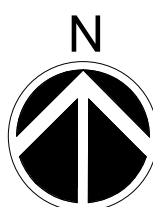
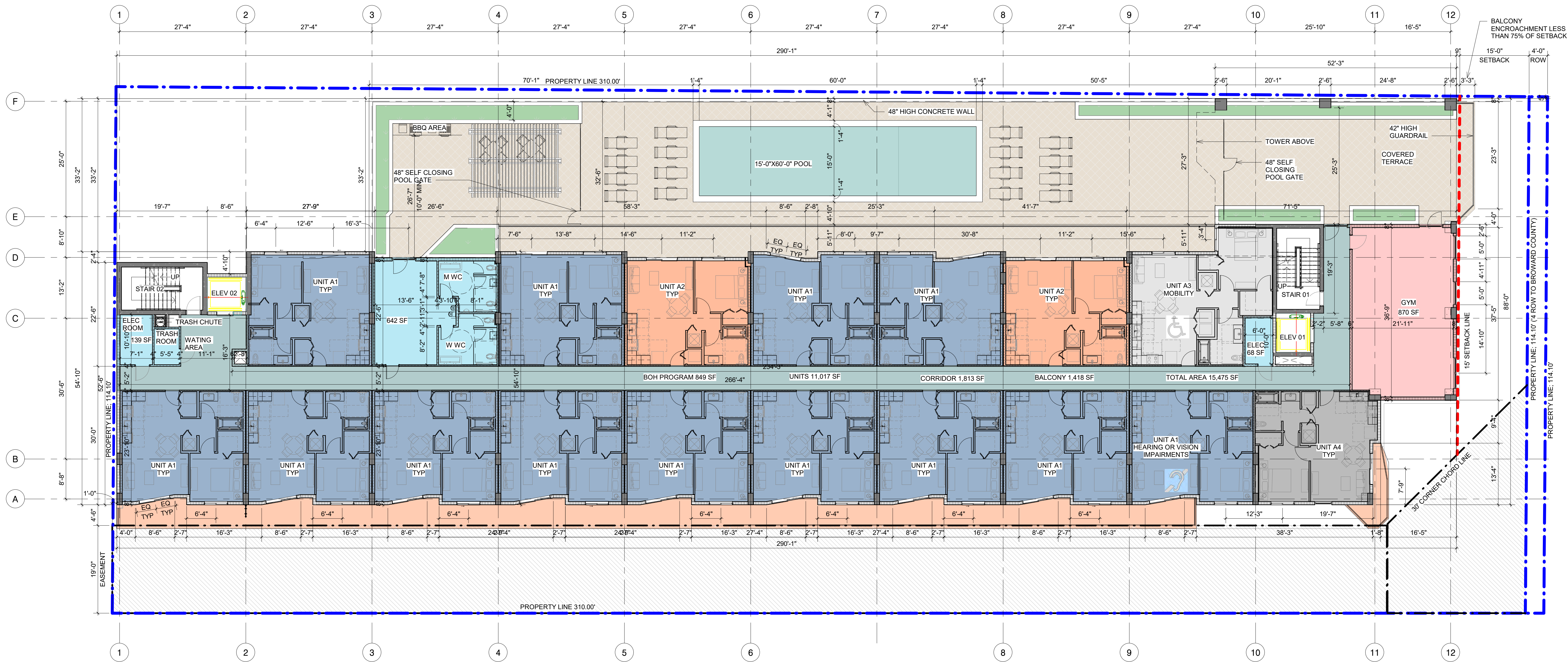
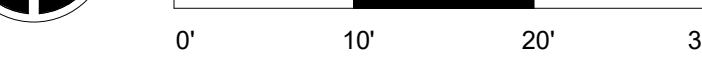


GENERAL INFORMATION				GENERAL LAYOUT LEGEND																											
<div>OVERALL COUNT</div> <div>1/BED = 86</div> <div>2/BED = 10</div> <div>OVERALL PARKING</div> <div>REQUIRED = 111 / 5 HC</div> <div>PROVIDED = 116/ 5 HC</div> <div>COMMON UNIT NET SQFT</div> <div>UNIT A1 = 669 SQFT</div> <div>UNIT B2 = 994 SQFT</div>				<div></div>	LANDSCAPE	<div></div>	UNIT A4																								
				<div></div>	COMMON AREA	<div></div>	UNIT B1																								
				<div></div>	VERTICAL CIRCULATION	<div></div>	UNIT B2																								
				<div></div>	AMENITIES	<div></div>	BOH PROGRAM																								
				<div></div>	UNIT A1	<div></div>	PARKING STRIPES																								
				<div></div>	UNIT A2	<div></div>	PARKING																								
				<div></div>	UNIT A3	<div></div>	BALCONY																								
<div>UNIT COUNT PER LEVEL</div> <table><tr><th>LEVEL</th><th>1/BED</th><th>2/BED</th><th>ACCESSIBLE</th></tr><tr><td>LEVEL 4</td><td>17</td><td>0</td><td>2</td></tr><tr><td>LEVEL 5</td><td>18</td><td>1</td><td>1</td></tr><tr><td>LEVEL 6</td><td>17</td><td>3</td><td>1</td></tr><tr><td>LEVEL 7</td><td>17</td><td>3</td><td>2</td></tr><tr><td>LEVEL 8</td><td>17</td><td>3</td><td>1</td></tr></table>				LEVEL	1/BED	2/BED	ACCESSIBLE	LEVEL 4	17	0	2	LEVEL 5	18	1	1	LEVEL 6	17	3	1	LEVEL 7	17	3	2	LEVEL 8	17	3	1				
LEVEL	1/BED	2/BED	ACCESSIBLE																												
LEVEL 4	17	0	2																												
LEVEL 5	18	1	1																												
LEVEL 6	17	3	1																												
LEVEL 7	17	3	2																												
LEVEL 8	17	3	1																												



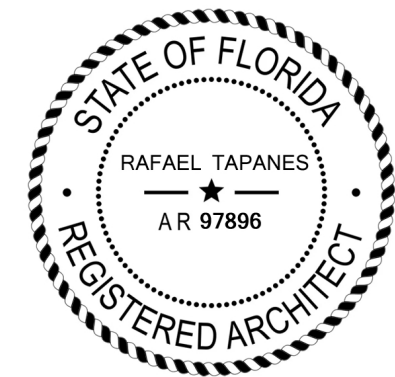
LEVEL 4 FLOOR PLAN
SCALE: 3/32" = 1'-0"



FINAL TAC SUBMITTAL (25-DP-02)

REVISIONS:

DATE: 03.03.2025
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

LEVEL 4 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO:

A-203

GENERAL INFORMATION				GENERAL LAYOUT LEGEND			
<div>OVERALL COUNT</div> <div>1/BED = 86</div> <div>2/BED = 10</div> <div>OVERALL PARKING</div> <div>REQUIRED = 111 / 5 HC</div> <div>PROVIDED = 116/ 5 HC</div> <div>COMMON UNIT NET SQFT</div> <div>UNIT A1 = 669 SQFT</div> <div>UNIT B2 = 994 SQFT</div>				<div></div>	LANDSCAPE	<div></div>	UNIT A4
				<div></div>	COMMON AREA	<div></div>	UNIT B1
				<div></div>	VERTICAL CIRCULATION	<div></div>	UNIT B2
				<div></div>	AMENITIES	<div></div>	BOH PROGRAM
				<div></div>	UNIT A1	<div></div>	PARKING STRIPES
				<div></div>	UNIT A2	<div></div>	PARKING
				<div></div>	UNIT A3	<div></div>	BALCONY
UNIT COUNT PER LEVEL							
LEVEL	1/BED	2/BED	ACCESSIBLE				
LEVEL 4	17	0	2				
LEVEL 5	18	1	1				
LEVEL 6	17	3	1				
LEVEL 7	17	3	2				
LEVEL 8	17	3	1				



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CLIENT / PROJECT:

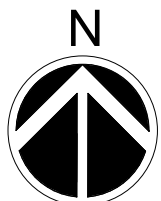
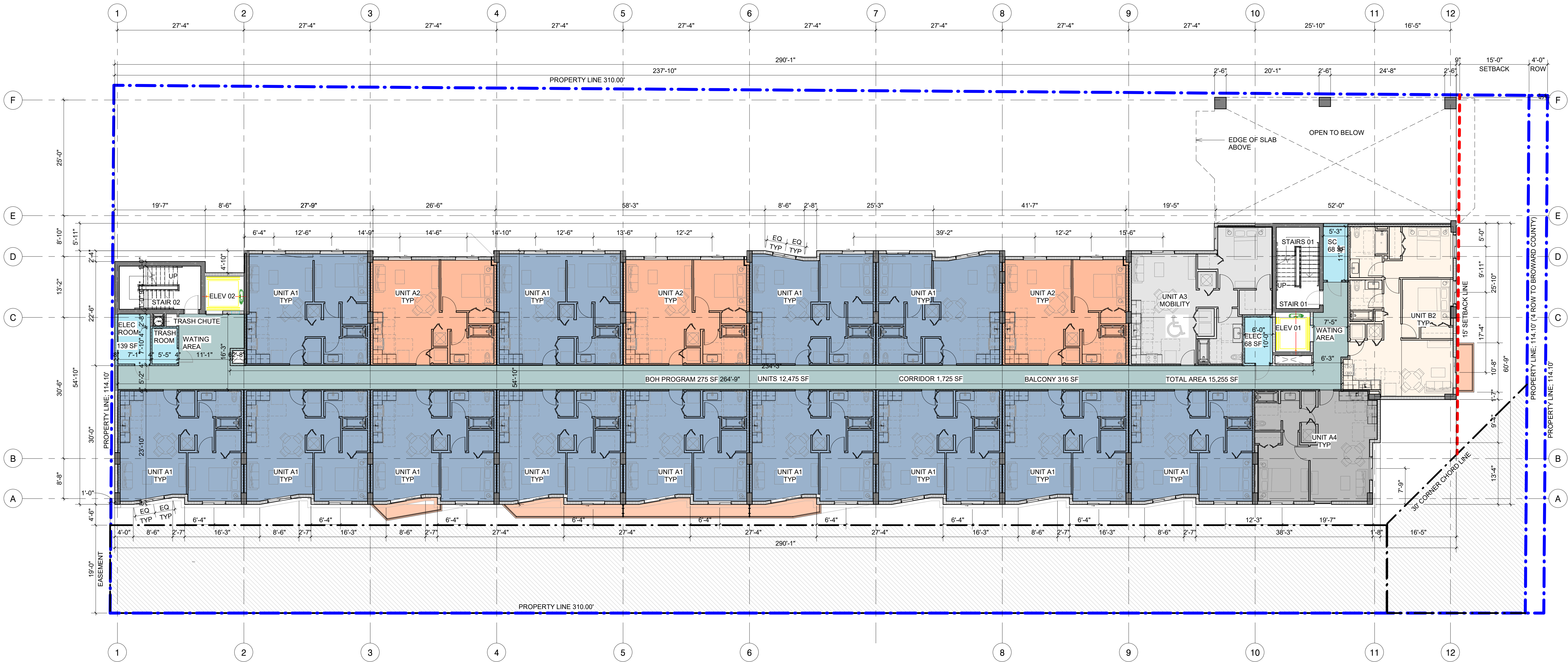


