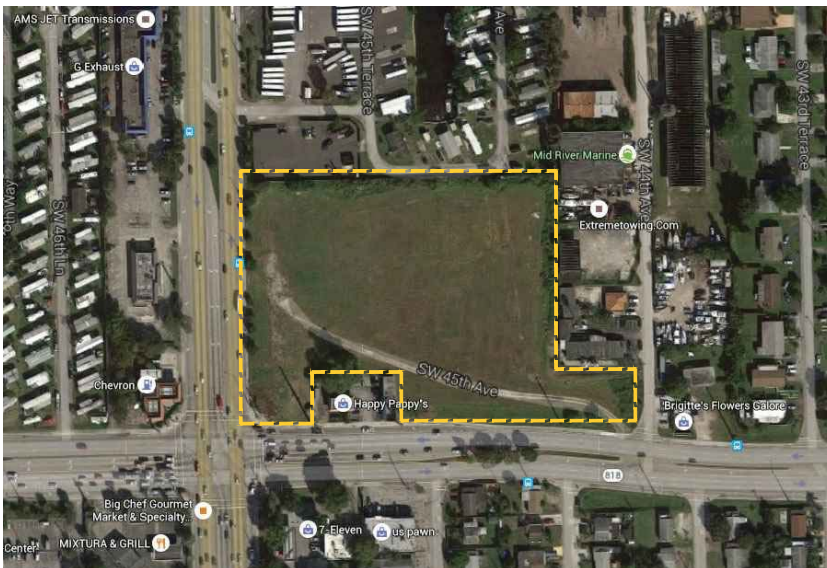


1 AERIAL IMAGES



2 GENERAL SITE INFORMATION



SELECTED PROPERTY-FOLIO: 504125300010 2015 AERIALS
 Source: Broward County Property Appraiser

Site Address	US 441, HOLLYWOOD	ID #	5041 25 30 0010
Property Owner	LL HART DEVELOPMENT LLC	Millage	0513
Mailing Address	PO BOX 801931 MIAMI FL 33280	Use	10

LEGAL DESCRIPTION: PARCEL "A" OF GRIFFIN - 441 PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOT SIZE: 266,073 (NET) SQ. FT. (6.1088 ACRES) FOLIO: 5041-25-30-0010

DESCRIPTION	VALUE
CURRENT ZONING	SR7 CCD - RC
PROPOSED ZONING	PLANNED DEVELOPMENT
CURRENT LAND USE	TRANSIT ORIENTED CORRIDOR
CURRENT USE	VACANT

2 GENERAL INFORMATION CONTINUED

DESCRIPTION	ALLOWED	PROVIDED	GROSS BUILDING AREA
NUMBER OF RESIDENTIAL UNITS	36 UNITS PER ACRE (36 * 6.1088 ACRES = 219 UNITS)	180 UNITS	269, 543 SQ FT
NON-RESIDENTIAL	TYPE		
	RESTAURANT	2,562 SQ FT	
	WAREHOUSE / STORAGE	27,105 SQ FT	
	SERVICE STATION (16 FUEL DISPENSERS) WITH CONVENIENCE STORE	6,119 SQ FT	
TOTAL SITE AREA	266,073 (NET) SQ. FT. (6.1088 ACRES)		
TOTAL BLDG FOOTPRINT	60, 173 SQ. FT. (1.38 ACRES) 22% OF SITE		
TOTAL VEHICULAR USE AREA	127,938 SQ. FT. (2.94 ACRES) 48% OF SITE		
LANDSCAPE AREA (MINUS PERIMETER LANDSCAPE SETBACK AREA)	29, 389 SF (0.60 ACRES) 22.9% OF VEHICULAR USE AREA		
TOTAL LANDSCAPE AREA	59, 224 SF (1.36 ACRES) 22.2% OF SITE		

3 SETBACKS

RESIDENTIAL			RESTAURANT			STORAGE / WAREHOUSE			SERVICE STATION & CONVENIENCE STORE		
DESCRIPTION	ALLOWED	PROVIDED	DESCRIPTION	ALLOWED	PROVIDED	DESCRIPTION	ALLOWED	PROVIDED	DESCRIPTION	ALLOWED	PROVIDED
FRONT (SOUTH)	0'-0"	13'-9"	FRONT (WEST)	0'-0"	82'-8"	FRONT (EAST)	0'-0"	219'-5"	FRONT (WEST)	0'-0"	166'-4"
REAR (NORTH)	0'-0"	163'-4"	REAR (EAST)	0'-0"	420'-0"	REAR (WEST)	0'-0"	283'-5"	REAR (EAST)	0'-0"	344'-1"
SIDE (EAST)	0'-0"	32'-0"	SIDE (NORTH)	0'-0"	30'-0"	SIDE (NORTH)	0'-0"	12'-0"	SIDE (NORTH)	0'-0"	252'-10"
SIDE (WEST)	0'-0"	333'-7"	SIDE (SOUTH)	0'-0"	306'-0"	SIDE (SOUTH)	0'-0"	245'-11"	SIDE (SOUTH)	0'-0"	29'-8"

