

ATTACHMENT A
Application Package

GENERAL APPLICATION

APPLICATION DATE: 9-16-24

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

CLICK HERE FOR
FORMS, CHECKLISTS,
MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☒ Technical Advisory Committee ☐ Art in Public Places Committee ☐ Variance
☐ Planning and Development Board ☐ Historic Preservation Board ☐ Special Exception
☐ City Commission ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 2609 N 26th AVENUE, Hollywood FL 33020

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 5142 04 12 0590 AND 5142 04 12 0594

Zoning Classification: Oakwood Plaza PD Land Use Classification: OAKWOOD ACTIVITY CENTER

Existing Property Use: VACANT Sq Ft/Number of Units: 280 UNITS

Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 20-L-32, 23-Z-57 AND 24-DP-31b

DEVELOPMENT PROPOSAL

Explanation of Request: PROPOSED MULTIFAMILY PROJECT WITH 280 UNITS

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: 280 #Rooms
Proposed Non-Residential Uses	N/A S.F.)
Open Space (% and SQ.FT.)	Required %: 10% (Area: S.F.)
Parking (# of spaces)	PARK. SPACES: (# 334)
Height (# of stories)	(# STORIES) 8 (92 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (233,738 S.F. FT.)

Name of Current Property Owner: Oakwood Plaza LP & Oakwood Business Center L P

Address of Property Owner: 1 Oakwood Blvd., Ste 70, Hollywood, FL 33023

Telephone: (954) 598-1450 Email Address: breynolds@kimcorealty.com

Applicant Greg Willong, Kimley-Horn Consultant ☒ Representative ☒ Tenant ☐

Address: 445 24th St., Ste 200, Vero Beach, FL 32960 Telephone: 772-794-4119

Email Address: greg.willong@kimley-horn.com

Email Address #2: _____

Date of Purchase: 1993 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: *Brandon Reynolds* Date: 9-9-24

PRINT NAME: Brandon Reynolds, Authorized Agent Date: _____

Signature of Consultant/Representative: *Greg Wilfong* Date: 9-9-24

PRINT NAME: Greg Wilfong Date: 9-9-24

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for this retail shopping center Oakwood Plaza to my property, which is hereby made by me or I am hereby authorizing Kimley-Horn and Greenspoon Marder to be my legal representative before the TAC and PBD (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 9 day of September 2024

[Signature]
Notary Public
State of Florida



Brandon Reynolds
Signature of Current Owner

Brandon Reynolds, Authorized Agent

Print Name

My Commission Expires 10-4-2027 (Check One) ☒ Personally known to me, OR ☐ Produced Identification _____

Plotted By: Sunshine811.com | Site: 811.com | Date: 2025-07-28 | Project: 147507039 | File: L-100.dwg | Path: C:\Users\KIMLEY\Documents\Projects\147507039\147507039.dwg | Project Name: OAKWOOD EAST MULTI-FAMILY PROJECT | Project Address: 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 | Project Description: LANDSCAPE ARCHITECTURE PLAN | Project Status: PREPARED FOR BIDDING | Project Owner: KIMLEY-HORN AND ASSOCIATES, INC. | Project Manager: KIMLEY-HORN AND ASSOCIATES, INC. | Project Engineer: KIMLEY-HORN AND ASSOCIATES, INC. | Project Designer: KIMLEY-HORN AND ASSOCIATES, INC. | Project Checker: KIMLEY-HORN AND ASSOCIATES, INC. | Project Approver: KIMLEY-HORN AND ASSOCIATES, INC. | Project Date: 2025-07-28 | Project Time: 10:00 AM | Project Location: VERO BEACH, FL 32960 | Project Notes: THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KIMLEY-HORN AND ASSOCIATES, INC. | Project Disclaimer: KIMLEY-HORN AND ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION, OPINIONS, OR CONCLUSIONS CONTAINED HEREIN, AND SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THE INFORMATION CONTAINED HEREIN.



Always call 811 two full business days before you dig to have underground utilities located and marked.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

LANDSCAPE PLAN

KHA PROJECT	147507039	DATE	6/4/2025
SCALE	AS SHOWN	DESIGNED BY	AF
DRAWN BY	CT	CHECKED BY	KD



Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, PLA ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION: (RESIDENTIAL TOWER PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT "C"; A DISTANCE OF 36.83 FEET; THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET; THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C"); THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.11°34'01"E., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 269.78 FEET; THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET; THENCE S.07°30'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

SURVEYOR'S REFERENCES:

- FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 3020-1209874, UPDATED AND REVISED, MARCH 12, 2025.
- OAKWOOD PLAZA ALTA/NSPS LAND TITLE SURVEY PREPARED BY KEITH AND SCHNARS, P.A., PROJECT NO. 138560, MAY 1996 WITH SUBSEQUENT REVISIONS.
- F.D.O.T. R/W MAP FOR STATE ROAD No. 848 (STIRLING ROAD), SECTION 86016-2500, SHEETS 17 THRU 19.
- F.D.O.T. R/W MAP FOR STATE ROAD 9 (I-95), SECTION 86070-2487, SHEETS 1 THRU 7.
- LOOK HOMESITES No.2, RECORDED IN PLAT BOOK 38, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- GREENMAN PLAZA, RECORDED IN PLAT BOOK 122, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "EXXON 4-5379 PLAT", RECORDED IN PLAT BOOK 144, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE(S) 91-99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DECLARATION OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22874, PAGE 952 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENTS:

- THE 6' CHAIN LINK FENCE ENCROACHES 5.5' EAST OF THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL & THE WESTERN MOST LINE OF THE RESIDENTIAL TOWER PARCEL.

PARKING SPACES:

REGULAR: NONE

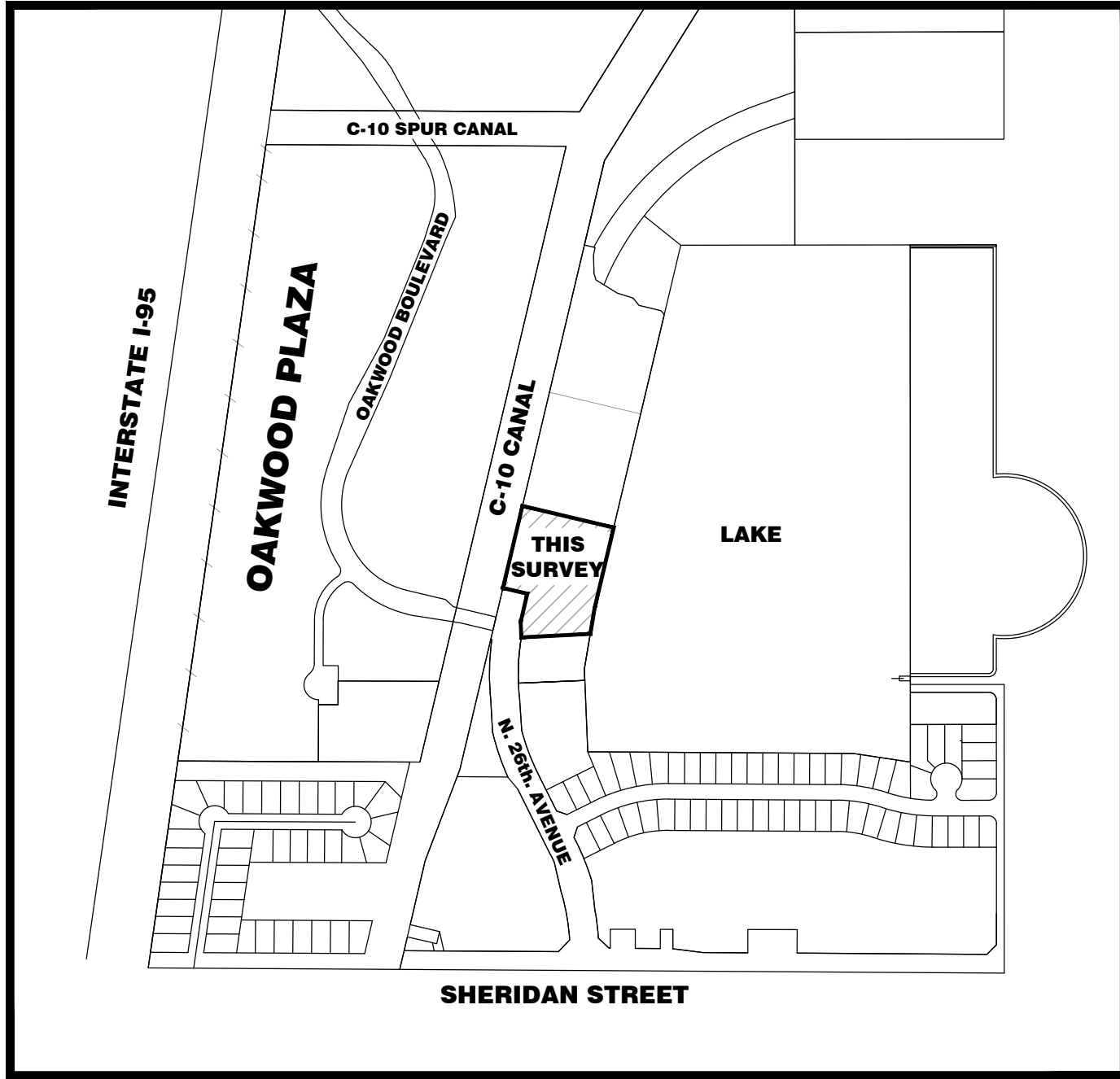
HANDICAP: NONE

AREA TABLE

IDENTIFICATION	SQ. FT.	ACRES
RESIDENTIAL TOWER PARCEL	105,506	2.422

NOTE:

- AREA FIGURES ROUNDED TO THE NEAREST SQUARE FOOT AND NEAREST ONE-HUNDREDTH OF AN ACRE.



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

- THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS PROVIDED BY THE CLIENT. THE BOUNDARY LINES AND RIGHT-OF-WAY LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 3020-1209874, UPDATED AND REVISED MARCH 12, 2025.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
- THE BEARINGS SHOWN HEREON ARE BASED ON N.04°07'58"W., ALONG THE EAST LINE OF TRACT "C", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK No. 1798, A BRONZE DISC IN THE SIDEWALK 1' NORTHEAST CORNER OF THE BRIDGE OVER THE CANAL LOCATED 200 FEET EAST OF BRYAN ROAD ON STIRLING ROAD, ELEVATION = 11.27'.
 - THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - NFP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
 - COUNTY NAME: BROWARD COUNTY
 - STATE OF FLORIDA
 - MAP/PANEL NUMBER: 12011C0566
 - SUFFIX: J
 - FIRM INDEX DATE: 7/31/2024
 - FIRM PANEL EFFECTIVE/REVISED DATE: 7/31/2024
 - FLOOD ZONE: X, AE
 - BASE FLOOD ELEVATION: 6'
- THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THE EXHIBIT OF PARCELS AND EASEMENTS IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 100 FEET. THE BOUNDARY SURVEY DETAIL SHEETS ARE INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 30 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES. ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
- ALL OFFICIAL RECORDS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- THE PARCEL SHOWN HEREON IS SUBJECT TO CERTAIN LAND USE RESTRICTIONS SHOWN ON THE PLAT OF RECORD THAT HAVE BEEN AMENDED BY SEPARATE INSTRUMENT THAT ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TITLE COMMITMENT NOTE:

THE EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 3020-1209874, UPDATED AND REVISED, MARCH 12, 2025.

CERTIFIED TO:

KIMLEY-HORN

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE ORIGINAL FIELD WORK WAS COMPLETED ON 01/04/2021, ADDITIONAL SURVEY ON 03/08/2024.

DATE OF PLAT OR MAP: 10/30/2024
DATE OF SIGNATURE: 4/21/2025

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
jstoner@stonersurveyors.com

NO.	REVISION	DATE	BY
1.	UPDATE TITLE COMMITMENT	6/13/24	DRL
2.	EXPANDED SURVEY, UPDATE TITLE COMMITMENT	8/22/24	DRL
3.	ADD UTILITY EASEMENT ALONG W. LINE TRACT "C"	10/30/24	WDL
4.	UPDATE TITLE COMMITMENT	4/21/25	LAS

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www.stonersurveyors.com

STONER
SURVEYORS • MAPPERS
Licensed Business No. 06633

4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
RESIDENTIAL TOWER
2609 N. 26th. AVENUE, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY	3/08/24
DRAWN: DRL	
CHECKED: JPS/LAS	
BOOK/PAGES: 1097/01-17	
& PLAN	
& DATA COLLECTOR	

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

PROJECT
18-8637
RES TOWER

SHEET NO.
1 OF 4



ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)

SHEET INDEX

- SHEET 1 - SURVEY NOTES, CERTIFICATION, AND OWNERSHIP AND ENCUMBRANCE REPORT.
SHEET 2 - ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC AND TREE SURVEY.
SHEET 3 - SURROUNDING PARCELS AND EASEMENTS EXHIBIT.

