

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

DATE: April 25, 2011 **FILE NO.:** 11-Z-10

TO: Planning & Zoning Board

VIA: Andria Wingett, Planning Manager *AW*

FROM: Leander Hamilton, Planning & Development Services Administrator *LH*

SUBJECT: Levy Properties, LLC requests a change of zoning district designation from Low-Medium Intensity Commercial (C-2) and Single Family (RS-6) to Medium/High Intensity Commercial (C-4), from Medium/High Intensity Commercial (C-4) to State Road 7 Commercial Core District – Low Hybrid Commercial South Sub Area (SR 7 CCD LHCS) and amending the City's Zoning Map to reflect said changes.

REQUEST

Levy Properties, LLC requests a change of zoning district designation from Low-Medium Intensity Commercial (C-2) and Single Family (RS-6) to Medium/High Intensity Commercial (C-4), from Medium/High Intensity Commercial (C-4) to State Road 7 Commercial Core District – Low Hybrid Commercial South Sub Area (SR 7 CCD LHCS) and amending the City's Zoning Map to reflect said changes.

RECOMMENDATION

Staff recommends the Planning and Zoning Board, acting as the Local Planning Agency, forward this petition (11-Z-10) to the City Commission.

BACKGROUND

In 2004, the Corridor was rezoned to include four State Road 7 Commercial Core Districts – Low Hybrid, Low Hybrid Commercial South, Moderate Hybrid Commercial, Resort Commercial and Commercial Core. Creation of these five sub-areas included permitted uses; however, in anticipation of future land use changes (Transit Oriented Corridor), development standards (i.e. height, setbacks, etc.) were not fully established. As such, properties within each of these sub-areas utilize the standards from their previous Zoning Designation (ex. C-1, C-2, etc.). Subsequently, the current request is to apply Medium/High Intensity Commercial and Low Hybrid South Commercial Zoning Designations which will establish consistent permitted uses and development standards for this plot.

REQUEST

This request is to change the zoning districts for an entire block located from State Road 7 to 61st Avenue between Pembroke Road and Fletcher Street. These parcels are a portion of the

Hollywood Kia site. Currently the block is zoned Low-Medium Intensity Commercial (C-2), Single Family (RS-6) and Medium/High Intensity Commercial (C-4). If approved, it will receive a new designation of State Road 7 Commercial Core District – Low Hybrid Commercial South Sub Area (SR 7 CCD LHCS). This change in zoning designation will create uniformity amongst the entire block as the remaining parcels included in this development (immediately fronting State Road 7) already have this State Road 7 Zoning Designation. Furthermore, it will create consistency with the new Transit Oriented Corridor (TOC) mixed-use Land Use Designation which the City recently applied along the State Road 7 Corridor and surrounding properties.

The sales building and a portion of the display area are located on the parcels fronting State Road 7 while those parcels included in the request are used for remaining car inventory. As this site is located along the Corridor, the new zoning as well as the development itself remains compatible with its surroundings which consist widely of commercial and industrial uses to the north, south and east and residential to the west. Further, the applicant has expressed a desire to continue a harmonious surrounding with the residential neighborhood, thus expansion of services will include improvements to the overall site with special consideration given to this element.

Should the properties be rezoned, the applicant anticipates establishing a new auto repair building on the subject parcels. At this time the applicant has not entered the Site Plan Review process; therefore staff has not analyzed the proposed expansion with compliance to the Zoning and Land Development Code. The Technical Advisory Committee will ensure compliance with the applicable zoning regulations including specific components such as enhancing the overall site with additional landscaping, buffering and perhaps an entry feature at State Road 7 and Pembroke Road. Final design will be considered by the Development Review Board, should the rezoning be approved.

SITE INFORMATION

Applicant/Owners:	Levy Properties, LLC
Address/Location:	1640 S. State Road 7, 6035 & 6005 Pembroke Road, 6024 & 6044 Fletcher Street, and the adjacent parcels generally located between State Road 7 to the east and S. 61 st Avenue to the west and Fletcher Street to the north and Pembroke Road to the south
Net Size of Property:	2.85 acres (approximately)
Existing Zoning:	Low-Medium Intensity Commercial (C-2), Single Family (RS-6), Medium/High Intensity Commercial (C-4), and amending the City's Zoning Map to reflect said changes.
Requested Zoning:	State Road 7 Commercial Core District – Low Hybrid Commercial South Sub Area (SR 7 CCD LHCS)
Existing Future Land Use:	Transit Oriented Corridor (TOC)

ADJACENT LAND USE

North:	Transit Oriented Corridor (TOC)
South:	City of West Park
East:	Transit Oriented Corridor (TOC)
West:	General Business/Low Residential

ADJACENT ZONING

North: Low Intensity Commercial (C-1)
South: City of West Park
East: US 441/SR 7 Commercial Corridor District Commercial Core Sub-Area
(SR7 CCD-CC)
West: Single Family (RS-6)/Medium Intensity Commercial (C-3)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed change in zoning designation from Low-Medium Intensity Commercial (C-2), Single Family (RS-6) and Medium/High Intensity Commercial (C-4) to State Road 7 Commercial Core District – Low Hybrid Commercial South Sub Area (SR 7 CCD LHCS) is consistent with the City's Comprehensive Plan, based upon the following:

Land Use Element:

Goal: *Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

Policy 4.5: *Maintain the City of Hollywood Zoning Maps and Zoning and Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses.*

Policy 4.11: *Review zoning district standards as they relate to buffering and uses between single-family residential and more intense uses along the traffic way corridors, to create adequate separations and to allow a deepening, where possible, of the commercial or industrial zone.*

Policy 6.6: *Create and expand, where appropriate, commercial and industrial zones to increase tax revenues.*

The proposed zoning change will allow the applicant to maximize use of their property through uniform regulations and by creating an opportunity for growth of the existing business. It will also aid in revitalization of this major transportation corridor by establishing a designation consistent with the Land Use, thus allowing for a mix of uses and increasing redevelopment possibilities.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The subject parcels are located in Sub-Area 1 (US 441/SR 7 Corridor) of the City-Wide Master Plan which is defined by 56th Avenue to the east (including that portion of Washington Park that extends to 52nd Avenue), the Dania Cut-Off Canal to the north, Florida's Turnpike to the west and Pembroke Road to the south. As expressed in this document, "The vision for Sub-Area 1 builds upon the existing City Organization. An organization that is based on a future growth concept to improve existing conditions and provide for more intense development along the major City-Wide movement corridors. In this City-Wide context, the future role and redevelopment of the US 441/SR 7 will be crucial to the improvements and success of the western sector of the City of Hollywood and surrounding neighborhoods."

The proposed change in zoning designation is also consistent with the Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.21: *Create and expand where appropriate commercial and industrial zones to increase tax dollars.*

Policy CW.46: *Place emphasis on redevelopment along the major highway corridors: SR 7, US 1, Dixie Highway, Hollywood Boulevard and SR A1A by deepening industrial and commercial zones to increase tax revenues.*

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.*

This proposal is in furtherance of the aforementioned effort to improve existing conditions along the Corridor wherein it solidifies recent Land Use changes which included these parcels. If approved, the relationship between land use and zoning for this site will be more cohesive as it establishes consistent allowable uses (i.e. mixed uses) between the two and therefore expands future redevelopment opportunities. This is beneficial for the City's economic base as well as the applicant as it allows him to maximize the use of his property.

SUMMARY OF FINDINGS

Analysis of Criteria and Findings for Rezoning as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.4(G)(3).

CRITERIA 1: That the petition for a change of zoning district will not result in spot zoning or contract zoning.

