

June 5, 2025

Vanessa Leroy
 Director of Sustainable Development
 City of Hallandale Beach
 400 South Federal Highway
 Hallandale Beach, Florida 33009

RE: Conditional Use and Variance Applications for M Car Wash

Dear Ms. Leroy:

This Letter of Intent is transmitted to you on behalf of 525 W. Pembroke Rd LLC (the "Applicant") regarding the car wash development project ("M Car Wash") currently pending before the City of Hallandale Beach (the "City"). The Applicant owns the properties located at 525 W. Pembroke Road with the following folios and addresses (the "Site"):

	Folio Number	Site Address
1.	514221160070	501 W. Pembroke Road
2.	514221160080	505 W. Pembroke Road
3.	514221160090	509 W. Pembroke Road
4.	514221160100	513 W. Pembroke Road
5.	514221160110	517 W. Pembroke Road
6.	514221160120	525 W. Pembroke Road

As you are aware, the Applicant previously submitted its application for Minor Development Review to construct a water-saving, sustainable drive-through car wash on the Site (the "Project") and has been in close contact with the City undergoing development review since 2023. Due to recent changes in the City's Zoning and Land Development Code (the "Code"), the Applicant is now required to submit additional applications for review and approval by the Planning and Zoning Board and the City Commission. The Applicant is requesting conditional use and variance approval for a drive-through facility within 1,500 of other auto-related uses.

The Site

The site is located within the West Regional Activity Center's Pembroke Road Subdistrict. The Site was acquired in March 2022 and is approximately 41,002 square feet (0.94 acres) with a 958 square foot right of way dedication, bringing the gross lot size of the Site to 40,040 square feet. The Site has 334 linear feet of frontage along State Road 824, known as Pembroke Road. Primary ingress and egress to the Site is from NW 6th Avenue because the Florida Department of Transportation does not permit ingress and egress onto State Road 824. The Site is currently vacant and abuts the RD-12 two-family residential duplex district to the south. The City of Hollywood abuts the Site to the north across Pembroke Road.

The Project

The Applicant proposes to construct an architecturally designed, beautiful, fully landscaped car wash on the Site. M Car Wash will be a state-of-the-art, sustainable, automated car wash that provides 13 vacuum stations for customers to use to maintain their vehicles. There are a total of 19 parking spaces provided, including the 13 vacuum stations, five staff parking stations, and one handicap parking space. As required, an electrical vehicle charging station is also included in the total parking count of 19 spaces, as are bicycle parking spaces.

Because the proposed use is a car wash and not a mixed-use building, the massing and height of the project reduce its impact on the residential neighborhood to the south. The M Car Wash significantly exceeds all setback requirements, except the primary setback along State Road 824. The height of the building is only 27 feet, and the principal floor area is less than 10% of the lot. The Site will be landscaped with Florida Friendly and native plants, and the streetscape will be improved with new trees and shrubs. The residential neighborhood to the south will be protected by an eight-foot high barrier and 17 trees. The sidewalk along Pembroke Road will also be improved.

Environmental and Community Leadership

M Car Wash is great for the environment. It will use state-of-the-art water reclamation and filtration technology, which is the most advanced in the industry. Commercial car washes use far less water than driveway washing, helping to conserve water. According to the Alliance for Water Efficiency, commercial car washes today use less than 1% of

the water consumed by a medium or large municipality. Modern tunnel car washes use less than half the fresh water used by at-home washing or outdated gas station car washes that lack water reclamation systems. M Car Wash will implement diligent daily maintenance of the Site and adhere to strict cleanliness standards, reflecting the

Applicant's pride in being a responsible, long-time community partner. In that same vein, M Car Wash will employ local Hallandale Beach residents, highly trained in professional uniforms, delivering friendly customer service. Additional community benefits will include quarterly free car washes for first responders.

Drive-Through Facility (Conditional Use)

City of Hallandale Beach Ordinance 2024-006 substantially altered the City's list of permitted uses in the West RAC, Pembroke Road Subdistrict. Prior to passage of Ordinance 2024-006, car washes were a Permitted Use on the Site. Currently, all drive-

through facilities (for any use) are subject to Conditional Use Approval.¹ M Car Wash meets the criteria for conditional use approval as required by Section 32-964 of the Code. Applications for conditional uses shall be reviewed with consideration given to the following:

1. That the use is compatible with the existing natural environment and other properties within the neighborhood. The use of a car wash along Pembroke Road is compatible with the existing environment and other properties within the neighborhood. Pembroke Road is a four lane, divided highway with a designated left turn lane in front of the Site. Pembroke Road carries hundreds of thousands of vehicles through the City, to and from Interstate 95, making it an ideal location for an automated car wash. The properties in the City of Hollywood across the street are mainly single story, moderately intense uses such as a tobacco shop, pawn shop, and tire shop. The properties to the east of the Site are largely vacant. The area to the south of the Site is zoned for duplexes and will be screened by an 8-foot-high wall with hedges and trees.
2. That the use will create no substantial detrimental effects on property values in the neighborhood. The use of a car wash will positively impact property values in the neighborhood. The opening of an attractive, high-quality new business will draw attention and investment to the neighborhood. The Project will bring new tax revenue to the City, as well as quality jobs, and a new amenity for all vehicle-owning residents and visitors to the City.
3. That there are adequate public facilities such as schools, roads, parks and utilities within the service areas involved. The public facilities and utilities required to operate the Project are more than adequate, including roads, electrical, sewer, drainage, and potable water.
4. That there will be adequate provisions for the traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use. The Site is designed specifically to maximize circulation within the Site and to maintain mobility on Pembroke Road. There is no ingress or egress to/from the Site from Pembroke Road, per FDOT: therefore, traffic entering the Site will come from NW 6th Avenue. There is a designated left turn lane from Pembroke Road onto NW 6th Avenue, ensuring a steady and calm flow of traffic into the Site. The vacuum stations and parking spaces are designed at a diagonal for ease of drivers pulling into and out of the spaces. The Site includes clear and compelling signage designed to ensure customers flow through the automated car wash and that there are no traffic backups within the Site. In addition to having helpful staff on site, customers

¹ Ordinance 2024-006, City of Hallandale Beach, was adopted on second reading on January 17, 2024. Table 32-160a provides the list of permitted, conditional, and prohibited uses on the Site.

can participate in a membership program and benefit from automated payment, which will further relieve traffic congestion within the Site.

5. That there will be adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate drainage and pollution problems. The Site's drainage system will ensure that all stormwater and any sunny day flooding will be retained on site. The civil engineering plans for the Project are included in this application. Additionally, the Project incorporates a water reclamation system that a capacity of 6,000 gallons of water, recycling it several times before it is discharged.
6. That there are adequate setbacks, buffering and general amenities in order to control any adverse effects of noise, light, dust and other nuisances. The Project more than exceeds all of its setbacks, aside from the setback along the primary frontage of Pembroke Road, which is appropriately designed to place the primary use closer to the street. The vacuum stations on the south side of the Site will be screened from the neighboring duplex community by an 8-foot-high wall, buffered further with hedges and trees. The lighting at the Project is also designed to reduce impacts to the neighbors. Finally, the building is only 28 feet high and will not create any shadows that extend beyond the Site. The Project will not bring any excessive noise, odors, dust, or any other nuisance.
7. That the land area is sufficient, appropriate and adequate for the use and for any reasonably anticipated expansion of the use. The Site is perfect for an automated car wash because it is wide and shallow: it is too small for a large mixed-use project, but the perfect size for the proposed use of a car wash. The Site design accommodates the prohibition on ingress/egress from Pembroke Road, while allowing for circulation through the automated wash machine as well as through the parking and vacuum area. The Site is appropriate for a car wash because it is located on a four-lane, busy state road that connects the heart of the City to I-95.

Auto-Related Uses (Variance)

Table 21-160 requires that the Applicant obtain a variance from the City's auto-related distance separation requirement of 1,500 feet. Variances are reviewed under the criteria outlined in Section 32-965 of the Code and are called for when a literal enforcement of the provisions of the Code will result in unnecessary and undue hardship.

The unnecessary and undue hardship arises from the Applicant's proposed and intended use of the Site. At the time the Applicant received a Zoning Verification Letter and met with City staff, while in the due diligence phase to purchase the Site, car wash uses were permitted "by right" on the Site. The Code was amended in January 2024 to

require the distance-related variance the Applicant now seeks, as well as the Conditional Use approval. At the time the Code was amended, the Applicant had submitted its complete application and paid all required fees, and had been through two rounds of development review with City staff. To deny the variance from the Code's distance separation requirements would prevent the Applicant from achieving its stated intent for use of the Site, which has been known to the City for over two years. Damages resulting from such a denial would exceed three million dollars, because the Applicant purchased the Site with the understanding that a car wash use was permissible.

In order to authorize any variances, it must be found that:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district. As previously stated, this Site was purchased with the express intent of constructing a car wash. At the time of purchase and during the early phases of development review, the proposed use was permitted by right. It would be a hardship to deny the Applicant its stated and intended use of the Site.
2. The special conditions and circumstances do not result from the actions of the applicant. The special circumstances of this Application arise from the City's changes in the permitted uses allowed on the Site. The Applicant identified the Site as being ideal for a car wash because there is a limited number of car washes in the general vicinity, and there are no car washes nearby that offer similar or competitive services.
3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district. The Applicant will not receive any special privilege denied to other lands, buildings, or structures if the distance separation variance is approved. The Project complies with all other regulations in the Pembroke Road subdistrict.
4. Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant. Literal interpretation of this chapter would deprive the Applicant of its ability to develop the car wash. The Applicant is a car wash developer, and the Site was purchased because of its ideal location, size, and compatible zoning for the proposed use. It would be an undue hardship to deny the Applicant the ability to construct the car wash.

The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. The variance from distance separation requirements for auto-related uses is the minimum variance required to make possible the construction of a car wash on the Site.

5. The grant of the variance will be in harmony with the general intent and purpose of this chapter. The purpose and intent of the Pembroke Road Subdistrict is to encourage well-designed commercial and mixed-use developments along the Pembroke Road corridor. The Project is a well-designed commercial use that will serve residents and visitors to the City.
6. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The variance will improve the area and support the public welfare by creating jobs, new investment, and a new service to the neighborhood.

We look forward to presenting the Project to the City. Please do not hesitate to contact me if you have any questions relating to this application: rachel@caldera.law / (954) 290-8600.

Respectfully submitted,

Rachel A. Streitfeld, Esq.
Counsel to 525 W. Pembroke Rd. LLC

FOR A PORTION OF LAND LOCATED IN BROWARD COUNTY, FLORIDA.



NORTH

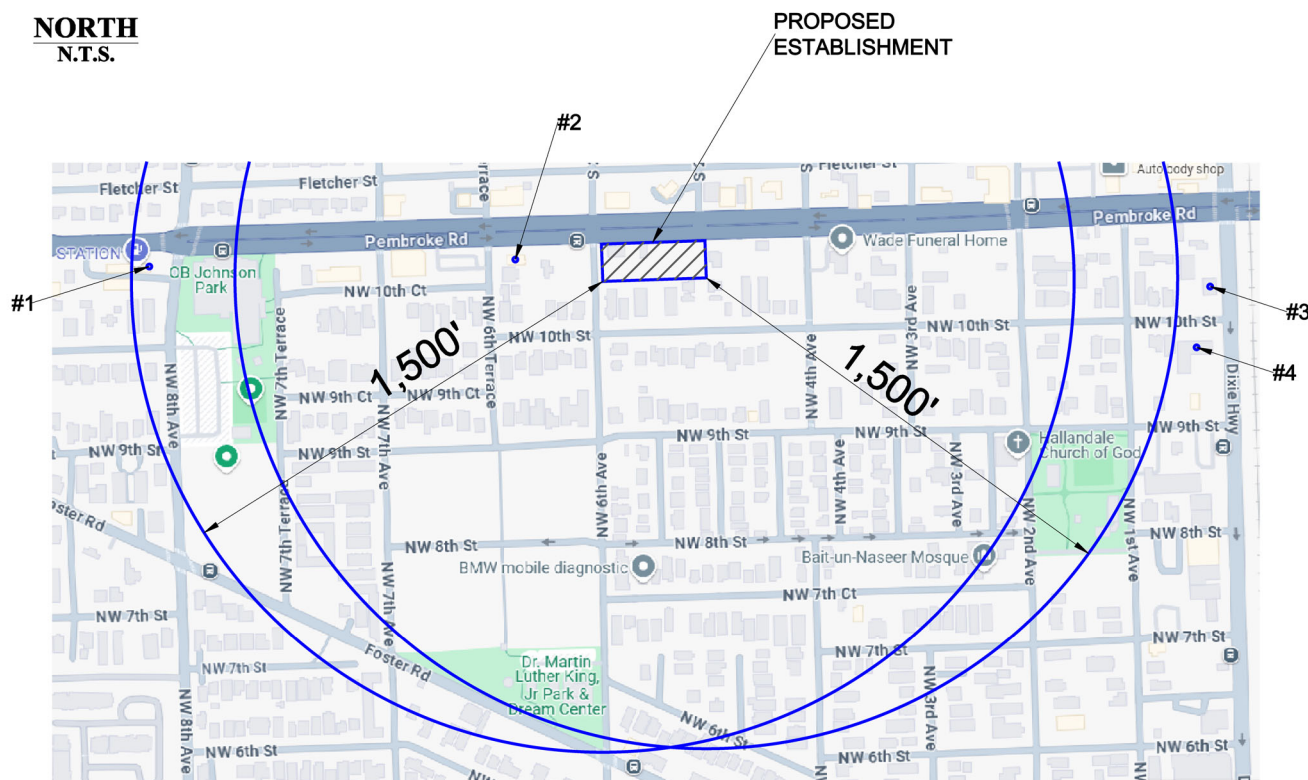
N.T.S.

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

PH: (305) 767-6802 (main)

MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com

**SITE ADDRESS:**

525 WEST PEMBROKE ROAD
HALLANDALE BEACH, FL. 33009

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SPECIFIC PURPOSE SURVEY WAS PERFORMED ON JUNE 2ND, 2025.
3. THE FOLLOWING GUIDELINES WERE USED TO CREATE THIS SPECIFIC PURPOSE SURVEY, AS PROVIDED AND APPROVED BY THE CLIENT:
1,500 FEET SEPARATION FROM OTHER AUTO SERVICE-RELATED USES. MEASURED FROM NEAREST PROPERTY LINE TO NEAREST PROPERTY LINE.
4. THE METHOD OF LOCATION OF THE VARIOUS ESTABLISHMENTS WAS VISUAL IDENTIFICATION BY OUR PERSONNEL IN THE FIELD.

THE FOLLOWING ESTABLISHMENTS WERE LOCATED:

EXISTING ESTABLISHMENTS (1,500 FEET):

1. ORION FUEL STATION - 1011 NW 8TH AVENUE, HALLANDALE BEACH, FL. 33009, MEASURED 1,398 FEET
2. J & J DISCOUNT TIRE - 621 WEST PEMBROKE ROAD, HALLANDALE BEACH, FL. 33009, MEASURED 238 FEET
3. A-1 TINTING AND AUTOGLASS - 1005 N DIXIE HIGHWAY, HALLANDALE BEACH, FL. 33009, MEASURED 1,476 FEET
4. GARIC AUTO CENTER - 917 N DIXIE HIGHWAY, HALLANDALE BEACH, FL. 33009, MEASURED 1,501 FEET

NO ESTABLISHMENTS LOCATED NORTH OF W PEMBROKE ROAD ARE SHOWN.

CERTIFIED TO:

525 W PEMBROKE RD, LLC.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION.

**AUTHENTIC COPIES OF THIS
SURVEY SHALL BEAR THE
ORIGINAL SIGNATURE AND
RAISED SEAL OF THE
ATTESTING REGISTERED
SURVEYOR AND MAPPER**

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945



DATE OF FIELD WORK:
06/02/2025

JOB#: 250612821

DRAWN BY: NDV

CAD FILE: 525 W PEMBROK

SHEET 1 OF 1

525 W PEMBROKE RD LLC

HALLANDALE BEACH, BROWARD COUNTY, FL

501-525 W PEMBROKE ROAD, HALLANDALE BEACH, FLORIDA, 33009

MINOR DEVELOPMENT REVIEW

WEST RAC - PEMBROKE ROAD SUB-DISTRICT

REQUESTING UNITY OF TITLE FOR ADDRESSES BELOW

FOLIO NUMBER	SITE ADDRESS
514221160070	501 W PEMBROKE RD HALLANDALE BEACH, FL 33009
514221160080	505 W PEMBROKE RD HALLANDALE BEACH, FL 33009
514221160090	509 W PEMBROKE RD HALLANDALE BEACH, FL 33009
514221160100	513 W PEMBROKE RD HALLANDALE BEACH, FL 33009
514221160110	517 W PEMBROKE RD HALLANDALE BEACH, FL 33009
514221160120	525 W PEMBROKE RD HALLANDALE BEACH, FL 33009

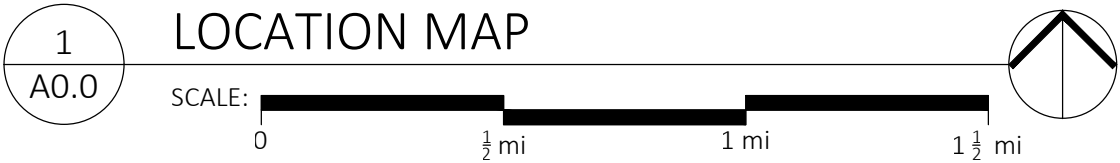
5/13/22, 11:07 AM

Hallandale Zoning Map



https://gis.hallandalebeach.org/hb_portal/apps/webappviewer/index.html?id=5ef88a966e0944eeae019767257ddc2

1/1



PROJECT TEAM

OWNER	525 W PEMBROKE, LLC 720 NE 62 ST #412 MIAMI, FL 33138 YOGEV KARNY Yogevkarny@gmail.com	ARCHITECT:	Arturo G. Fanjul, RA AR0017585 FANJUL & ASSOCIATES, LLC 5455 SW 8th Street, Suite 240 Coral Gables, FL 33134 PH. 305.726.8313 FAX. 305.356.3686 arturo@fanjularchitects.com www.fanjulandassociates.com
LAND USE CONSULTANT	LUCIANA L. GONZALEZ, LLC LAND USE & ZONING CONSULTANT Luciana@LucianaGonzalez.com (305) 609-2879	CIVIL ENGINEER	ZEPHYR ENGINEERING CA#31158 Wilford Zepher P.E. Hollywood Florida 786.302.7693
LANDSCAPE ARCHITECTS	HRFH CONSULTING Harold Hoyte LAR 6666869 2222 Discovery Circle West Deerfield Beach, FL 33442 305.457.0791		

PROPERTY INFORMATION

ADDRESS:	501-525 W PEMBROKE RAD
LOT SIZE:	41,003
YEAR BUILT:	VACANT LOT
ZONING:	WEST PEMBROKE RAC
TYPE OF CONSTRUCTION	TYPE V-A
PROPOSED OCCUPANCY:	BUSINESS

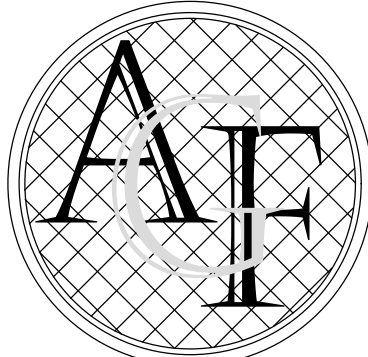
DESIGN CODES

Building	2023 FLORIDA BUILDING CODE -8th Edition - Building
Mechanical	2023 FLORIDA BUILDING CODE -8th Edition - Mechanical
Plumbing	2023 FLORIDA BUILDING CODE -8th Edition - Plumbing
Electrical	FBC 2023 Refers to NFPA 70 NEC 2020
Life Safety Code	Florida Fire Prevention Code 8th Edition
Accessibility	2023 FLORIDA BUILDING CODE -8th Edition Accessibility Code

INDEX OF DRAWINGS

REVISIONS

A000	COVER SHEET-AREA MAP
1 OF 2	SURVEY LOTS 9 THRU 13
2 OF 2	SURVEY LOTS 9 THRU 13
1 OF 2	SURVEY LOTS 7 & 8
2 OF 2	SURVEY LOTS 7 & 8
CIVIL PLANS	
C0	COVER SHEET& LOCATION MAP
C-1	ERROSION & SEDIMENT CONTROL PLAN
C-2	PAVING, GRADING & DRAINAGE PLAN
C-3	CIVIL DETAILS
C-4	PAVEMENT MARKING & SIGNAGE PLAN
C-5	WATER & SEWER PLAN
C-6	WATER & SEWER DETAILS
LANDSCAPE PLANS	
TD-1.0	TREE DISPOSITION PLAN
L1.0	LANDSCAPE SITE PLAN
L1.1	PLANTING DETAIL
ARCHITECTURAL PLANS	
A001	ZONING DATA & DIAGRAMS
A002	SITE ACCESSORY FEATURES & PARKING DETAILS
A100	GROUND FLOOR SITE PLAN
F1.0	FIRE SITE PLAN & TRUCK PATH
F2.0	FIRE LIFE SAFETY PLAN
PH1	PHOTOMETRIC PLAN
A101	BUILDING FLOOR PLANS
A200	BUILDING ELEVATIONS & FINISHES
A300	BUILDING SECTIONS



FANJUL & ASSOCIATES, LLC
ARCHITECTURE, PLANNING & INTERIOR DESIGN
AA26000725
ARTURO G. FANJUL, RA
PRESIDENT
5455 SW 8 STREET, SUITE 240
CORAL GABLES, FLORIDA 33134
PH. 305 726.8313
FAX 305 356.3686
arturo@fanjularchitects.com
"A BETTER LIFE THROUGH DESIGN"



ARTURO G. FANJUL AROO17585
STATE OF FLORIDA REGISTERED ARCHITECT



MINOR DEVELOPMENT REVIEW

WEST RAC
PEMBROKE ROAD
AUTOMATIC
CAR WASH

501-525 W PEMBROKE RD
HALLANDALE BEACH, FL

COVER SHEET

REVISION	NO.
FDOT-PRE-APP RE-SUBMITTAL 4/22/24	
DRC COMMENTS RE-SUBMITTAL 11/7/24	
DRC-2024-ZONING	
DRC-2024-ZONING V2	
DRC-5 RESPONSES	6/2/25
DATE:	3/30/2023
SCALE:	AS NOTED
DRAWN:	AGF
CHECKED:	AGF
JOB NO.	22-0203
PERMIT NO.	

OWNERSHIP
OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

STATEMENT OF COMPLIANCE
THE PROPOSED DEVELOPMENT IS IN STRICT COMPLIANCE WITH ALL STANDARDS AND REQUIREMENTS APPLICABLE TO THIS PROJECT.

A000

E:\01-PROJECTFILES\M CAR WASH\220035- ALTA SURVEY\11-DRAWINGS\02-SURVEY\220035110201- ALTA SURVEY.DWG 3/22/2022 3:10 PM

ALTA / NSPS LAND TITLE SURVEY

LOTS 7 AND 8, BLOCK 1, PLAT BOOK 15, PAGE 58 W PEMBROKE RD, HALLANDALE BEACH, FL 33009

LEGAL DESCRIPTION:

LOTS 7 AND 8, LESS THE NORTH 10 FEET, BLOCK 1, REPLAT OF LINCOLN PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TITLE INFORMATION: RECORDED DOCUMENTS

FIDELITY NATIONAL TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: 22-101
COMMITMENT NO: 21-546334
COMMITMENT DATE: DECEMBER 23, 2021 @ 6:00 AM

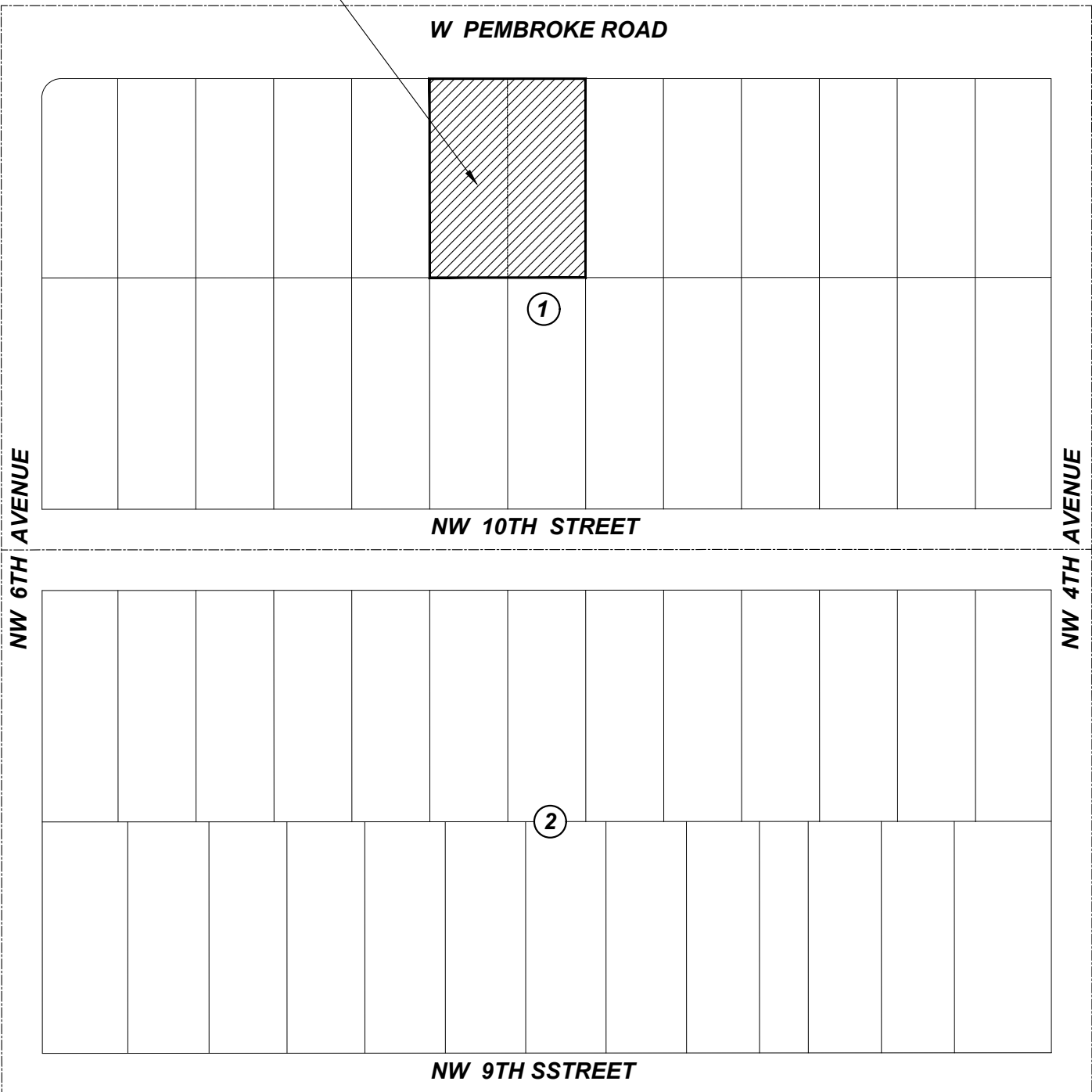
SCHEDULE B SECTION II EXCEPTIONS:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
- STANDARD EXCEPTIONS.
- EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
- ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
- RESTRICTIONS AND EASEMENTS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), CONTAINED IN PLAT BOOK AT PAGE *, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DEED TO STATE OF FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 2725, AT PAGE 253, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (PLOTTED - BLANKET IN NATURE)
- ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM, OR GAS SYSTEM SERVICING THE LAND DESCRIBED HEREIN.(AS TO THE OWNER'S POLICY ONLY)

TREE TABULATION

NUMBER	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	GUMBO LIMBO	8	10	10
2	GUMBO LIMBO	6	15	2
3	GUMBO LIMBO	4	18	7
4	GUMBO LIMBO	4	15	8
5	OAK	12	18	15
6	GUMBO LIMBO	6	10	10
7	PALMETTO	15	15	15
8	GUMBO LIMBO	12	18	15
9	GUMBO LIMBO	14	30	18
10	LOQUAT	12	28	20
11	RUBBER FIG	60	30	35
12	GUMBO LIMBO	4	18	10
13	GUMBO LIMBO	8	15	15
14	STRANGLER FIG	8	17	20
15	PALMETTO	15	10	10
16	PALMETTO	15	18	12
17	GUMBO LIMBO	3	10	10

SUBJECT SITE



LOCATION MAP NOT TO SCALE

LEGEND AND ABBREVIATION:

ALTA = AMERICAN LAND TITLE ASSOCIATION
LB = LICENSED BUSINESS
(M) = MEASURED
N/A = NOT APPLICABLE
NAVD 1988 = NORTH AMERICAN VERTICAL DATUM OF 88
NO. = NUMBER
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(P) = PLAT
PSM = PROFESSIONAL SURVEYOR & MAPPER
STA. = STATION

CL = CENTER LINE

CPP

CP = CONCRETE POWER POLE

GA = GUYWIRE & ANCHOR

P = PALM

TS = TRAFFIC SIGN

T = TREE

WV = WATER VALVE

WUP = WOOD UTILITY POLE

SURVEYOR'S NOTES:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b1), 7(b2), 8, 9, 11(b), 14, 16, 17, 18, 19 AND 20 OF TABLE "A" THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY; UNDERSIGNED FURTHER CERTIFIES THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED ALLOWABLE POSITIONAL TOLERANCE.
- ALL MONUMENTS FOR THE PARENT PROPERTY HAVE BEEN SET
- PROPERTY ADDRESS: VACANT LOTS PEMBROKE RD, HALLANDALE BEACH, FL 33009
- FLOOD ZONE CLASSIFICATION:
HALLANDALE BEACH, CITY OF, FLORIDA
COMMUNITY NUMBER: 125110
PANEL NUMBER: 0732
MAP REVISED: AUGUST 18, 2014
FLOOD ZONE: AH
BASE FLOOD ELEVATION: 9 FEET
FLOOD INSURANCE RATE MAP NUMBER: 12011C0732 H
- GROSS LAND AREA: 11,761 SQ FT (0.27 ACRES) MORE OR LESS
- VERTICAL ELEVATIONS COLLECTED BY GROUND SURVEY
- N/A VACANT LOTS
- N/A VACANT LOTS
- N/A VACANT LOTS
- REFER TO THE SURVEY MAP FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N/A VACANT LOTS
- REFER TO THE SURVEY MAP FOR UTILITIES INFORMATION
- DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON UPON THE SURVEY MAP
- THERE IS NO EVIDENCE OF RECENT EARTH MOVEMENT WORK AND BUILDING CONSTRUCTION.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO OFFSITE EASEMENTS OR SERVITUDES EXIST.
- ROBAYNA AND ASSOCIATES, INC. HAS A GENERAL LIABILITY POLICY WITH \$1,000,000 PER OCCURRENCE LIMIT AND A \$2,000,000 POLICY AGGREGATE LIMIT. ADDITIONALLY, THERE EXISTS AN UMBRELLA POLICY WITH \$2,000,000 LIMITS. THEREFORE, A TOTAL OF \$3,000,000 PER OCCURRENCE/CLAIM.
- REFER TO THE SURVEY MAP
- THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION FURNISHED BY CLIENT.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES, ABSTRACT NOT REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- OWNERSHIP SUBJECT TO OPINION OF TITLE.
- TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).
- THIS ALTA / NSPS LAND TITLE SURVEY, AS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- ALL DIMENSIONS ARE IN SUBSTANTIAL AGREEMENT UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN ARE ASSUMED AND ARE BASED ON THE WEST LINE OF SW 1/4 OF NE 1/4 OF SECTION 02, TOWNSHIP 57S, RANGE 39E BEING N00°47'17"W.
- ALL ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM 1988
- HORIZONTAL ACCURACY STATEMENT: THE HORIZONTAL ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051(2)(B) FLORIDA ADMINISTRATIVE CODE FOR COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
- VERTICAL ACCURACY STATEMENT: ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP TO THE BENCHMARKS NOTED, AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051(2)(A), OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES FOR VERTICAL ACCURACY.
- THE HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM (NAD) 1983/11 ADJUSTMENT. FLORIDA EAST, ZONE 901.
- BENCHMARK INFORMATION:
BENCH MARK #1: BLC16 ELEVATION:8.65' NAVD 88
LOCATION: STA. 298+73.89 38.26' RT BASELINE OF SURVEY OF S.R. 824 (PEMBROKE ROAD) FINANCIAL PROJECT ID. 436903-1-52-01
DESCRIPTION: SET FDOT ALUMINIUM DISK IN CONCRETE STAMPED "9-86-15-C16"
- BENCH MARK #2: BM11 ELEVATION: 8.86' NAVD 88
LOCATION: STA. 290+67 35' LT BASELINE OF SURVEY OF S.R. 824 (PEMBROKE ROAD) FINANCIAL PROJECT ID. 436903-1-52-01
DESCRIPTION: SET FDOT ALUMINIUM DISK IN CONCRETE STAMPED "9-86-15-B11"
- ALL MEASUREMENTS SHOWN HEREON ARE IN THE UNITED STATES SURVEY FOOT.

CERTIFICATION:

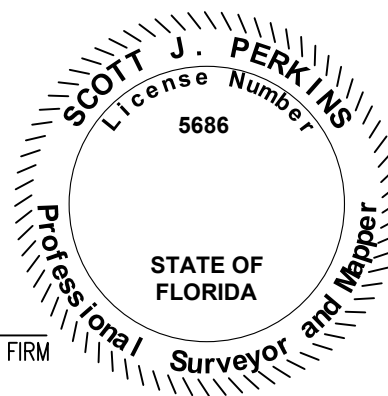
- TO:
- MOYKA INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY
 - WESTCOR LAND TITLE INSURANCE COMPANY
 - COHEN, NORRIS, WOLMER, RAY, TELEPMAN, BERKOWITZ & COHEN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b1), 7(b2), 8, 9, 11(b), 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/21/2022. DATE OF PLAT OR MAP: 02/03/2022.

THESE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
SCOTT J. PERKINS, PSM ON THE DATE ADJACENT TO THE SEAL.

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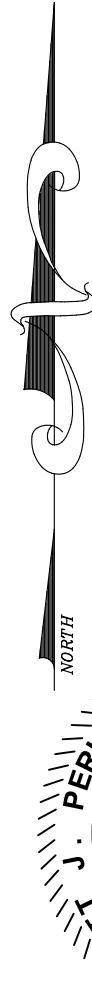
BY: SCOTT J. PERKINS, PSM#5686 FOR THE FIRM
STATE OF FLORIDA
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT J. PERKINS P.S.M. 5686 ON 3/24/2022



DATE:	
REVISIONS:	
FIELD BOOK:	22-01
DRAWN:	AA-ER
CHECKED:	SJP
SCALE:	1" = 10'
DRAWING NAME:	ALTA / NSPS LAND TITLE SURVEY
PROJECT:	LOTS 7 AND 8, BLOCK 1, PLAT BOOK 15, PAGE 58 W PEMBROKE RD, HALLANDALE BEACH, FL 33009
PREPARED FOR:	M CAR WASH
SHEET:	1
OF	2 SHEETS
DATE:	03/22/2022
DATE:	03/21/2022
PROJ. No:	220035



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DRAWING NAME: ALTA / NSPS LAND TITLE SURVEY	
PROJECT: LOTS 7 AND 8, BLOCK 1, PLAT BOOK 15, PAGE 58 W PEMBROKE RD, HALLANDALE BEACH, FL 33009	PREPARED FOR: M CAR WASH
SHEET: 2 OF 2 SHEETS	
DATE: 03/22/2022	DATE: 03/21/2022
PROJ. No: 220035	

ROBAYNA
AND ASSOCIATES INC.
ENGINEERS AND SURVEYORS
5723 NW 15TH STREET
MIAMI LAKES, FL 33014
PH: (305) 823-9316 LB. # 5004

FIELD BOOK: 22-01
DRAWN: ER
CHECKED: SJP
SCALE: 1" = 10'

CERTIFICATION:
BY: SCOTT J. PERKINS, P.S.M. 5686
STATE OF FLORIDA
FOR THE FIRM
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT J. PERKINS P.S.M. 5686 ON 3/24/2022

REVISIONS:	DATE:

E:\01-PROJECTFILES\M CAR WASH\220029- 225 W. PEMBROKE RD PEMBROKE PINES, FL 33009\11-DRAWINGS\02-SURVEY\220029110201- ALTA SURVEY.DWG 3/22/2022 2:41 PM

ALTA / NSPS LAND TITLE SURVEY

LOTS 9 THRU 13, BLOCK 1, PLAT BOOK 15, PAGE 58 W PEMBROKE RD, HALLANDALE BEACH, FL 33009

LEGAL DESCRIPTION:

LOTS 9, 10 AND 11, LESS THE NORTH 10 FEET THEREOF, BLOCK 1, OF REPLAT OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 15, PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 12 AND 13, LESS THE NORTH 10 FEET OF LOTS 12 AND 13 AND THE PART OF SAID LOT 13, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 12 FOOT RADIUS ARC, WHICH IS TANGENT TO THE WEST LINE OF SAID LOT 13 AND TANGENT TO A LINE 10 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 13, BLOCK 1, REPLAT OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED PLAT BOOK 15, PAGE(S) 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TITLE INFORMATION: RECORDED DOCUMENTS

WESTCOR LAND TITLE INSURANCE COMPANY
PLANT FILE NUMBER: 22-011343
AGENT FILE NUMBER: 21012038
COMMITMENT DATE: FEBRUARY 25, 2022 @ 8:00 AM

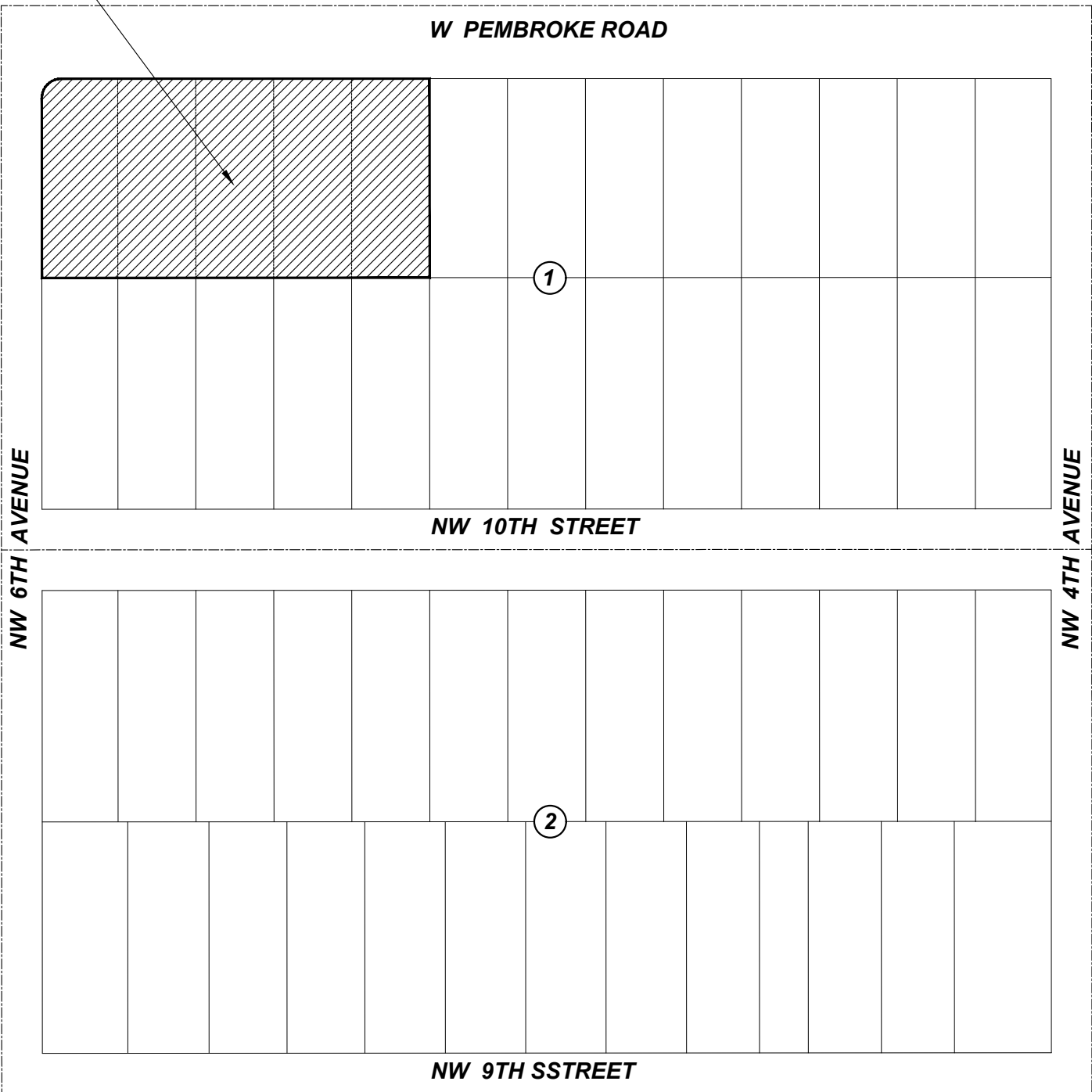
SCHEDULE B SECTION II EXCEPTIONS:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON THE ADJOINED LAND.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
- ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
- RESTRICTIONS, DEDICATIONS, RESERVATIONS, SETBACKS AND EASEMENTS, IF ANY, AS INDICATED AND/OR SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 15, AT PAGE(S) 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (PLOTTED - BLANKET IN NATURE)
- EXISTING UNRECORDED LEASES AND ALL RIGHT THEREUNDER OF THE LESSEES AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER LESSEES.

