

**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
PLANNING AND DEVELOPMENT SERVICES**

**DATE:** November 4, 2010 **FILE:** 10-V-51

**TO:** Development Review Board

**VIA:** Andria Wingett, Planning Manager *AW*

**VIA:** Julie Walls Krolak, Principal Planner *JW*

**FROM:** Leander Hamilton, Planning & Development Services Administrator *LH*

**SUBJECT:** Variances to reduce the required parking lot setback and required amount of parking spaces for the property located at 5999 Pembroke Road (Walgreens).

**REQUEST**

- Variance 1: Reduce the required 10 foot parking lot setback to provide approximately 6.5 feet on the west side.
- Variance 2: Reduce the required 64 parking spaces to provide 58 spaces.

**RECOMMENDATION**

- Variance 1: Approval, with the condition all improvements (trees, shrubs, sod, etc) as reflected on the Site Plan included in Attachment A are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).
- Variance 2: Approval.

**REQUEST**

This request is for two Variances for the Walgreens on the corner of Pembroke Road and State Road 7. The first Variance is to reduce the required 10 foot parking lot setback to provide a minimum setback of approximately 6.5 feet along the west property line (State Road 7). The second request is to reduce the required amount of parking from 64 spaces to provide 58 spaces.

FDOT is purchasing a portion of the property along State Road 7 ranging in width from about 20 feet to 26 feet. This area currently contains landscaping and required parking. Upon reestablishing this portion of the site, FDOT is proposing to maintain the adjacent two-way drive aisle and provide a smaller buffer. The site is required to have 64 parking spaces; however, it currently provides 71 spaces. As such, the reduction of 13 spaces will be less than it would have been otherwise. As proposed, this design allows the site to maintain safe traffic flow for cars maneuvering through the site.

Several existing trees and shrubs will be replaced with new Live Oak Trees and native hedges. This is the only area impacted on-site. No other Variances are being requested at this time.

## **SITE BACKGROUND**

**Applicants:** Florida Department of Transportation  
**Address/Location:** 5999 Pembroke Road  
**Net Size of Property:** 1.60 acres (approximately)  
**Present Zoning:** US 441/State Road 7 Commercial Corridor District – Low Hybrid Commercial South Sub Area (SR7 CCD – LHC)  
**Present Land Use:** Walgreens store

## **ADJACENT ZONING**

**North:** US 441/State Road 7 Commercial Corridor District – Low Hybrid Commercial South Sub Area (SR7 CCD – LHC)  
**South:** US 441/State Road 7 Commercial Corridor District – Low Hybrid Commercial South Sub Area (SR7 CCD – LHC)  
**East:** US 441/State Road 7 Commercial Corridor District – Low Hybrid Commercial South Sub Area (SR7 CCD – LHC)  
**West:** US 441/State Road 7 Commercial Corridor District – Low Hybrid Commercial South Sub Area (SR7 CCD – LHC)

## **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The City of Hollywood recognizes State Road 7 as a major transportation corridor and one which is crucial to the success of the western portion of the City. Being established as the first sub-area in the Plan, it is clear the City and its residents are committed to the revitalization of this corridor.

The following City-Wide Master Plan Policies are applicable to this project:

*Policy 1.1: Place a priority on the US 441/SR 7 Corridor for redevelopment opportunities, influence FDOT on design of the highway, and create innovative zoning to implement future plans.*

*Policy 1.24: Create an environment to protect the establishment and enhancement of small business along the US 441/SR 7 Corridor.*

*Policy 1.27: Assist FDOT regarding the redesign of the US 441/SR 7 Corridor through the City of Hollywood to ensure that FDOT's redesign plans complement and support the City's plans as well as accommodate FDOT's construction needs.*

*Policy 1.47: Promote the development of US 441/SR 7 as a major transit corridor.*

While the creation of non-conformities as a result of the FDOT takings is not ideal, the proposed design has a minimal impact on the site. Existing landscaping will be maintained and new materials will be added. This is a favorable outcome as landscaping along this Corridor is currently lacking.

## VARIANCE 1

**Reduce the required 10 foot parking lot setback to provide approximately 6.5 feet on the west side.**

The following criteria are listed in the Zoning and Land Development Regulations Section 5.6 F (1) and are utilized in evaluating Variances:

**CRITERION 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

**ANALYSIS:** The purpose of required setbacks is to provide landscaping and safe distances between adjacent structures and right-of-ways. As part of the design of State Road 7 following the road widening and additional amenities a portion of this property's eastern parking lot setback/landscape buffer must be acquired by FDOT.

As mentioned earlier, the existing buffer is 10 feet wide. After it is replaced it will be approximately 6.5 feet wide. The additional space will be used to accommodate the road, sidewalk and a bus bay. With this design, the parking lot will still be over 10 feet from the adjacent right-of-way thus providing a safe distance for customers and meeting the intent of the Code.

Existing trees and shrubs paired with proposed new landscape materials will help improve the corridors' appearance. Furthermore, FDOT's design includes an approximate 2 foot grassy utility strip adjacent to the landscape buffer. Although, it is not counted toward the setback area, there is also a landscaped 2 foot car overhang adjacent to the parking lot. According to the applicant, "Although the buffer is below code requirement, per the attached Cure Plan, there will be grassed areas adjacent to both sides of the buffer, which enhance the buffer width."

**FINDING:** Consistent.

**CRITERION 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**ANALYSIS:** "The granting of the Variance for the subject property will not affect the use or development of neighboring properties and will not hinder or discourage appropriate development and/or use of adjacent and nearby lands," expresses the applicant.

Given existing conditions, which include a mostly concrete streetscape, any area which includes even a minimal amount of landscaping helps enhance the area. In this instance, some landscaped area will be lost; however, trees and shrubs will be replaced in excess of what exists. The proposed design is consistent with the desired look of the corridor and is not detrimental to the community. As such, to help ensure the best possible outcome which includes the completion of these improvements, staff is suggesting the

condition all improvements as reflected on the Site Plan (trees, shrubs, sod, etc) are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).

**FINDING:** Consistent, with staff's condition.

**CRITERION 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the City.

**ANALYSIS:** Many policies within the Comprehensive Plan supporting State Road 7 were first established by the City-Wide Master Plan. Sub-Area 1 of the Plan details existing conditions and desired actions for improvement along State Road 7. Part of this includes working with FDOT to create a design which will be beneficial to Hollywood and the community immediately this corridor. While it does express a desire to avoid redesigns which result in variances and/or non-conformities, staff today recognizes this may not be realistic. In many instances, creating a design which conforms to all requirements may have a negative impact on business and could possibly cause owners to lose portions of their building. Variance requests for setbacks such as this one are minimal and allow businesses to continue maximizing use of their land by maintaining full operations.

**FINDING:** Consistent.

**CRITERION 4:** That the need for requested Variance is not economically based or self-imposed.

**ANALYSIS:** The requested Variance is being made as a result of a State-funded roadway improvement needed to meet transportation/transit demands of a growing population. This Variance is not economically based or self-imposed. Rather, completion of this improvement by FDOT is needed to help the roadway meet required level-of-service standards therefore allowing traffic to flow properly through the City and Broward County.

**FINDING:** Consistent.

**CRITERION 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

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**FINDING:** Not applicable.

## **VARIANCE 2**

### **Reduce the required 64 parking spaces to provide 58 spaces.**

The following criteria are listed in the Zoning and Land Development Regulations Section 5.6 J (1) and are utilized in evaluating Variances:

**CRITERION 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

**ANALYSIS:** Currently, the site provides 71 parking spaces which is in excess of the 64 which are required by code. Upon reestablishing the impacted area, 17 parking spaces will be lost. This will leave a total of 58 spaces for customers. This design will aid safe traffic flow throughout the site and create a landscaped buffer between the development, thus maintaining an improved streetscape.

The intent of parking regulations is to ensure adequate amounts of parking are available based on a particular use. The applicant explains, "The parking requirement for this use is very general and does not take into consideration the type of business that currently operates on the site. The pharmacy on this site has a drive-through component, in which patrons can use instead of parking and walking into the store...In addition, Walgreens has longer hours than other retail uses, staggering the amount of people who patronize the business throughout the day."

Considering all of the conditions described, this Variance would still meet the intent of this regulation and will not have a negative impact on the stability and appearance of the City.

**FINDING:** Consistent.

**CRITERION 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**ANALYSIS:** Reducing the amount of parking spaces for this development does not hinder its daily operations or create unfavorable parking conditions. Given the limited nature of most properties along the corridor, there is typically a lack of parking for establishments. Further, while some businesses provide a minimal amount of parking, it is non-conforming as it is located off-site within right-of-way. This business is situated on one of the larger parcels and provides ample off-street parking for its use.

As expressed by the applicant, "The current use has demonstrated compatibility with surrounding land uses and has proven that it is not detrimental to the community. Thus the reduction in the amount of parking spaces will not result in any change to the demonstrated compatibility of the site and will not be detrimental to the community."

**FINDING:** Consistent.

**CRITERION 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the City.

**ANALYSIS:** Many policies within the Comprehensive Plan supporting State Road 7 were first established by the City-Wide Master Plan. Sub-Area 1 of the Plan details existing conditions and desired actions for improvement along State Road 7. Part of this includes working with FDOT to create a design which will be beneficial to Hollywood and the community immediately this corridor. While it does express a desire to avoid redesigns which result in variances and/or non-conformities, staff today recognizes this may not be realistic. In many instances, creating a design which conforms to all requirements may have a negative impact on business and could possibly cause owners to lose portions of their building. Variance requests such as this one are minimal and allow businesses to continue maximizing use of their land by maintaining full operations.

**FINDING:** Consistent.

**CRITERION 4:** That the need for requested Variance is not economically based or self-imposed.

**ANALYSIS:** The requested Variance is being made as a result of a State-funded roadway improvement needed to meet transportation/transit demands of a growing population. This Variance is not economically based or self-imposed. Rather, completion of this improvement by FDOT is needed to help the roadway meet required level-of-service standards therefore allowing traffic to flow properly through the City.

**FINDING:** Consistent.

**CRITERION 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

**FINDING:** Not applicable.

#### **RECOMMENDATION**

Variance 1: Approval, with the condition all improvements as reflected on the Site Plan (trees, shrubs, sod, etc) are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).

Variance 2: Approval.

**ATTACHMENT A:** Application Package  
**ATTACHMENT B:** Land Use & Zoning Map  
**ATTACHMENT C:** State Road 7 Cure Plan Information

# Attachment A

## Application Package

OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): \_\_\_\_\_

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/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



APPLICATION TYPE (CHECK ONE):

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

Date of Application: September 9, 2010

Location Address: 5999 Pembroke Road (Parcel 133)

Lot(s): N/A Block(s): N/A Subdivision: Barclay Hollywood Plat

Folio Number(s): 5141 24 25 0010

Zoning Classification: SR 7 CCD LHSCSub Land Use Classification: General Business

Existing Property Use: Walgreens Sq Ft/Number of Units: 15,731 sq. ft.

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): SP-98-04

- Economic Roundtable       Technical Advisory Committee       Development Review Board
- Planning and Zoning Board       Historic Preservation Board       City Commission

Explanation of Request: Site Plan Modifications, Parking Variance, and Landscape Setback Variance

Number of units/rooms: N/A Sq Ft: 15,731 sq. ft.

Value of Improvement: N/A Estimated Date of Completion: 2012

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

Name of Current Property Owner: Walgreen Company

Address of Property Owner: 200 Wilnot Road, Deerfield, IL 60015

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): Land Design South of Florida, Inc.

Address: 2101 Centrepark W. Dr. #100 Telephone: 561-478-8501

Fax: 561-478-5012 Email Address: lzolezzi@landdesignsouth.com

Date of Purchase: N/A 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: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Pursuant to City of Hollywood Land Development Code, Article V, Section 5.3.E.1, for acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.



OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315  
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](http://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. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning 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: N/A Date: N/A

PRINT NAME: N/A Date: N/A

Signature of Consultant/Representative: <sup>FDOT</sup> [Signature] Date: 06/21/10

PRINT NAME: Lynn Zolezzi, Land Design South of Florida, Inc. Date: 06/21/10

Signature of Tenant: N/A Date: N/A

PRINT NAME: N/A Date: N/A

**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 (project description) N/A to my property, which is hereby made by me or I am hereby authorizing (name of the representative) N/A to be my legal representative before the N/A (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this N/A day of N/A

N/A  
SIGNATURE OF CURRENT OWNER

N/A  
Notary Public State of Florida

N/A  
PRINT NAME

My Commission Expires: N/A (Check One) N/A Personally known to me; OR N/A

Pursuant to City of Hollywood Land Development Code, Article V, Section 5.3.E.1, for acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.

**FDOT CERTIFICATION**

This is to certify that I am an authorized representative for the Florida Department of Transportation, and by signing this affidavit, I so hereby authorize the undersigned to serve as agent to submit and represent City of Hollywood applications related to the State Road 7 expansion project.

Signature of FDOT Representative: *Victor Ramos*  
Victor Ramos

State of Florida  
County of Broward

Subscribed and sworn before me on: 6/17/10 by Ryan Maroney

Personally known  
Produced identification

*R. Maroney*  
Signature of Notary Public



(Affix Stamp)

Signature of agent: *Lynn Zolezzi*  
Lynn Zolezzi - Land Design South of Florida, Inc.

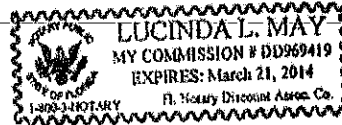
State of Florida  
County of Broward

Subscribed and sworn before me on: June 21 2010 by Lynn Zolezzi

Personally known  
Produced identification

*Lucinda L. May*  
Signature of Notary Public

(Affix Stamp)



**JUSTIFICATION STATEMENT**  
**Request for Regulatory Variance**  
 Walgreens / 5999 Pembroke Road  
 Folio ID# 5141 24 25 0010  
 Hollywood, Florida  
*Submitted: June 21, 2010*  
*Resubmitted: September 21, 2010*

**REQUEST**

**The purpose of this request is to obtain two (2) variances from the City of Hollywood's Zoning Code and Land Development Regulations for the Walgreens located at the northeast corner of State Road 7 and Pembroke Road, within the City of Hollywood. The site is approximately 4.577 acres in size.**

The site must be reconfigured due to the expansion of State Road 7 by the Florida Department of Transportation (FDOT). Pursuant to City of Hollywood Land Development Code, Article V, Section 5.3.E.1, for acquisition parcels within a Florida Department of Transportation US 441/SR 7 Corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.

Thus, on behalf of the Florida Department of Transportation, Land Design South of Florida, Inc. is requesting variances from the parking requirements of Article VII, Section 7.2.a and from the landscaping requirements of Article IV, Section 4.22.I.2.b.

**PROPERTY HISTORY & SITE CHARACTERISTICS**

The existing zoning classification for the property is the SR 7 CCD Low Hybrid Commercial South Sub-Area. Additionally, the subject site is also located within the C-4 (Medium/High Intensity Commercial District) zoning district. A records search in the City of Hollywood found approved Construction Plans on file for Walgreens, prepared by Avid Engineering, Inc. According to the Plans, the western portion of the site is improved with a Walgreens Pharmacy and the eastern portion of the site is improved with D&B Tile Co. and a Goodyear Tire Center. The site has one (1) access point via State Road 7 and two (2) access points via Pembroke Road. The western portion of the site affected by the road widening is owned by the Walgreen Company and is approximately 1.596 acres in size. The existing configuration of the site matches the approved Construction Plans.

**BUILDING SQUARE FOOTAGE & PARKING REQUIREMENTS**

According to the Existing Conditions Sketch, the building square footages and parking calculations are as follows:

Walgreens	15,930 sf	1 space/250 sf	64 required spaces
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**ACQUISITION IMPACTS**

Although the Walgreen's site requires 64 parking spaces, there are 71 parking spaces onsite. Thirteen (13) parking spaces will be lost due to the road widening, resulting in 58 parking spaces remaining on site. Therefore the site will be deficient by six (6) parking spaces.

A ten (10) foot wide landscape setback buffer is required along State Road 7. The impact of the right-of-way acquisition will require the landscape buffer along State Road 7, to be relocated further east on the site. As a result, the landscape buffer will be reduced to approximately 6.55 foot in width in order to maintain the 24 foot wide two-way drive aisle.

The two (2) business identification signs along State Road 7 will be relocated to the east removing them from the new ROW.

Thus, due to the Florida Department of Transportation acquiring the right-of-way along State Road 7, it is not possible for the above referenced property to meet the sections of the City of Hollywood's Zoning and Land Development Regulations referenced below. Therefore, the Applicant is seeking a regulatory variance from the landscaping and parking requirements outlined in those sections.

**VARIANCE REQUESTS**

Zoning Code Section	Required	Proposed	Variance
Article VII, Section 7.2.a	64 required spaces	58 parking spaces	Variance to allow for the reduction of six (6) required parking spaces
Article IV, Section 4.22.1.2.b	10' front landscape buffer	6.55' front landscape buffer	Variance to allow for the reduction of the front landscape buffer by 3.45' in order to accommodate the required 24 foot drive aisle.

**REGULATORY VARIANCE CRITERIA**

The City of Hollywood has established five (5) criteria that must be met in order to obtain a regulatory variance. These criteria and responses to each criterion are specified below.

**Article V, Section 5.3.F.1**

Variations. Except as set forth in division F.2. below, no Variance shall be granted by the Development Review Board unless the Board finds that the petitioner has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.

- a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.**

Variance # 1 (Parking) – Per Section 7.2.a, the required parking for the site is 64 spaces. Due to the site planning constraints, it is only possible to fit 58 parking spaces on the site. Therefore, the Applicant is requesting a parking variance for six (6) parking spaces. The basic intent and purpose of the subject regulations is to provide adequate parking for patrons of the business. The parking requirement for this use is very general and does not take into consideration the type of business that currently operates on the site. The pharmacy on this site has a drive-through component, in which patrons can use instead of parking and walking into the store. This reduces the amount of patrons who park in order to utilize Walgreens services. In addition, Walgreens has longer hours than other retail uses, staggering the amount of people who patronize the business throughout the day. Thus, the remaining 58 parking spaces provide ample parking for the site. The requested variance will not have a negative affect on the stability and appearance of the City of Hollywood.

Variance # 2 (Landscape) – Per Section 4.22.1.2.b, a ten (10) foot landscape buffer is required along the State Road 7 frontage. However, due to the placement of the bus bay, a portion of the front landscape buffer, along State Road 7, will be the reduced to 6.55 feet in width. Although the buffer is below Code

requirement, per the attached Cure Plan, there will be grassed areas adjacent to both sides of the buffer, which enhance the buffer width. These areas are detailed as follows:

- 1) Sodded Parking Overhang – Two (2) foot grassed parking overhang for spaces along State Road 7, adds 2 feet of grass area to the west side of the landscape buffer.
- 2) Sodded Utility Strip - 2.25 foot wide sodded utility strip within FDOT right of way, visually adds 2.25 feet to the east side of the landscape buffer.

Considering these two (2) grassed areas, the “visual” landscape buffer will be 10.8 feet at its narrowest point. Therefore the proposed variance will not adversely affect the appearance or the stability of the City of Hollywood. It is also consistent with the basic intent of Section 4.22.1.2.

**b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.**

Variance # 1 (Parking) – The requested variance is for a reduction in the number of required parking spaces on the site. The use and function of the current business operations will not be altered as a result of this variance. The current use has demonstrated compatibility with surrounding land uses and has proven that it is not detrimental to the community. Thus, the reduction in the amount of parking spaces will not result in any change to the demonstrated compatibility of the site and will not be detrimental to the community.

Variance # 2 (Landscape) – The proposed variance allows two-way vehicular circulation to be re-established on the west side of the building. Adequate circulation is necessary in order to maintain the existing Walgreens business. From a visual perspective, the on site 6.55 foot landscape buffer, combined with the 2.25 foot sodded utility easement and 2 foot grassed overhang will exceed the required ten (10) foot landscape buffer. Therefore the requested variance is compatible with the surrounding land uses and will not be detrimental to the community. Additionally, the granting of the variance for the subject property will not affect the use or development of neighboring properties and will not hinder or discourage appropriate development and/or use of adjacent and nearby lands.

**c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and**

Variances 1 & 2 (Parking and Landscaping) – The requested variances are consistent with applicable Goals, Objectives and Policies.

**Policy 1.9:** *Coordinate with FDOT to expedite the widening project for the US 441/SR 7 to coincide with proposed impacts.*

*The requested variance is consistent with Policy 1.9. This variance request is being submitted on behalf of the Florida Department of Transportation in an effort to resolve any site development issues that coincide with the road widening along State Road 7.*

**Policy 1.21:** *Create a business development and retention program that provides incentives that encourage businesses to remain in the US 441/SR 7 Corridor.*

*The Florida Department of Transportation has been working diligently to minimize the impacts of the State Road 7 road widening project on business owners along that corridor. The variances that are being submitted to the City of Hollywood represent FDOT's*

commitment to retaining the businesses along the State Road 7 Corridor, thus, the requested variance is consistent with Policy 1.21.

**Policy 1.24: Create an environment to protect the establishment and enhancement of small business along the US 441/SR 7 Corridor.**

The requested variance is consistent with Policy 1.24, as it is FDOT's goal to protect small businesses along the State Road 7 Corridor by minimizing the impacts of the road widening project.

**Policy 1.37: Establish policy guidelines and/or code requirements addressing the impacts of eminent domain relating to the US 441/SR7 Corridor.**

The Florida Department of Transportation worked with the City of Hollywood in establishing an Eminent Domain Ordinance that addresses the acquisition impacts that occur as a result of the State Road 7 Corridor widening process. Thus, the requested variance is consistent with Policy 1.37.

