

DISTRICT REQUIREMENTS & GENERAL NOTES

THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD, SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 LB#3870

OWNER: HOLLYWOOD COMMONS LLC CARE OF MILBROOK PROPERTIES LTD
APPLICANT: JP MORGAN CHASE BANK C/O BOHLER ENGINEERING INC.
CURRENT USE: 6,720 SF RETAIL BUILDING
PROPOSED USE: 4,252 SF BANK WITH DRIVE THRU SERVICE
LAND USE DESIGNATION: GENERAL BUSINESS
ZONING DESIGNATION: C-3 (MEDIUM INTENSITY COMMERCIAL DISTRICT)
WATER/WASTEWATER SERVICE PROVIDER: CITY OF HOLLYWOOD
TOTAL LEASE SITE AREA: 0.85 AC OR (37,170 SF)
SHOPPING CENTER SITE AREA: 22.08 AC
NON-RESIDENTIAL DEVELOPMENT USE, GFA: BANK 4,252 SF W/ 4 SIDE DRIVE THRU LANES AND BYPASS

| PERVIOUS | REQUIRE | PROPOSED |
|-------------------------------------|---------------------------------|---------------------------------|
| PERIMETER BUFFER | 2,014 SF | |
| VUA LANDSCAPING | 7,215 SF (19.4%) | |
| TOTAL | 9,229 SF (24.9%) | |
| OVERALL SHOPPING CENTER | EXISTING PERVIOUS 16.69% | PROPOSED PERVIOUS 16.71% |
| IMPERVIOUS | | |
| BUILDING AREA | 4,252 SF | |
| VEHICULAR USE AREA | 21,966 SF | |
| SIDEWALK AREA | 1,723 SF | |
| TOTAL | 27,941 SF (75.1%) | |
| BUILDING AREA | REQUIRED 4,252 | PROPOSED 4,252 |
| MAX. BLDG. HEIGHT: | 60' MAX | 26'-1" |
| REQUIRED PARKING | REQUIRED 17 SPACES | PROPOSED 45 SPACES |
| PROPOSED BANK (1 PER 250 SF) | REQUIRED 17 SPACES | PROPOSED 45 SPACES |

*NOTE: OVERALL SHOPPING CENTER PARKING DEFICIT NOT INCREASED BY THIS PETITION.

| PROPOSED SETBACKS: | REQUIRED | PROPOSED |
|--------------------|----------|----------------------------------|
| BUILDING | | |
| FRONT (SOUTH) | 15' | 80.09' |
| REAR (NORTH) | 15' | 19.28' |
| SIDE (EAST) | 0' | 63.89' BUILDING 21.16' CANOPY |
| SIDE (WEST) | 0' | 84.50' |
| PARKING | | |
| SOUTH PARKING | 10' | 10' |

NOTE: LEASE PARCEL IS NOT A PARCEL OF RECORD ONLY SOUTH PROPERTY LINE IS APPLICABLE.

| PROPOSED LANDSCAPE BUFFERS: | REQUIRED | PROPOSED |
|-----------------------------|----------------|----------|
| FRONT (SOUTH) | 10' | 10' |
| REAR (NORTH) | N/A (INTERIOR) | 0' |
| SIDE (EAST) | N/A (INTERIOR) | 5' |
| SIDE (WEST) | N/A (INTERIOR) | 5.5' |

