTAL BUILDING AREA: 2200 SQ.FT.			
TOTAL PARKING SPACES REQUIRED :			7
TOTAL PARKING SPACES PROVIDED :			7
(1-SPACE IS H.C.)			

**GARBAGE PICKUP SYSTEM**

SILVIA SVERA, THE OWNER OF THE PROPERTY, HAS TALKED WITH THE GARBAGE/ SANITATION PERSONNEL, AND SHORTLY THEREAFTER HAS COMMUNICATED TO THE ARCHITECT, THAT THEY WILL REQUIRE ONLY STANDARD GARBAGE BINS, AND THAT NO DUMPSTER OR DUMPSTER ENCLOSURE WILL BE REQUIRED IN THIS PROJECT.



**SITE PLAN & LANDSCAPE PLAN NOTES**

FOLID No. 1 1216-10-0010  
LOT SIZE 50'x150' = 7500 SF.  
ZONING CLASSIFICATION = CN-3 (NEIGHBORHOOD COMMERCIAL)

**SETBACKS**

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25' RECESS TO PROPERTY LINE FRONTING TO DIXIE HIGHWAY	25' RECESS TO PROPERTY LINE FRONTING TO DIXIE HIGHWAY
SIDE SETBACK	Ø FT. (ADJACENT TO COMMERCIAL PROPERTY "CN3" ON SIDES)	Ø FT. NORTH SIDE & 3'-FT ON SOUTH SIDE
REAR SETBACK	Ø FT. (ADJACENT TO COMMERCIAL PROPERTY "CN3" ON REAR)	Ø FT. ON REAR SIDE
MAXIMUM HEIGHT	50 FT.	38'-0"

**BREAKDOWN OF PERVIOUS AREA**  
BUILDING AREA.....= 1498 SF  
CONCRETE SIDEWALK AREA & CONC. ACCESS ROUTE AREA.....= 628 SF  
ASPHALTED PARKING AREA.....= 3825 SF  
TOTAL= 5951 SF

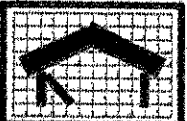
LOT AREA= 7500 SF =====> 100.00%  
PERVIOUS AREA= 1549 SF =====> 20.65%  
IMPERVIOUS AREA= 5951 SF ===> 79.35%

**VEHICULAR AREA LANDSCAPE**  
ASPHALTED VEHICULAR AREA.....= 3825 SF 100.00%

LANDSCAPED AREA ADJACENT TO VEHICULAR AREA.....= 1179 SF 30.82% OF VEH. AREA (15.72% OF LOT AREA)

**VARIANCE REQUEST TABLE**

DESCRIPTION OF VARIANCE	REQUIRED	REQUESTED VARIANCE (PROVIDED)
NORTH SIDE PARKING LOT LANDSCAPED SETBACK	5' LANDSCAPED SETBACK	3' LANDSCAPED SETBACK NOTE: LANDSCAPED SETBACK INCLUDES CURB (2'-6" LANDSCAPE PLUS 6" CURB)
SOUTH SIDE PARKING LOT LANDSCAPE SETBACK	5' LANDSCAPED SETBACK	2' LANDSCAPED SETBACK

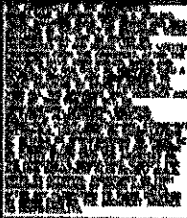


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**REPAIR GARAGE  
& OFFICE**

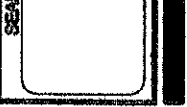
CONCEPTUAL SITE PLAN  
216 N. DIXIE HIGHWAY HOLLYWOOD FL.

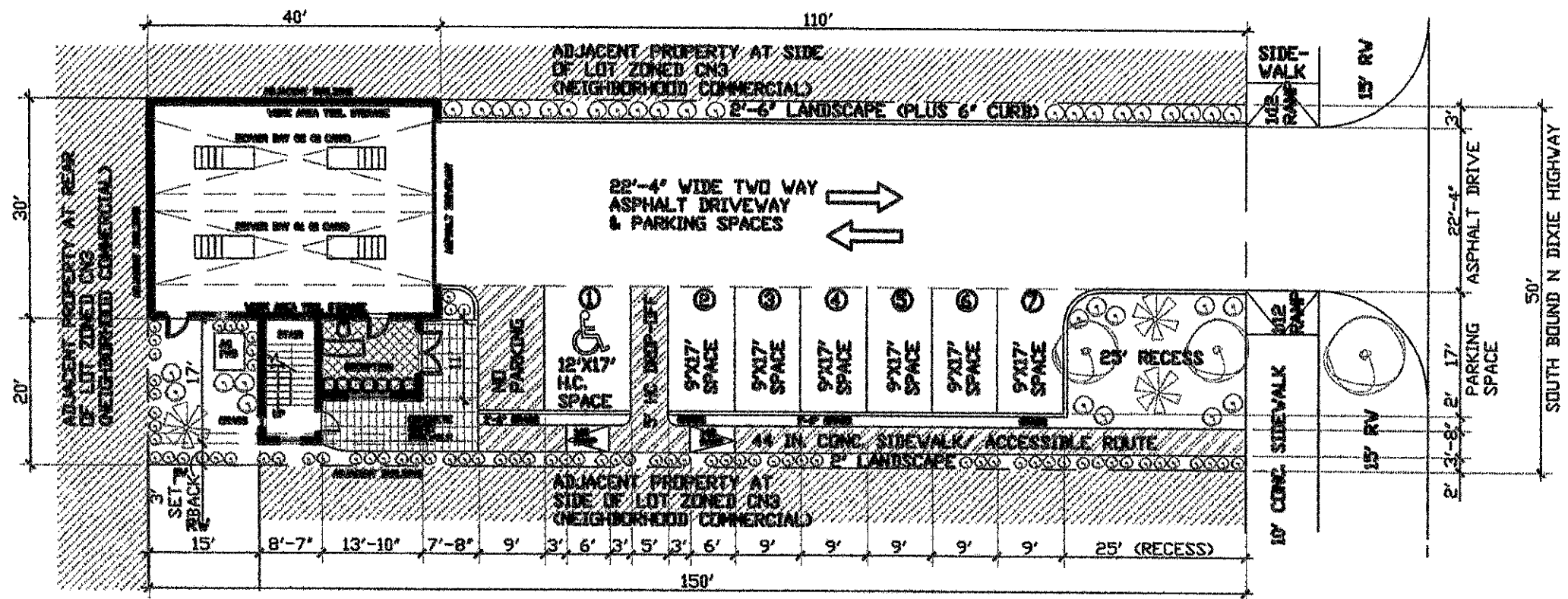


SCALE COMMENTS  
12-09-2011

SHEET  
**A1**

DATE: 12-09-2011  
DRAWN BY: [Name]





