

ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 1/21/2020

Location Address: 1940, 1954 N 30th Road and 3080 Sheridan Street

Lot(s): See attach exhibit Block(s): _____ Subdivision: Central belt Section

Folio Number(s): 5142-08-01-0050 and 5142-08-19-0010

Zoning Classification: M-1 Land Use Classification: Industrial

Existing Property Use: Farmers Market Sq Ft/Number of Units: 145,496 existing and new, 976

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): See attached Exhibit B for 3080 Sheridan Street

See a attached exhibit 1940 N. 30th and 1954 N. 30th Road

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board

- City Commission
- Planning and Development

Explanation of Request: Site Plan for expansion of existing farmers market by adding a 44,688 sq. ft. open roofed food court and converting 35,688 sq. ft. of existing warehouse to vendor space

Number of units/rooms: _____ Sq Ft: 145,496 sq. ft. farmers market

Value of Improvement: \$1,000,000+ Estimated Date of Completion: 2020

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

Name of Current Property Owner: 1940 N 30th Road LLC, 1954 N 30th Road LLC,

Address of Property Owner: 3080 Sheridan Street LLC, 3029 Taft Street, Hollywood, FL 33021

Telephone: 954-921-2444 Fax: 954-921-2508 Email Address: adrucker@invictawatch.com

Name of Consultant/Representative/Tenant (circle one): Calvin, Giordano & Associates, Inc.

Address: 1800 Eller Drive, Suite 600, Ft. Lauderdale Telephone: 954-266-6468

Fax: 954-921-8807 Email Address: hholden@cga-solutions.com

Date of Purchase: 2-13-2009; 2014 Is there an option to purchase the Property? Yes () No

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Debbie M. Orshetsky, Esquire,

Holland & Knight Address: 515 East Las Olas, Suite 1200
Fort Lauderdale, FL 33301 Email Address: Debbie.Orshetsky@hk-law.com
468 7971

PLANNING DIVISION



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Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

I/(We) certify that I/ (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. I/(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. I/(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: [Signature] Date: 1/21/2020

PRINT NAME: Alene V. Drucker, ESG Date: _____

Signature of Consultant/Representative: [Signature] Date: 1/21/2020

PRINT NAME: Alene V. Drucker, ESG Date: _____

Signature of Tenant: _____ Date: _____

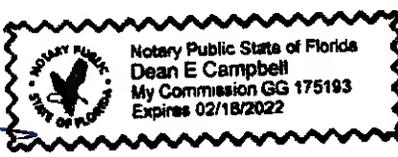
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for SITE PLAN APPROVAL to my property, which is hereby made by me, or I am hereby authorizing Alene Drucker to be my legal representative before the Planning/Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 21 day of JANUARY

[Signature]
Notary Public
State of Florida



[Signature]
Signature of Current Owner

Alene Drucker
Print Name

My Commission Expires: 2/18/22 (Check One) Personally known to me; OR Produced Identification _____



August 20, 2019

City of Hollywood
TAC

Re: YGFM Application – Authorization to Sign Documentation

To Whom It May Concern:

I, Eyal Lalo, as Manager of 1940 N 30th Road LLC and 1954 N 30th Road LLC do hereby authorize Aline Drucker to sign all applications in regards to the site plan and land use plan amendment applications for Yellow Green Station and Yellow Green Farmers Market.

Thank you for your attention to this important matter.

By: 
Eyal Lalo
Owner & CEO

YELLOW GREEN FARMERS MARKET SITE PLAN DESCRIPTION

(Folio 5142-08-19-0010) 3080 Sheridan Street

All of Parcel A of 3080 SHERIDAN WAREHOUSE, according to the plat thereof as recorded in Plat Book 183, Page 11 of the Broward County Public Records.

TOGETHER WITH:

(Folio: 5142-08-01-0050) 1940 N 30th Road

All that certain Tract or Parcel of land being a portion of the NE 1/4 of Section 8, Township 51 South, Range 42 East, Broward County, Florida, more particularly described as follows:

Commence at the Southeast corner of the said Northeast 1/4; thence Westerly along the South boundary of the said Northeast 1/4 a distance of 615.00 feet; thence Northerly, making an included angle of 89°41', a distance 657.87 feet to the point of beginning; thence continuing Northerly along the aforementioned course a distance of 500.00 feet; thence Easterly, making an included angle of 89°56', a distance of 400.0 feet; thence Southerly, making an included angle of 87°27'14", a distance of 500.49 feet; thence Westerly, making an included angle of 92°32'46", a distance of 377.08 feet to the Point of Beginning.

TOGETHER WITH:

(Folio: 5142-08-01-0041) 1954 N 30th Road

A portion of the East one-half (1/2) of the Northeast one quarter (1/4) of Section 8, Township 51 South, Range 42 East, Broward County, Florida, and a portion of CENTRAL GOLF SECTION OF HOLLYWOOD, as recorded in Plat Book 9, Page 44, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northeast quarter of said Section 8; thence South 88° 54' 12" West along the North line of Section 8, a distance of 215.00 feet; thence South 01° 08' 48" East along a line parallel with and 215.00 feet West of the East line of Section 8, a distance of 982.25 feet to the Point of Beginning; thence South 88° 54' 12" West, a distance of 400.00 feet; thence South 01° 08' 48" East, along the East line of Parcel "A", TAFT STREET INDUSTRIAL PARK, as recorded in Plat Book 122, Page 25, of the Public Records of Broward County, Florida, a distance of 540.75 feet; thence North 88° 54' 12" East, a distance of 400.00 feet; thence North 01° 08' 48" West, along a line parallel with and 215.00 feet West of the East line of said Section 8, a distance of 540.75 feet to the Point of Beginning. Said lands situate, lying in being in Broward County, Florida.



CITY of HOLLYWOOD, FLORIDA

Code Compliance Division

2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3061 • Fax (954) 921-3924 • www.hollywoodfl.org

Notice of Rescheduling of Special Magistrate Hearing

City of Hollywood
Petitioner

12/4/2019

VS

Case No. **V19-01099**

BODDEN, STEPHEN S., ESQ.
1954 N 30TH ROAD LLC
1688 MERIDIAN AVENUE SUITE 700
miami beach, fl 33139
Respondent

YOU ARE HEREBY NOTIFIED that the hearing in the above matter before which was previously scheduled before the City of Hollywood Special Magistrate, has been rescheduled for **1/22/2020** at 1:00 p.m., in the Commission Chambers, Room 219, 2600 Hollywood Boulevard, Hollywood, Florida.

At the public hearing before the Special Magistrate all interested parties may appear and be heard with respect to the proposed items. Notice is given that should you need a verbatim record of the proceedings, it will be your responsibility to ensure that a verbatim record is made. If you are a corporation, you are required to be represented by counsel in this proceeding, at your expense. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodations in order to participate in this meeting should call the office of Code Enforcement at (954) 921-3061 at least 48 hours prior to the public hearing.

If your case is compliance, please call the Code Enforcement Unit at (954) 921-3061

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect. We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

NR



CITY of HOLLYWOOD, FLORIDA
Code Compliance Division

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Phone (954) 921-3061 • Fax (954) 921-3924 • www.hollywoodfl.org

NOTICE OF VIOLATION

1/26/2019 9:12:42 AM

1954 N 30TH ROAD LLC
1954 N 30 RD
HOLLYWOOD FL 33021

SITE ADDRESS: 1954 N 30 RD
COMPLAINT/VIOLATION NUMBER: V19-01099

On or about 01/25/2019, a Notice of Violation was either posted, hand delivered, or mailed at the above-referenced property, informing you that you are in violation of the following:

CODE SECTION VIOLATED: 161.130(A)(1)
Permit Required; Exceptions

ACTION REQUIRED:
Permits must be obtained from the Building Dept. for all construction, renovations to property.