**d. That the need for the requested Variance is not economically based or self-imposed.**

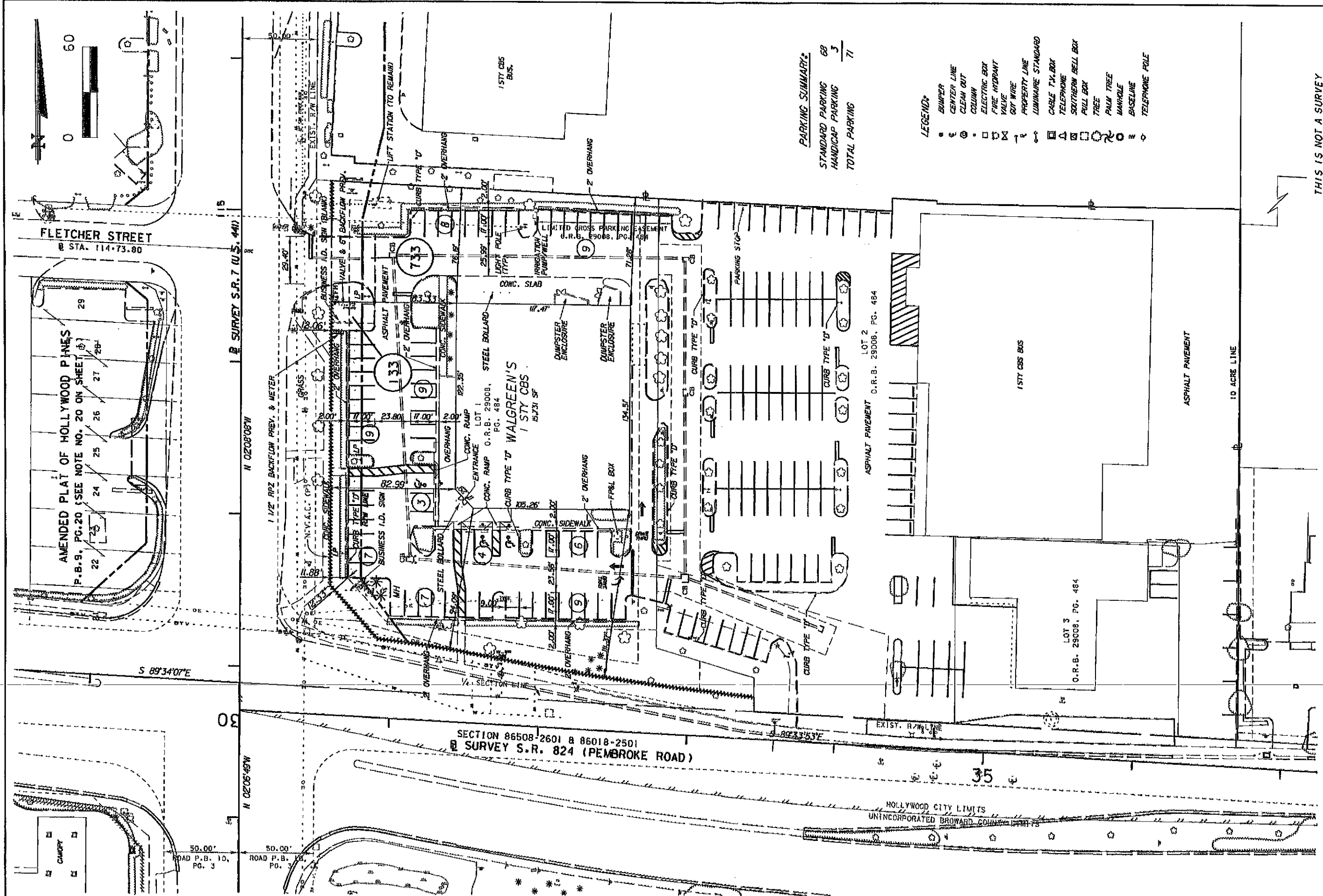
Variations 1 & 2 (Parking and Landscaping) – The need for the variance is a result of the Florida Department of Transportation right-of-way taking along State Road 7 and is not a direct result of an action by the property owner. Therefore, the variance is not economically based or self-imposed.

**e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.**

Variance # 1 (Parking) – The requested variance is the minimum necessary to maintain the current business operations on the site, without causing further impact to the property owner by requiring additional site improvements be modified to accommodate the six (6) deficient required parking spaces. Thus, the need for the variance is the minimum necessary for the property owner to make reasonable use of the property.

Variance # 2 (Landscape) – The requested variances are the minimum necessary variances warranted to maintain the existing buildings and provide the drive aisle and vehicular movement areas needed to maintain the existing Walgreens business. Thus, the need for the variance is the minimum variance necessary for the property owner to make reasonable use of the property.

**Based on the above and attached information, the Applicant respectfully requests approval of the proposed variances.**



**PARKING SUMMARY:**

STANDARD PARKING	68
HANDICAP PARKING	3
<b>TOTAL PARKING</b>	<b>71</b>

- LEGENDA:**
- BUMPER
  - CENTER LINE
  - CLEAN OUT
  - COLUMN
  - ELECTRIC BOX
  - FIRE HYDRANT
  - VALVE
  - CUT WIRE
  - PROPERTY LINE
  - LUMINAIRE STANDARD
  - CABLE T.V. BOX
  - TELEPHONE
  - SOUTHERN BELL BOX
  - PULL BOX
  - TREE
  - PALM TREE
  - MANHOLE
  - BASELINE
  - TELEPHONE POLE

THIS IS NOT A SURVEY

**EXISTING CONDITIONS SKETCH**  
**PARCEL 133/733**

**SEXTON ENGINEERING ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS

140 FORCE DE LEON STREET  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 FL REGISTRATION NO. 160000874

PROJ. NO. 1448 P.133  
 SCALE 1"=60'  
 DATE 03/31/2010  
 SHEET 2 OF 4

**S.R. 7 (U.S.441)**  
**STATE PROJECT NO. 86100-2527**  
**F.P.I.D. 227774-1**

FLETCHER STREET  
 STA. 114+73.80

SURVEY S.R. 7 (U.S. 441)

SECTION 86508-2601 & 86018-2501  
 SURVEY S.R. 824 (PEMBROKE ROAD)

HOLLYWOOD CITY LIMITS  
 UNINCORPORATED BROWARD COUNTY FLORIDA

AMENDED PLAT OF HOLLYWOOD PINES  
 P.B. 9, PG. 20 (SEE NOTE NO. 20 ON SHEET 2)

WALGREEN'S  
 1 STY CBS  
 15,731 SF

LOT 2  
 O.R.B. 29008, PG. 484

LOT 3  
 O.R.B. 29008, PG. 484

1 STY CBS BUS

ASPHALT PAVEMENT

10 ACRE LINE

N 02°08'08"W

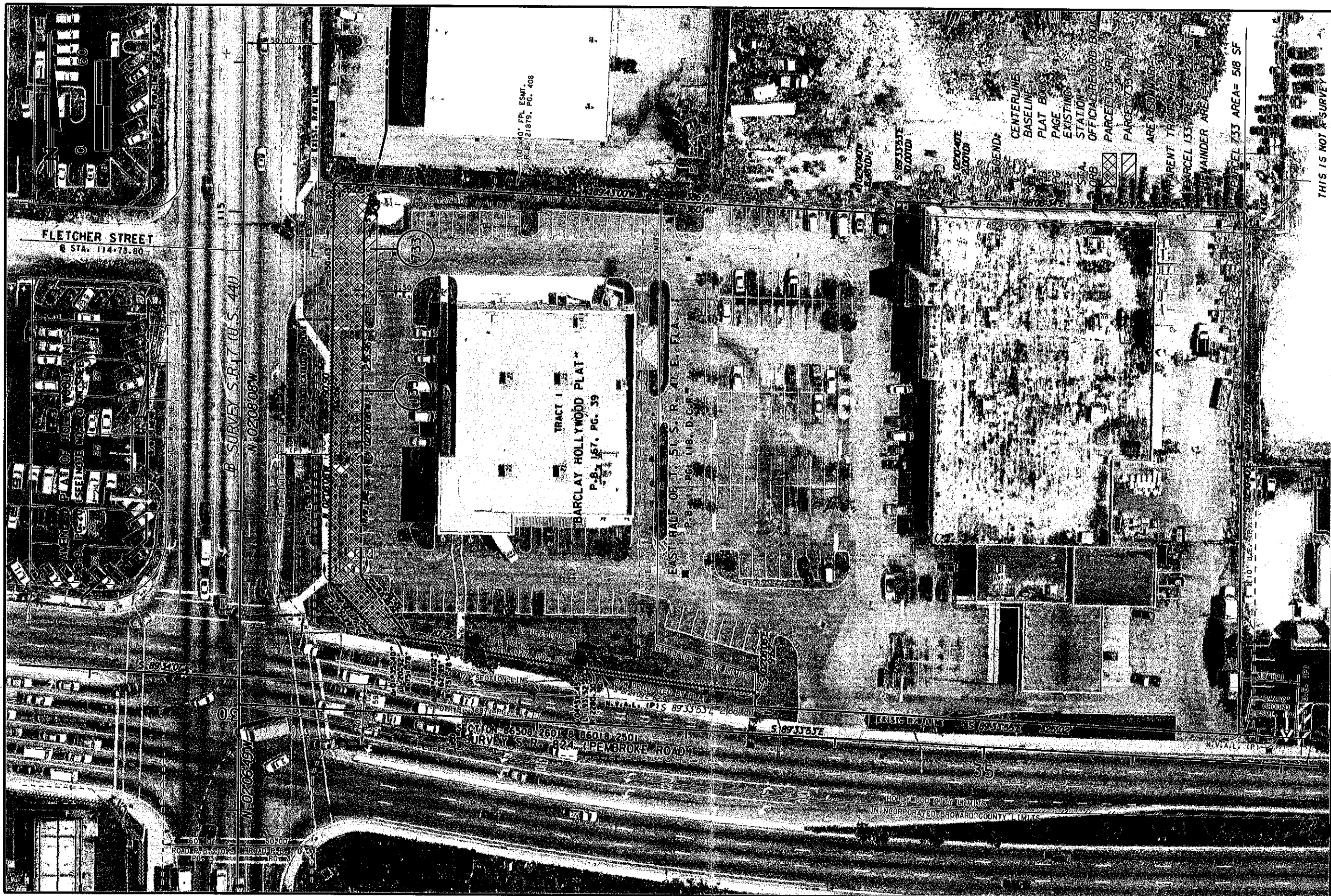
S 89°34'07"E

N 02°05'48"W

S 89°33'53"E

ROAD P.B. 10, PG. 3

ROAD P.B. 10, PG. 3



THIS IS NOT A SURVEY

**PARCEL SKETCH**  
**PARCEL 133/733**

**S. SEXTON ENGINEERING ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS

12300 SOUTH SHORE BLVD., SUITE 210  
WELLINGTON, FLORIDA 33414  
PHONE 561-792-3222 FAX 561-792-3668  
FL REGISTRATION # 150066537, 150007664

**S.R. 7 (U.S. 441)**  
**STATE PROJECT NO. 86100-2527**  
**F.P.I.D. 227774-1**

PROJ. NO. 1448 P133/733 DATE 10/03/2008  
SCALE 1"=60' SHEET 1 OF 4

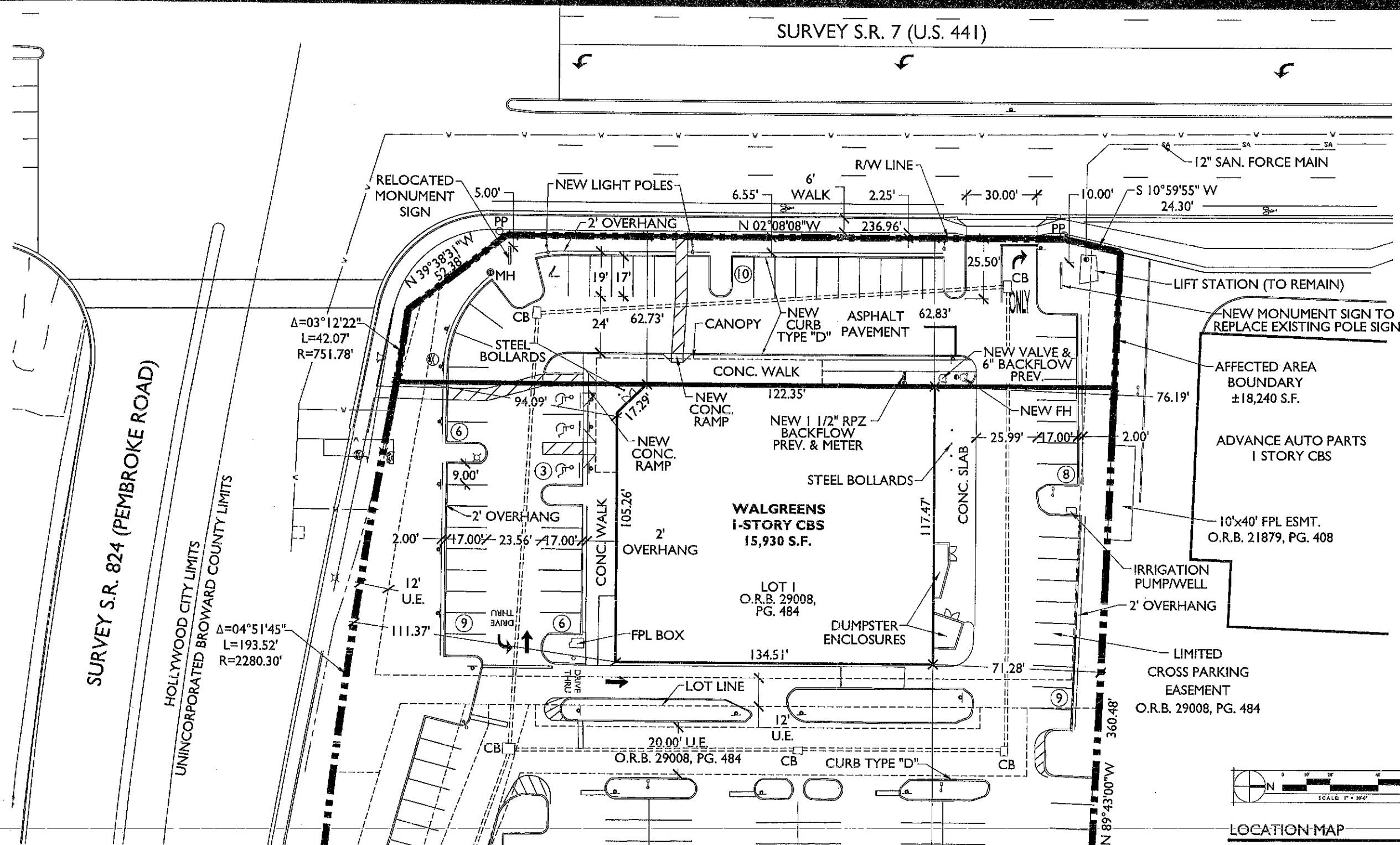




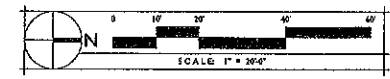
SURVEY S.R. 7 (U.S. 441)