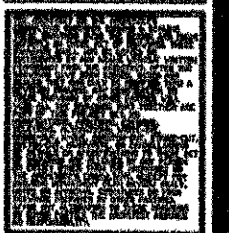
# SITE PLAN

SCALE: 1"=80'-0"



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PROJECT  
**REPAIR GARAGE & OFFICE**  
CONCEPTUAL SITE PLAN  
2528 N. DOZE HIGHWAY HOLLYWOOD FL.



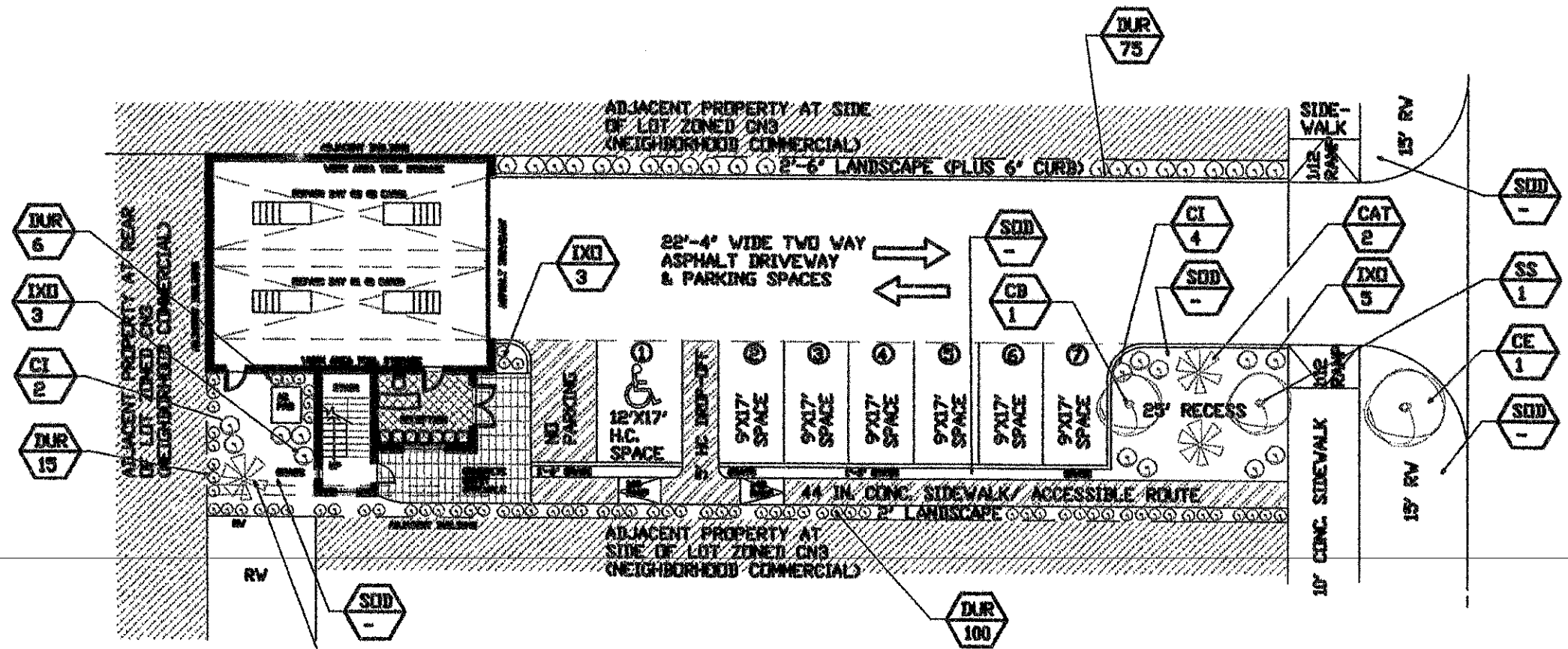
DATE: 12-09-2011

SHEET  
**A2**

SEAL



PLANTLIST					
SYM.	NATIVE	QTY	NAME	BOTANICAL NAME	SPECIFICATION
DUR		196	*GOLD MOUND* DURANTA	DURANTA ERECTA *GOLD MOUND*	18"X18", 18" D.C., FULL, 3 GAL.
SDD		N/A	ST. AGUSTINE GRASS	FLDRATAM	N/A
IXD		11	IXORA *NORA GRANT*	IXORA SPP.	24"X24", 24" D.C., FULL, 3 GAL.
CE	YES	1	GREEN BUTTWOOD	CONDICARPUS ERECTUS	14' X 7' SPR.
CAT		3	CAT PALMS	CHAMADOREA CATARACTARUM	15 GAL., 3'X3'
CI	YES	6	COCOPLUM	CHYSOBALANUS ICACD	24"X24" 24" D.C FULL. 3 GAL.
SS	YES	1	CASSIA	SENNA SPECTABILIS	11' X 6' SPR.
CB		1	WHITE GEIGER	CORDIA BOISSIERI	11' X 6' SPR.