NOTES: Permit required to pave and stripe parking area and to install electrical gates with cameras. Obtain permits to comply.

Notice was given, and is hereby confirmed, that you must correct the above violation(s) by 02/26/2019. Continued non-compliance may result in your appearance at a Special Magistrate hearing. The Special Magistrate is empowered to rule on outstanding violations and may assess a fines, plus costs, for each day the violation continues, after the deadline established by the Special Magistrate's Final Order. The City may also have the violation abated at the expense of the property owner.

Pursuant to 162.09, Florida Statutes, repeat violations may result in the assessment of a fine up to \$5000.00 per day for each and every day the violation is found to exist.


Tashheema Lewis, INSPECTOR
954-997-8624

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO NOTIFY THE OFFICE OF CODE ENFORCEMENT WHEN THE PROPERTY IS IN COMPLIANCE, SO THAT A REINSPECTION CAN BE SCHEDULED.

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EXHIBIT 'B'

Prior Presentation of Property

3080 Sheridan Street had a plat approved by the City of Hollywood per the below called 3080 SHERIDAN WAREHOUSE

CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. R-2016-253 ADOPTED THIS 31 DAY OF August, A.D. 2016 AND BY SAID RESOLUTION PARCEL "A" AS SHOWN ON THIS PLAT WAS ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST:

Stacia A. Coney
CITY CLERK

APPROVED:

L. J. Lopez
CITY ENGINEER

APPROVED BY:

J. A. [Signature]
MAYOR

Exhibit C

PO-2020-02

First Reading January 21, 2020: Approved

On January 15, 2020 An Ordinance Of The City Of Hollywood, Florida, Amending The City's Comprehensive Plan By Changing The Land Use Designation For Property Located At 1940 N. 30th Road And 1954 N. 30th Road From The Land Use Designation Of Industrial To General Business; Amending The City's Land Use Map To Reflect The Changes. (19-L-48)

Second Reading is to be held on February 5, 2020

DESIGN CRITERIA STATEMENT

YG STATION

November 4, 2019, resubmitted January 27, 2020

1. Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details are recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

RESPONSE: The warehouse at 1954 N 30th Road will be renovated to serve as the main entrance to the market (YG Station). The northern façade of the warehouse is visible to patrons from the parking lot incorporating a landscaped pedestrian path to the entrance. The façade will include elements to add color and combine traditional and modern elements such as the use of traditional "red brick" like walls geometrically interspersed with floor to ceiling glass panes, a central clock and a covered entrance similar to mid modern architectural style.

2. Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

RESPONSE: The property is isolated from the neighborhood and there is no real street frontage in the typical sense. The warehouse at 1954 N 30th Road is being renovated with exterior improvements visible to the parking lot to its north. Architectural details will give the warehouse a more modern, sleek appearance than the existing building façade and neighboring industrial structures.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

RESPONSE: The height and mass remain consistent with what is on the property and the adjacent areas.

4. Landscaping. Landscaped areas should contain a variety of native and other

compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

RESPONSE: Landscaped areas include a predominately native plant palette of Live Oaks to provide shade for the parking areas. Standard Crape myrtles have been included for color along the west perimeter below the overhead FPL lines. Native Florida Royal Palms currently existing which will be preserved to capture the tropical feel of this south Florida market. A large percentage of the Shrubs are native cocoplum and coffee which are proposed below the canopy of the trees. Colorful shrubs are also included at the entrances to announce arrival to the market.

3080 Sheridan Street



1954 N 30th Road

1940 N 30th Road

3080 Sheridan Street



View of 3080 Sheridan Street facing east from Sherman Street (Entry Point – Outside Looking in)



View of the north building elevation located on 3080 Sheridan Street (North Building Elevation)



View of the east building elevation located on 3080 Sheridan Street (East Building Elevation)



View of the south building elevation located on 3080 Sheridan Street (South Building Elevation)



View of the west building elevation located on 3080 Sheridan Street (West Building Elevation)



View of 3080 Sheridan Street facing north from the inside of the parcel looking out (Inside Looking Out - North)



View of 3080 Sheridan Street facing south from the inside of the parcel looking out (Inside Looking Out - South)



View of 3080 Sheridan Street facing west from the inside of the parcel looking out (Inside Looking Out - West)



View of 3080 Sheridan Street facing north from the outside of the parcel looking in (Outside Looking In - North)



View of 3080 Sheridan Street facing east outside looking in (Outside Looking In – East)



View of 3080 Sheridan Street facing south outside looking in (Outside Looking In – South)



View of 3080 Sheridan Street facing east outside looking in (Outside Looking In – West)



View from Taft Street facing the entrance to N 30th Road (Entry Point – Outside Looking In)

1954 N 30th Street



View of the north building elevation located on 1954 N 30th Street (North Building Elevation)



View of the east building elevation located on 1954 N 30th Street (East Building Elevation)



View of the south building elevation located at 1954 N 30th Street (South Building Elevation)



View of the west building elevation located at 1954 N 30th Street (West Building Elevation)



View of the north side of 1954 N 30th Street as taken from the inside of the parcel looking out (Inside Looking Out - North)



View of the east side of 1954 N 30th Street as taken from the inside of the parcel looking out (Inside Looking Out - East)



View of the south side of 1954 N 30th Street as taken from the inside of the parcel looking out (Inside Looking Out - South)



View of the west side of 1954 N 30th Street as taken from the inside of the parcel looking out (Inside Looking Out - West)



View of 1954 N 30th Street facing southwest from the outside of the parcel looking in (Outside Looking In – Southwest)



View of 1954 N 30th Street facing east from the outside of the parcel looking in (Outside Looking In – East)

1940 N 30th Street



View of the east side of 1940 N 30th Street as taken from inside the parcel looking out (Inside Looking Out – East)



View of the west side of 1940 N 30th Street as taken from inside the parcel looking out (Inside Looking Out – West)



View of the south side of 1940 N 30th Street as taken from the inside looking out (Inside Looking Out – South)



View of the east building elevation located at 1940 N 30th Street (East Building Elevation)

*Traffic Management Plan
for Submittal to the
City of Hollywood*

Yellow-Green Farmer's Market Expansion Hollywood, Florida

Prepared for:

Yellow-Green Farmer's Market, LLC
Hollywood, Florida

Prepared by:

Kimley-Horn and Associates, Inc.

Kimley»Horn

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January 2020
140582000

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INTRODUCTION

Yellow-Green Farmer's Market, LLC (Market) is proposing to expand the property located at 1940 North 30th Road in Hollywood, Florida. The proposed expansion includes a new food court and additional market space in the currently unoccupied warehouse. Please note that the Market currently operates from 8:00 A.M. to 4:00 P.M. on weekends only and is proposed to operate from 8:00 A.M. to 9:30 P.M. on weekends only. The proposed redevelopment is expected to be completed by year 2020. A project location map is provided as Figure 1 and an overall site plan is presented as Figure 2.

Kimley-Horn and Associates, Inc. has prepared a traffic management plan at the request of the City of Hollywood to provide guidance in the operation of the site's entry and exit points to address potential unexpected congestion that may impact the public right-of-way, including Sheridan Street. It should be noted that the proposed mitigation strategies included in this plan are considered contingencies as the standard operating plan is expected to address existing and future operational deficiencies. The proposed plan provides general direction on how to address possible congestion at various locations within and around the site attributed to vehicular ingress and egress. The plan requires continued coordination and cooperation with City of Hollywood staff, the City of Hollywood Police Department, and the site /parking operator of the Market.

