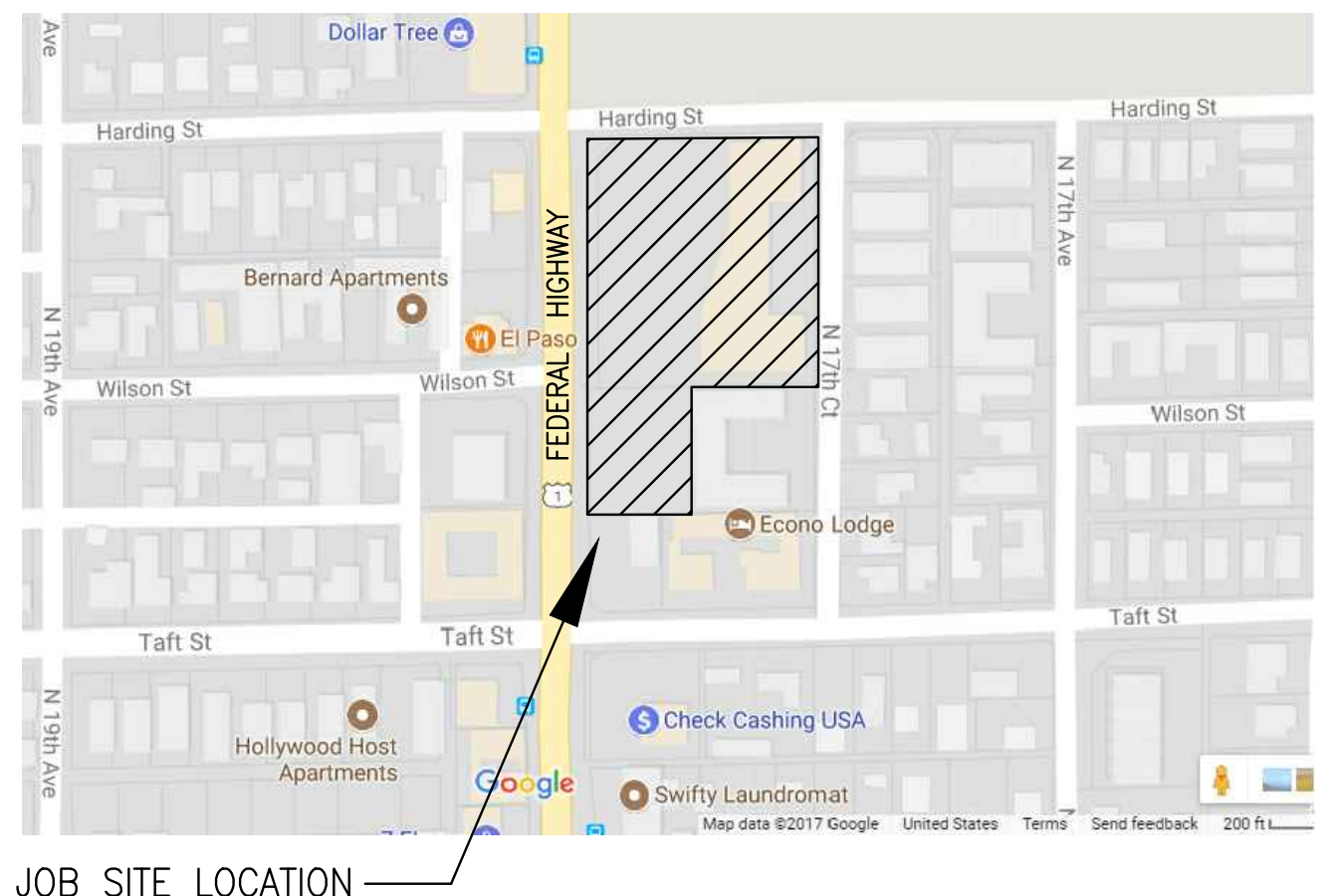


**COMMERCIAL GREEN BUILDING PRACTICES INCORPORATED INTO PLANS**

- (Per Ordinance O-2011-06)
- Energy Star Approved Roofing Materials.
  - At least 80% of plants, trees and grass per the South Florida Water Management District recommendations (latest edition). Landscape plan, reviewed and approved by a landscape architect, shall be submitted with permit application. Landscaping shall be verified by inspection prior to final certificate of occupancy.
  - Utilize LED lights for over 90% of parking lot lighting.
  - Refrigerant: All building HVAC&R systems are free of CFU's and Halons.
  - Redevelopment of existing site - Locate the building on a site that has existing hardscape or buildings that must be replaced by the new development and has existing utility connections to the site.
  - Access to public transportation - The site is located within 1/4 mile of existing rail node or 1/4 mile of at least 1 active bus stop.
  - Sidewalks - Provide sidewalks for all paths to adjacent city streets that are minimum 4' wide with concrete or other firm, slip resistant surfaces.
  - Reduce heat island effect - Utilize a cool-roof that will have a Solar Reflectance Index equal to or greater than 78, which reduces the heat island effect.
  - Durable Exterior Materials-Building design shall include durable exterior building wall and window materials to prevent damage from high winds. The exterior surface of a minimum of 80% of walls shall be concrete or brick masonry. Windows shall have impact resistant glazing.
  - Low flow toilet fixtures. The toilets shall have a maximum water use of 1.28 gpf. Urinals shall have a maximum water use of 0.5 gpf. Calculations must be submitted with plans. System must pass all required inspections by plumbing inspector.



**LOCATION PLAN**

**LEGAL DESCRIPTION:**

PARCEL 1: FOLIO# 5142 10 54 0010  
 PARCEL "A" OF HARDING PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: FOLIO# 5142 10 61 0010  