### LANDSCAPE PLAN

SCALE: 1"=80'-0"

7

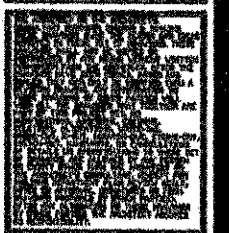
**AREVALO ARCHITECTURAL INC.**

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**REPAIR GARAGE & OFFICE**

CONCEPTUAL SITE PLAN

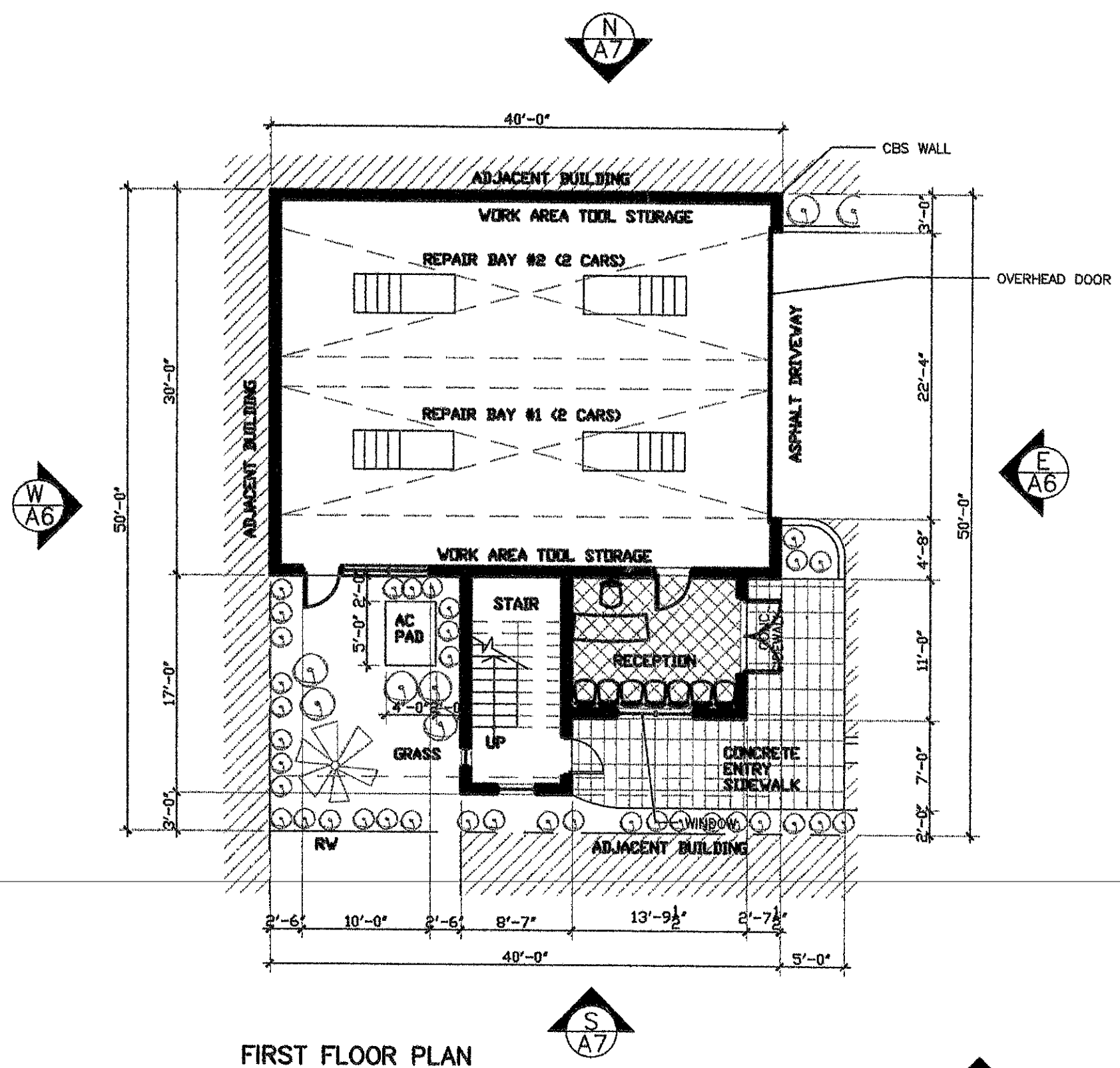
P1911, D00E HIGHWAY HOLLYWOOD FL.



DATE: 12-09-2011

SHEET **A3**

SEAL



**FIRST FLOOR PLAN**

SCALE 1/8" = 1'-0"