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, MARCH 12, 2025.						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
1	Plat of The Aqua Park	Plat Book 109	Page 8	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
2	Plat of John L.A. Bond	Plat Book 111	Page 38	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
3	Plat of Colonial Square	Plat Book 114	Page 32	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
4	Plat of Hollywood Commercial Center	Plat Book 117	Page 36	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL), LOT 1-B
5	Plat of Oakwood Hills	Plat Book 120	Page 45	YES	BLANKET IN NATURE	AS TO PARCELS 1 & 2 (LUPA EAST & SOUTH PARCELS)
6	Reservations contained in Deed	Deed Book 557	Page 261	NO	NO	
7	Easement	O.R. Book 4601	Page 627	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
8	Easement	O.R. Book 4608	Page 618	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
9	Easement contained in Quit Claim Deed	O.R. Book 7551	Page 141	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
10	Easement	O.R. Book 8829	Page 842	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
11	Utility Easement Deed	O.R. Book 8999	Page 601	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
12	Declaration of Covenants and Restrictions	O.R. Book 9114	Page 125	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
13	Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	O.R. Book 12859	Page 669	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
14	Grant of Easements	O.R. Book 12859	Page 681	YES	BLANKET IN NATURE	AS TO ALL PARCELS
15	Easement Agreement	O.R. Book 13526	Page 14	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
16	Easement Agreement	O.R. Book 14009	Page 994	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
17	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center, Broward County, Florida	O.R. Book 15169	Page 915	YES	BLANKET IN NATURE	AS TO ALL PARCELS
18	Agreement for Amendment of Notation on Plat	O.R. Book 15201	Page 55	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
19	Amendment to Easement	O.R. Book 15731	Page 442	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
20	Assignment of Easement	O.R. Book 15809	Page 463	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
21	Assignment of Permits, Licenses or Approvals in Connection with, that Certain Bridge Traversing the C-10 Canal Assignment	O.R. Book 15809	Page 473	YES	NOT SPECIFICALLY PLOTTABLE	MISSING EXHIBIT "C"
22		O.R. Book 15809	Page 488	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
23	Notice	O.R. Book 16117	Page 366	YES	BLANKET IN NATURE	
24	Assignment of Easement contained in Quit-Claim	O.R. Book 16239	Page 887	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
25	Agreement Regarding Oakwood Center DRI	O.R. Book 16773	Page 803	YES	BLANKET IN NATURE	
26	Ordinance No. 90-25	O.R. Book 17737	Page 179	YES	BLANKET IN NATURE	
27	Agreement	O.R. Book 17762	Page 553	YES	BLANKET IN NATURE	
28	Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	O.R. Book 18061	Page 313	YES	BLANKET IN NATURE	
29	Notice of Preliminary Development Agreement	O.R. Book 19477	Page 917	YES	BLANKET IN NATURE	
30	Declaration of Restrictive Covenants	O.R. Book 19601	Page 446	YES	BLANKET IN NATURE	
31	Notice of Adoption of a Development Order	O.R. Book 19683	Page 124	YES	BLANKET IN NATURE	
32	Second Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Broward County, Florida	O.R. Book 19965	Page 661	YES	BLANKET IN NATURE	
33	Amendment to Agreement	O.R. Book 20099	Page 254	YES	BLANKET IN NATURE	
34	Agreement	O.R. Book 20099	Page 289	NO	NO	
35	Agreement Relating to Nonvehicular Access Lines	O.R. Book 20193	Page 599	YES	NO (NOT PART OF THIS SURVEY)	AS TO PARCEL 1 (LUPA EAST PARCEL)
36	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 259	YES	NO	
37	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 263	YES	NO	
38	Agreement Relating to Nonvehicular Ingress and Egress Lines	O.R. Book 20295	Page 329	NO	NO	CHANGED IN O.R.B. 23799, PG. 58
39	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 340	YES	NOT SPECIFICALLY PLOTTABLE	
40	Memorandum of Lease	O.R. Book 20319	Page 779	YES	NO	
41	Memorandum of Lease	O.R. Book 20543	Page 906	YES	NO	
42	Declaration of Easement	O.R. Book 20553	Page 360	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
43	Resolution 93-338	O.R. Book 20553	Page 369	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
44	Amendment to Second Concurrence Agreement	O.R. Book 20744	Page 757	YES	NO	
45	Memorandum of Lease	O.R. Book 20795	Page 328	YES	NO	
46	Grant of Easement	O.R. Book 20818	Page 58	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
47	Declaration of Unity of Title	O.R. Book 20917	Page 691	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
48	Notice of Adoption of Development Order Amending the Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center Development of Regional Impact	O.R. Book 21017	Page 944	YES	NO	
49	Memorandum of Lease	O.R. Book 21018	Page 457	YES	NO	
50	Memorandum of Lease	O.R. Book 21082	Page 290	YES	NO	
51	Agreement for Amendment of Notation on Plat	O.R. Book 21256	Page 299	YES	NO	
52	Agreement for Amendment of Notation on Plat	O.R. Book 21769	Page 708	YES	BLANKET IN NATURE	
53	Agreement for Amendment of Notation on Plat	O.R. Book 21769	Page 720	YES	BLANKET IN NATURE	
54	Memorandum of Lease	O.R. Book 21877	Page 301	YES	NO	
55	Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 21877	Page 304	YES	BLANKET IN NATURE	
56	Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center,	O.R. Book 21906	Page 202	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
57	Notice of Sewer Easement Relocation and Partial Easement Release	O.R. Book 21906	Page 211	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
58	Estoppel Certificate	O.R. Book 21906	Page 216	NO	NO	
59	Amendment to Declaration of Covenants and Restrictions	O.R. Book 21990	Page 352	YES	NO	
60	Easement	O.R. Book 22125	Page 731	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
61	Traffic Maintenance Easement	O.R. Book 22633	Page 916	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
62	Agreement for Amendment of Notation on Plat	O.R. Book 22692	Page 606	NO	NO	
63	Corrective Easement	O.R. Book 22874	Page 929	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, MARCH 12, 2025.						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
64	Easement	O.R. Book 22874	Page 942	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
65	Declaration of Easement	O.R. Book 22874	Page 952	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
66	Declaration of Easement	O.R. Book 22874	Page 972	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
67	Agreement for Amendment of Notation on Plat	O.R. Book 23121	Page 383	YES	NO	
68	Third Traffic Concurrence Agreement	O.R. Book 23193	Page 441	YES	NO	
69	Short Form of Lease	O.R. Book 23370	Page 50	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
70	Declaration of Restrictive Covenant, Shopping Center	O.R. Book 23370	Page 61	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
71	Notice of Adoption of Development Order for	O.R. Book 23447	Page 317	YES	BLANKET IN NATURE	AS TO ALL PARCELS
72	Easement	O.R. Book 23465	Page 172	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
73	Conservation Easement	O.R. Book 23586	Page 751	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
74	Non-Exclusive Deed of Utility Easement	O.R. Book 23657	Page 771	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
75	Notice of Permit	O.R. Book 23745	Page 201	YES	NO	NOT A MATTER OF SURVEY
76	Agreement Relating to Nonvehicular Access Lines	O.R. Book 23799	Page 58	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
77	Conservation Easement	O.R. Book 24126	Page 431	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
78	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 948	YES	NO	
79	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 989	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
80	Notice of Adoption of an Amendment to Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center DRI in the City of Hollywood, Broward County, Florida	O.R. Book 25011	Page 312	YES	NO	NOT A MATTER OF SURVEY
81	Real Estate Mortgage, Assignment of Security and Loan Agreement	O.R. Book 25213	Page 722	YES	NO	NOT A MATTER OF SURVEY
82	Assignment of Rents and Leases	O.R. Book 25213	Page 758	YES	NO	NOT A MATTER OF SURVEY
83	Modification of Mortgage, Assignment, Security and Loan Agreement	O.R. Book 25443	Page 664	YES	NO	NOT A MATTER OF SURVEY
84	Conveyance Agreement	O.R. Book 25505	Page 667	YES	NO	NOT A MATTER OF SURVEY
85	Easement	O.R. Book 25505	Page 692	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
86	Fourth Traffic Concurrence Agreement Relating to Oakwood Plaza DRI	O.R. Book 26083	Page 857	YES	BLANKET IN NATURE	
87	Easement	O.R. Book 26358	Page 858	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
88	Declaration of Easements	O.R. Book 26400	Page 285	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
89	Non-Exclusive Easement for Passenger Vehicular Parking	O.R. Book 26400	Page 298	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
90	Declaration of Restrictions	O.R. Book 26400	Page 304	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
91	Non-Exclusive Right, License and Privilege	O.R. Book 26400	Page 318	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
92	Amendment of Declaration of Easement	O.R. Book 26560	Page 263	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
93	Memorandum of Lease	O.R. Book 26637	Page 506	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
94	Agreement for Amendment of Notation on Plat	O.R. Book 26914	Page 319	YES	NO	
95	Memorandum of Lease	O.R. Book 27208	Page 840	YES	BLANKET IN NATURE	
96	Short Form Lease Agreement	O.R. Book 27347	Page 805	NO	NO	CHEVY'S LEASE EXPIRED
97	Assignment of Lease	O.R. Book 27528	Page 24	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
98	Assignment of Lease and Memorandum of Lease	O.R. Book 27924	Page 53	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
99	First Amendment to Memorandum of Lease	O.R. Book 27924	Page 57	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
100	First Amendment to Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 27924	Page 65	NO	NO	BRADDOCK PARCEL
101	Amended and Restated Memorandum of (Sub) Lease Interests	O.R. Book 28017	Page 560	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
102	Assignment of Lease	O.R. Book 28226	Page 330	YES	NO	CHEVY'S LEASE
103	Amended and Restated Memorandum of (Sub)Lease Interests	O.R. Book 28641	Page 606	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
104	Assignment of Lease	O.R. Book 28869	Page 1920	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
105	Assignment of Note, Mortgage, and Other Loan Documents	O.R. Book 29177	Page 898	YES	NO	NOT A MATTER OF SURVEY
106	Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29177	Page 901	YES	NO	NOT A MATTER OF SURVEY
107	Assignment of Rents and Leases	O.R. Book 29177	Page 927	YES	BLANKET IN NATURE	
108	Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29181	Page 1	YES	BLANKET IN NATURE	
109	Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 29190	Page 1547	YES	BLANKET IN NATURE	
110	First Amendment to the Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29352	Pg 1050	YES	BLANKET IN NATURE	
111	First Amendment to Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29352	Pg 1058	YES	NO	NOT A MATTER OF SURVEY
112	Memorandum of Lease	O.R. Book 29466	Pg 1271	NO	NO	BUILDER'S SQUARE
113	Assignment of Lease	O.R. Book 29466	Pg 1279	NO	NO	
114	Memorandum of Assignment of Lease	O.R. Book 29466	Pg 1285	NO	NO	
115	First Amendment to Memorandum of Lease	O.R. Book 29466	Pg 1291	YES	NO	BUILDER'S SQUARE TRANSFER TO KMART
116	Collateral Assignment of Lease	O.R. Book 29466	Pg 1296	YES	NO	BJ'S AND KMART LEASES
117	Assignment of Assignment of Leases and Rents	O.R. Book 29789	Pg 1671	YES	BLANKET IN NATURE	