 PARCEL "A" OF HARDING PLAZA II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGE 5 & 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:  
 BENEFICIAL EASEMENTS RIGHTS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT AND COVENANT RUNNING WITH THE LAND, BY AND BETWEEN, HARDING HOLLYWOOD INVESTMENTS, LLC AND ESJ HOLLYWOOD INVESTMENT, LLC RECORDED MARCH 9, 2009 IN OFFICIAL RECORDS BOOK 46038, PAGE 1379, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**SITE AND CODE DATA**

DESCRIPTION	HARDING PLAZA
CURRENT ZONING	FH-2 (Federal Highway Medium-High intensity Mixed-Use District)
CURRENT LAND USE	RAC - Regional Activity Center
CURRENT USE	Commercial Shopping Center and Vacant Land

**1 GENERAL INFORMATION**

DESCRIPTION	NON-RESIDENTIAL	TYPE	GROSS BUILDING AREA
		New Retail	6,200 SF
		Existing Retail Dollar Store	9,887 SF
		Service Station (12 fuel dispensers) w/Convenience Store	5,636 SF 5,346 SF canopy
FAR	3.0 Allowed		0.19 Provided
TOTAL SITE AREA	114,968 (NET) SF (2.639 Acres)		
TOTAL BUILDING	21,723 SF		18.90%
TOTAL VEHICULAR USE AREA	62,428 SF		54.30%
INTERIOR LANDSCAPE AREA (MINUS PERIMETER LANDSCAPE SET BACK AREA)	16,489 SF		26.41% of vehicular use area
TOTAL OPEN SPACE AREA	30,817 SF		26.80%

**2 SETBACKS**

DESCRIPTION	NEW RETAIL		EXISTING RETAIL		SERVICE STATION AND CONVENIENCE STORE			
	ALLOWED	PROVIDED	ALLOWED	PROVIDED	ALLOWED	PROVIDED		
FRONT (WEST)	10'-0"/30'-0"	10'-0"	FRONT (WEST)	10'-0"/30'-0"	139'-9"	FRONT (WEST)	10'-0"/30'-0"	40'-0"
REAR (EAST)	0'-0"	72'-0"	REAR (EAST)	0'-0"	10'-6"	REAR (EAST)	0'-0"	158'-6"
SIDE (NORTH)	10'-0"	336'-0"	SIDE (NORTH)	0'-0"	0'-0"	SIDE (NORTH)	0'-0"	112'-0"/34' canopy
SIDE (SOUTH)	0'-0"	38'-8"	SIDE (SOUTH)	0'-0"	240'-5"	SIDE (SOUTH)	0'-0"	303'-9"/138'-9"

**3 MINIMUM ACTIVE USES**

FRONTAGE	REQUIRED	PROVIDED
Federal Highway (489.5 FT)	60%	186.8' (38.16%)

**4 HEIGHTS PROVIDED**

DESCRIPTION	NEW RETAIL		EXISTING RETAIL DOLLAR STORE		SERVICE STATION AND CONVENIENCE STORE			
	ALLOWED	PROVIDED	ALLOWED	PROVIDED	ALLOWED	PROVIDED		
HEIGHT	140'-0"	32'-7"	HEIGHT	140'-0"	24'-0"	HEIGHT	140'-0"	33'-4"