PARAMOUNT PLACE
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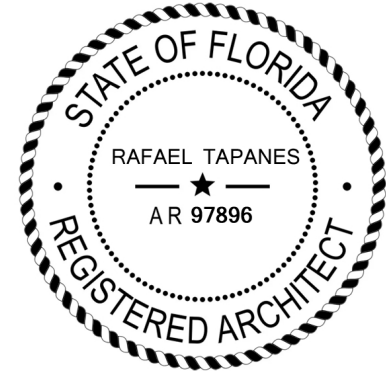
LEVEL 5 FLOOR PLAN
SCALE: 3/32" = 1'-0"



FINAL TAC SUBMITTAL (25-DP-02)

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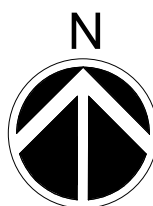
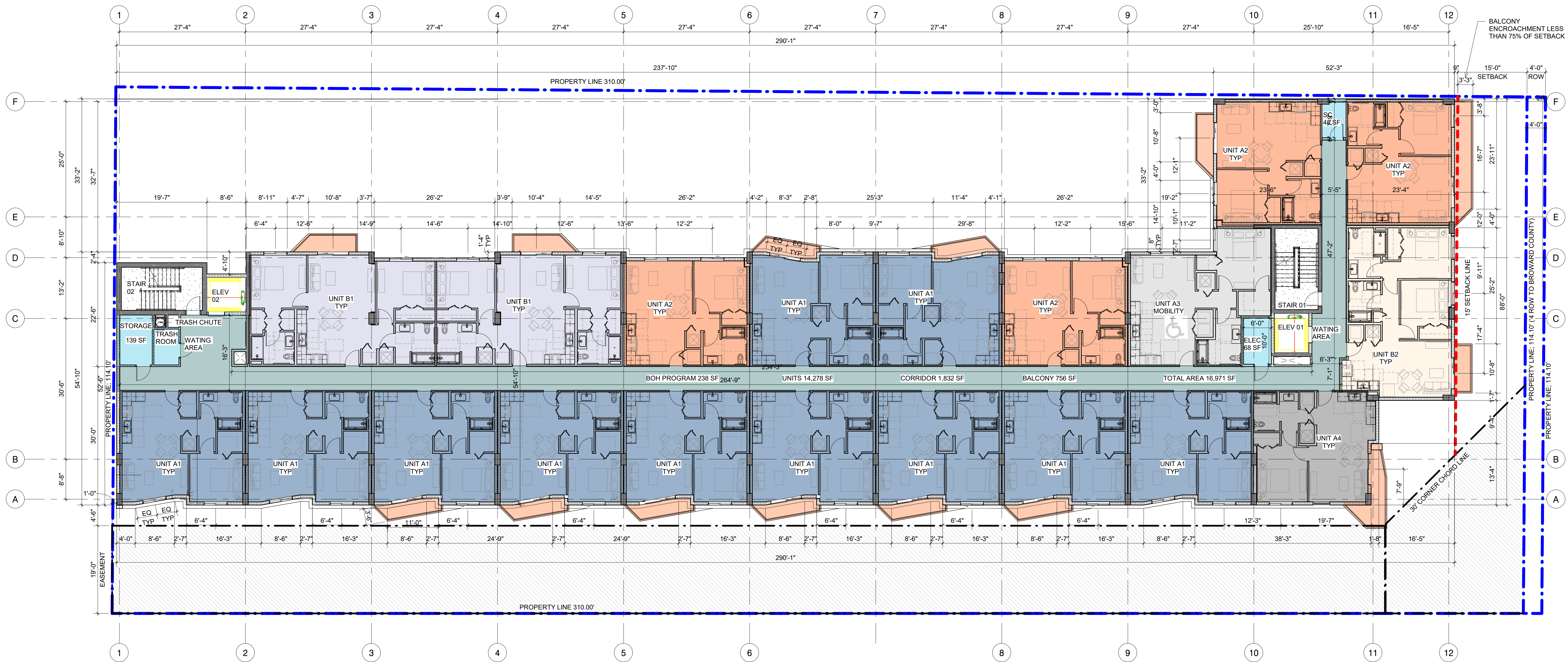
LEVEL 5 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO:

A-204

GENERAL INFORMATION				GENERAL LAYOUT LEGEND																											
<div>OVERALL COUNT 1/BED = 86 2/BED = 10</div> <div>OVERALL PARKING REQUIRED = 111 / 5 HC PROVIDED = 116/ 5 HC</div> <div>COMMON UNIT NET SQFT UNIT A1 = 669 SQFT UNIT B2 = 994 SQFT</div>				<div></div>	LANDSCAPE	<div></div>	UNIT A4																								
				<div></div>	COMMON AREA	<div></div>	UNIT B1																								
				<div></div>	VERTICAL CIRCULATION	<div></div>	UNIT B2																								
				<div></div>	AMENITIES	<div></div>	BOH PROGRAM																								
				<div></div>	UNIT A1	<div></div>	PARKING STRIPES																								
				<div></div>	UNIT A2	<div></div>	PARKING																								
				<div></div>	UNIT A3	<div></div>	BALCONY																								
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LEVEL	1/BED	2/BED	ACCESSIBLE																												
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LEVEL 6	17	3	1																												
LEVEL 7	17	3	2																												
LEVEL 8	17	3	1																												



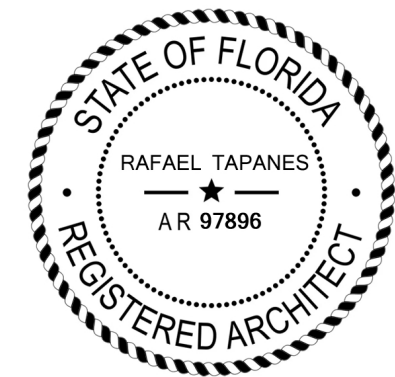
LEVEL 6 FLOOR PLAN
SCALE: 3/32" = 1'-0"



FINAL TAC SUBMITTAL (25-DP-02)

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

LEVEL 6 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO:

A-205

GENERAL INFORMATION				GENERAL LAYOUT LEGEND			
<div>OVERALL COUNT 1/BED = 86 2/BED = 10</div> <div>OVERALL PARKING REQUIRED = 111 / 5 HC PROVIDED = 116/ 5 HC</div> <div>COMMON UNIT NET SQFT UNIT A1 = 669 SQFT UNIT B2 = 994 SQFT</div>				<div></div>	LANDSCAPE	<div></div>	UNIT A4
				<div></div>	COMMON AREA	<div></div>	UNIT B1
				<div></div>	VERTICAL CIRCULATION	<div></div>	UNIT B2
				<div></div>	AMENITIES	<div></div>	BOH PROGRAM
				<div></div>	UNIT A1	<div></div>	PARKING STRIPES
				<div></div>	UNIT A2	<div></div>	PARKING
				<div></div>	UNIT A3	<div></div>	BALCONY
UNIT COUNT PER LEVEL							
LEVEL	1/BED	2/BED	ACCESSIBLE				
LEVEL 4	17	0	2				
LEVEL 5	18	1	1				
LEVEL 6	17	3	1				
LEVEL 7	17	3	2				
LEVEL 8	17	3	1				