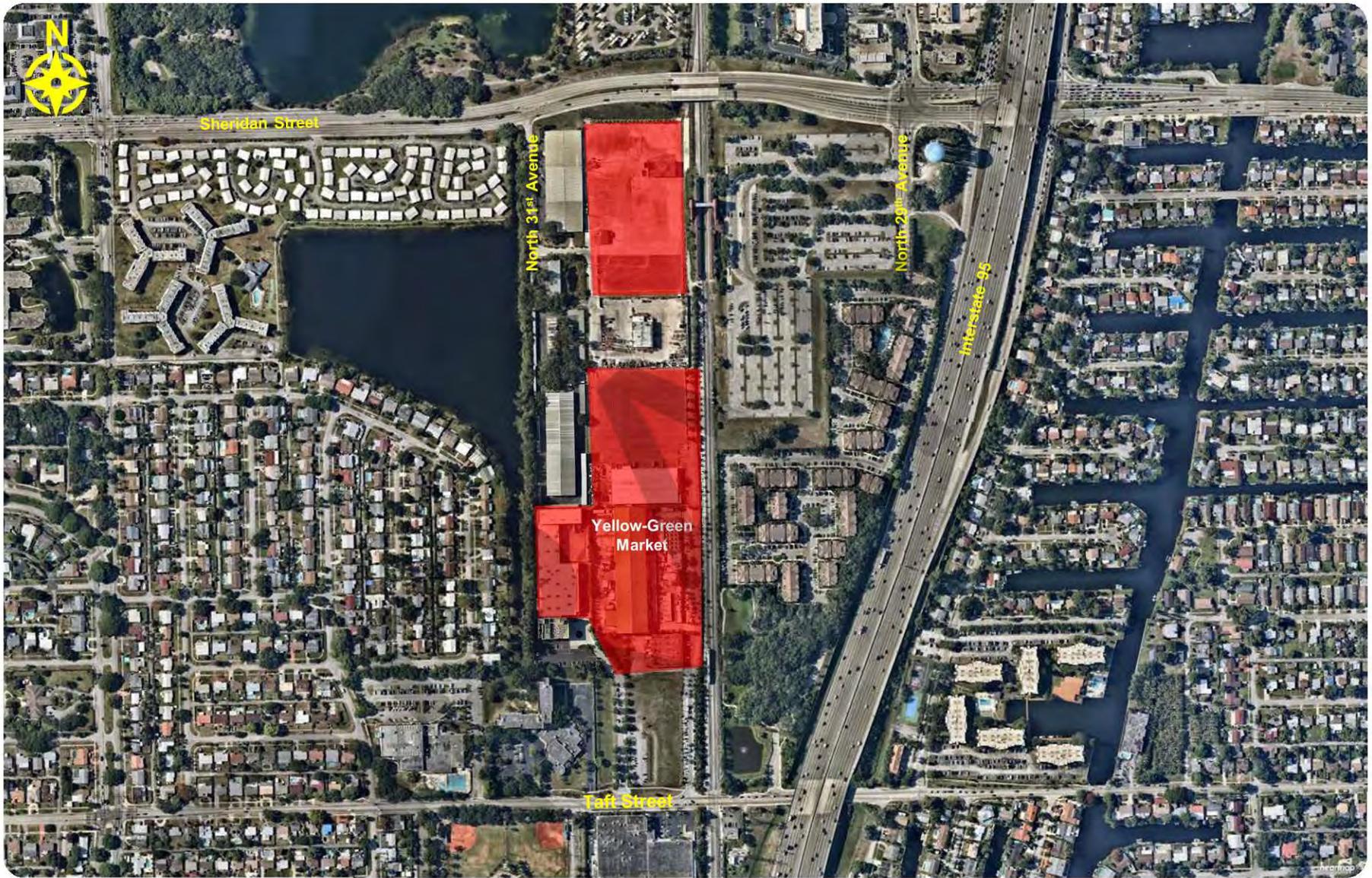
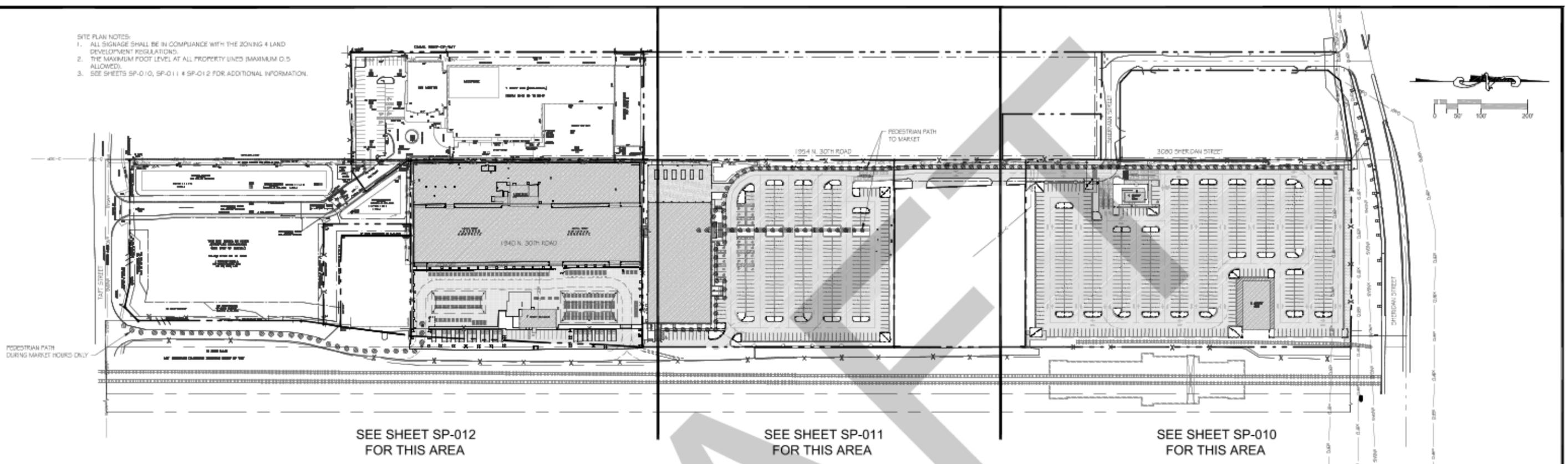


Figure 1
Location Map
Yellow-Green Market
Hollywood, Florida

- SITE PLAN NOTES:
1. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT REGULATIONS.
 2. THE MAXIMUM FOOT LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 ALLOWED).
 3. SEE SHEETS SP-010, SP-011 & SP-012 FOR ADDITIONAL INFORMATION.



SEE SHEET SP-012 FOR THIS AREA

SEE SHEET SP-011 FOR THIS AREA

SEE SHEET SP-010 FOR THIS AREA

LAND DESCRIPTION:

A PORTION OF TRACT A OF 'CENTRAL GOLF' SECTION OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF THE SAID NORTHEAST 1/4 A DISTANCE OF 615.00 FEET; THENCE NORTHERLY, MAKING AN INCLUDED ANGLE OF 89°41', A DISTANCE 657.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE AFOREMENTIONED COURSE A DISTANCE OF 500.00 FEET; THENCE EASTERLY, MAKING AN INCLUDED ANGLE OF 89°56', A DISTANCE OF 400.0 FEET; THENCE SOUTHERLY, MAKING AN INCLUDED ANGLE OF 87°27'48", A DISTANCE OF 500.49 FEET; THENCE WESTERLY, MAKING AN INCLUDED ANGLE OF 92°32'46", A DISTANCE OF 377.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL ONE (7FEET)

A PORTION OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND A PORTION OF CENTRAL GOLF SECTION OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 88° 54' 12" WEST ALONG THE NORTH LINE OF SECTION 8, A DISTANCE OF 215.00 FEET; THENCE SOUTH 01° 08' 48" EAST ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SECTION 8, A DISTANCE OF 382.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 54' 12" WEST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 01° 08' 48" EAST, ALONG THE EAST LINE OF PARCEL 'A', TAFT STREET INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 540.75 FEET; THENCE NORTH 88° 54' 12" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 01° 08' 48" WEST, ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 540.75 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING IN BEING IN BROWARD COUNTY, FLORIDA.