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, MARCH 12, 2025.						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/Page Instrument No.	Affects	Plotted	Comments	
118	Assignment of Beneficial Interest Under Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29789, pg 1677	YES	BLANKET IN NATURE		
119	Assignment of Beneficial Interest Under Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29796, pg 1689	YES	BLANKET IN NATURE		
120	Memorandum of Lease	O.R. Book 29839, pg 1176	YES	NO		
121	Corrective Declaration of Restrictions	O.R. Book 29960, pg 1832	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)	
122	Memorandum of Sublease	O.R. Book 31217, pg 1708	YES	NO	ILLEGIBLE	
123	Amendment to Fourth Traffic Concurrence Agreement Relating to Oakwood Plaza DRI	O.R. Book 32379, pg 1557	YES	BLANKET IN NATURE	AS TO ALL PARCELS	
124	Partial Release of Easement	O.R. Book 32389, pg 1328	YES	NO	VACATES A PORTION OF O.R.B. 23657, PG. 771	
125	Notice of Adoption of Development Order for the Oakwood Plaza Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 32573, pg 1589	YES	BLANKET IN NATURE	AS TO ALL PARCELS	
126	Affidavit	O.R. Book 33011, pg 220	YES	NO		
127	Agreement for Amendment of Notation on Plat	O.R. Book 33030, pg 27	YES	NO		
128	Amendment to Short Form Lease Agreement	O.R. Book 33257, pg 334	YES	NO	CHEVY'S FORMER LEASE	
129	Lease	O.R. Book 33652, pg 1991	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)	
130	Amended Memorandum of Lease	O.R. Book 34028, pg 1195	YES	NO	DAVE AND BUSTER'S LEASE INFO	
131	Easement	O.R. Book 34412, pg 234	YES	NO	AS TO LUPA NORTH, WENDY'S LEASE PARCEL	
132	Memorandum of Lease	O.R. Book 34469, pg 646	YES	NO	WENDY'S LEASE PARCEL	
133	Amendment to Nonvehicular Access Lines	O.R. Book 36832, pg 1502	NO	NO		
134	Memorandum of Lease	O.R. Book 41358, pg 1770	YES	NO		
135	Amendment to Declaration of Restrictions	O.R. Book 44865, pg 313	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)	
136	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 45922, pg 1929	YES	BLANKET IN NATURE	AS TO ALL PARCELS	
137	Assignment of Note and Mortgage	O.R. Book 46282, pg 980	YES	BLANKET IN NATURE		
138	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 47023, pg 1132	YES	BLANKET IN NATURE		
139	Resolution No. 11-DP-22	O.R. Book 48209, pg 1733	NO	NO		
140	Resolution No. 11-DP-22a	O.R. Book 48536, pg 1517	YES	NOT SPECIFICALLY PLOTTABLE	BI'S PROPANE TANK, MISSING EXHIBIT "B"	
141	Easement	O.R. Book 48646, pg 476	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)	
142	Resolution No. 11-DP-22a (Re-recorded)	O.R. Book 48775, pg 611	YES	NOT SPECIFICALLY PLOTTABLE	BI'S PROPANE TANK	
143	Resolution No. 11-DP-22b	O.R. Book 48810, pg 343	YES	NOT SPECIFICALLY PLOTTABLE	BI'S PROPANE TANK	
144	Memorandum of Shopping Center Lease	O.R. Book 49101, pg 1398	NO	NO	NOT THIS LOCATION	
145	Transportation Concurrence Agreement relating to Plats and Unplatted Land within the Rescinded	O.R. Book 49303, pg 1500	YES	BLANKET IN NATURE	AS TO ALL PARCELS	
146	Amendment to Memorandum of Lease	Instrument No. 112915953	YES	BLANKET IN NATURE	AS TO ALL PARCELS	
147	Assignment and Assumption of Lease	Instrument No. 113101083	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE	
148	Assignment of Leases and Rents	Instrument No. 113439895	YES	BLANKET IN NATURE	AS TO ALL PARCELS	
149	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	Instrument No. 113555356	NO	YES	BRADDOCK PARCEL (NOT A PART OF THIS SURVEY)	
150	Agreement for Amendment of Notation on Plat	Instrument No. 113749591	YES	BLANKET IN NATURE		
151	Memorandum of Lease	Instrument No. 114601597				
152	Memorandum of Lease	Instrument No. 115061672				
153	Third Amended and Restated Mortgage, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents	Instrument No. 115022132	YES	NOT SPECIFICALLY PLOTTABLE		
154	Agreement for Termination of Sublease	Instrument No. 117805200	NO	NO		
155	Ordinance No. 2022-06	Instrument No. 117929776	NO	NO		
156	Ordinance No. 2022-07	Instrument No. 117930016	NO	NO		
157	Easement	Instrument No. 118510903	YES	NO	(NOT A PART OF THIS SURVEY)	
158	Assignment and Assumption of Lease	Instrument No. 118528001	NO	NO		
159	Memorandum of Lease	Instrument No. 118528002	NO	NO		
160	Memorandum of Lease	Instrument No. 118528003	NO	NO		
161		INTENTIONALLY DELETED				
162		INTENTIONALLY DELETED				
163		INTENTIONALLY DELETED				
164	Notice to Contest Lien	Instrument No. 118752396	NO	NO		
165	Declaration of Restrictive Covenants	Instrument No. 118771001	NO	NO		
166		INTENTIONALLY DELETED				
167		INTENTIONALLY DELETED				
168		INTENTIONALLY DELETED				
169		INTENTIONALLY DELETED				
170		INTENTIONALLY DELETED				
171		INTENTIONALLY DELETED				
172		INTENTIONALLY DELETED				
173		INTENTIONALLY DELETED				
174		INTENTIONALLY DELETED				
175		INTENTIONALLY DELETED				
176	Assignment and Assumption of Easement	Instrument No. 199299909	NO	NO		
177		INTENTIONALLY DELETED				
178		INTENTIONALLY DELETED				
179		INTENTIONALLY DELETED				
180	Notice of Commencement 02-05-2024	Instrument No. 119374247	NO	NO		
181		INTENTIONALLY DELETED				
182	Notice of Commencement 02-22-2024	Instrument No. 119408155	NO	NO		
183	Notice of Commencement 03-14-2024	Instrument No. 119450451	NO	NO		
184	Notice of Commencement 04-03-2024	Instrument No. 119488757	YES	NO		
185	Notice of Commencement 04-03-2024	Instrument No. 119488764	NO	NO		
186	Notice of Commencement 04-03-2024	Instrument No. 119490241	NO	NO		
187	Notice of Commencement 04-11-2024	Instrument No. 119506682	NO	NO		
188	Notice of Commencement 05-07-2024	Instrument No. 119559604	NO	NO		
189	Notice of Commencement 05-29-2024	Instrument No. 119600378	NO	NO		
190	Notice of Commencement 06-03-2024	Instrument No. 119610983	NO	NO		
191	Notice of Commencement 06-04-2024	Instrument No. 119612710	NO	NO		
192	Notice of Commencement 06-06-2024	Instrument No. 119617845	NO	NO		
193	Notice of Commencement 07-22-2024	Instrument No. 119695450	NO	NO		
194	Notice of Commencement 07-22-2024	Instrument No. 119696681	NO	NO		
195		INTENTIONALLY DELETED				
196	Notice of Commencement 08-14-2024	Instrument No. 119739802	NO	NO		
197	Second Amendment to Extended Low-Income Housing Agreement (The Meridian Apartments/Housing Credits/2005-543C)	Instrument No. 119793268	NO	NO		
198	Construction Lien 10/14/2024	Instrument No. 119846222	NO	NO		
199	Notice of Commencement 12/02/2024	Instrument No. 119929293	NO	NO		
200	Notice of Commencement 12/02/2024	Instrument No. 119930372	NO	NO		
201	Notice of Commencement 12/03/2024	Instrument No. 119931286	NO	NO		
202	Notice of Commencement 12/03/2024	Instrument No. 119931961	NO	NO		
203	Notice of Commencement 12/05/2024	Instrument No. 119936502	NO	NO		
204	Notice of Commencement 12/12/2024	Instrument No. 119949697	NO	NO		
205	Notice of Commencement 01/10/2025	Instrument No. 119993169	NO	NO		
206	Notice of Commencement 01/16/2025	Instrument No. 120001030	NO	NO		
207	Notice of Commencement 01/30/2025	Instrument No. 120024916	NO	NO		
208	UCC Financing Statement (02/07/2025)	Instrument No. 120042395	NO	NO		

ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
C	CENTER LINE
CONC.	CONCRETE
EL.	ELEVATION
FIRC	FOUND 5/8" IRON ROD AND CAP LB 6633
FIR	FOUND 5/8" IRON ROD
FN/D	FOUND NAIL & DISC LB 6633
ID.	IDENTIFICATION
I.E.	INVERT ELEVATION
LB	LICENSED BUSINESS
MH	MANHOLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN	SANITARY
SWK.	SIDEWALK
ESMT.	EASEMENT
C.L.F.	CHAIN LINK FENCE
TRAV. PT.	TRAVERSE POINT
(P)	PER PLAT OF RECORDS
(M)	DATA BASED ON FIELD MEASUREMENTS
(R)	DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS
	SPOT ELEVATION (SOFT SURFACE)
	SPOT ELEVATION (HARD SURFACE)
	NON-VEHICULAR ACCESS LINE
	EDGE OF WATER
	TOP OF BANK
	OVERHEAD WIRES
	UNDERGROUND SEWER LINE
	UNDERGROUND STORM LINE
	18 INCHES REINFORCED CONCRETE PIPE
	HEDGE LINE
	BREAK IN LINE SCALE

LEGEND

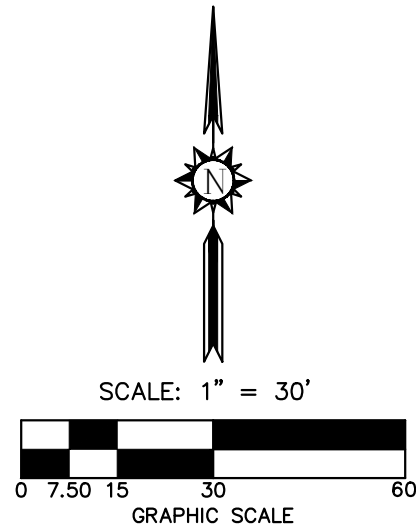
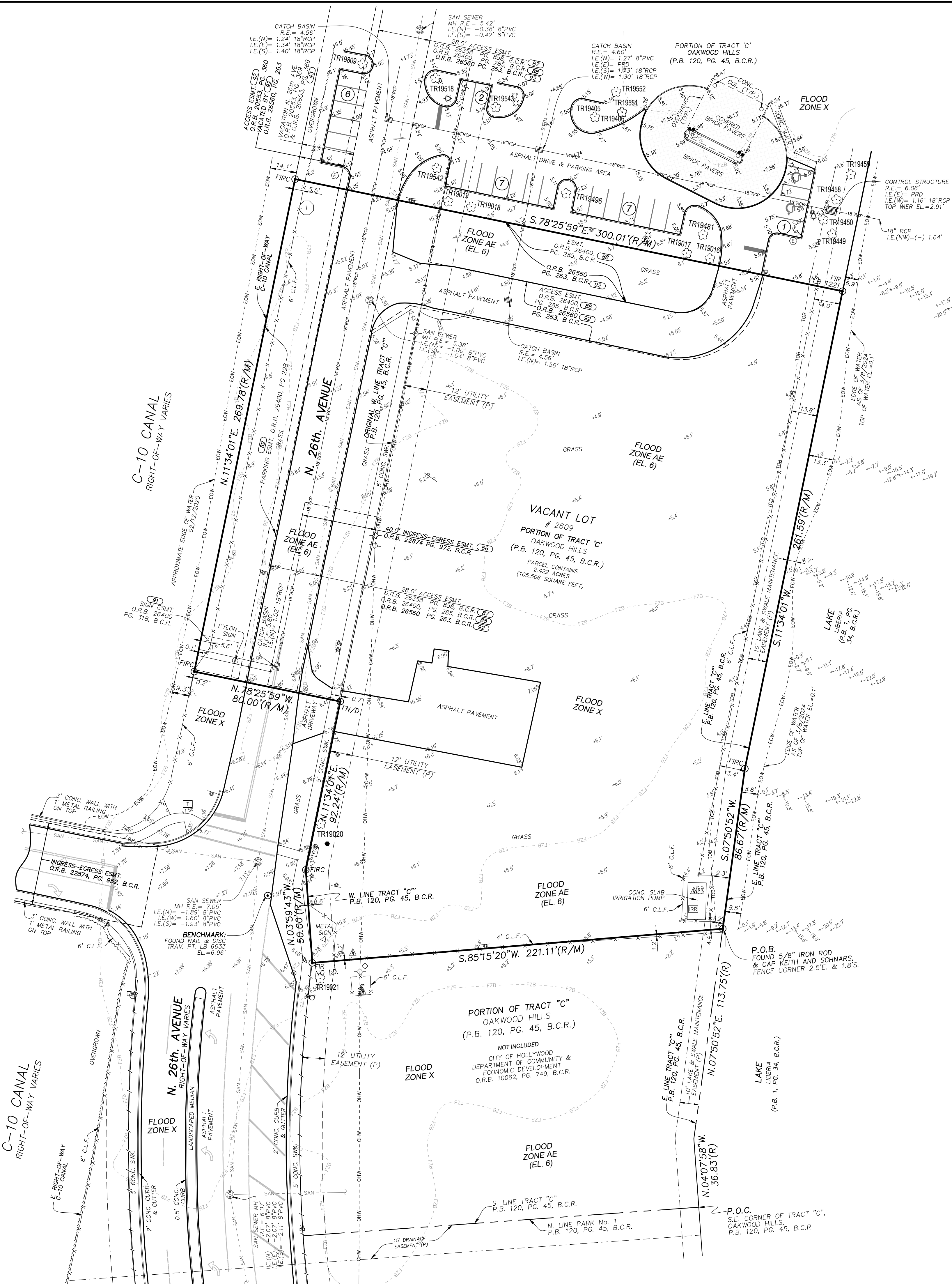
	CATCH BASIN
	CONCRETE POWER POLE
	ELECTRIC PANEL
	FIRE HYDRANT
	FIBER OPTIC VAULT
	IRRIGATION BOX
	IRRIGATION PUMP
	LAMP POST
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	DOUBLE SUPPORT SIGN
	SINGLE SUPPORT SIGN
	TELEPHONE RISER
	TELEPHONE VAULT
	UTILITY MARKER
	WATER VALVE
	ELECTRIC WIRE PULL BOX
	ELECTRIC WIRE PULL BOX
	GROUND LIGHT
	ENCROACHMENT NUMBER
	TREE (REFER TO TREE LIST)
	ITEM NUMBER NOTED IN OWNERSHIP AND ENCUMBRANCE REPORT
	NUMBER OF PARKING SPACES

TREE SURVEY NOTES:

- THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
- EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
- CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
- THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.
- TREES LOCATED WEST OF N. 26th. AVENUE (ALONG CANAL BANK) WERE NOT LOCATED AND ARE NOT SHOWN HEREON.