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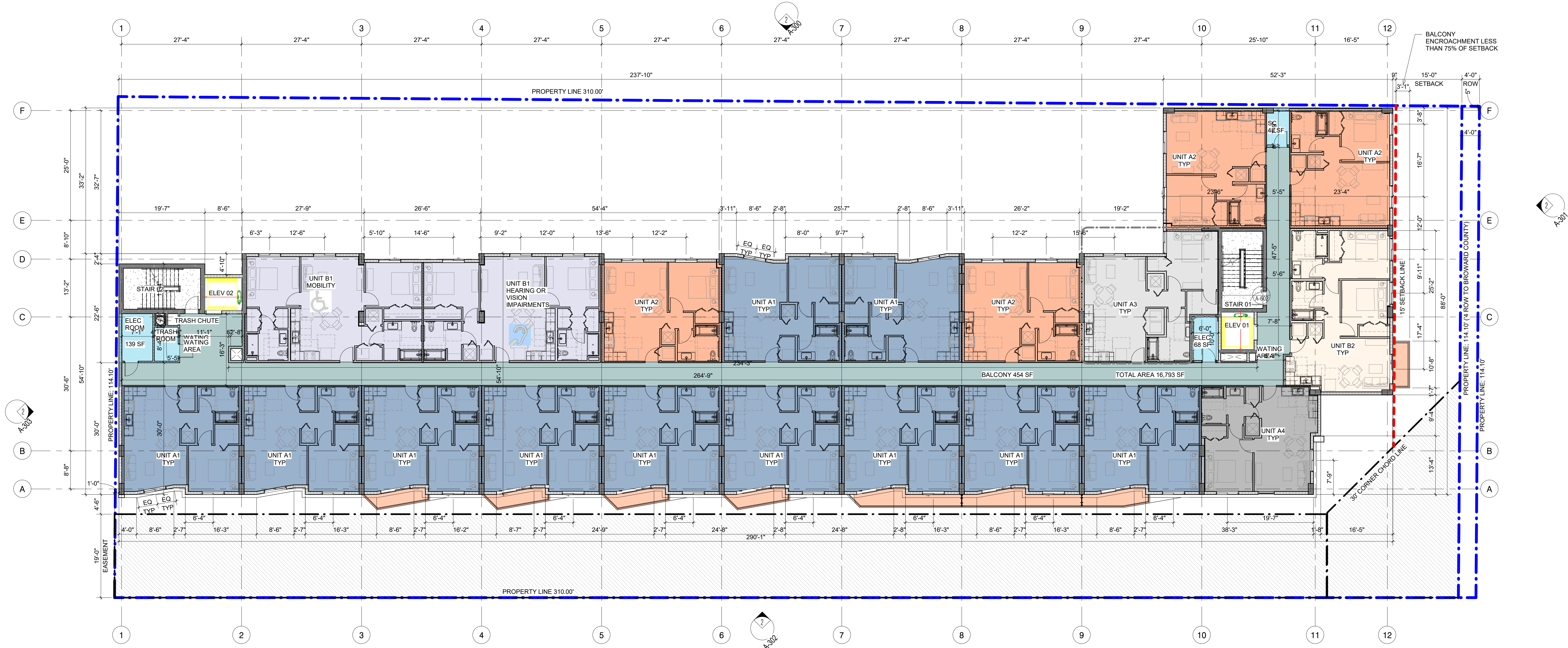


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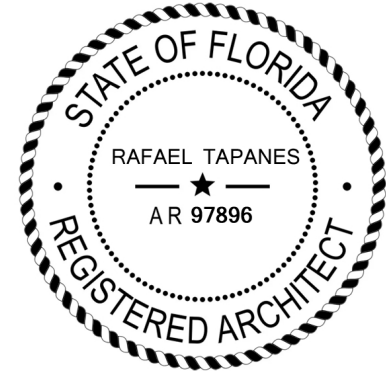
LEVEL 7 FLOOR PLAN
SCALE: 3/32" = 1'-0"

0' 10' 20' 30'

FINAL TAC SUBMITTAL (25-DP-02)

REVISIONS:

DATE: 03.03.2025
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

LEVEL 7 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO:

A-206

GENERAL INFORMATION				GENERAL LAYOUT LEGEND			
<div>OVERALL COUNT 1/BED = 86 2/BED = 10 OVERALL PARKING REQUIRED = 111 / 5 HC PROVIDED = 116/ 5 HC COMMON UNIT NET SQFT UNIT A1 = 669 SQFT UNIT B2 = 994 SQFT</div>				<div><div><div></div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>LANDSCAPE</div> <div>COMMON AREA</div> <div>VERTICAL CIRCULATION</div> <div>AMENITIES</div> <div>UNIT A1</div> <div>UNIT A2</div> <div>UNIT A3</div> <div>UNIT A4</div> <div>UNIT B1</div> <div>UNIT B2</div> <div>BOH PROGRAM</div> <div>PARKING STRIPES</div> <div>PARKING</div> <div>BALCONY</div>			
UNIT COUNT PER LEVEL							
LEVEL	1/BED	2/BED	ACCESSIBLE				
LEVEL 4	17	0	2				
LEVEL 5	18	1	1				
LEVEL 6	17	3	1				
LEVEL 7	17	3	2				
LEVEL 8	17	3	1				



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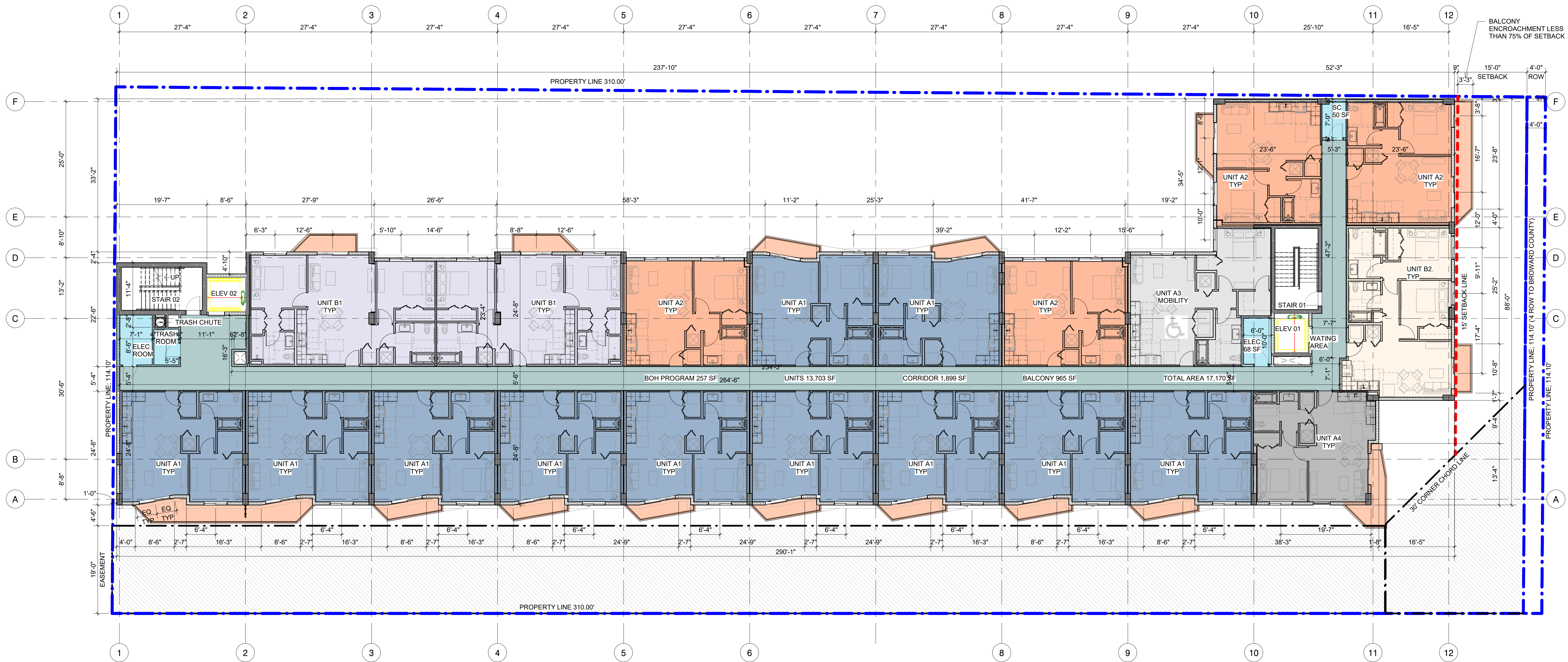


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JEREMY@WITKINDSIGN.COM



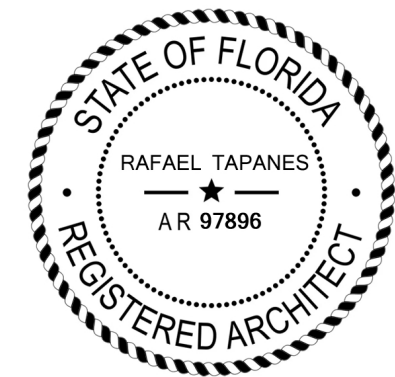
LEVEL 8 FLOOR PLAN
SCALE: 3/32" = 1'-0"



FINAL TAC SUBMITTAL (25-DP-02)

REVISIONS:

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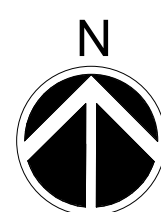
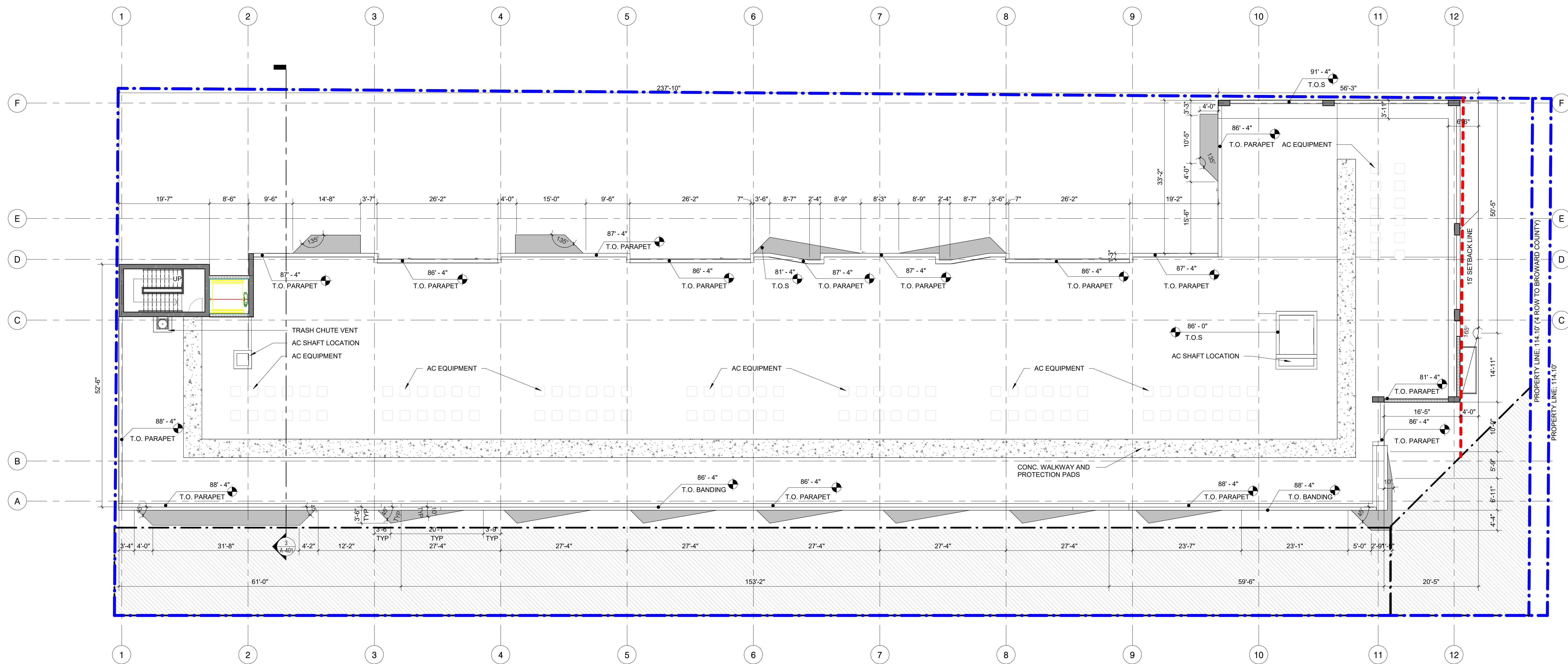
DISCIPLINE / SHEET TITLE:

LEVEL 8 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO:

A-207



ROOF PLAN
SCALE: 3/32" = 1'-0"

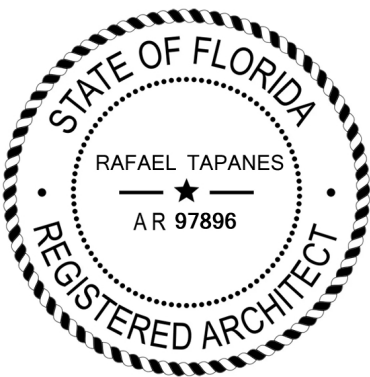
0' 10' 30' 60'

FINAL TAC SUBMITTAL (25-DP-02)

REVISIONS:

DATE: 03.03.2025

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

ROOF PLAN

SCALE: AS SHOWN

SHEET NO:

A-208

ELEVATION LEGEND

1

PAINTED STUCCO FINISH SW 7674 - PEPPERCORN

2

PAINTED STUCCO FINISH SW 0055 - LIGHT FRENCH GRAY

3

PAINTED STUCCO FINISH SW 7005 - PURE WHITE

4

ARCHITECTURAL GARAGE SCREENING PANELS FABRIC/SYNTHETIC - LIGHT GRAY

5

6

7

8

9

10

11

ELEVATION NOTES

1. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. X 5.4 DENOTES ELEVATIONS IN FEET.
2. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
3. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 140'-0".

STUCCO REVEAL DETAIL

MATCHING SLAT MILLION SIZE

3/4"

ELEVATION LEGEND

OPENING SA COUNTING TOWARDS NATURAL VENTILATION

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH
SW 7674 - PEPPERCORN
RGB: 89, 89, 90

2 - PAINTED STUCCO FINISH
W/ ACCENT REVEAL
SW 0055 - LIGHT FRENCH GRAY
RGB: 194, 192, 187

3 - PAINTED STUCCO FINISH
SW 7005 - PURE WHITE
RGB: 238, 236, 229

4 - ARCHITECTURAL GARAGE
SCREENING PANELS
FABRIC/SYNTHETIC - LIGHT GRAY
RGB: 211 / 211 / 211
OPTIONAL - FINAL
SELECTION TBD

5 - ARCHITECTURAL
HORIZONTAL SLATS
ALUMINUM - GRAY
RGB: 50 / 50 / 50
OPTIONAL - FINAL
SELECTION TBD

6 - BALCONY/TERRACE
CONCRETE SLAB
CONCRETE - FINISHED
SW 7005 - PURE WHITE
RGB: 238 / 236 / 229

7 - RAILINGS W/ANODIZED
ALUMINUM
FRAME COLOR:
ALUMINUM - BLACK
RGB: 0 / 0 / 0

8 & 9 - WINDOW AND DOOR
W/ ALUMINUM FRAME &
IMPACT RESISTANT GLASS
FRAME COLOR:
ALUMINUM - DARK GRAY
RGB: 50 / 50 / 50
GLASS COLOR: CLEAR

10 - CABLE BARRIER
METAL TENSION CABLE
COLOR: BLACK

GENERAL ELEVATION DIAGRAM - NORTH

SCALE: 1" = 100'-0"

RA

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1 OVERALL BUILDING ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

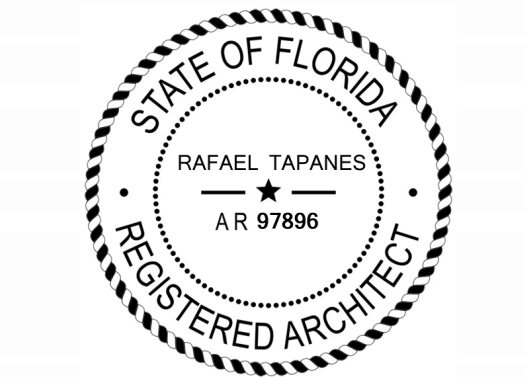


2 COLORED OVERALL BUILDING ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

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RAFAEL TAPANES AR97896
DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION - NORTH

SCALE: AS SHOWN

SHEET NO. A-300

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HTG

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626 SOUTH DIXIE HIGHWAY
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CONSULTANTS:

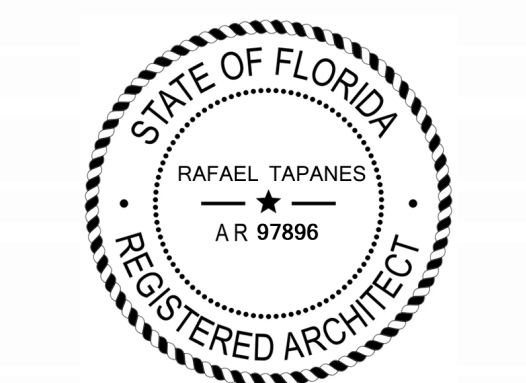
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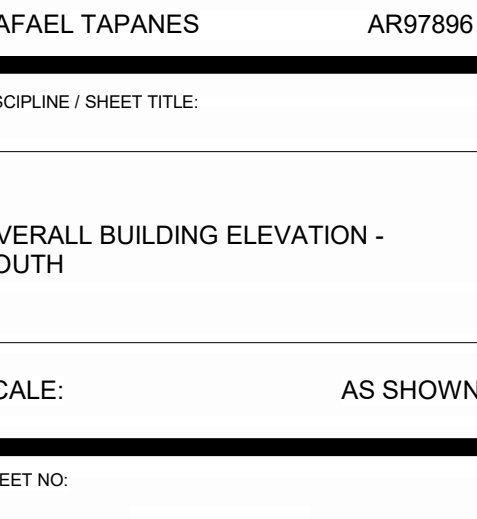
AGENT / PROJECT:


HTG

GRAMMANT PLACE
SOUTH DIKE HIGHWAY
DOLLYWOOD, FL 33020

CONSULTANTS:

W/L



ELEVATION LEGEND

1

PAINTED STUCCO FINISH SW 7674 - PEPPERCORN

2

PAINTED STUCCO FINISH SW 0055 - LIGHT FRENCH GRAY

3

PAINTED STUCCO FINISH SW 7005 - PURE WHITE

4

ARCHITECTURAL GARAGE SCREENING PANELS FABRIC/SYNTHETIC - LIGHT GRAY

5

ARCHITECTURAL HORIZONTAL SLATS ALUMINUM - GRAY

6

BALCONY/TERRACE CONCRETE SLAB SW 7005 - PURE WHITE

7

RAILINGS W/ANODIZED ALUMINUM

8

WINDOW W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

9

DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

10

BARRIER CABLE

11

ALUMINUM STOREFRONT SYSTEM W/ IMPACT RESISTANT GLASS

ELEVATION NOTES

1. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. X 5.4 DENOTES ELEVATIONS IN FEET.
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3. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 140'-0".