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NC

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PROJECT

**REPAIR GARAGE & OFFICE**

CONCEPTUAL SITE PLAN

5891 DORR HIGHWAY, HOLLYWOOD, FL

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DATE: 12-02-2011

REVISIONS

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SHEET

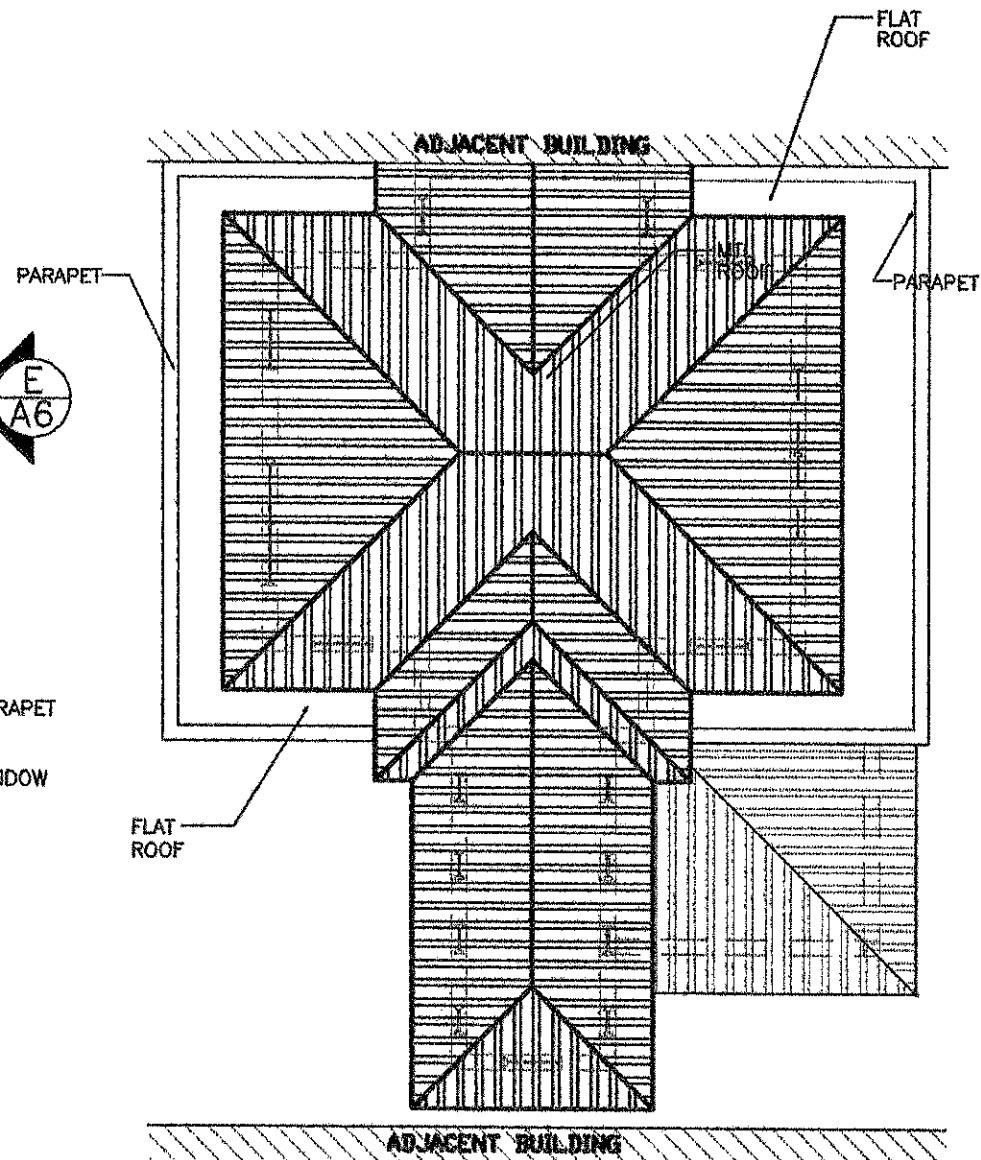
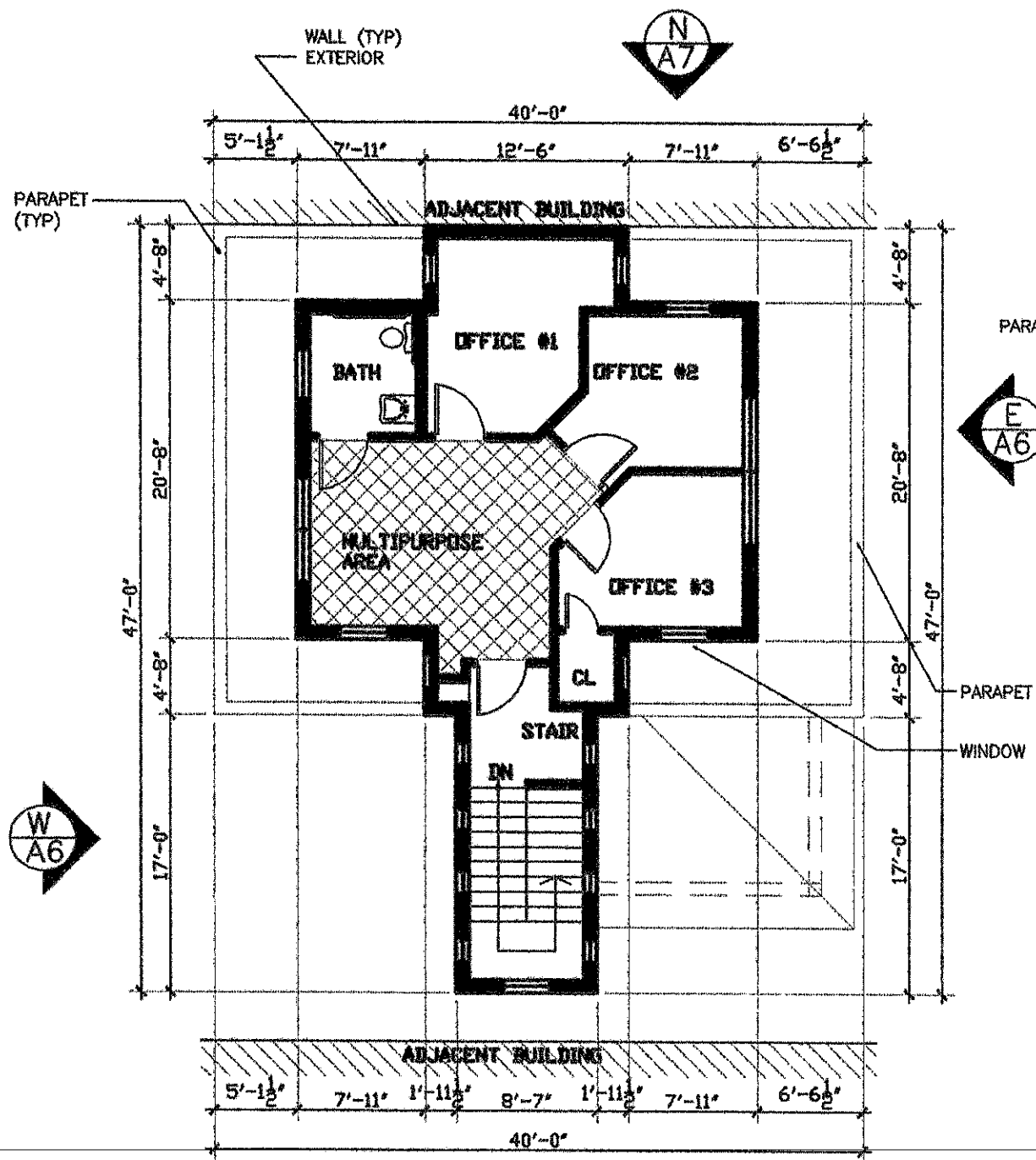
**A4**

DATE: 12-02-2011

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

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SEAL



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PROJECT: REPAIR GARAGE & OFFICE

CONCEPTUAL SITE PLAN

SIGN DECK INVENTORY HOLLYWOOD FL.