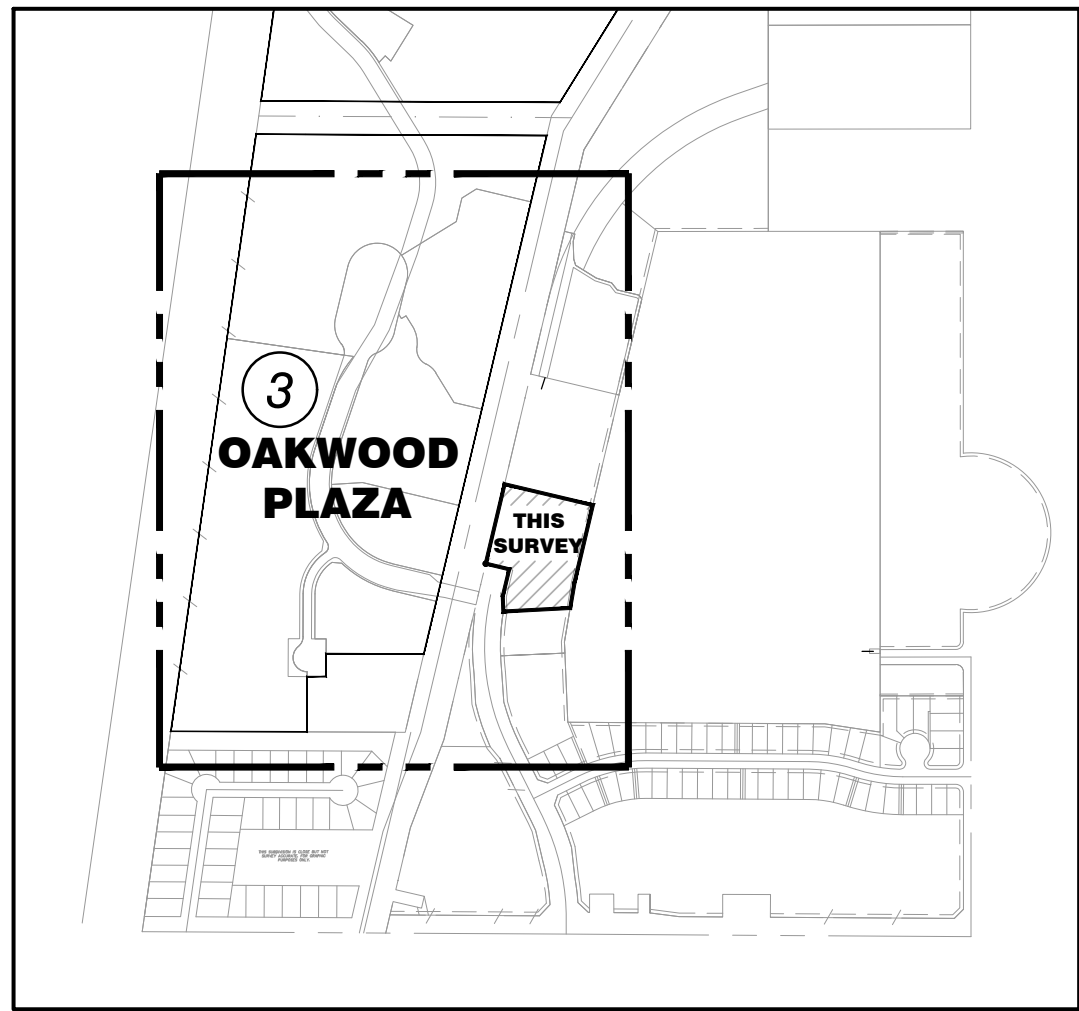
TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
19016	OAK TREE	10
19017	OAK TREE	16
19018	OAK TREE	10
19019	OAK TREE	16
19020	OAK TREE	36
19021	OAK TREE	32
19405	OAK TREE	22
19406	OAK TREE	16
19449	CYPRESS TREE	10
19450	CYPRESS TREE	18
19458	OAK TREE	24
19459	OAK TREE	12
19481	OAK TREE	12
19496	OAK TREE	18
19518	OAK TREE	16
19542	OAK TREE	16
19543	OAK TREE	15
19551	OAK TREE	14
19552	OAK TREE	12
19809	OAK TREE	14

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)



SKETCH OF ALTA/NSPS LAND TITLE SURVEY

EXHIBIT OF PARCELS AND EASEMENTS



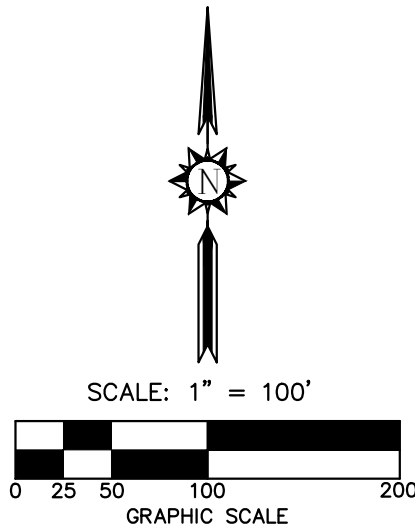
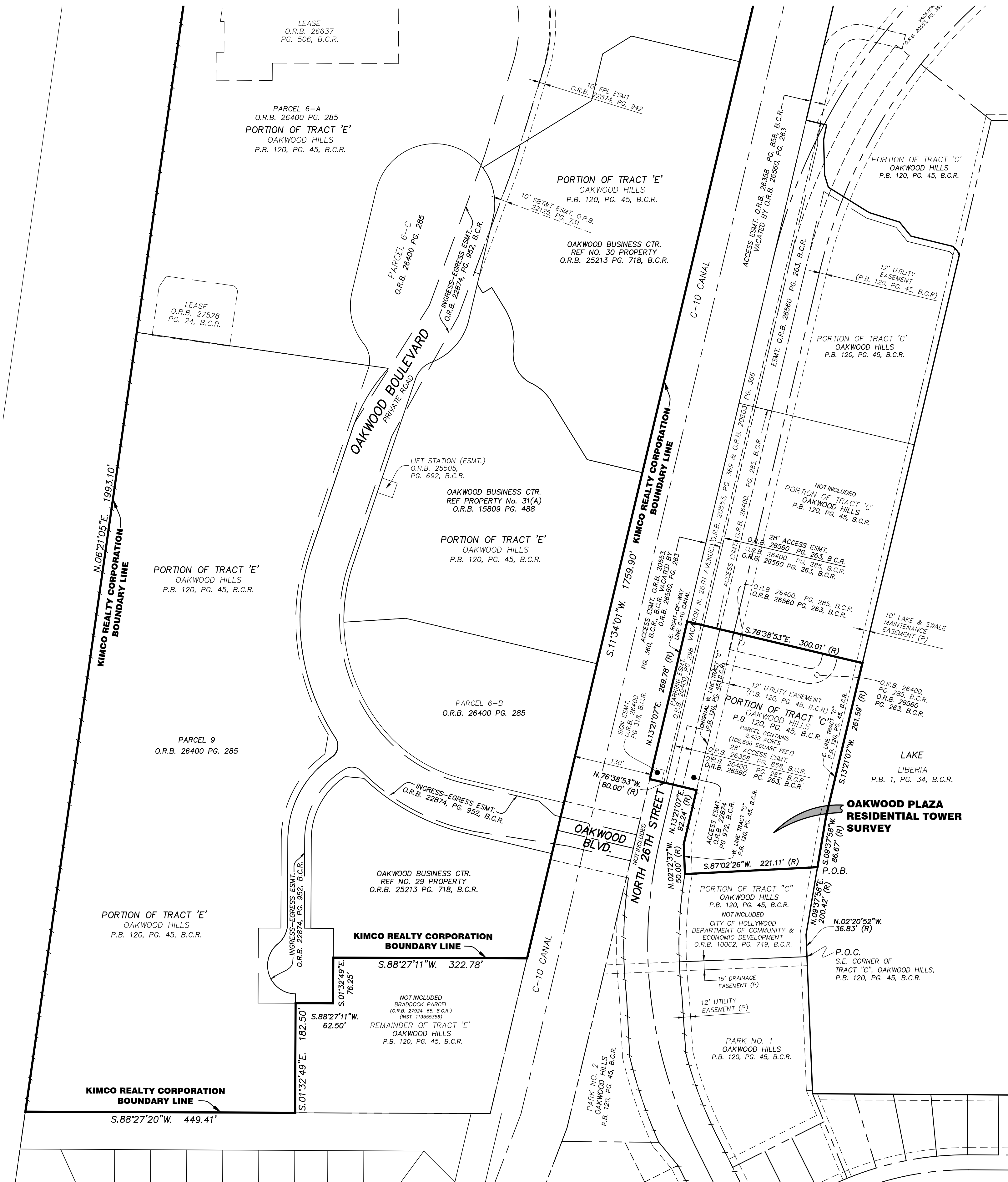
KEY MAP - PARCELS AND EASEMENTS
NOT TO SCALE

ABBREVIATIONS AND LEGEND

ESMT.	EASEMENT
FPL	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
SBT&T	SOUTHERN BELL TELEPHONE & TELEGRAPH
U.E.	UTILITY EASEMENT
---	NON-VEHICULAR ACCESS LINE

TITLE COMMITMENT NOTE:

THE EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th, 2020.



NO.	REVISION	DATE	BY
1.	UPDATE TITLE COMMITMENT	6/13/24	DRL
2.	EXPANDED SURVEY, UPDATE TITLE COMMITMENT	8/22/24	DRL
3.	ADD UTILITY EASEMENT ALONG W. LINE, TRACT 'C'	10/30/24	WDLR

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TEL (954) 585-0997
WWW.STONERSURVEYORS.COM

STONER
SURVEYORS • MAPPERS
Licensed Business No. 6653



4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

OAKWOOD PLAZA
RESIDENTIAL TOWER

2609 N. 26th. AVENUE, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY	3/08/24
DRAWN	DRL
CHECKED	JDS/LAS
BOOK/PAGES	1097/01-37 & PLAN
& DATA COLLECTOR	