PARCEL TWO (EASEMENT)

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 23326, PAGE 304, AND AS ASSIGNED BY ASSIGNMENT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 23427, PAGE 337, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ACROSS THE FOLLOWING DESCRIBED LANDS:

THE WEST 45 FEET OF THE FOLLOWING:

A PORTION OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND A PORTION OF CENTRAL GOLF SECTION OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 88° 54' 12" WEST ALONG THE NORTH LINE OF SECTION 8, A DISTANCE OF 215.00 FEET; THENCE SOUTH 01° 08' 48" EAST ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SECTION 8, A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 54' 12" WEST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 01° 08' 48" EAST, ALONG THE EAST LINE OF PARCEL 'A', TAFT STREET INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 282.25 FEET; THENCE NORTH 88° 54' 12" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 01° 08' 48" WEST, ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 282.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL THREE (EASEMENT)

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 25417, PAGE 242, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ACROSS THE FOLLOWING DESCRIBED LANDS:

A PORTION OF TRACT A, CENTRAL GOLF SECTION OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST NORTHEAST CORNER OF TAFT STREET INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 08' 48" WEST, RADIAL TO THE NEXT DESCRIBED CURVE CONCAVE TO THE SOUTHWEST, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SHERIDAN INDUSTRIAL PARK SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 45.00 FEET, A DELTA OF 90° 00' 00" AND AN ARC DISTANCE OF 70.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01° 08' 48" EAST, A DISTANCE OF 157.87 FEET; THENCE SOUTH 88° 54' 12" WEST, A DISTANCE OF 45.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID TAFT STREET INDUSTRIAL PARK; THENCE NORTH 01° 08' 48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 162.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

AND TOGETHER WITH A PARCEL DESCRIBED AS FOLLOWS:

A PORTION OF TRACT A, CENTRAL GOLF SECTION OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST NORTHEAST CORNER OF PARCEL 'A', TAFT STREET INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01° 08' 48" EAST, ALONG THE EAST LINE OF SAID PARCEL 'A', 162.83 FEET; THENCE NORTH 88° 54' 12" EAST, 45.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 08' 48" WEST, 40.96 FEET; THENCE NORTH 88° 54' 12" EAST, A DISTANCE OF 1.00 FEET, TO AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST (THE PREVIOUSLY DESCRIBED) COURSE BEING RADIAL TO SAID CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, A DELTA OF 55° 02' 05", AND AN ARC DISTANCE OF 48.03 FEET TO AN INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 88° 54' 12" WEST, 22.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 1:

PARCEL A, 3080 SHERIDAN WAREHOUSE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 1-1-12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 49769, PAGE 292.

Building Use	Building Area	Required Parking	Standard Parking	ADA Spaces
Shopping Center (1/220)	145,496 S.F.	662		
Warehouse (1/1000)	7,338 S.F.	8		
North Parking Lot:			629	1
South Parking Lot:			328	21
Existing Parking on East Side of Market			22	2
Total Parking Required/Provided:		670	1003	
		Ada Parking Required/Provided:		24
		Required	Provided	
Loading Spaces		4	22	

Yellow Green Market Site Data:

Current Zoning: IM-1 Low Intensity Industrial and Manufacturing District

Land Use: Industrial

Setbacks (per Art. 4.4.A.2)

	Required	Provided
Front or Side Street Buffer	15'	15'
Side and Rear	0	4.4'

	Net Project Area		1940 N. 30th Road		1954 N. 30th Road		3080 Sheridan Street	
	S.F.	Acres	S.F.	Acres	S.F.	Acres	S.F.	Acres
Total Site Area:	690,570	15.8533	194,270	4.4598	216,300	4.9656	280,000	6.4279
Impervious Areas:								
Existing Market Building	65,120	9.43%	65,120	1.4949				
Existing Warehouse Conversion Market Expansion	35,688	5.17%			35,688	0.8193		
New Market Expansion for Food Court	44,688	6.47%	44,688	1.0259				
Existing Warehouse Buildings	7,338	1.06%					7,338	0.1685
Total Building Area	152,834	22.13%	109,808	2.5208	35,688	0.8193	7,338	0.1685
Vehicular Use Areas (VUA) (Curbing & Asphalt)	352,509	51.05%	13,111	0.3010	125,959	2.8916	213,439	4.8999
Walkways	15,672	2.27%	800	0.0184	7,287	0.1673	7,585	0.1741
Other Paved Surfaces (Non VUA)	74,670	10.81%	59,391	1.3634	14,496	0.3328	783	0.0180
Pervious Areas:								
Vehicular Use Landscape Area	88,885	12.87%	11,160	0.2562	32,870	0.7546	44,855	1.0297
Landscape Street Buffer	6,000	0.87%					6,000	0.1377
Total Impervious	748,519	108.39%						
Total Pervious	94,885	13.74%						

NOVEMBER 4, 2019
FINAL SITE PLAN REVIEW



File Name: P:\Projects\2019\192856 Yellow Green Market Expansion\Drawings\192856-SP-01-Overall Site Plan and Site Data.dwg - (Plotted by: Mercedes Mendez on Monday, November 4, 2019 9:25:41 AM)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
1800 Elie Drive, Suite 603, Fort Lauderdale, Florida 33316
Phone: 954.503.2701 • Fax: 954.521.8807
Certificate of Authorization LC399

YELLOW GREEN MARKET EXPANSION
1940 & 1954 N. 30TH ROAD, AND 3080 SHERIDAN STREET
CITY OF HOLLYWOOD, FL 33021

OVERALL SITE PLAN AND SITE DATA

DATE: NOVEMBER 4, 2019
FARMY D. COOK-WEEDON, R.L.A.
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
LICENSE No 1328

SCALE: 1" = 100'-0"
PROJECT No: 19-2856
SHEET: SP-001

SITE ACCESS

Site Ingress Routes

Primary patron vehicular ingress routes are as follows:

- Vehicles from the east can enter the site by performing a westbound left-turn movement at the existing full median opening at the intersection of Sheridan Street and North 31st Avenue. A dedicated southbound receiving lane for the westbound left-turn movement will be provided as part of the proposed widening of North 31st Avenue. Note that North 31st Avenue is proposed for widening to provide two (2) southbound receiving lanes and one (1) northbound approach lane as part of the proposed expansion.
- Vehicles from the west can enter the site by performing an eastbound right-turn movement at the existing full median opening at the intersection of Sheridan Street and North 31st Avenue. A dedicated southbound receiving lane for the eastbound right-turn movement will be provided as part of the proposed widening of North 31st Avenue.

Alternatively, vehicles from the east can enter the site by performing a westbound U-turn movement at the signalized intersection of Sheridan Street and North Park Road under a protected-only green interval, and then performing an eastbound right-turn movement at the intersection of Sheridan Street and North 31st Avenue. It is recommended that westbound U-turns at the unsignalized intersection of Sheridan Street and Carlyle Lane be prohibited during Market operating hours.

After vehicles enter the site from Sheridan Street, patrons will travel southbound along North 31st Avenue, perform a southbound left-turn onto eastbound Sherman Road and either enter the north parking lot via three (3) entry gate lanes by traveling due east or enter the south parking lot by performing an eastbound right-turn and traveling south. Both lots will provide access control gates and all entering vehicles will receive a ticket from the parking and revenue control (PRC) machines.