**5 PARKING DATA**

DESCRIPTION	MINIMUM 3 PER 1000 SF / MAXIMUM 5 PER 1000 SF	REQUIRED	REQUIRED
		MINIMUM	MAXIMUM
NEW RETAIL	Standard parking spaces for 6,200 SF	19 sp	31 sp
EXISTING RETAIL DOLLAR STORE	Standard parking spaces for 9,887 SF	30 sp	49 sp
SERVICE STATION/CONVENIENCE STORE	Standard parking spaces for 5,636 sf	17 SP	28 SP
<b>TOTAL STANDARD PARKING SPACES</b>		66 sp	108 sp
		<b>PROVIDED 87 SPACE INCLUDING 2 AT AIR HOSES</b>	

**6 PROJECT SUMMARY**

SUMMARY OF REQUESTS: VARIANCES, MODIFICATIONS AND SPECIAL EXCEPTION			
SPECIAL EXCEPTION	SERVICE STATION (WAWA)	REQUIRED	PROVIDED
VARIANCE	10 FT PERIPHERAL LANDSCAPE BUFFER	10'-0"	5 FT
	WHEEL STOPS (Wawa)	ALL Parking	Bollards at spaces next to building only

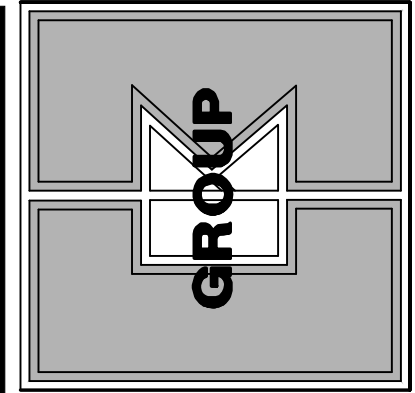
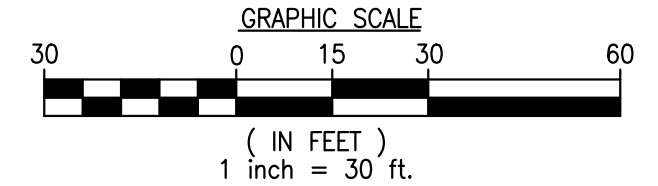
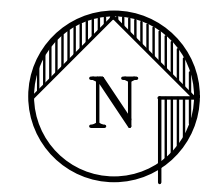
**FUEL DELIVERY HOURS:**

MONDAY THRU FRIDAY: 5 AM THRU MIDNIGHT  
 NO DELIVERIES DURING SCHOOL YEAR FOR SOUTH BROWARD HIGH SCHOOL FROM 6AM TO 7:30AM AND FROM 2:30PM TO 4:00PM

SATURDAY & SUNDAY: 5 AM THRU MIDNIGHT  
 NOTE: DELIVERY RESTRICTIONS LIFTED DURING EMERGENCY TIMES, INCLUDING HURRICANES.

NOTES:  
 - MAXIMUM ILLUMINATION LEVEL AT PROPERTY LINES SHALL NOT EXCEED 0.5 FOOT-CANDLE LEVEL.  
 - ALL LIGHTS AND LIGHTING SHALL BE DESIGNED AND ARRANGED AS NOT TO CAUSE A DIRECT GLARE INTO ADJACENT PROPERTIES.

**OVERALL SITE PLAN**

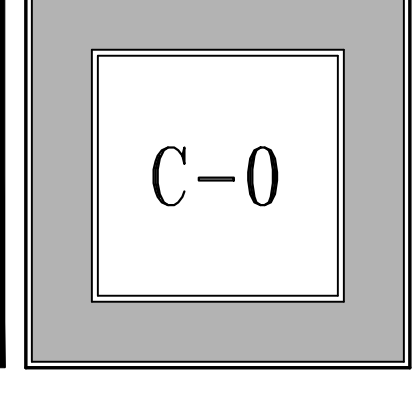


**CKE GROUP INCORPORATED**  
 engineering • architecture • planning

HARDING PLAZA REDEVELOPMENT  
 FEDERAL HIGHWAY & HARDING ST.  
 HOLLYWOOD, FLORIDA

SUITE 106 • MIAMI LAKES, FLORIDA 33014  
 SUITE 106 • MIAMI LAKES, FLORIDA 33014

project no: 1581  
 scale: AS SHOWN  
 date: 05-14-18  
 drawn by: A.V.



MEETING DATES:  
 PRELIMINARY TAC - JUNE 18, 2018  
 FINAL TAC - SEPTEMBER 4, 2018