ANALYSIS: The proposed change will not result in spot zoning; rather it will create one uniform designation amongst all parcels included in this development and the entire block. This conclusion is furthered by the consultant who states, "The petition is being made to rezone these eight parcels to a zoning classification of SR7 CCD LHCS so that the block has a single zoning classification. The request will not result in spot zoning as the request seeks to unify the existing zoning classifications of the [eight] parcels with those parcels adjacent to [them]."

As mentioned earlier, the City recently completed a Land Use Plan Amendment which established State Road 7 as a Transit Oriented Corridor (TOC). This mixed-use Land Use Designation encompasses the corridor as well as surrounding land extending to 58th Avenue to the east and the Turnpike to the west. Naturally, the next step will be to complete a comprehensive analysis of these additional properties to the east and west to determine the most fitting Zoning Designations and create consistency with the Land Use. Though this is still in process, the applicant's request follows the TOC boundary along 61st Avenue (to the west) creating a natural break between this new land use and the abutting residential one.

FINDING: Consistent

CRITERIA 2: That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City's Comprehensive Plan.

ANALYSIS: "Rezoning the [subject] parcels is consistent with the land uses, density and design goals that promote transit usage along the SR 7/US 441 corridor as set forth within the TOC Land Use Plan Amendment," says the applicant. The overarching goal of the Comprehensive Plan is to ensure development takes place in a manner which is consistent with the various elements of planning such as land use, transportation, economic development and so forth. This request to unify the zoning on an entire City block at a major intersection (State Road 7 & Pembroke Road) helps achieve this goal by creating cohesiveness amongst these elements to support future economic development and bring this assemblage of parcels to their full potential.

FINDING: Consistent

CRITERIA 3: That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary.

ANALYSIS: Since establishment of the existing zoning districts in 2004, the associated land use along the State Road 7 has changed and also expanded to widen the Corridor and create opportunity for redevelopment of this area. While a portion of the existing development already has the SR 7 CCD LHSC Zoning Designation to compliment this new land use, there are eight parcels which remain inconsistent with the whole. In order to have consistency between the land use and zoning for the entire development/block a rezoning is necessary. "Additionally, the TOC was subsequently passed to include land use criteria, design guideline principles and permitted uses with the TOC. The passage of the proposed changes would bring the current parcels into compliance with the permitted land use set forth in the TOC and the US 441/SR 7 Commercial Core District," expresses the applicant.

FINDING: Consistent

CRITERIA 4: The proposed change will not adversely influence living conditions in the neighborhood.

ANALYSIS: As this site is located along the Corridor, the new zoning as well as the development itself remains compatible with its surroundings which consist widely of commercial and industrial uses to the north, south and east and residential to the west. Further, the applicant has expressed a desire to continue a harmonious existence with the residential neighborhood, thus any potential expansion of services to the west will include improvements to the overall site with special consideration given to this area. Additionally, the applicant's request follows the TOC boundary along 61st Avenue (to the west) creating a natural break between this new land use and the abutting residential one.

FINDING: Consistent

CRITERIA 5: That the proposed change is compatible with the development(s) within the same district/neighborhood.

ANALYSIS: The property is located adjacent to Pembroke Road and State Road 7 which have similar land uses and zoning districts of the proposed development. According to the applicant, "As previously noted, the adjacent parcels within the same block are all zoned SR7 CCD LHCS. The requested zoning is being sought to bring the eight parcels into compliance with the existing land use classification and provide a uniformly zoned block to encourage development as contemplated within the TOC Amendment to the City's Land Use Plan."

Following the proposed zoning change, the dealership will remain as it is. As mentioned earlier, the applicant has provided conceptual plans of a possible new structure to house auto repairs, but has expressed a desire to take necessary measures to protect the residential neighborhood to the west should this plan move forward. Similarly, in its current state and if expanded the development would continue to be consistent with the surrounding commercial and industrial uses.

FINDING: Consistent

Based on the findings generated from the change of zoning criteria analysis, the application for change of zoning from Open Space (OS) and Medium Intensity Office (O-2) to Low-Medium Commercial (C-2) is consistent with all of the five (5) criteria listed in Section 5.4(G)(3) of the Zoning and Land Development Regulations.

RECOMMENDATION

Staff finds the proposed change of zoning district designation from Low-Medium Intensity Commercial (C-2) and Single Family (RS-6) to Medium/High Intensity Commercial (C-4), from Medium/High Intensity Commercial (C-4) to State Road 7 Commercial Core District – Low Hybrid Commercial South Sub Area (SR 7 CCD LHCS) consistent with the City-Wide Master Plan and the Comprehensive Plan and staff recommends the Planning & Zoning Board, acting as the Local Planning Agency, forward a recommendation of approval to the City Commission.

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Zoning and Land Development Regulations for Single Family (RS-6), Low-Medium Intensity Commercial (C-2), and Medium/High Intensity Commercial (C-4)
- ATTACHMENT C: Zoning and Land Development Regulations for State Road 7 Commercial Core District – Low Hybrid Commercial South Sub Area (SR 7 CCD LHCS)
- ATTACHMENT D: Conceptual Site Plan
- ATTACHMENT E: Land Use & Zoning Map

Attachment A

Application Package

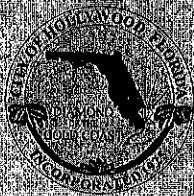
OFFICE OF PLANNING



File No. (to be filled by the Office of Planning) 11-7-10

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

Date of Application: 02/17/2011

Location Address: 1640 S. State Rd 7, 6024 & 6044 Fletcher St, Hollywood FL 33023

Lot(s): See attached Block(s): See attached Subdivision: Hollywood Pines

Folio Number(s): See attached

Zoning Classification: C2, C4, RS6 Land Use Classification: General Business

Existing Property Use: Parking Sq Ft/Number of Units: 72,935 sq.ft.

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

Explanation of Request: Change of zoning designation from C2 to C4, from RS6 to C4, from C4 to SR7 CCD LHGS and amending zoning map to reflect said changes.

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

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

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

Name of Current Property Owner: Levy Properties, LLC

Address of Property Owner: 1640 S. State Road 7, Hollywood, Florida 33023

Telephone: 954-536-7120 Fax: _____ Email Address: josh@hollywoodkia.com

Name of Consultant/Representative/Tenant (circle one): Kyle Hooper, Esq.

Address: 100 SE 3rd Ave, Ste. 1400, Ft. Lauderdale Telephone: 954-925-5501

Fax: 954-920-2711 Email Address: jkh@atkinson-diner.com

Date of Purchase: 06/30/2000 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. 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: [Signature] Date: _____

PRINT NAME: Abraham Levy, Levy Properties, LLC Date: 2-19-11

Signature of Consultant/Representative: [Signature] Date: 2-17-11

PRINT NAME: J. Kyle Hooper, Esq., Atkinson, Diner, Stone et al. Date: _____

Signature of Tenant: [Signature] Date: 2-19-11

PRINT NAME: SOE LEVY, AMERICAN IMPACT CAR SALES, LLC 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) rezoning to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Atkinson, Diner, Stone, et al. P.A. to be my legal representative before the Planning & Zoning Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 19 day of February, 2011

[Signature]
Notary Public State of Florida

[Signature]
SIGNATURE OF CURRENT OWNER

Abraham Levy
PRINT NAME

My Commission Expires: _____ (Check One) Personally known to me; OR _____

 Joanne Clements
COMMISSION # DD946672
EXPIRES: DEC. 15, 2013
WWW.AARONNOTARY.COM

GENERAL APPLICATION SUPPLEMENTAL INFORMATION

PROJECT NAME AND ADDRESS: Levy Properties, LLC
1640 S. State Road 7, Hollywood, Florida 33023