STUCCO REVEAL DETAIL



MATCHING WALL SECTION
3/4"

ELEVATION LEGEND



OPENING SA COUNTING TOWARDS NATURAL VENTILATION

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH
SW 7674 - PEPPERCORN
RGB: 89, 89, 90

2 - PAINTED STUCCO FINISH
W/ ACCENT REVEAL
SW 0055 - LIGHT FRENCH GRAY
RGB: 194, 192, 187

3 - PAINTED STUCCO FINISH
SW 7005 - PURE WHITE
RGB: 238, 236, 229

4 - ARCHITECTURAL GARAGE
SCREENING PANELS
FABRIC/SYNTHETIC - LIGHT GRAY
RGB: 211 / 211 / 211
OPTIONAL - FINAL
SELECTION TBD

5 - ARCHITECTURAL
HORIZONTAL SLATS
ALUMINUM - GRAY
RGB: 50 / 50 / 50
OPTIONAL - FINAL
SELECTION TBD

6 - BALCONY/TERRACE
CONCRETE SLAB
CONCRETE - FINNISHED
SW 7005 - PURE WHITE
RGB: 238 / 236 / 229

7 - RAILINGS W/ANODIZED
ALUMINUM
FRAME COLOR:
ALUMINUM - BLACK
RGB: 0 / 0 / 0

8 & 9 - WINDOW AND DOOR
W/ ALUMINUM FRAME &
IMPACT RESISTANT GLASS
FRAME COLOR:
ALUMINUM - DARK GRAY
RGB: 50 / 50 / 50
GLASS COLOR: CLEAR

10 - CABLE BARRIER
METAL TENSION CABLE
COLOR: BLACK

GENERAL ELEVATION DIAGRAM - WEST

SCALE: 1" = 100'-0"

RA

REALIZATION
ARCHITECTS

1701 PONCE DE LEON BLVD | SUITE 201
CORAL GABLES, FLORIDA 33134
o - 305.284.7325
e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

HTG

PARAMOUNT PLACE
826 SOUTH DIXIE HIGHWAY
HOLLYWOOD, FL 33020

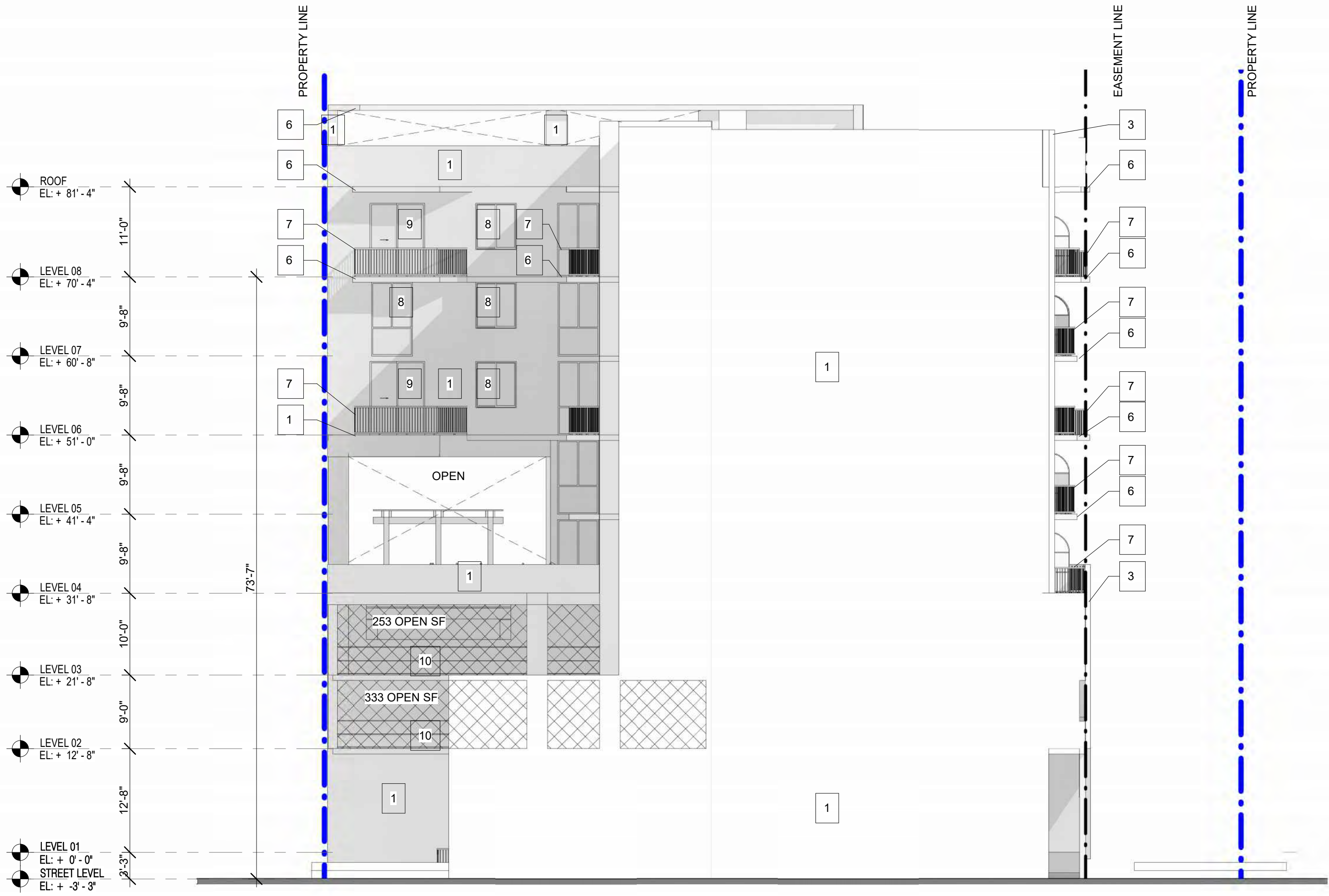
CONSULTANTS:

CIVIL

HSG GROUP
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MIAMI, FL 33016
786.534.3021
KEVIN@HSGGROUP.NET

LANDSCAPE

WITKIN HULTS + PARTNERS
307 S 21ST AVE
HOLLYWOOD, FL 33020
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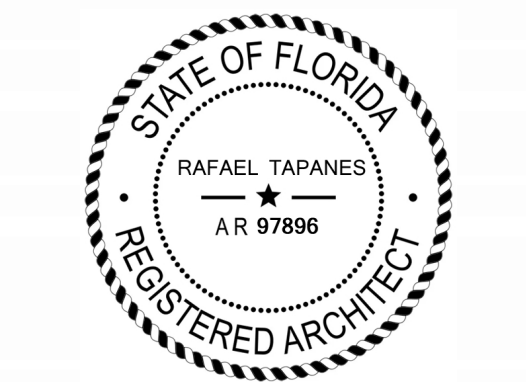
1 OVERALL BUILDING ELEVATION - WEST
SCALE: 3/32" = 1'-0"



2 COLORED OVERALL BUILDING ELEVATION - WEST
SCALE: 3/32" = 1'-0"

REVISIONS:

DATE: 03.03.2025
DRAWINGS AND SPECIFICATIONS ARE INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF REALIZATION ARCHITECTS LLC. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF REALIZATION ARCHITECTS LLC.



RAFAEL TAPANES AR97896
DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION - WEST

SCALE: AS SHOWN

SHEET NO.



RENDER 03 - NORTH-WEST FACADE



RENDER 03 - NORTH-EAST FACADE



RENDER 02 - SOUTH-WESTFACADE



RENDER 01 - SOUTH-EAST FACADE

Policy No.: 5966-2-38354-0334-2024.2751209-232720151

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued by

FIDELITY NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - (a) a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - (b) the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment

(including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning) but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of an improvement on the Land;
 - (c) the subdivision of the Land; or
 - (d) environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
 - (a) of the exercise described in an Enforcement Notice; or
 - (b) the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
 - (a) resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - ii. voidable transfer under the Uniform Voidable Transactions Act; or

(b) because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:

- i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
- ii. of the recording of the instrument vesting

the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions

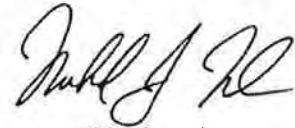
FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned:

By: 
Authorized Officer or Agent

Stearns, Weaver, Miller, Weissler, Alhadeff & Sitterson,
PA
150 West Flagler Street, Suite 2200
Miami, FL 33130
Tel: 305-789-3200
Fax: 305-789-3395

By:


Michael J. Nolan
President

Attest:


Marjorie Nemzura
Secretary

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i the occupancy, use, or enjoyment of the Land;
 - ii the character, dimensions or location of any improvement on the Land;
 - iii the subdivision of land; or
 - iv environmental remediation or protection;
- (b) any governmental forfeiture, police, regulatory, or national security power.
- (c) the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;

- (d) attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
- (e) resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A, is a:
 - (a) fraudulent conveyance or fraudulent transfer;
 - (b) voidable transfer under the Uniform Voidable Transactions Act; or
 - (c) preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS



1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- (a) "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- (b) "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- (c) "Date of Policy": The Date of Policy stated in Schedule A.
- (d) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (e) "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACA-PSA Trust.
- (f) "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- (g) "Insured":
 - i. a. The Insured named in Item 1 of Schedule A;
 - b. the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - c. the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
 - d. the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
 - e. the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1) an Affiliate;
 - (2) a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
 - (3) a spouse who receives the Title because of a dissolution of marriage;
 - (4) a transferee by a transfer

effective on the death of an Insured as authorized by law; or

- (5). another Insured named in Item 1 of Schedule A.

- ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
- (h) "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- (i) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (j) "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (k) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (l) "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- (m) "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (n) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (o) "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- (p) "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- (a) retains an estate or interest in the Land;
- (b) owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- (c) has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the



Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- (a) any litigation or other matter for which the Company may be liable under this policy; or
- (b) any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

(b) The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

(c) When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting

settlement; and

- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- (a) *To Pay or Tender Payment of the Amount of Insurance.*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

- (b) *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the

Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- (a) The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
 - i. the Amount of Insurance; or
 - ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- (b) Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- (c) If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- (d) If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
 - i. the Amount of Insurance will be increased by 15%; and
 - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- (e) In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

- (a) The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
 - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
 - ii. cures the lack of a right of access to and from the Land; or

- iii. cures the claim of Unmarketable Title, all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

- (b) The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- (c) The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
- (d) The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- (a) If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- (b) If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- (c) The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

- (b) Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
- i. modify any prior endorsement,
 - ii. extend the Date of Policy,
 - iii. insure against loss or damage exceeding the Amount of Insurance, or
 - iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM

(a) *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

(b) *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this

policy must be given to the Company at FIDELITY NATIONAL TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.

18. ARBITRATION

- (a) All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
- (b) *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.*
- (c) Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.





Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

Issuing Office: 150 West Flagler Street, 2200 Museum Tower

Miami, FL 33130

Issuing Office's ALTA® Registry ID:

Issuing Office File Number: 38354-0334

Order No: 11639414

Property Address: 2115 Washington Street

Hollywood, FL 33020

SCHEDULE A

Name and Address of Title Insurance Company:

Fidelity National Title Insurance Company

Attn: Claims Department

P. O. Box 45023, Jacksonville, FL 32232-5023

Policy Number: 2751209-232720151

Amount of Insurance: \$3,600,000.00

Date of Policy: August 15, 2024, at 3:13 PM

1. The Insured is:
HTG PARAMOUNT, LTD., a Florida limited partnership
2. The estate or interest in the Land insured by this policy is:
Fee Simple
3. The Title is vested in:
HTG PARAMOUNT, LTD., a Florida limited partnership
4. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.



EXHIBIT "A"

Policy Number: 2751209-232720151

Lots 7, 8, 9, 10, 11, and 12, of F. D. LONGMORE SUBDIVISION OF LOTS 1 AND 2, BLOCK M, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 7, Page 45, of the Public Records of Broward County, Florida.





SCHEDULE B

Policy Number: 2751209-232720151

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Easement, and reservation of title to the easement by F. D. LONGMORE, as shown on the Plat of F. D. LONGMORE SUBDIVISION OF LOTS 1 AND 2, BLOCK M, HOLLYWOOD LITTLE RANCHES, recorded in Plat Book 7, Page 45. (Affects All Lots)
3. Easement(s) in favor of SPRINT COMMUNICATIONS COMPANY L.P., QWEST COMMUNICATIONS COMPANY, LLC, LEVEL 3 COMMUNICATIONS, LLC, and WILTEL COMMUNICATIONS, INC., as granted by the Amended Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records Book 49510, Page 562, and subsequently amended and replaced by the Amended Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records Book 50264, Page 1803, with further clarification provided by the Notice of Substitution of Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records Book 50355, Page 1901. (Affects Lot 12)
4. Rights of 911 AUTO LLC and OLGA MAKAROVA under unrecorded lease agreement, with no option to purchase or right of first refusal, as disclosed and affected by the Stipulation for Settlement recorded on April 24, 2024, in Official Records Instrument #119531388, of the Public Records of Broward County, Florida
5. Rights of All Trade USA, Inc., under unrecorded lease agreement with no option to purchase or right of first refusal.
6. The following matters disclosed by survey prepared by Pulice Land Surveyors, Inc., dated July 12, 2024:

Fences of undetermined ownership extending beyond the North and South boundary lines.
Fences of undetermined ownership encroaches over and across utility easement along the North boundary line.
Overhead wires along located throughout the insured property.
7. Mortgage and Security Agreement from HTG PARAMOUNT, LTD., a Florida limited partnership, to CITY OF HOLLYWOOD, a Florida municipal corporation, dated August 14, 2024, recorded August 15, 2024, in Instrument No. 119742842, in the amount of \$2,700,000.00, as recorded in the Public Records of Broward County, Florida.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.



SCHEDULE B

Policy Number: 2751209-232720151

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints by contacting Fidelity National Title Insurance Company, Telephone 1-800-669-7450.





ENDORSEMENT
RESTRICTIONS, ENCROACHMENTS, MINERALS OWNER'S POLICY IMPROVED LAND
(with Florida Modifications)

Attached to Policy No. 2751209-232720151

Issued By
Fidelity National Title Insurance Company

The insurance provided by this endorsement is subject to the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

The Company insures the Insured against loss or damage sustained by reason of:

1. The existence, at Date of Policy, of any of the following unless expressly excepted in Schedule B:
 - (a) Present violations on the Land of any enforceable covenants, conditions, or restrictions, or any existing improvements on the Land which violate any building setback lines shown on a plat of subdivision recorded or filed in the Public Records.
 - (b) Any instrument referred to in Schedule B as containing covenants, conditions, or restrictions on the Land which, in addition, (i) establishes an easement on the Land; (ii) provides for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant; or (iii) provides a right of re-entry, possibility of reverter, or right of forfeiture because of violations on the Land of any enforceable covenants, conditions, or restrictions.
 - (c) Any encroachment of existing improvements located on the Land onto adjoining land, or any encroachment onto the Land of existing improvements located on adjoining land.
 - (d) Any encroachment of existing improvements located on the Land onto that portion of the Land subject to any easement excepted in Schedule B.
 - (e) Any notices of violation of covenants, conditions, or restrictions relating to environmental protection recorded or filed in the Public Records.
2. Damage to buildings existing at Date of Policy:
 - (a) Which are located on or encroach upon that portion of the Land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved;
 - (b) Resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of minerals excepted from the description of the Land or excepted in Schedule B.
3. Any final court order or judgment requiring the removal from any land adjoining the Land of any encroachment, other than fences, landscaping, or driveways, excepted in Schedule B.

4. Any final court order or judgment denying the right to maintain any existing building on the Land because of any violation of covenants, conditions, or restrictions, or building setback lines shown on a plat of subdivision recorded or filed in the Public Records at Date of Policy.

Wherever in this endorsement the words "covenants, conditions, or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions, or limitations contained in an instrument creating a lease.

As used in paragraphs 1(a) and 4, the words "covenants, conditions, or restrictions" shall not be deemed to refer to or include any covenants, conditions or limitations relating to environmental protection.

The failure to expressly except any matter delineated in paragraphs 1(a), (b) or (e) of this endorsement constitutes the Company's agreement to indemnify against actual monetary loss or damage resulting from any matters delineated in paragraphs 1(a), (b) or (e) only and provides no coverage for any other matters set forth in the covenants, conditions and restrictions

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Dated: August 15, 2024

Stearns Weaver Miller Weissler Alhadeff
& Sitterson, P.A.



Authorized Signatory

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Fidelity National Title Insurance Company

Order No.: 11639414
38354-0334

**ENDORSEMENT
SURVEY**

Attached to Policy No. 2751209-232720151

**Issued By
Fidelity National Title Insurance Company**

The Company hereby acknowledges the lands described in Schedule A are the same lands described in the survey prepared by Pulice Land Surveyors, Inc., dated July 12, 2024 ; however, the Company does not insure the accuracy or completeness of said survey.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 15, 2024

Stearns Weaver Miller Weissler Alhadeff &
Sitterson, P.A.

A handwritten signature in blue ink, consisting of a stylized, cursive script.

Authorized Signatory

APPLICATION DATE: _____

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.

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: 826 S Dixie Highway

Lot(s): 7,8,9,10,11,12 Block(s): _____ Subdivision: PB 7-45

Folio Number(s): 5142 16 20 0060; 5142 16 20 0070; 5142 16 20 0081; 5142 16 20 0082; 5142 16 20 0080

Zoning Classification: DH-3 (Dixie Highway-3) Land Use Classification: Activity Center

Existing Property Use: Auto body shop, vehicle storage Sq Ft/Number of 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): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Site plan for 96-unit affordable housing project

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="96"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text" value="10,225 sf"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="116"/>)
Height (# of stories)	(# STORIES) <input type="text" value="8"/> (<input type="text" value="94'7"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="35030"/> FT.)

Name of Current Property Owner: HTG Paramount LTD

Address of Property Owner: 3225 Aviation Ave 6th Floor, Coconut Grove, FL, 33133

Telephone: (786) 347-4553 Email Address: ariel@htgf.com

Applicant Greenspoon Marder LLP Consultant ☒ Representative ☐ Tenant ☐

Address: 200 East Broward Boulevard, Suite 1800 Telephone: 954-333-4377

Email Address: Kelly.Ray@gmlaw.com

Email Address #2: Elizabeth.Somerstein@gmlaw.com

Date of Purchase: 8/8/2024 Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

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:  Date: 3/3/2025

PRINT NAME: Matthew Rieger, Manager of the General Partner Date: 3/3/2025

Signature of Consultant/Representative:  Date: March 3, 2025

PRINT NAME: Kelly Ray Date: 2/27/2025

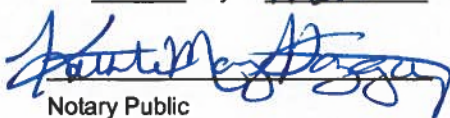
Signature of Tenant: _____ Date: _____

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 _____ Site Place, Variance _____ to my property, which is hereby made by me or I am hereby authorizing _____ Greenspoon Marder LLP _____ to be my legal representative before the _____ TAC, PDB, City Commission _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 3rd day of March 2025