DATE: 12-22-2011

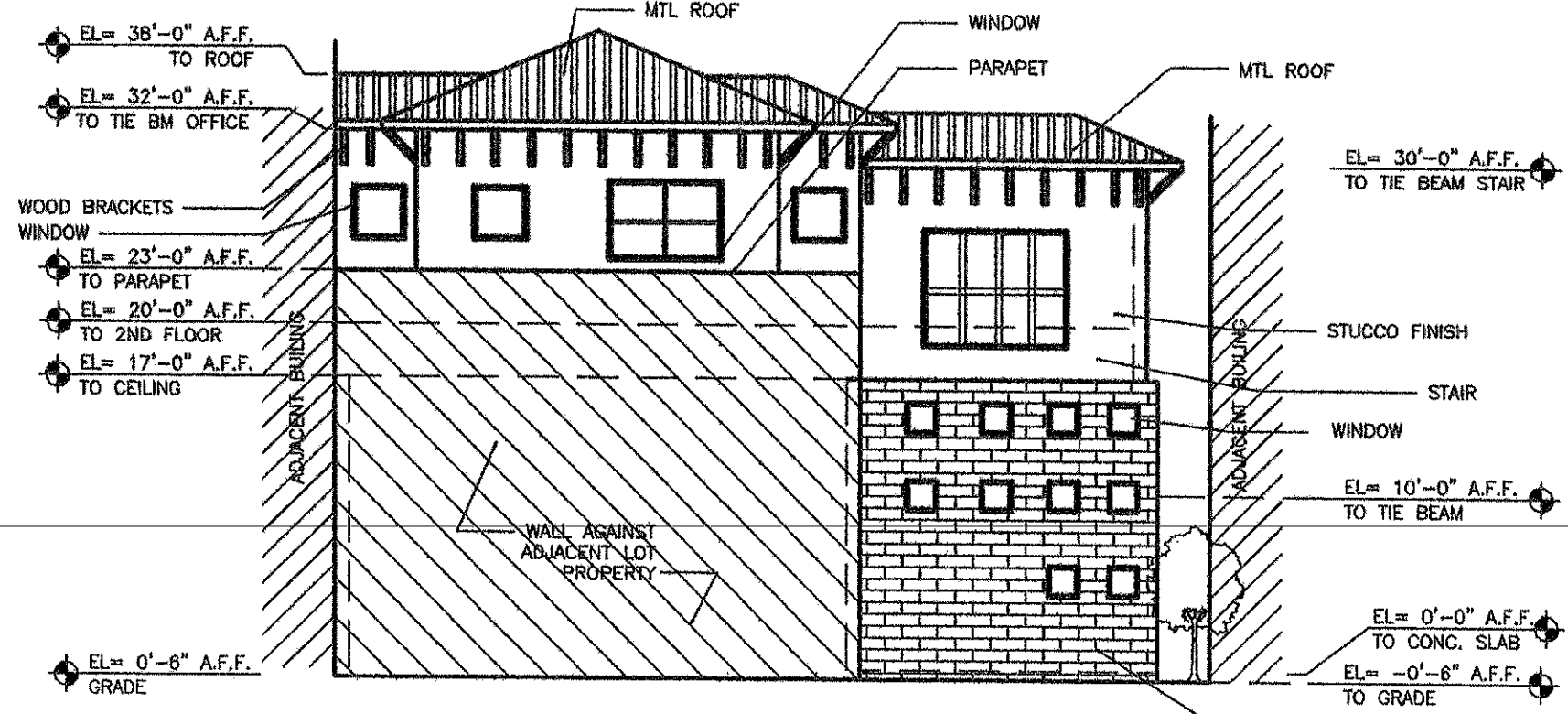
A5

SCALE





**E EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**W WEST ELEVATION**  
SCALE 1/8" = 1'-0"

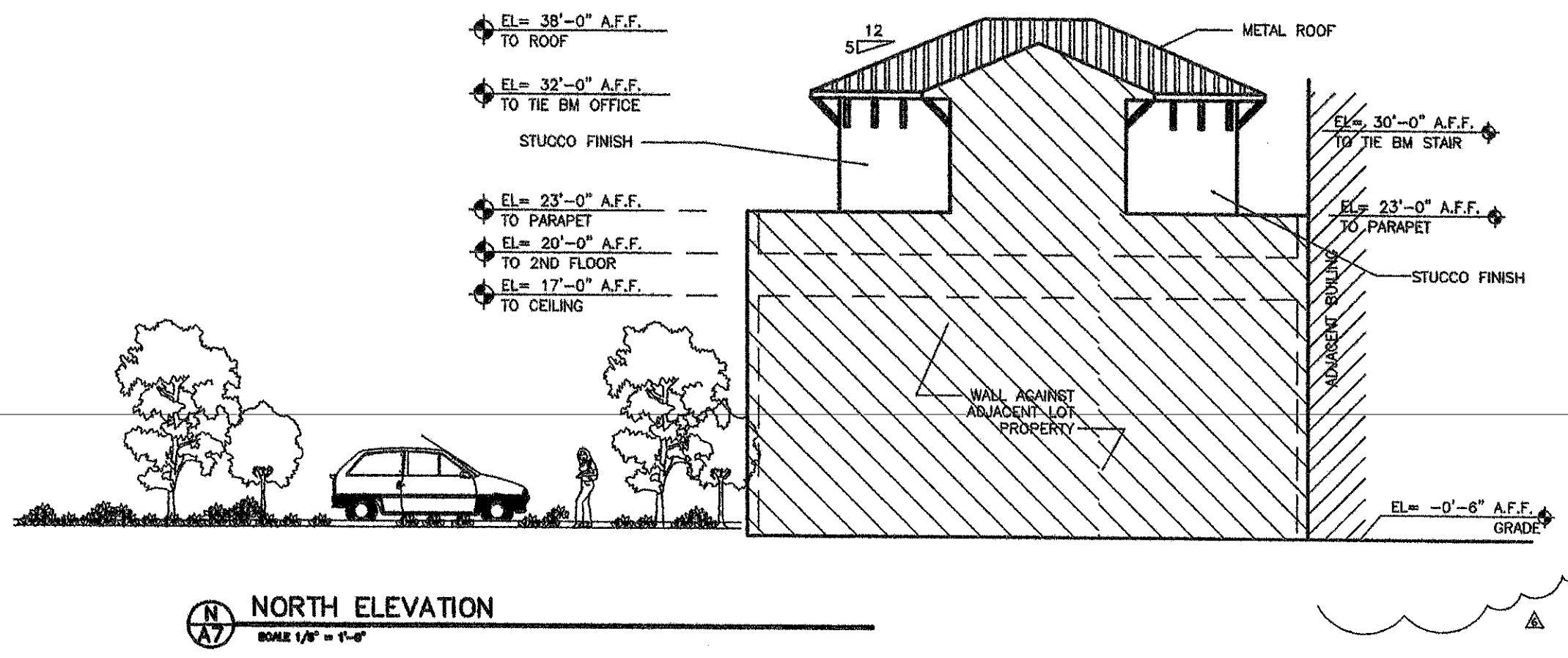
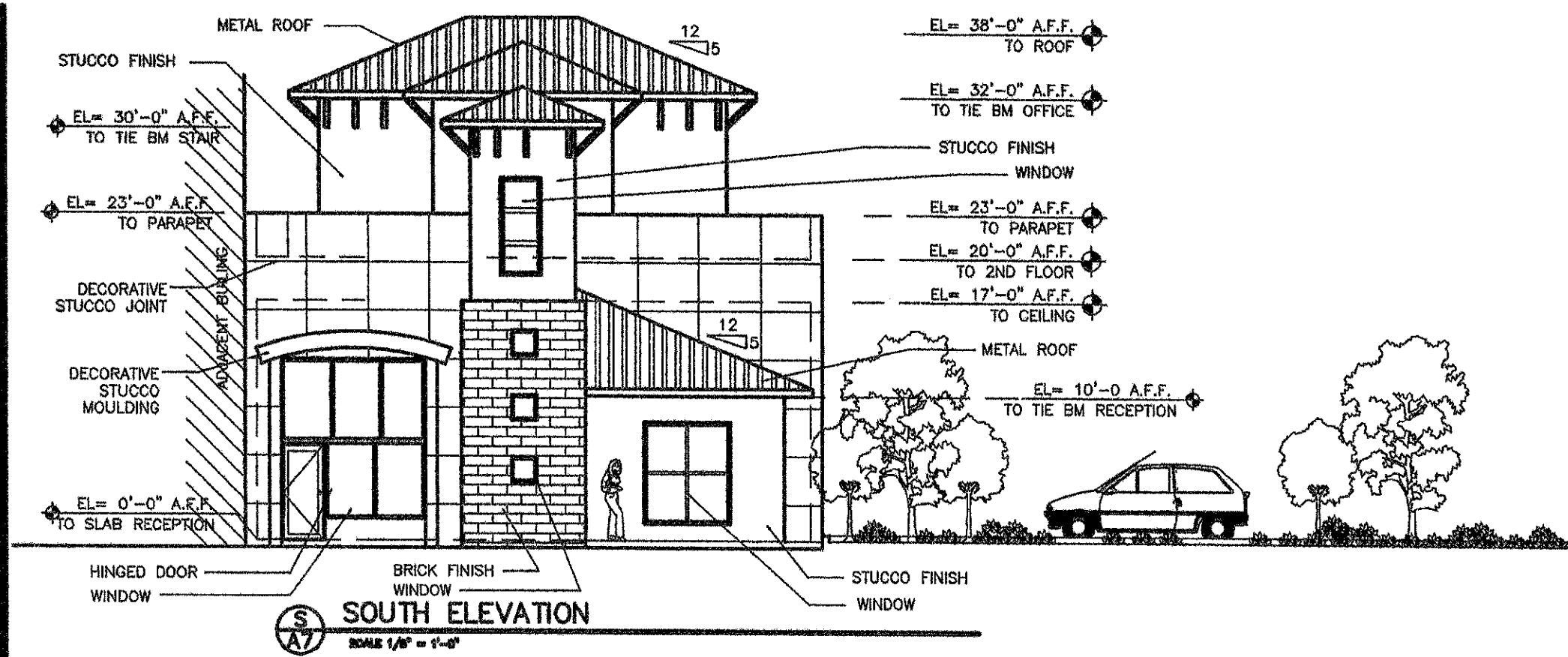
7

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**REPAIR GARAGE & OFFICE**  
CONCEPTUAL SITE PLAN  
218 N. DOWE HIGHWAY HOLLYWOOD FL.

A6

SEAL



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PROJECT  
**REPAIR GARAGE & OFFICE**  
 CONCEPTUAL SITE PLAN  
 2814 DUNE HIGHWAY HOLLYWOOD FL.

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**A7**

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CLAIM AREVALO AS ARCHITECT  
 REGISTERED ARCHITECT  
 AREVALO ARCHITECTURE, INC.