TREE TABULATION

NUMBER	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	GUMBO LIMBO	14	20	25
2	GUMBO LIMBO	12	25	20
3	GUMBO LIMBO	14	25	20
4	GUMBO LIMBO	6	20	12
5	GUMBO LIMBO	12	28	20
6	GUMBO LIMBO	8	15	17
7	GUMBO LIMBO	3	10	5
8	GUMBO LIMBO	3	15	8
9	GUMBO LIMBO	15	20	20
10	GUMBO LIMBO	18	30	30
11	STRANGLER FIG	25	30	30
12	STRANGLER FIG	50	30	30
13	SEA GRAPE	14	28	15
14	GUMBO LIMBO	9	30	15
15	OAK	12	30	20
16	WOMAN'S TONG TREE	5	20	8
17	GUMBO LIMBO	20	28	35
18	PIGEON PLUM	3	8	4
19	PIGEON PLUM	3	10	4
20	PIGEON PLUM	3	10	6
21	PIGEON PLUM	3	12	5

SUBJECT SITE



LOCATION MAP NOT TO SCALE

LEGEND AND ABBREVIATION:

ALTA = AMERICAN LAND TITLE ASSOCIATION
Δ = DELTA= CENTRAL ANGLE
Ø = DIAMETER
EL = ELEVATION
L = LENGTH
LB = LICENSED BUSINESS
(M) = MEASURED
N/A = NOT APPLICABLE
NAVD 88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(P) = PLAT
PSM = PROFESSIONAL SURVEYOR & MAPPER
PVC = POLYVINYL CHLORIDE
R = RADIUS
STA. = STATION

CLP = CENTER LINE

⊙ = CLEAN OUT

CLP

⊗ = CONCRETE LIGHT POLE

CPP

⊗ = CONCRETE POWER POLE

⊗ = FIRE HYDRANT

⊗ = FIBER OPTIC BOX

⊗ = FIBER OPTIC BURIED CABLE POST INDICATOR

⊗ = SANITARY SEWER MANHOLE

⊗ = STORM MANHOLE

⊗ = TRAFFIC SIGN

⊗ = TREE

⊗ = WATER METER

⊗ = WATER VALVE

⊗ = WOOD TELEPHONE POLE

⊗ = WOOD UTILITY POLE

SURVEYOR'S NOTES:

1) THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b1), 7(b2), 8, 9, 11(b), 14, 16, 17, 18, 19 AND 20 OF TABLE "A" THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY; UNDERSIGNED FURTHER CERTIFIES THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED ALLOWABLE POSITIONAL TOLERANCE.

- ALL MONUMENTS FOR THE PARENT PROPERTY HAVE BEEN FOUND AND SET
- PROPERTY ADDRESS: VACANT LOTS W PEMBROKE RD, HALLANDALE BEACH, FL 33009
- FLOOD ZONE CLASSIFICATION:

HALLANDALE BEACH, CITY OF, FLORIDA
COMMUNITY NUMBER: 125110
PANEL NUMBER: 0732
MAP REVISED: AUGUST 18, 2014
FLOOD ZONE: AH
BASE FLOOD ELEVATION: 9 FEET
FLOOD INSURANCE RATE MAP NUMBER: 12011C0732 H
4. GROSS LAND AREA: 29,241 SQ FT (0.67 ACRES) MORE OR LESS
5. VERTICAL ELEVATIONS COLLECTED BY GROUND SURVEY
7(a). N/A VACANT LOT
7(b1). N/A VACANT LOT
7(b2). N/A VACANT LOT
8. REFER TO THE SURVEY MAP FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. N/A VACANT LOT
11(b). REFER TO THE SURVEY MAP FOR UTILITIES INFORMATION
14. DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON UPON THE SURVEY MAP
16. THERE IS NO EVIDENCE OF RECENT EARTH MOVEMENT WORK AND BUILDING CONSTRUCTION.
17. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NO OFFSITE EASEMENTS OR SERVITUDES EXIST.
19. ROBAYNA AND ASSOCIATES, INC. HAS A GENERAL LIABILITY POLICY WITH \$1,000,000 PER OCCURRENCE LIMIT AND A \$2,000,000 POLICY AGGREGATE LIMIT. ADDITIONALLY, THERE EXISTS AN UMBRELLA POLICY WITH \$2,000,000 LIMITS. THEREFORE, A TOTAL OF \$3,000,000 PER OCCURRENCE/CLAIM.

- REFER TO THE SURVEY MAP
- THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION FURNISHED BY CLIENT.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES, ABSTRACT NOT REVIEWED.
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- OWNERSHIP SUBJECT TO OPINION OF TITLE.
- TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).
- THIS ALTA / NSPS LAND TITLE SURVEY, AS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- ALL DIMENSIONS ARE IN SUBSTANTIAL AGREEMENT UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN ARE ASSUMED AND ARE BASED ON THE CENTERLINE OF W PEMBROKE ROAD BEING N87°24'18"E.
- ALL ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM 1988
- HORIZONTAL ACCURACY STATEMENT: THE HORIZONTAL ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051(2)(B) FLORIDA ADMINISTRATIVE CODE FOR COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
- VERTICAL ACCURACY STATEMENT: ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP TO THE BENCHMARKS NOTED, AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051(2)(A), OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES FOR VERTICAL ACCURACY.
- THE HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM (NAD) 1983/11 ADJUSTMENT. FLORIDA EAST, ZONE 901.
- BENCH MARK INFORMATION:
BENCH MARK #1: BLC16 ELEVATION: 8.65' NAVD 88
LOCATION: STA. 298+73.89 38.26' RT BASELINE OF SURVEY FOR STATE ROAD 9 FINANCIAL PROJECT ID. 436903-1-52-01
FDOT PROJECT CONTROL SHEETS 1 - 4
DESCRIPTION: SET FDOT ALUMINIUM DISK IN CONCRETE STAMPED "9-86-15-C16"
BENCH MARK #2: BM11 ELEVATION: 8.86' NAVD 88
LOCATION: STA. 290+67 35' LT BASELINE OF SURVEY FOR STATE ROAD 9 FINANCIAL PROJECT ID. 436903-1-52-01
FDOT PROJECT CONTROL SHEETS 1 - 4
DESCRIPTION: SET FDOT ALUMINIUM DISK IN CONCRETE STAMPED "9-86-15-B11"
- ALL MEASUREMENTS SHOWN HEREON ARE IN THE UNITED STATES SURVEY FOOT.

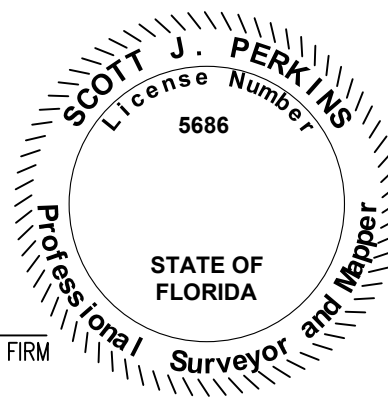
CERTIFICATION:

TO: - MOYKA INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY
- WESTCOR LAND TITLE INSURANCE COMPANY
- COHEN, NORRIS, WOLMER, RAY, TELEPMAN, BERKOWITZ & COHEN

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THESE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
SCOTT J. PERKINS, PSM ON THE DATE ADJACENT TO THE SEAL.
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BY: SCOTT J. PERKINS, PSM#5686 FOR THE FIRM
STATE OF FLORIDA
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT J. PERKINS P.S.M. 5686 ON 3/24/2022



DATE:	
REVISIONS:	
FIELD BOOK:	22-01
DRAWN:	AA-ER
CHECKED:	SJP
SCALE:	1" = 10'
DRAWING NAME:	ALTA / NSPS LAND TITLE SURVEY
PROJECT:	LOTS 9 THRU 13, BLOCK 1, PLAT BOOK 15, PAGE 58 W PEMBROKE RD, HALLANDALE BEACH, FL 33009
PREPARED FOR:	M CAR WASH
SHEET:	1
OF	2 SHEETS
DATE:	03/22/2022
DATE:	03/21/2022
PROJ. No:	220029

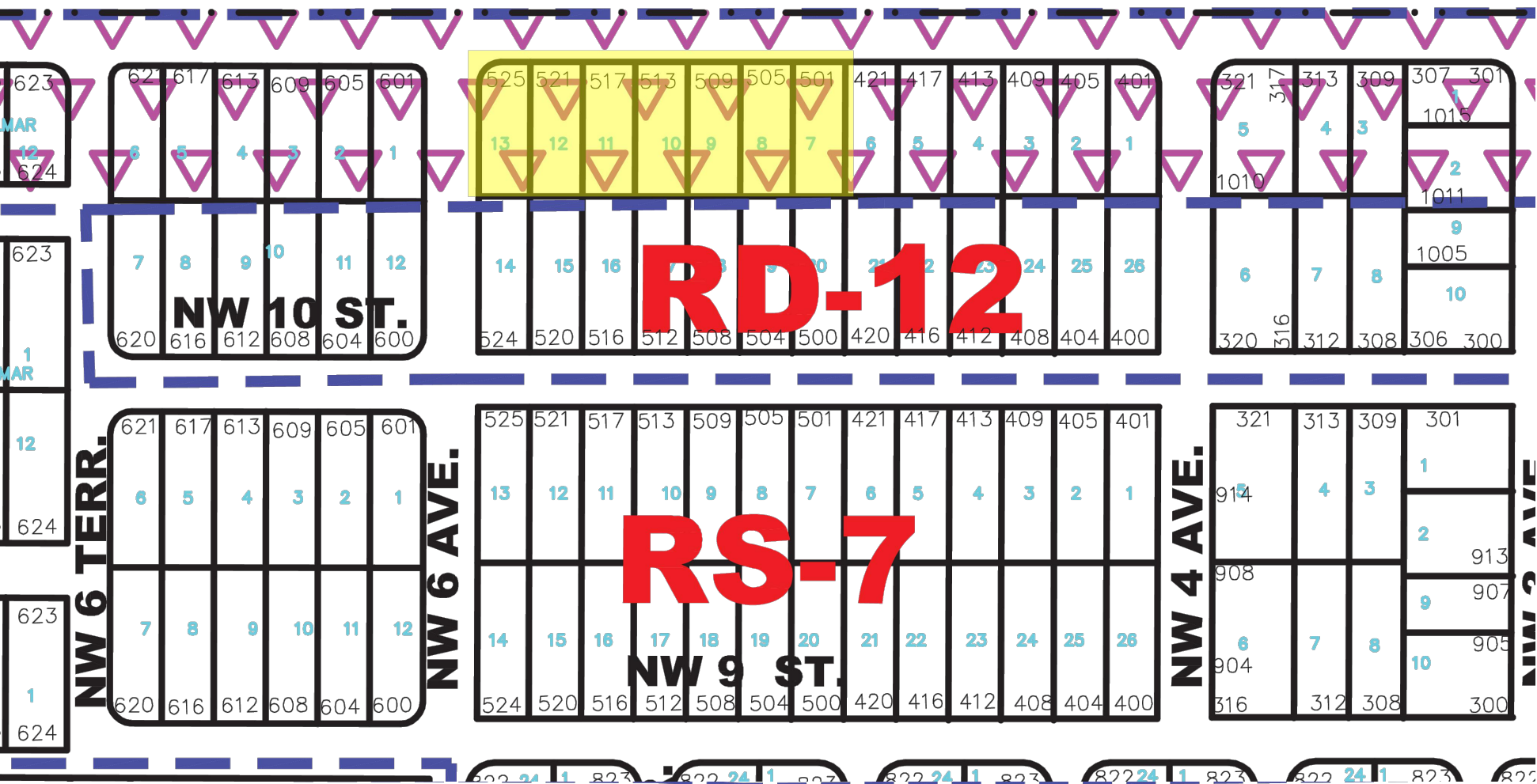
DRAWING NAME: ALTA / NSPS LAND TITLE SURVEY		SHEET: OF 2 SHEETS
PROJECT: LOTS 9 THRU 13, BLOCK 1, PLAT BOOK 15, PAGE 58 W PEMBROKE RD; HALLANDALE BEACH, FL 33009		DATE: DWG: 03/22/2022 REV: 03/21/2022
PREPARED FOR: M CAR WASH		PROJ. No: 220029
ROBAYNA AND ASSOCIATES INC. ENGINEERS & SURVEYORS 5723 NW 15TH STREET MIAMI LAKES, FL 33014		
FIELD BOOK: 22--01	DRAWN: AA-ER	CERTIFICATION:
CHECKED: SJP	BY: SCOTT J. PERKINS, PSW#5686 STATE OF FLORIDA	REVISIONS:
SCALE: " = 10'	FOR THE FIRM	DATE:

PROPERTY INFORMATION 501-525 W PEMBROKE

FOLIO NUMBER	OWNER NAME	SITE ADDRESS
514221160070	525 W PEMBROKE RD LLC	501 W PEMBROKE RD HALLANDALE BEACH, FL 33009
514221160080	525 W PEMBROKE RD LLC	505 W PEMBROKE RD HALLANDALE BEACH, FL 33009
514221160090	525 W PEMBROKE RD LLC	509 W PEMBROKE RD HALLANDALE BEACH, FL 33009
514221160100	525 W PEMBROKE RD LLC	513 W PEMBROKE RD HALLANDALE BEACH, FL 33009
514221160110	525 W PEMBROKE RD LLC	517 W PEMBROKE RD HALLANDALE BEACH, FL 33009
514221160120	525 W PEMBROKE RD LLC	525 W PEMBROKE RD HALLANDALE BEACH, FL 33009

REQUESTING UNITY OF TITLE FOR ADDRESSES BELOW

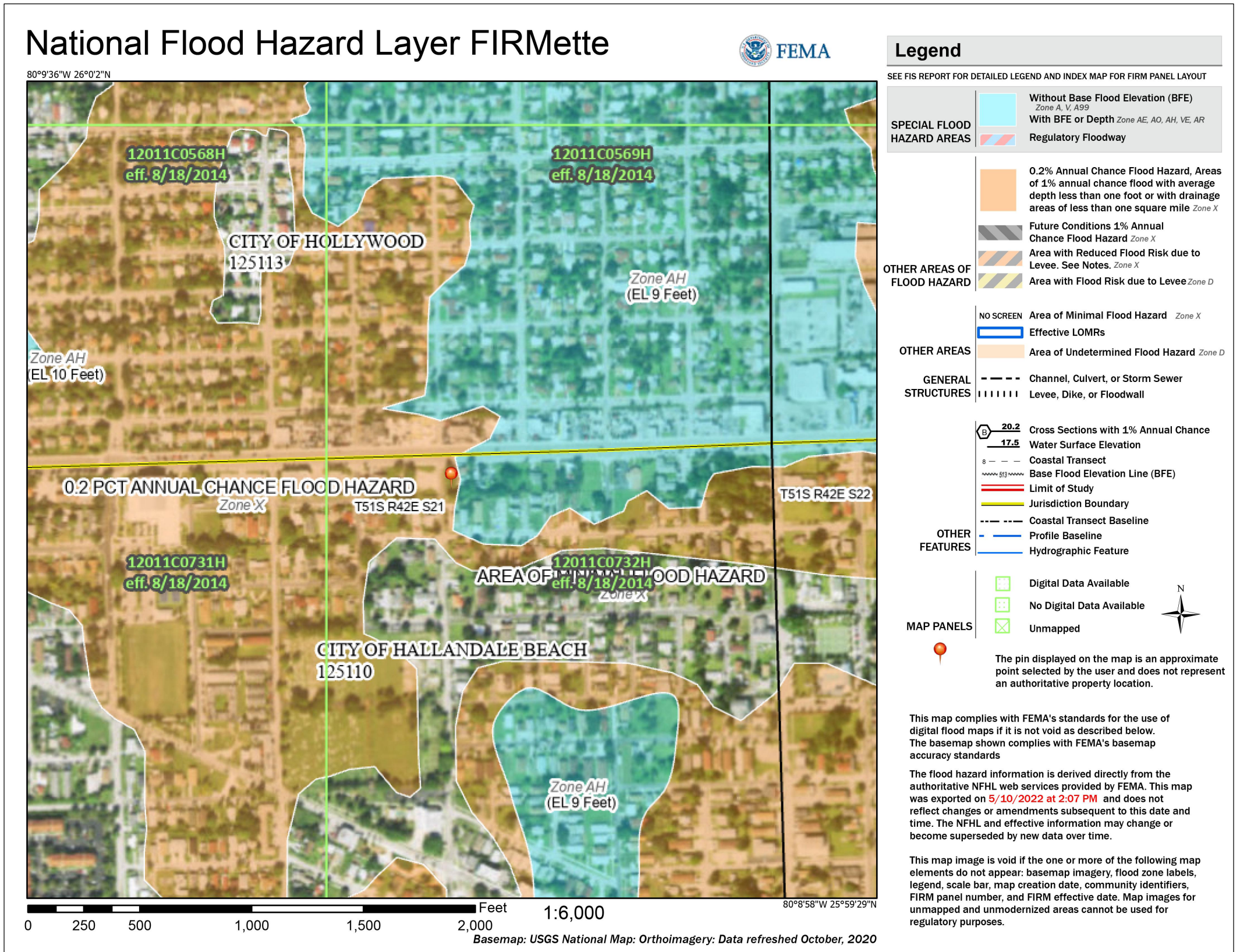
W. PEMBROKE ROAD



RM-18 RESIDENTIAL MULTI- FAMILY <MEDIUM DENSITY> DISTRICT
RM-25 RESIDENTIAL MULTI- FAMILY <HIGH DENSITY> DISTRICT
RM-HD-2 RESIDENTIAL MULTI- FAMILY <HIGH DENSITY-2> DISTRICT
B-L BUSINESS LIMITED DISTRICT

PLANNED DEVELOPMENT DISTRICT
CENTRAL RAC ZONING DISTRICT

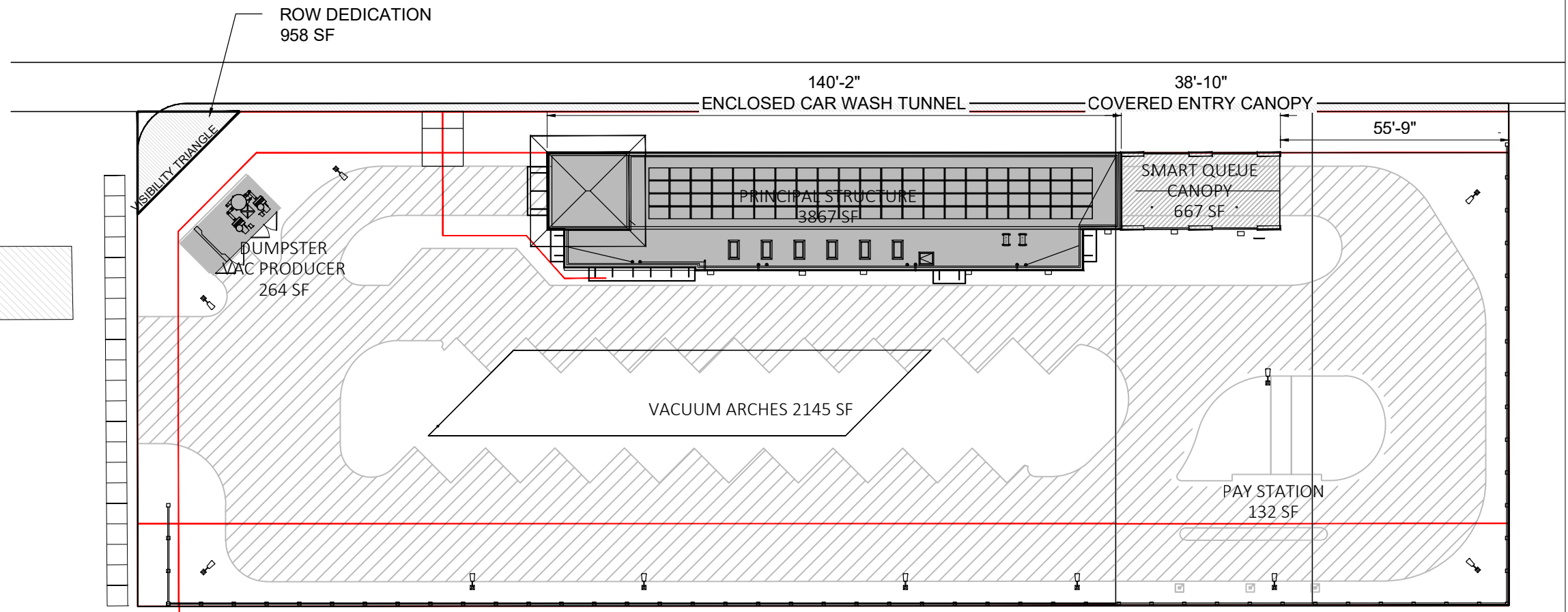
ZONING MAP INFORMATION



FEMA MAP

LOT INFORMATION	AREA	LOT %
EXISTING LOT	41003	GROSS 102.4%
R.O.W. DEDICATION	958	NET 2.4%
PROPOSED LOT	40045	GROSS 100.0%
PRINCIPAL FLOOR AREA	AREA	LOT %
GROUND FLOOR	3867	GROSS SF 9.66%
SECOND FLOOR	0	GROSS SF 0.00%
MINOR DEVELOPMENT	3867	< 4000 MAX 9.66%

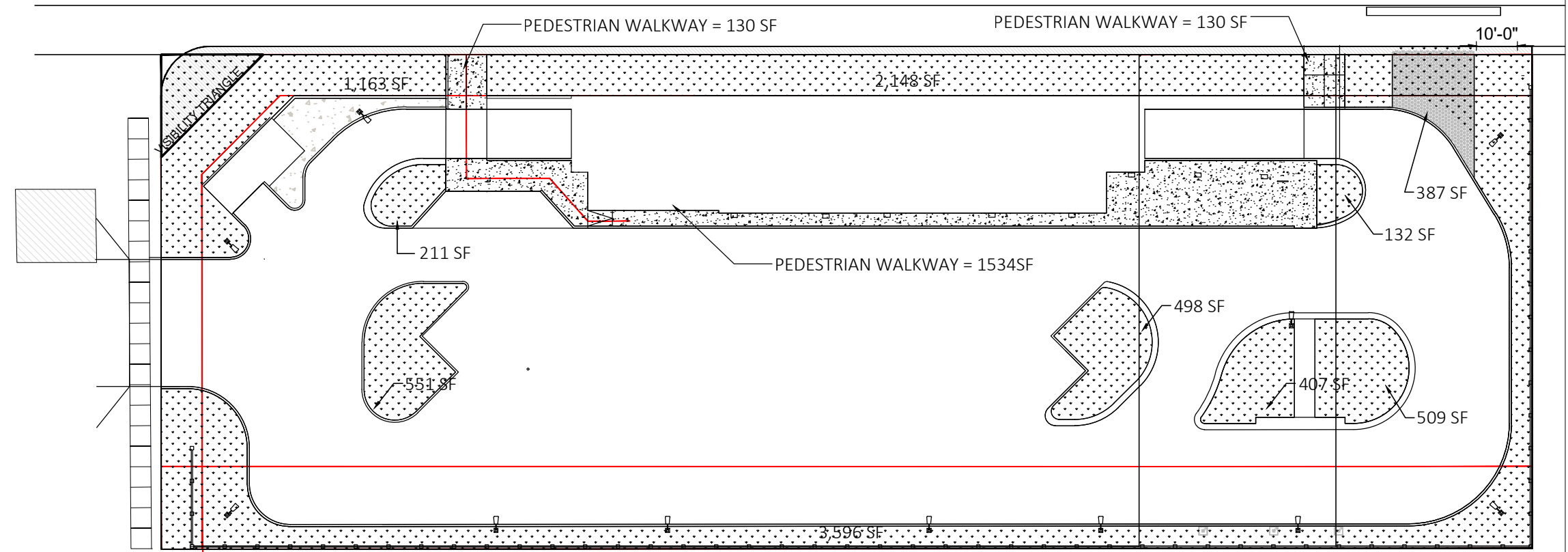
ACCESSORIES	AREA	LOT%
DUMPSTER & VACUUM	264	GROSS SF 0.66%
SMART QUEUE ARCH LPR	667	GROSS SF 1.67%
PAY STATION (44 SF x 30)	132	GROSS SF 0.33%
VACUUM ARCHES	2145	GROSS SF 5.36%
TOTAL ACCESSORY AREAS	3208	8.0%



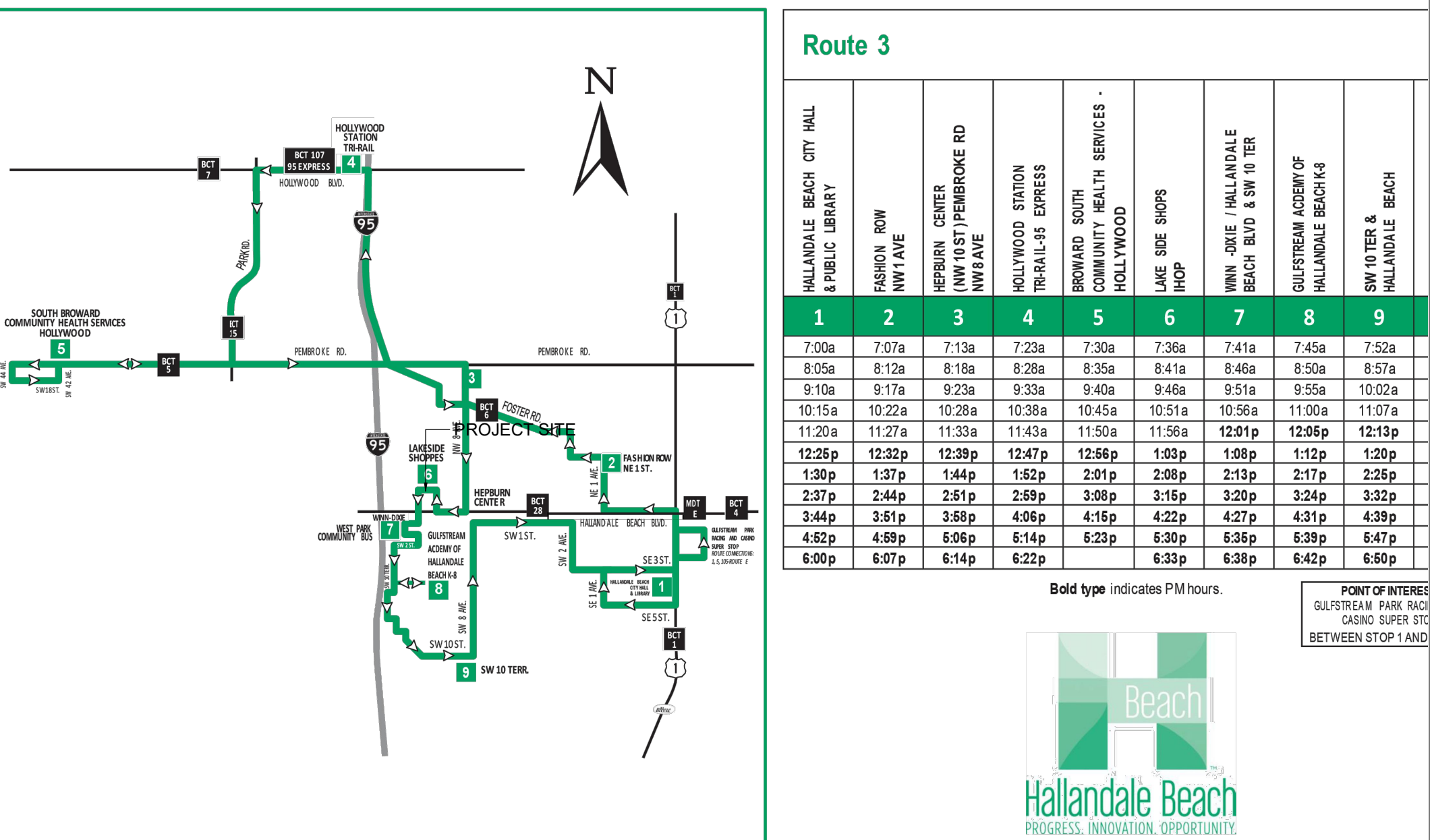
VUA & BUILDING AREAS

LOT INFORMATION	AREA	LOT %
EXISTING LOT	41003	GROSS 102.4%
R.O.W. DEDICATION	958	NET 2.4%
PROPOSED LOT	40045	GROSS 100.0%
VEHICULAR USE AREA	AREA	LOT %
DRIVEWAYS & OPEN PARKING	23330	GROSS SF 58.26%

OPEN SPACE	AREA	LOT%
PEDESTRIAN WALKWAYS	1926	NET 4.81%
PERIMETER LANDSCAPE	6907	NET 17.25%
INTERIOR LANDSCAPE	2308	NET 5.76%
TOTAL PERVIOUS	9640	NET 24.07%



OPEN SPACE AREAS



BUS TRANSIT & SCHEDULE

FANJUL & ASSOCIATES, LLC
ARCHITECTURE, PLANNING & INTERIOR DESIGN
AA26000725
ARTURO G. FANJUL, RA
PRESIDENT
5455 SW 8 STREET, SUITE 240
CORAL GABLES, FLORIDA 33134
PH. 305 726.8313
FAX 305 356.3686
arturo@fanjularchitects.com
"A BETTER LIFE THROUGH DESIGN"

STATE OF FLORIDA
ARTURO G. FANJUL
REGISTERED ARCHITECT
AR0017585
ARTURO G. FANJUL ARO017585
STATE OF FLORIDA REGISTERED ARCHITECT

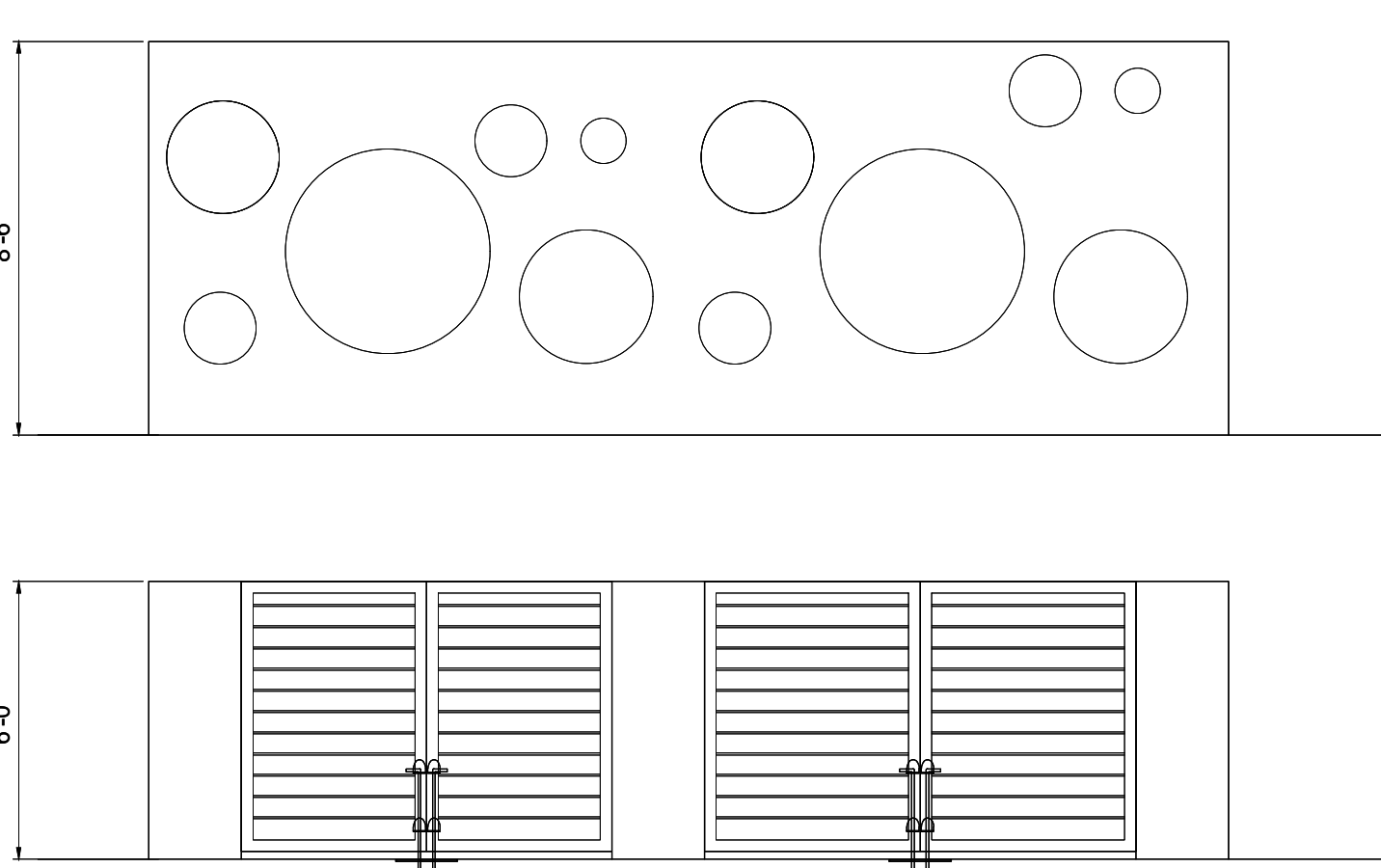
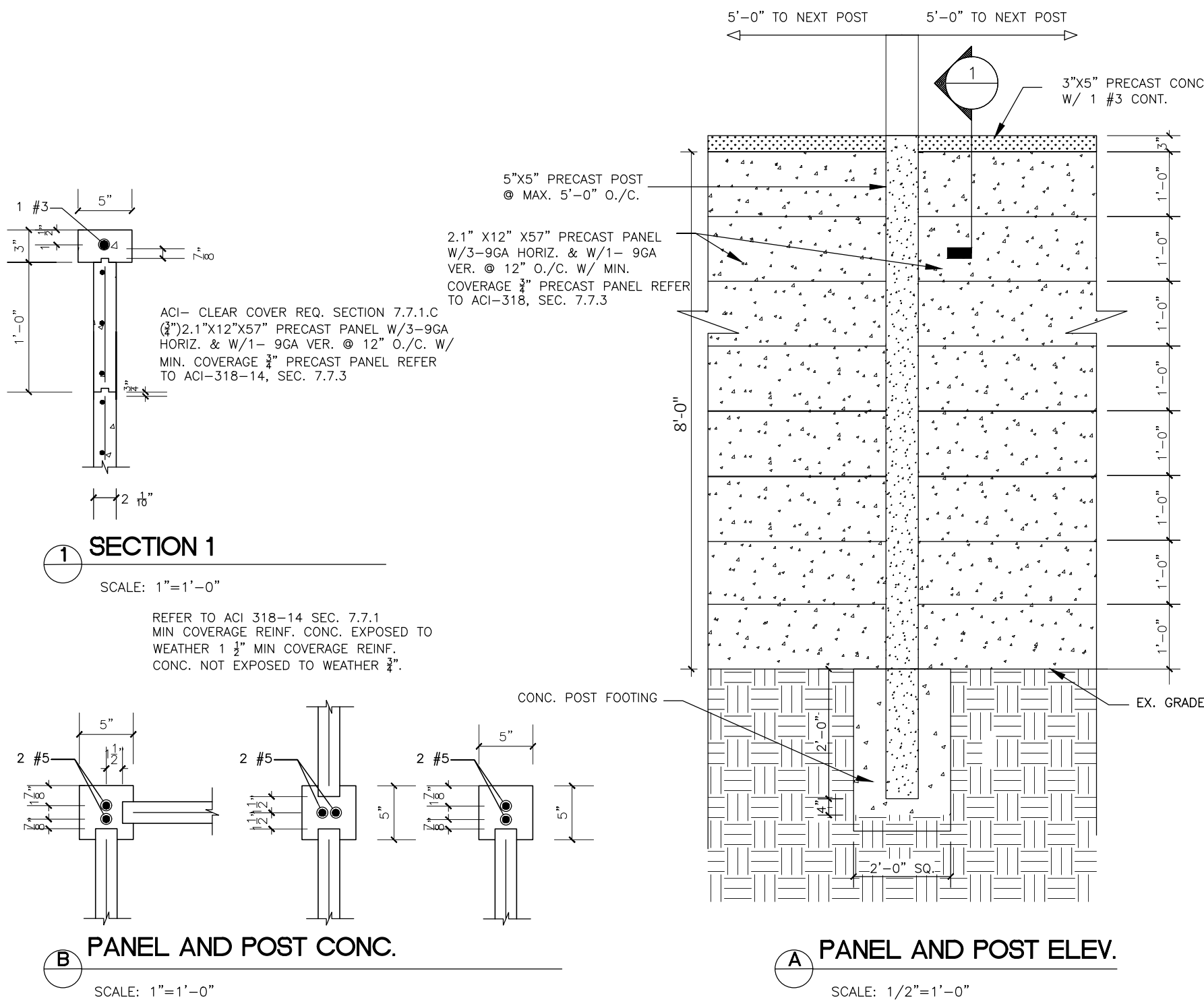
WEST RAC
PEMBROKE ROAD
AUTOMATIC
CAR WASH
501-525 W PEMBROKE RD
HALLANDALE BEACH, FL

ZONING DATA & DIAGRAMS

REVISION	NO.
FDOT-PRE-APP RESUBMITTAL 4/22/24	
DRC COMMENTS RESUBMITTAL 11/17/24	
DRC-2024-ZONING	
DRC-2024-ZONING V2	
DRC-5 RESPONSES 6/2/25	
DATE:	3/30/2023
SCALE:	AS NOTED
DRAWN:	AGF
CHECKED:	AGF
JOB NO.	22-0203
PERMIT NO.	