Notary Public

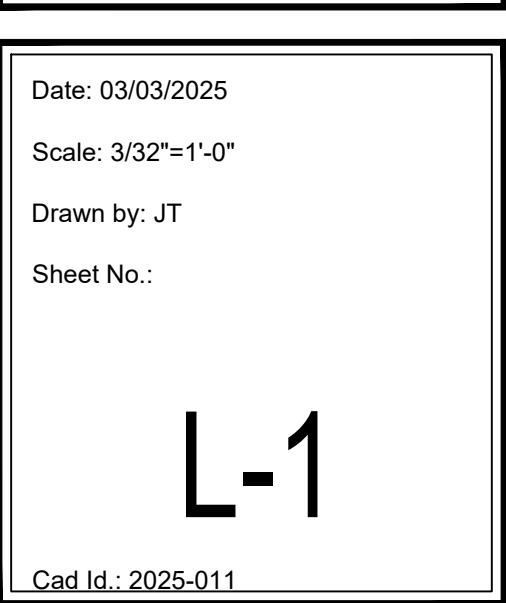
State of Florida

My Commission Expires: 09/30/2028 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____


Signature of Current Owner

Matthew Rieger, Manager of the General Partner
Print Name





LANDSCAPE LEGEND - CITY OF HOLLYWOOD			
ZONE DISTRICT: DH-3			
Previous Landscape Area 2,342 sq. ft.			
TREES & PALMS:		REQ.	PROV.
A. No trees required = 1 tree per 1,000 sq. ft. previous landscape area		2	2
<p>Palms can be counted up to 50% but more than 20% of all trees must be native shade trees</p> <ul style="list-style-type: none"> No. of existing to remain trees meeting or exceeding minimum requirements to count towards landscape requirements No. of proposed trees meeting or exceeding minimum requirements to count towards landscape requirements No. of existing to remain palms meeting or exceeding minimum requirements to count towards landscape requirements * 3 palms + 1 tree No. of proposed palms meeting or exceeding minimum requirements to count towards landscape requirements * 3 palms + 1 tree 			0 2 0 (0 TREES) 0 (0 TREES)
B.	Street trees provided at a maximum spacing of 50' o.c per linear ft. of street frontage 401 ft. / 50' =	8	8
C.	Parking Buffer Trees to be planted at a maximum of 20 ft. O.C. per linear ft. of parking 0 if parking provided =	N/A	N/A
D.	Total Trees Required A + B + C = Total Trees 60% of total trees required must be Florida Native	10	10
SHRUBS			
A.	Parking Buffer Shrubs to be planted at maximum spacing of 36' o.c. per linear ft. of parking 163 ft. parking provided =	55	55+
NOTES			
<ul style="list-style-type: none"> There are no existing trees on site this no tree mitigation is required. IRRIGATION: 100% coverage as required by City of Hollywood. Plant material will not be planted into root balls of trees and palms. No substitutions without the approval of Hollywood's Landscape Plan Reviewer All landscaping shall be warranted for 1 year after final inspection. 			

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☒ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: HTG Paramount LTD
2. Project Name: Paramount Place
3. Project Address: 826 S. Dixie Highway
4. Contact person: Ariel Fraynd
5. Contact number: 305-860-8188 x223
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 96
8. Unit Fee per residential dwelling based on sq. ft.: \$1,132.00
9. Unit Fee per hotel/motel room: \$1,355.00
10. Total Park Impact Fee: \$1,132 x 96 units = \$108,672.00 Date: March 3, 2025

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts
at 954.921.3404 or dvazquez@hollywoodfl.org with any inquiries.

City of Hollywood Park Impact Schedule of Fees

Land Use	Fee
<i>Residential: single family (detached)</i>	
Less than 1,500 sf	\$2,063
1,500 sf to 2,499 sf	\$2,317
2,500 sf and greater	\$2,594
<i>Residential: multi-family (apartment/condominium/townhouse)</i>	
Less than 1,000 sf	\$1,132
1,000 sf and greater	\$1,401
<i>Residential: mobile home</i>	
Mobile Home Park	\$2,055
<i>Residential: Senior Housing</i>	
Detached	\$1,778
Attached	\$931
<i>Transient, Assisted, Group</i>	
Hotel / Motel	\$1,355

*Square feet refers to enclosed, gross floor area excluding parking garage, screened enclosures and unfinished attics.

Fee calculation is from Chapter 38.97 of the Code of Ordinances entitled "Finance".

March 3, 2025

VIA EMAIL

Andria Wingett
Assistant Director
Development Services
City of Hollywood
AWingett@hollywoodfl.org

Re: Paramount Place Project Narrative

Dear Ms. Wingett:

On behalf of the owner, HTG Paramount LTD, we are requesting site plan approval for the property generally located at the northwest corner of Washington Street and S. Dixie Highway in the City of Hollywood ("Property"). The Property is approximately 0.8 acres net and contains five parcels identified by folio numbers 5142-16-20-0060, 5142-16-20-0070, 5142-16-20-0081, 5142-6-20-0082, and 5142-16-20-0080. The Property is designated DH-3 (Dixie Highway High Intensity Mixed-Use) on the City's zoning map and Activity Center on the City and County Land Use Maps. The Property is currently developed with an automotive body shop and vehicle storage.

We are requesting site plan approval for the property which proposes a 96-unit affordable senior housing development. The dwelling units are contained in an 8-story building with a parking garage. The proposed development will be constructed in one phase. Access to the development is via Washington Street.

Thank you for your consideration of this application.

Sincerely,

GREENSPOON MARDER LLP



Kelly Ray
For the Firm

**APPLICANT RESPONSE TO TECHNICAL ADVISORY COMMITTEE REPORT –
ENGINEERING COMMENTS**

FILE NUMBER: 25-DP-02

PROJECT NAME: Paramount Place

PROJECT LOCATION: 826 S. Dixie Highway

REVIEWER: Clarissa Ip / Alexander Barr / Heidi Henderson
Engineering, Transportation and Mobility Division

SUBJECT: Preliminary Site Plan review for a eight (8)-story 96-unit multifamily residential development located in the DH-3 Zoning District within the Regional Activity Center (RAC).

COMMENTS:

Revision Procedure:

-Any revisions applied to the plans shall be numbered and bubbled/clouded.

-In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed.

- 1) Provide a plat determination letter from the Broward County Planning Council.

Response: We are coordinating with Broward County Planning Council and will provide the plat determination letter prior to TAC sign off.

- 2) The submitted plans (survey and architectural) are not signed, sealed, and dated. Please provide a signed, sealed, and dated plans to include the Survey, Architectural, and Civil plans.

Response: Comment Noted

- 3) Provide an overall site plan with the following information:

- a. Label the existing right-of-way width and dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site. (i.e swales, sidewalk curbs, curb, including dimensions.)

Response: See Sheet A-100

- b. Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.

Response: See Sheet A-100

- c. Include all features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.

Response: See Sheet A-100

- 4) Fully dimension the ROW (i.e. centerline to new property line, full width of the ROW, new sidewalk, width of swale) on all sheets.

Response: ROW has been dimensioned on all civil sheet.

- 5) On Site Plan, Sheet.A-100, the names of adjacent streets are labeled but the total ROW width is not provided. Please correct and properly show the existing ROW width total and half with and without any dedication.
 - a. Also based on reviewing the survey it looks like overhead wires are along South Dixie that will not be on an easement or located on ROW and it unclear if they are on the new ROW since they are not shown on the site plan.

Response: Acknowledged

- 6) Please clearly show the limits of the new sidewalk and provide hatching to clearly show the sidewalk as proposed new and the existing sidewalk to be saw cut and new sidewalk to match existing of sidewalk adjacent to the site. In addition to hatching label the sidewalk terminus, **“BEGIN NEW SIDEWALK”**, & **“END NEW SIDEWALK.”** Fully dimension all sidewalk and ensure the sidewalk is designed to the City of Hollywood standard details.

Response: The proposed and existing sidewalks have been hatched appropriately. A label stating “MATCH EXIST. SIDEWALK” has been added where the proposed sidewalk ties into the existing sidewalk. The proposed sidewalk has been fully dimensioned.

- 7) Please list all variances being requested on the cover sheet and clearly call them out on the plan. (i.e. setbacks to walkways, curb cuts etc.).

Response: Acknowledged.

- 8) Clearly delineate the front setback and label on the plans and also check the setbacks in the table as they vary from the plan. Since Washington Street is a frontage, would the setback be 10', please clarify.

Response: Easement provided at Washington

- 9) Fully Dimension the on-street parking spaces and the island bump out from the exterior face of the curb to the ROW line.

Response: Refer to sheet SPM-1.

- 10) Check the graphical scale on Sheet A-100. Reviewer was unable to determine the correct scale, and the provided scale did not appear to be correct when attempting to check dimensions.

Response: Revised.

- 11) Please label all curb onsite and on the ROW frontages. Call out all curbs by type and call out all nose down sections where curb ends.

Response: Refer to sheet SPM-1.

- 12) Please provide confirmation from the waste management company that they can service the project.

Response: Service availability is being coordinated at this time.

- 13) Dimension and label all rooms and back of house areas within Arch. plans for each floor.

Response See Sheet A-200 – A-202

- 14) Dimension and label dumpster bins; show, label, and dimension the recycling bin; show and label the trash chute (all floors); and show how garbage is proposed to be picked up on the plans.

Response: Indicate if there will be any fence or security gate at the driveways. If so, please indicate the type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle ing. All vehicle queueing shall be within private property (8.5'x19' minimum). Show and label the queueing space, as applicable.

Response: Security gate to be chosen at later time

- 15) Show the stop bar, stop sign, and visibility triangle at the entrances on all plan sheets. Please refer to the city's Visibility Triangle Detail (12'X12'). Dimension the distance between the edge of driveways and the property lines.

Response: Refer to sheet SPM-1.