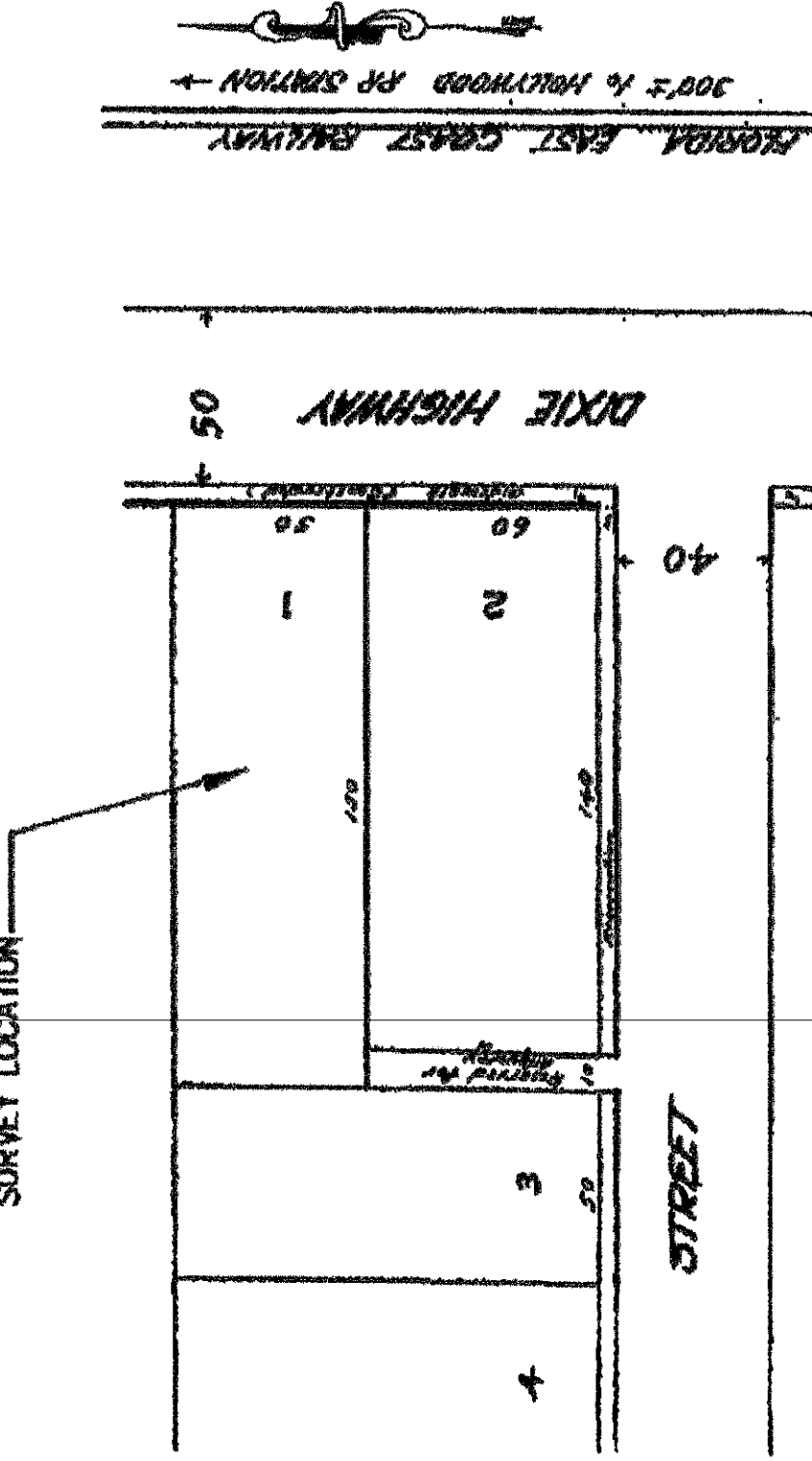
# LITTON LAND SURVEYORS

500 GULFSTREAM BOULEVARD, SUITE # 209 - DELRAY BEACH, FLORIDA 33483  
561-276-7575 (OFFICE) ~ 561-276-6621 (FAX) LITTONLS@BELLSOUTH.NET  
PROUDLY SERVING PALM BEACH, BROWARD, DADE, MARTIN AND ST. LUCIE COUNTIES  
WITH OVER 30 YEARS EXPERIENCE

## BOUNDARY SURVEY

LEGAL DESCRIPTION  
Lot 1, A SUBDIVISION OF LOTS 1 AND 2 OF BLOCK E, IN HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 3, Page 19, Broward County Public Records, Broward County, Florida.

### SURVEY LOCATION



- ALL - ADJACENT
- A/C - AIR CONDITIONER SLAB
- A - AREA
- BH - BENCHMARK
- B.C.R. - BROWARD COUNTY RECORDS
- B.C. - BLOCK CORNER
- CD - CALCULATED
- CTI - CALCULATED FIELD TRVERSE
- C.E. - CANAL EASEMENT
- C.N.E. - CANAL MAINTENANCE EASEMENT
- CA - CENTERLINE
- CH - CHORD
- C.B.S. - CONCRETE BLOCK STRUCTURE
- COL - COLLAR
- CONC. - CONCRETE
- CPP - CONCRETE POOL PUMP
- B - BELTA
- BE - BEER
- B.E. - BRATWAGE EASEMENT
- B.N.E. - BRATWAGE MAINTENANCE EASEMENT
- ESMT. - EASEMENT
- E/P - EDGE OF PAYMENT
- L.O.V. - EDGE OF WATER
- EL. - ELEVATION

- F.B.H. - FOUND BRILL HOLE
- F.E. - FLOOD PLAIN EASEMENT
- FTE. - FLOOD FLOOR ELEVATION
- FIP. - FLOOD FLOW PUMPING
- FIR. - FLOOD BEARING
- F.N.B. - FLOOD MAIL & DISC
- GAR. - GARAGE
- IRV. - IRON ROD
- L.R. - LANE MAINTENANCE EASEMENT
- L.N.E. - LIMITED ACCESS EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- L.F. - LOWEST FLOOR
- MAINT. - MAINTENANCE EASEMENT
- M.E. - MAINTENANCE
- NO. - MEASURED
- N.R. - NAIL AND DISC
- N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. - NOT TO SCALE
- D/S - OFFSET
- D/L - ON LINE
- DPT. - OPTIONAL
- PG. - PAGE
- P.B.C.R. - PALM BEACH COUNTY RECORD
- P/W - PARTY
- P.N. - PARTY WALL

- PAYM. - PAYMENT
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- CP. - PLAT
- P.A. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.I. - POINT OF INTERSECTION
- P.R.C. - POINT OF REVERSE CURVATURE
- P.T. - POINT OF TANGENCY
- P/L. - PROPERTY LINE
- R. - RADIUS
- R.O.W. - RIGHT OF WAY
- R.E.E. - SELF ENCLOSURE EASEMENT
- REC. - RECORD
- S/W. - SIDEWALK
- STY. - STORY
- T. - TANGENT
- T.O.B. - TOP OF BANK
- U.E. - UTILITY EASEMENT
- U.E.A. - UTILITY EASEMENT ACCESS
- U & M.E. - UTILITY AND MAINTENANCE EASEMENT
- W.V. - WATER VALVE

### CERTIFICATIONS:

- 1) City Properties, LLC.
- 2) Hochsztein & Harrison-Jolly, P.A.
- 3) Attorney's Title Insurance Fund, Inc.