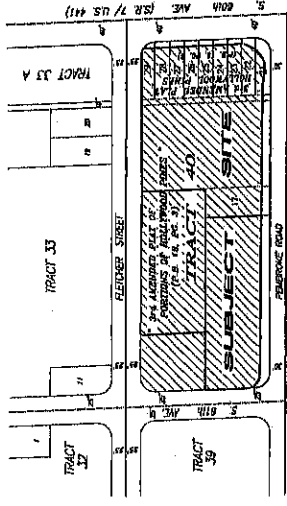
PROJECT DESCRIPTION: (1) Rezoning of the following four parcels bordering S. 61st Avenue and Fletcher Street from C2 (3 parcels) and RS6 (1 parcel) to C4:

C2	Parcel 1:	514124052170
	Parcel 2:	514124052180
	Parcel 3:	514124052190
RS6	Parcel 4:	514124052200

(2) Subsequent rezoning of all subject parcels from C4 to SR7CCD, Low Hybrid Commercial South Sub-Area Overlay District:

C4:	Parcel 1:	514124052170
	Parcel 2:	514124052180
	Parcel 3:	514124052190
	Parcel 4:	514124052200
	Parcel 5:	514124052210
	Parcel 6:	514124052220
	Parcel 7:	514124052230
	Parcel 8:	514124040260

With all parcels being consistent with the intent of the State Road 7 Transit Oriented Corridor (TOC).



LEGEND

1	UNIMPROVED LOT	U	UNIMPROVED LOT
2	GRAVEL DRIVE	1	GRAVEL DRIVE
3	GRAVEL DRIVE	2	GRAVEL DRIVE
4	GRAVEL DRIVE	3	GRAVEL DRIVE
5	GRAVEL DRIVE	4	GRAVEL DRIVE
6	GRAVEL DRIVE	5	GRAVEL DRIVE
7	GRAVEL DRIVE	6	GRAVEL DRIVE
8	GRAVEL DRIVE	7	GRAVEL DRIVE
9	GRAVEL DRIVE	8	GRAVEL DRIVE
10	GRAVEL DRIVE	9	GRAVEL DRIVE
11	GRAVEL DRIVE	10	GRAVEL DRIVE
12	GRAVEL DRIVE	11	GRAVEL DRIVE
13	GRAVEL DRIVE	12	GRAVEL DRIVE
14	GRAVEL DRIVE	13	GRAVEL DRIVE
15	GRAVEL DRIVE	14	GRAVEL DRIVE
16	GRAVEL DRIVE	15	GRAVEL DRIVE
17	GRAVEL DRIVE	16	GRAVEL DRIVE
18	GRAVEL DRIVE	17	GRAVEL DRIVE
19	GRAVEL DRIVE	18	GRAVEL DRIVE
20	GRAVEL DRIVE	19	GRAVEL DRIVE
21	GRAVEL DRIVE	20	GRAVEL DRIVE
22	GRAVEL DRIVE	21	GRAVEL DRIVE
23	GRAVEL DRIVE	22	GRAVEL DRIVE
24	GRAVEL DRIVE	23	GRAVEL DRIVE
25	GRAVEL DRIVE	24	GRAVEL DRIVE
26	GRAVEL DRIVE	25	GRAVEL DRIVE
27	GRAVEL DRIVE	26	GRAVEL DRIVE
28	GRAVEL DRIVE	27	GRAVEL DRIVE
29	GRAVEL DRIVE	28	GRAVEL DRIVE
30	GRAVEL DRIVE	29	GRAVEL DRIVE
31	GRAVEL DRIVE	30	GRAVEL DRIVE
32	GRAVEL DRIVE	31	GRAVEL DRIVE
33	GRAVEL DRIVE	32	GRAVEL DRIVE
34	GRAVEL DRIVE	33	GRAVEL DRIVE
35	GRAVEL DRIVE	34	GRAVEL DRIVE
36	GRAVEL DRIVE	35	GRAVEL DRIVE
37	GRAVEL DRIVE	36	GRAVEL DRIVE
38	GRAVEL DRIVE	37	GRAVEL DRIVE
39	GRAVEL DRIVE	38	GRAVEL DRIVE
40	GRAVEL DRIVE	39	GRAVEL DRIVE
41	GRAVEL DRIVE	40	GRAVEL DRIVE
42	GRAVEL DRIVE	41	GRAVEL DRIVE
43	GRAVEL DRIVE	42	GRAVEL DRIVE
44	GRAVEL DRIVE	43	GRAVEL DRIVE
45	GRAVEL DRIVE	44	GRAVEL DRIVE
46	GRAVEL DRIVE	45	GRAVEL DRIVE
47	GRAVEL DRIVE	46	GRAVEL DRIVE
48	GRAVEL DRIVE	47	GRAVEL DRIVE
49	GRAVEL DRIVE	48	GRAVEL DRIVE
50	GRAVEL DRIVE	49	GRAVEL DRIVE

NOTES:

- 1) BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF EAST ALONG THE CORNERING OF FLETCHER STREET.
- 2) LEGAL DESCRIPTIONS AND BEARINGS WERE PROVIDED BY CLIENT.
- 3) LEGAL DESCRIPTIONS WERE CHECKED AND FOUND TO BE CORRECT AND/OR AMBIGUOUS. THIS FIRM HAS NOT ATTEMPTED TO LOCATE POINTS AND/OR DETERMINATIONS.
- 4) ORDERED BY: JOSH LESTY
- 5) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTIRETY OF THE SUBJECT PROPERTY. THE ATTACHED CONVEYANCE DOES NOT EXTEND TO ANY PART OF THE SUBJECT PROPERTY.
- 6) PROPERTY SHOWN HEREIN FALLS WITHIN FEDERAL FLOOD ZONE 4 AREA OUTSIDE OF 300 YEARS FLOOD PER F.L.R.M. COMMUNITY PANEL NO. 120113 (3172 F. OF FEMA MAP DATED 8-18-92).
- 7) THESE BEARINGS WERE OBTAINED FROM THE SURVEYOR'S RECORD AND FIELD MEASUREMENTS. THERE IS NO FIELD MEASUREMENT RECORD FOR THIS PROPERTY.
- 8) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE REDUCED AND ADJUSTED UNLESS OTHERWISE STATED.
- 9) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
- 10) BEARINGS WERE OBTAINED FROM THE SURVEYOR'S RECORD AND FIELD MEASUREMENTS. THERE IS NO FIELD MEASUREMENT RECORD FOR THIS PROPERTY.
- 11) FOR LEGAL DESCRIPTIONS SEE PAGE 2.