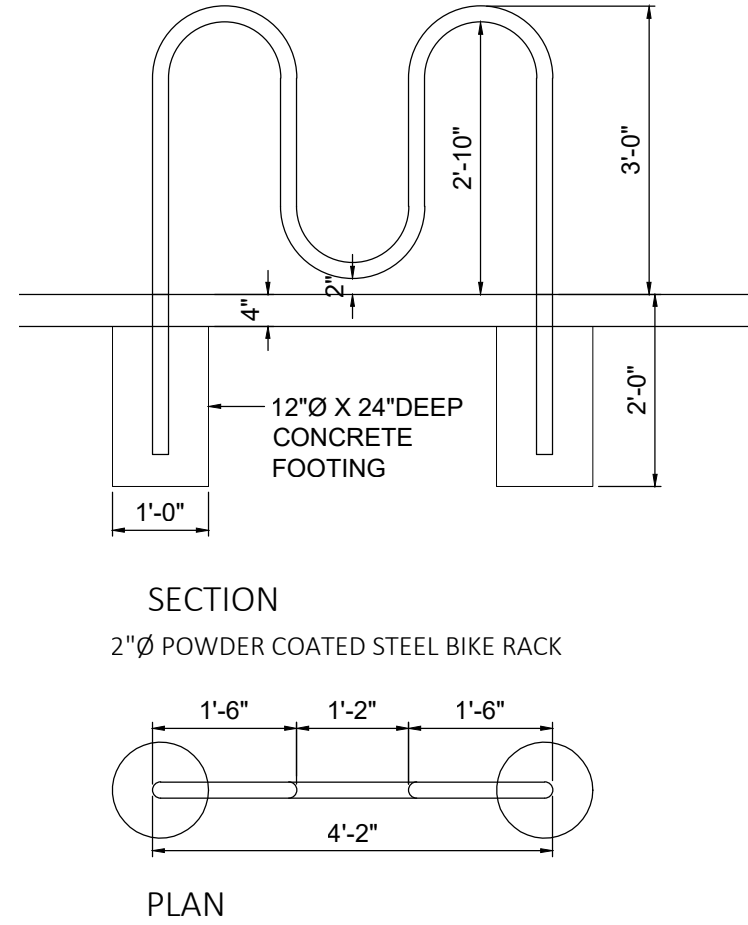
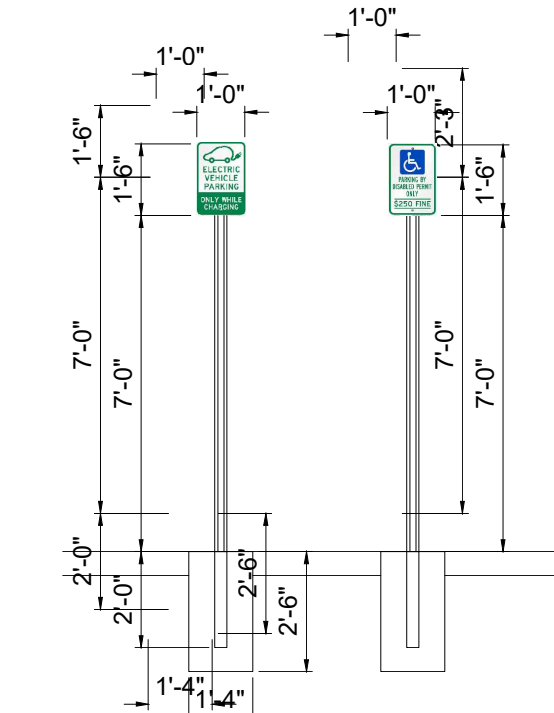
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AOO1

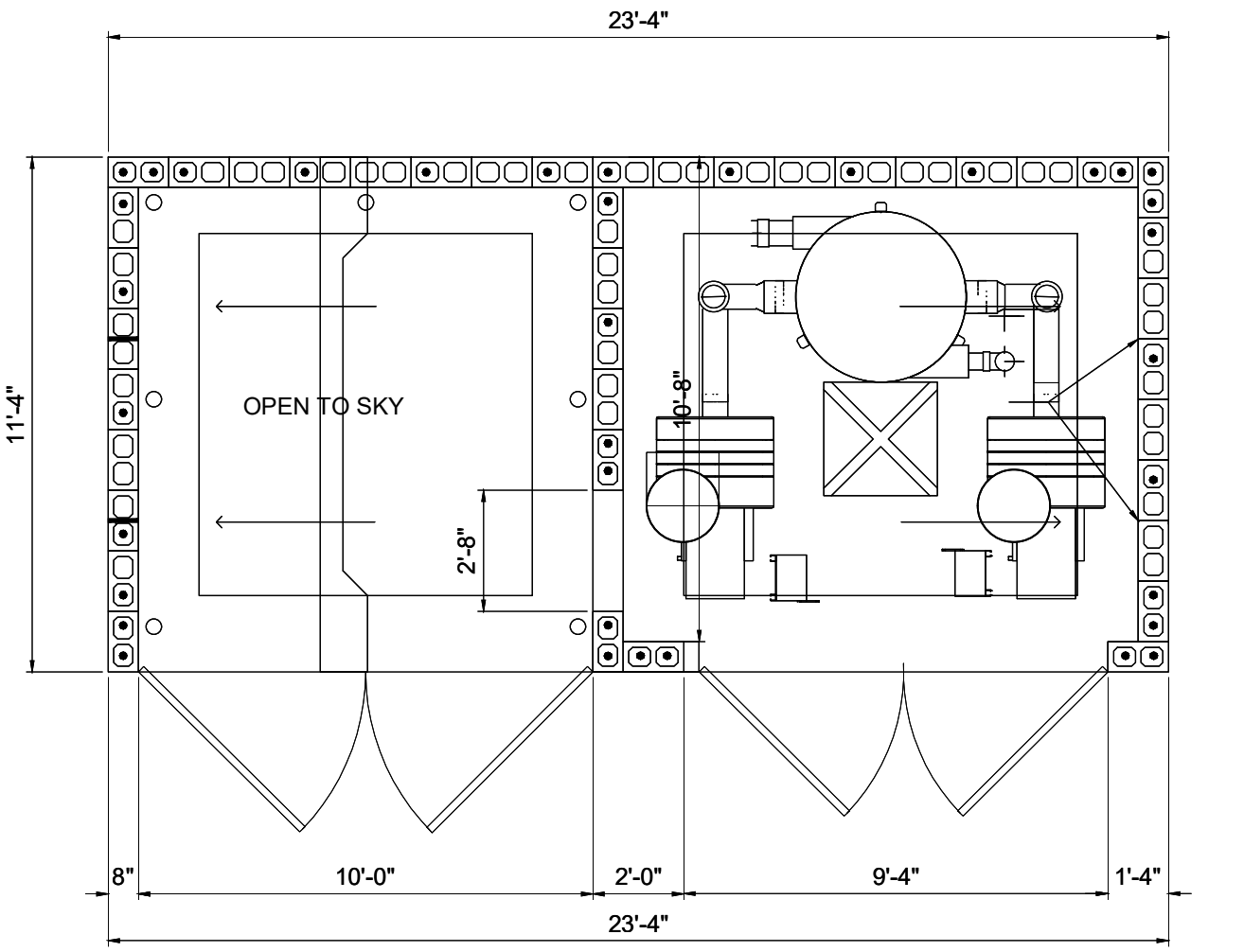
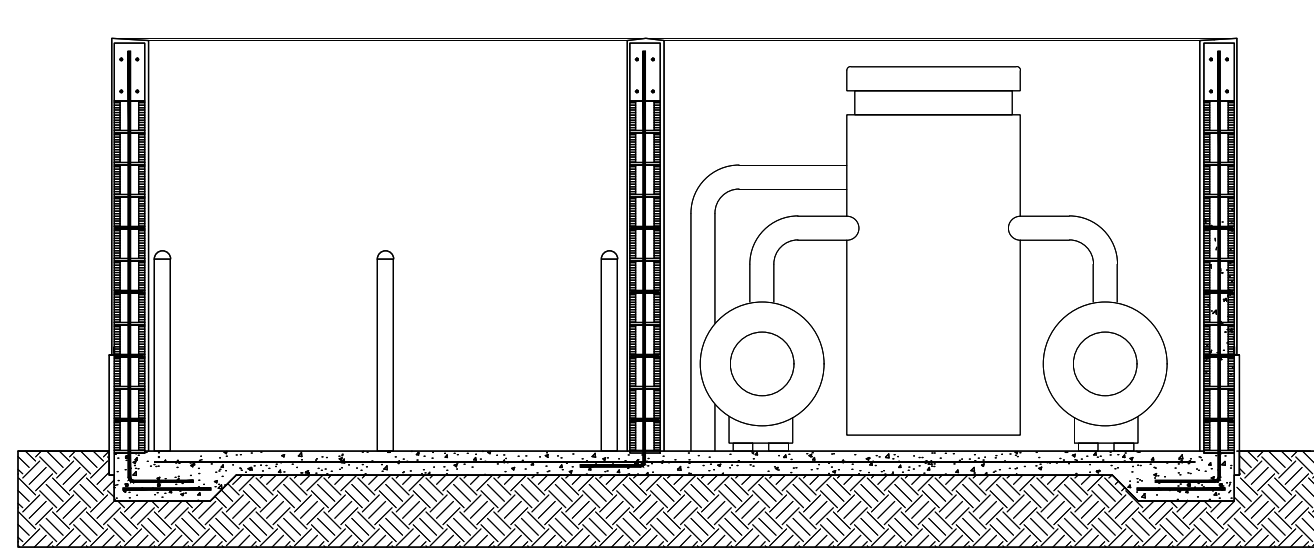


ROLL OUT SERVICE AGREEMENT REQUIRED.

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



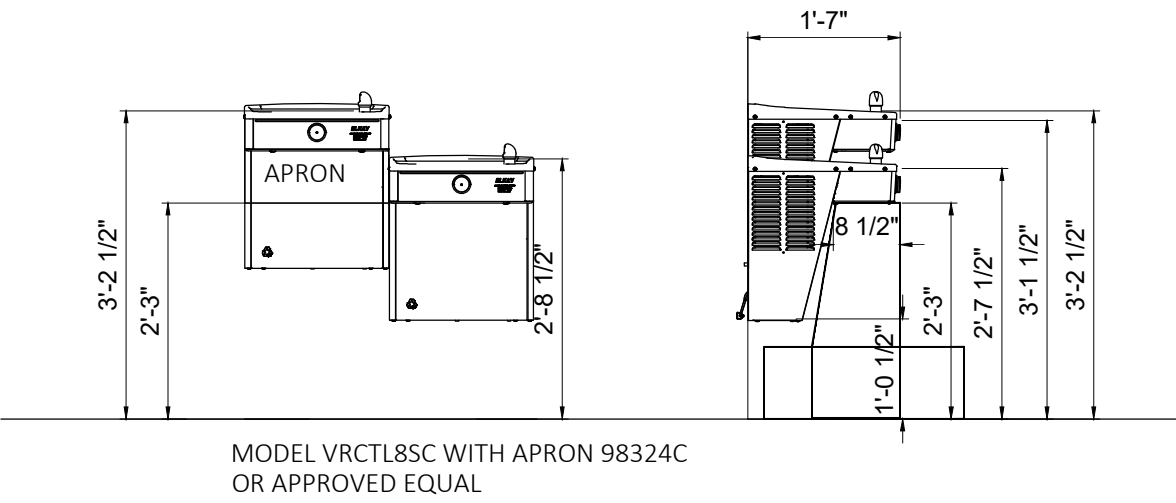
5 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



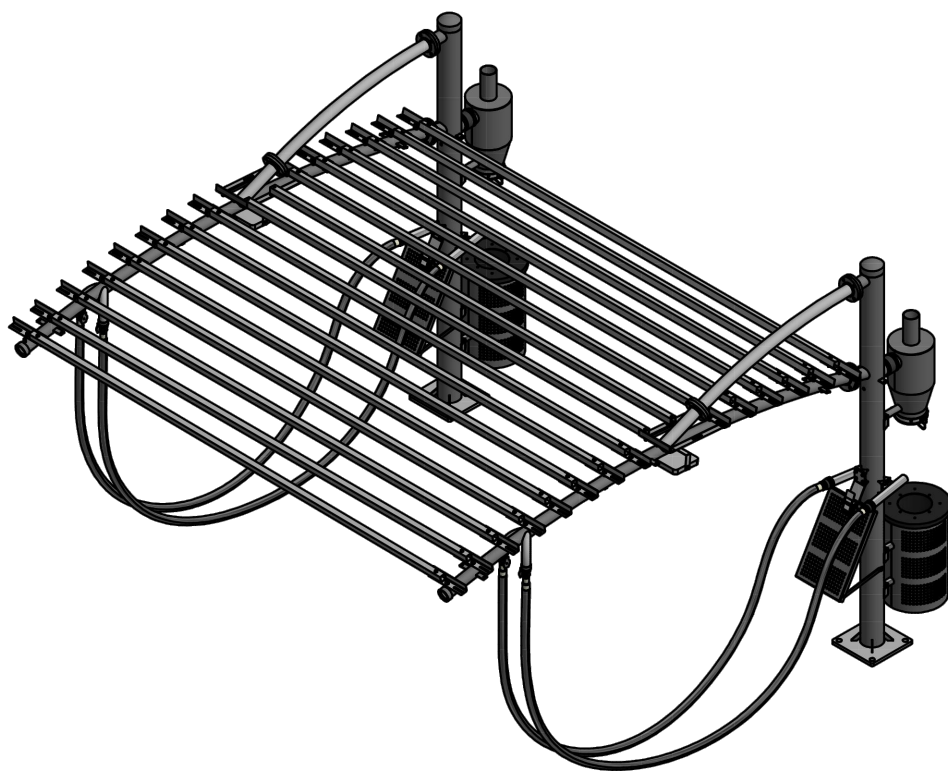
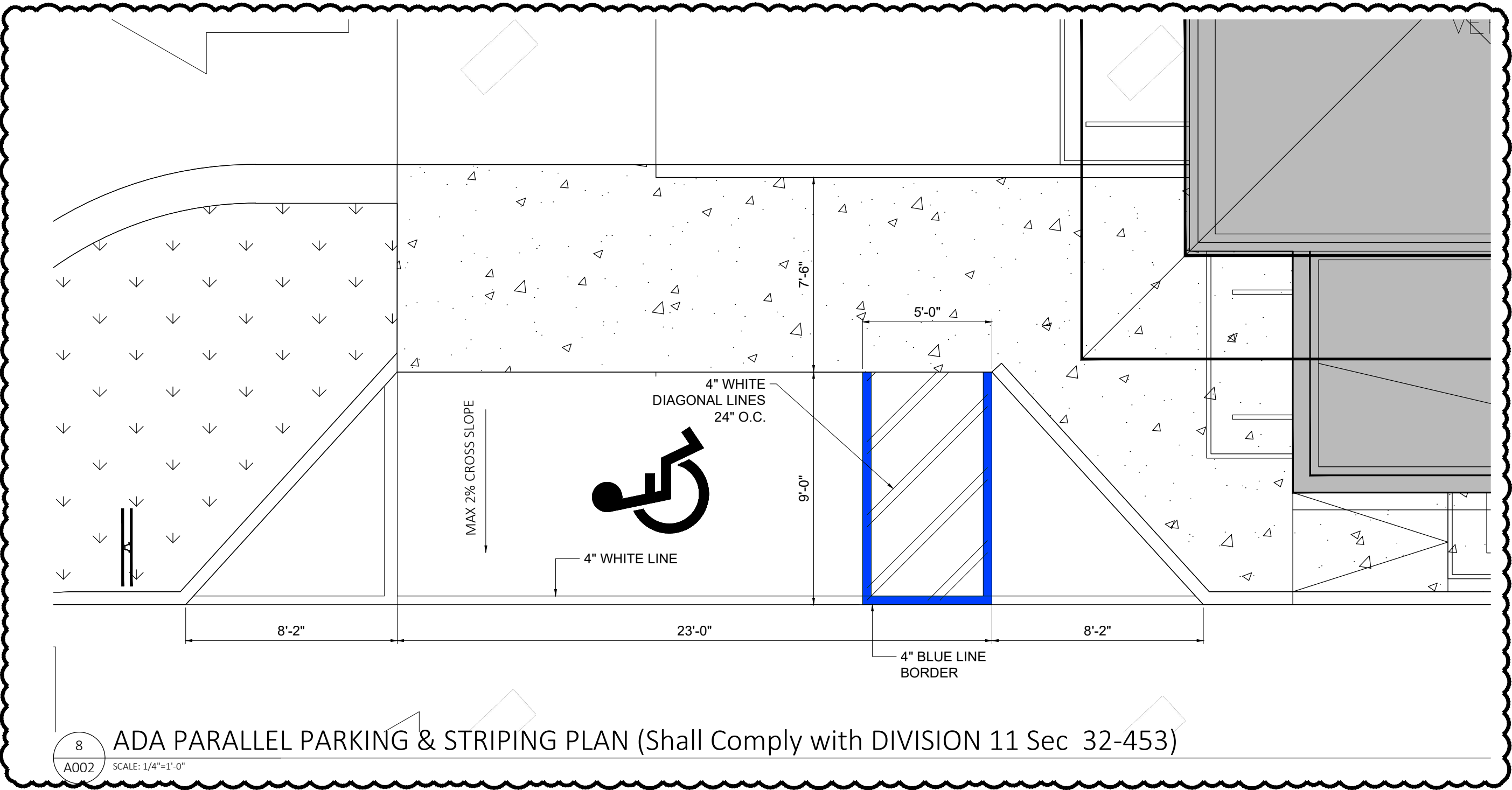
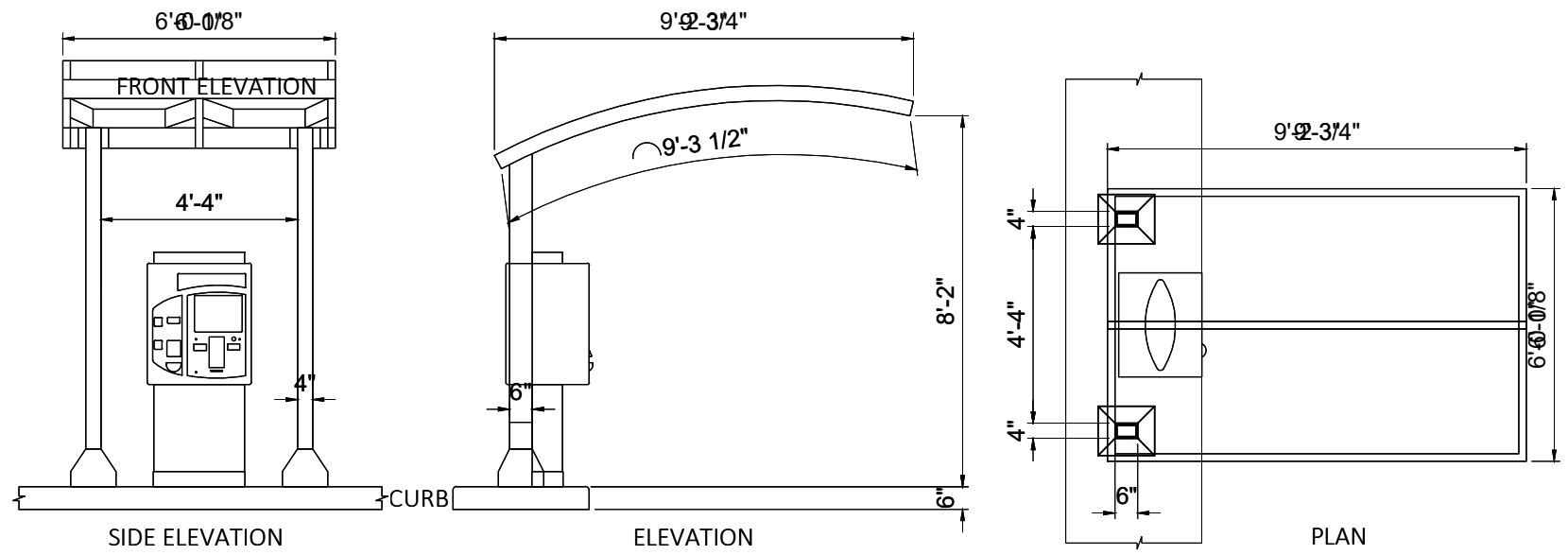
GENERAL DRINKING FOUNTAIN NOTES FBC-A

602.1GENERAL: DRINKING FOUNTAINS SHALL COMPLY WITH 307 AND 602.

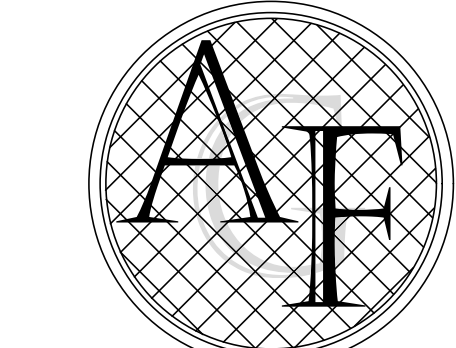
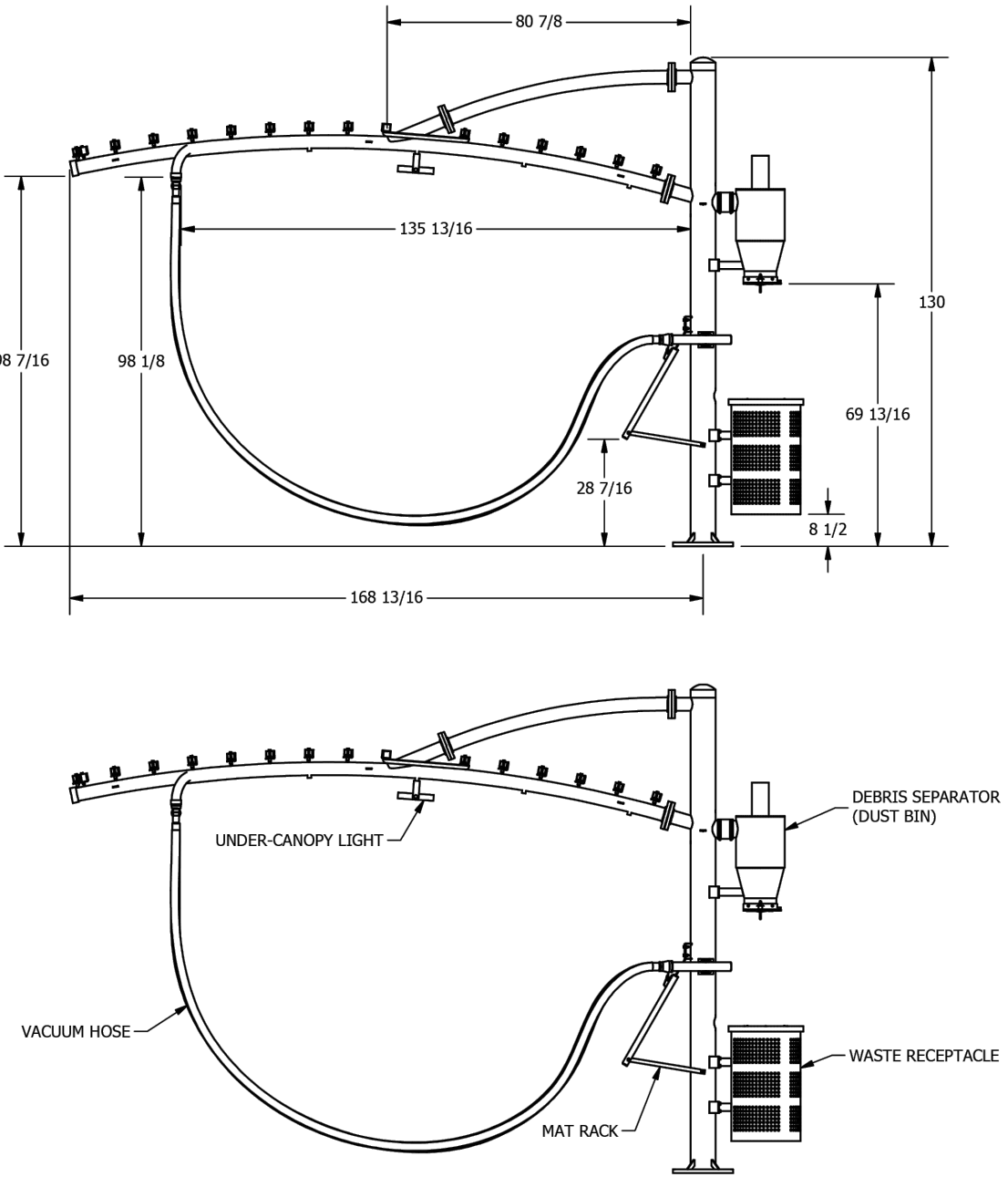
602.2CLEAR FLOOR SPACE: UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED.



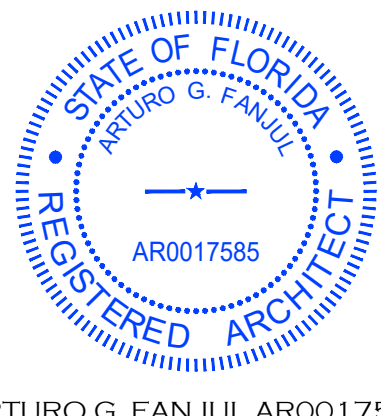
4 ADA HI-LO DRINKING FOUNTAIN DETAIL
SCALE: 1/2"=1'-0"



6 TYPICAL VACUUM CANOPY
N.T.S.



FANJUL & ASSOCIATES, LLC
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arturo@fanjularchitects.com
"A BETTER LIFE THROUGH DESIGN"



ARTURO G. FANJUL AROO17585
STATE OF FLORIDA REGISTERED ARCHITECT



MINOR DEVELOPMENT REVIEW

WEST RAC
PEMBROKE ROAD
AUTOMATIC
CAR WASH

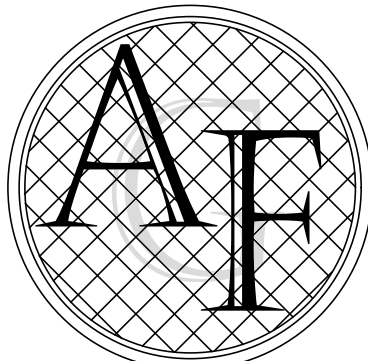
501-525 W PEMBROKE RD
HALLANDALE BEACH, FL

ACCESSORY SITE FEATURES & PARKING DETAILS

REVISION	NO.
FDOT-PRE-APP RE-SUBMITTAL 4/22/24	
DRC COMMENTS RE-SUBMITTAL 11/7/24	
DRC-2024 ZONING	
DRC-2024 ZONING V2	
DRC-5 RESPONSES 6/2/25	
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A002



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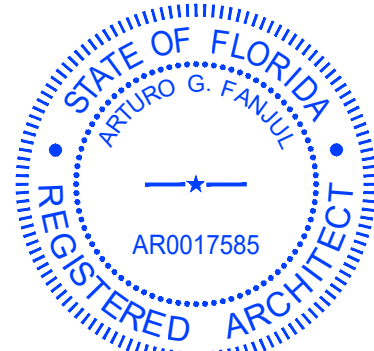
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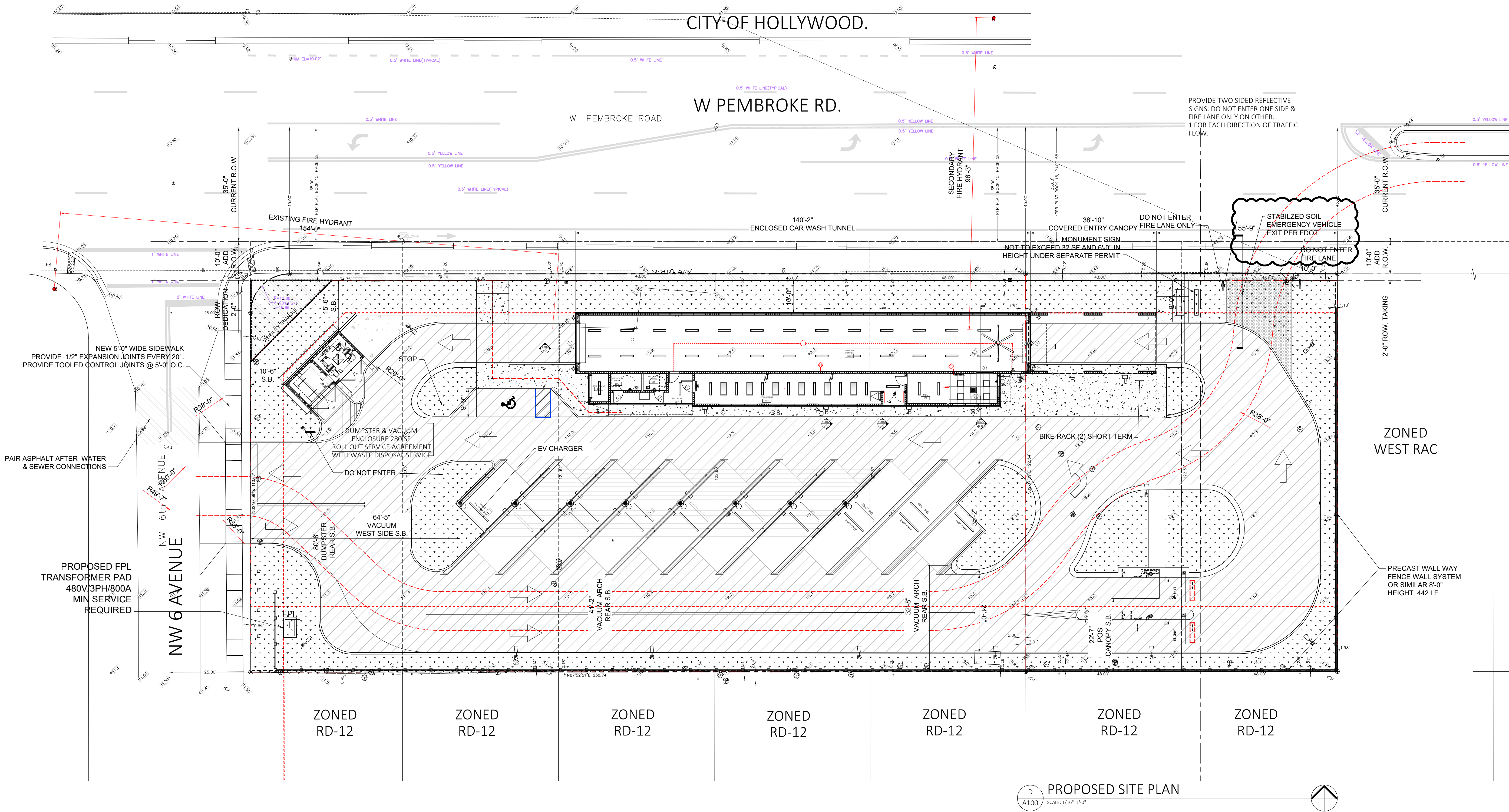
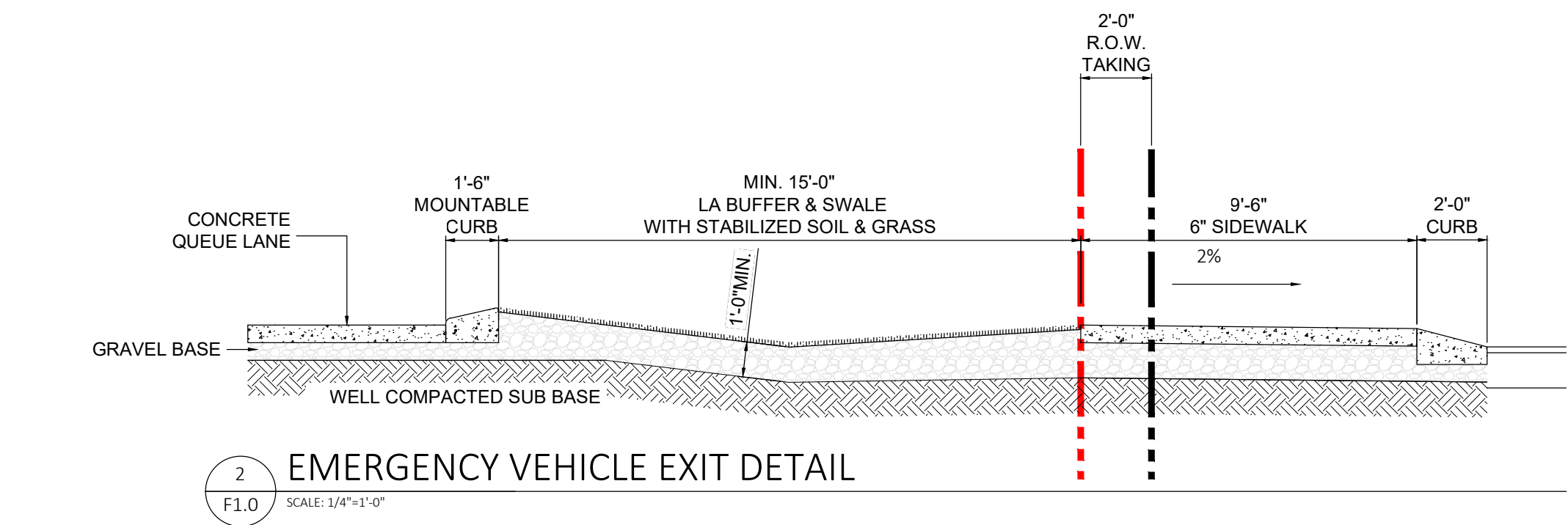
GENERAL FIRE PLAN NOTES:

1. EVERY BUILDING SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF ACCESS ROADWAYS WITH ALL-WEATHER DRIVING SURFACE OF NOT LESS THAN 20FT (6M) OF UNOBSTRUCTED WIDTH TO WITHSTAND THE LIVE LOADS OF FIRE APPARATUS AND HAVING A MINIMUM OF 13FT 6IN (4M) OF VERTICAL CLEARANCE DEAD-END FIRE DEPARTMENT ACCESS ROAD IN EXCESS OF 150FT (46M) IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE DEPARTMENT APPARATUS.
2. THE REQUIRED WIDTH OF ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING PARKING OF VEHICLES. "NO PARKING" SIGNS OR OTHER APPROPRIATE NOTICE, OR BOTH, PROHIBITING OBSTRUCTION SHALL BE PERMITTED TO BE REQUIRED AND SHALL BE MAINTAINED.
3. UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
4. CONTRACTOR WILL BE RESPONSIBLE FOR VISIBLY INDICATING THAT HYDRANTS ARE "OUT OF SERVICE". THE "OUT OF SERVICE" DESIGNATION MUST REMAIN ON THE HYDRANT UNTIL THE HYDRANTS ARE ACCEPTED BY THE ENGINEERING DEPARTMENT. OUT OF SERVICE RINGS OR OTHER APPROVED METHODS MUST BE USED TO IDENTIFY THE "OUT OF SERVICE" HYDRANTS.
5. CONTRACTOR IS RESPONSIBLE FOR COLOR CODING OF FIRE HYDRANTS. FIRE HYDRANTS SHALL BE COLOR CODED AS SOON AS POSSIBLE AFTER ACCEPTANCE BY THE CITY OF MIRAMAR ENGINEERING AND FIRE DEPARTMENTS.
6. FIRE HYDRANTS SHALL BE LOCATED WITHIN SEVEN (7) TO TEN (10) FEET OF THE CURB LINE OF FIRE LANES, STREETS, OR PRIVATE STREETS WHEN INSTALLED ALONG SUCH ACCESS WAYS (CITY OF MIRAMAR CODE SECTION 9-81(A)(4)).
7. CLEARANCE OF SEVEN AND ONE HALF FEET (7'-6") IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH A FOUR FOOT (4') CLEARANCE TO THE REAR. "NO PARKING" SIGNS OR OTHER DESIGNATION INDICATING THAT PARKING IS PROHIBITED SHALL BE PROVIDED IN THE SEVEN AND ONE HALF (7'-6") SPACE ON BOTH SIDES OF THE CENTER LINE OF THE HYDRANTS. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC PAINT (FLORIDA FIRE PREVENTION CODE NFPA 1 2000 EDITION SECTION 3-5.6.2.1).
8. LANDSCAPING SHALL NOT OBSCURE FIRE HYDRANTS NOR SPRINKLER/STANDPIPE WYES.
9. HYDRANTS SHALL BE SET ON FLAT STONES OR CONCRETE SLABS.