Parking Worksheet - Taft Hollywood Shopping Center

| Tenant | Area | Ratio | Required Parking |
|---------------------------------|---------------|---------------------------------|------------------|
| Vacant | 25,942 S.F. | 1 per 220 | 117.9 |
| Existing Woolworth | 22,838 S.F. | 1 per 220 | 103.8 |
| Existing Vacant | 4,675 S.F. | 1 per 220 | 21.3 |
| Restaurant | 1,975 S.F. | 60% GFA @ 1/60 SF | 19.8 |
| Vacant | 3,830 S.F. | 1 per 220 | 17.4 |
| Public | 37,886 S.F. | 1 per 220 | 172.2 |
| Vacant | 1,435 S.F. | 1 per 220 | 6.5 |
| Vacant | 1,435 S.F. | 1 per 220 | 6.5 |
| Existing Vacant | 3,756 S.F. | 1 per 220 | 17.1 |
| Mineos Restaurant | 2,638 S.F. | 60% GFA @ 1/60 SF | 26.4 |
| Existing Sherwin Williams | 2,227 S.F. | 1 per 220 | 10.1 |
| Existing Bob's Beauty | 1,225 S.F. | 1 per 220 | 5.6 |
| Vacant | 3,042 S.F. | 1 per 220 | 13.8 |
| Existing Vacant | 16,500 S.F. | 1 per 220 | 75.0 |
| Milhouse Group Office | 1,100 S.F. | 1 per 250 | 4.4 |
| Existing Cinema 12 | 34,938 S.F. | 2305 seats @ 1/14 seats | 576.3 |
| Existing Absolutely Pets | 1,190 S.F. | 1 per 220 | 5.4 |
| Existing Super Wash | 1,204 S.F. | 1 per 220 | 5.5 |
| Existing Social Club | 960 S.F. | 1 per 220 | 4.4 |
| Existing Center Barber | 715 S.F. | 1 per 220 | 3.3 |
| Existing Jewelry | 718 S.F. | 1 per 220 | 3.3 |
| Anchor Bar | 1,568 S.F. | 1 per 220 | 7.3 |
| Printer | 1,330 S.F. | 1 per 220 | 5.4 |
| Vacant | 1,356 S.F. | 1 per 220 | 6.8 |
| Big Wheel Schwin | 6,539 S.F. | 1 per 220 | 33.4 |
| Existing Spa Lady | 11,111 S.F. | 1 per 220 | 46.5 |
| Outparcel # 1 - Walgreen's | 15,805 S.F. | 1 per 220 | 71.8 |
| Outparcel # 2 - Taco Bell | 2,139 S.F. | 60% GFA @ 1/60 SF | 21.4 |
| Outparcel # 3 - Hollywood Video | 6,640 S.F. | 1 per 220 | 30.2 |
| Outparcel # 4 - Future Retail | 6,500 S.F. | 1 per 220 | 29.5 |
| Existing/Vacant | 4,036 S.F. | 1 per 220 | 18.3 |
| Existing Total Building Area | 227,273 S.F. | Existing Total Required Parking | 1,487 |
| Proposed Total Provided Parking | | | 1114.00 |
| Proposed Change | | deficit | 373.00 |
| Existing Total Required Parking | | | 1486.60 |
| Outparcel #3 - Hollywood Video | -6640.00 S.F. | 1/220 | -30.20 |
| Outparcel #3 - Chase Bank | 4,252 S.F. | 1 per 250 | 17.0 |
| Proposed Total Building Area | 224,885 S.F. | Proposed Total Required Parking | 1474.00 |
| Proposed Total Provided Parking | | | 1092.00 |
| Proposed Change | | deficit | 382.00 |