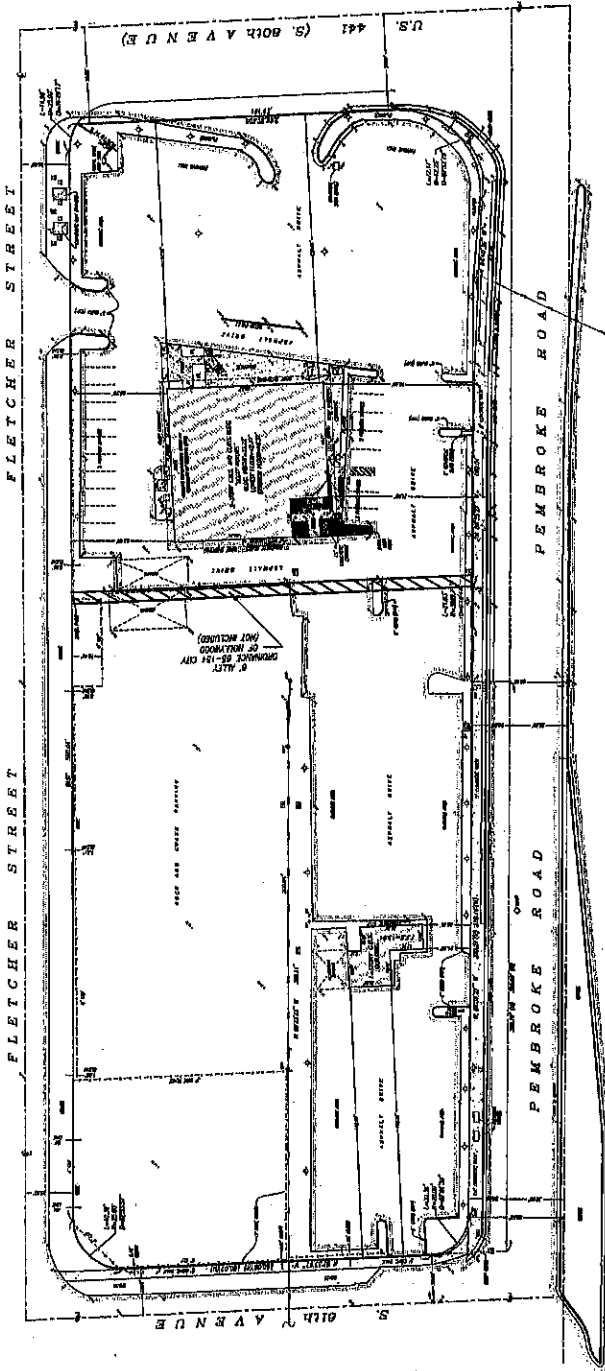
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREIN WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR AND AM BEING LICENSED BY THE FLORIDA BOARD OF SURVEYING AND MAPPING. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYING AND MAPPING PURSUANT TO CHAPTER 470.04, FLORIDA ADMINISTRATIVE CODE.

Mark Steffen Johnson, SURVEYOR

Mark Steffen Johnson, SURVEYOR
STATE SURVEYING AND SURVEYING #4175
STATE OF FLORIDA

Scale: 1" = 20 FT



REVISIONS

Date	Revisions

BOUNDARY SURVEY
SCALE 1" = 20 FT

THIS APPROXIMATE PLAN OF PORTION OF BOLLWOOD TRACT 40, ACCORDING TO THE PLAT THEREOF, AS SHOWN ON THE PLAT, IS A SUBDIVISION OF THE PLAT RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. RECORD NO. 24-21-4.

Schaeffle-Spilsbin & Associates, Inc.
12000 W. 33rd Ave., Suite 100, Tampa, FL 33609
PHONE: 813-886-1177
FAX: 813-886-1178

Professional Seal: SURVEYOR No. 0778, State of Florida

Registered Land Surveyor No. 0778, State of Florida

Professional Seal: SURVEYOR No. 0778, State of Florida

Professional Seal: SURVEYOR No. 0778, State of Florida

REZONING CRITERIA

- a. That the petition for a change of zoning district will not result in spot zoning or contract zoning.

The change in zoning request affects eight parcels located within the block situated between Fletcher St (to the North) and Pembroke Rd (to the South) and S. State Road 7 (to the East) and S. 61st Avenue (to the West). With the exception of these eight parcels, all remaining parcels within the block are zoned C4 within the SR7 CCD LHCS overlay district. The petition is being made to rezone these eight parcels to a zoning classification of SR7 CCD LHCS, so that the block has a single zoning classification. The request will not result in spot zoning as the request seeks to simply unify the existing zoning classifications of the three parcels with those parcels adjacent to it.

Findings: Consistent

- b. That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City's Comprehensive Plan.

The change in zoning request is consistent with the City's Comprehensive Plan and the 441 Transit Oriented Corridor (TOC) Land Use Plan Amendment, and brings the subject parcels into the Low Hybrid Commercial South Sub-Area Overlay District which lies just to the east of eight parcels requesting to be rezoned. Rezoning the aforementioned parcels is consistent with the land uses, density and design goals that promote transit usage along the SR7/US 441 corridor as set forth within the TOC Land Use Plan Amendment.

Findings: Consistent

- c. That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary.

Since the date the present zoning classification was imposed upon the eight parcels seeking re-zoning, the City has adopted new specific zoning regulations for the US 441/SR7 Commercial Corridor District—including sub-areas—to ensure any new development provided the appropriate buffering from existing adjacent land uses. Additionally, the TOC was subsequently passed to include land use criteria, design guideline principles and permitted uses within the TOC. The passage of the proposed changes would bring the current parcels into compliance with the permitted land use set forth in the TOC and the US441/SR7 Commercial Corridor District.

Findings: Consistent

- d. That proposed change will not adversely influence living conditions in the neighborhood.

The adjacent properties lying to the west and north are currently abutting other commercially zoned parcels having a SR7 CCD LHCS zoning classification. As such, the proposed change will have no adverse impact on the current living conditions in the neighborhood.

Findings: Consistent.

- e. That the proposed change is compatible with the development(s) within the same district/neighborhood.

As previously noted, the adjacent parcels within the same block are all zoned SR7 CCD LHCS. The requested re-zoning is being sought to bring the eight parcels into compliance with the existing land use classification and provide a uniformly zoned block to encourage development as contemplated within the TOC Amendment to the City's Land Use Plan.

Findings: Consistent.

Attachment B

Zoning and Land Development Regulations for Single Family (RS-6), Low-Medium Intensity Commercial (C-2), and Medium/High Intensity Commercial (C-4)
(Existing Zoning)

ARTICLE 4: SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS

§ 4.1 Single Family Districts.

A. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
These districts are designed to protect the character of the single family neighborhoods.	Single family detached dwelling.	Educational facilities Places of worship, meeting halls and similar nonprofit uses and ham radio antennas (See Section 4.1.G).	Those uses customarily associated with single family homes (See Section 4.1.E).

B. Development Regulations:

1. Alterations and additions to existing structures shall be subject to review for consistency with the criteria listed below regarding the appearance and compatibility of the proposed construction with the site:

The design of the proposed construction shall be compatible with the original design and scale of the building. The structure may be redesigned, but in a manner which is consistent in design and material throughout. Appeal of a decision shall be to the Development Review Board.

2. New construction and additions: At least 20% of the required front yard area shall be sodded or landscaped pervious open space.

Hollywood — Zoning and Land Development Regulations

a. Landscape Requirements: See Article 9.

Min. Lot Area (sq.ft.)	Min. Lot Width* (ft.)	Min. Unit Size (1 story/2 story)(sq.ft.)	Max. Bldg. Height (ft.)	Required Parking Spaces
RS- 1 = 4000	RS- 1 = 40	RS- 1 = 800	30 feet, not to exceed 2 stories	2 Each parking space shall be 8.5 ft. wide; 19 ft. deep & spaces may be tandem. Construction materials as approved by City Engineer.
RS- 2 = 4800	RS- 2 = 40	RS- 2 = 850/750		
RS- 3 = 5000	RS- 3 = 50	RS- 3 = 1300/1000		
RS- 4 = 5800	RS- 4 = 50	RS- 4 = 1650/1250		
RS- 5 = 6000	RS- 5 = 50	RS- 5 = 1100/ 950		
RS- 6 = 6000	RS- 6 = 60	RS- 6 = 1000		
RS- 7 = 7500	RS- 7 = 75	RS- 7 = 1000		
RS- 8 = 10000	RS- 8 = 100	RS- 8 = 1500		
RS- 9 = 15000	RS- 9 = 75	RS- 9 = 1660/1250		
RS-10 = 15000	RS-10 = 100	RS-10 = 2000/1650		

* Platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with these regulations.