### BENCHMARK REFERENCE:

N/A

SHEET 1 OF 2 SHEETS

ELEVATIONS BASED ON N.G.V.D. AND SDM TRUS x 1.0

FLOOD ELEVATION INFORMATION

COMMUNITY No. 125113 DATE OF FIRM 8/18/52  
BASE FLOOD ELEV. FIRM ZONE X  
LOWEST FLOOR ELEV. PANEL No. 0316  
AVG. SITE GRADE SUFFIX F

DATE OF LAST WORK: 05/28/05

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEY AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

*John P. Jolly*

PROFESSIONAL SURVEYOR & MAPPER DATE 07/12/05  
FLORIDA REGISTRATION No. 3467 L.B. No. 7174

DRAWN BY: CHECKED BY: F.B./P.C.

### NOTES

- 1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHTS-OF-WAY OF RECORD.
- 2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
- 3) LEGAL DESCRIPTION AS SUPPLIED BY THE CLIENT.
- 4) THIS SURVEY IS PROVIDED EXPRESSLY FOR MORTGAGE PURPOSES ONLY.

JOB No. 05-19170

DATE:

05/28/05



ATTACHMENT B  
LAND USE AND ZONING MAP

# 216 N Dixie Highway






PLANNING AND  
DEVELOPMENT SERVICES

## Legend

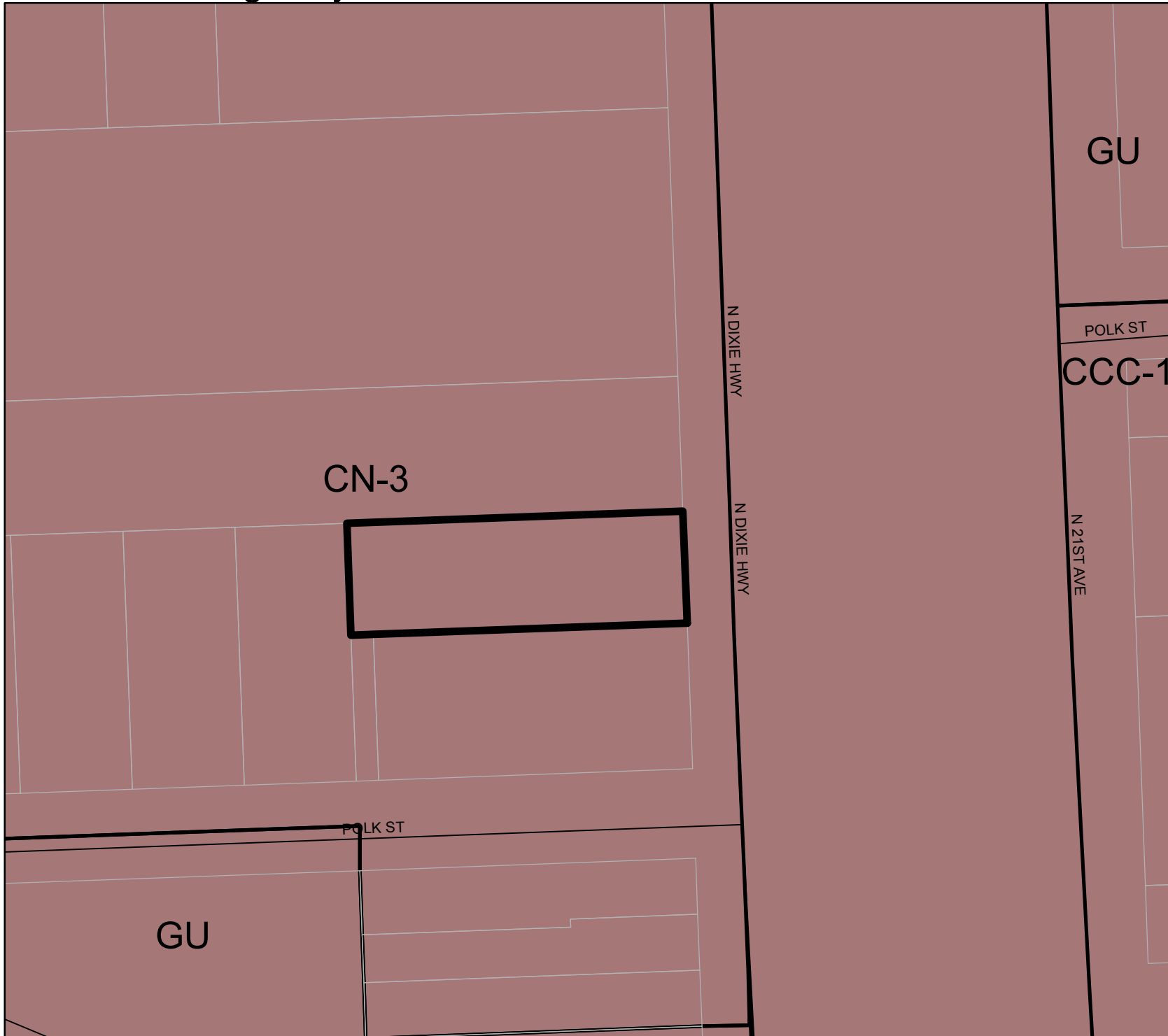
-  Subject Property
-  Streets

## Zoning

-  CCC-1
-  CN-3
-  GU

## Land Use

-  RAC



0 15 30 60 Feet