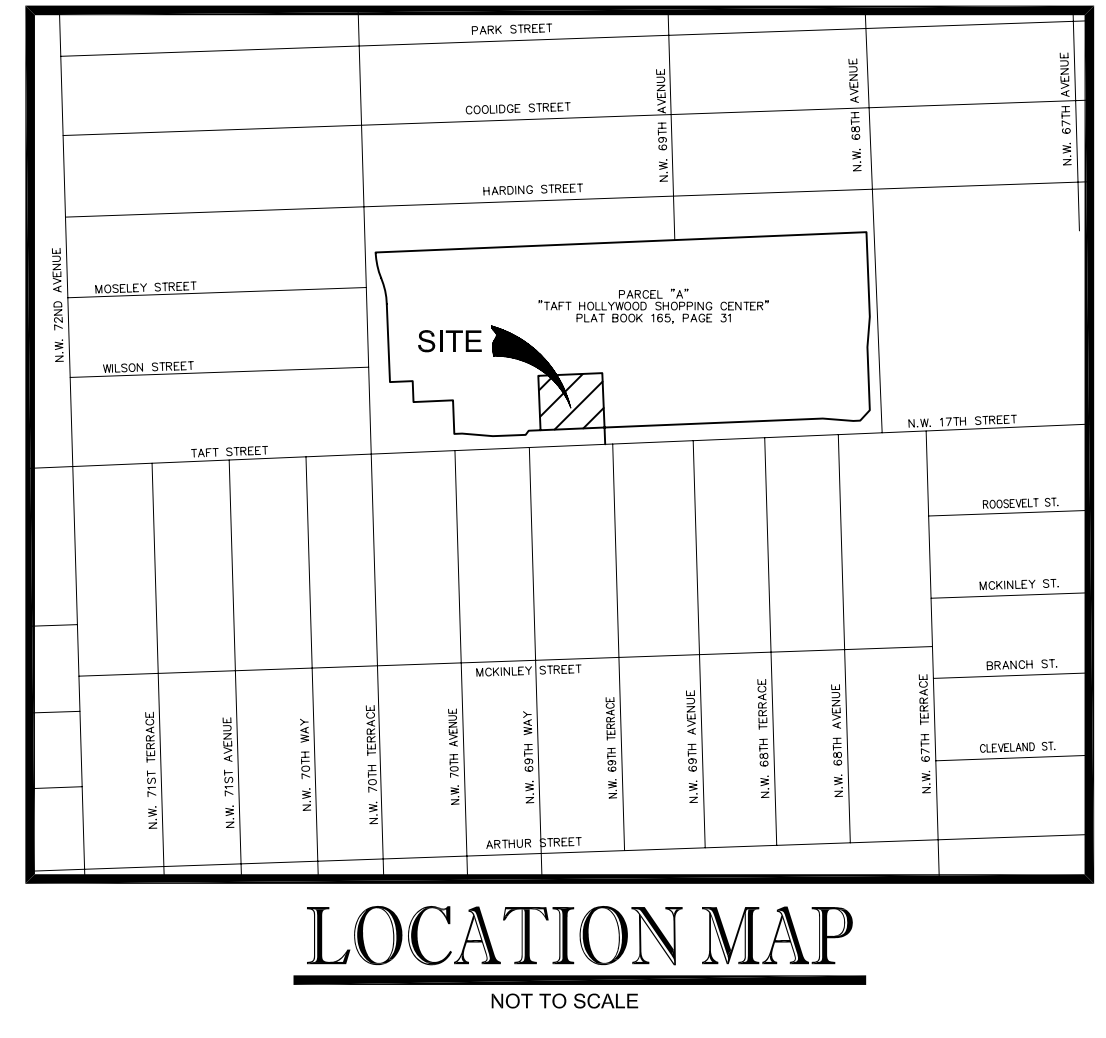
NOTE:

- THE AREA OF THIS PROPERTY IS 37,170 SQUARE FEET SQUARE FEET, 0.8533 ACRES. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. CITY OF HOLLYWOOD BENCHMARK: NAIL & DISC AT INTERSECTION OF N 67 TERR. & TAFT STREET. ELEVATION: 7.99 FLOOD ZONE: AH: BASE FLOOD ELEVATION: 6.0 FEET; PANEL: #125113 0304F; MAP DATE: 08/18/92
- BURGALAR ALARMS WILL NOT FACE TOWARD RESIDENTIAL PROPERTIES.
- DRIVE THRU CANOPY WILL NOT INTERFERE WITH BYPASS LANE.
- DRIVE THRU LANES WILL NOT BE MODIFIED TO ACCOMMODATE ADDITIONAL DRIVE THRU LANE, ATM LANE, OR CANOPY BUILDING OVERHANG.
- LIGHTING LEVELS ADJACENT TO RESIDENTIAL PROPERTIES WILL NOT EXCEED 0.5 FOOT CANDLES.