10. THE CENTER OF A HOSE OUTLET SHALL BE NOT LESS THAN 18 IN. ABOVE FINAL GRADE.
11. HYDRANTS SHALL BE PAINTED YELLOW (RUST-OLEUM #944 SAFETY YELLOW OR APPROVED EQUAL). COLOR-CODING OF HYDRANT BONNETS SHALL BE INDICATED BY THE GALLONS PER MINUTE FLOW:
 - a. 1,000 GPM OR GREATER GREEN
 - b. 500-1,000 GPM ORANGE
 - c. LESS THAN 500 GPM RED
12. PAINT USED MUST BE APPROVED BY THE CITY OF MIRAMAR ENGINEERING DEPARTMENT.
13. ALL HYDRANTS SHALL BE WITHIN 300 FEET OF AND AT LEAST 40 FEET FROM ANY PORTION OF THE EXTERIOR OF THE BUILDING.
14. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CITY OF MIRAMAR FIRE AND ENGINEERING DEPARTMENT 24 HOURS PRIOR TO TESTING. A REPRESENTATIVE FROM THE FIRE DEPARTMENT WILL BE REQUIRED TO WITNESS ALL FLOW TESTS. RESULTS OF THE FLOW TEST SHALL BE DOCUMENTED BY THE INSTALLING CONTRACTOR AND FORWARDED TO THE CITY OF MIRAMAR FIRE AND ENGINEERING DEPARTMENTS.
15. ALL NEW FIRE HYDRANTS SHALL BE COMPRESSION TYPE WITH THE BOTTOM VALVE OPENING TO BE FIVE AND ONE-FOURTH (5 1/4) INCHES IN DIAMETER. THEY SHALL BE ERECTED SO AS TO HAVE THE CENTER OF THE STEAMER CONNECTION A MIN. OF EIGHTEEN (18) INCHES ABOVE THE SURROUNDING GROUND AND WITH THE STEAMER OPENING OF FOUR AND ONE-HALF (4 1/2) INCHES (MAX. HEIGHT) IN SIZE WITH FOUR (4) NATIONAL STANDARD THREADS PER INCH. ALL FIRE HYDRANTS SHALL BE "TRAFFIC TYPE" TO BREAKAWAY UPON IMPACT. THE FIRE HYDRANT MAIN BODY VALVE SHALL OPEN AGAINST THE FLOW AND SHALL CLOSE WITH THE FLOW. (CITY OF MIRAMAR CODE SECTION 9-77)

EMERGENCY ACCESS FOR FIRE DEPARTMENT EQUIPMENT AND OPERATIONS

FIRE ACCESS ROADS SHALL BE SUFACED WITH SOLID PAVEMENT, GRASS TURF REINFORCED BY CONCRETE GRIDS, OR BY SIMILAR TYPE SURFACES APPROVED BY THE AUTHORITY HAVING JURISDICTION, DESIGNED TO ACCOMMODATE FIRE APPARATUS WEIGHING A MINIMUM OF 32 TONS. GRASS OR SOD OVER FIRE ACCESS ROAD IS NOT ACCEPTABLE. (FLORIDA FIRE PREVENTION CODE, BROWARD COUNTY AMMENDMENTS SECTION F-17.1)



MINOR DEVELOPMENT REVIEW

WEST RAC
PEMBROKE ROAD
AUTOMATIC
CAR WASH

501-525 W PEMBROKE RD
HALLANDALE BEACH, FL

FIRE TRUCK PATH

REVISION NO.

FDOT-PRE-APP

RE-SUBMITTAL 4/22/24

DRC COMMENTS

RE-SUBMITTAL 11/17/24

DRC-2024 ZONING

DRC-2024 ZONING V2

DRC-5 RESPONSES 6/2/25

DATE: 3/30/2023

SCALE: AS NOTED

DRAWN: AGF

CHECKED: AGF

JOB NO. 22-0203

PERMIT NO.

OWNERSHIP

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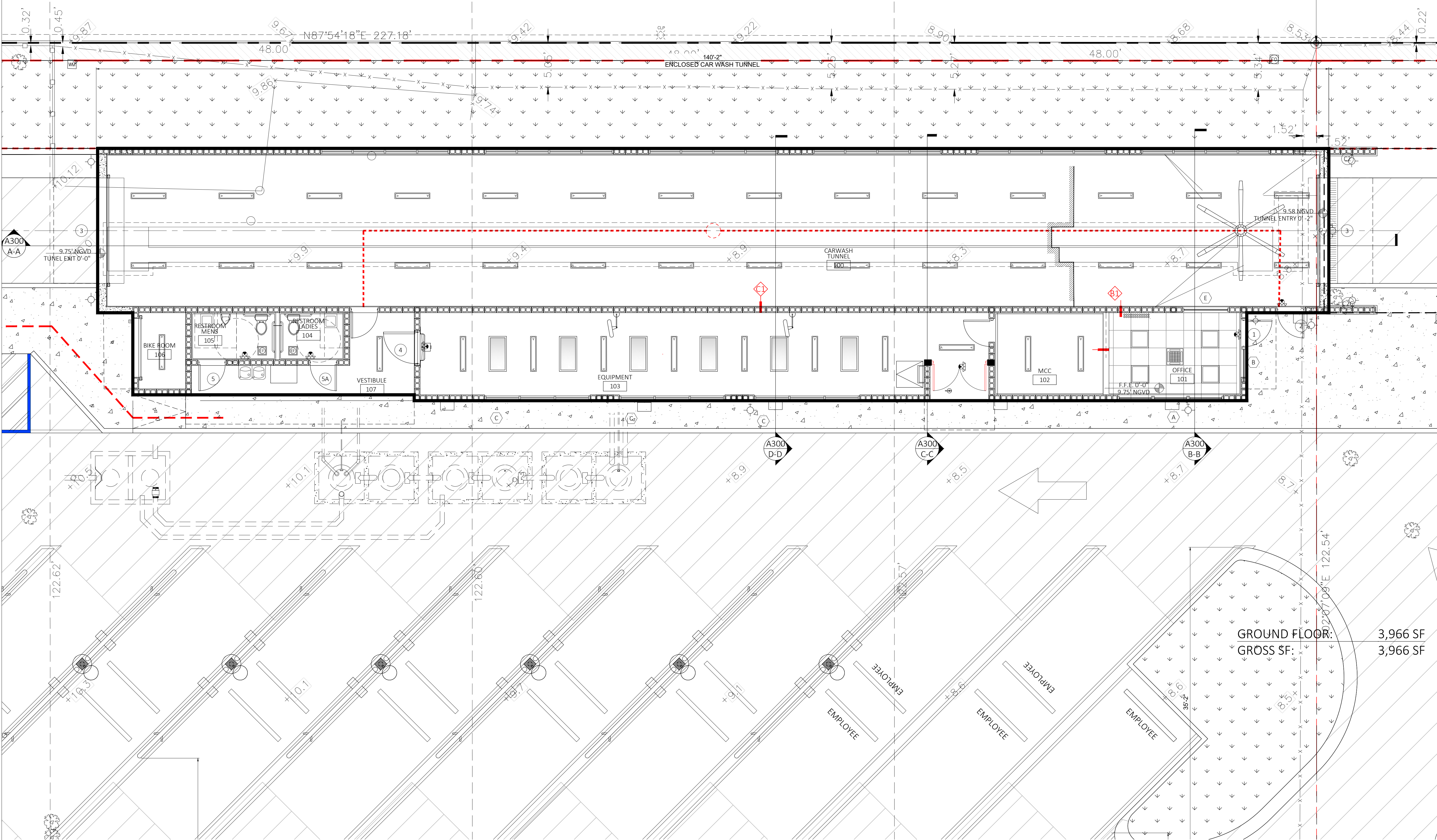
F1.0

LIFE SAFETY DATA - TYPE V-B NON-SPRINKLERED

FLORIDA FIRE PREVENTION 8TH EDITION 2023 (CHAPTER-#38 NEW BUSINESS W/ SP INDUSTRIAL) - FBC 2023 -OCCUPANCY: BUSINESS
GROUND FLOOR

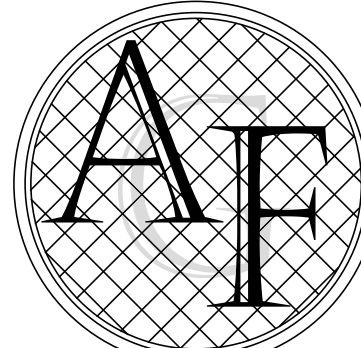
RM NO.	NAME	2023 FBC FUNCTION OF SPACE	FFPC USE	INTERIOR FLOOR RADIANT FLUX CLASS	FINISHES CLASS WALLS & CEILINGS	AREA (SF)	FBC 2023 FACTOR LOAD	FFPC 8TH FACTOR LOAD	REQUIRED	PROVIDED
100	CARWASH TUNNEL	MECHANICAL	SP INDUSTRIAL	I	A, B & C	2391	1/300	7.97	SP	10
101	OFFICE	BUSINESS	BUSINESS	I	A, B & C	150	1/150	1.00	1/150SF	2
102	MCC	EQUIPMENT	SP INDUSTRIAL	I	A, B & C	123	1/300	1.00	SP	1
103	EQUIPMENT ROOM	EQUIPMENT	SP INDUSTRIAL	I	A, B & C	484	1/300	1.613	NA	2
104	LADIES RESTROOM	N/A	-	I	A, B & C	39	NA	1.00	-	1
105	MENS RESTROOM	N/A	-	I	A, B & C	51	NA	1.00	NA	1
106	BIKE STORAGE	N/A	STORAGE	I	A, B & C	32	1/300	-	SP	-
107	VESTIBULE	N/A	-	I	A, B & C	162	-	-	-	1
	TOTAL AREA					3238		13.58		17

FLORIDA FIRE PREVENTION & BUILDING CODE DATA 38.2.4.4		ALLOWABLE	PROVIDED	FFPC TABLE 6.1.14.4.1(b)
Max Common Path of Travel to Exit (38.2.5.3.2.)		100'	83.5	Footnote F Business. Where buildings are 2 stories or less and the total Building square footage less than 10,000 sf - no separations required.
Means of Egress (FFPC 7.4 & 38.2.4.3)		1	2	
Minimum Fire Extinguisher Required type (FFPC 9.7.4.1)		1	(4) 3-A:40BC	
FFPC 7.3.1.1 Special Purpose Industrial Use (SP Industrial) NA - Not Applicable. The occupant load is the maximum probable number of occupants present at any time. The total staff on site does not exceed 5 persons. Total car wash tunnel may have 5 cars @ 2 person/car =10 occupants max.				



1 GROUND FLOOR LIFE SAFETY PLAN

SCALE: 3/16"=1'-0"



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ARCHITECTURE, PLANNING & INTERIOR DESIGN
AA26000725

ARTURO G. FANJUL, RA

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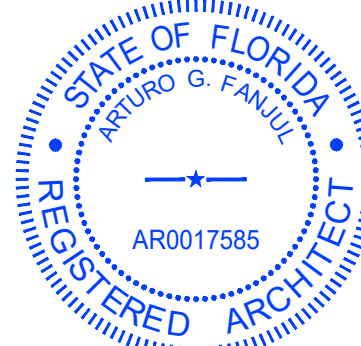
5455 SW 8 STREET, SUITE 240
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"A BETTER LIFE THROUGH DESIGN"



ARTURO G. FANJUL AR0017585
STATE OF FLORIDA REGISTERED ARCHITECT



MINOR DEVELOPMENT REVIEW

WEST RAC
PEMBROKE ROAD
AUTOMATIC
CAR WASH

501-525 W PEMBROKE RD
HALLANDALE BEACH, FL

LIFE SAFETY PLANS

REVISION NO.

FDOT-PRE-APP

RESUBMITTAL 4/22/24

DRC COMMENTS

RESUBMITTAL 11/17/24

DRC-2024 ZONING

DRC-2024 ZONING V2

DRC-5 RESPONSES 6/2/25

DATE: 3/30/2023

SCALE: AS NOTED

DRAWN: AGF

CHECKED: AGF

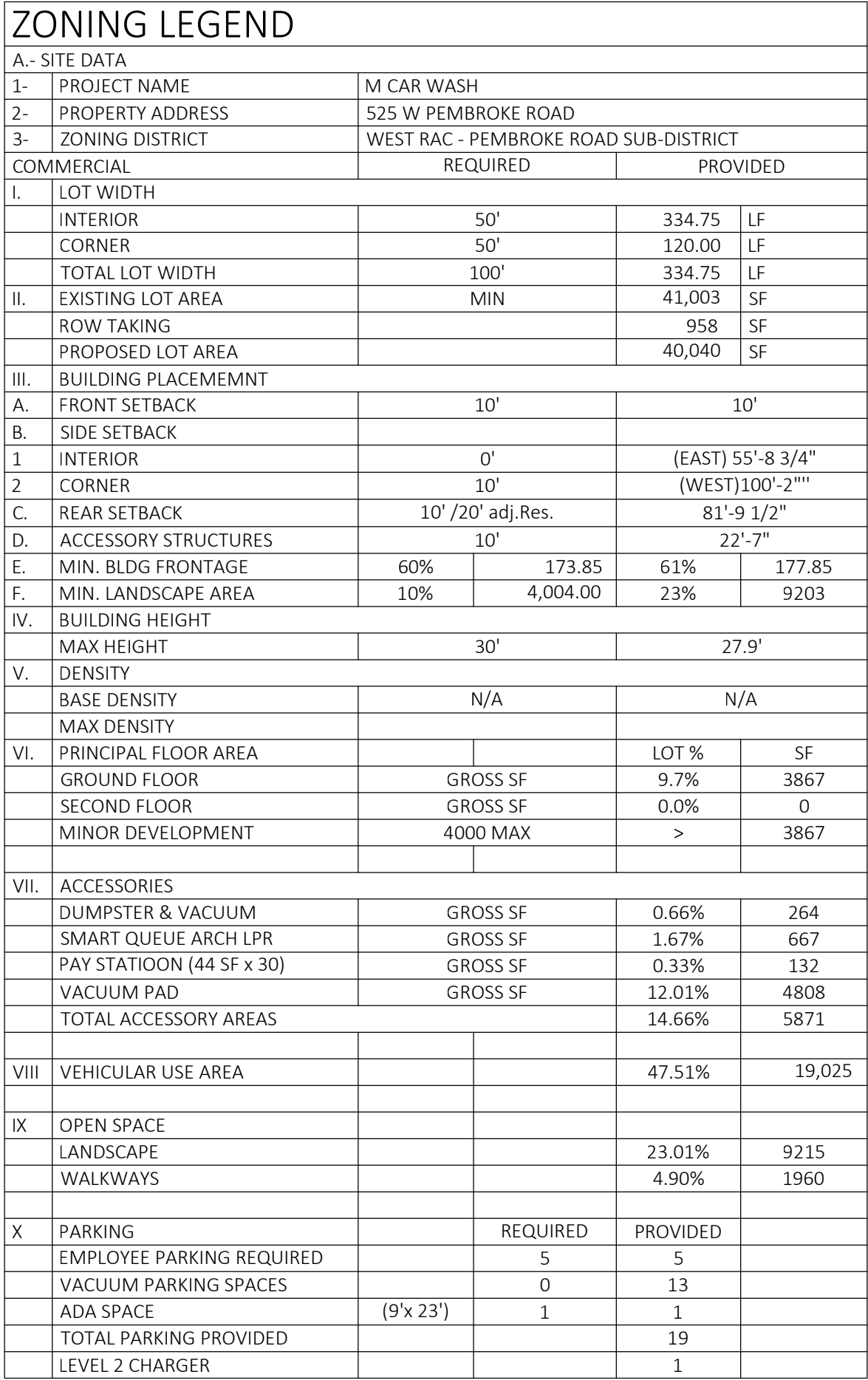
JOB NO. 22-0203

PERMIT NO.

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F2.0

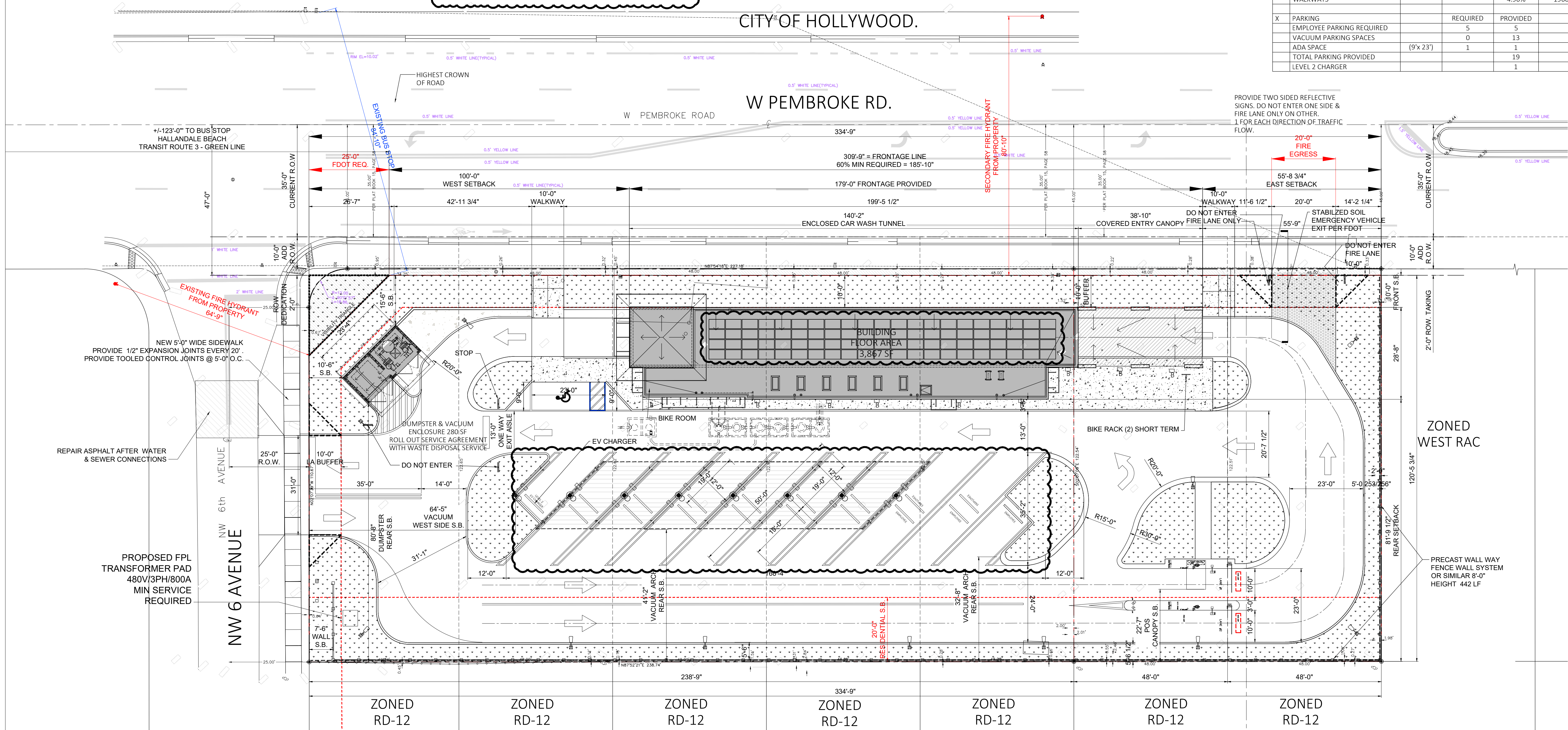


GENERAL NOTE:
LANDSCAPE NOT SHOWN FOR CLARITY. REFER TO L1.0 FOR LANDSCAPE PLANS

MINOR DEVELOPMENT PRINCIPAL STRUCTURE:

GROUND FLOOR LOT COVERAGE:	3,867 SF
GROSS FLOOR AREA SF:	3,867 SF

W PEMBROKE RD.



WEST RAC
PEMBROKE ROAD
AUTOMATIC
CAR WASH
501-525 W PEMBROKE
HALLANDALE BEACH, FL

GROUND FLOOR SITE PLAN

REVISION	NO.
FDOT-PRE-APP	
RE-SUBMITTAL 4/22/24	
DRC COMMENTS	
RE-SUBMITTAL 11/7/24	
DRC-2024-ZONING	
DRC-2024-ZONING V2	
DRC-5 RESPONSES 6/2/25	
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A 100

(1) Energy efficiency:

YES a. Appliances provided in building shall be Energy Star qualified appliances; and

N/A b. All new residential, non-residential, and mixed-use projects of 20,000 square feet or greater shall register with Energy Star Portfolio Manager.

(2) Sustainable roof measures which shall include at least one of the following:

YES a. Photovoltaics (PV), sized to offset a minimum of 15% of the building's total estimated energy usage

YES b. Roofing materials which have a solar reflectance index (SRI) of 82 for a low sloped roof ($\leq 2:12$) and 39 for a steep sloped roof ($> 2:12$);

N/A c. Vegetative roof, covering a minimum of 30 percent of the roof area not occupied by mechanical equipment or access stairways as a landscaped roof; or

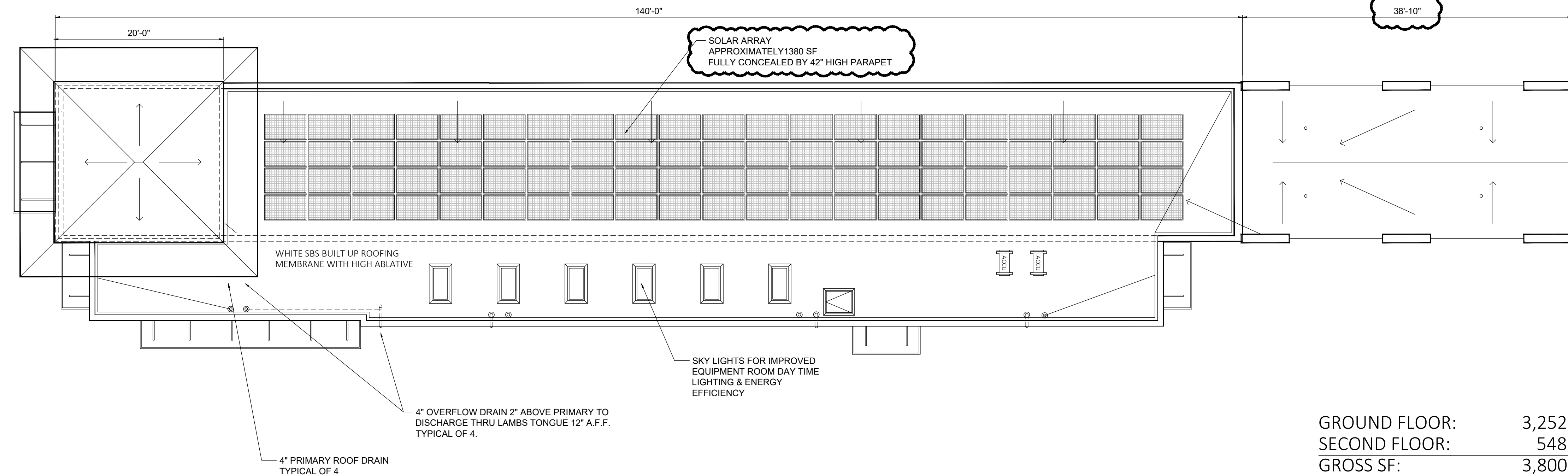
N/A d. Solar thermal systems (i.e. solar hot water), with a minimum 0.50 solar fraction.

TO BE PROVIDED

(3) All indoor water fixtures must meet U.S. EPA WaterSense Specifications. (PROVIDED)

NOT APPLICABLE

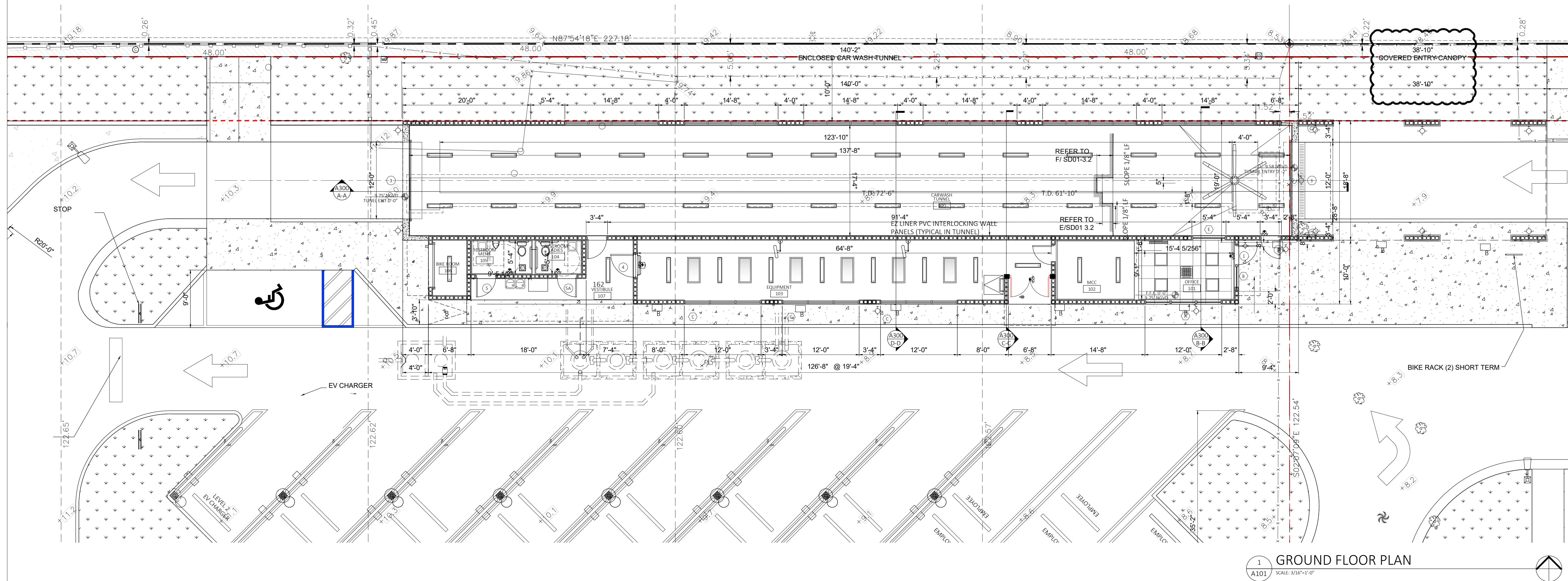
TO BE PROVIDED
(5) Construction shall include electrical panel capacity to support a minimum of one 40-Amp 208/240 volt circuit in parking area.



GROUND FLOOR:	3,252 SF
SECOND FLOOR:	548 SF
GROSS SF:	3,800 SF

GENERAL NOTE:
ALL INTERIOR LIGHTING EXCEPT TUNNEL SHALL BE ON PHOTOCELL
AND OCCUPANCY SENSORS FOR ENERGY EFFICIENCY.

2 SECOND FLOOR PLAN
A101 SCALE: 3/16"=1'-0"



1
A101

GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"



WEST RAC
PEMBROKE ROAD
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HALLANDALE BEACH, FL

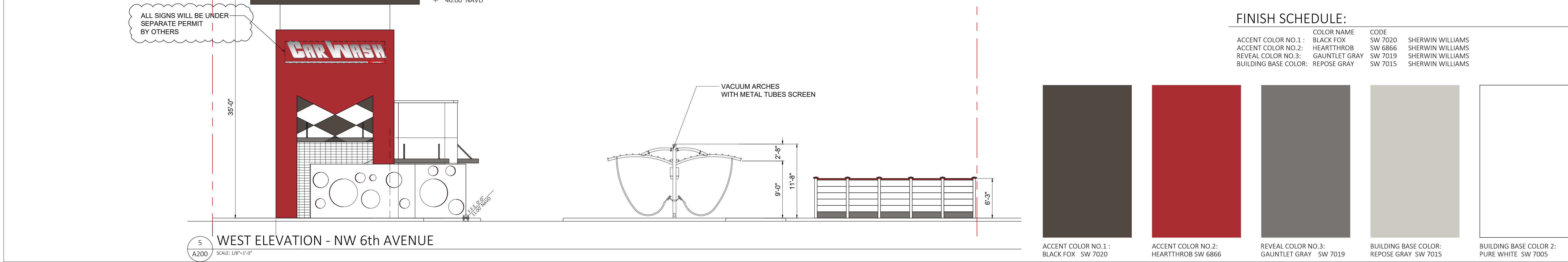
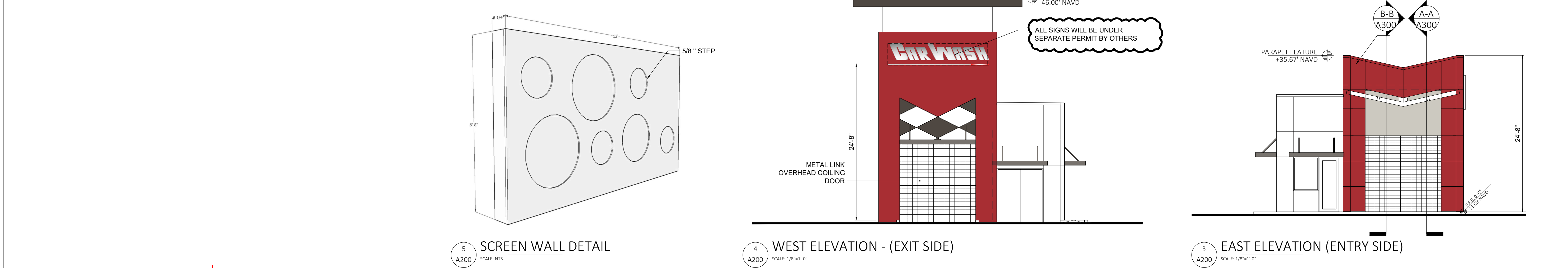
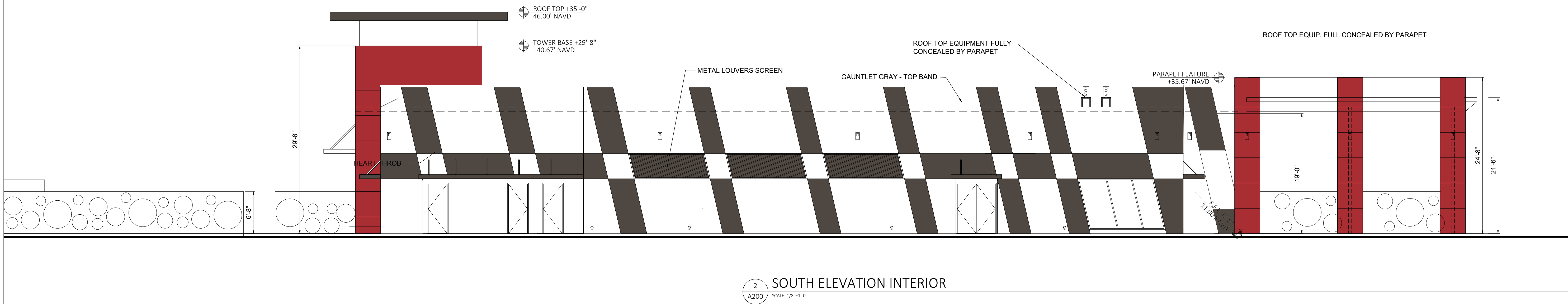
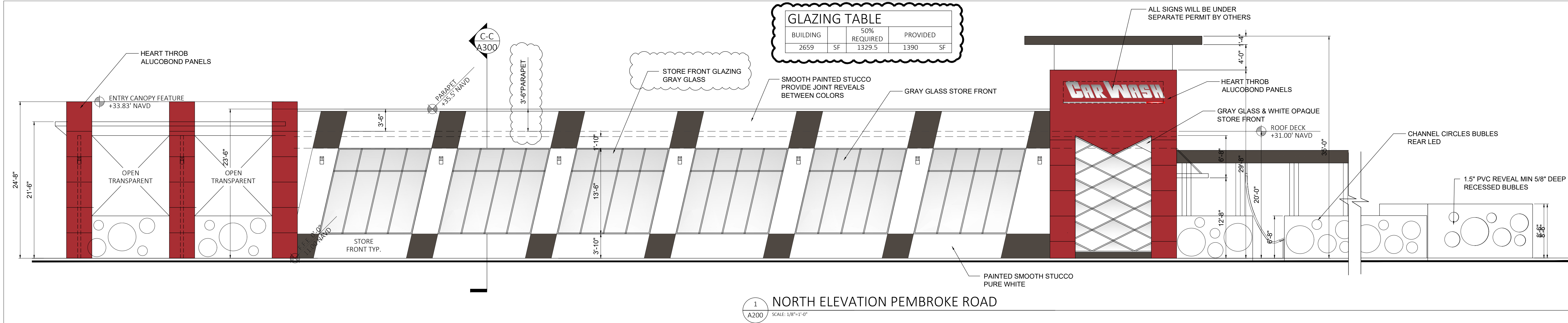
BUILDING FLOOR PLANS

REVISION	NO.
FDOT-PRE-APP	
RE-SUBMITTAL 4/22/24	
DRC COMMENTS	
RE-SUBMITTAL 11/7/24	
DRC-2024-ZONING	
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A101



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"A BETTER LIFE THROUGH DESIGN"

STATE OF FLORIDA
ARTURO G. FANJUL
REGISTERED ARCHITECT
AR0017585

ARTURO G. FANJUL AR0017585
STATE OF FLORIDA REGISTERED ARCHITECT

M CAR WASH

MINOR DEVELOPMENT REVIEW

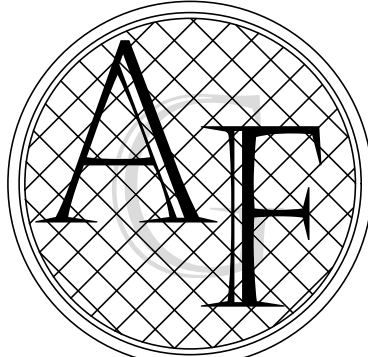
WEST RAC PEMBROKE ROAD AUTOMATIC CAR WASH
501-525 W PEMBROKE RD
HALLANDALE BEACH, FL

BUILDING ELEVATION & FINISHES

REVISION	NO.
FDOT-PRE-APP	
RE-SUBMITTAL 4/22/24	
DRC COMMENTS	
RE-SUBMITTAL 11/7/24	
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A200



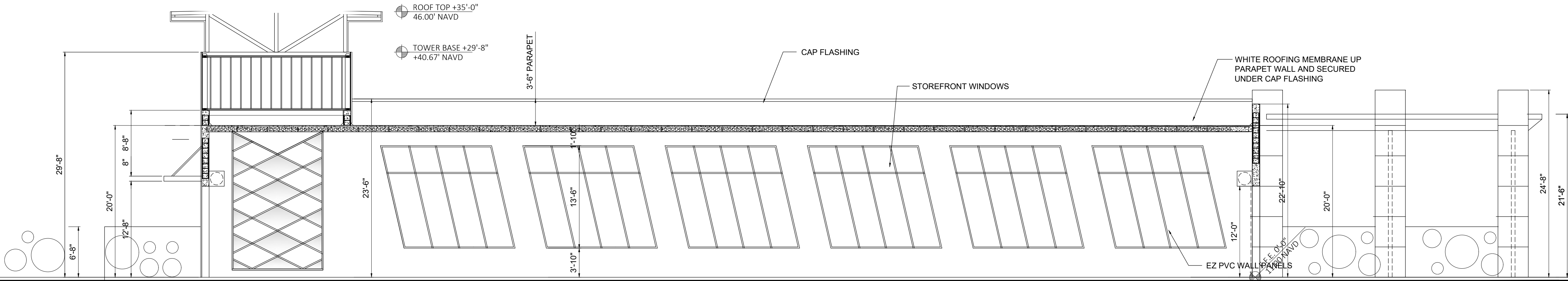
FANJUL & ASSOCIATES, LLC
ARCHITECTURE, PLANNING & INTERIOR DESIGN
AA26000725
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PRESIDENT
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"A BETTER LIFE THROUGH DESIGN"



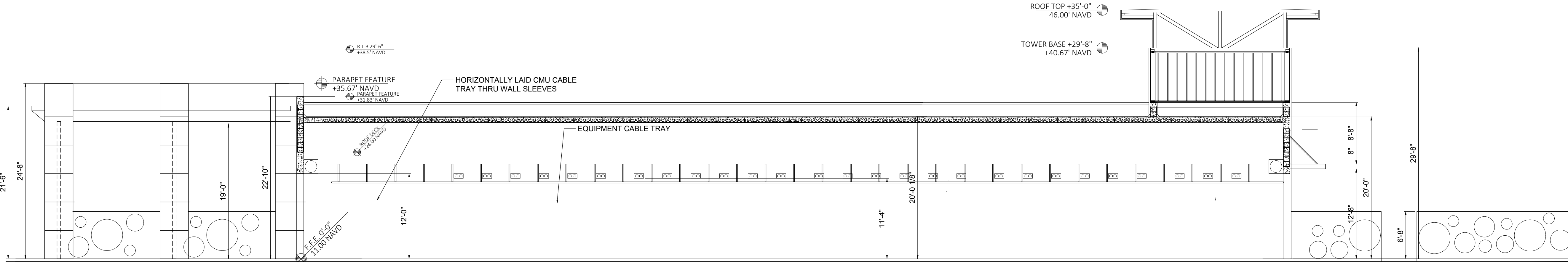
ARTURO G. FANJUL AR0017585
STATE OF FLORIDA REGISTERED ARCHITECT

FINISH SCHEDULE:

	COLOR NAME	CODE	
ACCENT COLOR NO.1 :	BLACK FOX	SW 7020	SHERWIN WILLIAMS
ACCENT COLOR NO.2 :	HEARTTHROB	SW 6866	SHERWIN WILLIAMS
REVEAL COLOR NO.3 :	GAUNTLET GRAY	SW 7019	SHERWIN WILLIAMS
BUILDING BASE COLOR:	REPOSE GRAY	SW 7015	SHERWIN WILLIAMS



A-A
A300
SCALE: 3/16"=1'-0"



B-B
A300
SCALE: 3/16"=1'-0"



MINOR DEVELOPMENT REVIEW

WEST RAC
PEMBROKE ROAD
AUTOMATIC
CAR WASH

501-525 W PEMBROKE RD
HALLANDALE BEACH, FL

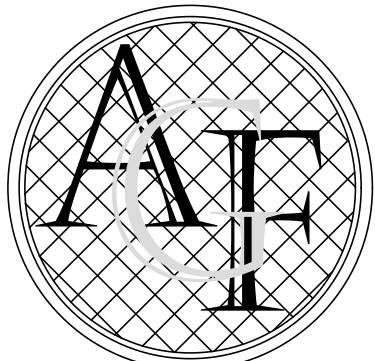
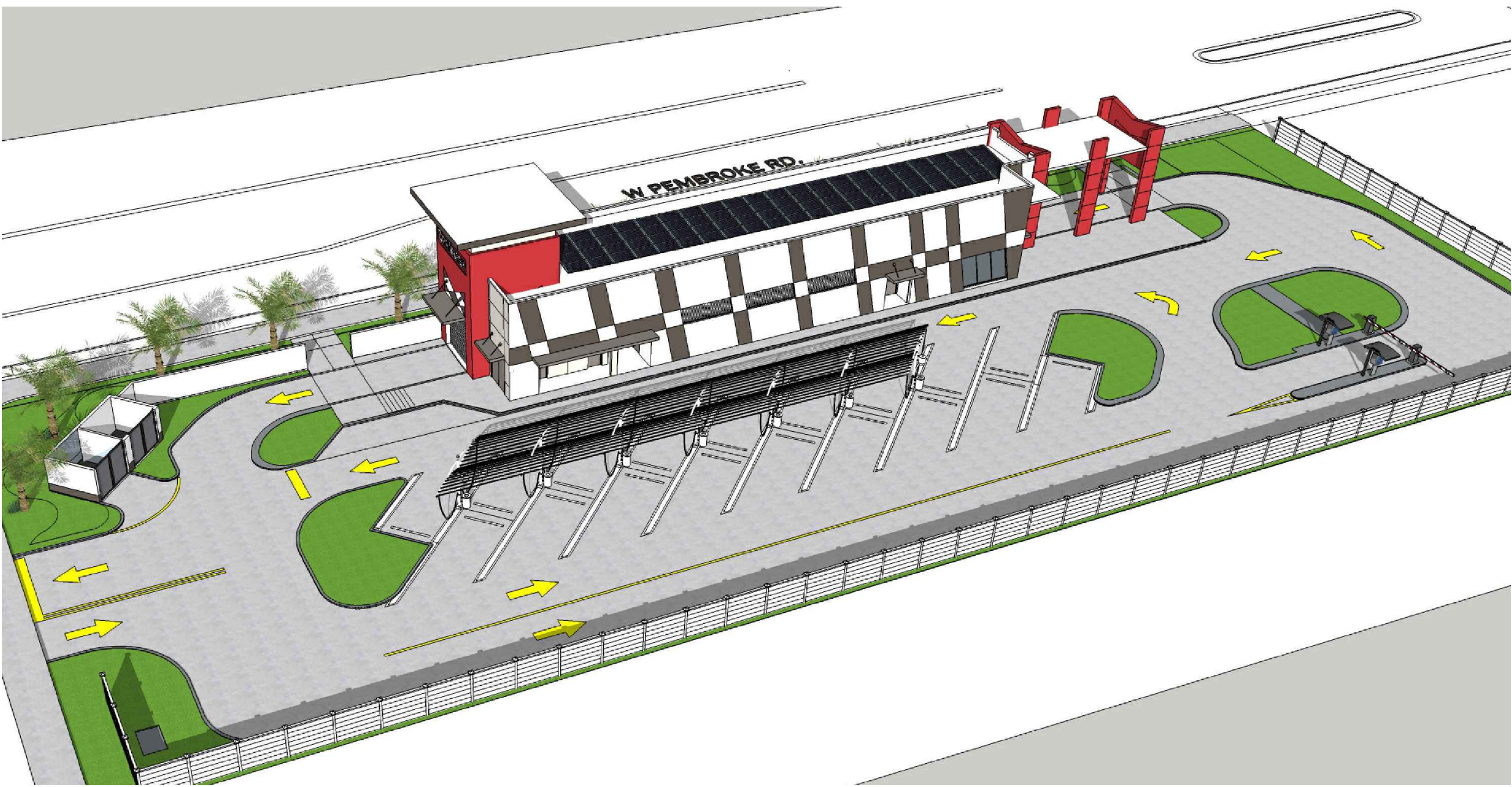
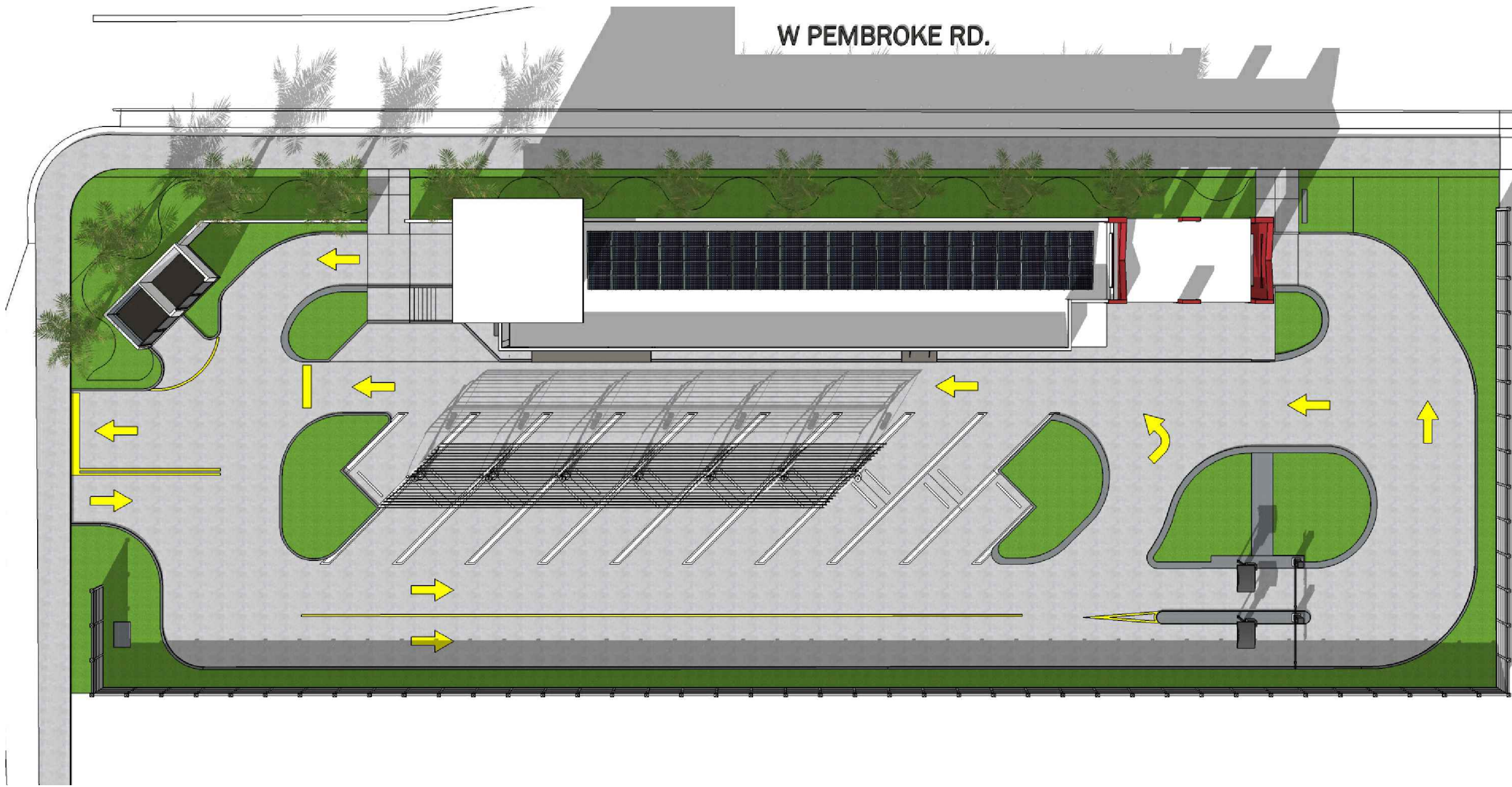
BUILDING SECTIONS

REVISION	NO.
FDOT-PRE-APP	
RE-SUBMITTAL 4/22/24	
DRC COMMENTS	
RE-SUBMITTAL 11/7/24	
DRC-2024-ZONING	
DRC-2024-ZONING V2	
DRC-5 RESPONSES	6/2/25
DATE:	3/30/2023
SCALE:	AS NOTED
DRAWN:	AGF
CHECKED:	AGF
JOB NO.	22-0203
PERMIT NO.	

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A300



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MINOR DEVELOPMENT REVIEW

WEST RAC
PEMBROKE ROAD
AUTOMATIC
CAR WASH
501-525 W PEMBROKE RD
HALLANDALE BEACH, FL

PERSPECTIVE RENDERINGS

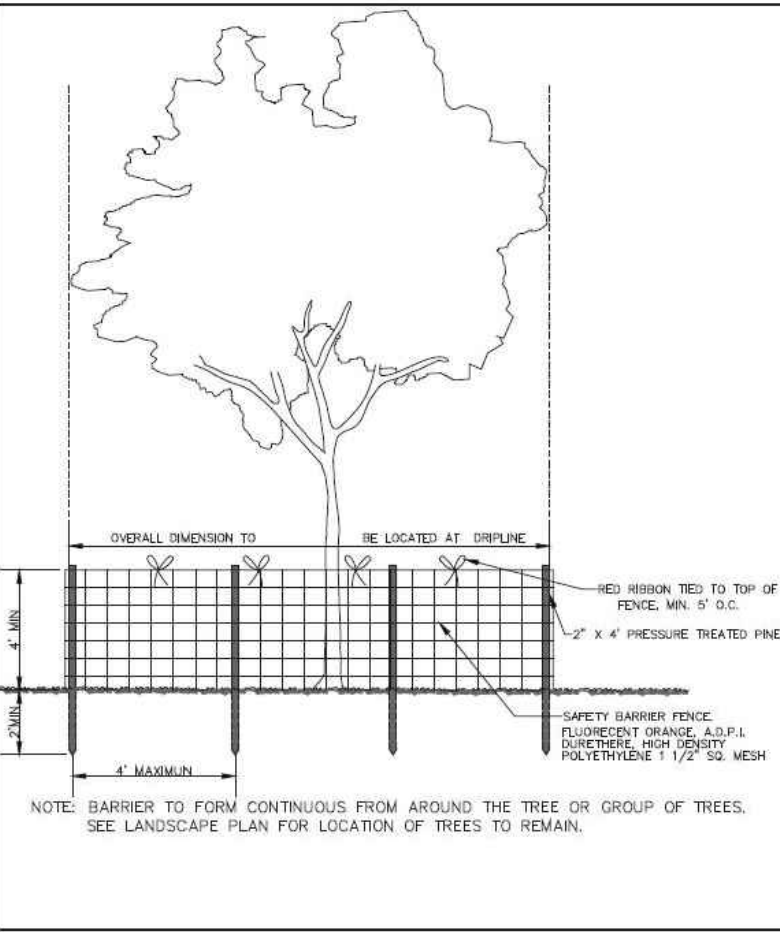
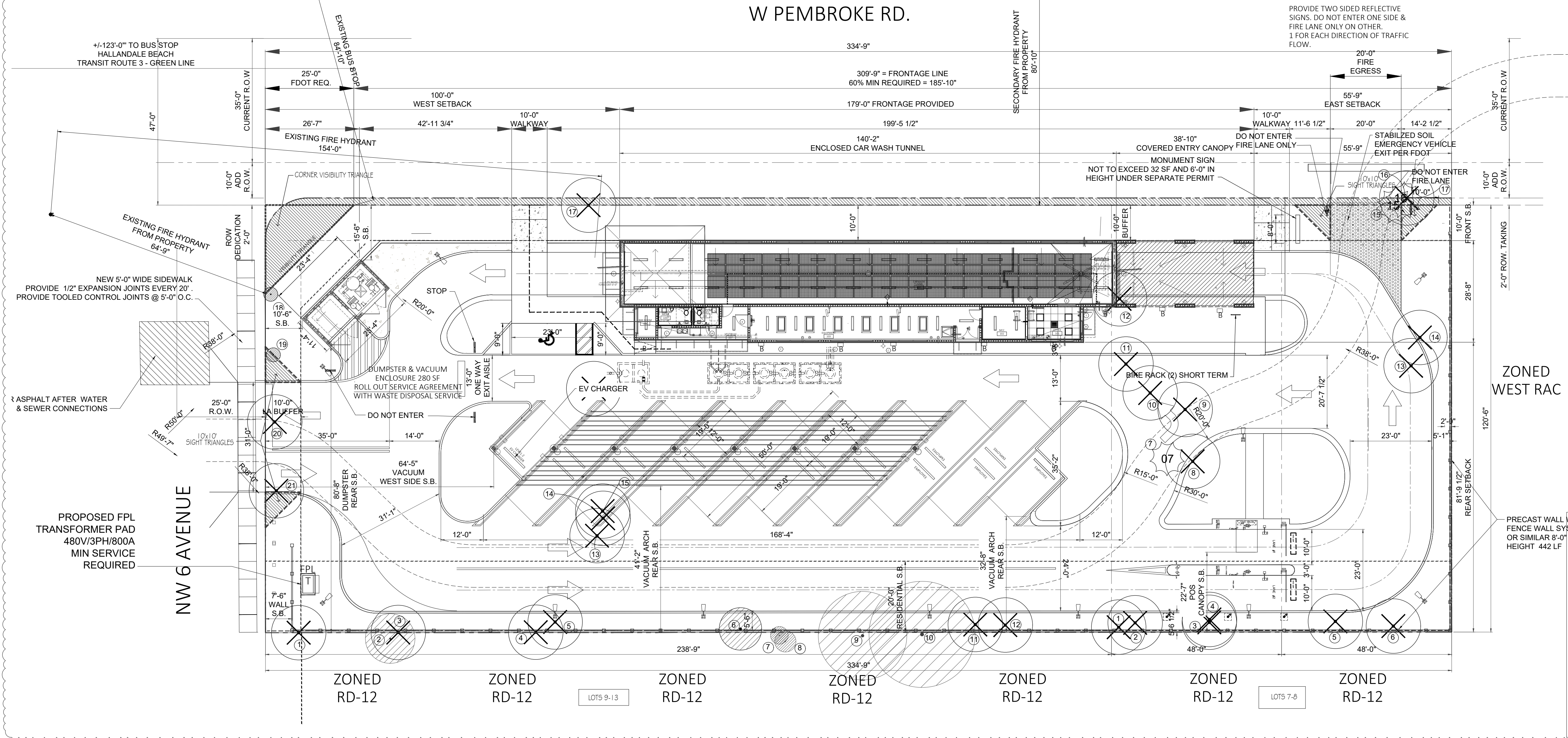
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A301

CITY OF HOLLYWOOD.

W PEMBROKE RD.



TREE PROTECTION DETAIL
N.T.S.

TREE DISPOSITION LEGEND - LOTS 9 THRU 13

No.	COMMON NAME	SCIENTIFIC NAME	DBH (IN.)	HEIGHT (FT.)	CANOPY (FT.)	TPZ (FT.)	CONDITION	DISPOSITION
5	Gumbo limbo	Bursera simaruba	11	30	18	9	Fair	To Remove
11	Strangler Fig	Ficus aurea	28	33	30	15	Fair	To Remove
12	Strangler Fig	Ficus aurea	48	35	40	20	Fair	To Remove
13	Seagrape	Coccoloba uvifera	19	30	20	10	Poor	To Remove
14	Gumbo limbo	Bursera simaruba	10	30	12	6	Poor	To Remove
15	Live oak	Quercus virginiana	14	28	15	8	Poor	To Remove
16	White Leadtree	Leucaena leucocephala	7	25	18		Fair	To Remove - Invasive
17	Gumbo limbo	Bursera simaruba	20	28	30	15	Poor	To Remove
20	Pigeon plum	Coccoloba diversifolia	3	10	6	3	Good	To Remove
21	Pigeon plum	Coccoloba diversifolia	3	12	5	3	Fair	To Remove

TREE DISPOSITION LEGEND - LOTS 7 + 8

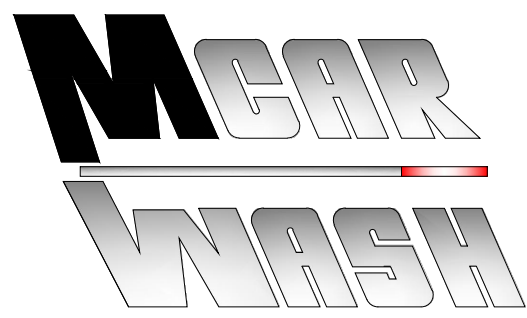
No.	COMMON NAME	SCIENTIFIC NAME	DBH (IN.)	HEIGHT (FT.)	CANOPY (FT.)	TPZ (FT.)	CONDITION	DISPOSITION
1	Gumbo Limbo	Bursera simaruba	8	15	0		Dead	To Remove
2	Gumbo Limbo	Bursera simaruba	6	20	12	6	Poor	To Remove
3	Gumbo Limbo	Bursera simaruba	1	10	4	2	Poor	To Remove
4	Gumbo Limbo	Bursera simaruba	4	20	10	5	Fair	To Remove
5	Live Oak	Quercus virginiana	15	20	30	15	Poor	To Remove
6	Gumbo Limbo	Bursera simaruba	7	10	10	5	Poor	To Remove
7	Sabal Palm	Sabal palmetto	14	18	14	7	Good	To Relocate
8	Gumbo Limbo	Bursera simaruba	12	18	15	8	Poor	To Remove
9	Gumbo Limbo	Bursera simaruba	14.5	30	18	9	Fair	To Remove
10	Sapodilla	Manilkara zapota	12	30	20	10	Fair	To Remove
11	Rubber Fig	Ficus elastica	60	35	50	25	Poor	To Remove
12	Gumbo Limbo	Bursera simaruba	5	20	15	8	Good	To Remove
13	Gumbo Limbo	Bursera simaruba	10	18	20	10	Fair	To Remove
14	Strangler Fig	Ficus aurea	9	20	23	12	Fair	To Remove
15	Sabal Palm	Sabal palmetto	15	15	10	5	Good	To Relocate
16	Sabal Palm	Sabal palmetto	15	18	10	5	Good	To Relocate
17	Gumbo Limbo	Bursera simaruba	3	12	8	4	Poor	To Remove

NOTES:
1. REFER TO ARBORIST REPORT FOR TREE PROTECTION ZONE.
2. TREE DISPOSITION LEGENDS ARE BASED ON TWO ARBORIST REPORTS, ONE FOR LOTS 7-8 AND THE SECOND FROM 9-13.



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MINOR DEVELOPMENT REVIEW

WEST RAC
PEMBROKE ROAD
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CAR WASH
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HALLANDALE BEACH, FL

TREE DISPOSITION PLAN

REVISION NO.

FDOT-PRE-APP

RESUBMITTAL 4/22/24

DRC COMMENTS

RESUBMITTAL 11/7/24

DRC-2024 ZONING

DRC-5 RESPONSES 6/1/25

DATE: 3/30/2023

SCALE: AS NOTED

DRAWN: JJ/JC

CHECKED: HH

JOB NO. 22-0203

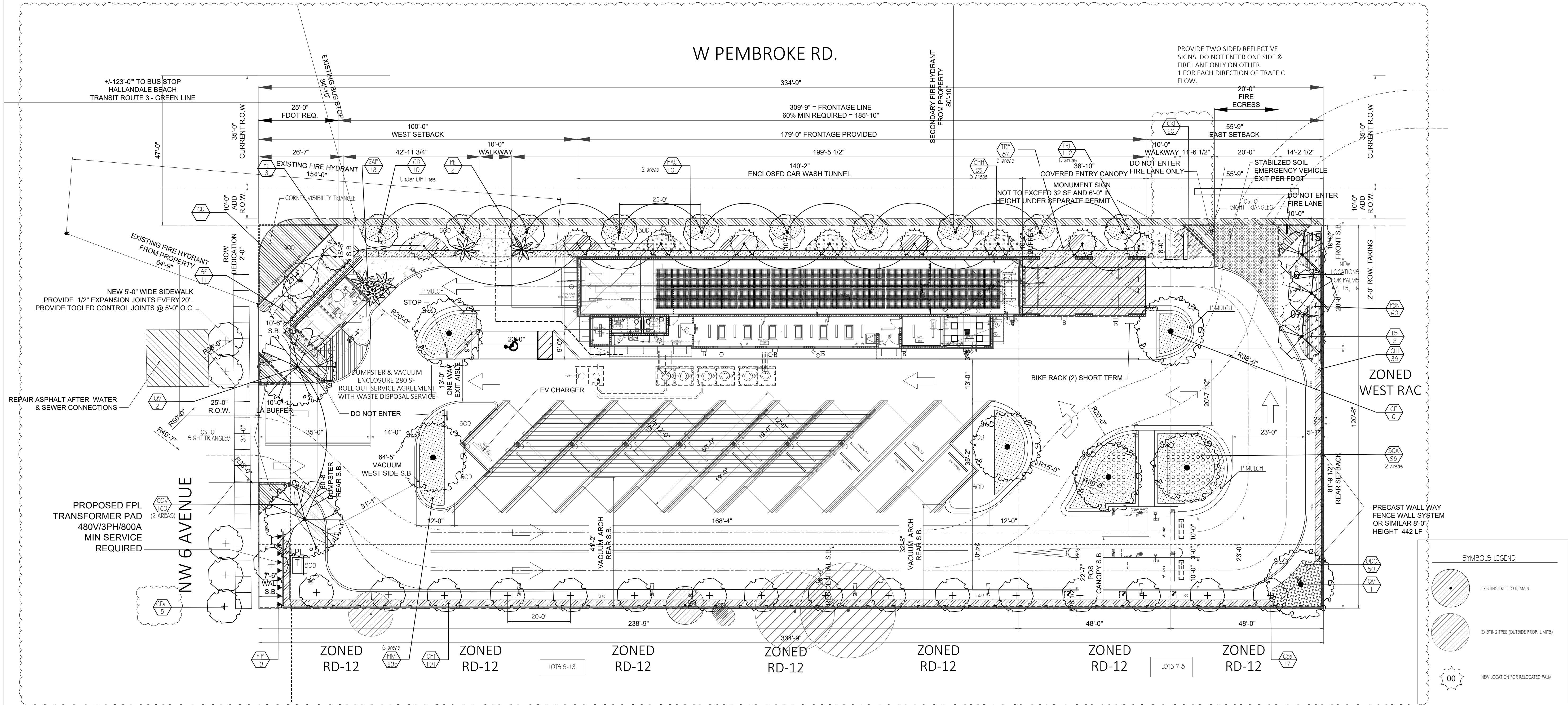
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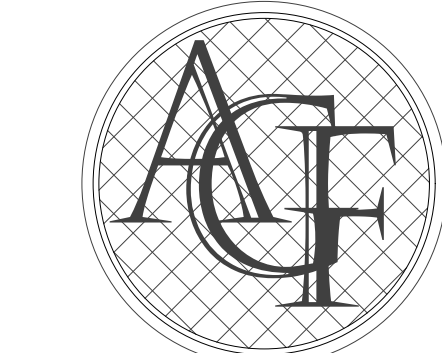
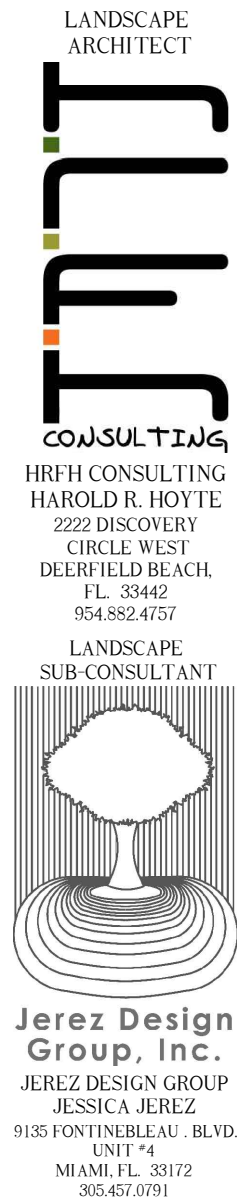
LANDSCAPE ARCHITECT
Jerez Design Group, Inc.
JEREZ DESIGN GROUP
JESSICA JEREZ
9155 FONTMIRAL BLVD.
UNIT 14
MIAMI, FL 33172
305-457-0791

TD-1.0



Plant Schedule										
Trees On-site	Qty	Botanical name	Common Name	Cal	Quality	Height at plant	Drought	Native	Note	# of Tree Credits
CD	11	Coccoloba diversifolia	Pigeon Plum	3"	FL #1 or Better	15' STD	X	X		1
CE	6	Conocarpus erectus	Green Buttonwood	3"	FL #1 or Better	15' STD	X	X		1
Ces	17	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3"	FL #1 or Better	15' STD				1
LS	3	Lagerstromia speciosa	Queen Crape Myrtle	3"	FL #1 or Better	15' STD	X			1
QV	3	Quercus virginiana	Live Oak	3"	FL #1 or Better	15' STD	X	X		1
Street Trees (Off-site)										
CES1	5	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3"	FL #1 or Better	15' STD				
Palms On-site										
PE	5	Ptychosperma elegans	Alexander Palm		FL #1 or Better	15' OA	X			2 to 1
SP	11	Sabal palmetto	Cabbage Palm		FL #1 or Better	15' OA	X	X		3 to 1
Street Palms (Off-site)										
Shrubs										
CHH	65	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
CHI	229	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	7gal.	FL #1 or Better	24"	X	X	24"x24" spr., 30" OC	
COV	160	Codiaeum variegatum 'Brazil'	Brazil Croton	3gal.	FL #1 or Better	24"			24"x24" spr., 24" OC	
CRI	20	Crossandra infundibuliformis	Yellow Crossandra	3gal.	FL #1 or Better	24"			24"x24" spr., 24" OC	
FIM	295	Ficus microcarpa 'Green Isle'	Green Island Ficus	3gal.	FL #1 or Better	24"	X		24"x24" spr., 24" OC	
ODC	50	Odontonema callistachyum	Purple Firespike	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
ERL	112	Ernodea littoralis	Beach Creeper	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
HAC	101	Hamelia patens 'Compacta'	Dwarf Firebush	7gal.	FL #1 or Better	24"	X	X	24"x24" spr., 30" OC	
PSN	59	Psychotria nervosa	Wild Coffee	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
SCA	98	Schefflera arboricola 'Gold Capella'	Gold Capella Schefflera	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
TRF	87	Tripsacum floridana	Dwarf Fakahatchee	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
ZAF	18	Zamia floridana	Coontie	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
Vines										
FIP	9	Ficus pumila	Creeping Fig	1gal.	FL #1 or Better	6"	X		6" x 6" sp., 12" OC	
Sod										
SOD		3455 Stenotaphrum secundatum 'Palmetto'	St. Augustine 'Palmetto'							

Landscape Area Requirements		
Site in sqft. - 40,040SF		
	Required	Provided
SubDistrict		
% of landscape	15% (6,006 SF)	23% (9,215 SF)
1 tree per 1500 sqft.	27	45
Trees		
Street Trees # (max spacing 25 o.c.) along NW 6th Avenue	6	5*
Street Trees # (max spacing 25 o.c.) along W. Pembroke Road	0	0
Site Trees #	27	40
Total Site Trees (Site and street)	45	45**
*due to corner		
**There are 5 Alexander + 14 Sabal palmetto palms (inc. 3 relocations)		
Tree Diversity #		
Drought tolerant trees (min. 50%)	50% (15)	100% (45)
Native Trees (min. 50%)	50% (15)	93% (42)
Turf Max %	70% Max sf. (28,028 sf)	8% (3,455 sf)
Hedges/Plants Drought tolerant (min. 30%)	30% of 1,289 =515	86% of 1,289 = 1,114



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"A BETTER LIFE THROUGH DESIGN"

HAROLD R. HOYTE, RLA #6666869
REGISTERED LANDSCAPE ARCHITECT



MINOR DEVELOPMENT REVIEW

WEST RAC
PEMBROKE ROAD
AUTOMATIC
CAR WASH

501-525 W PEMBROKE RD
HALLANDALE BEACH, FL

LANDSCAPE PLAN

REVISION NO.

FDOT-PRE-APP

RE-SUBMITTAL 4/22/24

DRC COMMENTS

RE-SUBMITTAL 11/7/24

DRC-2024 ZONING

DRC-5 RESPONSES 6/1/25

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DRAWN: JJ/JC

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JOB NO. 22-0203

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L1.0



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MINOR DEVELOPMENT REVIEW

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PLANTING DETAILS & NOTES

REVISION	NO.
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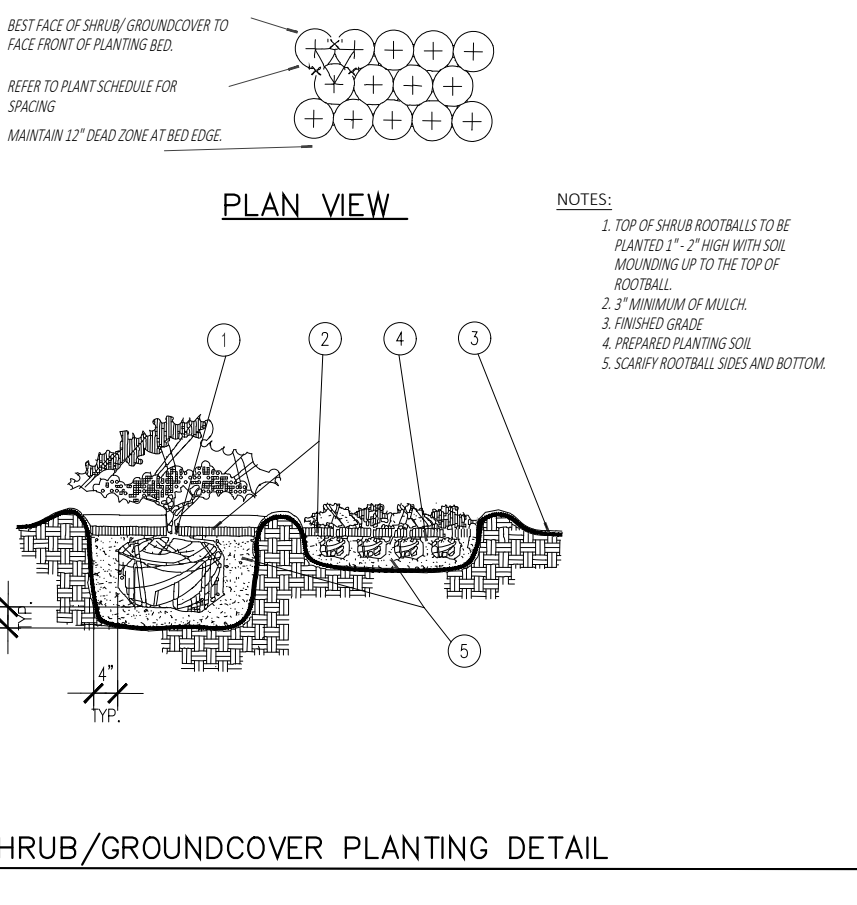
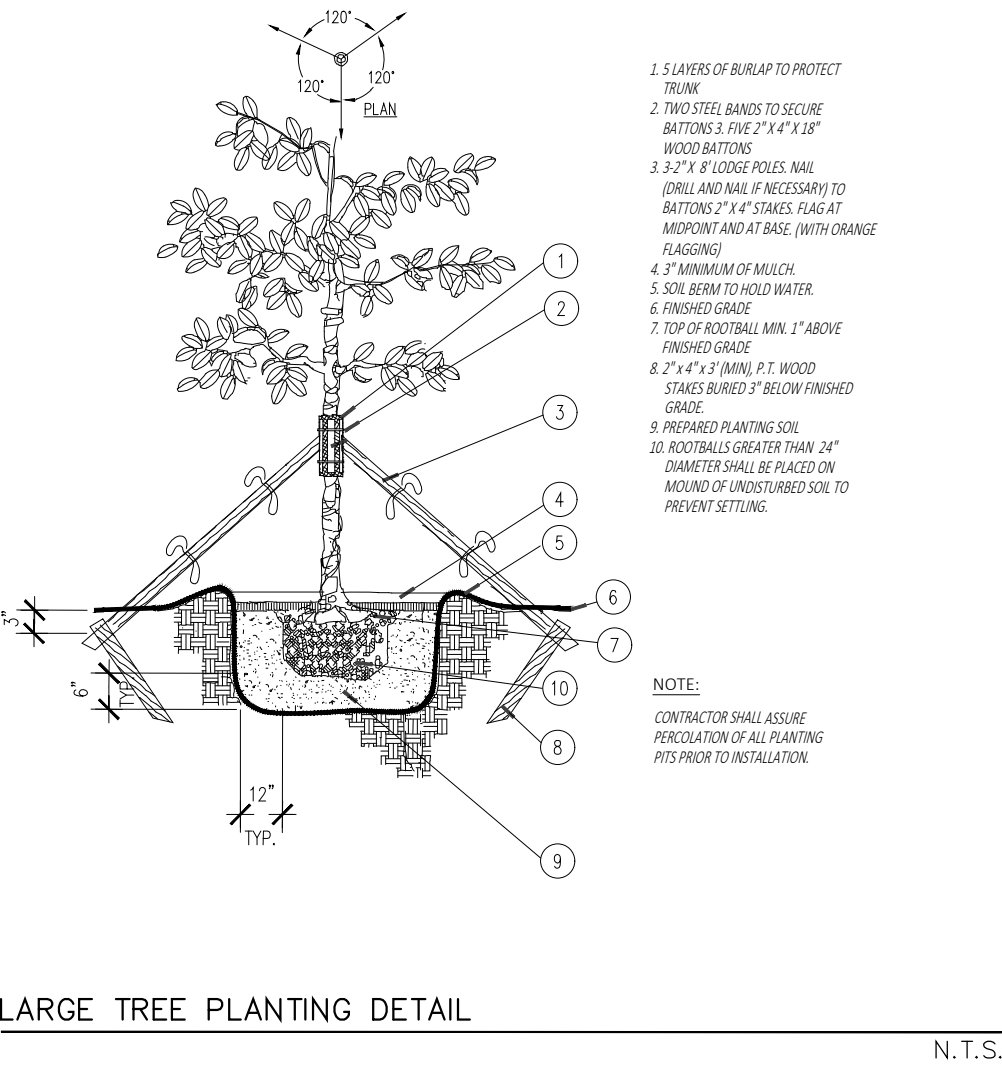
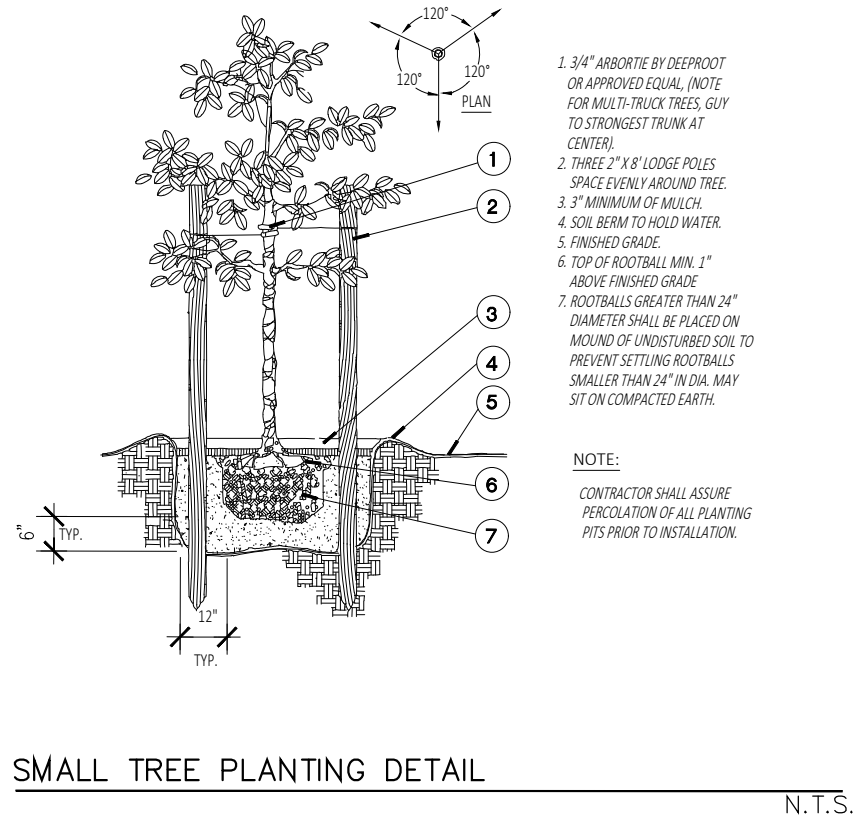
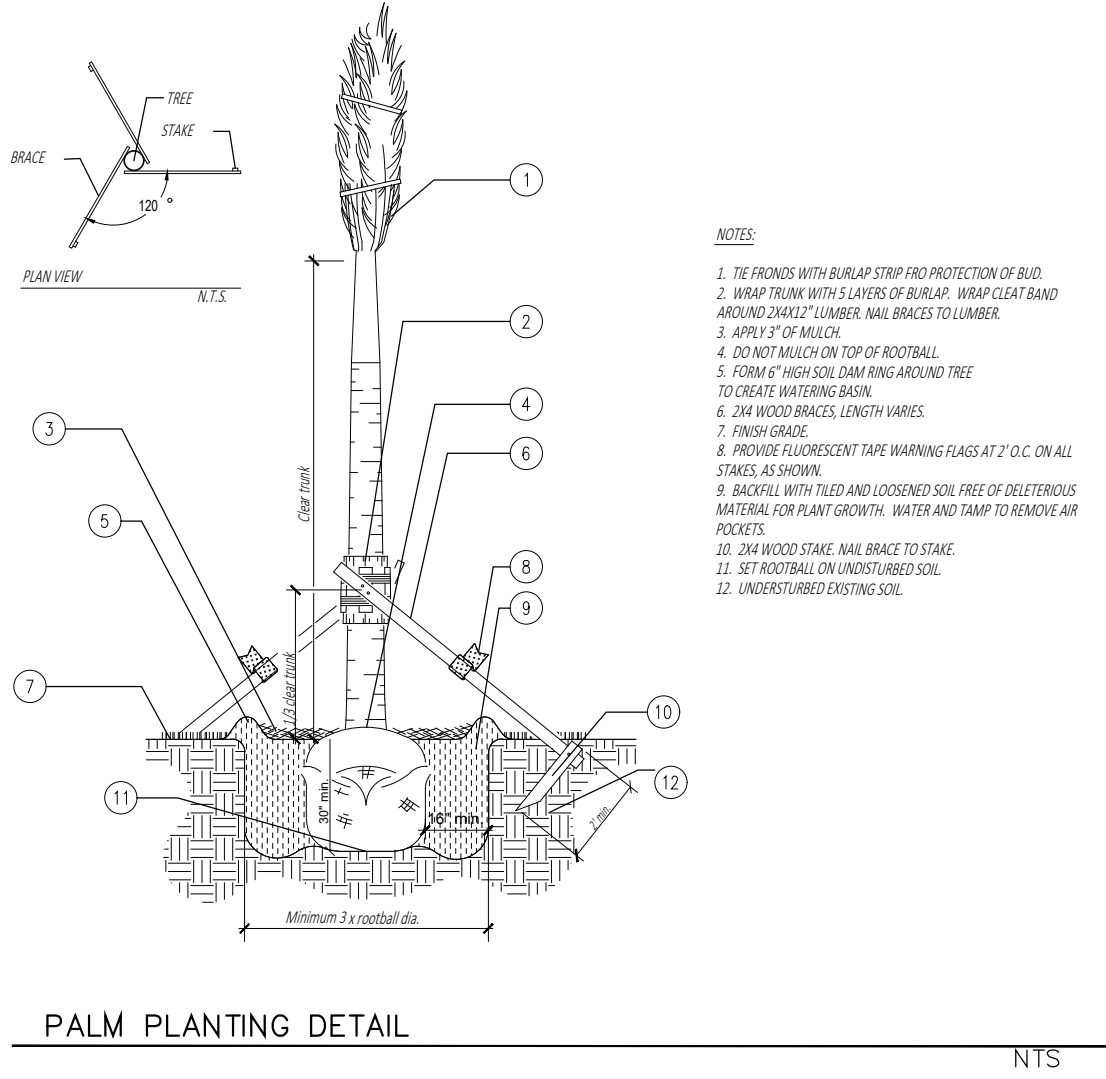
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LANDSCAPE ARCHITECT
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HRFH CONSULTING
HAROLD R. HOYTE
2222 DISCOVERY
CIRCLE WEST
DEERFIELD BEACH
FL 33442
564-882-4757
LANDSCAPE
SUB CONSULTANT

