



**DRC CONDITION:**  
 PRIOR TO THE ISSUANCE OF THE PAVING AND DRAINAGE PERMIT, THE PROPERTY OWNER SHALL ACCOMMODATE THE FLOW OF DRAINAGE ALONG CONGRESS AVENUE AND HYPOLUXO ROAD SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER. (PERMIT: MONITORING - Eng.)

TABLE 6.0-1  
 PROPERTY DEVELOPMENT REGULATIONS SCHEDULE

Zoning District	Min. Lot Dimensions			Density	Max. FAR	Max. Bldg. Cov.	Min. Bldg. Setbacks (ft.)			
	Size	Width	Depth				Front	Side	Street	Rear
CC	1 AC	100'	200'	.38	28%	30'	30'	30'	30'	

SITE TABULAR DATA :

PETITION NUMBER	97-027
PROJECT NUMBER	5000-370
EXISTING USE	VACANT / RESIDENTIAL
PROPOSED USE	RETAIL
EXISTING ZONING	C.C. & * C.C.
EXISTING FLUA DESIGNATION	C.L. & C.L. W/ CROSS HATCHING
SECTION/TOWNSHIP/RANGE	05 / 45S. / 43E.
PROPERTY CONTROL NUMBERS	00,43,45,05,01,001,0010,0030 00,43,45,05,01,002,0010 00,43,45,05,01,002,0550,0560
CONCURRENCY CASE NUMBER	97-5000409
TRAFFIC ANALYSIS ZONE	408

	*C.C.	C.C.	C.C.	%
	SQ. FT.	SQ. FT.	ACREAGE	
TOTAL GROSS ACREAGE	11,000.00	79,063.00	2.06	100.00
FLOOR AREA RATIO (F.A.R.)	12,200.00			0.16
BUILDING COVERAGE	12,530.00		0.29	13.91
IMPERVIOUS AREA	42,873.75		0.98	47.60
RETENTION AREA	6,248.85		0.14	6.94
OPEN SPACE	28,410.40		0.65	31.55
	* C.L. W/ CROSS HATCHING	REQUIRED	PROVIDED	
BUILDING HEIGHT	35' MAX.	35'		
PARKING	61	61		
HANDICAP PARKING	3	3		
LOADING	1	1		
FRONT SETBACK	30'	85.50'		
SIDE SETBACK	30'	157.12', 114.0'		
STREET SETBACK	30'	85.50'		
REAR SETBACK	30'	39.80'		
NO. OF STORIES	1	1*		

PARKING DATA :  
 12,200.00 S.F. RETAIL @ 1 SPACE / 200 S.F. = 61.0 SPACES  
 TOTAL REQ'D. = 61.0 SPACES  
 STORAGE AREA = 1,000.00 S.F. (2nd. FLR.) & 700.00 S.F. (1st. flr.)

z/coz 97-027B  
 PETITION NO. 97-027B  
 DATE SUBMITTED 6/28/00  
 EXHIBIT NO. 5  
 SUPERSEDES EXH. NO. 1  
 FINAL PLAN SIGNATURE ONLY  
 APPROVED AT 6-28-00 DRC  
 Eckerd's (Hypoluxo)  
 Revised Site Plan

- REVISIONS :
- 10-01-97, ORG. PLAN SHT.
  - 11-24-97, REV. PLAN SHT.
  - 02-16-98, REV. PER CITY
  - 02-27-98, REV. PER CITY
  - 03-02-98, REV. PER CITY
  - 06-30-98, REV. PER CITY
  - 07-28-98, REV. PER CLIENT
  - 08-11-98, ADDED LOFT AREA
  - 09-28-98, REV. PER CITY
  - 10-30-98, REV. PER CITY
  - 01-02-99, REV. PER CITY
  - 05-28-99, REV. PER CITY
  - 02-18-00, REV. WALL LOCATION
  - 06-12-00, REV. WALL LOCATION

Charles O. Buckalew  
 Consulting Engineering Services, Inc.  
 2338 Hollywood Boulevard  
 Ft. Lauderdale, Florida 33302  
 (954) 927-0561 / 562-5114

PROJECT :  
 FLORAL PARK ECKERD'S, CORNER OF HYPOLUXO ROAD & CONGRESS AVENUE

DRWG. TITLE :  
 SITE PLAN  
 DATE: OCT., 1997  
 SCALE: 1" = 20'-0"  
 DWG. BY: C.R.W.  
 CHK'D. BY: C.O.B.  
 JOB NO.: 97-51  
 SHEET NO.: SP-1