

EXHIBIT "B"

1 AERIAL



2 GENERAL INFORMATION



SITE ADDRESS	3701 BEN TOBIN DRIVE, HOLLYWOOD, FL 33021
PROPERTY OWNER	HARWIN-TOBIN 3701, LLC.
MAILING ADDRESS	1101 BEN TOBIN DRIVE, HOLLYWOOD, FL 33021
LOT SIZE	39,029 SF NET (0.896 ACRES) FOLIO: 5142-19-27-0072

LEGAL DESCRIPTION	A PORTION OF BLOCK 9 OF "HILLWOOD SECTION THREE" AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 9, RUN SOUTH 00 DEGREES 18 MINUTES 53 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 37TH AVENUE, 95.47 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 120.00 FOOT RADIUS CURE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 75 DEGREES 30 MINUTES 00 SECONDS, AN ARC DISTANCE OF 151.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72 DEGREES 48 MINUTES 53 SECONDS WEST, 111.23 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST 242.63 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 9; THENCE SOUTH 89 DEGREES 54 MINUTES 29 SECONDS EAST, 190.00 FEET TO THE POINT OF BEGINNING. CONTAINING 39,029 SQUARE FEET (0.896 ACRES)
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DESCRIPTION	VALUE																																													
CURRENT ZONING	PUD-R																																													
CURRENT LAND USE	COMFLEX																																													
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)																																													
CURRENT USE	VACANT																																													
PROPOSED USE	OFFICE AND MEDICAL RELATED USES																																													
NET LOT AREA	39,029 SF OR 0.896 ACRES																																													
TOTAL BUILDING FOOTPRINT	9,306 SF (31% OF SITE AREA)																																													
TOTAL VEHICULAR USE AREA	17,379 SF (59% OF SITE AREA)																																													
VUA LANDSCAPE AREA	25% OF 17,379 SF = 4,345 SF REQUIRED 1,669 SF PROVIDED (EXCLUDES LANDSCAPE BUFFERS) (10% OF VUA)																																													
TOTAL IMPERVIOUS AREA	29,781 SF - 4,700 SF OF PERVIOUS CONCRETE = 25,081 SF (64% OF SITE AREA)																																													
TOTAL PERVIOUS AREA	10% OF 39,029 SF = 3,902 SF REQUIRED TOTAL LANDSCAPE AREA PROVIDED: 9,248 SF (24% OF SITE AREA) PERVIOUS CONCRETE PROVIDED: 4,700 SF (12% OF SITE AREA) TOTAL PERVIOUS AREA: 13,948 SF (36% OF SITE AREA)																																													
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VERTICAL CIRCULATION:	235	S.F.
TOTAL:	8,349	S.F.
3RD FLOOR TERRACE	1,166	S.F.
TOTAL FLOOR AREA:	18,000	S.F.
NOTE: TERRACES NOT INCLUDED IN TOTAL FLOOR AREA.		

3 SETBACKS

DESCRIPTION	VALUE
REQUIRED	NONE
PROPOSED	FRONT (S.E. SIDE) = 58'-0" EAST SIDE = 75'-5" WEST SIDE = 10'-0" REAR (NORTH SIDE) = 10'-0"

4 HEIGHTS

DESCRIPTION	VALUE
MAXIMUM ALLOWED	UNLIMITED
PROPOSED	HIGHEST POINT OF THE BUILDING (TOP OF THE TOWER ON ROOF = 74'-4") BUILDING IS THREE STORIES 50'-0" TO BUILDING ROOF LINE

5 PARKING

DESCRIPTION	VALUE
REQUIRED FOR OFFICE USE	18,000 SF / 250 SF PER CAR = 72 SPACES
PROVIDED	72 SPACES (3 H.C. SPACES)
NOTE: STANDARD PARKING SPACES ARE 8'-6" X 19'-0"	

6 PROJECT SUMMARY

SUMMARY OF REQUESTS: VARIANCES, MODIFICATIONS & WAIVERS			
RE-ZONING	FROM PUD-R TO PLANNED DEVELOPMENT		
WAIVER	ACREAGE REQUIREMENT FOR PD	REQUIRED	PROVIDED
		10 ACRES	0.896 ACRES
MODIFICATION	REDUCE SQUARE FOOTAGE OF TERMINAL ISLANDS	REQUIRED	PROVIDED
		190 SF	95 SF MIN.
VARIANCE	REDUCE REQUIRED PERCENTAGE OF LANDSCAPE FOR VUA	REQUIRED	PROVIDED
		25%	10%
VARIANCE	25 FT PERIPHERAL LANDSCAPE BUFFER	REQUIRED	PROVIDED
		25'-0"	10'-0"

TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE
HOLLYWOOD, FL

SALTZ MICHELSON
ARCHITECTS

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Ft. Lauderdale, FL 33312
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Mark L. Saltz AR007171

Project No. :
2017-182
Drawn By :
ZH
Checked By :
SW

Date:
12/18/18

REVISIONS

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