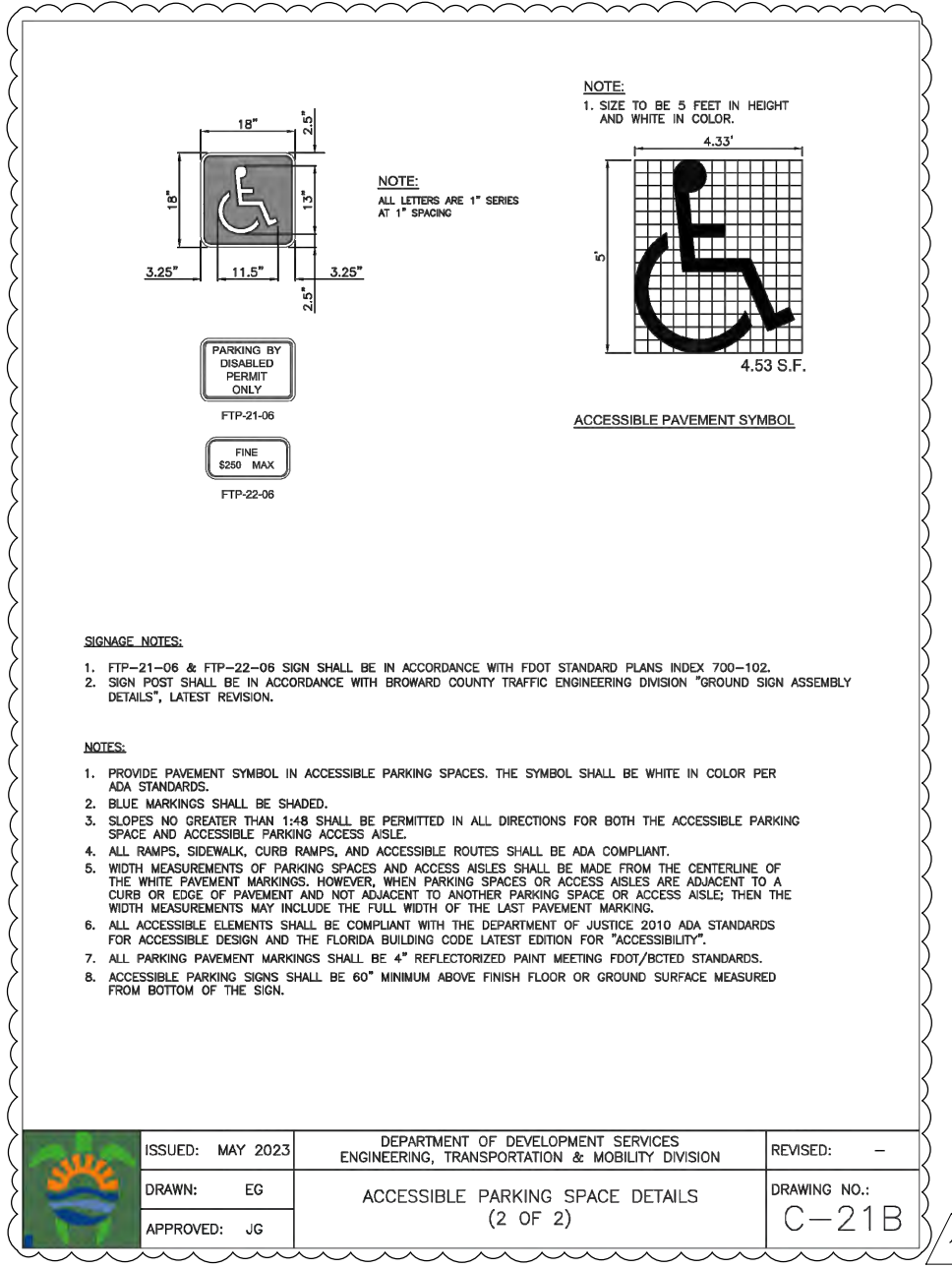
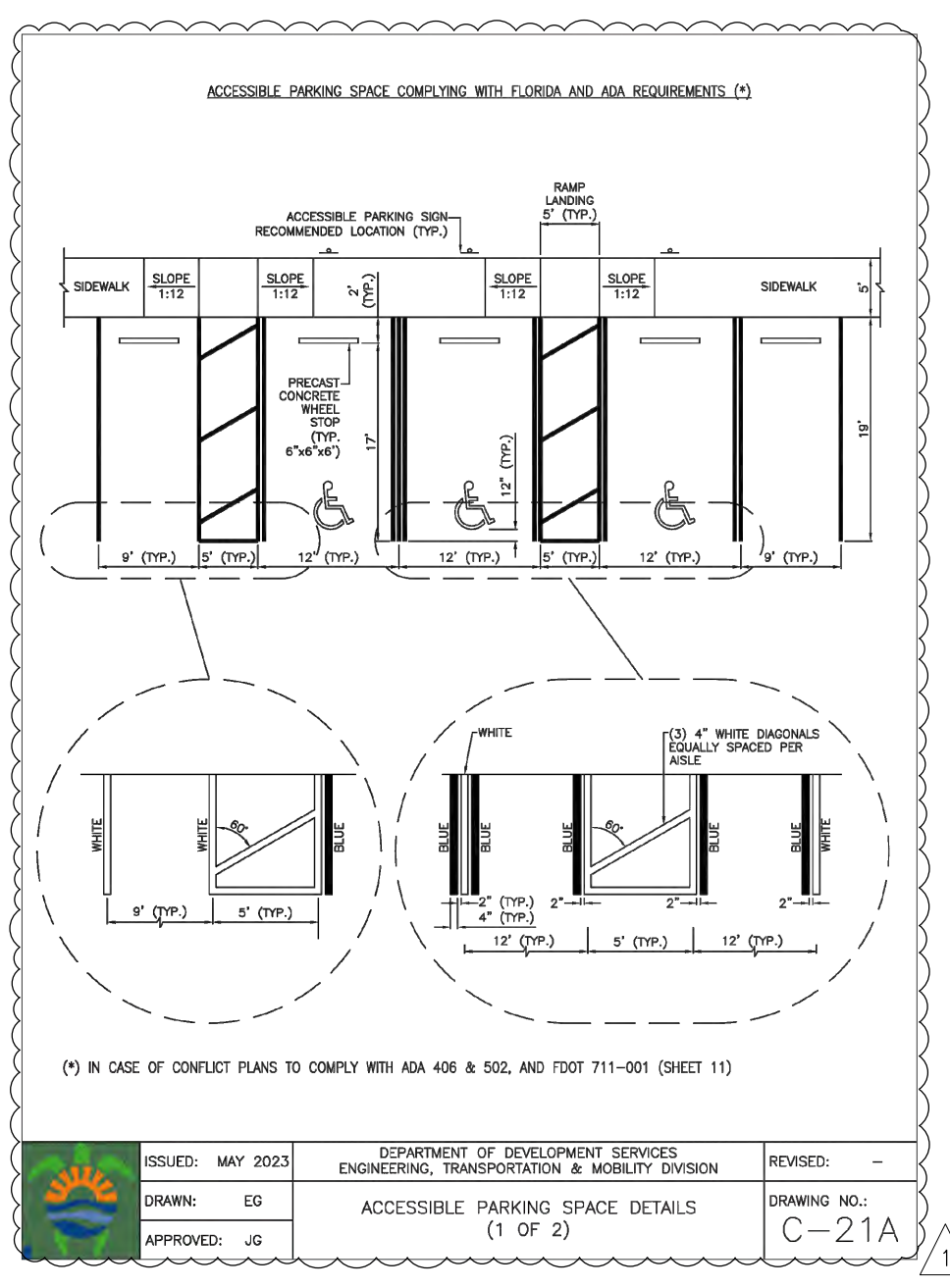
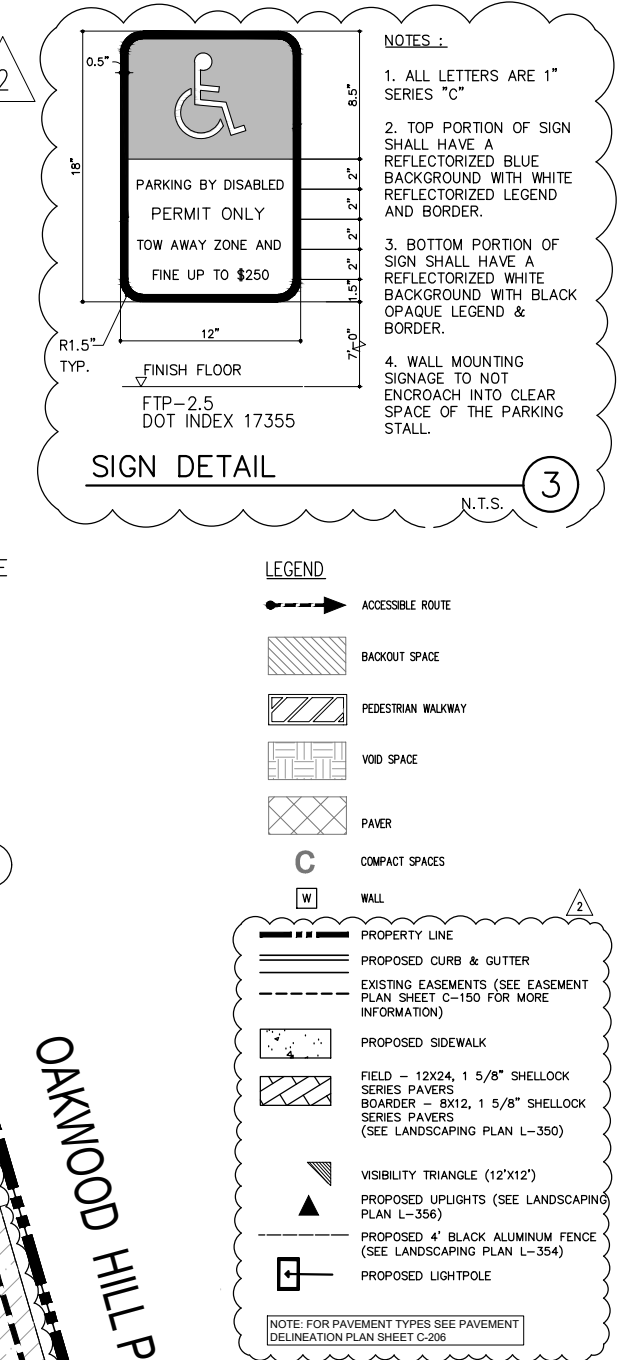
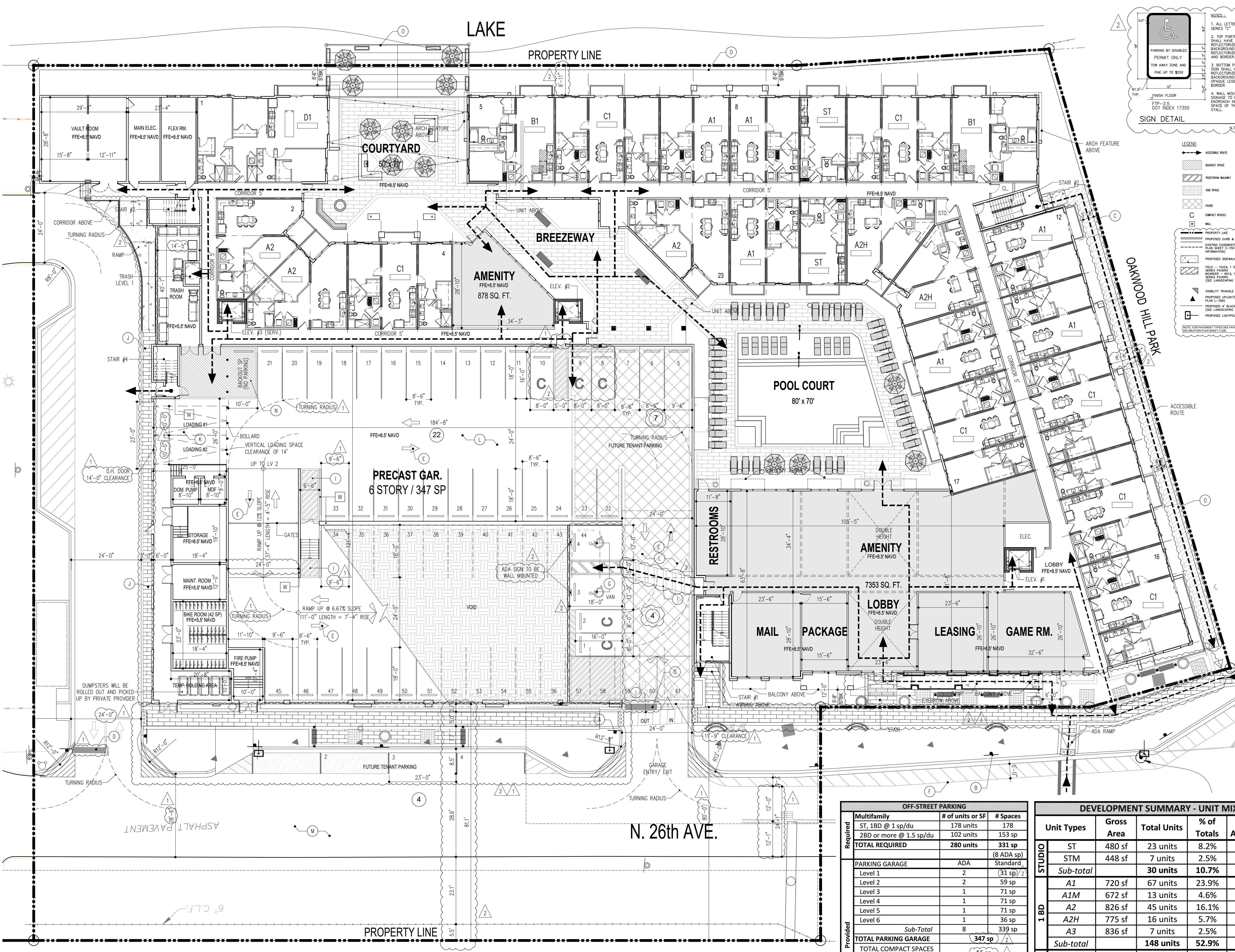
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
RES TOWER

SHEET NO.
4 OF 4



ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)



PAVEMENT MARKING AND SIGNAGE

- (A) STOP SIGN
- (B) NO PARKING FIRE LANE
- (C) PROPERTY LINE
- (D) STOP BAR
- (E) PAINTED DIRECTIONAL ARROW (TYP.)
- (F) FIRE LANE STRIPPING 5" WIDE
- (G) ACCESSIBLE PARKING SPACE (TYP.)
- (H) PARKING SPACE STRIPPING
- (I) INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPPING PERPENDICULAR TO DIRECTION OF TRAFFIC
- (J) FLUSH SIDEWALK
- (K) LOADING AREA (6"YELLOW 45°STRIPPING)
- (L) CONCRETE PARKING DECK (REFER TO ARCH. PLANS)
- (M) MILL AND RESURFACE
- (N) BACKOUT SPACE STRIPPING
- (O) PROPOSED 4" BLACK ALUMINUM FENCE

OFF-STREET PARKING			
Required			
Multifamily	# of units or SF	# Spaces	
ST, 1BD @ 1 sp/du	178 units	178	
2BD or more @ 1.5 sp/du	102 units	153 sp	
TOTAL REQUIRED	280 units	331 sp	
		(8 ADA sp)	
PARKING GARAGE	ADA	Standard	
Level 1	2	(31 sp)/2	
Level 2	2	59 sp	
Level 3	1	71 sp	
Level 4	1	71 sp	
Level 5	1	71 sp	
Level 6	1	36 sp	
Sub-Total	8	339 sp	
TOTAL PARKING GARAGE	347 sp	2	
TOTAL COMPACT SPACES	16 sp	1	
(Included in Total Pkg. Garage)			
SURFACE PARKING	0	(4 sp)	
TOTAL SURFACE PARKING	0	4 sp	
TOTAL PKG. PROVIDED	351 sp	3	
LOADING SPACES	2 sp	2	
BICYCLE PARKING	42 sp	1	

