

VICINITY MAP  
N.T.S.

SITE DATA TABLE		
<b>PROJECT DATA - DISCOUNT TIRE STORE</b>		
<b>DEVELOPER:</b> HALLE PROPERTIES, LLC REAL ESTATE DEVELOPMENT 20225 N. SCOTTSDALE ROAD SCOTTSDALE, AZ 85255 PHONE: (480) 606-6838		
<b>ENGINEER:</b> H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE (904) 419-1001		
<b>PROJECT NAME:</b> DISCOUNT TIRE STORE FLS 11763 <b>NUMBER OF STORIES:</b> 1 STORY (WITH MEZZANINE FLOOR) <b>BUILDING FOOTPRINT:</b> 9,820±SF <b>SITE AREA (LOTS 24, 25 AND 26):</b> 2.34±AC TOTAL <b>PROPERTY ID:</b> 4941-16-08-0270 <b>PROPERTY ID:</b> 4941-16-08-0250 <b>CURRENT ZONING:</b> GENERAL COMMERCIAL (CG) <b>LOT AREA:</b> 2.34 ACRES <b>FEMA:</b> FLOOD ZONE "X" PER FEMA FLOOD MAP 12011C0335H, EFFECTIVE 8/18/2014		
<b>PARKING DATA:</b>		
USE	CRITERIA	REQUIRED
AUTO REPAIR	1 PER 350 SF	29
H.C. PARKING	1 SP/25 STANDARD	2
TOTAL REQUIRED		29 (2 H.C.)
TOTAL PROVIDED		50 (2 H.C.)*
* INCLUDES 5 REPLACEMENT STALLS FOR CHICK-FIL-A		
<b>ZONING: CG (GENERAL COMMERCIAL)</b>		
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (N) COMMERCIAL BLVD	123'*	123.2'
SIDES (W) NW 82ND AVE	0	110.4'
SIDES (E)	0	145.8'
REAR (S)	20'	92.9'
* TRAFFIC SETBACK REQUIRED FROM COMMERCIAL BLVD.		
LANDSCAPE BUFFERS	REQUIRED	PROVIDED
FRONT (N) COMMERCIAL BLVD	5'	11.6'
SIDES (W) NW 82ND AVE	5'	64.3'
SIDES (E)	0'	45.7'
REAR (S)	0'	44.6'

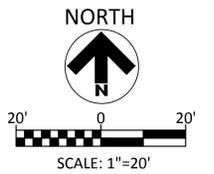
CURRENT LAND OWNER:  
SEMBLER FAMILY PARTNERSHIP #41 LTD  
5858 CENTRAL AVENUE  
ST. PETERSBURG, FL 33707  
TEL. NO. (727) 384-6000

**DESCRIPTION:**

A portion of Lots 24, 25, 26, and 27, Commercial Boulevard Shoppes No. 1, according to the plat thereof, as recorded in Plat Book 109, Page 28, Public Records of Broward County, Florida.

Less and except that portion conveyed in Warranty Deed recorded in Official Records Book 44614, Page 1658, Public Records of Broward County, Florida.

Also less and except that portion conveyed in Special Warranty Deed recorded in Official Records Book 45496, Page 579, Public Records of Broward County, Florida.



REVISIONS	DATE	SITE PLAN ADJUSTMENT
	2-17-20	

DISCOUNT TIRE STORE  
WEST OF 8190 W. COMMERCIAL BLVD  
LAUDERHILL, FL 33351

PROPOSED SITE PLAN

H & T CONSULTANTS, INC.  
PLANNING - ENGINEERING  
9310 OLD KINGS ROAD SOUTH, SUITE 1001  
JACKSONVILLE, FLORIDA 32257  
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:	
DRAWN: FD	
CHECK: SGH	
DATE: JAN 2020	
SHEET	SP-1
SHEET	OF