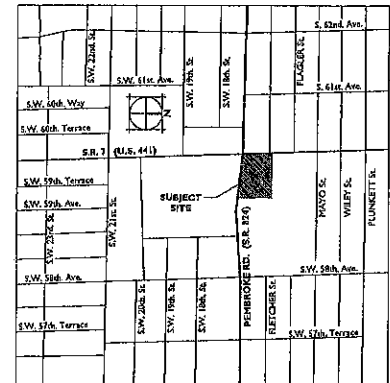
**WALGREENS  
GOODYEAR TIRE CENTER  
D & B TILE COMPANY**  
CITY OF HOLLYWOOD, FLORIDA



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LOCATION MAP NTS.



S.R. 7 (U.S. 441)  
**RIGHT-OF-WAY EXPANSION  
PARCEL 133 - CURED PLAN**

SCALE: 1"=40'-0"  
DRAWN BY: RHD  
DRAWING #: 2016-09-21\_SP\_P-133\_1072.6Q.dwg  
FILE #: 1072.6Q  
DATE: 06/21/2016

L.D.S. PROJECT SCHEDULE	
DATE	APPROVAL

**SITE DATA**

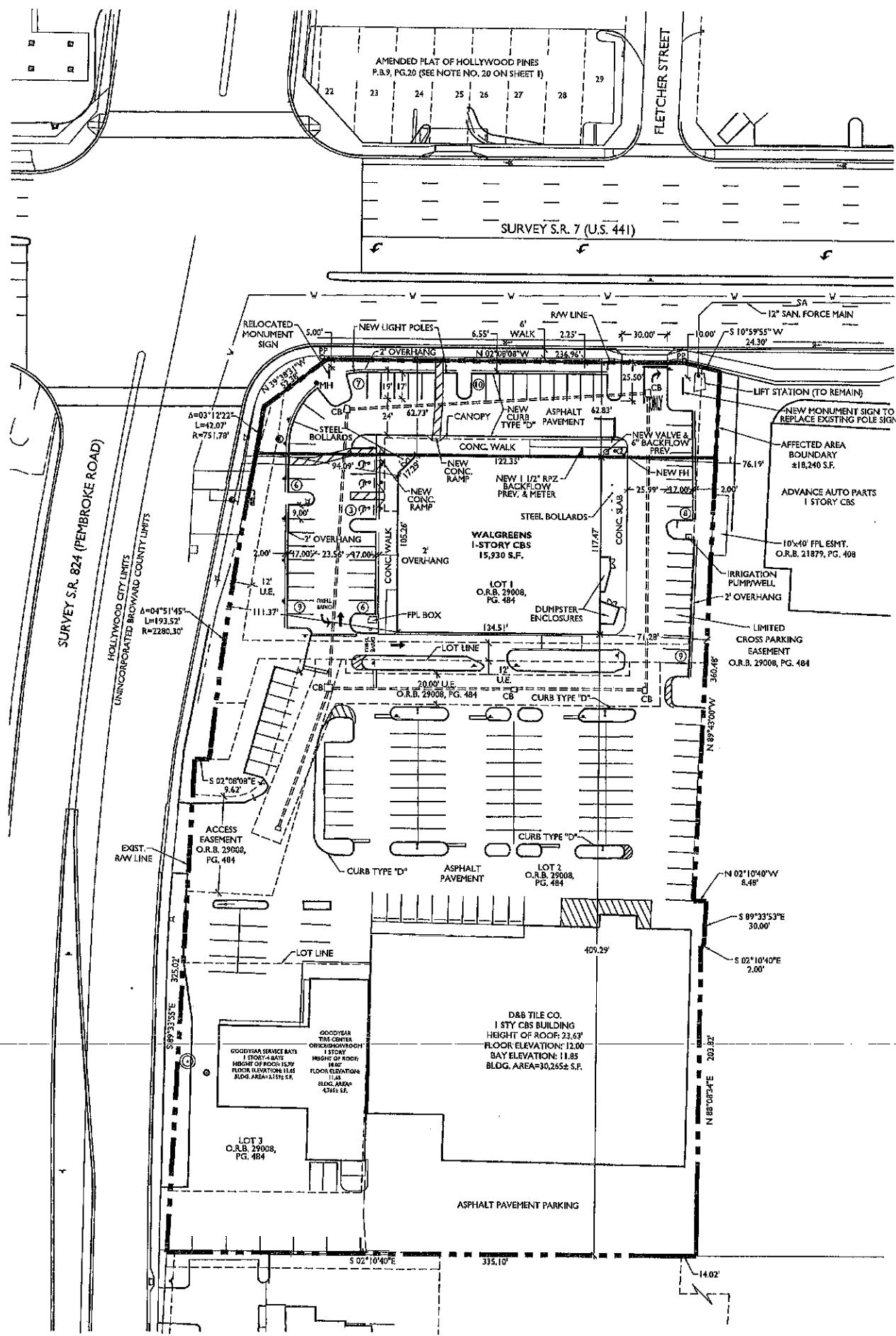
EXISTING USES	WALGREENS - 5999 PEMBROKE RD. - 5141 24 25 0010
SITE ADDRESSES & BROWARD COUNTY PARCEL I.D. NUMBERS	GOODYEAR TIRE CENTER - 5911 PEMBROKE RD. - 5141 24 00 0032 D & B TILE COMPANY - 1685 S. STATE RD. 7 - 5141 24 00 0033
EXISTING ZONING DESIGNATION	GENERAL BUSINESS
EXISTING ZONING DESIGNATION	LOW HYBRID SOUTH COMMERCIAL SUB-AREA
TOTAL AFFECTED AREA	18,240 S.F.
TOTAL SITE AREA BEFORE ROAD WIDENING	±199,374 S.F. (4.58 AC.)
TOTAL SITE AREA AFTER ROAD WIDENING	±193,988 S.F. (4.43 AC.)
WALGREENS PROPERTY AREA BEFORE ROAD WIDENING	±48,392 S.F. (1.11 AC.)
WALGREENS PROPERTY AREA AFTER ROAD WIDENING	±42,016 S.F. (1.02 AC.)
TOTAL BUILDING SQUARE FOOTAGE	54,119 S.F.
WALGREENS (RETAIL-15,930 S.F.)	
GOODYEAR TIRE CENTER (OFFICE-4,765 S.F./AUTO SERVICE-3,159 S.F./7,924 S.F.)	
D & B TILE COMPANY (WAREHOUSE-4,000 S.F./OFFICE-800 S.F./RETAIL/SHOWROOM-23,465 S.F./30,265 S.F.)	
FLOOR AREA RATIO (FAR) AFTER ROAD WIDENING	.28
BUILDING COVERAGE AFTER ROAD WIDENING	28.03%
IMPERVIOUS SURFACE AREA WITHIN AFFECTED AREA	5,308 S.F. (29.1%)
PERVIOUS SURFACE AREA WITHIN AFFECTED AREA	12,932 S.F. (70.9%)
TOTAL PARKING REQUIRED-WALGREENS (RETAIL-15,930 S.F. @ 1/250 S.F.)	64 SP.
TOTAL PARKING EXISTING-WALGREENS PROPERTY	71 SP.
TOTAL PARKING PROVIDED-WALGREENS PROPERTY AFTER ROAD WIDENING (LOSS OF 13 SP.)	58 SP.
WALGREENS FRONT SETBACK REQUIRED/PROVIDED	0/62.73'
WALGREENS NORTH SIDE SETBACK REQUIRED/PROVIDED	0/71.26'
WALGREENS SOUTH SIDE SETBACK REQUIRED/PROVIDED	0/94.09'
WALGREENS REAR SETBACK REQUIRED/PROVIDED	0/409.29'

**LEGEND**

AC. = ACRES	PG. = PAGE	⊙ = FIRE HYDRANT
CB = CATCH BASIN	PP = POWERPOLE	⊙ = LIGHT POLE
CBS = CONCRETE, BLOCK & STUCCO	S.F. = SQUARE FEET	□ = PULL BOX
CONC. = CONCRETE	SP. = PARKING SPACES	⊙ = SIGN
MH = MANHOLE	STA. = STATION	⊙ = TELEPHONE
O.R.B. = OFFICIAL RECORD BOOK	U.E. = UTILITY EASEMENT	

**NOTES:**

- FOR ADDITIONAL SITE DETAILS, REFER TO THE WALGREENS CONSTRUCTION PLANS ON FILE WITH THE CITY OF HOLLYWOOD, PREPARED BY AVID ENGINEERING INC., DATED 3/3/98. INCLUDED WITHIN THE CONSTRUCTION PLANS SET ARE THE WALGREENS APPROVED SITE PLAN AND LANDSCAPE PLAN.
- CURED PLAN BASE INFORMATION TAKEN FROM "PROPOSED CONDITIONS SKETCH CURED PARCEL 133/733" PREPARED BY SEXTON ENGINEERING ASSOCIATES, INC., DATE 9/7/2010.