4 HEIGHTS PROVIDED

RESIDENTIAL			RESTAURANT			STORAGE / WAREHOUSE			SERVICE STATION & CONVENIENCE STORE		
DESCRIPTION	ALLOWED MAX.	PROVIDED	DESCRIPTION	ALLOWED MAX.	PROVIDED	DESCRIPTION	ALLOWED MAX.	PROVIDED	DESCRIPTION	ALLOWED MAX.	PROVIDED
HEIGHT	175'-0"	95'-4"	HEIGHT	175'-0"	25'-0"	HEIGHT	175'-0"	40'-0"	HEIGHT	175'-0"	33'-4"

5 PARKING DATA

DESCRIPTION	VALUE	REQUIRED	PROVIDED
RESIDENTIAL	USE : APARTMENT UNITS - 1.5 SPACES PER UNIT	306 SPACES	252 SPACES
	BREAK DOWN OF REQUIRED STANDARD PARKING SPACES		
	180 UNITS X 1.5 = 270 SPACES		
	GUEST PARKING		36
	180 UNITS / 5 = 36 SPACES		
	LOADING	2	2
	1 PER 50-100 UNITS + 1 SPACE FOR EACH ADDITIONAL 100 = 2 LOADING SPACES		
RESTAURANT	60 % TIMES THE GROSS FLOOR AREA OF BLDG THEN 1 PER 60 SQ FT OF THE RESULTING FLOOR AREA	25 SPACES	36 SPACES
	BREAK DOWN OF REQUIRED: STANDARD PARKING SPACES		25
	(2562 SF / 100 SF) = 25 SPACES		
	LOADING	0	0
	LESS THAN 10,000 SF 0 SPACES REQUIRED		
WAREHOUSE/STORAGE	1 PER 1000 SQ. FT.	19 SPACES	19 SPACES
	BREAK DOWN OF REQUIRED: STANDARD PARKING SPACES		19
	19620 SF / 1000 = 19 SPACES		
	LOADING	0	2
	LESS THAN 10,000 SF 0 SPACES REQUIRED		
SERVICE STATION / CONVENIENCE STORE	1 PER 250 SQ. FT.	24 SPACES	49 SPACES
	BREAK DOWN OF REQUIRED: STANDARD PARKING SPACES		24
	6119 SF / 250 = 24 SPACES		
	LOADING	0	4
	LESS THAN 10,000 SF 0 SPACES REQUIRED		
	TOTAL STANDARD PARKING SPACES	REQUIRED TOTAL - 374	PROVIDED TOTAL - 356

6 PROJECT SUMMARY

SUMMARY OF REQUESTS: VARIANCES, MODIFICATIONS AND WAIVERS			
RE-ZONING	FROM SR7 CCD RC TO PLANNED DEVELOPMENT		
WAIVER	ACREAGE REQUIREMENT FOR PD		
	REQUIRED	PROVIDED	
	10 ACRES	6 ACRES	
MODIFICATION	PARKING LOT SETBACK	REQUIRED 10'-0"	PROVIDED 4'-6"
	PARKING REDUCTION	REQUIRED 374	PROVIDED 356
	VEHICULAR USE AREA / LANDSCAPING	REQUIRED 25%	PROVIDED 22%
VARIANCE	25 FT PERIPHERAL LANDSCAPE BUFFER	REQUIRED 25'-0"	PROVIDED 169'-5" MAXIMUM TO 5'-5" MINIMUM
	SIGN VARIANCE - INCREASE NUMBER OF PERMITTED WALL SIGNS FOR RESTAURANT AND SERVICE STATION / CONVENIENCE STORE		



PARCEL 'A' - 441 ROC - GRIFFIN & 441 PLAZA
 HOLLYWOOD, FL 15-820US

MEETING DATES:
 FINAL TAC - 06-19-2017
 PLANNING AND ZONING BOARD - 10-19-2017

MASTER DEVELOPMENT PLAN



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