C. Setback Requirements: Main Structure.

Front	Side/Interior	Side/Street	Rear
25 ft.; except lots in the Lakes Area- For lots with a lot line adjacent to a lake, setback is 80 ft.	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.	15 ft.	15% of the lot depth; 15 ft. min. 50 ft. max.; except Lots in the Lakes Area - For lots with a lot line adjacent to a lake, setback is 25 ft.

D. Detached and Attached Parking Garages:

1. Minimum Size (clear dimension)

a. One Car Space Garage: 10.5 ft. wide by 19 ft. long

b. Two Car Space Garage: 21.0 ft. wide by 19 ft. long.

2. Setbacks: Front - 25 ft.
Sides - same as main permitted use
Rear - 20 ft.; except, for lots which are less than or equal to 100 ft., setback is 10 ft.

Schedule of District, Use and Setback Regulations

- E. Permitted accessory uses. Those uses which are customarily associated with single family homes, such as but not limited to: decks, swimming pools, spas, sheds, ornamental features and tennis courts (See § 4.20 for setbacks). The Community Planning Director may approve other accessory uses if the Director finds that the proposed use is consistent with the following criteria:
1. It is located on the same lot as the permitted use.
 2. It shall be incidental and subordinate to and customarily associated with single family homes.
 3. That the necessary safeguards are provided for the protection of surrounding property, persons and neighborhood values.
 4. That the public health, safety, morals and general welfare of the community will not be adversely affected.
 5. It is consistent with the Comprehensive Plan and Neighborhood Plan if one exists.
 6. In making the above determinations, the Community Planning Director shall require the applicant to provide evidence that the proposed use meets the criteria. The Community Planning Director may also require the applicant to provide planning reports, studies and other evidence to support the applicant's request. Appeal of the Director's decision is to the Planning and Zoning Board as an appeal of an Administrative Decision.
- F. Cooking or kitchen facilities. No more than one set of cooking or kitchen facilities is permitted, except, the Community Planning Director may approve an additional set of facilities if the applicant meets the following criteria:
1. The residence shall contain at least 3,600 sq. ft. of floor area, excluding the garage and accessory structures.
 2. The arrangement of such facilities or conditions on the property shall not result or lend themselves to the creation of an apartment unit.
 3. No more than one electric or water meter shall be allowed on the property.
 4. That portion of the residence having a second set of cooking facilities shall not be rented, nor have a doorway to the exterior.
 5. A covenant, in a form approved by the City Attorney, shall be recorded in the public records of Broward County which sets forth the above conditions and/or any other restrictions that were associated with an approval. The covenant shall be recorded prior to the issuance of a building permit.

Hollywood — Zoning and Land Development Regulations

G. Special exceptions - setback requirements.

1. If the use is adjacent to a residential district:
 - a. Front: 50 ft.
 - b. Side: 25 ft.
 - c. Side facing a street: 15 ft.
 - d. Rear: 15% of lot depth.
2. If the use is adjacent to a non-residential district:
 - a. Front: 25 ft.
 - b. Side and side facing a street: 20 ft.
 - c. Rear: 15% of lot depth.

H. Ely Boulevard Residential Overlay District.

1. Purpose and use. The purpose of this overlay district is to permit only single family and townhome development for properties located on the west side of North 22nd Avenue (Ely Boulevard) between Farragut and Forrest Streets and between Cody Street and Columbus Place in the Liberia Subdivision pursuant to Plat Book 1, Page 34 and in the New Liberia Subdivision pursuant to Plat Book 6, Page 43 of the Public Records of Broward County, Florida; specifically defined as follows:

Lot(s): 2, 29, 30	Block: 4
Lot(s): 3-5, 45 - 48	Block: 5
Lot(s): 3-5, 44 - 48	Block: 6
Lot(s): 29, 30	Block: 9
Lot(s): 1, 2, 29, 30	Block: 10
Lot(s): 14, 15, 16, 17	Block: 35
Lot(s): 7, 8	Block: 32

2. Development standards.

	Single-Family Homes Facing Ely Boulevard	Townhouses Must Face Ely Boulevard
Minimum lot area (sq. ft.)	3,750	7,500
Minimum lot width (ft.)	40	100
Minimum unit size (sq. ft.)	1,200	1,200
Maximum building height	30 feet, not to exceed 2 stories	30 feet, not to exceed 2 stories

Schedule of District, Use and Setback Regulations

	Single-Family Homes Facing Ely Boulevard	Townhouses Must Face Ely Boulevard
<i>Setback requirements</i>		
Front	25 feet (for garage) 15 feet (principal structure)	25 feet (for garage) 15 feet (principal structure)
Side	7.5 feet (adjacent to alley) 5 feet (interior)	10 feet (adjacent to alley) 10 feet (building separation)
Side (street)	15 feet	15 feet
Rear	15 feet	15 feet
<i>Density</i>	1 dwelling unit per platted lot	As permitted by the land use plan.

* All other requirements of the RS-1 Zoning District continue to apply.
(Ord. O-94-14, passed 4-16-94; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2003-39, passed 11-19-2003)

~~§ 4.2 Multiple Family Districts.~~

~~A. Purpose and uses.~~

District Purpose	Main Permitted Uses	Special Exceptions	Accessory Uses
These districts are designed to provide standards for the development and maintenance of multiple family residential buildings and hotels, where such uses are permitted (See no. 2 below).	See chart on next page.	Places of worship, meeting halls, social halls, institutional uses, day care facilities, commercial and non-commercial parking lots, and educational facilities. (See chart below)	Those uses which are customarily associated with one of the main permitted uses (See § 4.20).

Schedule of District, Use and Setback Regulations

B. C-2 Low/Medium Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
<p>This district is intended to provide standards for the sale of goods and services to the entire city while remaining compatible with the surrounding residential neighborhood.</p>	<p>Apt. on the second floor and above.* Assembly of pre-manufactured parts for sale on the premises (See § 4.20.h). Automotive sales (new). Commercial uses. Except for Self-Storage Facilities. Consignment shops. Hotels & Motels. Offices. Personal Services. Places of worship, meeting halls and fraternal lodges. Retail (indoor/outdoor).** Adult Educational Facilities (See Article 2 "Definitions"). *Can not exceed 50% of the total floor area of the building. **See performance Standards § 4.3.J</p>	<p>Day Care Facilities. School,** public or private. Service Stations.</p>	<p>Any Use that is customarily associated with the Main Permitted Uses or Special Exceptions. (See § 4.20).</p>	<p>Any use not listed as a Main Permitted Use or Special Exception.</p>

2. Development regulations:

Setbacks	Maximum Height	Minimum Unit Size (Sq. Ft.) and Maximum Density
<p>0 ft. adjacent to commercial property. If adjacent to residential zoning district. # of Stories Setback front, rear, sides 1 15 ft. 2-5 15 ft. + 10 ft. per floor A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area. See Performance Standards in § 4.3.J.</p>	<p>5 stories or 60 ft.</p>	<p>Apt.: 500 Min. 750 Avg. Hotel or motel: 300-335 sq. ft 15 % of units 335+ sq. ft 85% of units Density: Apts. = 18 units per acre Hotel or motel = 36 units per acre.</p>

Setbacks are measured from the Base Building Line pursuant to Article 3.

