

SHOPPERS HAVEN PROPERTY OWNER LLC COMMERCIAL SHOPPING CENTER ZONES X, AH(EL. 10) AND AH(EL. 11) PER FIRM PANEL 12011C0188H DATED AUGUST 18, 2014

963,152 SF (22.1109 AC) COMMERCIAL (C) **GENERAL BUSINESS (B-3)** WATER/WASTEWATER SERVICE PROVIDER: BROWARD COUNTY WWS

| | REQUIRED | PROVIDE |
|-------------------------------|------------|-------------|
| MIN. LOT AREA | 10,000. SF | 963,152. SF |
| MIN. LOT WIDTH | 100' | 1,119.07' |
| MAX. LOT COVERAGE | 60% | 21.9% |
| MIN. PERVIOUS AREA | 20% | 24.1% |
| MAX. HEIGHT | 105' | 34' |
| MIN. YARD SETBACK: | | |
| FRONT (EAST -FEDERAL HWY.) | 0' | 28.0' |
| STREET SIDE (NORTH -SAMPLE RI | O.) 0' | 0.68' |
| INTERIOR SIDE | 0' | N/A |
| REAR (WEST) | 30' | 24.91' |

EXISTING BUILDING AREA: 184,395. S.F. SHOPPING CENTER 15,930. S.F. 6,702. S.F. 1,877 S.F. 2,410 S.F 211,314 S.F.

(-)52,679. S.F. (-)2,801. S.F. TOTAL BLDG. AREA TO BE REMOVED: (-)55,480. S.F.

EXISTING BLDG. TO REMAIN: 155,834 S.F. PROPOSED BUILDING AREA: 51,447. S.F.

51,447. S.F. 207,281. S.F.

LAND USE AREA BREAKDOWN:

OVERALL SITE PLAN AFFECTED AREA:

| PERVIOUS AREA: | AFFECTED AREA |
|------------------|---------------------|
| GREEN AREAS: | 168,365. SF (19.95% |
| TOTAL PERVIOUS: | 168,365. SF (19.95% |
| IMPERVIOUS AREA: | |

180,063. SF (21.33%) 495,663. SF (58.72%) 675,726. SF (80.05%)

844,091. SF (100%)

PARKING CALCULATIONS:

| SPACE | AREA | RATE | REQUIRED |
|-------------------|-------------|---------------|------------|
| | | | |
| SHOPPING CENTER | 128,915. SF | 1 PER 250 SF | 516. SPACE |
| PUBLIX | 51,447. SF | 1 PER 250 SF | 206. SPACE |
| EX. WALGREENS | 15,930. SF | 1 PER 300 SF | 53. SPACE |
| EX. DUNKIN DONUTS | 42. SEATS | 1 PER 4 SEATS | 11. SPACE |
| EX. OUTBACK | 150. SEATS | 1 PER 4 SEATS | 38. SPACE |

824. SPACES

| OPPING CENTER | 551. SPACES | (EXCLUD |
|---------------------|-------------|-----------|
| JBLIX SPACES | 258. SPACES | (RATIO PI |
| (. WALGREENS SPACES | 63. SPACES | • |
| (. DUNKIN SPACES | 20. SPACES | |
| | | |

73. SPACES 965. SPACES

DES PUBLIX PARKING FIELD) PROVIDED = 1 PER 199.4 SF)

1. THE MAXIMUM HEIGHT OF THE EXTERIOR LIGHTING, WHETHER MOUNTED ON POLES OR WALLS, SHALL NOT EXCEED 20 FEET IN THOSE PARTS OF NONRESIDENTIAL DISTRICT WITHIN 200 FEET OF A RESIDENTIAL ZONING

DISTRICT. ALL OTHER LIGHTS SHALL NOT EXCEED 30 FT.