DEVELOPMENT SUMMARY - UNIT MIX					
Unit Types		Gross Area	Total Units	% of Totals	LEASABLE AREA (NRSF)
STUDIO	ST	480 sf	23 units	8.2%	11,040 sf
	STM	448 sf	7 units	2.5%	3,136 sf
	Sub-total		30 units	10.7%	14,176 sf
1 BD	A1	720 sf	67 units	23.9%	48,240 sf
	A1M	672 sf	13 units	4.6%	8,736 sf
	A2	826 sf	45 units	16.1%	37,170 sf
	A2H	775 sf	16 units	5.7%	12,400 sf
	A3	836 sf	7 units	2.5%	5,852 sf
	Sub-total		148 units	52.9%	112,398 sf
2 BD	B1	900 sf	23 units	8.2%	20,700 sf
	C1	1,080 sf	63 units	22.5%	68,040 sf
	C2	1,012 sf	7 units	2.5%	7,084 sf
	D1M	1,006 sf	1 units	0.4%	1,006 sf
	Sub-total		94 units	33.2%	95,824 sf
3 BD	D1	1,350 sf	8 units	2.9%	10,800 sf
	Sub-total		8 units	2.9%	10,800 sf
TOTAL UNITS			280 units	100%	233,198 sf
Gross Average Unit Area			833 sf		

NOTES:
1- REFER TO CIVIL SHEETS FOR SITE PLAN AND SITE INFORMATION.
2- ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED.
3- ANY LIP FROM 3" BUT NOT GREATER THAN 1" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
4-BUILDING SHALL COMPLY WITH THE 2023 FLORIDA BUILDING CODE(S), 8th EDITION AND THE 2020 NEC.

C-10 CANAL
130' R/W

PRELIM. TAC SUBMITTAL
07.01.2024

TAC SUBMITTAL 12.12.2024

TAC RE-SUBMITTAL 05.23.2025

TAC RE-SUBMITTAL 07.30.2025

TAC RE-SUBMITTAL 08.22.2025

OAKWOOD PLAZA

LOCATED AT:
HOLLYWOOD

FOR:
KIMCO REALTY

STATE OF FLORIDA
GEORGE L. MOURIZ
REGISTERED ARCHITECT
AR0007806

MSA ARCHITECTS, INC
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

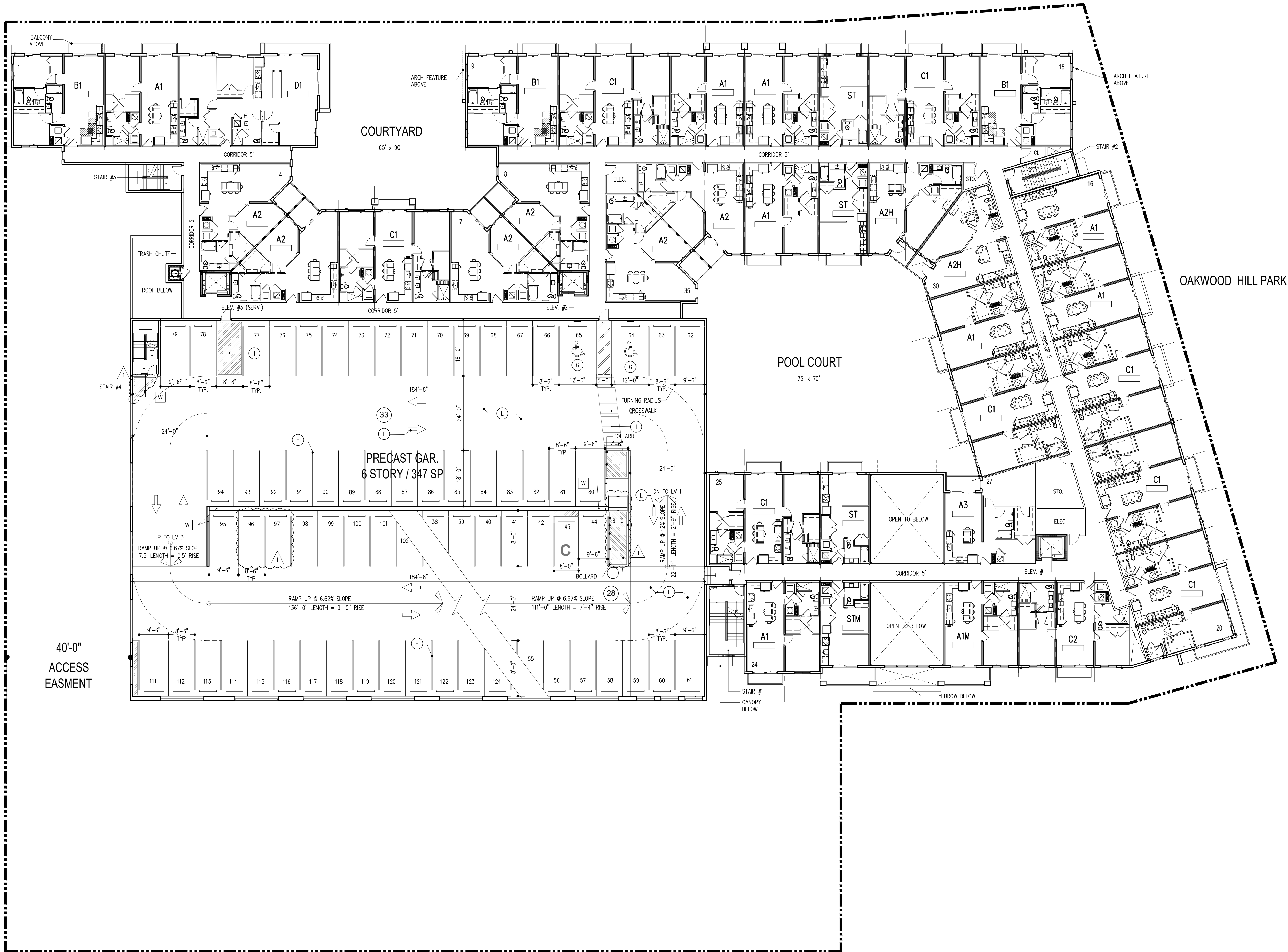
ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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DRAWN
CONTRACT DATE
SCALE
JOB NO.

11/06/23
AS SHOWN
2242.PRJ

SHEET TITLE:
LEVEL 1

A-2.1



OFF-STREET PARKING		
Required	Multifamily	# of units or SF
	ST, 1BD @ 1 sp/du	178 units
	2BD or more @ 1.5 sp/du	102 units
	TOTAL REQUIRED	280 units
		331 sp
		(8 ADA sp)
		Standard
Provided	PARKING GARAGE	ADA
	Level 1	2
	Level 2	2
	Level 3	1
	Level 4	1
	Level 5	1
	Level 6	1
	Sub-Total	8
	TOTAL PARKING GARAGE	347 sp
	TOTAL COMPACT SPACES	16 sp
(Included in Total Pkg. - Garage)		
Provided	SURFACE PARKING	0
	TOTAL SURFACE PARKING	4 sp
TOTAL PKG. PROVIDED		351 sp
LOADING SPACES		2 sp
BICYCLE PARKING		42 sp

Note: Min provided ADA spaces meet ADA Standards for Accessible

LEGEND

- ACCESSIBLE ROUTE
- BACKOUT SPACE
- PEDESTRIAN WALKWAY
- VOID SPACE
- PAVER
- COMPACT SPACES
- WALL

PAVEMENT MARKING AND SIGNAGE

- STOP SIGN
- NO PARKING FIRE LANE
- PROPERTY LINE
- STOP BAR
- PAINTED DIRECTIONAL ARROW (TYP.)
- FIRE LANE STRIPPING 5" WIDE
- ACCESSIBLE PARKING SPACE (TYP.)
- PARKING SPACE STRIPPING
- INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPPING PERPENDICULAR TO DIRECTION OF TRAFFIC
- FLUSH SIDEWALK
- LOADING AREA (6"YELLOW 45°STRIPPING)
- CONCRETE PARKING DECK (REFER TO ARCH. PLANS)
- MILL AND RESURFACE
- BACKOUT SPACE STRIPPING

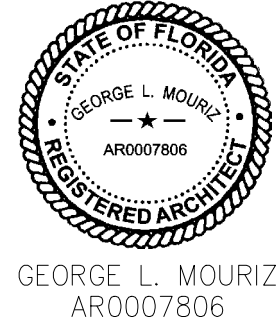


LEVEL 2

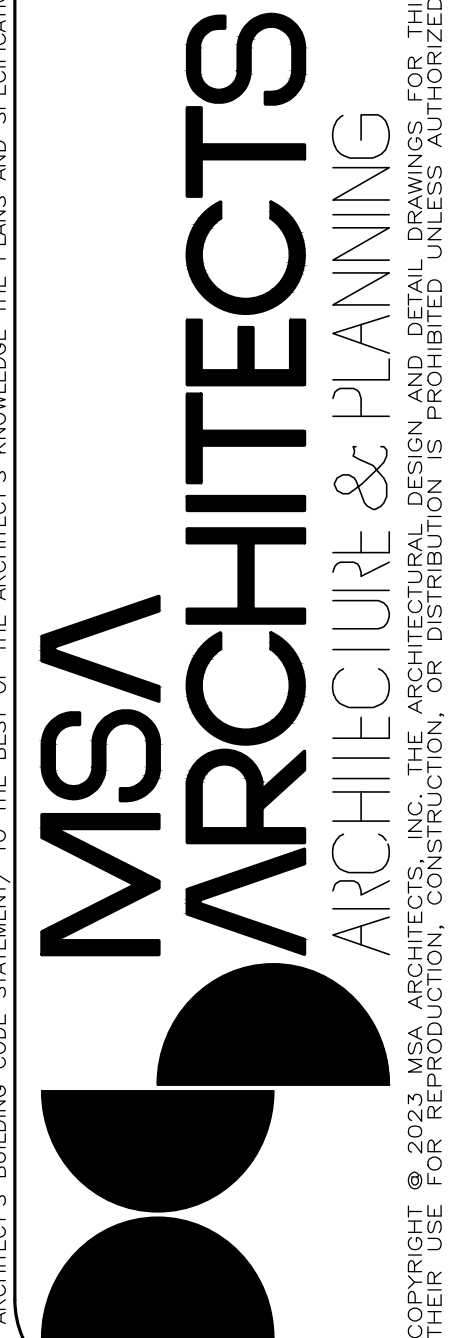
SCALE: 1/16" = 1'-0"

PRELIM TAC SUBMITTAL 07.01.2024	BY
TAC SUBMITTAL 12.12.2024	
TAC RE-SUBMITTAL 05.23.2025	
TAC RE-SUBMITTAL 07.30.2025	
TAC RE-SUBMITTAL 08.22.2025	

OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY

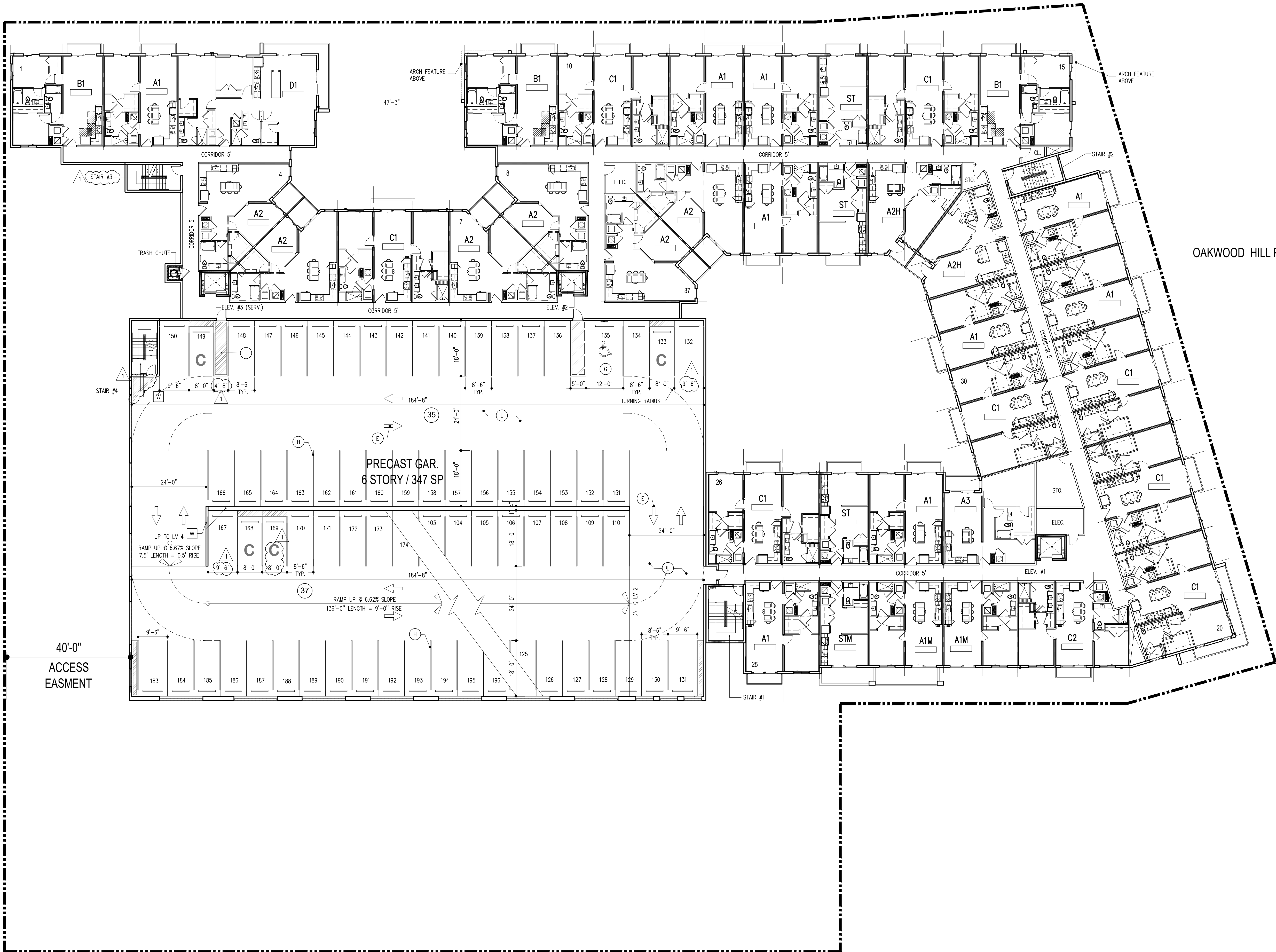


MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911



DRAWN	CONTRACT DATE	11/06/23
SCALE	AS SHOWN	
JOB NO.	2242.PRJ	
SHEET TITLE:		
	LEVEL 2	
SHEET NUMBER:		
	A-2.2	

TAC RE-SUBMITTAL 08/22/2025



OFF-STREET PARKING			
Required	Multifamily	# of units or SF	# Spaces
	ST, 1BD @ 1 sp/du	178 units	178
	2BD or more @ 1.5 sp/du	102 units	153 sp
	TOTAL REQUIRED	280 units	331 sp
Provided			
	PARKING GARAGE		
			ADA Standard
	Level 1	2	31 sp
	Level 2	2	59 sp
	Level 3	1	71 sp
	Level 4	1	71 sp
	Level 5	1	71 sp
	Level 6	1	36 sp
	Sub-Total	8	339 sp
	TOTAL PARKING GARAGE		347 sp
	TOTAL COMPACT SPACES (included in Total Pkg. Garage)		16 sp
	SURFACE PARKING	0	4
	TOTAL SURFACE PARKING	0	4 sp
	TOTAL PKG. PROVIDED		351 sp
	LOADING SPACES		2 sp
	BICYCLE PARKING		42 sp

Note: Min provided ADA spaces meet ADA Standards for Accessible

LEGEND

- ACCESSIBLE ROUTE
- BACKOUT SPACE
- PEDESTRIAN WALKWAY
- VOID SPACE
- PAVER
- COMPACT SPACES
- WALL

PAVEMENT MARKING AND SIGNAGE
(REFER TO CIVIL PLAN C-205 FOR FURTHER INFORMATION)

- A STOP SIGN
- B NO PARKING FIRE LANE
- C PROPERTY LINE
- D STOP BAR
- E PAINTED DIRECTIONAL ARROW (TYP.)
- F FIRE LANE STRIPPING 5" WIDE
- G ACCESSIBLE PARKING SPACE (TYP.)
- H PARKING SPACE STRIPPING
- I INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPPING PERPENDICULAR TO DIRECTION OF TRAFFIC
- J FLUSH SIDEWALK
- K LOADING AREA (6"YELLOW 45°STRIPPING)
- L CONCRETE PARKING DECK (REFER TO ARCH. PLANS)
- M MILL AND RESURFACE
- N BACKOUT SPACE STRIPPING



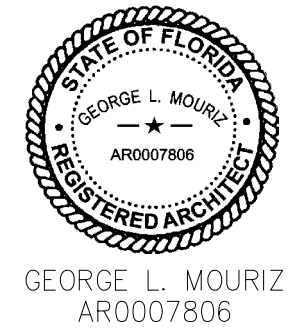
LEVEL 3

SCALE: 1/16" = 1'-0"

TAC RE-SUBMITTAL 08/22/2025

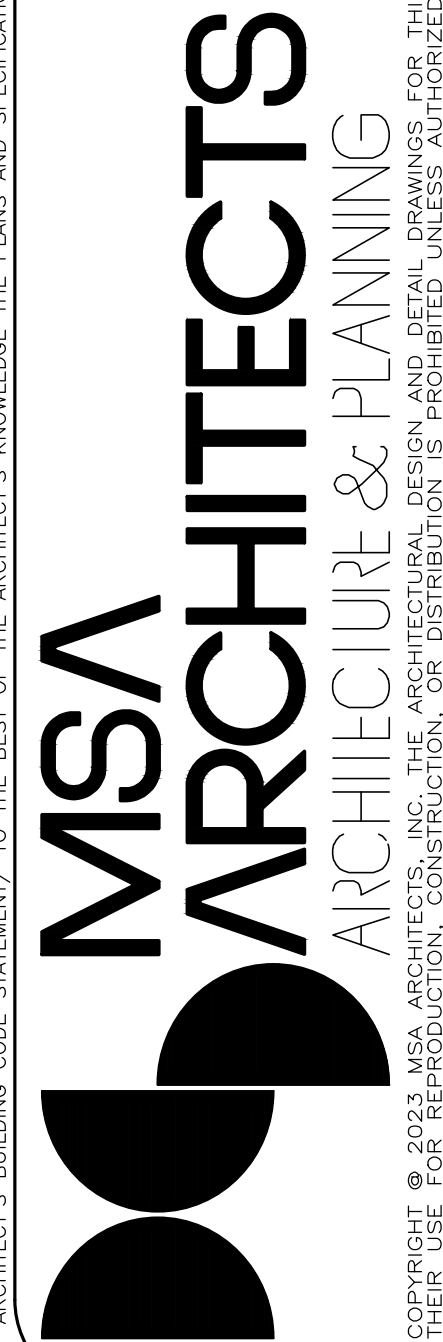
	PRELIM TAC SUBMITTAL 07.01.2024	BY
	TAC SUBMITTAL 12.12.2024	
	TAC RE-SUBMITTAL 05.23.2025	
1	TAC RE-SUBMITTAL 07.30.2025	
2	TAC RE-SUBMITTAL 08.22.2025	

OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY



MSA ARCHITECTS, INC.
AAC000895

8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

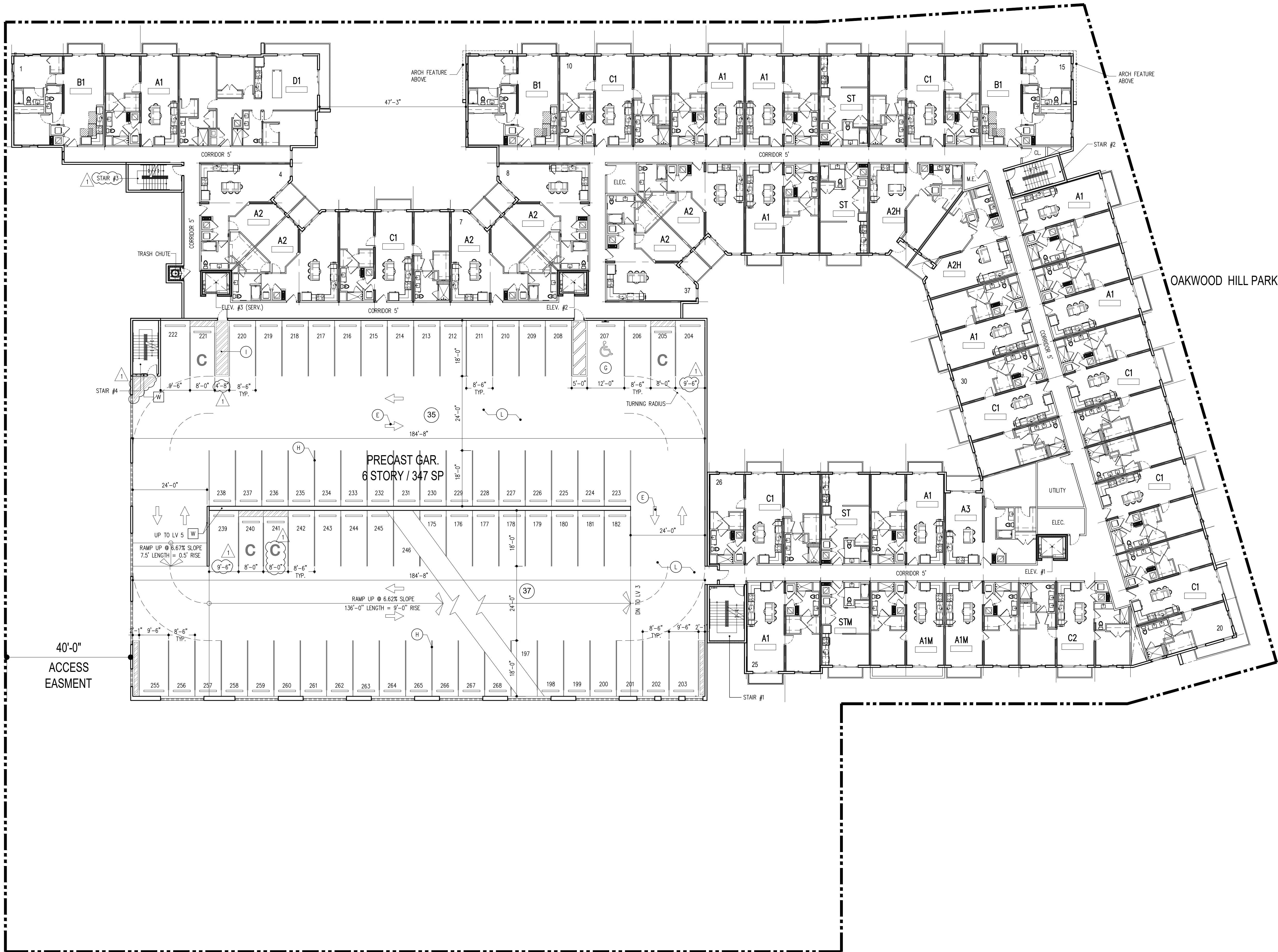


DRAWN
CONTRACT DATE 11/06/23
SCALE AS SHOWN
JOB NO. 2242.PRJ
SHEET TITLE:

LEVEL 3

SHEET NUMBER:

A-2.3



OFF-STREET PARKING		
Multifamily	# of units or SF	# Spaces
ST, 18D @ 1 sp/du	178 units	178
28D or more @ 1.5 sp/du	102 units	153 sp
TOTAL REQUIRED	280 units	331 sp
		(8 ADA sp)
Required		
PARKING GARAGE		
Level 1	2	31 sp
Level 2	2	59 sp
Level 3	1	71 sp
Level 4	1	71 sp
Level 5	1	71 sp
Level 6	1	36 sp
Sub-Total	8	339 sp
TOTAL PARKING GARAGE	8	347 sp
Provided		
TOTAL COMPACT SPACES		
(included in Total Pkg. Garage)		
SURFACE PARKING	0	4
TOTAL SURFACE PARKING	0	4 sp
TOTAL PKG. PROVIDED	8	351 sp
LOADING SPACES		
2 sp		
BICYCLE PARKING		
42 sp		

Note: Min provided ADA spaces meet ADA Standards for Accessible

- LEGEND
- ACCESSIBLE ROUTE
 - BACKOUT SPACE
 - PEDESTRIAN WALKWAY
 - VOID SPACE
 - PAVER
 - COMPACT SPACES
 - WALL

PAVEMENT MARKING AND SIGNAGE
(REFER TO DWG. PLAN C-205 FOR FURTHER INFORMATION)

- (A) STOP SIGN
- (B) NO PARKING FIRE LANE
- (C) PROPERTY LINE
- (D) STOP BAR
- (E) PAINTED DIRECTIONAL ARROW (TYP.)
- (F) FIRE LANE STRIPPING 5" WIDE
- (G) ACCESSIBLE PARKING SPACE (TYP.)
- (H) PARKING SPACE STRIPPING
- (I) INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPPING PERPENDICULAR TO DIRECTION OF TRAFFIC
- (J) FLUSH SIDEWALK
- (K) LOADING AREA (6"YELLOW 45°STRIPPING)
- (L) CONCRETE PARKING DECK (REFER TO ARCH. PLANS)
- (M) MILL AND RESURFACE
- (N) BACKOUT SPACE STRIPPING