Vendor vehicles from the east and west can enter the site by performing an eastbound left-turn or a westbound right-turn at the intersection of Taft Street and North 30th Road or enter the site via Sheridan Street. Please note that vendor access to the site is only provided prior to and after the operating hours of the facility. Further note that vehicular access (vendor or patron) will not be permitted during the operating hours of the facility at Taft Street.

Pedestrian ingress is provided at the intersection of Taft Street and North 30th Road during the Market's operating hours. Additionally, a sidewalk along North 31st Avenue and Sherman Road is proposed as part of the roadway widening of this access route included in the Market expansion. Please note that coordination with the South Florida Regional Transportation Authority (SFRTA) is ongoing to provide additional pedestrian connectivity to the site from the adjacent Sheridan Street Tri-Rail Station and Park and Ride Lot. Figure 3 presents the vehicular ingress routes for the site.

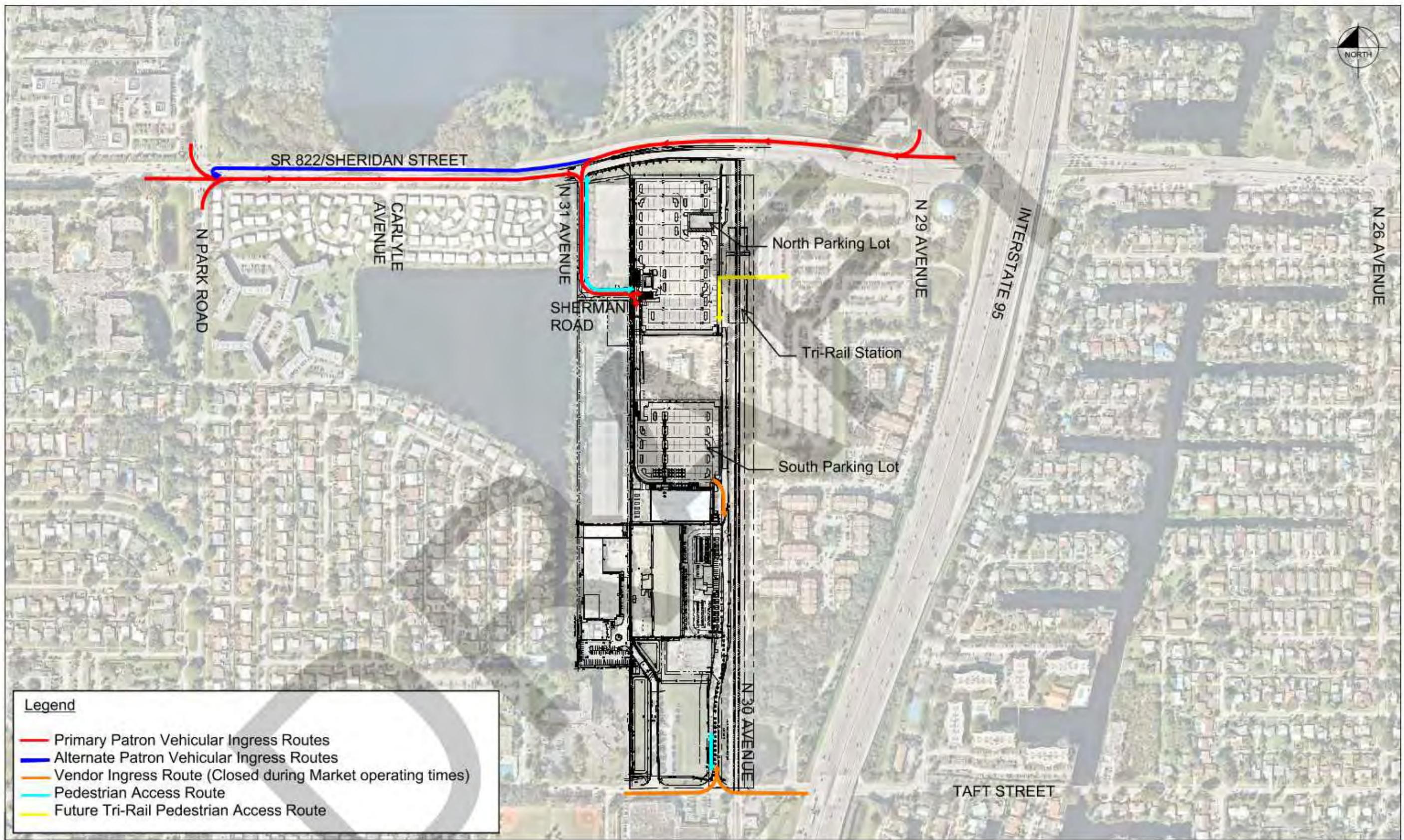
Site Egress Routes

Primary patron vehicular egress routes are as follows:

- Vehicles exiting the north parking lot will utilize the two (2) lane PRC gate and perform a southbound right-turn to continue westbound on Sherman Road.
- Vehicles exiting the south parking lot will utilize the one (1) lane PRC gate, travel northbound along Sherman Road and perform a northbound left-turn to continue westbound on Sherman Road.

After vehicles exit the north and south parking lots, patrons will utilize the one (1) egress lane along Sherman Road to the northbound approach at the intersection of Sheridan Street and North 31st Avenue. Please note that during Market operating hours, all egress traffic will be restricted to performing a northbound right-turn out only at the intersection of Sheridan Street and North 31st Avenue. To travel west along Sheridan Street, vehicles will be able to perform an eastbound U-turn movement at either the unsignalized intersection of Sheridan Street and North 28th Avenue or at the signalized intersection of Sheridan Street and North 26th Avenue. Coordination with FDOT is ongoing to allow for the eastbound U-turn movement at the intersection of Sheridan Street and North 29th Avenue.

Pedestrian egress is provided at the intersection of Taft Street and North 30th Road. Please note that after Market operating hours, vendors will be permitted to exit the site via the intersection of Taft Street and North 30th Road or Sheridan Street. Additionally, a sidewalk along North 31st Avenue and Sherman Road is proposed as part of the roadway widening of this access route included in the Market expansion. Figure 4 presents the vehicular egress routes for the site.



Legend

- Primary Patron Vehicular Ingress Routes
- Alternate Patron Vehicular Ingress Routes
- Vendor Ingress Route (Closed during Market operating times)
- Pedestrian Access Route
- Future Tri-Rail Pedestrian Access Route

Project: Yellow Green Farmers Market - Ingress Routes; Date: 01/22/2020; Scale: As Shown; Designer: JM; Drawn: EP; Checked: JM; Location: Hollywood, FL; Project No: 140582000

No.	REVISIONS	DATE	BY

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KHA PROJECT 140582000
DATE 01/22/2020
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY EP
CHECKED BY JM