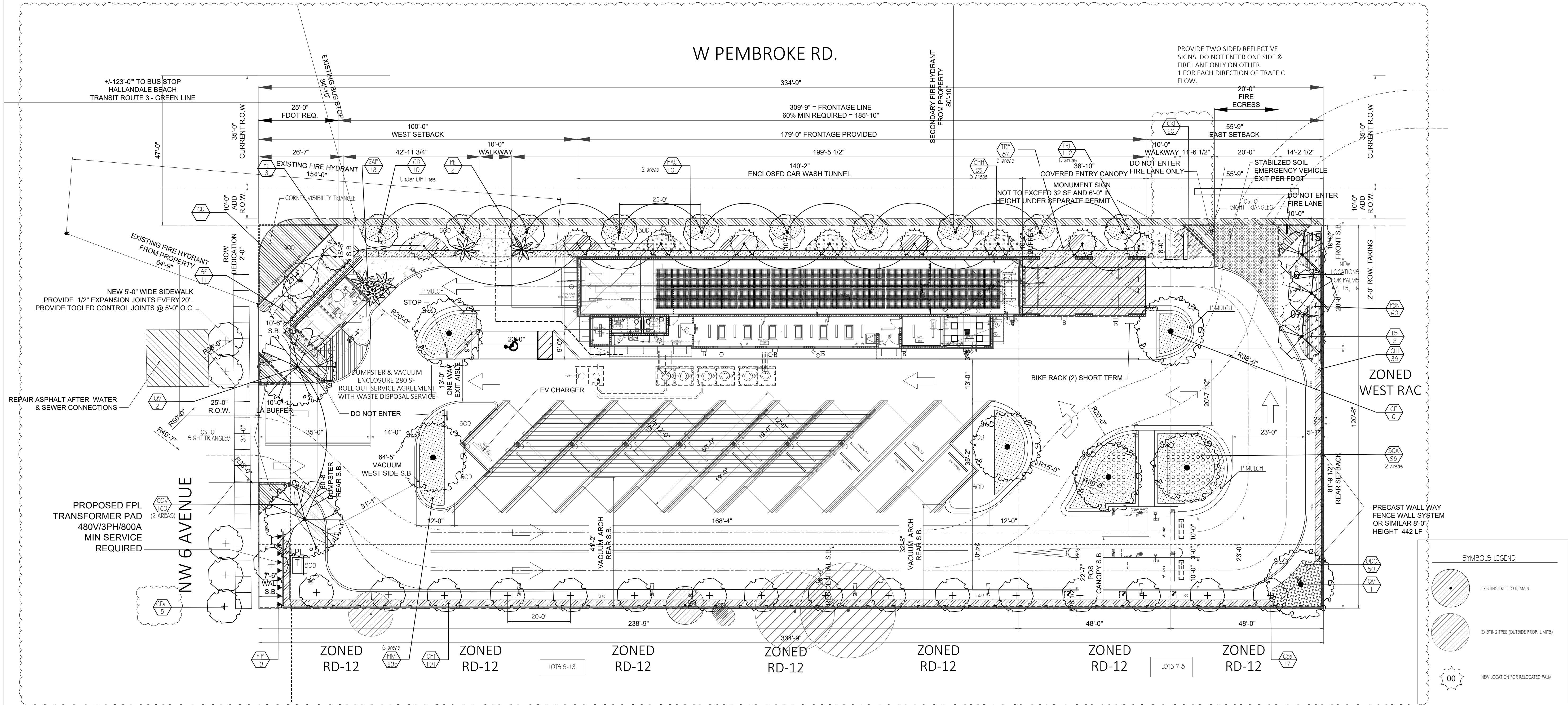
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GENERAL LANDSCAPE NOTES

- All plants furnished by the Landscape Contractor unless otherwise specified shall be Florida No. 1 or better, and shall be specified in Grades and Standards for Nursery Plants, Part 1 (2nd Ed., 1998) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.
- All shrubs and groundcovers shall be guaranteed for six months from date of final acceptance. All trees and palms shall be guaranteed for one year from date of final acceptance. The Contractor shall be responsible to remove all the failing plant materials and replace them with the same kind and size material as specified in the plant list, with the same guarantee as initial planting.
- Contractor shall familiarize him/herself with the limits of work and existing conditions and verify all information. Where discrepancies with quantities and/or species differ between the planting plan(s) and the plant list, the contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed. No changes shall be made without the prior, written consent of the Landscape Architect and/or Owner.
- Any substitution in size and/or plant material must be approved by the Landscape Architect/Owner's representative in writing. All plants will be subject to approval by the Landscape Architect and/or owner's representative before planting can begin.
- All biodegradable burlap shall be untied and pulled down on the ball. Wire baskets and other non-biodegradable material attached to plants shall be removed prior to planting. Care shall be taken not to break or disturb rootball of plants.
- All plants shall be watered immediately after planting.
- Planting soil shall be weed-free, and consist of 70% clear silica sand and 30% Everglades muck. Mix planting soil with excavated soil in 1:1 ratio. All landscape beds to be excavated in their entirety prior to planting to a minimum depth of (2) two feet, and replaced with planting soil.
- All planting beds to be weed and grass free. Contractor shall apply herbicide to soil as recommended by manufacturer.
- Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities and other obstructions and coordinate with owner's representative in writing prior to initiating operations.
- Landscape Contractor shall locate and verify all underground utilities and obtain As-Built information prior to digging, if available. Drawings were prepared according to the best information available at the time. Contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed with any discrepancies.
- All trees and palms shall be staked as shown in the plans. No nail staking permitted.
- Typically, shrub and groundcover plantings are shown as mass planting beds. Plants shall be placed on a triangular spacing configuration (staggered spacing). Plant center to center dimensions (O.C.) are listed on the plant list.
- The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications.
- All trees shall be fertilized at installation with "Agntorm Pills", 21 gram size, with a 20-10-5 formulation, (or approved equal), according to manufacturer's recommendations.
- All palms and other plants shall be fertilized at installation with Florida Atlantic East Coast Fertilizer "Palm Special" 8-4-12 time-release fertilizer (with slow release sulphur) according to manufacturer's recommendations, unless otherwise approved by the Landscape Architect.
- Cover all planting beds with a minimum of 3" layer of shredded Melaleuca, or Eucalyptus mulch, Grade B. Do not use Cypress Mulch.



PLANTING DETAILS & NOTES
L-1.1 SCALE: AS SHOWN



Plant Schedule

Trees On-site	Qty	Botanical name	Common Name	Cal	Quality	Height at plant	Drought	Native	Note	# of Tree Credits
CD	11	Coccoloba diversifolia	Pigeon Plum	3"	FL #1 or Better	15' STD	X	X		1
CE	6	Conocarpus erectus	Green Buttonwood	3"	FL #1 or Better	15' STD	X	X		1
Ces	17	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3"	FL #1 or Better	15' STD				1
LS	3	Lagerstromia speciosa	Queen Crape Myrtle	3"	FL #1 or Better	15' STD	X			1
QV	3	Quercus virginiana	Live Oak	3"	FL #1 or Better	15' STD	X	X		1
Street Trees (Off-site)										
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Palms On-site										
PE	5	Ptychosperma elegans	Alexander Palm		FL #1 or Better	15' OA	X			2 to 1
SP	11	Sabal palmetto	Cabbage Palm		FL #1 or Better	15' OA	X	X		3 to 1
Street Palms (Off-site)										
Shrubs										
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CHI	229	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	7gal.	FL #1 or Better	24"	X	X	24"x24" spr., 30" OC	
COV	160	Codiaeum variegatum 'Brazil'	Brazil Croton	3gal.	FL #1 or Better	24"			24"x24" spr., 24" OC	
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FIM	295	Ficus microcarpa 'Green Isle'	Green Island Ficus	3gal.	FL #1 or Better	24"	X		24"x24" spr., 24" OC	
ODC	50	Odontonema callistachyum	Purple Firespike	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
ERL	112	Ernodea littoralis	Beach Creeper	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
HAC	101	Hamelia patens 'Compacta'	Dwarf Firebush	7gal.	FL #1 or Better	24"	X	X	24"x24" spr., 30" OC	
PSN	59	Psychotria nervosa	Wild Coffee	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
SCA	98	Schefflera arboricola 'Gold Capella'	Gold Capella Schefflera	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
TRF	87	Tripsacum floridanum	Dwarf Fakahatchee	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
ZAF	18	Zamia floridana	Coontie	3gal.	FL #1 or Better	24"	X	X	24"x24" spr., 24" OC	
Vines										
FIP	9	Ficus pumila	Creeping Fig	1gal.	FL #1 or Better	6"	X		6" x 6" sp., 12" OC	
Sod										
SOD		3455 Stenotaphrum secundatum 'Palmetto'	St. Augustine 'Palmetto'							

Landscape Area Requirements

Site in sqft. - 40,040SF			Required	Provided
SubDistrict				
% of landscape			15% (6,006 SF)	23% (9,215 SF)
1 tree per 1500 sqft.			27	45
Trees				
Street Trees # (max spacing 25 o.c.) along NW 6th Avenue			6	5*
Street Trees # (max spacing 25 o.c.) along W. Pembroke Road			0	0
Site Trees #			27	40
Total Site Trees (Site and street)			45	45**
*due to corner				
**There are 5 Alexander + 14 Sabal palmetto palms (inc. 3 relocations)				
Tree Diversity #				
Drought tolerant trees (min. 50%)			50% (15)	100% (45)
Native Trees (min. 50%)			50% (15)	93% (42)
Turf Max %			70% Max sf. (28,028 sf)	8% (3,455 sf)
Hedges/Plants Drought tolerant (min. 30%)			30% of 1,289 = 515	86% of 1,289 = 1,114



FANJUL & ASSOCIATES, LLC

ARCHITECTURE, PLANNING & INTERIOR DESIGN
AA26000725

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"A BETTER LIFE THROUGH DESIGN"

HAROLD R. HOYTE, RLA #6666869

REGISTERED LANDSCAPE ARCHITECT



MINOR DEVELOPMENT REVIEW

WEST RAC
PEMBROKE ROAD
AUTOMATIC
CAR WASH

501-525 W PEMBROKE RD
HALLANDALE BEACH, FL

LANDSCAPE PLAN

REVISION NO.

FDOT-PRE-APP

RE-SUBMITTAL 4/22/24

DRC COMMENTS

RE-SUBMITTAL 11/7/24

DRC-2024 ZONING

DRC-5 RESPONSES 6/1/25

DATE: 3/30/2023

SCALE: AS NOTED

DRAWN: JJ/JC

CHECKED: HH

JOB NO. 22-0203

PERMIT NO.

OWNERSHIP

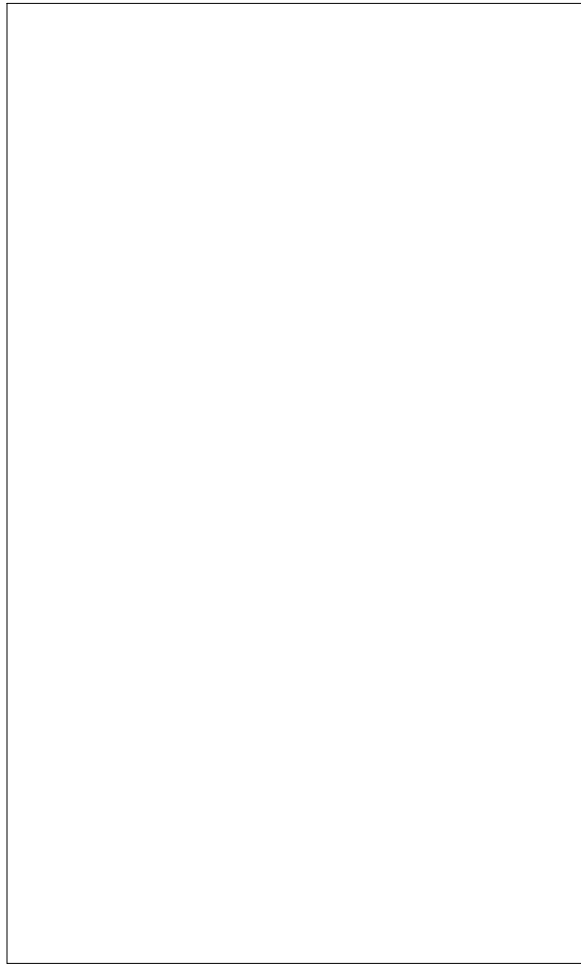
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MINOR DEVELOPMENT REVIEW

WEST RAC
PEMBROKE ROAD
AUTOMATIC
CAR WASH
501-525 W PEMBROKE RD
HALLANDALE BEACH, FL

PLANTING DETAILS & NOTES

REVISION	NO.
FDOT-PRE-APP RESUBMITTAL 4/22/24	
DRC COMMENTS RESUBMITTAL 11/7/24	
DRC-2024-ZONING	
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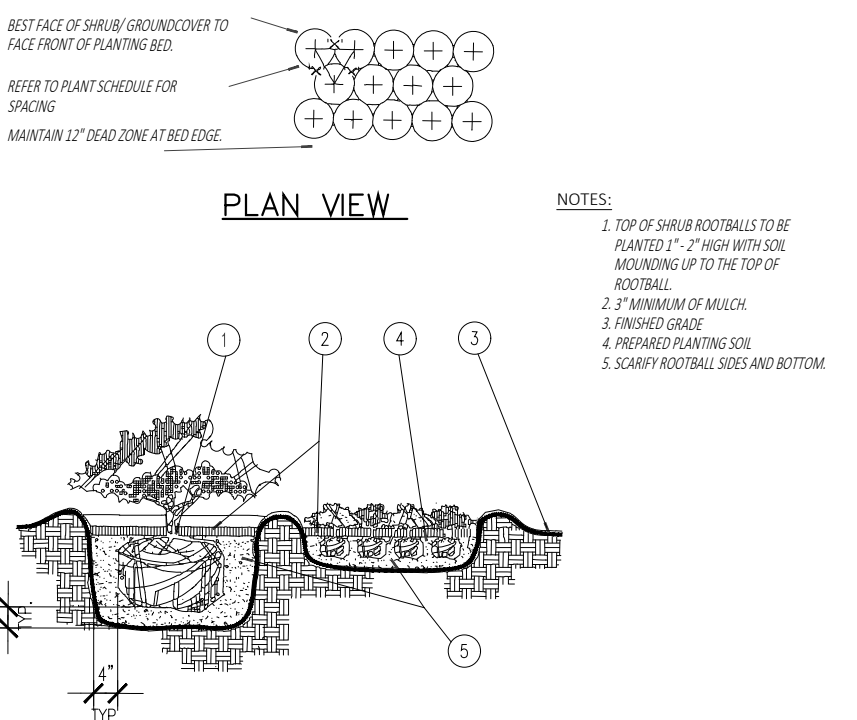
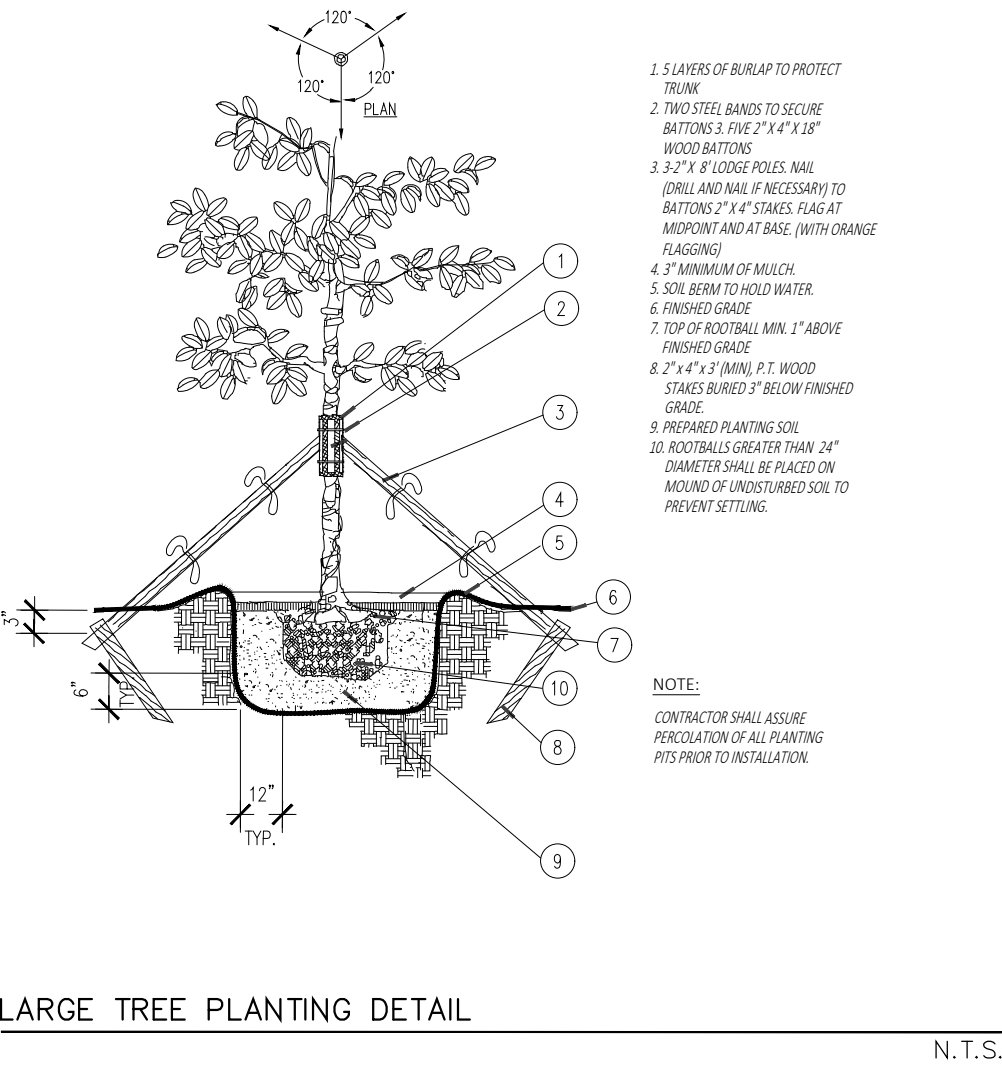
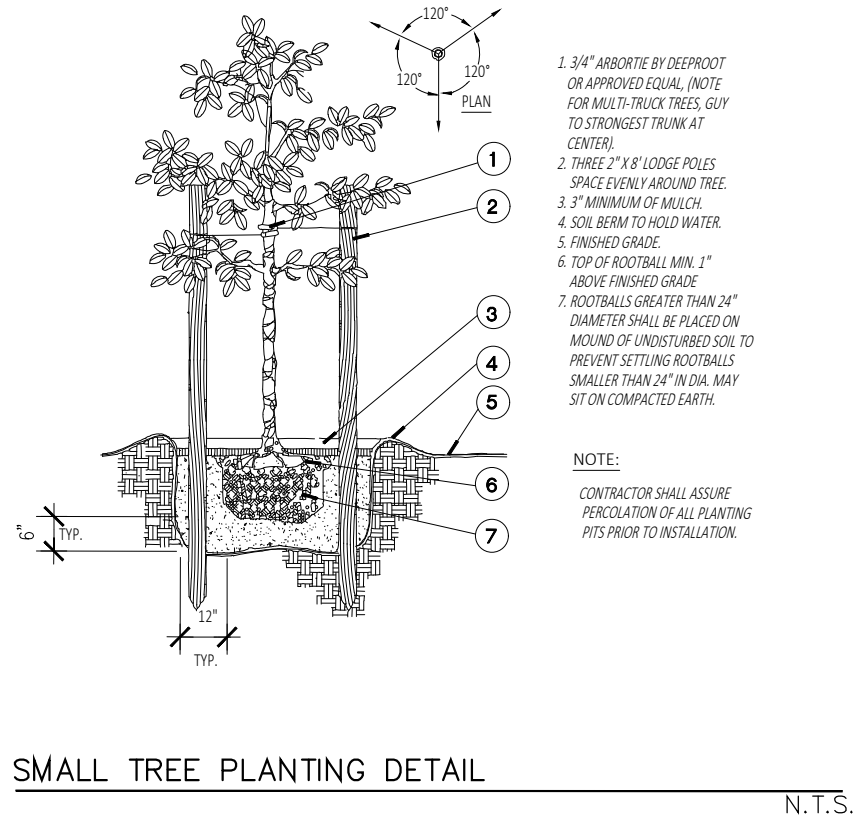
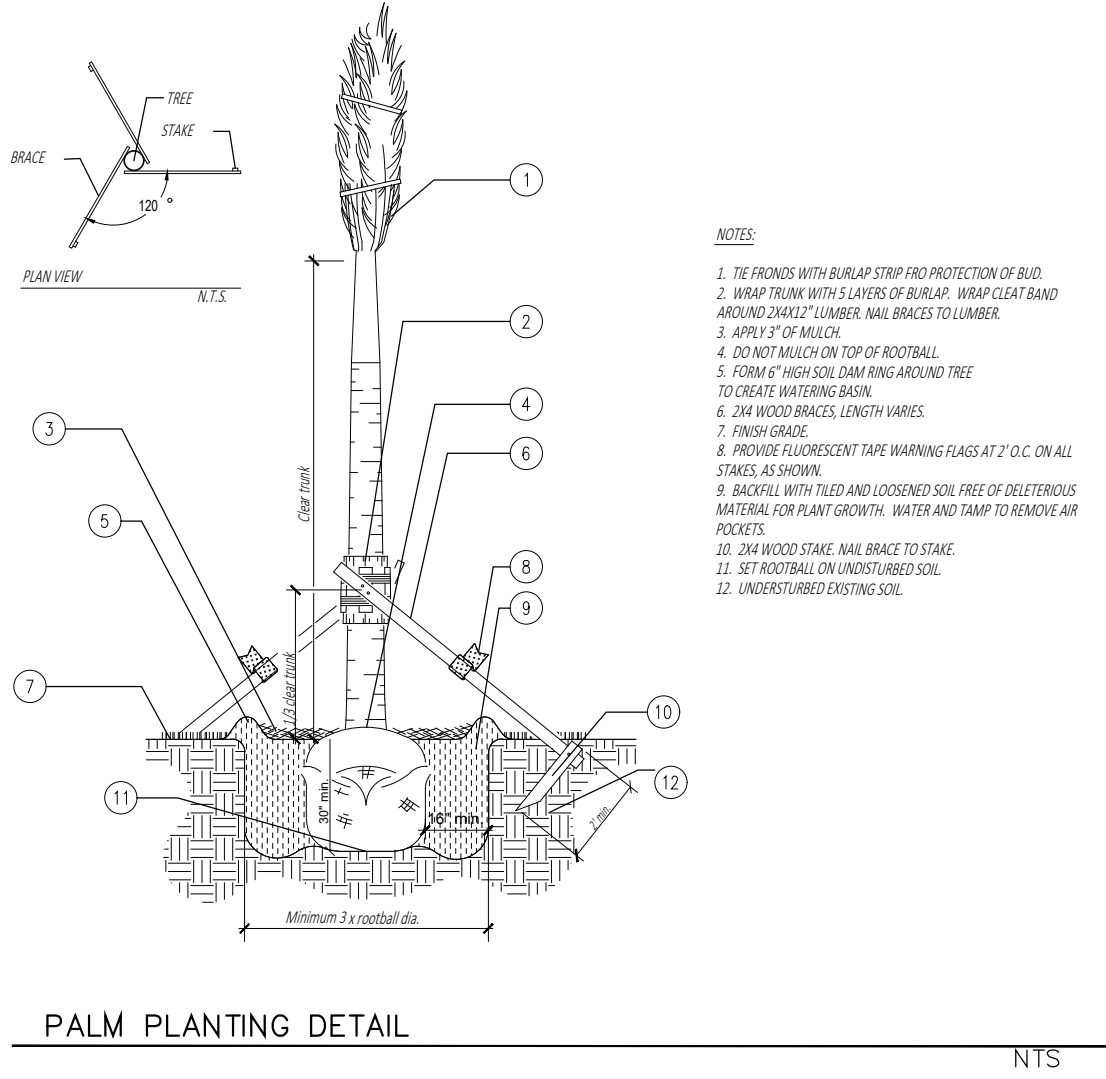
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LANDSCAPE ARCHITECT
JJ
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JESSICA JEREZ
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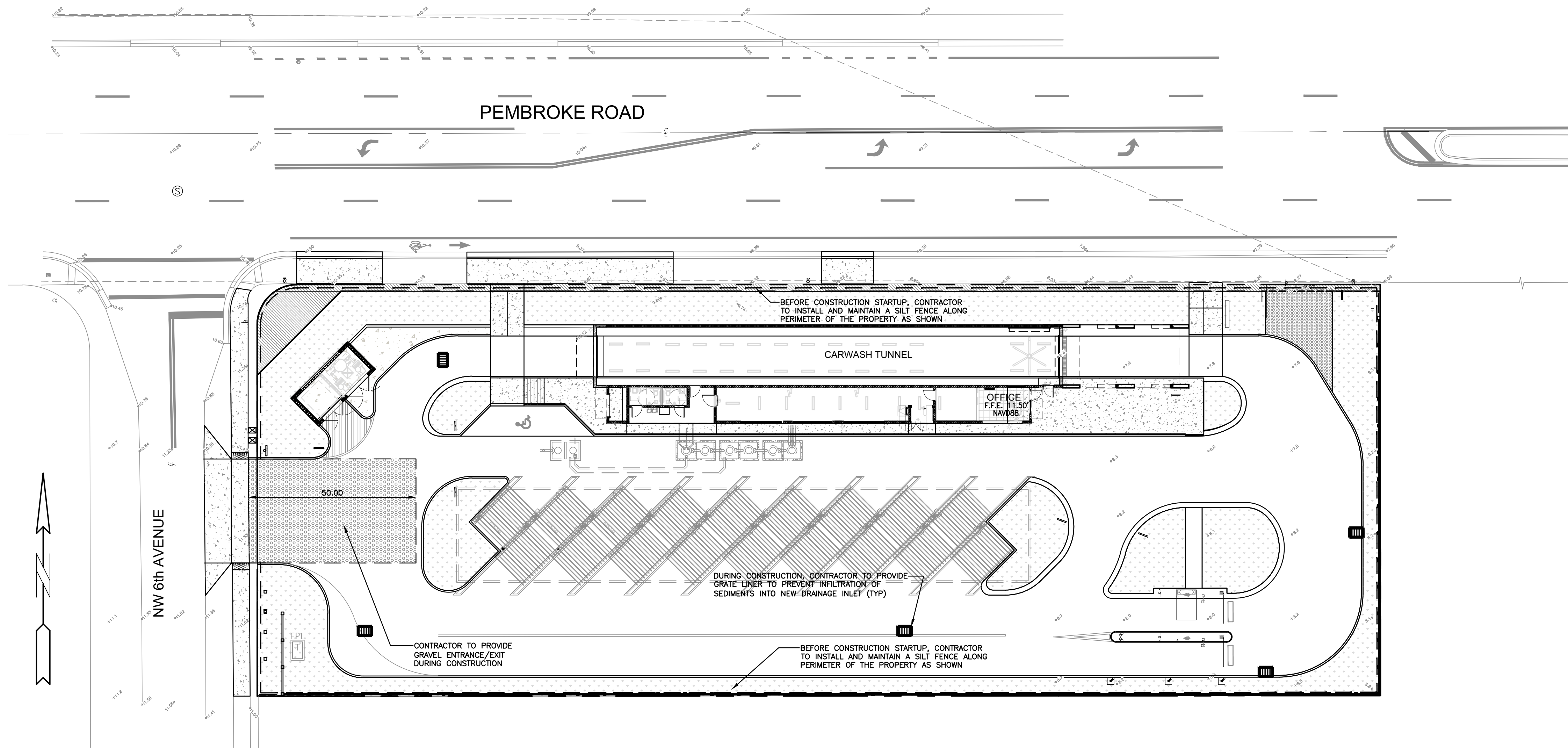
GENERAL LANDSCAPE NOTES

- All plants furnished by the Landscape Contractor unless otherwise specified shall be Florida No. 1 or better, and shall be specified in Grades and Standards for Nursery Plants, Part 1 (2nd Ed., 1998) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.
- All shrubs and groundcovers shall be guaranteed for six months from date of final acceptance. All trees and palms shall be guaranteed for one year from date of final acceptance. The Contractor shall be responsible to remove all the failing plant materials and replace them with the same kind and size material as specified in the plant list, with the same guarantee as initial planting.
- Contractor shall familiarize him/herself with the limits of work and existing conditions and verify all information. Where discrepancies with quantities and/or species differ between the planting plan(s) and the plant list, the contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed. No changes shall be made without the prior, written consent of the Landscape Architect and/or Owner.
- Any substitution in size and/or plant material must be approved by the Landscape Architect/Owner's representative in writing. All plants will be subject to approval by the Landscape Architect and/or owner's representative before planting can begin.
- All biodegradable burlap shall be untied and pulled down on the ball. Wire baskets and other non-biodegradable material attached to plants shall be removed prior to planting. Care shall be taken not to break or disturb rootball of plants.
- All plants shall be watered immediately after planting.
- Planting soil shall be weed-free, and consist of 70% clear silica sand and 30% Everglades muck. Mix planting soil with excavated soil in 1:1 ratio. All landscape beds to be excavated in their entirety prior to planting to a minimum depth of (2) two feet, and replaced with planting soil.
- All planting beds to be weed and grass free. Contractor shall apply herbicide to soil as recommended by manufacturer.
- Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities and other obstructions and coordinate with owner's representative in writing prior to initiating operations.
- Landscape Contractor shall locate and verify all underground utilities and obtain As-Built information prior to digging, if available. Drawings were prepared according to the best information available at the time. Contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed with any discrepancies.
- All trees and palms shall be staked as shown in the plans. No nail staking permitted.
- Typically, shrub and groundcover plantings are shown as mass planting beds. Plants shall be placed on a triangular spacing configuration (staggered spacing). Plant center to center dimensions (O.C.) are listed on the plant list.
- The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications.
- All trees shall be fertilized at installation with "Agntorm Pills", 21 gram size, with a 20-10-5 formulation, (or approved equal), according to manufacturer's recommendations.
- All palms and other plants shall be fertilized at installation with Florida Atlantic East Coast Fertilizer "Palm Special" 8-4-12 time-release fertilizer (with slow release sulphur) according to manufacturer's recommendations, unless otherwise approved by the Landscape Architect.
- Cover all planting beds with a minimum of 3" layer of shredded Melaleuca, or Eucalyptus mulch, Grade B. Do not use Cypress Mulch.



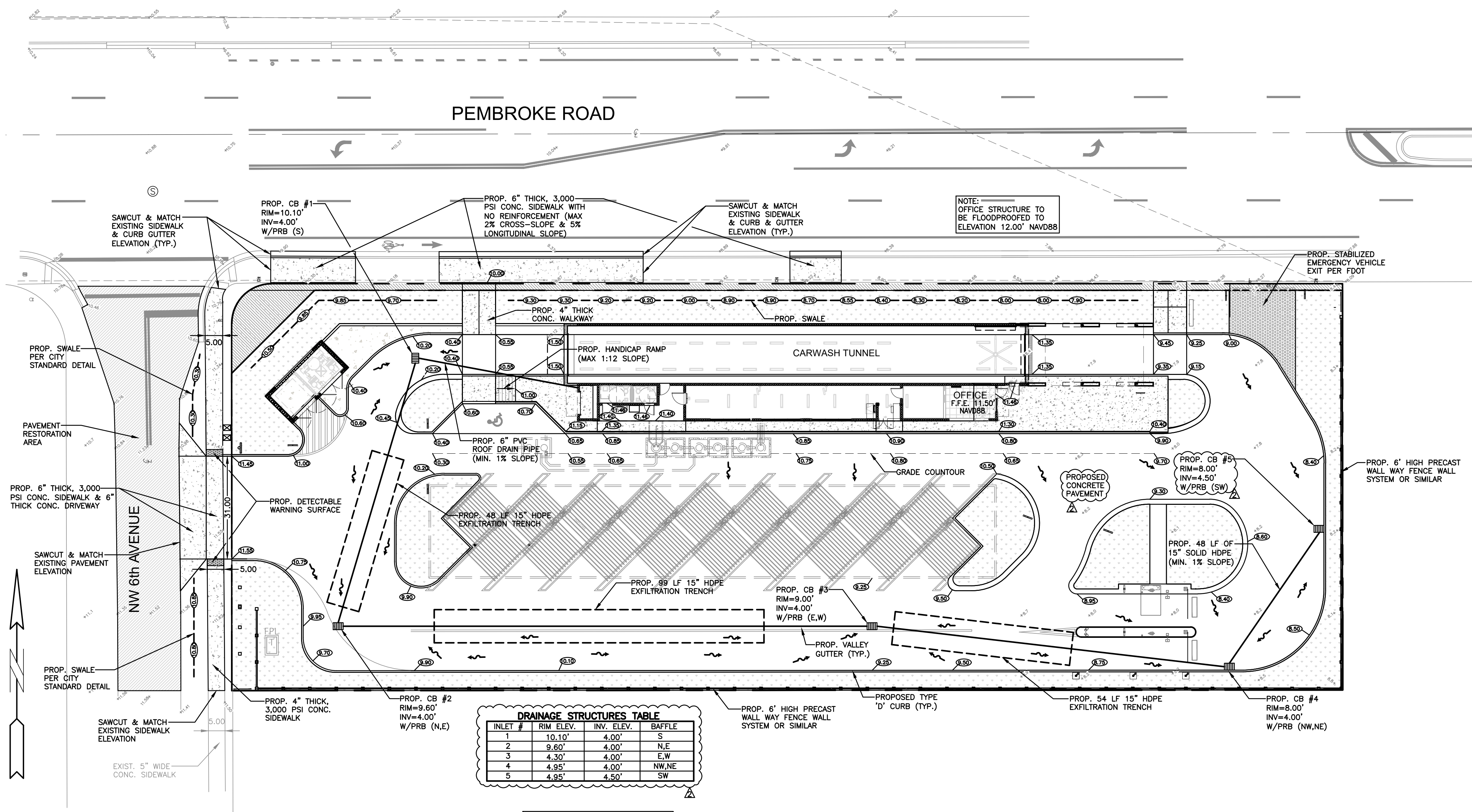
PLANTING DETAILS & NOTES
L-1.1 SCALE: AS SHOWN

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

NOTE:
ROOF DRAINS WILL BE CONNECTED TO ONSITE DRAINAGE SYSTEM.