LEVEL 4

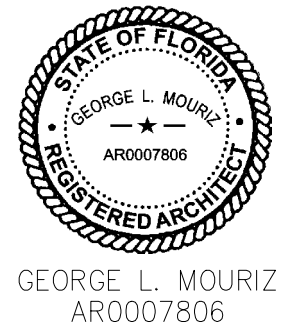
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TAC RE-SUBMITTAL 08/22/2025

PRELIM TAC SUBMITTAL 07.01.2024		BY
TAC SUBMITTAL 12.12.2024		
TAC RE-SUBMITTAL 05.23.2025		
1	TAC RE-SUBMITTAL 07.30.2025	
2	TAC RE-SUBMITTAL 08.22.2025	

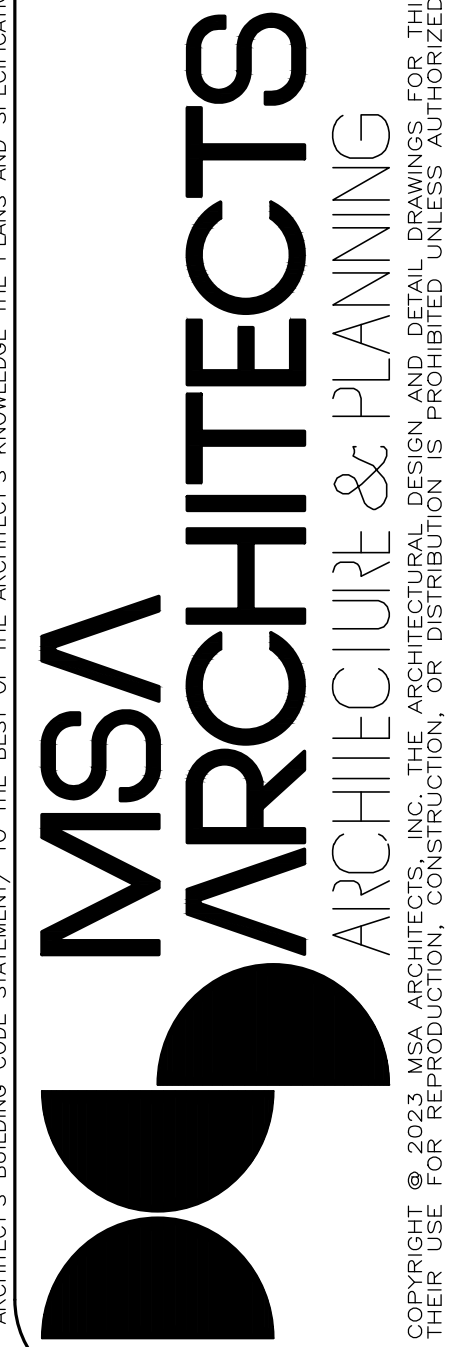
OAKWOOD PLAZA

LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY



MSA ARCHITECTS, INC.
AAC0000895

8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

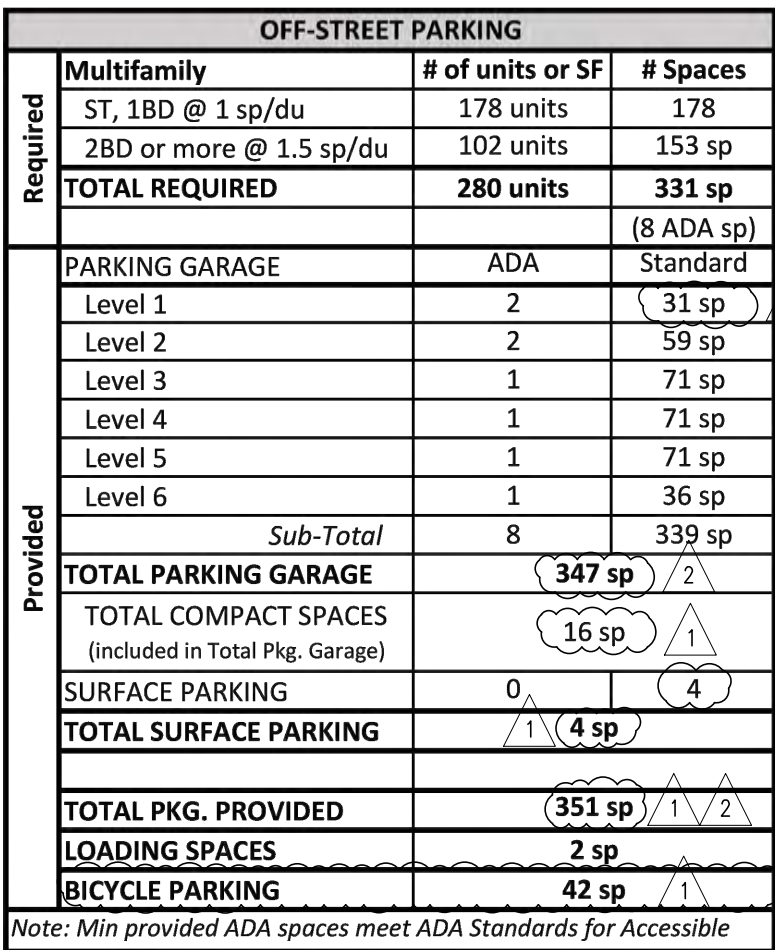


DRAWN
CONTRACT DATE 11/06/23
SCALE AS SHOWN
JOB NO. 2242.PRJ
SHEET TITLE:

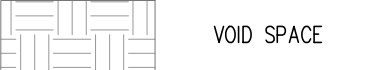
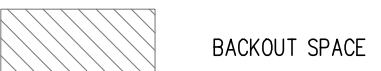
LEVEL 4

SHEET NUMBER:

A-2.4



— — — — — → ACCESSIBLE ROUTE



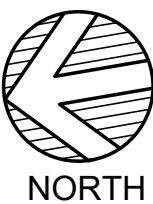
C COMPACT SPACES



PAVEMENT MARKING AND SIGNAGE

(REFER TO CIVIL PLAN C-200
FOR FURTHER INFORMATION)

- (A) STOP SIGN
- (B) NO PARKING FIRE LANE
- (C) PROPERTY LINE
- (D) STOP BAR
- (E) PAINTED DIRECTIONAL ARROW (TYP.)
- (F) FIRE LANE STRIPPING 5' WIDE
- (G) ACCESSIBLE PARKING SPACE (TYP.)
- (H) PARKING SPACE CROSSWALK
- (I) INTERING PEDESTRIAN STRIPWALK WITH 12" WIDE WHITE STRIPPING PERPENDICULAR TO DIRECTION OF TRAFFIC
- (J) FLUSH SIDEWALK
- (K) LOADING AREA (6"YELLOW 45°STRIPPING)
- (L) CONCRETE PARKING DECK (REFER TO ARCH. PLANS)
- (M) MILL AND RESURFACE
- (N) BACKOUT SPACE STRIPING

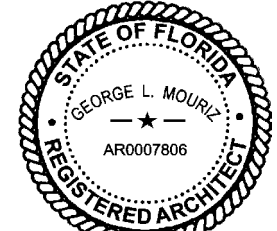


LEVEL 5

SCALE: 1/16" = 1'-0"

		BY
	PRELIM. TAC SUBMITTAL 07.01.2024	
	TAC SUBMITTAL 12.12.2024	
	TAC RE-SUBMITTAL 05.23.2025	
	1 TAC RE-SUBMITTAL 07.30.2025	
	2 TAC RE-SUBMITTAL 08.22.2025	

OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY



GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.

AACU000895
2000 CUM TALE COLLEGE

8930 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156

(305) 273-9911



MSA
ARCHITECTS
ARCHITECTURE & PLANNING

CONCEPT 2: COURTESY, URBAN SPHERES; PHOTOGRAPHY: PETER LINCOLN; THE LONDON AND ST. LOUIS OFFICES

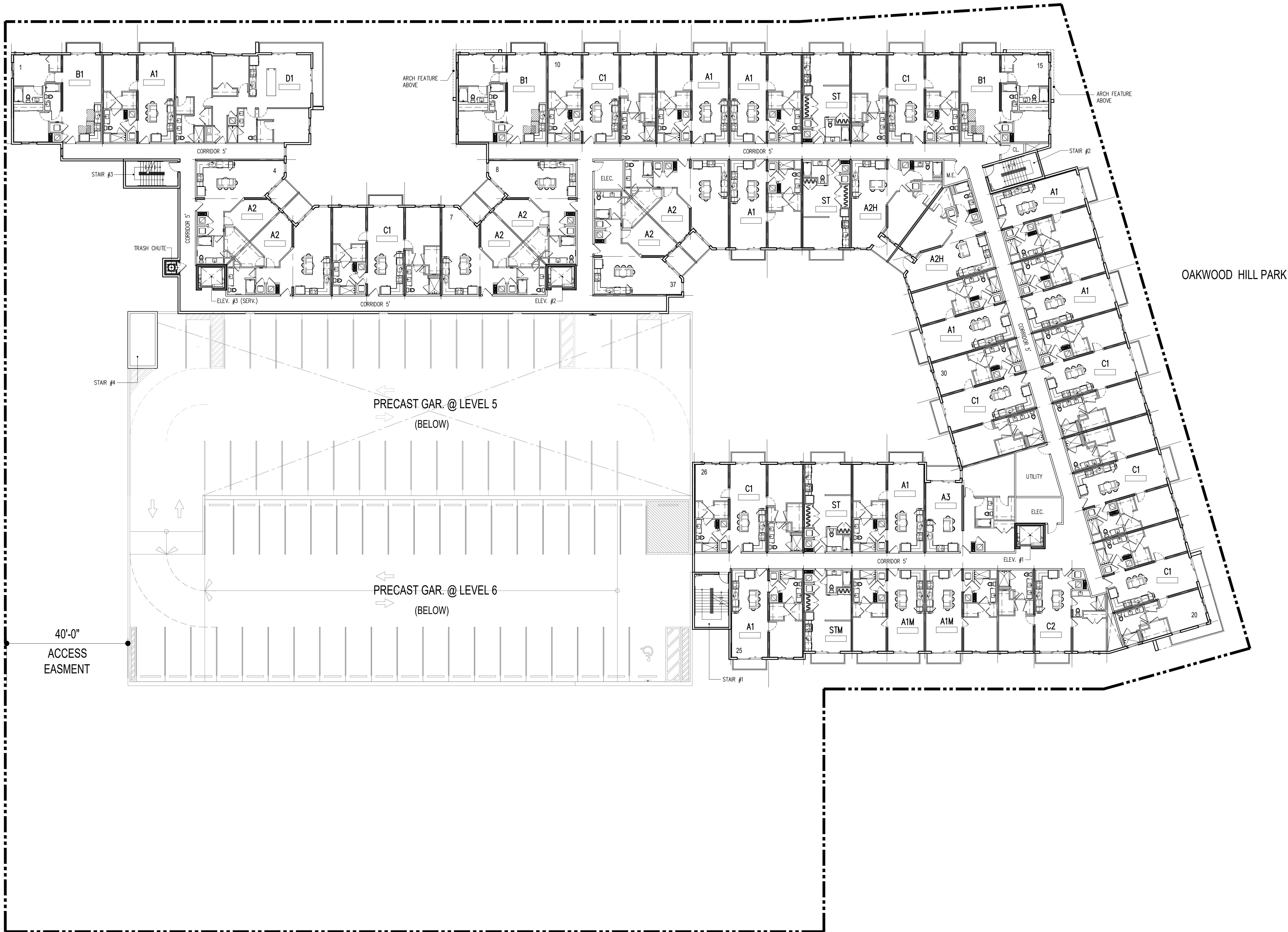
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DRAWN	
CONTRACT DATE	11/06/23
SCALE	AS SHOWN
JOB NO.	2242.PRJ
SHEET TITLE:	

LEVEL 5

SHEET NUMBER

A-2.5



LEVEL 7

SCALE: 1/16" = 1'-0"

TAC RE-SUBMITTAL 08/22/2025

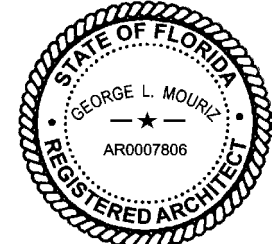
DRAWN	CONTRACT DATE	11/06/23
SCALE	AS SHOWN	
JOB NO.	2242.PRJ	
SHEET TITLE:	LEVELS 7	
SHEET NUMBER:	A-2.7	

MSA ARCHITECTS, INC.
AAC000895

8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911



GEORGE L. MOURIZ
AR0007806



OAKWOOD PLAZA
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY

1	TAC RE-SUBMITTAL 07.30.2025
2	TAC RE-SUBMITTAL 08.22.2025

PRELIM TAC SUBMITTAL
07.01.2024

TAC SUBMITTAL 12.12.2024

TAC RE-SUBMITTAL 05.23.2025

BY

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

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