YELLOW GREEN FARMERS MARKET
 HOLLYWOOD FLORIDA

FIGURE 3 - INGRESS

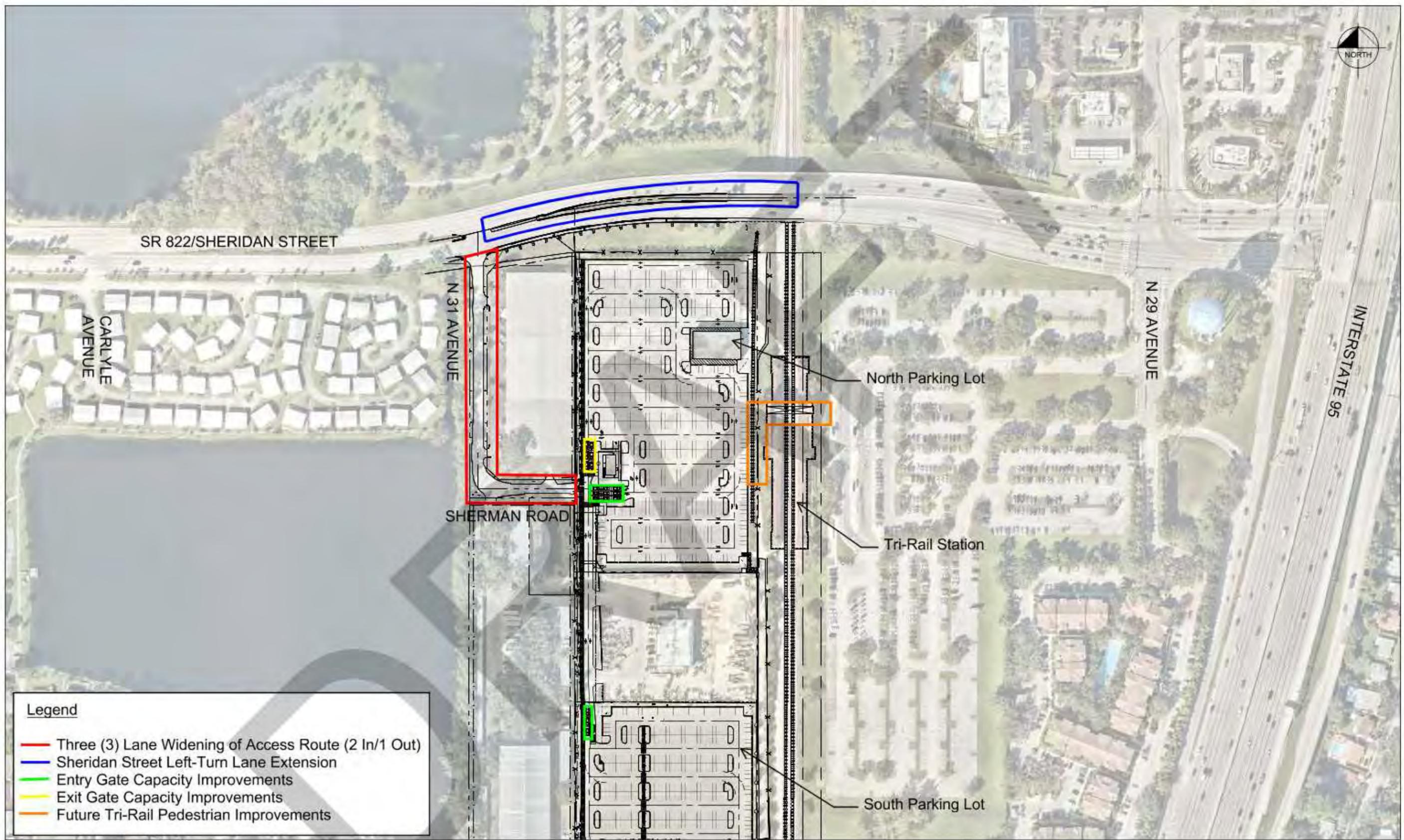
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SITE ACCESS IMPROVEMENTS

As part of the proposed expansion, numerous access/capacity improvements are proposed to alleviate traffic congestion within the site and along Sheridan Street in the vicinity of North 31st Avenue:

- The westbound left-turn lane at the intersection of Sheridan Street and North 31st Avenue will be extended from 125 feet to 500 feet. This is equivalent to a 300 percent (300%) increase in vehicle storage capacity for the westbound left-turn movement.
- North 31st Avenue and Sherman Road between Sheridan Street and the north parking lot will be widening from two (2) lanes (1 ingress/1 egress) to three (3) lanes (2 ingress/1 egress) to provide additional queue storage for ingress vehicles. Additionally, a sidewalk along North 31st Avenue and Sherman Road is also proposed.
- The entry gate to the north parking lot will be relocated to the north to align with the east-west portion of Sherman Road, relocated further east within the north parking lot to provide additional entry queue storage for ingress vehicles, and will provide two (2) additional PRC entry lanes (a total of three [3] PRC entry lanes).
- The exit gate from the north parking lot will be separated from the north parking lot entry gates and relocated to the north and west to facilitate improved vehicular traffic flow.

Refer to Figure 5 for graphical summary of the proposed improvements.



Legend

- Three (3) Lane Widening of Access Route (2 In/1 Out)
- Sheridan Street Left-Turn Lane Extension
- Entry Gate Capacity Improvements
- Exit Gate Capacity Improvements
- Future Tri-Rail Pedestrian Improvements

Project: Yellow Green Farmers Market - Site Access Improvements; Date: 01/22/2020; Scale: AS SHOWN; Designer: J.M.; Drawn: E.P.; Checked: J.M.; Project No: 140582000; Client: Yellow Green Farmers Market; Location: Hollywood, FL; Drawing No: 5.00; Revision: 0.

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YELLOW GREEN FARMERS MARKET

HOLLYWOOD FLORIDA

FIGURE 5 - SITE ACCESS IMPROVEMENTS

FIGURE 5 - SITE ACCESS IMPROVEMENTS

SHEET NUMBER

TRAFFIC MANAGEMENT PLAN

The traffic management plan (TMP) for the Market was developed to provide guidance on standard operating guidelines and protocol for vehicular traffic at the site and progressive steps to mitigate congestion that may occur along the site's access routes and Sheridan Street. The following sections summarize standard operations and the progressive mitigation strategies. It should be noted that the proposed mitigation strategies included in this plan are considered contingencies as the standard operating plan is expected to address existing and future operational deficiencies. Furthermore, this plan should be revisited and adjusted as needed by stakeholders consisting of City staff, City Police Department, and the onsite traffic operations manager.

Standard Operations

The standard traffic management plan for the site is considered to be the baseline operation of the site during typical traffic conditions. It is recommended that this operation be in effect during all Market operating hours. Note that given the proposed site access improvements, the standard operating plan deviates from the existing site's operations plan. Details of the standard operations plan are provided below:

- Law enforcement officers (LEO) will control the intersection of Sheridan Street and North 31st Avenue and will facilitate the westbound left-turn movement, northbound right-turn movement, eastbound through movement, and eastbound right-turn movement. Please note that LEOs will prohibit the northbound left-turn movement out of the site at all times. LEOs will stop eastbound approach traffic periodically to allow the westbound left-turn movement (ingress) and northbound right-turn movement (egress) to operate concurrently. Eastbound traffic will be stopped frequently such that vehicle queues at the westbound left-turn movement do not exceed the storage capacity and do not extend into westbound travel lanes along Sheridan Street. It is expected that two (2) LEO's will be required for this operation.
- Onsite traffic operations staff will continuously monitor the queuing conditions at both the north and south parking lot entrances and address any PRC malfunctions expeditiously. Traffic operations staff will provide direction to eastbound entering vehicles and northbound

exiting vehicles at the intersection of Sherman Road and the north parking lot as the approaches will operate under free-flow conditions. In the event that the south parking lot reaches capacity, onsite traffic operations staff will restrict the use of the southbound entrance lane along the north-south portion of Sherman Road and direct both ingress lanes to travel eastbound into the north parking lot entry lanes.

- Onsite traffic operations staff located within the north parking lot will direct entering traffic to the appropriate parking spaces to facilitate continuous traffic flow and ensure that parking spaces are filled efficiently from row to row to prevent circuitous traffic circulation.

