## LEGAL DESCRIPTION:

LOT 23 AND THE W 28 FEET OF LOT 29 AND LOTS 24, 25, 26, 27 AND 28 BLOCK 4, "GRACEWOOD NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

#### PROPERTY ADDRESSES

6117 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020

# SITE INFORMATION / BUILDING SUMMARY SITE INFORMATION:

1)— ZONING DESIGNATION: C-4 MEDIUM/ HIGH INTENSITY COMMERCIAL DISTRCT SR7—CCD—CC

LAND USE DESIGNATION: (TRANSIT ORIENTED CORRIDOR

2)- NET LOT AREA: 44,049 SQUARE FEET (1.011 ACRES)

3)- BUILDING FOOTPRINT 14,926 SQUARE FEET
VEHICULAR PAVED AREA 19,289 SQUARE FEET
WALKWAYS AND SIDEWALKS 3,427 SQUARE FEET

37,642 SQUARE FEET

PERVIOUS AREA: 6,407 SQUARE FEET (33% OF PAVED AREA)

3)- PARKING REQUIREMENTS:

<u>REQUIRED</u> <u>PROVIDED</u>

COMMERCIAL AREA OF BUILDING MEASURED INTERNALLY = 14,533 S.F.

14,533 S.F./ 250 = 58 SPACES 61 SPACES (INCL. 3 H.C. SPACES)

#### 4)- MINIMUM SETBACKS

	REQUIRED	<u>PROVIDED</u>
PROPERTY LINES ADJACENT TO		
FRONT	0'-0"	72'-5"
EAST SIDE	0'-0"	15'-0"
WEST SIDE	0'-0"	9'-4" (EXISTING)
PROPERTY LINES ADJACENT TO	RESIDENTIAL	
REAR	15'-0"	4'-8" ( MATCHING EXISTING BUILDING)

#### 9)- BUILDING HEIGHT:

ALLOWED	<u>PROVIDE</u> [
175'-0"	25'-0"

#### 10)— BUILDING AREAS:

	EXISTING	11,936 S.F.
	ADDITION	2,990 S.F.
-	ADDITION	14,926 S.F.

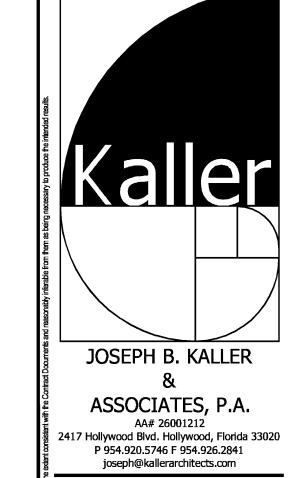
### <u>VARIANCE:</u>

REAR SETBACK	
REQUIRED:	
PROPERTY LINES ADJACENT TO RESIDENTIAL	
15'-0"	
PROVIDED: 4'-8"	

## SPECIAL EXCEPTION:

AT GRADE PARKING ON RESIDENTIALLY ZONED PARCEL.



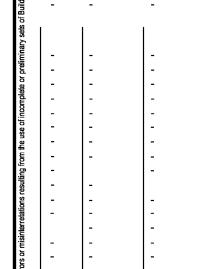


JOSEPH B. KALLER FLORIDA R.A. # 0009239





No. DATE DESCRIPTION
- - -



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PROJECT No.: 10158

DATE: 4-22-1:

DRAWN BY: JMEP

CHECKED BY: JBK

SHEE

SP-2