**SITE DATA**

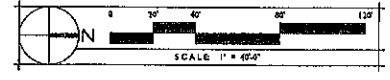
EXISTING USES	WALGREENS - 5999 PEMBROKE RD. - 5141 24 25 0010
SITE ADDRESSES & BROWARD COUNTY PARCEL I.D. NUMBERS	GOODYEAR TIRE CENTER - 5911 PEMBROKE RD. - 5141 24 00 0032
EXISTING LAND USE DESIGNATION	D & B TILE COMPANY - 1685 S. STATE RD. 7 - 5141 24 00 0033
EXISTING ZONING DESIGNATION	LOW HYBRID SOUTH COMMERCIAL SUB-AREA
TOTAL AFFECTED AREA	18,240 S.F.
TOTAL SITE AREA BEFORE ROAD WIDENING	±199,374 S.F. (4.58 AC.)
TOTAL SITE AREA AFTER ROAD WIDENING	±193,088 S.F. (4.43 AC.)
WALGREENS PROPERTY AREA BEFORE ROAD WIDENING	±56,302 S.F. (1.57 AC.)
WALGREENS PROPERTY AREA AFTER ROAD WIDENING	±67,016 S.F. (1.42 AC.)
TOTAL BUILDING SQUARE FOOTAGE	54,119 S.F.
WALGREENS (RETAIL-15,930 S.F.)	
GOODYEAR TIRE CENTER (OFFICE-4,765 S.F.+AUTO SERVICE-3,159 S.F.+7,974 S.F.)	
D & B TILE COMPANY (WAREHOUSE-4,000 S.F.+OFFICE-800 S.F.+RETAIL/SHOWROOM-33,465 S.F.+30,265 S.F.)	
FLOOR AREA RATIO (FAR) AFTER ROAD WIDENING	28.03%
BUILDING COVERAGE AFTER ROAD WIDENING	5.308 S.F. (29.1%)
IMPERVIOUS SURFACE AREA WITHIN AFFECTED AREA	12,932 S.F. (70.9%)
PERVIOUS SURFACE AREA WITHIN AFFECTED AREA	64 S.F.
TOTAL PARKING REQUIRED-WALGREENS (RETAIL-15,930 S.F. @ 1/250 S.F.)	71 SP.
TOTAL PARKING PROVIDED-WALGREENS PROPERTY	58 SP.
TOTAL PARKING PROVIDED-WALGREENS PROPERTY AFTER ROAD WIDENING (LOSS OF 13 SP.)	0/62.73'
WALGREENS FRONT SETBACK REQUIRED/PROVIDED	0/71.28'
WALGREENS NORTH SIDE SETBACK REQUIRED/PROVIDED	0/94.09'
WALGREENS SOUTH SIDE SETBACK REQUIRED/PROVIDED	0/409.23'
WALGREENS REAR SETBACK REQUIRED/PROVIDED	

**LEGEND**

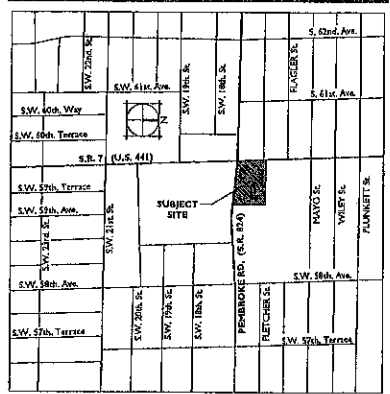
AC. = ACRES	PG. = PAGE		= FIRE HYDRANT
CB = CATCH BASIN	PP = POWERPOLE		= LIGHT POLE
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**NOTES:**

- FOR ADDITIONAL SITE DETAILS, REFER TO THE WALGREENS CONSTRUCTION PLANS ON FILE WITH THE CITY OF HOLLYWOOD, PREPARED BY AVID ENGINEERING INC., DATED 3/3/99. INCLUDED WITHIN THE CONSTRUCTION PLANS SET ARE THE WALGREENS APPROVED SITE PLAN AND LANDSCAPE PLAN.
- CURED PLAN BASE INFORMATION TAKEN FROM "PROPOSED CONDITIONS SKETCH CURED PARCEL 133/133" PREPARED BY SEXTON ENGINEERING ASSOCIATES, INC., DATE 9/7/2010.



**LOCATION MAP NTS.**



**WALGREENS  
GOODYEAR TIRE CENTER  
D & B TILE COMPANY  
CITY OF HOLLYWOOD, FLORIDA**

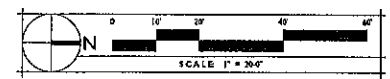
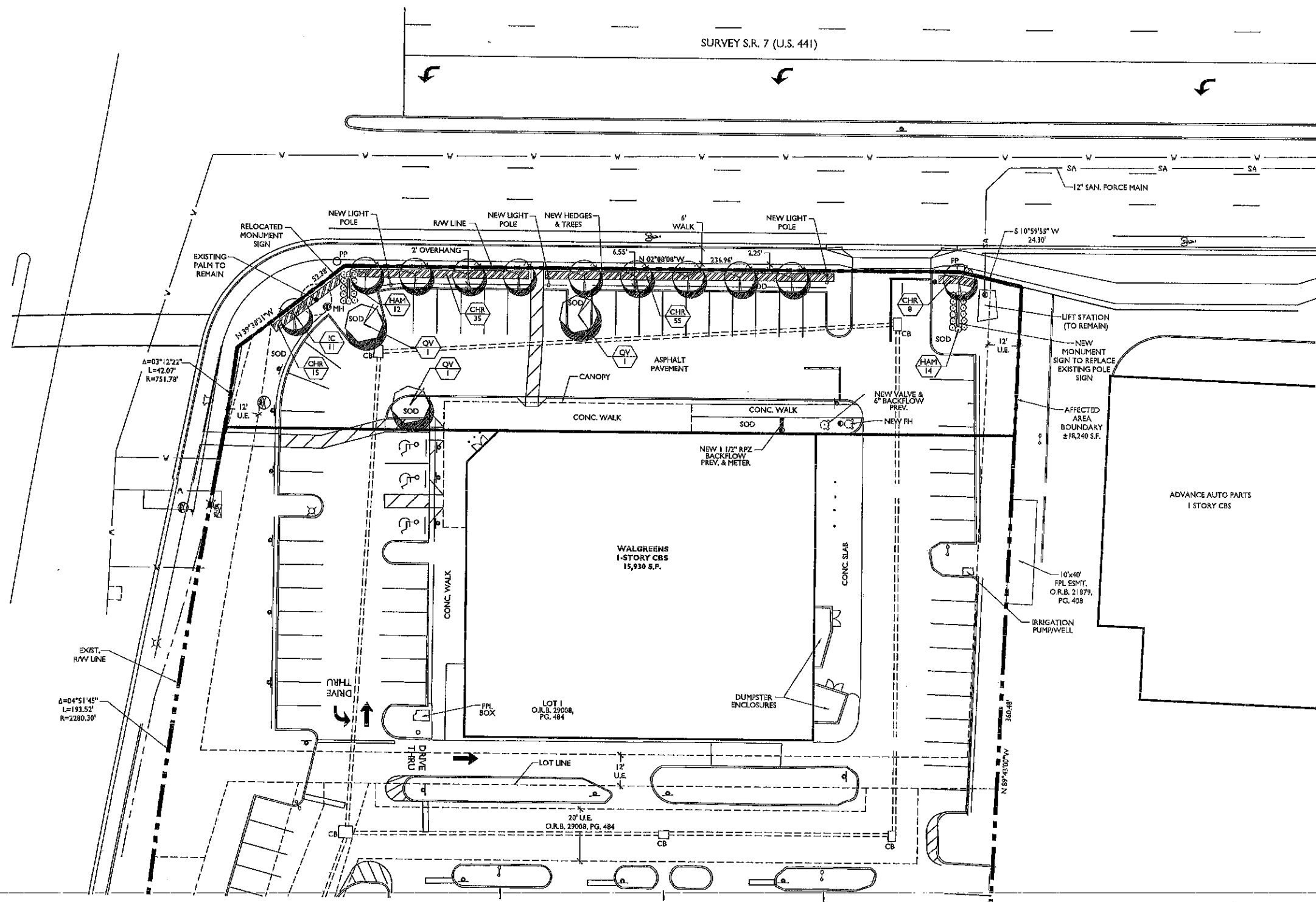
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**S.R. 7 (U.S. 441)  
RIGHT-OF-WAY EXPANSION  
PARCEL 133 - CURED PLAN**

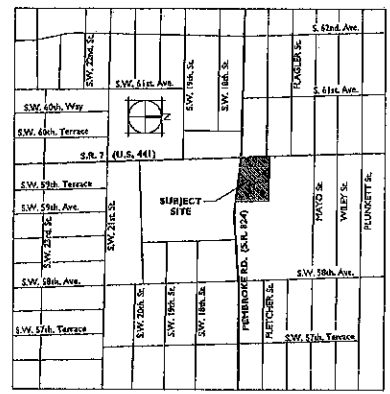
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FILE #:	1072.6Q
DATE:	06/21/2010

L.D.S. PROJECT SCHEDULE		
DATE	APPROVAL	NOTES

**WALGREENS  
 GOODYEAR TIRE CENTER  
 D & B TILE COMPANY**  
 CITY OF HOLLYWOOD, FLORIDA



**LOCATION MAP** NTS.



**LEGEND**

AC. = ACRES	PG. = PAGE	= FIRE HYDRANT
CB = CATCH BASIN	PP = POWERPOLE	= LIGHT POLE
CBS = CONCRETE, BLOCK & STUCCO	S.F. = SQUARE FEET	= PULL BOX
CONC. = CONCRETE	SP. = PARKING SPACES	= SIGN
MH = MANHOLE	STA. = STATION	= TELEPHONE
O.R.B. = OFFICIAL RECORD BOOK	U.E. = UTILITY EASEMENT	

- NOTES:**
- FOR ADDITIONAL SITE DETAILS, REFER TO THE WALGREENS CONSTRUCTION PLANS ON FILE WITH THE CITY OF HOLLYWOOD, PREPARED BY AVID ENGINEERING INC., DATED 3/3/98, INCLUDED WITHIN THE CONSTRUCTION PLANS SET ARE THE WALGREENS APPROVED SITE PLAN AND LANDSCAPE PLAN.
  - LANDSCAPE PLAN BASE INFORMATION TAKEN FROM "PROPOSED CONDITIONS SKETCH CURED PARCEL 133/733" PREPARED BY SEXTON ENGINEERING ASSOCIATES, INC., DATE 9/7/2010.



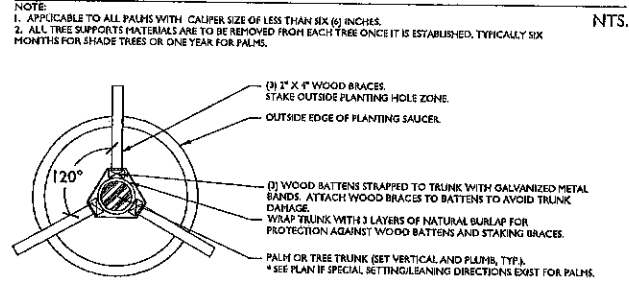
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S.R. 7 (U.S. 441)  
 RIGHT-OF-WAY EXPANSION  
 PARCEL 133 - LANDSCAPE PLAN

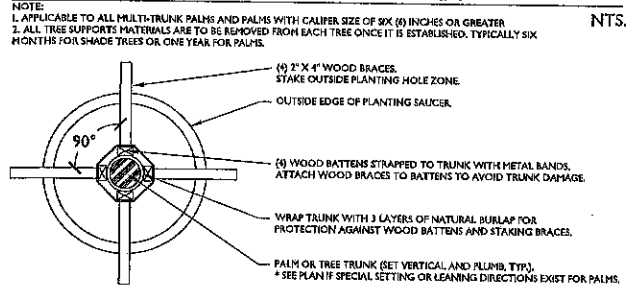
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 FILE #: 1072.6Q  
 DATE: 06/21/2010

