



SITE DATA

OWNER/APPLICANT: WHITNEY LLC
 CURRENT USE: COMMERCIAL SHOPPING CENTER
 FEMA FLOOD ZONE: ZONES X, AH(EL. 10) AND AH(EL. 11) PER FIRM PANEL 12011C0188H DATED AUGUST 18, 2014

OVERALL SITE AREA: 963,152 SF (22.1109 AC)
 LAND USE DESIGNATION: COMMERCIAL (C)
 ZONING DESIGNATION: GENERAL BUSINESS (B-3)
 WATER/WASTEWATER SERVICE PROVIDER: BROWARD COUNTY WWS

	REQUIRED	PROVIDED
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 RD.)	0'	0.68'
INTERIOR SIDE	0'	N/A
REAR (WEST)	30'	24.91'

BUILDING AREA:

EXISTING BUILDING AREA:	
SHOPPING CENTER	184,395 S.F.
WALGREENS	15,930 S.F.
OUTBACK	6,702 S.F.
DUNKIN	1,877 S.F.
FIRE STATION	2,410 S.F.
TOTAL EXISTING	211,314 S.F.

EXISTING BLDG. AREA TO BE REMOVED:

WINN-DIXIE BLDG	(-)52,679 S.F.
ADJACENT RETAIL	(-)4,900 S.F.
TOTAL BLDG. AREA TO BE REMOVED:	(-)57,579 S.F.

EXISTING BLDG. TO REMAIN: 153,735 S.F.

PROPOSED BUILDING AREA:

GROCERY STORE:	51,447 S.F.
RETAIL AREA:	1,800 S.F.
TOTAL PROPOSED BUILDING AREA:	53,247 S.F.

TOTAL BUILDING AREA: 206,982 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:	AFFECTED AREA
BUILDING AREA:	180,063 SF (21.33%)
PAVING/SIDEWALK AREA:	495,663 SF (58.72%)
TOTAL IMPERVIOUS:	675,726 SF (80.05%)

TOTAL AFFECTED AREA: 844,091 SF (100%)



PARKING CALCULATIONS:

REQUIRED:

SPACE	AREA	RATE	REQUIRED
SHOPPING CENTER	180,063 SF	1 PER 250 SF	720 SPACES
EX. WALGREENS	15,930 SF	1 PER 300 SF	53 SPACES
EX. DUNKIN DONUTS	42 SEATS	1 PER 4 SEATS	11 SPACES
EX. OUTBACK	150 SEATS	1 PER 4 SEATS	38 SPACES
TOTAL			822 SPACES

PROVIDED:

SHOPPING CENTER	
PROPOSED SPACES	570 SPACES
EX. SPACES	251 SPACES
EX. WALGREENS SPACES	63 SPACES
EX. DUNKIN SPACES	20 SPACES
EX. OUTBACK SPACES	73 SPACES
TOTAL PROVIDED	977 SPACES

NOTE:
 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.

LEGAL DESCRIPTION:
 LOTS 1 AND 2 AND 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 REPLAT", ACCORDING TO THE PLAT THEREOF, 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 A 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 PARCEL 'A'.

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 28853, PAGE 191; AND FURTHER LESS AND EXCEPT THOSE LANDS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED MAY 13, 1997 IN OFFICIAL RECORDS BOOK 28416, PAGE 92.

HOMAS ENGINEERING GROUP

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REVISIONS

REV.	DATE	COMMENT	BY:

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DRC SUBMITTAL

PROJECT No.:	F170010
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	05/12/22
CAD I.D.:	F170010.02 - SITE PLAN OVERALL

SHOPPER'S HAVEN

FOR

PARTRIDGE EQUITY GROUP

POMPAÑO BEACH FLORIDA

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MICHAEL A. TROXELL

PROFESSIONAL ENGINEER
 September 20, 2022
 FLORIDA LICENSE No. 56572
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
SP-01