Schedule of District, Use and Setback Regulations

D. C-4 Medium/High Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
<p>This district is intended to provide standards for businesses located along major arterials which serve the entire city and surrounding communities.</p>	<p>Amusement uses (indoor/outdoor) Assembly of pre-manufactured parts for sale on the premises (See § 4.20.h). Automotive sales(new or used) or repair.** Commercial uses. Except for Self-Storage Facilities. Consignment shops. Hotels & Motels. Offices. Pawnshops. Personal Services. Places of worship, meeting halls and fraternal lodges. Psychic Help Uses. Retail (indoor/outdoor)** Schools, commercial/Bus., recreational, cultural. Thrift shops Wholesale & warehousing.</p> <p>**See Performance Standards in § 4.3.J.</p>	<p>Car wash. School,** public or private. Service Station.</p>	<p>Any Use that is customarily associated with the Main Permitted Use. (See § 4.20.)</p>	<p>Any use not listed as a permitted use.</p>

Hollywood — Zoning and Land Development Regulations

2. Development regulations:

Setbacks	Max Height	Min. Unit Size and Maximum Density
<p>0 ft. adjacent to commercial property.</p> <p>If adjacent to residential zoning district.</p> <p># of Stories Setback front, rear, sides</p> <p> 1 15 ft.</p> <p> 2+ 15 ft. + 10 ft. per floor, not to exceed 55 ft.</p> <p>A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area.</p> <p>See Performance Standards in § 4.3.J.</p>	175 ft.	<p>Hotel or motel:</p> <p> 300-335 sq. ft 15 % of units</p> <p> 335+ sq. ft 85% of units</p> <p>Density: 36 units per acre</p>

Setbacks are measured from the Base Building Line pursuant to Article 3.

Attachment C

Zoning and Land Development Regulations for State
Road 7 Commercial Core District – Low Hybrid
Commercial South Sub Area (SR 7 CCD LHCS)
(Proposed Zoning)

Hollywood — Zoning and Land Development Regulations

District/Sub-Area Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
	Schools, commercial/business, recreational or cultural			Self-storage facilities Wholesale and warehousing

2. Development regulations.

- a. For those properties rezoned from C-2 to SR 7 CCD Commercial Core Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 B.2. for the applicable development regulations as well as e. below.
- b. For those properties rezoned from C-3 to SR 7 CCD Commercial Core Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 C.2. for the applicable development regulations as well as e. below.
- c. For those properties rezoned from C-4 to SR 7 CCD Commercial Core Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 D.2. for the applicable development regulations as well as e. below.
- d. For those properties rezoned from O-2 to SR 7 CCD Commercial Core Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 G.2. for the applicable development regulations as well as e. below.
- e. Overhead doors and service bays shall be prohibited from facing SR 7 and adjacent roadways. Such doors and bays shall face away from the street and may be accomplished internal to the development project.

E. SR 7 CCD Low Hybrid Commercial South Sub-Area.

1. Purpose and uses.

District/Sub-Area Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This sub-area is intended to provide standards for the businesses located from Washington Street to Pembroke Road which is dominated by neighborhood businesses that are oriented towards the surrounding	Adult educational facilities Apts on the second floor and above* Amusement uses (indoor/outdoor) Antique stores *Cannot exceed 50% of the total floor area of the building	Car wash and detailing Day care facilities Consignment shops		Any use not listed as a Main Permitted Use or Special Exception. Self-storage facilities

Schedule of District, Use and Setback Regulations

District/Sub-Area Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
neighborhoods and is more intense than the commercial core sub-area to the north and extends to the southern city limits.	Assembly of pre-manufactured parts for sale on the premises (See § 4.21h) Automotive sales (new or used) or repair Bakery Bicycle shop Bookstore Coin laundry Electronic sales/repairs Florist Funeral homes Glass tinting Grocery stores Hotels and motels Locksmith Offices Personal services Pharmacy Places of worship, meeting halls and fraternal lodges Schools, commercial/business, recreational or cultural Tailor Wholesale and warehousing	Pawnshops Psychic help uses Service stations		

2. Development regulations.

- a. For those properties rezoned from C-1 to SR 7 CCD Low Hybrid South Commercial Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 A.2. for the applicable development regulations as well as f. below.
- b. For those properties rezoned from C-2 to SR 7 CCD Low Hybrid South Commercial Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 B.2. for the applicable development regulations as well as f. below.
- c. For those properties rezoned from C-3 to SR 7 CCD Low Hybrid South Commercial Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 C.2. for the applicable development regulations as well as f. below.

Hollywood — Zoning and Land Development Regulations

- d. For those properties rezoned from C-4 to SR 7 CCD Low Hybrid South Commercial Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 D.2. for the applicable development regulations as well as f. below.
- e. For those properties rezoned from O-3 to SR 7 CCD Low Hybrid South Commercial Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 H.2. for the applicable development regulations as well as f. below.
- f. Overhead doors and service bays shall be prohibited from facing SR 7 and adjacent roadways. Such doors and bays shall face away from the street and may be accomplished internal to the development project.

(Ord. O-2004-21, passed 7-21-04; Am. Ord. O-2004-33, passed 12-15-04)

~~§ 4.21 Accessory Use Regulations.~~

- A. General provisions. Accessory Uses shall comply with the following general provisions:
 1. They shall be located on the same Lot as the Main Permitted Use, except for Required Parking which may be located within 700 feet of the Lot. The distance separation shall be measured by following a straight line from the Lot on which the Main Permitted Use is located to the Lot where the Parking Lot or garage is located.
 2. They shall be incidental to and customarily associated with the Main Permitted Use. In making the determination, the Office of Planning Director may require the Applicant to provide evidence that said Use meets this criteria. The Office of Planning Director may also make use of and require the Applicant to provide planning reports and studies and other investigations to support the Applicant's request.
 3. Off-Street Parking and Loading Spaces shall be considered as Accessory Uses in all districts.
 4. A Use other than those listed in this section may be considered as an Accessory Use if it is customarily associated with one of the Main Permitted Uses and if Office of Planning Director finds that the Use complies with the below mandatory criteria:
 - a. The Use complies with items 1 and 2 above;
 - b. The Use is consistent with the purpose of the Zoning District in which it is located;
 - c. That the necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values;
 - d. That the public health, safety, morals and general welfare of the community will not be materially and adversely affected; and