L.D.S PROJECT SCHEDULE	
DATE	NOTES

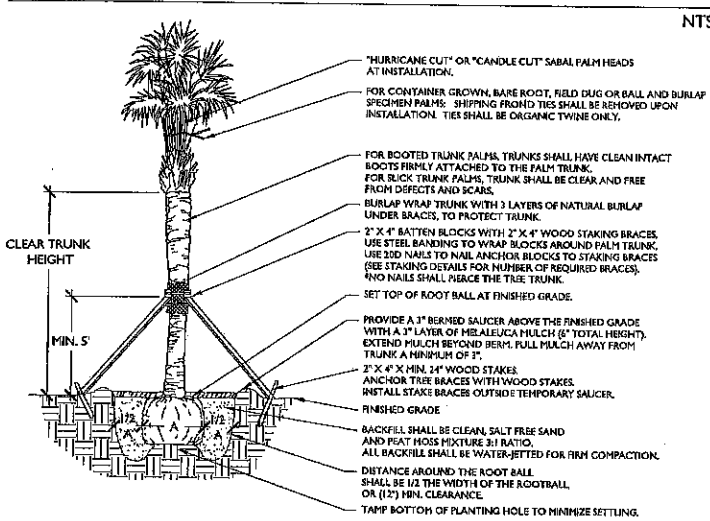
### SMALL PALM STAKING PLAN



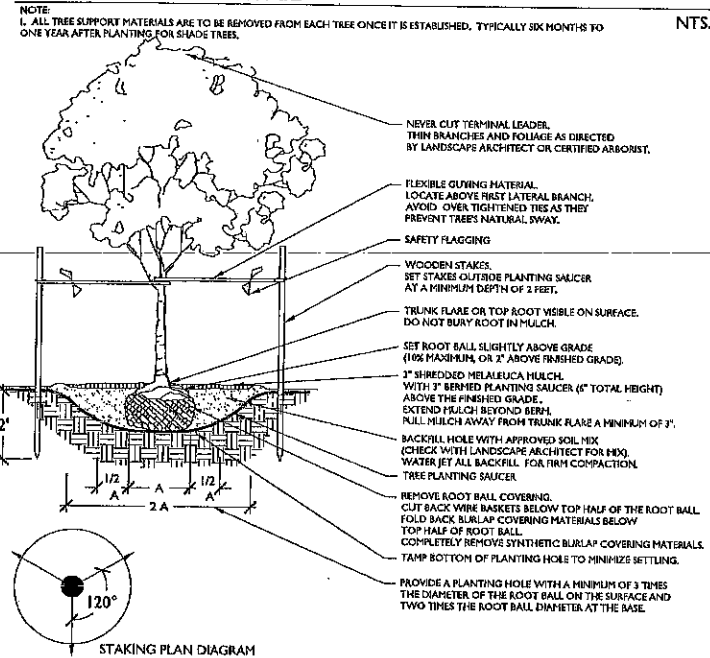
### LARGE PALM OR TREE STAKING PLAN



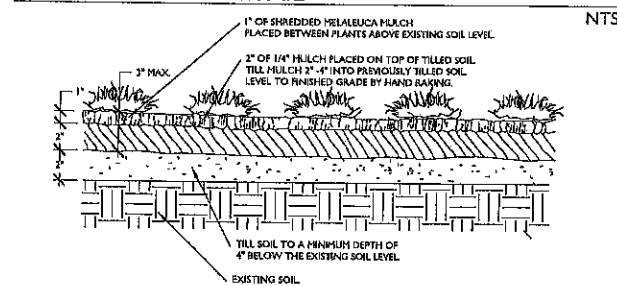
### PALM PLANTING DETAIL



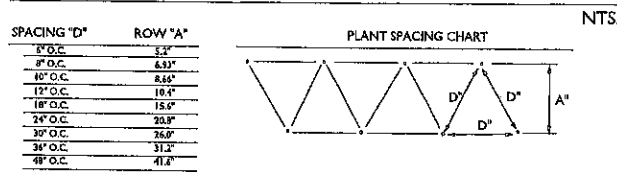
### TREE PLANTING DETAIL



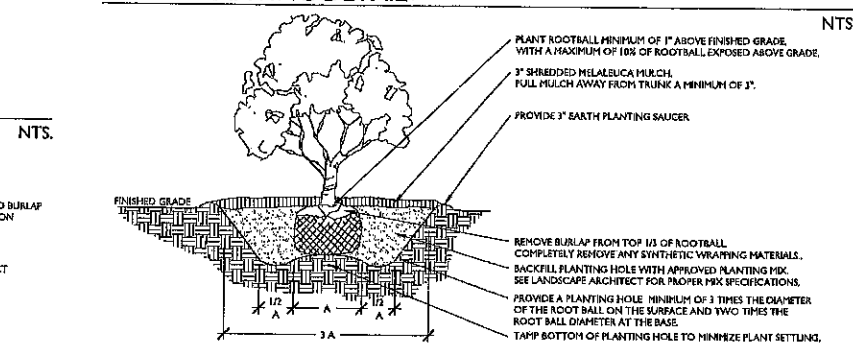
### GROUND COVER DETAIL



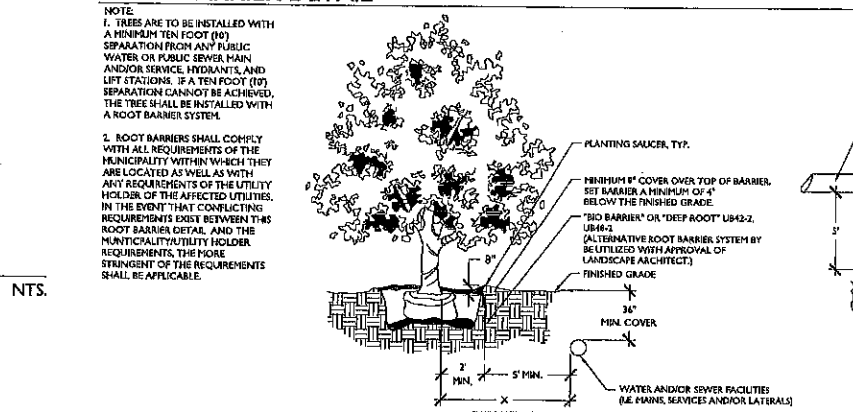
### PLANT SPACING DETAIL



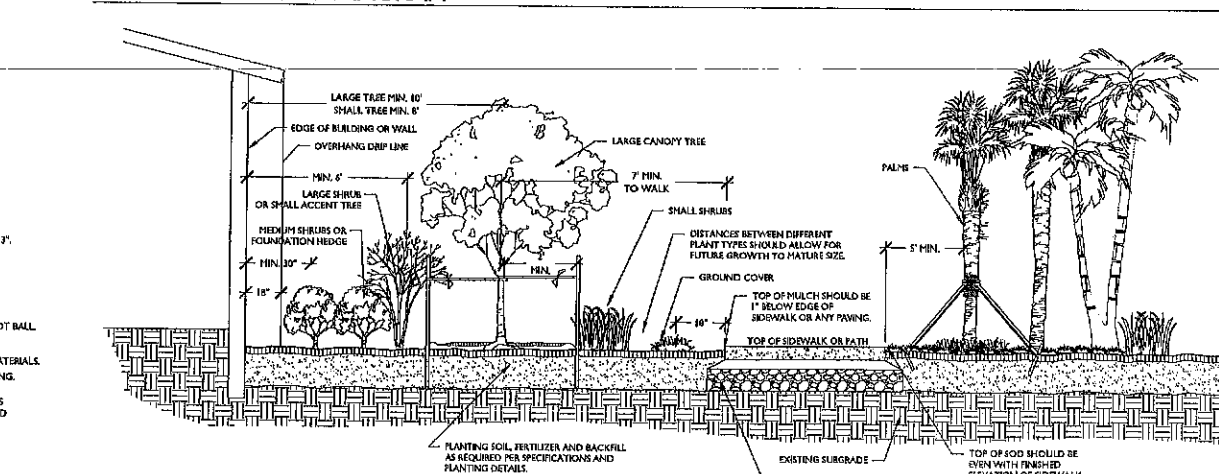
### SHRUB PLANTING DETAIL



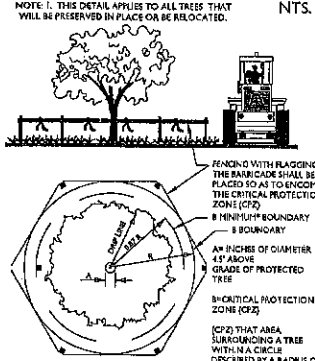
### ROOT BARRIER DETAIL



### TYPICAL PLANTING DIAGRAM



### TREE PROTECTION DETAIL



### OVERALL LANDSCAPE SCHEDULE

NATIVE	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK
*	11	IC	Ilex cassine	Dahoon Holly	8&B, 10' - 12' Ht. x 5' Spr., Full Canopy
*	3	QV	Quercus virginiana	Live Oak	8&B, 10' - 12' Ht. x 5' Spr., Full Canopy
*	115	CHR	Chrysalanthus laco 'Red Tip'	Red Tip Cocoplum	#3, 24" x 24", 24" OC, Full
*	26	HAM	Hamelia patens 'Compacta'	Dwarf Firebush	#3, 24" x 24", 30" OC, Full

### LANDSCAPE NOTES:

- STRUCTURAL ELEMENTS AND LANDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, BASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
- CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS IN HAND PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
- TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE BASEMENTS OR OTHER AFFECTED SITE FEATURES.
- ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
- ALL UTILITY BOXES/STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
- IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 60% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
- ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
- IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
- REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
- RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.

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### S.R. 7 (U.S. 441) RIGHT-OF-WAY EXPANSION PARCEL 133 - LANDSCAPE PLAN

SCALE: NTS.  
DRAWN BY: RHD  
DRAWING #: 2018-09-21\_LP\_F-133\_1072.RXD.dwg  
FILE #: 1072.64Q  
DATE: 04/21/2018

L.D.S. PROJECT SCHEDULE		
DATE	APPROVAL	REVISION

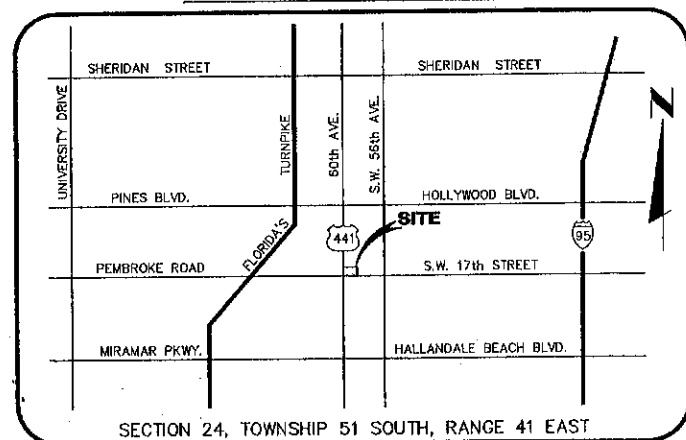
**LAND DESIGN SOUTH**  
Planning | Landscape Architecture  
Environmental Services | Transportation

2101 Centrepark West Drive, Suite 100 • West Palm Beach, FL 33409  
Telephone: 561-478-8501 • Fax: 561-478-5012

**WALGREENS  
GOODYEAR TIRE CENTER  
D & B TILE COMPANY  
CITY OF HOLLYWOOD, FLORIDA**



**LOCATION MAP**



SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST

**LEGAL DESCRIPTION**

A PORTION OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE RUN NORTH 89 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24 FOR A DISTANCE OF 2337.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD FOR A DISTANCE OF 37.29 FEET TO A POINT; THENCE RUN NORTH 81 DEGREES 01 MINUTES 08 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD FOR A DISTANCE OF 83.01 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS SOUTH 15 DEGREES 58 MINUTES 35 SECONDS WEST FROM SAID POINT; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 751.78 FEET, THRU A CENTRAL ANGLE OF 14 DEGREES 44 MINUTES 56 SECONDS FOR AN ARC DISTANCE OF 193.52 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 19 DEGREES 59 MINUTES 33 SECONDS EAST FROM SAID POINT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, THRU A CENTRAL ANGLE OF 08 DEGREES 15 MINUTES 24 SECONDS, FOR AN ARC DISTANCE OF 7.21 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 01 DEGREES 45 MINUTES 03 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 FOR A DISTANCE OF 295.96 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 20 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 229.20 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 45 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 296.21 FEET TO A POINT; THENCE RUN SOUTH 75 DEGREES 54 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 69.13 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 45 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 22.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA (CONTAINING: 73,047 SQUARE FEET = 1.6789 ACRES)

**PROFESSIONAL TEAM**

**CIVIL ENGINEER/PLANNER:**  
AVD ENGINEERING, INC.  
2300 CURLEW ROAD  
PALM HARBOR, FLORIDA 34683  
PH: (727) 789-9500  
FAX: (727) 784-6662  
ROBERT H. PIERRO, P.E.