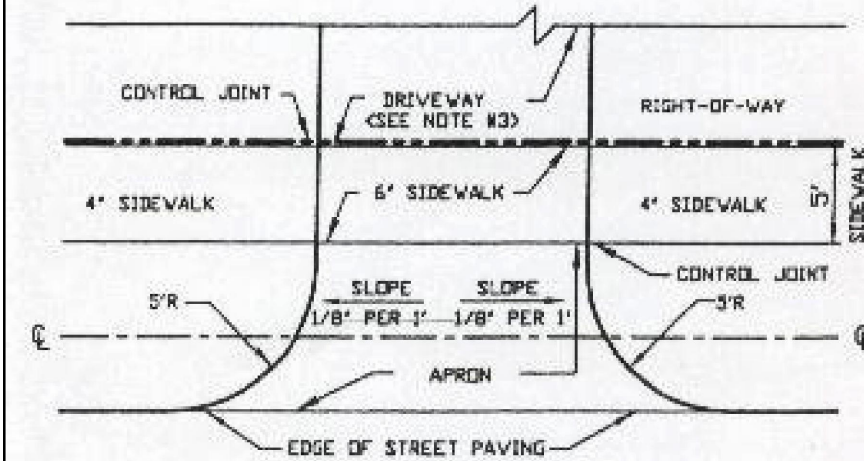
LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED PERVIOUS PAVER
- PROPOSED CONC. PAVEMENT
- PROPOSED MILLING & RESURFACE AREA
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT
- PROPOSED FLOW ARROW

NOTES:

- CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

SWALE CONSTRUCTION REQUIREMENTS



SIDEWALKS:

- SIDEWALKS SHALL BE CONCRETE 4" THICK EXCEPT ACROSS DRIVEWAYS WHERE THEY WILL BE 6" THICK WITH 10X10-W6XW6 ROAD MESH (SEE NOTE #2).

APRONS:

- APRONS SHALL BE 6" CONCRETE WITH 10X10-W6XW6 WIRE MESH (SEE NOTE #2) OR 6" COMPACTED ROAD WITH ROCK WITH 1 1/2" ASPHALT SURFACE.
- APRONS SHOULD BE SLOPED TO DRAIN TO PERVIOUS SOD AREA AND NOT TO STREET.

GRASS SWALES:

- UNDER ALL DRIVEWAY PERMITS GRASS SWALE MUST BE GRADED, PER CITY SPECIFICATIONS, AND SODDED (SEE NOTE #1).
- IF SOD AREA IS DEEMED INSUFFICIENT FOR STORM WATER CRITERIA AND LOCAL CONDITIONS ADDITIONAL SUBSURFACE DRAINAGE SHALL BE PROVIDED (E.G. FRENCH DRAIN).

DRIVEWAYS:

- MINIMUM OF 4" CONCRETE WITH 10X10-W6XW6 WIRE MESH (SEE NOTE #2) OR 1" ASPHALT OVER COMPACTED ROCK.

NOTE:

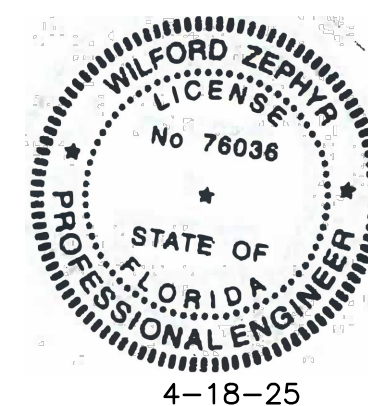
- DEPTH OF APRON IS BASED ON SLOPE OF 1/4" PER FOOT OF WIDTH FROM EDGE OF STREET TO TOP OF DRIVEWAY WHEN INSTALLED. DEPTH OF GRASS SWALE IS BASED ON SLOPE OF 1/2" PER FOOT OF WIDTH FROM EDGE OF STREET TO TOP OF SOD WHEN INSTALLED.
- ALL CONCRETE MUST BE 3000 PSI WITH CONTROL JOINT 20 FT ON CENTER.
- DRIVEWAY MUST BE SLOPED TO DRAIN TO PERVIOUS AREA (GRASS) INSIDE PROPERTY AND NOT TO CITY'S RIGHT-OF-WAY.

TYPICAL SECTION

1/2"=1' CAD. DRIVEWAY

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION
1	3-20-24	DRC REVIEW COMMENTS
2	4-18-25	DRC REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

MCARWASH
525 W. PEMBROKE ROAD
HALLANDALE BEACH, FL 33009

P.E.#:76036

DATE: 6/23/22

SCALE: 1"=20'

SHEET NO.:

C-2
3 OF 7

PROJECT NO.: 22-23

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
FLORIDA POWER & LIGHT CO., CONSTRUCTION
BELLSOUTH
COMCAST
TECO
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 5'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT -

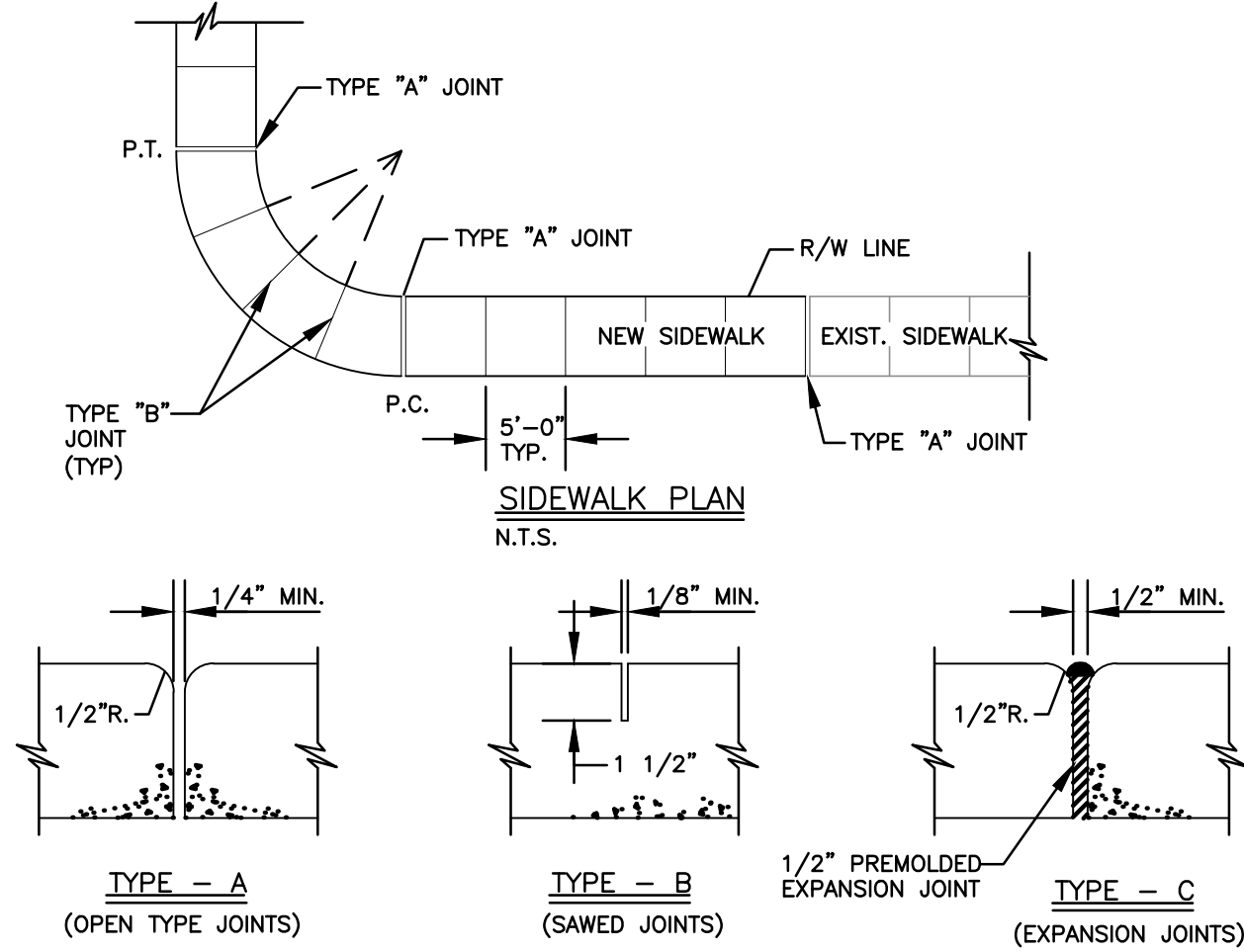
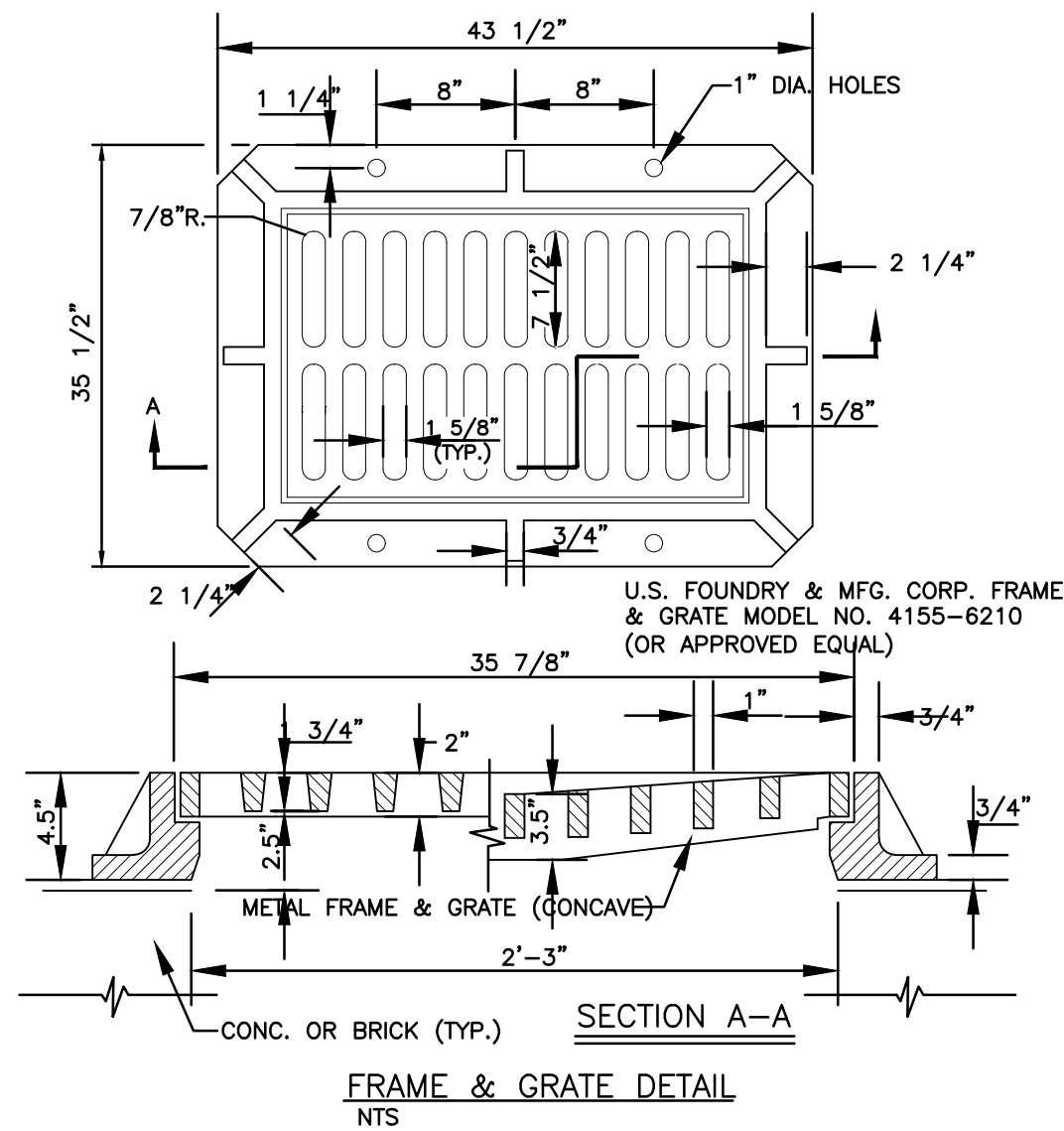
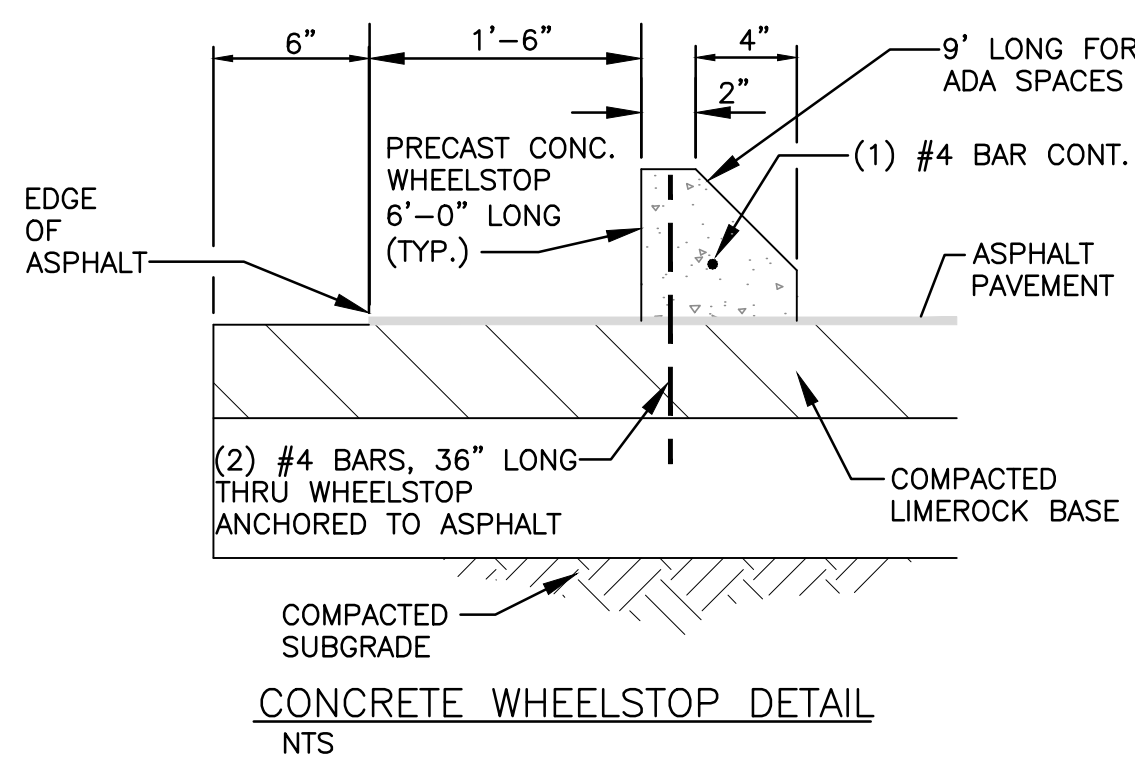
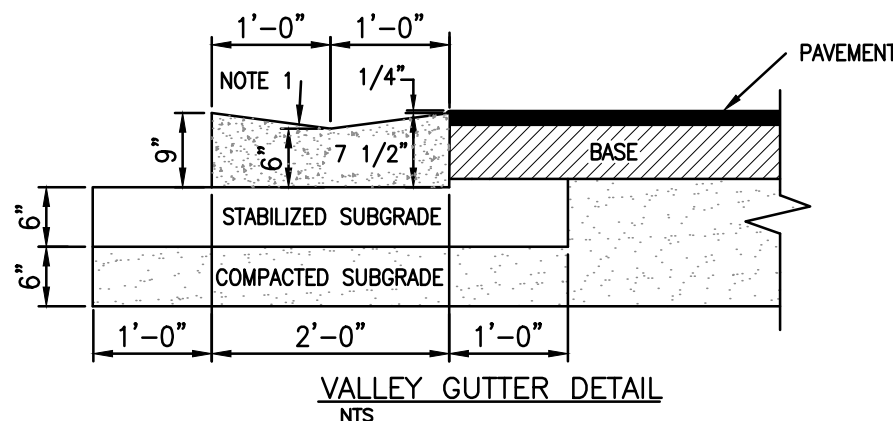
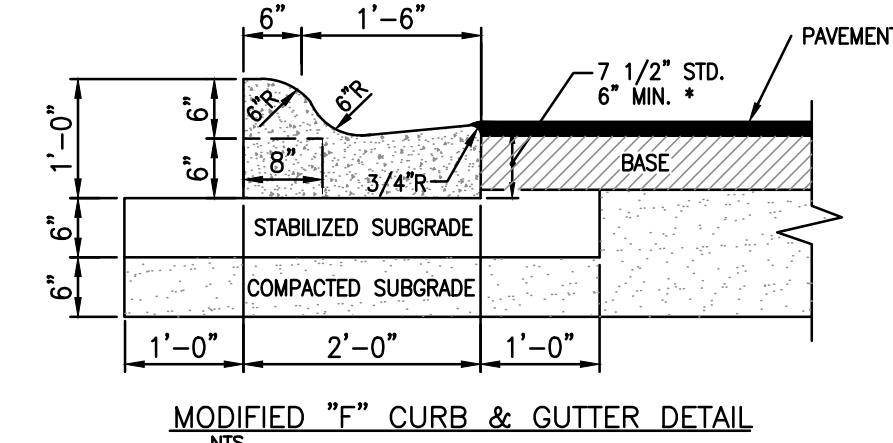
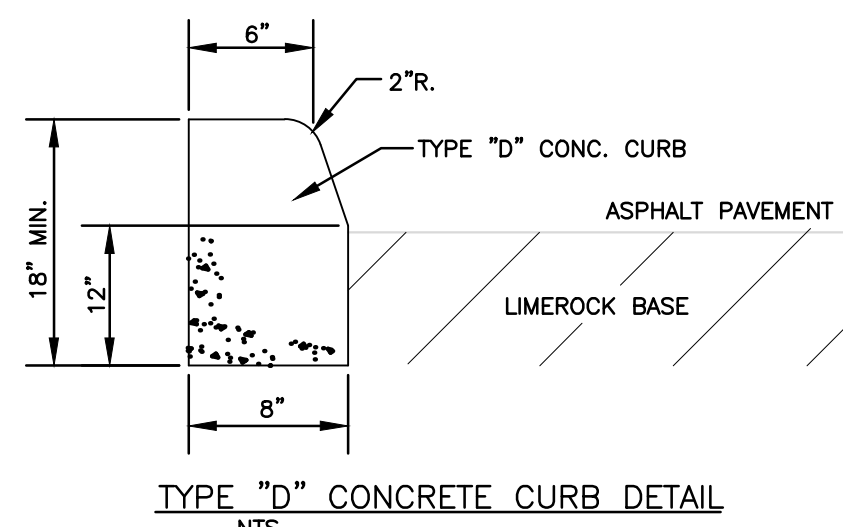
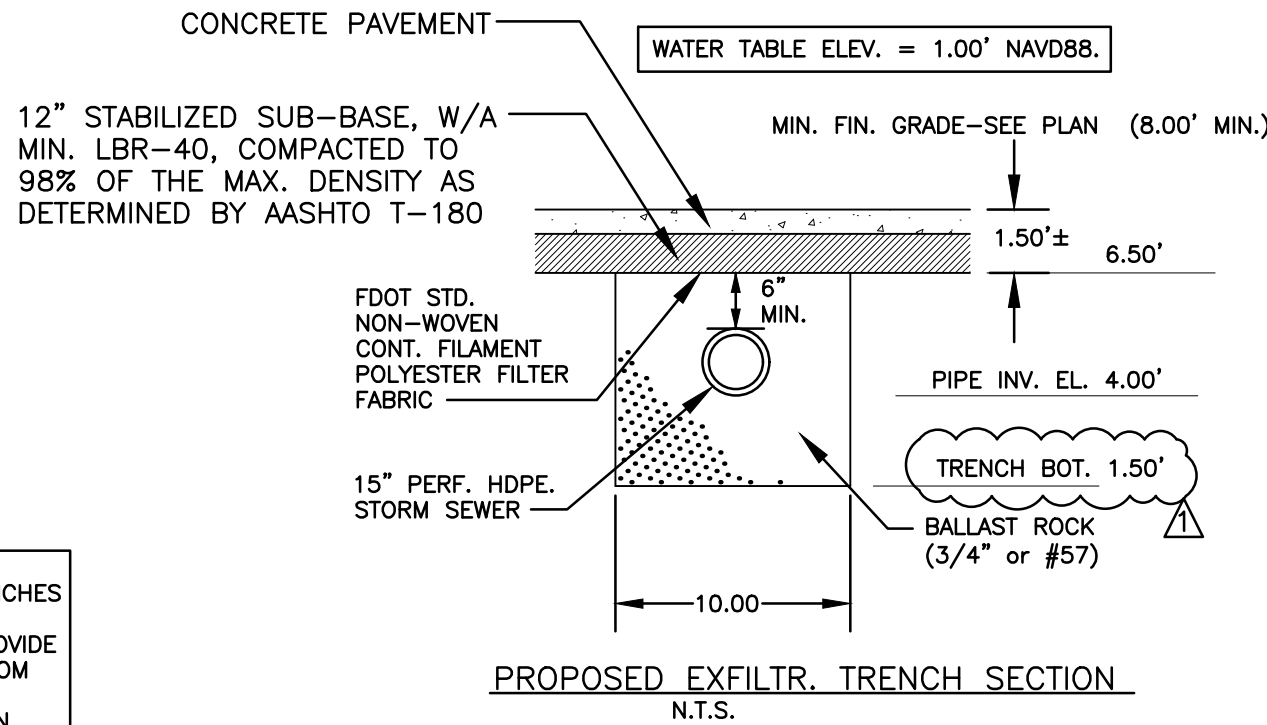
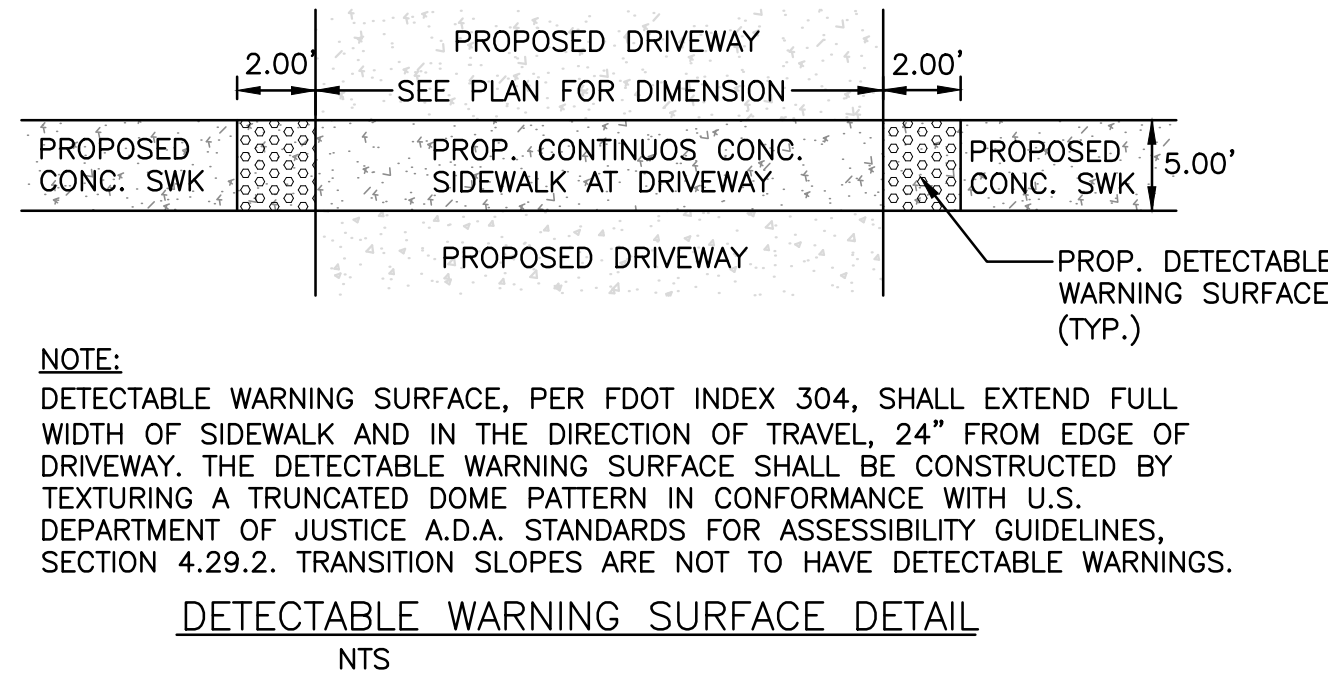
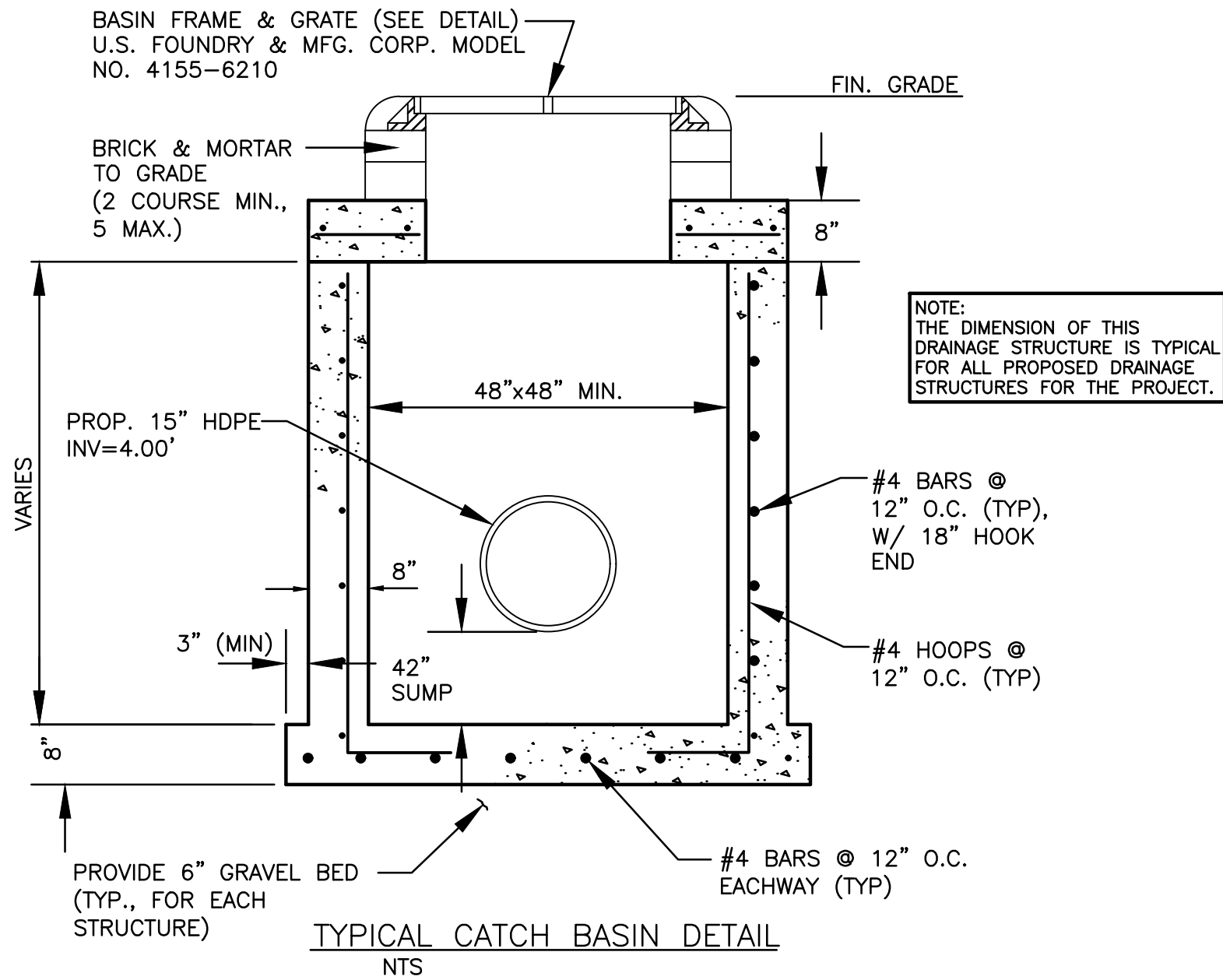
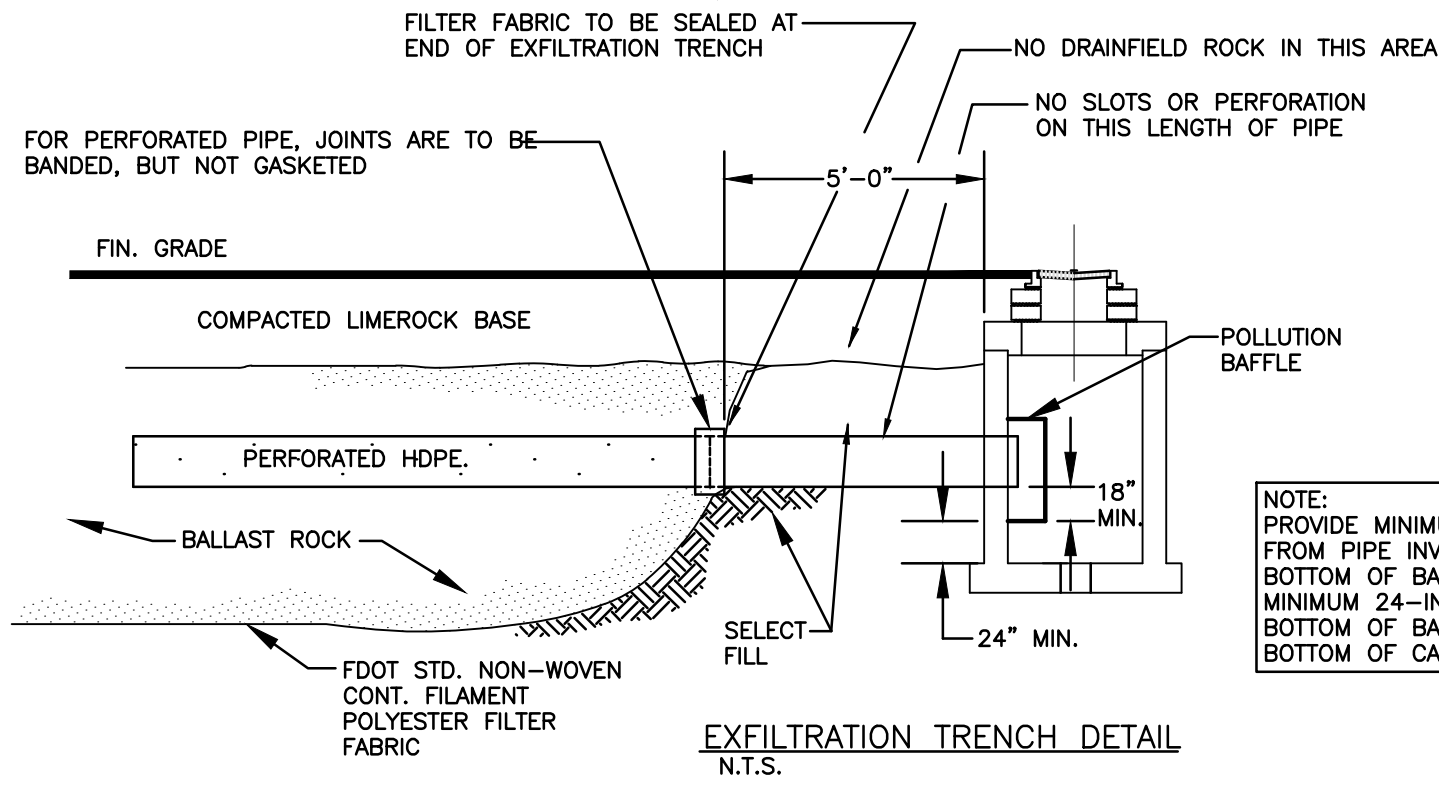
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND BCTED.

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	T
PEDESTRIAN AREAS	4"
DRIVEWAYS & OTHER	6"

NOTES:

1. EXPANSION JOINTS EVERY 50' O.C.
2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
3. 8" THK. SIDEWALK ACROSS DRIVEWAYS

SIDEWALK JOINTS N.T.S.

TABLE OF SIDEWALK JOINTS

TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

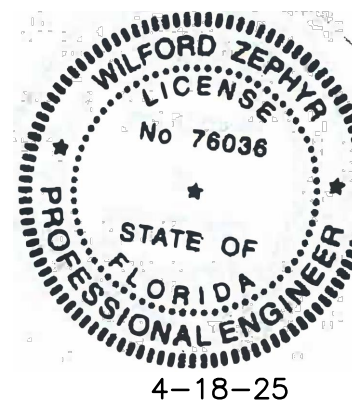
SIDEWALK DETAIL N.T.S.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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CIVIL DETAILS

SCALE: N.T.S.



REVISIONS

NO.	DATE	DESCRIPTION
1	3-20-24	DRC REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

MCARWASH
525 W. PEMBROKE ROAD
HALLANDALE BEACH, FL 33009

P.E.#:76036

DATE: 6/23/22

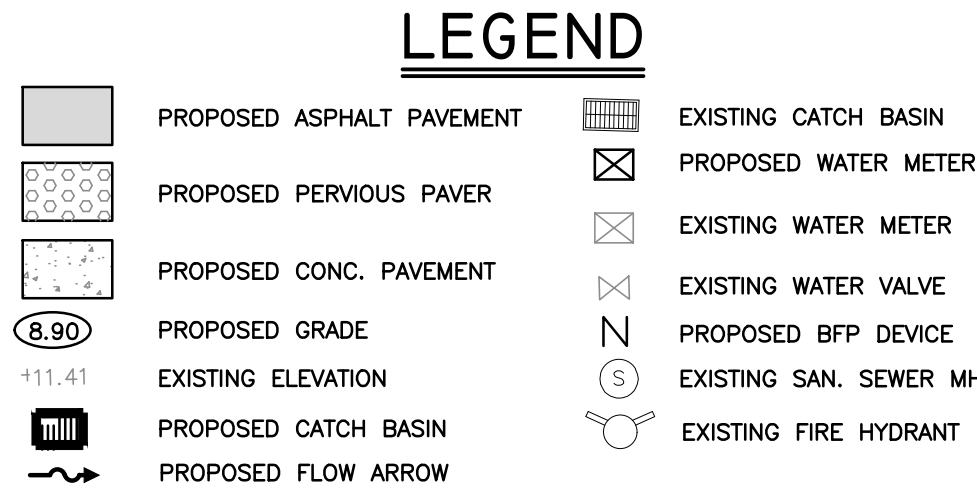
SCALE: N.T.S.

SHEET NO.:

C-3

4 OF 7

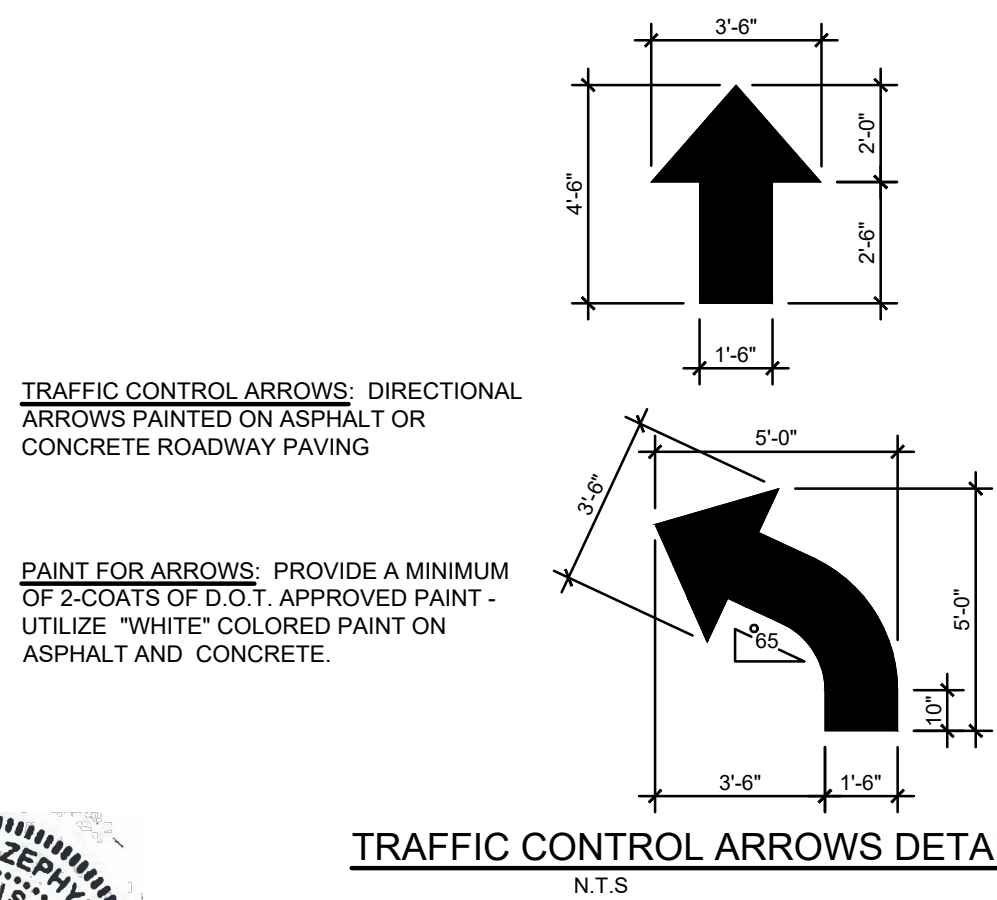
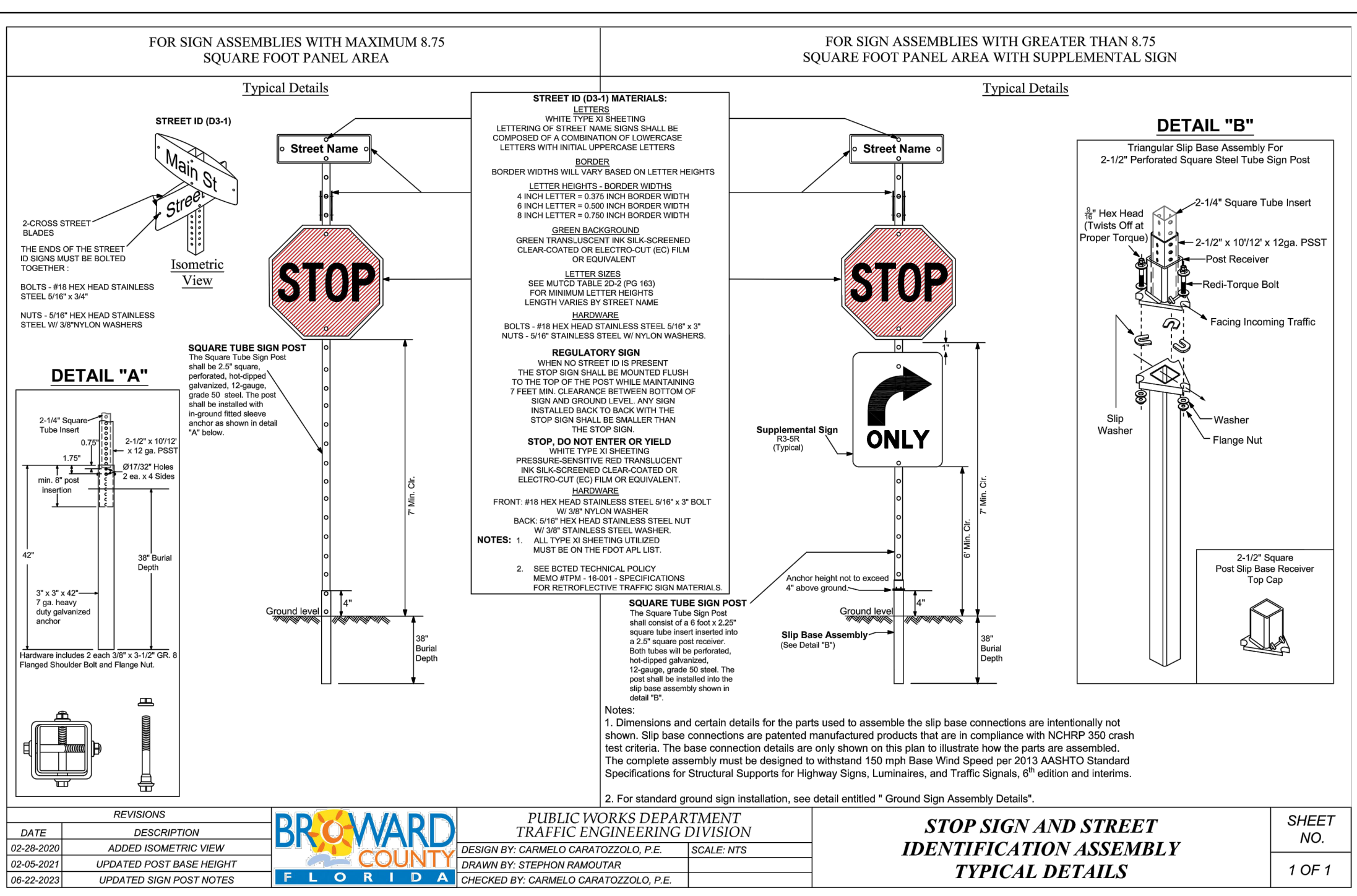
PROJECT NO.: 22-23

[illegible]

ZEPHYR ENGINEERING
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HOLLYWOOD, FL
(786)302-7693
wzephyr@eng@gmail.com
CA# 31158

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N**

MCARWASH
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HALLANDALE BEACH, FL 33009

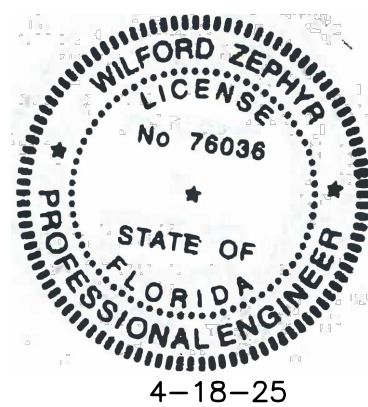


TRAFFIC CONTROL ARROWS: DIRECTIONAL
ARROWS PAINTED ON ASPHALT OR
CONCRETE ROADWAY PAVING

PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "WHITE" COLORED PAINT ON ASPHALT AND CONCRETE.