Attachment D

Conceptual Site Plan

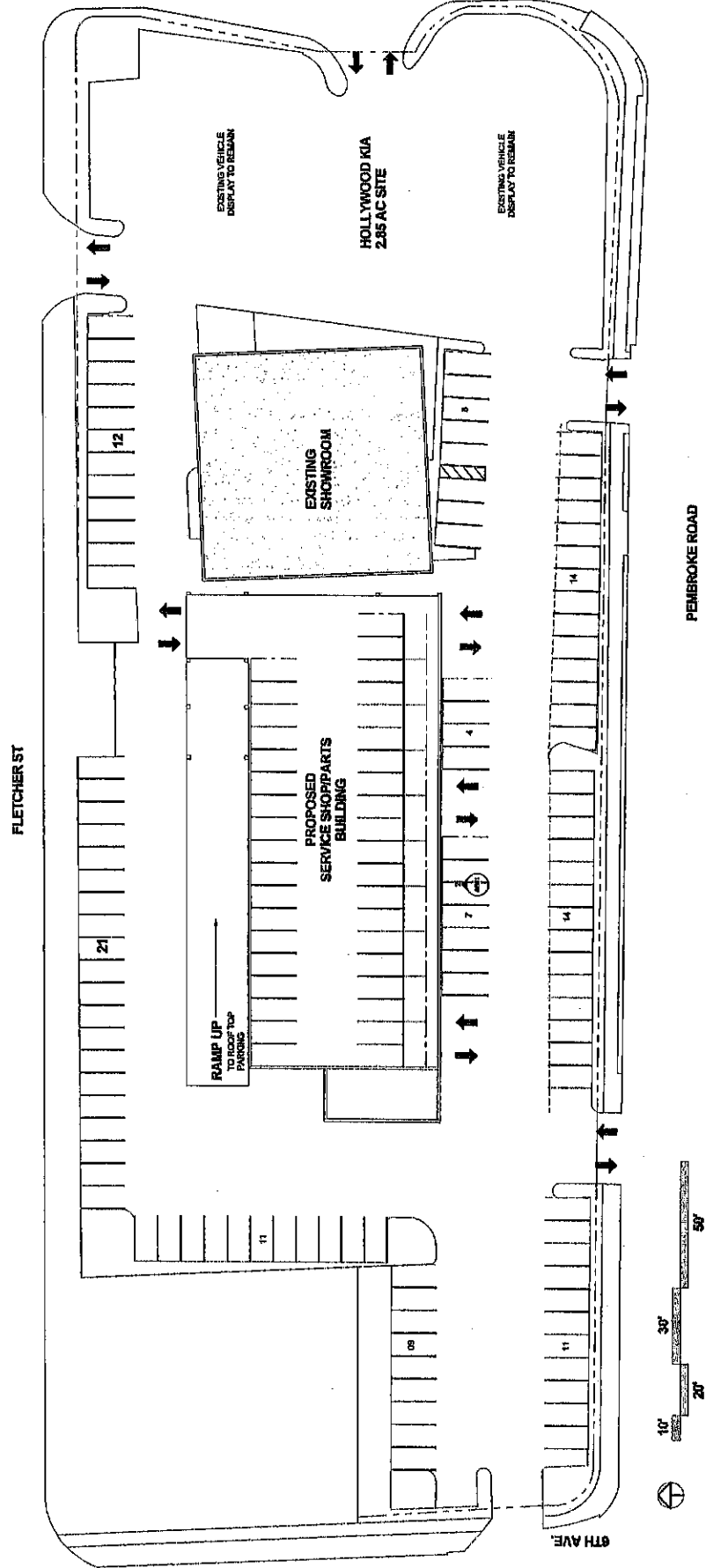


1440 Dutch Valley Pl #1175
 Atlanta, GA 30324
 404-598-0255 FAX
 404-598-0770 TEL
 www.ysmdesign.com

<p>Signature: [Blank]</p> <p>Stamp: [Blank]</p> <p>Professional Seal: [Blank]</p> <p>Professional Title: [Blank]</p> <p>Professional License No.: [Blank]</p> <p>Professional Registration State: [Blank]</p> <p>Professional Registration Expiration Date: [Blank]</p>	<p>Site: [Blank]</p> <p>Date: [Blank]</p> <p>Comments: [Blank]</p>
---	--

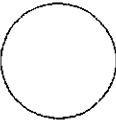
U.S. 441

<p>Client: Hollywood Kia</p> <p>NOT RELEASED FOR CONSTRUCTION</p>	<p>Project: Hollywood Kia</p> <p>144 S. State Road 7 Hollywood, FL 33023</p>	<p>Project Number: 76005 Drawn By: [Blank] Checked By: [Blank] Approved By: [Blank] Sheet Title: Proposed Site Plan</p>
<p>Sheet Number: A101</p>		



1 Proposed Site Plan
 1/8" = 1'-0"

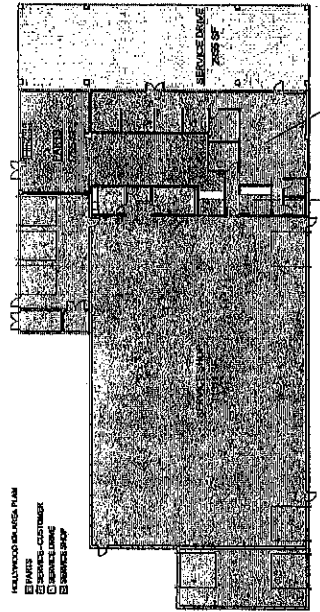
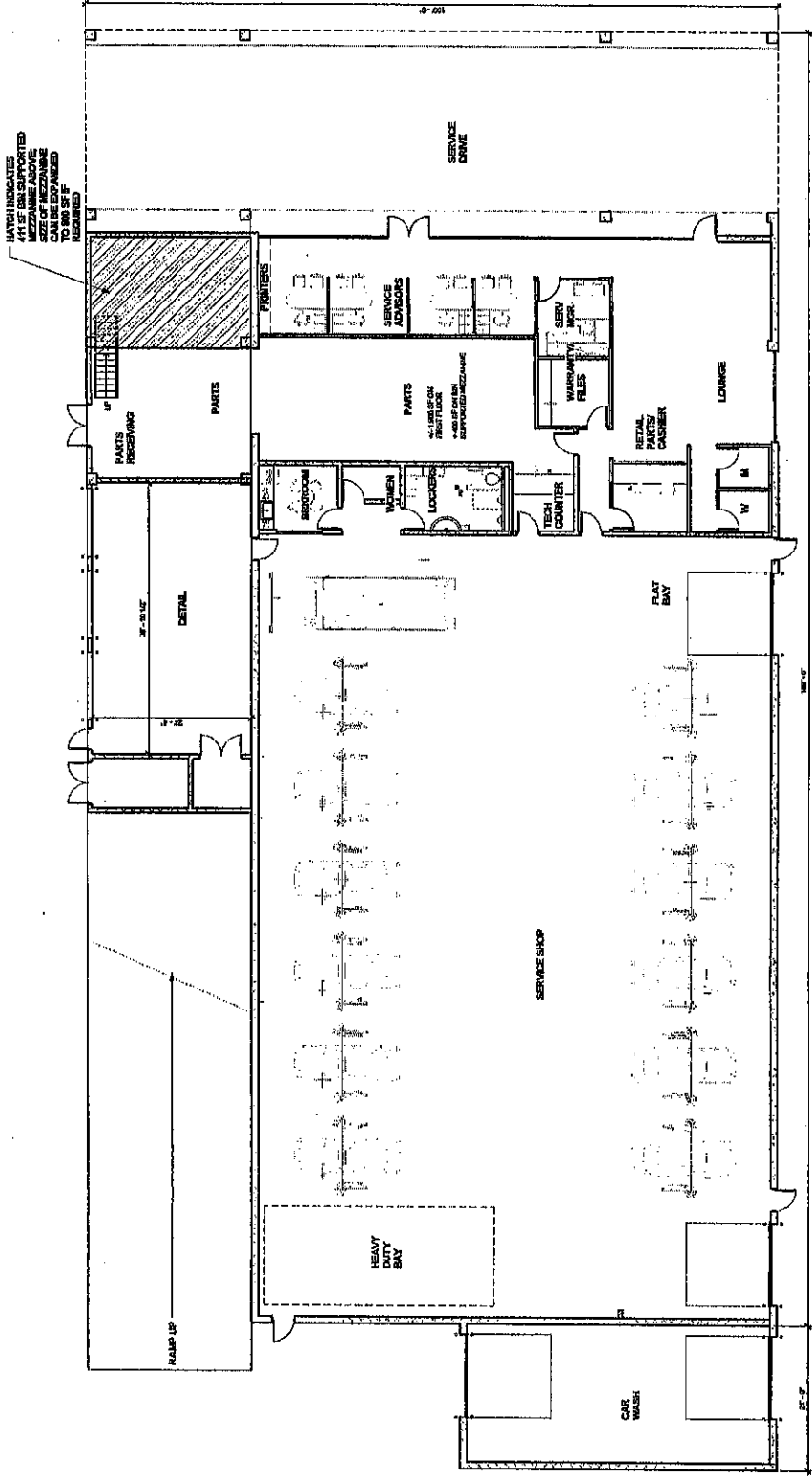
**Conceptual Rendering
 For Discussion Purposes Only**