**TRAFFIC ENGINEER:**  
AVD ENGINEERING, INC.  
2300 CURLEW ROAD  
PALM HARBOR, FLORIDA 34683  
PH: (727) 789-9500  
FAX: (727) 784-6662  
JANE CALDERA

**GEOTECHNICAL ENGINEER:**  
MEYERS AND ASSOCIATES, INC.  
3601 VINELAND ROAD, SUITE 5  
ORLANDO, FLORIDA 32811  
PH: (407) 841-0005  
FAX: (407) 422-6350  
DAVID MEYERS, P.E.

**ARCHITECT:**  
MARC WIENER ARCHITECTURE / PLANNING  
33 S.E. 4th STREET, SUITE 101  
BOCA RATON, FLORIDA 33432  
PH: (561) 750-4111  
FAX: (561) 750-5298  
NICK SAPONARA

**SURVEYOR:**  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
PH: (954) 572-1777  
FAX: (954) 572-1778  
JOHN PULICE, P.L.S.

**LANDSCAPE ARCHITECT:**  
AVD ENGINEERING, INC.  
2300 CURLEW ROAD  
PALM HARBOR, FLORIDA 34683  
PH: (727) 789-9500  
FAX: (727) 784-6662  
CATHERINE WRAY, R.L.A.

**UTILITY COMPANIES**

**GAS**  
CITY GAS COMPANY OF FLORIDA  
955 E. 25th STREET  
HALEAH, FLORIDA 33013  
PH: (305) 691-8710 Ext. 123  
FAX: (305) 691-7335  
PETER FERRALLS

**POWER**  
FLORIDA POWER AND LIGHT  
4000 N. DAVIE ROAD EXTENSION  
HOLLYWOOD, FL 33024  
PH: (954) 442-6384  
FAX: (954) 435-6823  
CLIFF KELLER

**TELEPHONE**  
BELLSOUTH  
8601 W. SUNRISE BLVD.  
PLANTATION, FL 33322  
PH: (954) 476-2800  
BOB KRAUSS

**WATER & SEWER**  
CITY OF HOLLYWOOD-UTIL. DEPT.  
P.O. BOX 229045  
HOLLYWOOD, FL 33022-9045  
PH: (954) 921-3930  
FAX: (305) 867-4228  
ROGER CALLAVA

**PEMBROKE RD./U.S. HWY 441**  
**STORE NO. 021-04386**

*Walgreens*  
**CONSTRUCTION PLANS**

**City of Hollywood, Florida**

Prepared For:  
**Oregon Partners No.2, Ltd.**  
**d/b/a Barclay Group**

1123 OVERCASH DRIVE  
Dunedin, Florida 34689  
Phone: (727) 733-7585  
Fax: (727) 733-9510

Prepared By:



**AVID ENGINEERING, INC.**  
**Civil Engineers - Planners**  
**Traffic Engineers - Environmental Engineers**

CURLEW OFFICE CENTER  
2300 Curlew Road, Suite 100  
Palm Harbor, Florida 34683  
Phone: (727) 789-9500 Fax: (727) 784-6662

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**PLAN INDEX**

DBED #980629050

1. COVER SHEET
2. SITE PLAN
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4. UTILITY PLAN
5. OFF-SITE FORCE MAIN ROUTE
6. DEMOLITION PLAN
7. SPECIFICATIONS and NOTES
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9. PAVING, GRADING and DRAINAGE DETAILS
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11. SANITARY SEWER DETAILS
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- S1. BOUNDARY AND TOPOGRAPHIC SURVEY
- L1. LANDSCAPE PLAN
- L2. LANDSCAPE DETAILS

**SITE DATA**

**PROJECT INTENT:**  
INTENT OF THIS PROJECT IS THE CONSTRUCTION OF A 15,930 S.F. WALGREENS RETAIL STORE WITH APPLICABLE PARKING, DRAINAGE AND UTILITY IMPROVEMENTS.

**PROPERTY LOCATION:**  
NORTHEAST CORNER OF THE INTERSECTION OF PEMBROKE ROAD AND U.S. HWY. 441  
SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST  
5999 PEMBROKE RD, HOLLYWOOD, FL 33023

**EXISTING PROPERTY AREA:**  
TOTAL = 1.68 ACRES = 73,047 S.F.

**PROPERTY ZONING:**  
C-4 (MEDIUM/HIGH INTENSITY COMMERCIAL DISTRICT)

**EXISTING PROPERTY LAND USE:**  
THE SITE IS PRESENTLY OCCUPIED BY A GAS STATION / CAR WASH WITH APPLICABLE PARKING.

**PROPOSED PROPERTY LAND USE:**  
15,930 S.F. WALGREENS RETAIL STORE

**MAXIMUM BUILDING HEIGHT:**  
ALLOWED = 175 FT. - PROPOSED = 28' (ONE STORY)

**LOT COVERAGE CALCULATIONS: (EXISTING)**

DESCRIPTION	S.F.	ACRES	%
PAVEMENT & SIDEWALK	58,981	1.31	78.00
BUILDING	1,813	0.04	2.50
TOTAL IMPERVIOUS	60,794	1.35	80.50
TOTAL LANDSCAPE / OPEN	14,253	0.33	19.50
TOTAL SITE AREA	73,047	1.68	100.00

**LOT COVERAGE CALCULATIONS: (PROPOSED)**

DESCRIPTION	S.F.	ACRES	%
SIDEWALK	4,394	0.10	6.01
PAVEMENT	31,512	0.72	43.14
BUILDING	15,930	0.37	21.81
TOTAL IMPERVIOUS	51,836	1.19	70.96
TOTAL LANDSCAPE / OPEN	17,724	0.41	24.27
R/W DEDICATION	3,487	0.08	4.77
TOTAL SITE AREA	73,047	1.68	100.00

**INTERIOR LANDSCAPE AREA: (REQUIRED)**

DESCRIPTION	S.F.
TOTAL LANDSCAPE / OPEN AREA	17,724
EXTERIOR LANDSCAPE BUFFER AREA	2,280
INTERIOR LANDSCAPE AREA	10,474

PERCENTAGE = 10,474 / (10,474 + 31,512) = 25% PROVIDED INTERIOR LANDSCAPE AREA

**PROPERTY SETBACKS:**  
FRONT: ZERO (0) FEET  
SIDES: ZERO (0) FEET  
CORNER: ZERO (0) FEET

**PARKING CALCULATIONS:**  
WALGREENS (PROPOSED)  
15,930 SF @ 1/250 SF = 64 REQUIRED/64 PROVIDED

Ø & B TILE CO. (EXISTING)  
6,000 SF WAREHOUSE @ 1/1000 SF = 6  
800 SF OFFICE @ 1/250 SF = 4  
23,495 SF RETAIL/SHOWROOM @ 1/250 SF = 94  
104 REQUIRED / 104 PROVIDED

GOODYEAR TIRE CENTER (EXISTING)  
4,785 SF OFFICE @ 1/250 SF = 19  
3,159 SF AUTO SERVICE @ 1/400 SF = 8  
27 REQUIRED / 27 PROVIDED

**PARKING PROPOSED:**  
SPACES PROVIDED:  
REGULAR SPACES ARE (9 FT. WIDE X 17 FT. DEEP) OR (9 FT. WIDE X 18 FT. DEEP)  
OR (9 FT. WIDE X 19 FT. DEEP) OR (9 FT. WIDE X 20 FT. DEEP)  
HANDICAP SPACES ARE 12 FT. WIDE X 20 FT. DEEP

**FLOOD ZONE:**  
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL No. 125113-0312F, BROWARD COUNTY, FLORIDA (DATED 8/8/92) THE SITE IS IN FLOOD ZONE X AND THE BASE FLOOD ELEVATION IS N/A.

SEP 02 1999

*Robert Klein*

\* 64174

SEP 3 1999  
CITY OF HOLLYWOOD  
ENGINEERING DIVISION

PEMBROKE/441-WALGREENS  
AEI JOB # 007-033

# Attachment B

## Land Use & Zoning Map



# 5999 PEMBROKE ROAD



PLANNING AND  
DEVELOPMENT SERVICES

## Legend

Subject Property

Streets

Major Roads

## Zoning

C-4

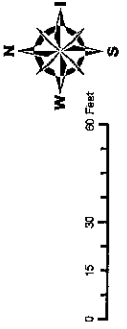
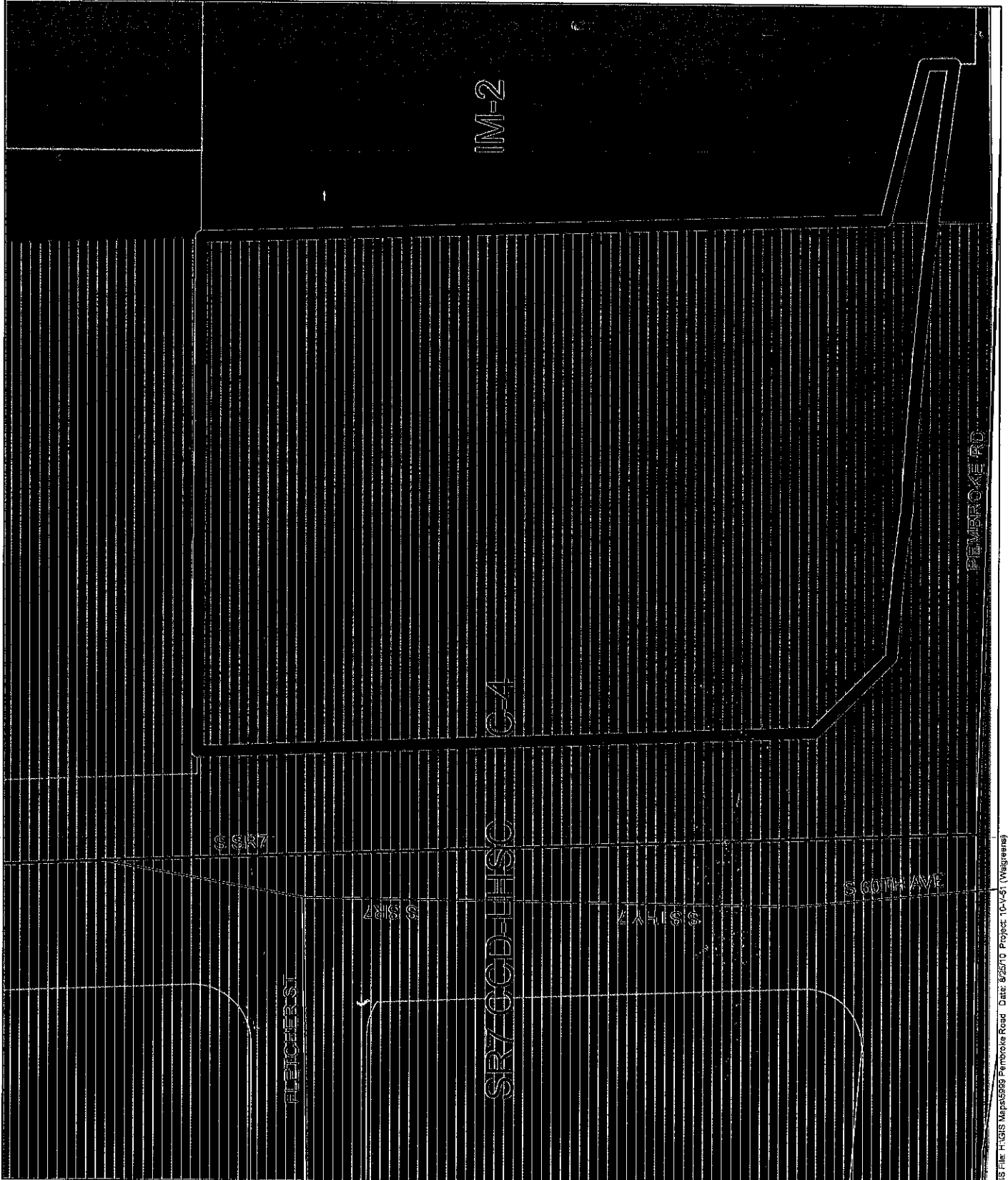
IM-2

SR7 CCD-LHSC

## Legend

GBUS

IND



# Attachment C

## State Road 7 Cure Plan Information

**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
OFFICE OF PLANNING**

**DATE:** September 2, 2010 **MEMO NO.:** PD&S 10-29  
**TO:** Development Review Board  
**VIA:** Andria Wingett, Planning Manager *AW*  
**FROM:** Leander Hamilton, Planning & Development Services Administrator *LH*  
**SUBJECT:** Florida Department of Transportation State Road 7 Cure Plans

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**EXPLANATION:**

In an effort to revitalize this important corridor and prepare for future population growth and increased traffic, the Florida Department of Transportation (FDOT) is widening State Road 7/US 441 throughout Broward County. Scheduled to begin in Hollywood in 2013, the scope of work includes reconstruction to add two additional lanes (one in either direction), new bus bays, bicycle lanes, upgraded drainage, sidewalks and enhanced landscaping.