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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=20'

P.E.#:76036

DATE: 6/23/22

SCALE: 1"=20'

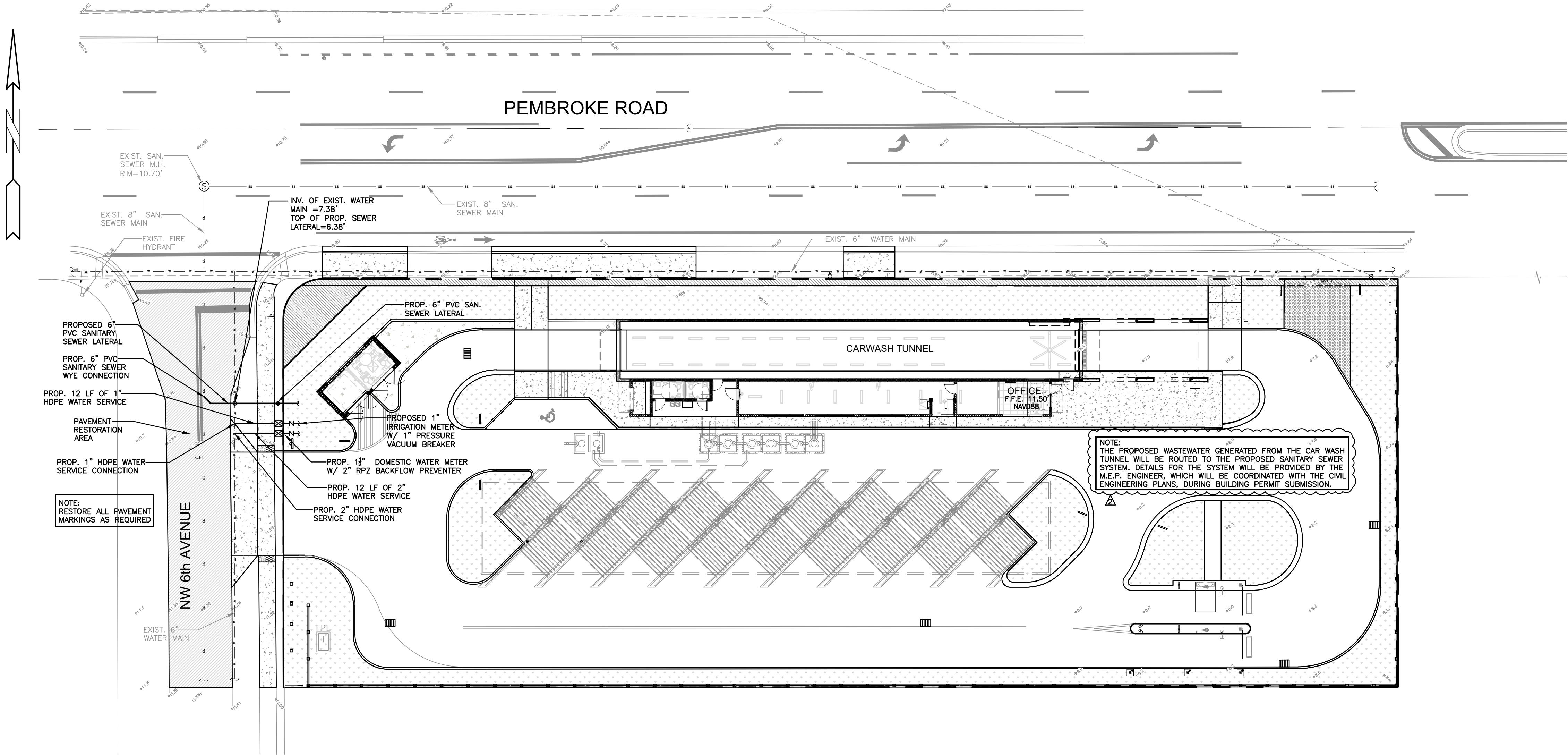
SHEET NO.:

C-4

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PROJECT NO.: 22-23

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

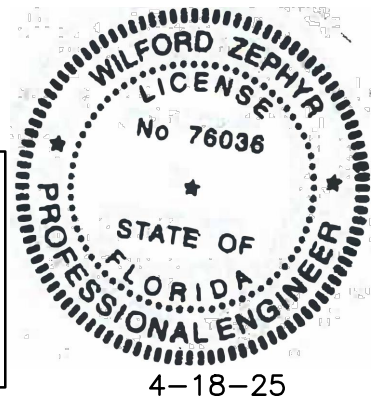


LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED PERVIOUS PAVER
- PROPOSED CONC. PAVEMENT
- PROPOSED MILLING & RESURFACE AREA
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT
- PROPOSED FLOW ARROW

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WATER & SEWER PLAN

REVISIONS	
NO.	DATE
1	3-20-24
2	4-18-25

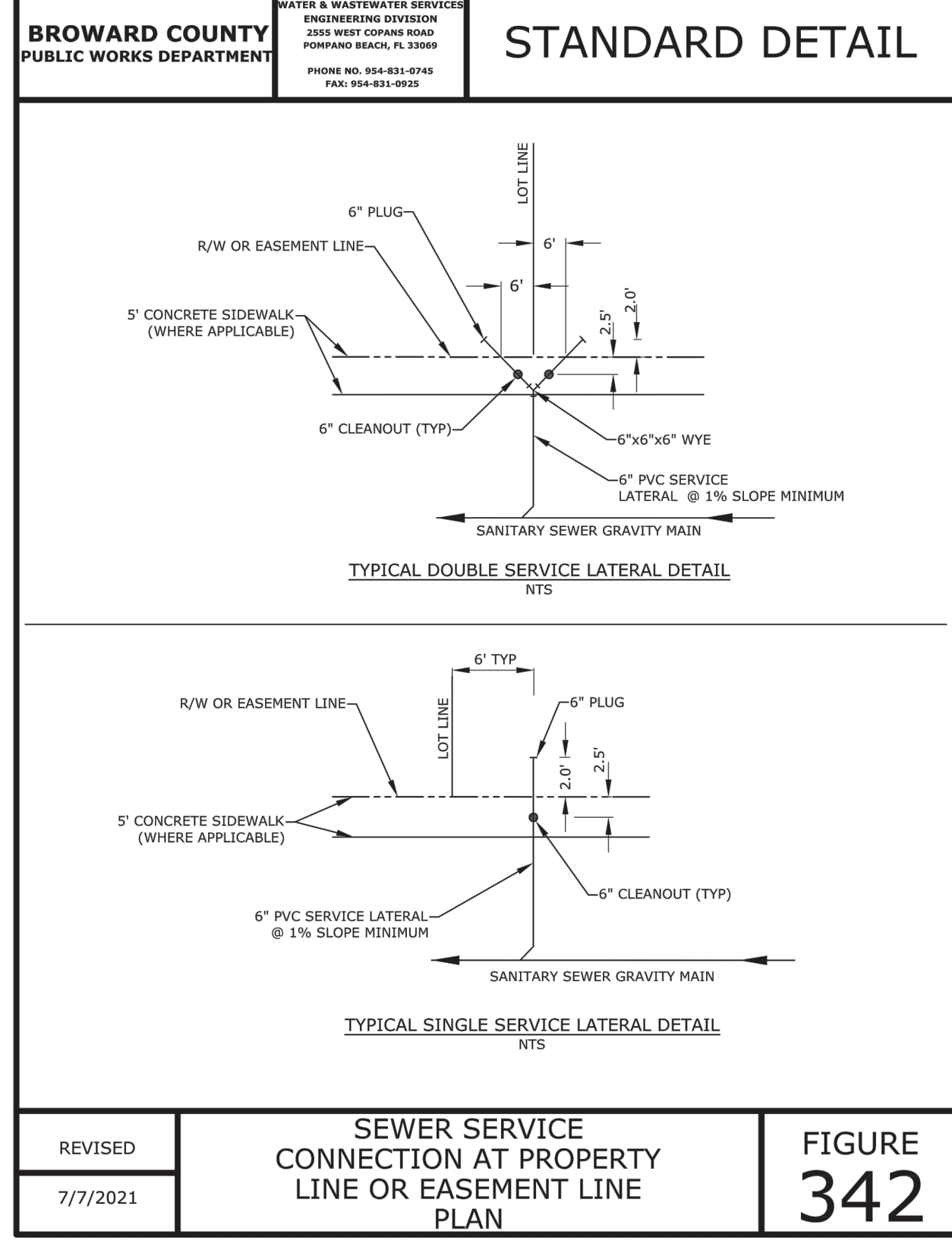
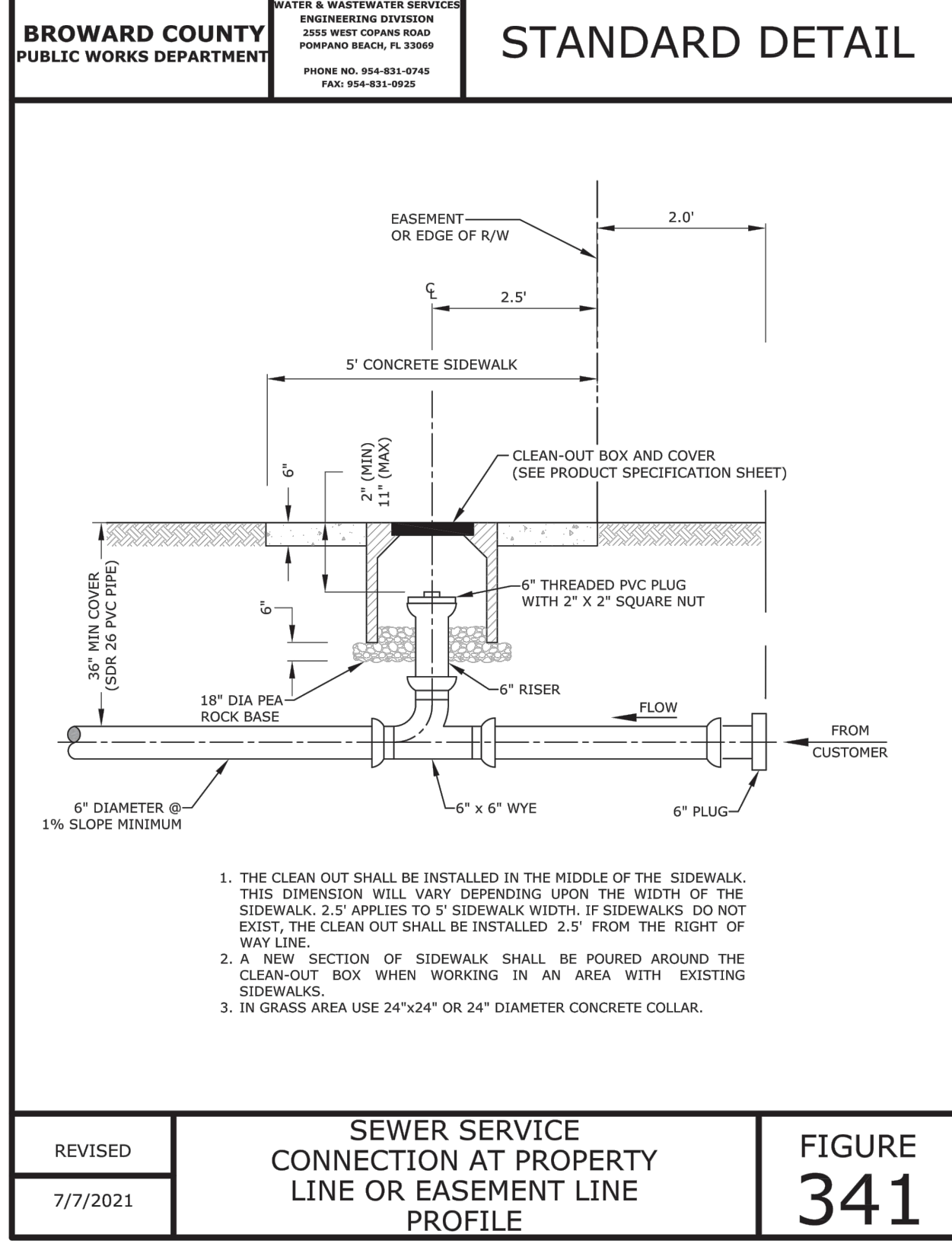
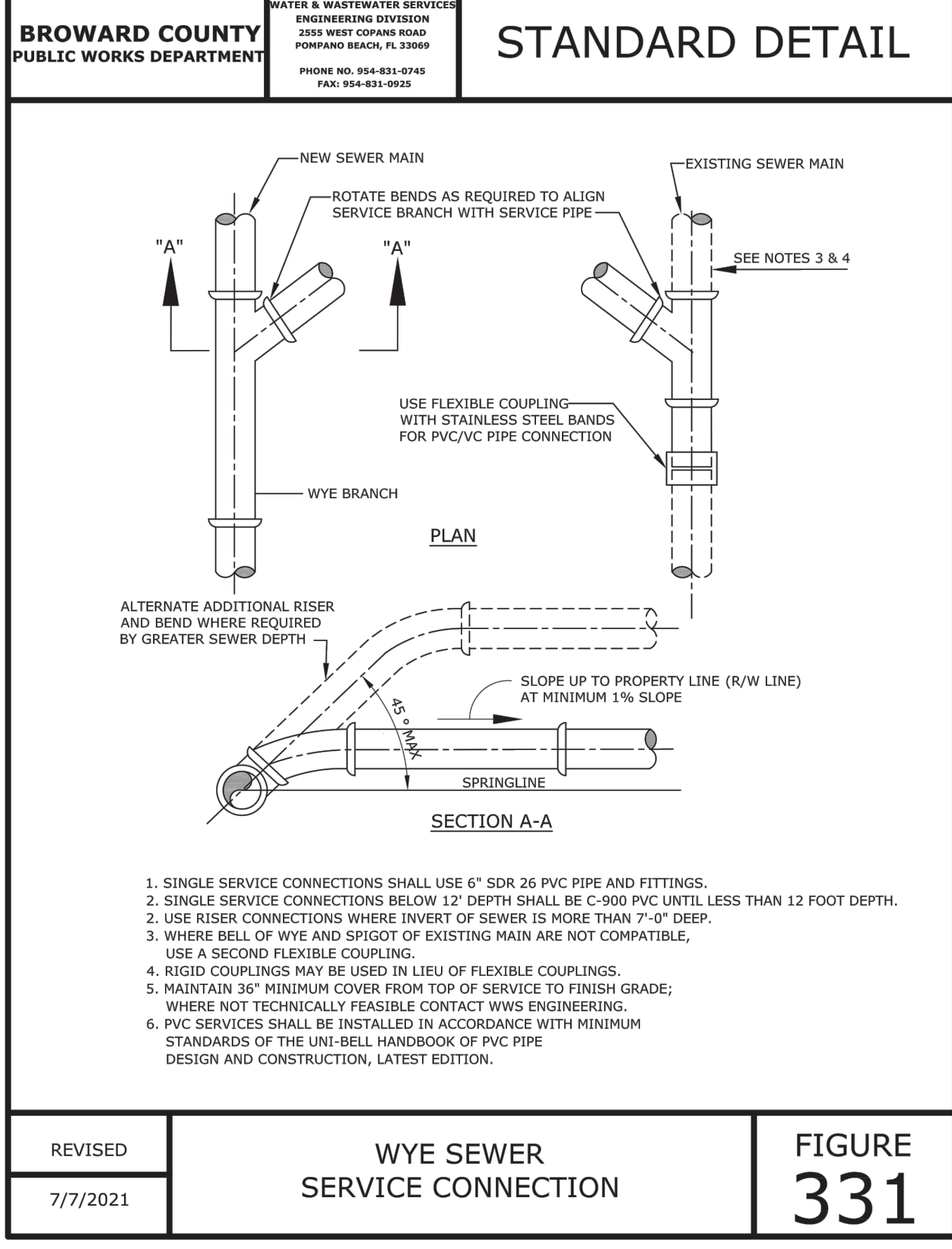
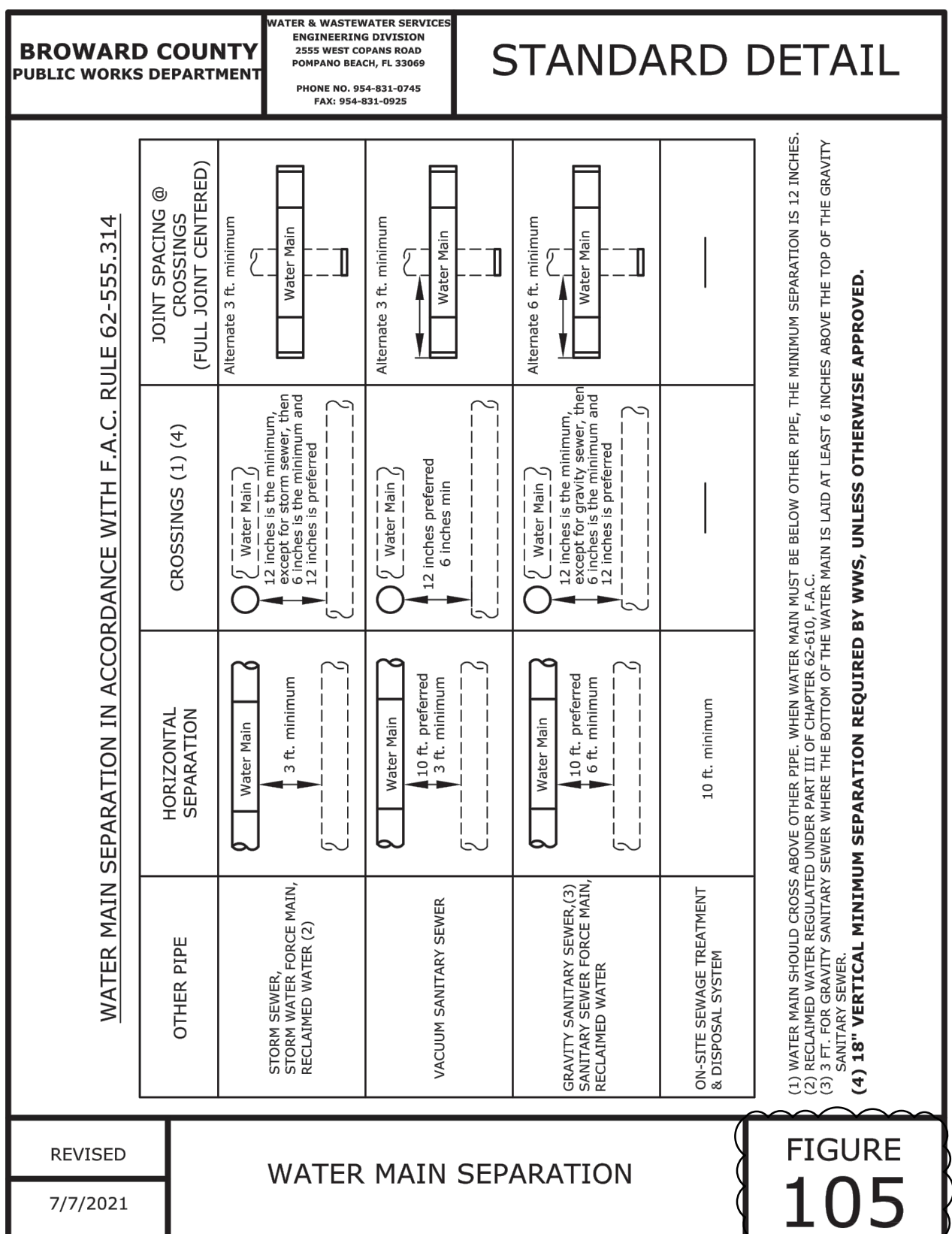
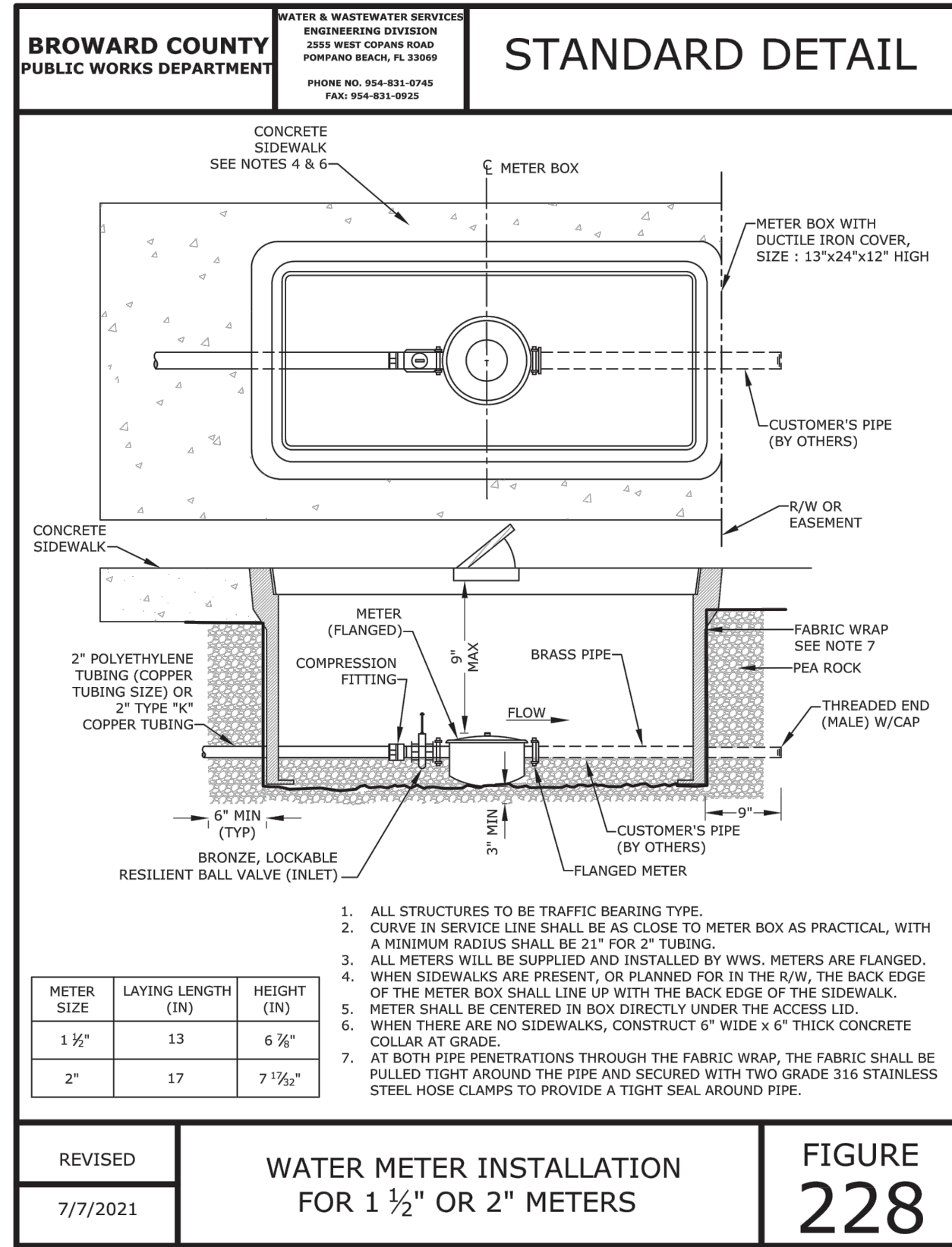
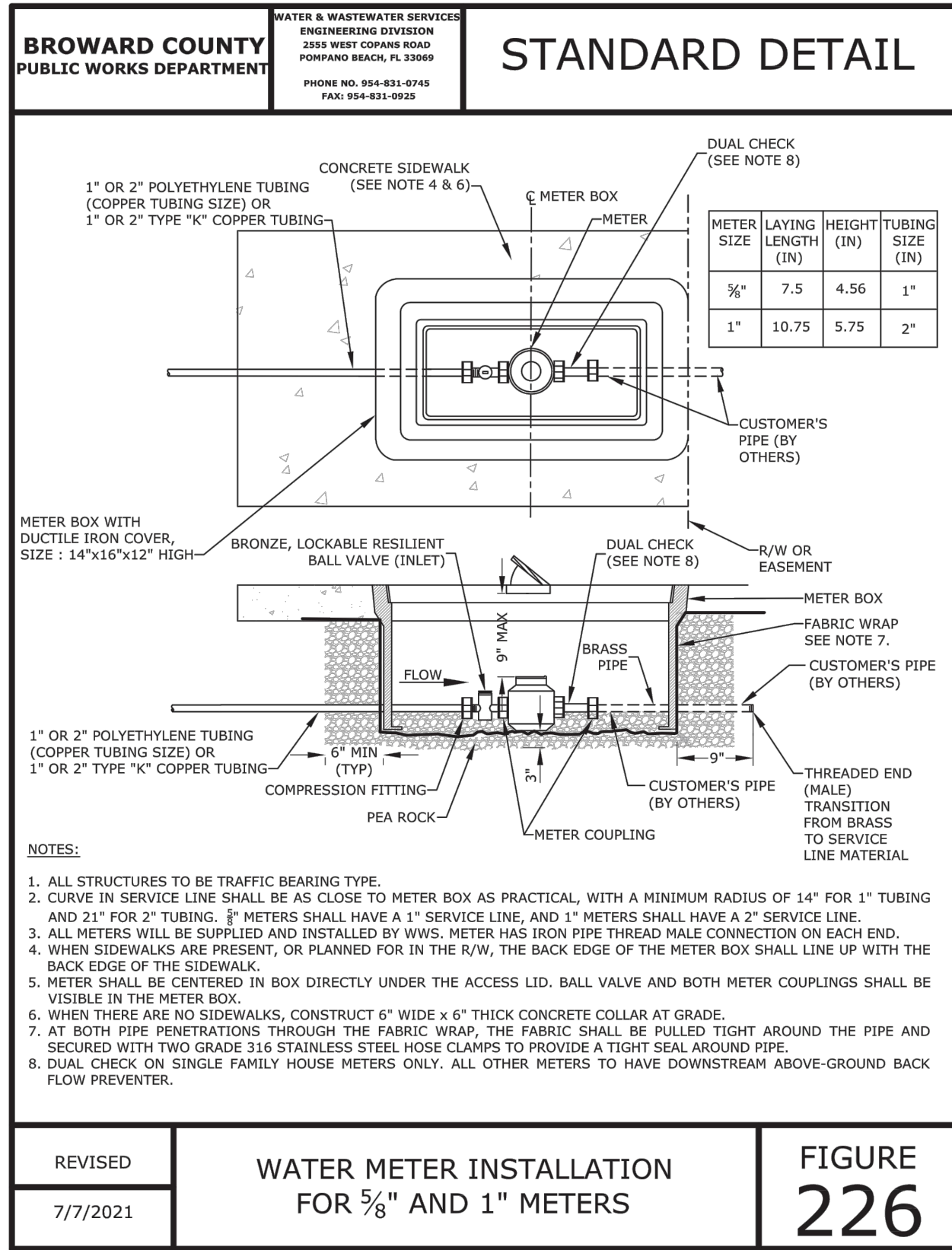
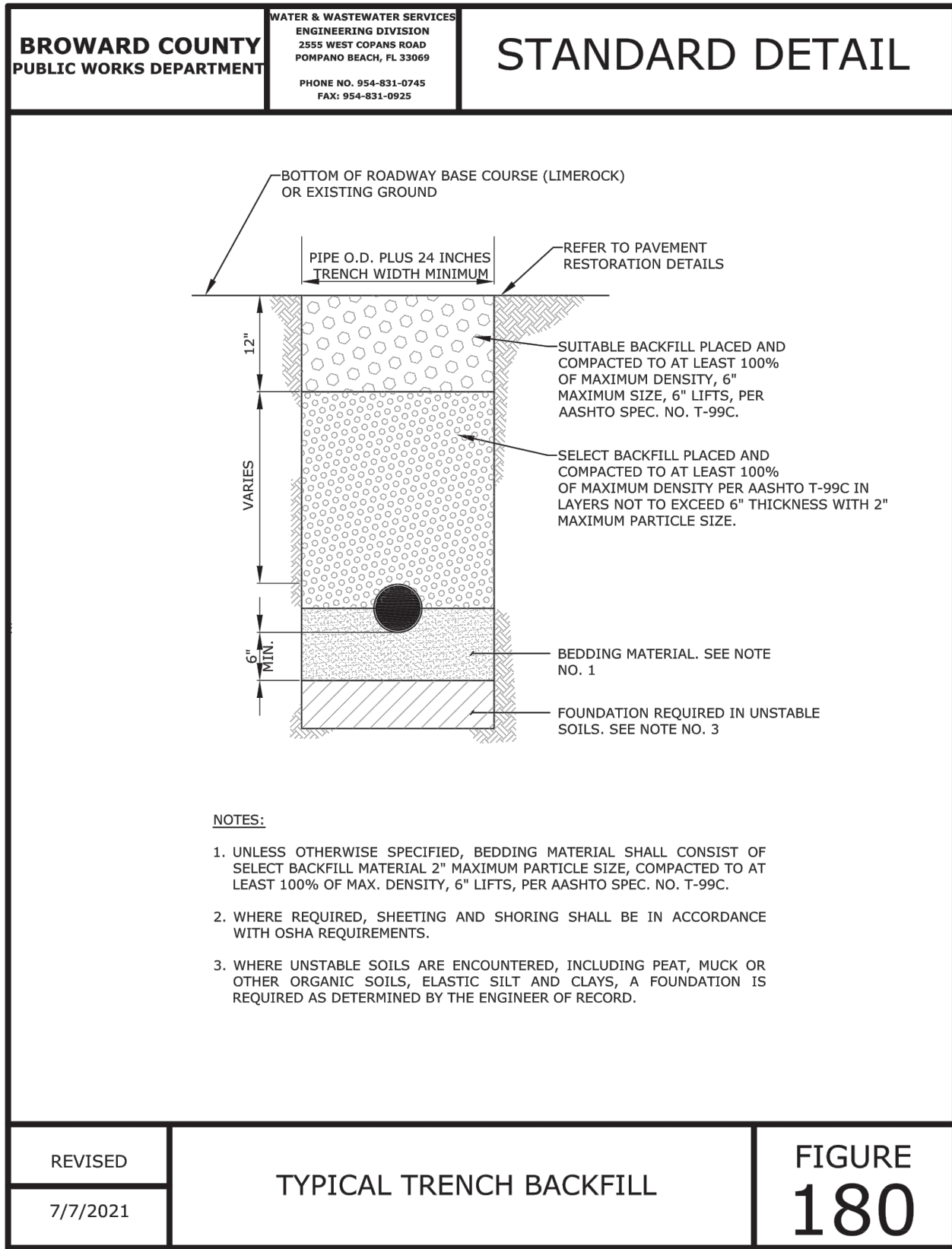
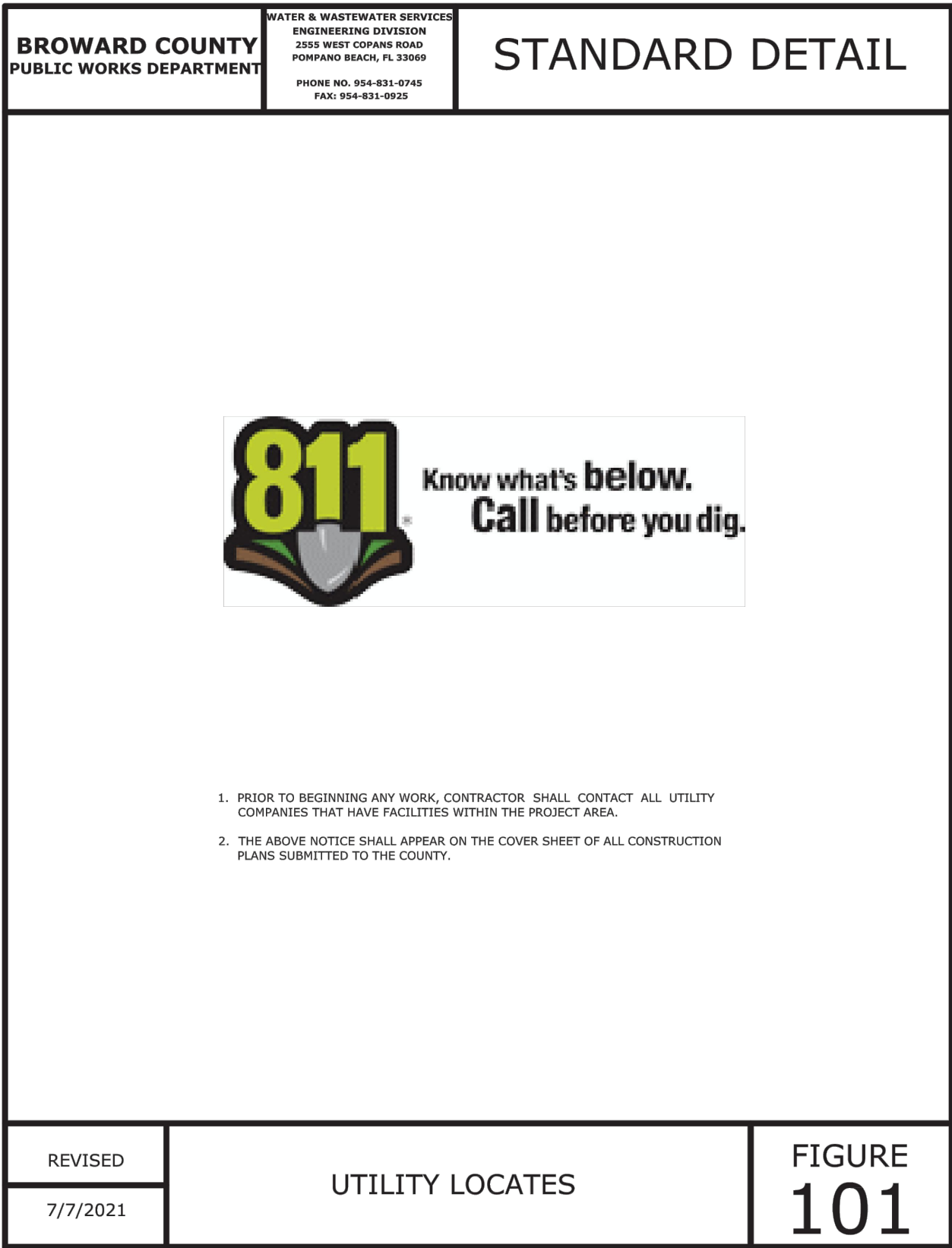
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C-5
6 OF 7
PROJECT NO.: 22-23



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WATER & SEWER DETAILS
SCALE: N.T.S.

NO.	DATE	DESCRIPTION
1	4-18-25	DRC REVIEW COMMENTS

ZEPHYR ENGINEERING
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PROJECT NO.: 22-23