Signal & Graphics: Issue Date
Issued For: [Blank]
Project: [Blank]
Drawing: [Blank]
Scale: [Blank]
Author: [Blank]
Checked: [Blank]
Date: [Blank]

Rev#	Date	Comments
1	08/19/10	Garage

Client: Hollywood Kia	Project: Hollywood Kia	Sheet Number: A201
NOT RELEASED FOR CONSTRUCTION	1440 S. State Road 17 Hollywood, FL 32620	Project Number: 10255 Drawn By: BY Approved By: BY Sheet Title: First Floor Plan



RETAIL PARTS/ COUNTER
124 SF
PARTS
124 SF
SERVICE-CUSTOMER
1021 SF
SERVICE DRIVE
2955 SF

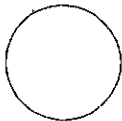
2 FLOOR PLAN - 1ST LEVEL
10'-0" x 10'-0"

**Conceptual Rendering
For Discussion Purposes Only**

1 FLOOR PLAN - 1ST LEVEL AREAS
10'-0" x 10'-0"



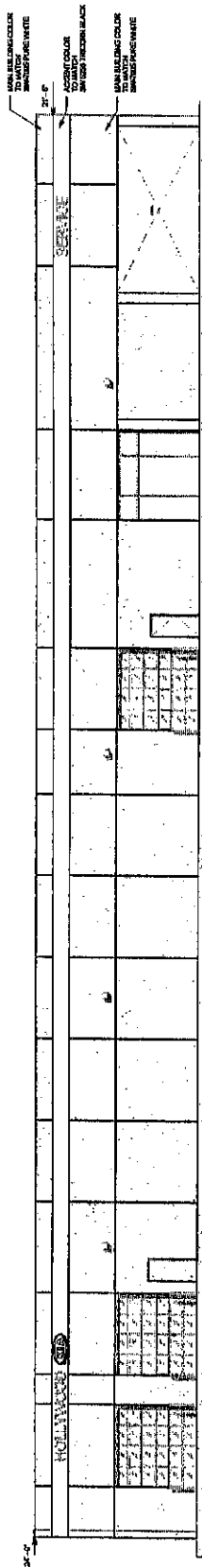
1440 Dutch Valley Rd #1175
 Irvine, CA 92614
 949-266-6778 fax
 www.yasm.com



Signed & Sealed: Leave Blank

Professional Seal: Leave Blank
 I hereby certify that I am a duly Licensed Professional Engineer in the State of California, License No. 44107, and that I am the author of the design shown on this drawing. I am not providing engineering services to the client under the authority of my license in violation of the California Engineering Board's rules and regulations. I am not providing engineering services to the client under the authority of my license in violation of the California Engineering Board's rules and regulations. I am not providing engineering services to the client under the authority of my license in violation of the California Engineering Board's rules and regulations.

Rev	Date	Comments



2
 A501
 3/4" x 1/4"
 PROPOSED SOUTH ELEVATION (PROPOSED ROAD)

Client: Hollywood Kia	Project: Hollywood Kia	Sheet Title: Exterior Elevations
NOT RELEASED FOR CONSTRUCTION	4440 S. State Road 7 Hollywood, FL 33022	Project Number: 1006 Checked By: BY Approved By: BY
Sheet Number: A501		

**Conceptual Rendering
 For Discussion Purposes Only**

Attachment E


Land Use & Zoning Map

Hollywood Kia






PLANNING AND
DEVELOPMENT SERVICES







Legend

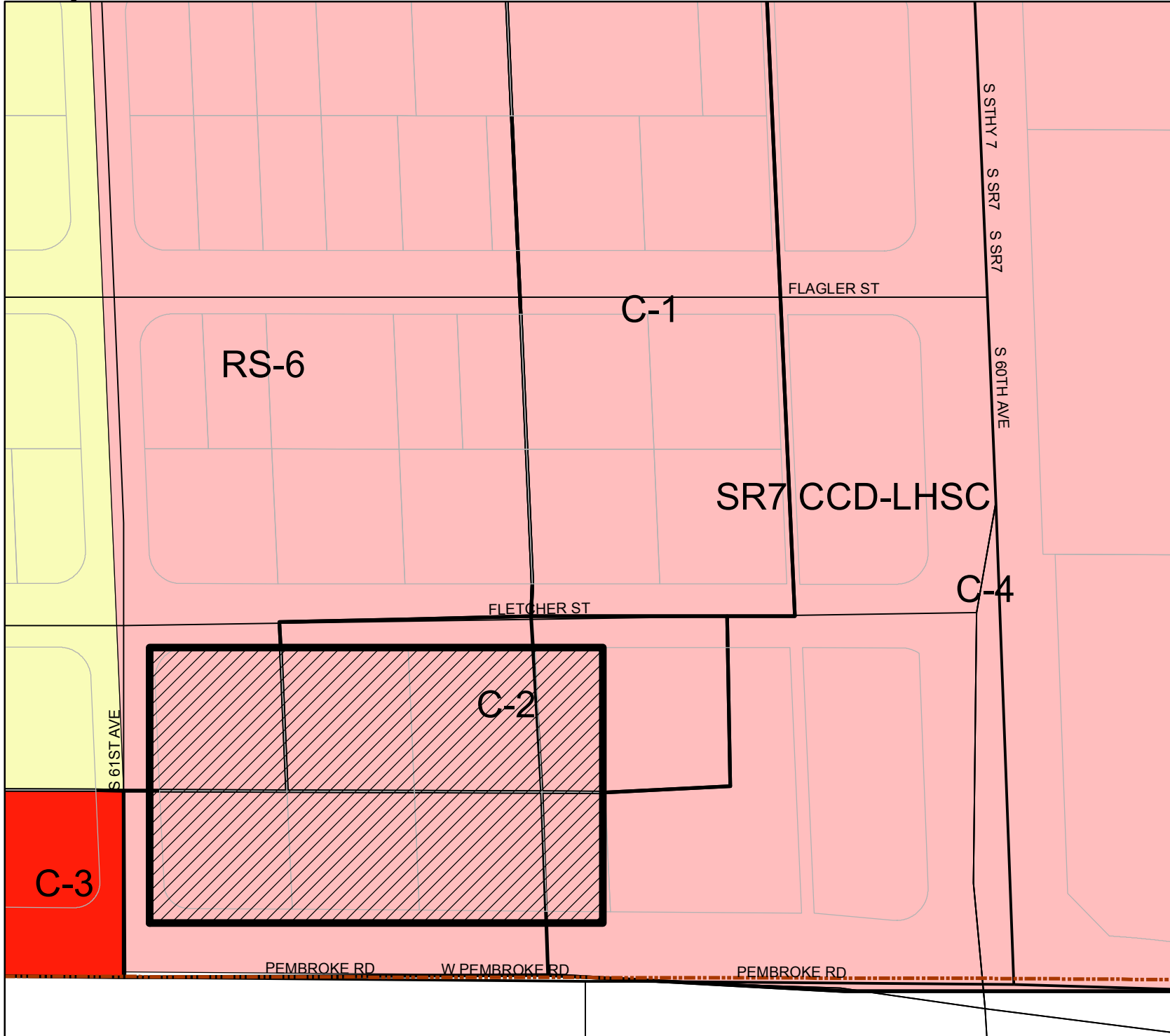
- Streets
- Major Roads
-  Subject Property

Land Use

-  LRES
-  TOC
-  GBUS

Zoning

-  C-1
-  C-2
-  C-3
-  C-4
-  RS-6
-  SR7 CCD-LHSC



0 25 50 100 Feet