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "TAFT HOLLYWOOD SHOPPING CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISC LABELED #3823 AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST AS DEPICTED ON SAID PLAT; THENCE SOUTH 87°36'56" WEST ON THE SOUTH LINE OF SAID NORTHWEST 1/4, ALSO BEING THE CENTERLINE OF TAFT STREET, A VARIED WIDTH RIGHT-OF-WAY, 906.75 FEET; THENCE NORTH 02°23'04" WEST 55.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET (50 FOOT HALF RIGHT-OF-WAY AT THIS POINT), ALSO BEING THE SOUTH LINE OF SAID PARCEL "A" AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°23'04" WEST 171.00 FEET; THENCE SOUTH 87°36'56" WEST 210.00 FEET; THENCE SOUTH 02°23'04" EAST 177.00 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF TAFT STREET AND SOUTH LINE OF PARCEL "A"; THENCE NORTH 87°36'56" EAST ON SAID NORTH RIGHT-OF-WAY LINE AND ON SAID SOUTH LINE (THE BOUNDARY LINE AND THE RIGHT-OF-WAY LINE ARE THE SAME) 210.00 FEET TO THE POINT OF BEGINNING.



VARIANCE REQUESTS

| CODE SECTION | CODE PROVISION | PROPOSED CHANGE | VARIANCE AMOUNT |
|--------------|--|---|--|
| C1 | 8.5.B.4 (COMMERCIAL RELATED DISTRICTS - PRIMARY SIGNS) | 1 WALL SIGN PER STREET FRONTAGE | 6 SIGNS (REAR SIGN NOT COUNTED, FACES INTERNAL TO SHOPPING CENTER - LOGOS COUNTED AS INDIVIDUAL SIGNS) |
| C2 | 8.5.B.4 (COMMERCIAL RELATED DISTRICTS - PRIMARY SIGNS) | WALL SIGNAGE - 1 SF PER LF OF BUILDING FRONTAGE (60 SF MAX FRONT SIGN) | 82.96 SF |
| C3 | 8.5.B.4 (COMMERCIAL RELATED DISTRICTS - PRIMARY SIGNS) | WALL SIGN 150 SF MAXIMUM | 267 SF |
| C4 | 8.5.B.4 (COMMERCIAL RELATED DISTRICTS - PRIMARY SIGNS) | MONUMENT SIGN - FOR PROPERTIES EXCEEDING 300' OF FRONTAGE 1 PRIMARY SIGN, 1 SECONDARY SIGN. | 1 ADDITIONAL SIGN |

BOHLER ENGINEERING

CORPORATE OFFICE:
• WARREN, NJ

OFFICES:
• BOWIE, MD
• CHARLOTTE, NC
• FORT LAUDERDALE, FL
• HUNTSVILLE, AL
• MEMPHIS, TN
• NEW YORK, NY
• RICHMOND, VA
• ST. LOUIS, MO
• WASHINGTON, DC

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS:

| REV. | DATE | COMMENT | BY: |
|------|----------|--|-----|
| 1 | 03/26/10 | REVISED PER EPD COMMENTS | AAM |
| 2 | 4/28/10 | REVISED PER EPD COMMENTS | ES |
| 3 | 6/3/10 | REVISED PER CITY OF HOLLYWOOD COMMENTS | ES |
| 4 | 8-9-10 | REVISED PER CITY OF HOLLYWOOD COMMENTS | ES |
| 5 | 8-11-10 | REVISED PER MEP COORDINATION | ES |

PROJECT No.: F090062
DRAWN BY: AAM
CHECKED BY: JMC
DATE: AS NOTED
SCALE: EX-SITE PLAN-COLOR

PROJECT:
HOLLYWOOD PALMS LOCATION
FOR
BDG ARCHITECTS
CHASE
6975 TAFT ST.
CITY OF HOLLYWOOD
BROWARD COUNTY
FLORIDA

BOHLER ENGINEERING

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JASON M. GUNTHER

PROFESSIONAL ENGINEER
August 12, 2010
FLORIDA LICENSE NO. 58629
FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-4