PARKING LEGEND

PROPOSED PARKING SPACE

EXISTING

PARKING SPACE

LEGAL DESCRIPTION:

The East 33 feet of Lot 17, together with Lots 18, 19 and 20, Block 1, and Parcel "A", LESS the North 15 feet of said Parcel "A", CRESTHAVEN NO.9 RE-PLAT, according to the plat recorded in Plat Book 46, Page 1, of the Public Records of Broward County, Florida; and LESS that part of said Parcel "A" which is included in the external area formed by 25 foot radius arc, which is tangent to the West line of said Parcel "A" and tangent to a line 15 feet South of and parallel to the North line of said Parcel "A"; and LESS that part of said Parcel "A" which is included in the external area formed by a 25 foot radius arc, which is tangent to the East line of said Parcel "A" and tangent to a line 15 feet South of and parallel to the North line of said

LESS AND EXCEPT THEREFROM those lands conveyed to Broward County by Warranty Deed recorded October 15, 1997 in Official Records Book 27143, Page 282; FURTHER LESS AND EXCEPT those lands contained in Parcel No. 108 as described in County Deed recorded August 14, 1997 in Official Records Book 26853, Page 991; AND FURTHER LESS AND EXCEPT those lands conveyed to Broward County by Warranty Deed recorded May 13, 1997 in Official Records Book 26416, Page 92.

LESS AND EXCEPT THE FOLLOWING OUTPARCELS:

A PORTION OF PARCEL 'A' OF "CRESTHAVEN NO. 9 RE-PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 'A', THENCE SOUTH 88°46'00" WEST ALONG THE NORTH LINE OF SAID PARCEL A 45.90 FEET; THENCE SOUTH 01°14'00" EAST 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42°10'59" EAST 52.87 FEET; THENCE SOUTH 06°51'23" WEST ALONG A LINE 2.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF PARCEL A FOR 219.66 FEET; THENCE SOUTH 88°45'57" WEST 258.37 FEET; THENCE NORTH 07°51'48" WEST 55.98 FEET; THENCE NORTH 88°46'00" EAST 20.78 FEET; THENCE NORTH 01°14'00" WEST 118.67 FEET; THENCE SOUTH 88°46'00" WEST 20.40 FEET; THENCE NORTH 01°13'34" WEST 83.14 FEET; THENCE NORTH 88°46'00" EAST 260.71 FEET TO THE POINT OF BEGINNING.

A PORTION OF PARCEL 'A' OF "CRESTHAVEN NO. 9 RE-PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 'A', THENCE SOUTH 06°51′23" WEST ALONG THE EAST LINE OF SAID PARCEL 'A', FOR 285.25 FEET; THENCE

SOUTH 88°45'57" WEST 2.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06°51'23" WEST ALONG A LINE LYING 2.00 FEET WEST OF SAID EAST LINE OF PARCEL "A", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NORTH FEDERAL HIGHWAY (U.S. NO. 1) AS DEPICTED BY OFFICIAL RECORDS BOOK 26416, PAGE 92 OF SAID PUBLIC RECORDS 256.77 FEET: THENCE NORTH 83°11'39" WEST 99.61 FEET: THENCE NORTH 59°07'01" WEST 59.86 FEET: THENCE NORTH 38°45'30" WEST 65.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 65°13'49" EAST; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 23°07'27", AN ARC DISTANCE OF 161.44 FEET THENCE NORTH 88°45'57" EAST 258.37 FEET TO THE POINT OF BEGINNING.

A PORTION OF PARCEL 'A' OF "CRESTHAVEN NO. 9 RE-PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A', THENCE SOUTH 88°55'43" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A' 26.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°55'43" WEST ALONG SAID SOUTH LINE 63.03 FEET; THENCE NORTH 00°28'13" WEST 39.55 FEET; THENCE NORTH 90°00'00" EAST 21.67 FEET; THENCE NORTH 00°22'34" WEST 236.94 FEET; THENCE SOUTH 84°13'17" EAST 101.66 FEET; THENCE SOUTH 06°51'23" WEST ALONG THE EAST LINE OF SAID PARCEL 'A' 240.38 FEET; THENCE SOUTH 47°53'33" WEST 39.39 FEET TO THE POINT OF BEGINNING.

COMMENT: REMOVED NEW 04/15/2024 RETAIL SPACE



PERMIT SUBMITTAL

DRAWN BY: CHECKED BY: DATE: 09/10/2024 CAD I.D.: F170010.02 - SITE PLAN OVERALL

PUBLIX STORE #2007

SHOPPER'S HAVEN 3435 N FEDERAL HWY

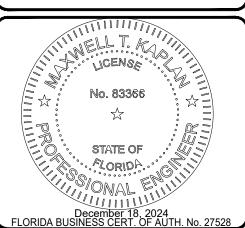
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OVERALL SITE PLAN