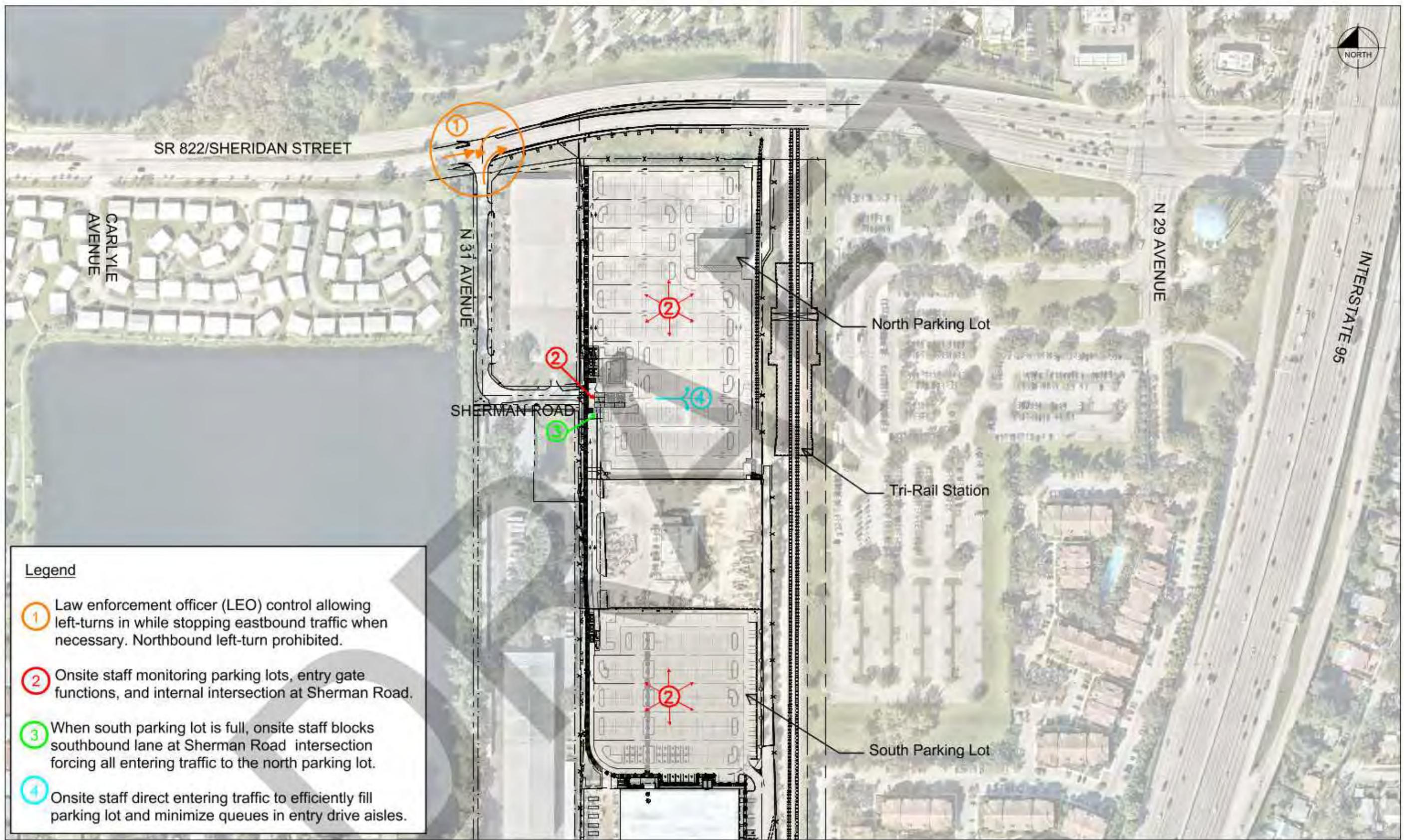
Refer to Figure 6 for a summary of the standard operations plan.

Management Strategy 1 – North Parking Lot Queue Mitigation

If congestion/queueing begins to impact the intersection of Sheridan Street and North 31st Avenue as a result of a bottleneck at the north parking lot entry gate, onsite traffic operations staff will lock the PRC entry gates in the raised position, block off all parking spaces along the north and south sides of the entering drive aisle, and manually distribute entry parking tickets at the easternmost side of the entering drive aisle. This operation will provide significantly more vehicle stacking capacity for entering vehicles at the north parking lot and will expedite ticket distribution. Refer to Figure 7 for a summary of Strategy 1.

Management Strategy 2 – Sherman Road Intersection Mitigation

If congestion/queueing begins to impact the intersection of Sheridan Street and North 31st Avenue as a result of a bottleneck at the intersection of Sherman Road and the north parking lot entry gates, LEOs or onsite traffic operations staff will take over control of the intersection of Sherman Road and the north parking lot entry gates to facilitate eastbound ingress vehicles entering the north parking lot. This strategy may be used in conjunction with Strategy 1. Refer to Figure 8 for a summary of Strategy 2.



- Legend**
- ① Law enforcement officer (LEO) control allowing left-turns in while stopping eastbound traffic when necessary. Northbound left-turn prohibited.
 - ② Onsite staff monitoring parking lots, entry gate functions, and internal intersection at Sherman Road.
 - ③ When south parking lot is full, onsite staff blocks southbound lane at Sherman Road intersection forcing all entering traffic to the north parking lot.
 - ④ Onsite staff direct entering traffic to efficiently fill parking lot and minimize queues in entry drive aisles.

Project: Yellow Green Farmers Market; Location: Hollywood, FL; Date: 01/22/2020; Scale: AS SHOWN; Designer: JM; Drawn: EP; Checked: JM; Project No: 140582000; Sheet No: 00000696

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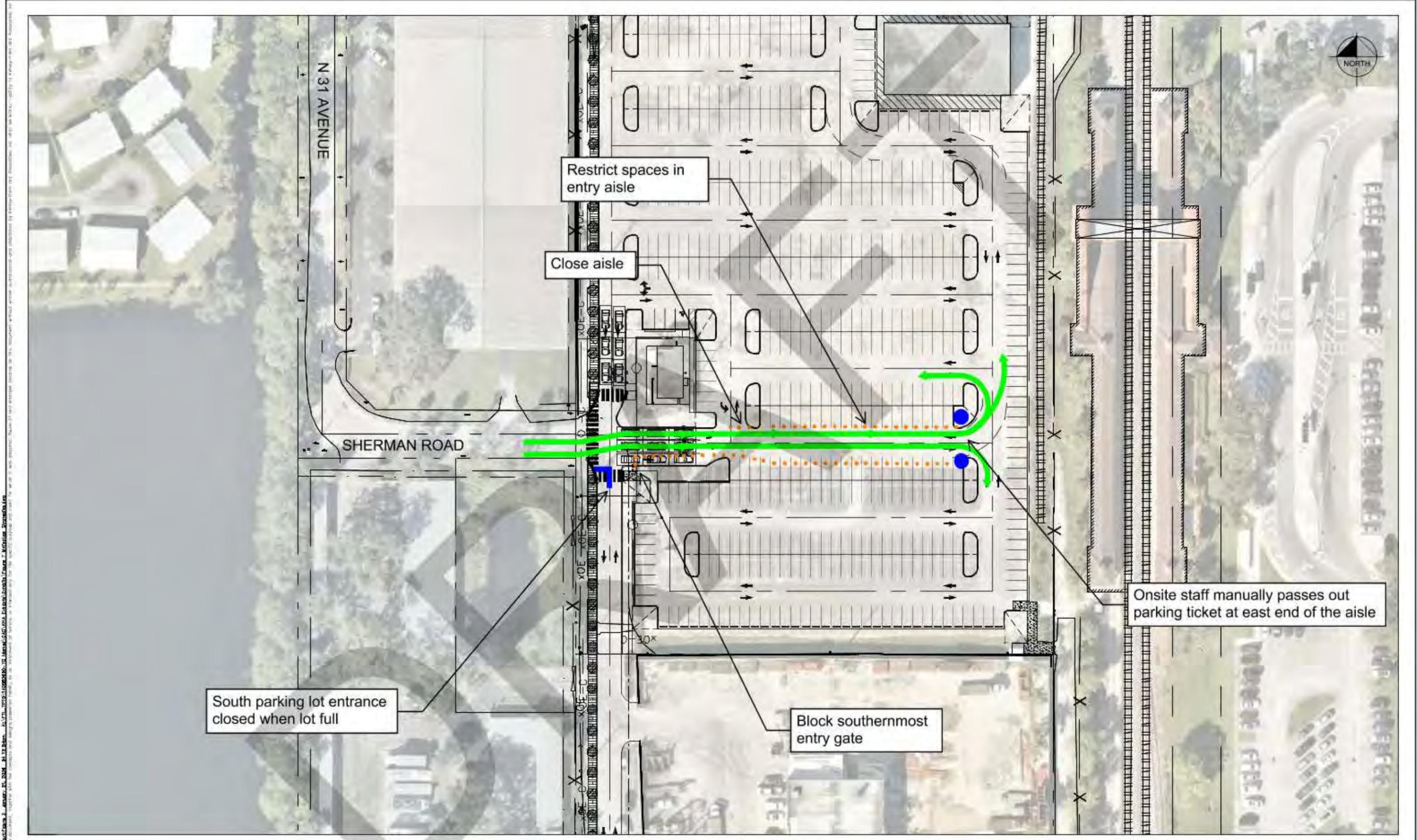
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FIGURE 6 - STANDARD OPERATING PLAN

