



F240051
OCT. 29, 2025

C-05.1

[illegible]

EXHIBIT P PCD DEVIATIONS:

155.5101.G.8 VEHICLE STACKING: ALLOW A MAXIMUM STACKING LANE OF 100 FEET AT POWERLINE ROAD AND SW 3RD STREET ACCESS POINTS SUBJECT TO BROWARD COUNTY AND DOT REGULATIONS.

155.5101.I.3.b PEDESTRIAN WALKWAYS: ALLOW ALTERNATIVE PARKING LOT DESIGN LAYOUT AND LANDSCAPE DESIGN IN LIEU OF REQUIRED PEDESTRIAN WALKWAYS.

155.5102.C.9 CURBING: PROVIDE CONTINUOUS CURBING ONLY TO PROTECT VUA LANDSCAPING.

155.5102.L.1 BIKE PARKING FACILITIES: AS PROVIDED BY EACH SITE PLAN APPLICATION BIKE PARKING AND FACILITIES FOR AN INDIVIDUAL PROJECT MAY BE PROVIDED AS PART OF AN OVERALL COORDINATED DISTRICT SOLUTION THAT SERVES THE ENTIRE PROJECT.

155.5102.M.1 LOADING AREA STANDARDS: ALLOW REDUCTION IN THE NUMBER OF OFF-STREET LOADING SPACES BASED UPON ACCEPTABLE SHARED LOADING STUDIES.

155.5203.d.4.b.i LANDSCAPE ISLANDS IN PARKING BAYS: REDUCE THE WIDTH OF LANDSCAPE ISLANDS FROM 8 FEET TO 5 FEET

155.5203.D.4.c LANDSCAPE AREAS BETWEEN BAYS: REDUCE THE LANDSCAPE AREAS BETWEEN BAYS FROM 8 FEET TO 5 FEET AND ONLY REQUIRE THE BETWEEN BAY LANDSCAPE AREA EVERY 3RD BAY.

155.5203.D.5.a LANDSCAPING BETWEEN VEHICULAR USE AREA AND BUILDING: PROVIDE 5 FOOT MINIMUM FOR RESIDENTIAL/MIXED USE DISTRICT, AND NO REQUIREMENT FOR CORPORATE OR ENTERTAINMENT DISTRICT.
NOTE PER PCD EXHIBIT E-DISTRICT PLAN SHOWS THIS PROJECT LOCATED WITHIN THE ENTERTAINMENT DISTRICT.

155.5203.F.5.a DEVELOPMENT WITHIN BUFFERS: ALLOW IMPERVIOUS SURFACES INCLUDING WATER FEATURES, FITNESS TRAILS, AND WATER RETENTION WITHIN THE SOUTH BUFFER.

155.5203.G.1 STREET TREES: ALLOW THE USE OF PALM TREES ALONG SPECIFIC PUBLIC PARKING AND PRIVATE ROADS.

155.5401.D.1.c PARKING LOT LIGHTING MAXIMUM HEIGHT: MAXIMUM HEIGHT OF 60 FEET ON NON RESIDENTIAL.

155.5401.I.1 WALL PACKS: PERMITTED ANYWHERE ON A BUILDING.

NOTE
ALL PROPOSED PARKING SPACES WILL BE DOUBLE STRIPED.

MATCH LINE SHEET C-05.2

±2.51 AC
OUTPARCEL
TO BE SODDED
(NOT INCLUDED)

SITE PLAN (EAST)

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