Completion of this project requires FDOT to acquire portions of select properties directly along the Corridor. As a result, these properties will need site plan modifications. Some modifications are minor and only need approval through the City's building permit process. Other impacted properties may have more substantial modifications which require additional review and approval by a City Board. Due to the limited space typical of lots along State Road 7, many of the properties will require one or more Variances to bring the site into compliance with today's code requirements as much as possible.

To help accommodate this process, in 2008 the City Commission passed a resolution approving amendments to Article 5 of the Zoning and Land Development Regulations and Chapter 162 of the Code of Ordinances to allow FDOT to submit requests for site plan modifications ("cure plans") on behalf of impacted properties. Likewise, and as typically practiced, the owner has the right to submit a separate plan which they believe best addresses the impacts to his/her property.

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As this Board is tasked with considering new and existing projects for Design, Site Plan, and Variances, requests similar to these will be considered by the Board on an as needed basis. All designs have been created with the guidance of the City's Engineering Department.

**RECOMMENDATION:**

For your information.

Administrative Regulations

4. Absenteeism/removal of Board members. The Development Review Board members shall comply with the procedures set forth in Chapter 37 of the Code of Ordinances and are subject to the removal process set forth therein.
5. All meetings of the Board shall be open to the public.
6. Public notice.
  - a. Notice of any meeting of the Board shall be posted on the Sunshine Board.
  - b. Notification of property owners. Notifications of Variance and Special Exception, Design and Site Plan petitions shall be mailed to property owners lying wholly and partly within 300 feet of the property of the petitioner and to all owners of land subject to the petition at least ten days prior to the date of the scheduled meeting. The addresses for the property owners shall be obtained from the Broward County Property Appraisal's records. At least ten days prior to the scheduled meeting, the subject property shall be posted by the applicant with a suitable notice of the requested Variance, Special Exception, Design and Site Plan including the date, location and time of the hearing on such matter.



- c. Notification of owners of properties located on US 441/SR 7 corridor. For any variance application submitted by the Florida Department of Transportation to address nonconformities that may result from a FDOT US 441/SR 7 corridor improvement project, the city shall send by certified mail, return receipt requested, notice of such request to the property owner of record at least 30 days prior to the Development Review Board hearing.
7. All interested parties shall have the right to appear at any of the Board's meetings, personally or by an attorney, and have the right to object to or support any matter before the Board for consideration or any interested party may object or support in writing, provided the same is filed on or before the time of such meeting.

D. Duties. The duties of the Development Review Board shall be as follows:

1. Following review by the Technical Advisory Committee, the Board shall hold a public hearing to either approve, approve with conditions, or deny a site plan in accordance with the site plan regulations set forth in Chapter 162 of the Code of Ordinances as well as all other matters associated with the approval of site plans for new development.
2. To consider petitions for all existing developments/projects that require Site Plan and/or Design approval and petitions for new development outside of Historic District(s) and Historic Sites, relating to Variances and Special Exceptions pursuant to the guidelines and procedures set forth in this Article.

## Hollywood — Zoning and Land Development Regulations

3. To consider distance waivers for establishments which sell alcoholic beverages in accordance with § 113.03 of the Code of Ordinances.
4. To consider any matter set forth in Article 11, "Adult Entertainment" of the Zoning and Land Development Regulations.
5. To hear matters relating to Design and to grant or deny the Design request pursuant to the Design procedures set forth herein.
6. To hear appeals of administrative decisions made by the Director of the Office of Planning as they relate to the above referenced matters.
7. To consider a variance petition submitted by the Florida Department of Transportation as part of a cure plan for nonconformities which may result from a US 441/SR 7 corridor improvement project.
8. To hear matters relating to nonconforming structures and uses, as Special Exception petitions, as set forth in Section 3.12 of the Zoning and Land Development Regulations.

### E. Petitions for Variances and Special Exceptions.

1. Filing of petition. Petitions to the Development Review Board may be filed by any person substantially aggrieved by the literal enforcement of the requirements of the Zoning and Land Development Regulations. Further, petitions may be filed by any person to obtain a Special Exception for those uses listed as Special Exceptions in the Zoning and Land Development Regulations. Such petition(s) shall be filed on forms provided by the Department of Planning and Development Services, signed by the owner(s) of the subject property and submitted to the Director of the Department of Planning and Development Services or his/her designee. No petition shall be accepted unless the actual legal and beneficial ownership of the subject property is indicated on the petition. Upon receipt of a completed petition, the petition shall be scheduled before the Board as a public hearing and the public shall be given notice according to the notification procedures set forth herein. For acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.
  - a. In the event that site plan review is required pursuant to Chapter 162 of the Code of Ordinances, such site plan review shall be completed prior to any petition for a variance or special exception.
  - b. Further petitions after withdrawal or denial of initial petitions.
    - (1) Except as set forth in division E.1.b.(2) and E.1.b.(3) below, when any petition for a variance or special exception is withdrawn after the initial public hearing by the

## Hollywood — Zoning and Land Development Regulations

- d. That the need for the requested Variance is not economically based or self-imposed.
  - e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.
2. Sign variances. No sign variance to the provisions of Article 8 "Sign Regulations" shall be granted by the Development Review Board unless the Board finds that the petitioner has shown that all of the following criteria have been met:
- a. The variance is not contrary to the public interest;
  - b. The variance is required due to special conditions; and
  - c. A literal enforcement of the provisions of Article 8 may result in unnecessary hardship.
3. Decision of the Board. In considering a Variance request pursuant to divisions F.1. and F.2. above, the Board may grant the Variance, grant the Variance with appropriate conditions, stipulations and safeguards or limitations deemed necessary to protect adjacent properties and the public interest, or deny the Variance.
- a. If the Board grants the variance, the Board shall adopt a resolution setting forth the variance granted along with any conditions, stipulations, safeguards, or limitations prescribed by the Board. A copy of the applicable resolution shall be mailed to the petitioner, and a copy shall be delivered to the City Clerk to be recorded in the Public Records of Broward County, Florida, and to any enforcing official involved. Such resolution granting the variance shall be authorization for any approval, permit or license incidental to any use of land or buildings as set forth in the resolution. If the Board denies the variance, the Board shall adopt a resolution setting forth the reasons for denial. A copy of any resolution adopted by the Board regarding a petition to cure a nonconformity that may result from a Florida Department of Transportation US 441/SR 7 corridor improvement project shall be sent by certified mail, return receipt requested, to the owner of record of the property to which the resolution applies.
  - b. Time limit. When either the Board has granted a Variance, the Director of the Department of Planning and Development Services has granted an administrative variance or the City Commission has granted a Variance based upon an appeal in accordance with the regulations set forth in this Article, such grant shall become null and void unless the appropriate principal building, or other permit or license is applied for within 24 months of the date of such decision by the Board, the Director of the Department of Planning and Development Services or, if applicable, the City Commission. However, an extension of up to 24 months may be granted in the same manner as the initial request upon a showing that there has not been a significant change in the circumstances influencing the original approval. Any such application for extension must be filed prior to the expiration of the initial 24 month period. If an extension has been granted, and the applicant has not applied for the appropriate building or other permit or license, or the extension request has been denied, then the applicant's Variance shall become null and void and the applicant will be required to re-apply for any and all approvals necessary.

(3) All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

(F) *Level of service standards.* For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All applicants are required to prove concurrency pursuant to the city's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

(G) *Other requirements.* Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-90-1, passed 1-3-90; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-2001-17, passed 5-16-01; Am. Ord. O-2005-02, passed 3-2-05; Am. Ord. O-2008-12, passed 6-4-08)

#### § 162.07 NOTIFICATION.

Notification of the Development Review Board's public hearing shall be pursuant to the procedures set forth in Article 5 of the Zoning and Land Development Regulations. Any interested party may review the associated site plan(s) which will be located within the Office of Planning and at designated locations.

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-84-22, passed 5-28-84; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-95-46, passed 7-26-95; Am. Ord. O-2001-17, passed 5-16-01)

#### § 162.08 APPLICATION FOR BUILDING PERMIT.

Upon approval of a site plan pursuant to the provisions of this chapter, the applicant shall have up to 24 months to apply for a valid construction permit from the Building and Engineering Services Department. One additional extension of up to 24 months may be granted by the Development Review Board. Any application for such extension must be filed prior to the expiration of the 24 month period. If the applicant fails to submit a valid application for a construction permit within said period, all previous staff approvals shall be null and void and said applicant shall be

required to reinitiate the technical review and development review process.

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-90-1, passed 1-3-90; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-2001-17, passed 5-16-01; Am. Ord. O-2008-32, passed 12-17-08)

#### \* § 162.09 MODIFICATION TO APPROVED SITE PLANS.

(A) *Minor modification.* The Office of Planning Director shall administratively approve "minor" changes and deviations from an approved site plan which are in compliance with the provisions and intent of this chapter and which do not depart from the principal concept of the approved plan.

(B) *Major modification.* The Office of Planning Director shall determine that requested changes and deviations from an approved plan constitute a substantial alteration to the character of the approved development and as such represent a "Major Modification" and require resubmission as a new application. Substantial changes would include:

(1) A change in the use, character, or intensity of the proposed development.

(2) An increase in overall coverage of structures.

(3) An alteration in of traffic circulation patterns.

(4) A reduction in required open space.

(5) Significant changes affecting drainage design concepts and details due to:

(a) A decrease in site storage capacity.

(b) A decrease in site retention or detention area.

(c) An increase of impervious area or decreased of pervious area.

(d) A change in the method of stormwater runoff disposal.

(C) *Notification requirements.* Public notice is not required for minor modifications to approved site plans. Public notice requirements for major modifications to an approved site plan shall be the same as those that were required for the original application. For an application submitted by the Florida Department of Transportation to address nonconformities that may result from a FDOT US 441/SR 7 corridor improvement project, the city shall send notice of such request to the property owner of record at least 30 days prior to administrative approval of the minor modification or the meeting at which the Technical Advisory Committee reviews the major modification.

(Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-95-46, passed 7-26-95; Am. Ord. O-2001-17, passed 5-16-01; Am. Ord. O-2008-23, passed 10-15-08)

#### § 162.10 APPEAL.

Appeal of a Development Review Board decision shall be pursuant to the appeal procedure set forth in Article 5 of the Zoning and Land Development Regulations.

(Ord. O-83-52, passed 9-21-83; Am. Ord. O-84-16, passed 2-15-84; Am. Ord. O-84-22, passed 5-2-84; Ord. O-92-16, passed 3-18-92; Am. Ord. O-93-46, passed 10-6-93; Am. Ord. O-94-27, passed 7-6-94; Am. Ord. O-95-46, passed 7-26-95; Am. Ord. O-2001-17, passed 5-16-01)

#### § 162.11 FEES

All fees relating to the site plan review process shall be established by the City Commission.

(Ord. O-2001-17, passed 5-16-01)