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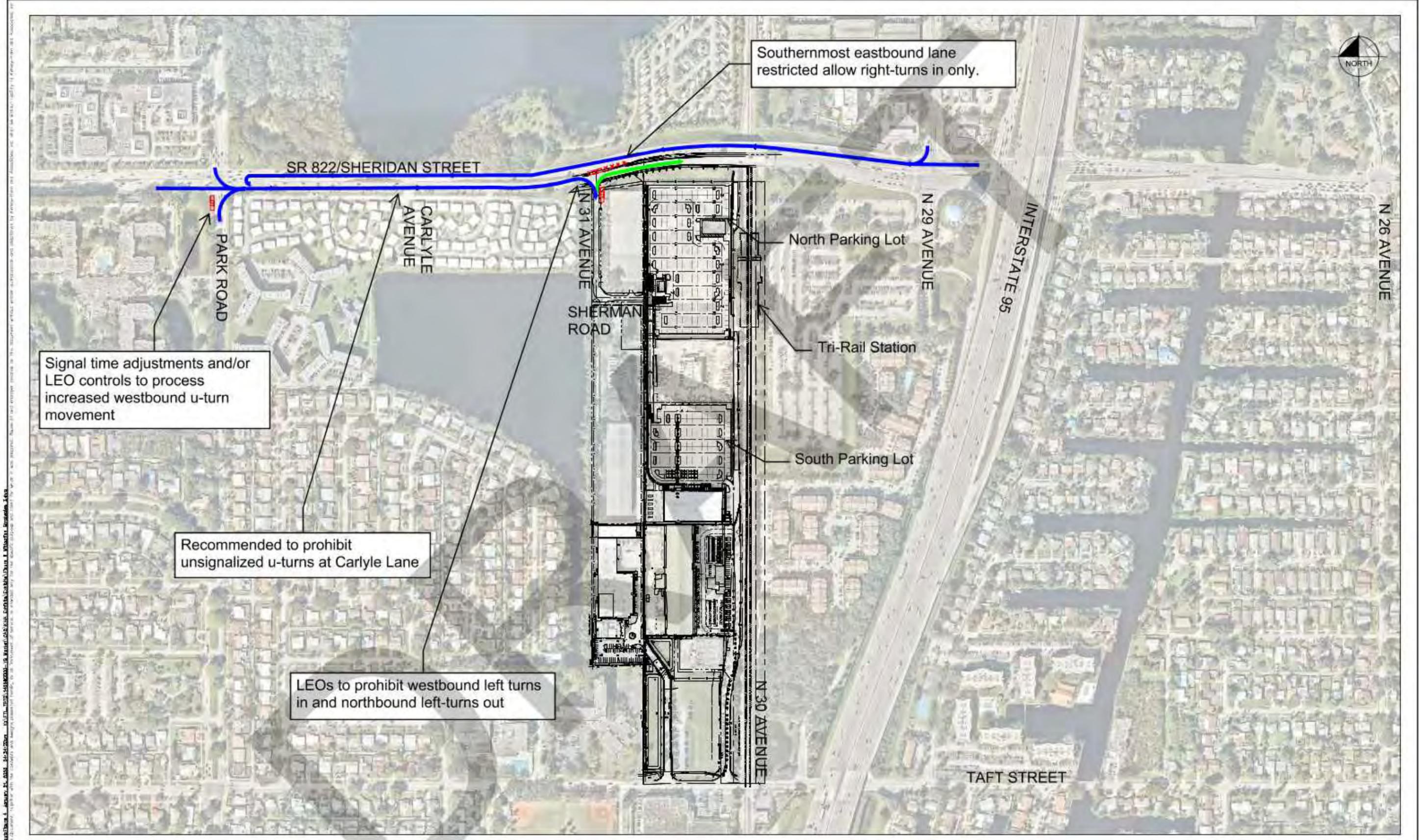
FIGURE 7 - MITIGATION STRATEGY 1

SHEET NUMBER

Management Strategy 3 – Sheridan Street and North 31st Avenue Intersection Mitigation

If congestion/queueing begins to impact the intersection of Sheridan Street and North 31st Avenue and Management Strategy 1 and/or 2 have been implemented or otherwise determined not to address the source of congestion, LEOs will prohibit the westbound left-turn movement at the intersection of Sheridan Street and North 31st Avenue and direct all traffic to perform a westbound U-turn movement at the intersection of Sheridan Street at North Park Road. It is recommended that the westbound U-turn movement at the intersection of Sheridan Street and Carlyle Lane be prohibited during Market operating hours.

Please note that if the westbound U-turn movement at the intersection of Sheridan Street and North Park Road adversely impact intersection operations, signal timing adjustments and/or LEO intersection control may be necessary. As part of this management strategy, all vehicles will enter the site via the eastbound right-turn movement at the intersection of Sheridan Street and North 31st Avenue. In order to expedite this operation and facilitate efficient ingress and egress from the site, LEOs may consider restricting the through movement in the southernmost westbound travel lane along Sheridan Street at North 31st Avenue and allow the lane to operate as an exclusive eastbound right-turn lane onto North 31st Avenue with a free-flow northbound right-turn egress lane at North 31st Avenue. Refer to Figure 9 for a summary of Strategy 3.



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FIGURE 9 - MITIGATION STRATEGY 3

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CONCLUSION

Yellow-Green Farmer's Market, LLC (Market) is proposing to expand the property located at 1940 North 30th Road in Hollywood, Florida. The proposed redevelopment includes a new food court and additional market space in the currently unoccupied warehouse. Please note that the Market currently operates from 8:00 A.M. to 4:00 P.M. on weekends only and is proposed to operate from 8:00 A.M. to 9:30 P.M. on weekends only.

This traffic management plan was prepared at the request of the City of Hollywood to provide guidance in the operations of site's entry and exit points to address unexpected future potential congestion that may impact the public right-of-way including Sheridan Street . The proposed plan provides mitigating strategies to address potential queuing deficiencies during the operation of the Market based upon current and expected future operations. It should be noted that the proposed mitigation strategies included in this plan are considered contingencies as the standard operating plan is expected to address existing and future operational deficiencies. The plan requires ongoing coordination and cooperation with City of Hollywood staff, the City of Hollywood Police Department, and the site /parking operator of the Market. Furthermore, the plan should be revisited and adjusted by these stakeholders on a routine basis as conditions change.