- 16) Dimension the curb cut lengths for each driveway on the ground floor Arch. site plan and within the civil plans.

Response: Curb cut length has been dimensioned. Refer to sheet SPM-1.

- 17) Dimension each 3-foot column setback. Fully dimension the length and width of all columns as well as their distance from the end of the parking space. If a column is not at least 3 feet from the end of the parking stall it is considered an obstruction and will require the space to be wider.

Response: See Sheet A-200 – A-202

- 18) Parking spaces shall be 9.5-feet with an obstruction on one side and 10.5-feet wide with two. Please note if a stall is widened the pavement markings stall match the new widened stall width.

Response: See Sheet A-200 – A-202

- 19) Please fully dimension all parking stalls. Typical length dimensions are acceptable for a row of parking; however, each space must be dimensioned for width.

Response: See Sheet A-200 – A-202

- 20) Show and label the dimensions of each lift. Provide spec details of the lifts, if none, so state.

Response: See Sheet A - 200

- 21) Label the EV parking, bicycle spaces, guest spaces, etc. on the parking surface.

Response: See Sheet A – 200

- 22) Confirm parking breakdown and the number of spaces provided. Update the parking calculation summary to include the EV spaces and Bicycle spaces.

Response: See Sheet A-100

- 23) Dimension, label, and hatch all non-vehicular use areas within the garage including all backout/turn around areas. For turn around spots include the words “**NO PARKING TURN AROUND ONLY**” and include a wheel stop. Ensure ADA striping and non-vehicular area striping (hatching) are differentiated on plans.

Response: See Sheet A-200 – A-202

- 24) Delineate and label the turning radii within the parking garage including the inside, center and outside line of the radius on all floors.

Response: See Sheet A-200 – A-202

- 25) Garage ramp sections should be a maximum of 12% please consider design changes to bring the maximum slope of any ramp section to a maximum of 12%. Currently the plans are calling out these slope as 14% at the steepest section.

Response: See Sheet A-200 – A-202

- 26) Clearly Label and or delineate with unique line type all walls inside the garage. Provide a legend for line types and hatching.

Response: See Sheet A-200 – A-202

- 27) Please show and label all proposed signage on the site and civil plan sheets. Provide sign details including installation height and methods.

Response: Refer to sheet SPM-1.

- 28) Label the height of the entrances, exits, doorways, openings on the elevations on A-300.

Response: Acknowledged

- 29) Label the vertical clearance to the garage and the vertical clearance at each Van accessible parking space within the Arch. plans. Minimum vertical clearance for a van accessible space is 98 inches. Delineate on the plans which ADA space is the Van Accessible Space.

Response: See Sheet A-200 – A-202

- 30) Clearly label on the site plan and within civil plans (PGD plan) for all swales to be restored in the ROW. This should be restored with grass to the City of Hollywood Typical Swale Grading Detail and Turf Restoration Detail, please include the latest COH details in plan set.

Response: Refer to sheet PD-1.

- 31) Detectable warnings shall be provided at all driveway crossings. Please show on site plan and on the PGD plan. Call out detectable warning color, material, and indicate that they are to be cast-in-place and not surface applied.

Response: Detectable warning has been added at the driveway crossing.

- 32) Delineate the ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. Add a note on the Arch. Plans sheets and the Paving, Grading, and Drainage (PGD) Plan stating, **“ANY LIP FROM 1/4” BUT NOT GREATER THAN 1/2” WILL BE BEVELED TO MEET ADA REQUIREMENTS.”** Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan and PGD.

Response: refer to sheet PD-1 for note.

- 33) Please dimension all ADA accessible aisles and ADA routes within the parking garage on the Arch. plans.

Response: See Sheet A-200 – A-202

- 34) Provide full dimensions and details on all ADA ramps including any exterior ramps and stairs. Call out the required handrails and provide handrail details. Show turning radii at all landings and clearances at all doors.

Response: See Sheet A-200

- 35) Please identify the location of the ADA signage and consider wall mounting the signage to not encroach into the clear space of the parking stall. Show and label on all sheets that contain ADA spaces within the Arch. plans.

Response: See Sheet A-200 – A-202

- 36) Provide a legend and hatching for all materials on the site plan both on and off site to clearly show the swale area, sidewalk area etc. on the plans.

Response: Refer to sheet PD-1.

- 37) Please call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code below and add the applicable notes to the Site Plan and PGD:

a. Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq. ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

b. Pavers:

Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

c. Asphalt:

Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

Response: Refer to sheets PD-1 and PD-2.

- 38) Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking, and signage plans and details. Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent road to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set.

Response: See included all the civil plans.

- 39) Provide cross-sections along each property line and in the center of each driveway. Add dimensions on the site plan and on the PGD adjacent to the cross-section callouts. Ensure the cross-sections include dimensions, property line, curbs and walls / footers, finish surface material and slopes, as applicable.

Response: Refer to PD Plans.

- 40) Show, label, and dimension all existing and proposed easements on the site and civil plan sheets. If easements are to be abandoned, please indicate on the site plan. There is a 3-foot easement along the north property line as depicted on the survey that is not showing up on the site plans. Also, the overhead wires along S. Dixie Highway should be shown either within the ROW or a utility easement.

Response: We will coordinate with FPL for any required easement needed for the overhead lines.

- 41) Please provide a pavement marking and signage plan for both onsite and off-site improvements. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical.

Response: See sheet SPM-1.

- 42) All roads and alleys adjacent to the property are to be milled and resurfaced for the full width of pavement. Add a note on the site plan concerning this mill and repave requirement. In the civil plans, provide hatching to show limits and add dimensions from the property line to show the extent(s) and provide the total square yards of milling and repaving.

Response: The roadways adjacent to the site will be milled and resurfaced accordingly.

- 43) Include the latest standard City of Hollywood details in the plan set. <https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> include all applicable details.

Response: The latest details have been included in the civil plans.

- 44) BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a detailed plan showing the proposed pavement markings to be restored on the offsite/ROW restoration plan.

Response: Noted. See sheet SPM-1.

- 45) For utilities work within City rights-of-way, a ROW permit will be required at the time of permit. Indicate on the plans the limits of any and all proposed impacts to the ROW and label the trench width and length for all proposed utility trenches within the ROW.

Response: Noted. See sheet WS-1.

- 46) MOT plans required at the time of City Building Permit review.

Response: Noted.

- 47) All outside agency permits are required at the time of City building permit review.

Response: Noted.

- 48) This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.

Response: Noted.

- 49) Indicate if the fences that are reflected on the survey will remain or be removed. Provide a demolition sheet within the civil plans to clearly show all items proposed for demolition

(fences, walls, etc.) Also, provide within civil plans an erosion control plan including any staging areas and appropriate details.

Response: See sheet DP-1 for demolition plans. See sheets SWPPP-1 to SWPPP-2 for erosion control plans.

- 50) The sidewalk connectivity along Washington Street is not clear at the western property line. How does the new sidewalk connect to the existing sidewalk? Will there be a ramp at the western most driveway? Provide more details on the sidewalk route and connectivity including the ADA running and cross slopes and more dimensions along the public sidewalk.

Response: The proposed sidewalk will match the existing sidewalk elevations as shown in the PD plans. See sheet PD-1 for elevations and slopes for the proposed sidewalk. The sidewalk across the driveway will be a continuous sidewalk with no ADA ramps but will show the detectable warning on both sides of the driveway.

- 51) All stalls shall be uniquely numbered. On Floor 2 it appears that three stalls were missed in the numbering. Check the provided parking numbers in the summary chart. The chart indicates that 120 spaces are provided but the numbering on the plans only goes to 116.

Response: Acknowledged, all parking stalls in building numbered

- 52) More comments may follow upon review of the requested information.

Response: Noted.

APPLICANT RESPONSE TO TECHNICAL ADVISORY COMMITTEE REPORT

FILE NUMBER: 25-DP-02

PROJECT NAME: Paramount Place

PROJECT LOCATION: 826 S. Dixie Highway

SUBJECT: Preliminary Site Plan review for a eight (8)-story 96-unit multifamily residential development located in the DH-3 Zoning District within the Regional Activity Center (RAC).

A. **APPLICATION SUBMITTAL**

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Application Form:

- a. Ensure a new application form is submitted for the next TAC submittal for final.

Response: A new application form is enclosed with this submittal.

- b. Ensure the noticing agent section is filled out for Final-TAC

Response: Cutro & Associates is the noticing agent and that is reflected on the updated application.

2. Operations Narrative/Cover Letter:

- a. Not submitted. Please ensure that in your next submittal, a detailed cover letter is submitted that outlines the proposed development in its entirety, as well as what your submittal includes. Ensure this is provided in addition to a comment response matrix which addresses each comment individually.

Ensure design criteria is also responded to.

Response: A project narrative is enclosed with this submittal.

3. Ownership & Encumbrance Report (O&E):

- a. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

Response: A title policy report is enclosed with this submittal.

- b. Ensure O&E addresses the requirements on the TAC submittal checklist: <http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>

Response: A title policy report is enclosed with this submittal.

4. Alta Survey:

- a. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

Response: Acknowledged. Please see the survey included with this resubmittal.

5. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

Response: Acknowledged and provided on the Cover Sheet with this resubmittal.

6. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sign-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

Response: Acknowledged. A public participation meeting will be coordinated.

7. Additional comments may be forthcoming.

Response: Acknowledged.

8. Provide written responses to all comments with next submittal.

Response: This document includes written responses to all provided comments.

B. ZONING

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. The required parking for the subject lands is 112 parking spaces, which appears to be compliant at this time (proposing 120 spaces).

Response: Noted and revised. All floor plans in general information show the following:

- Total parking spaces required: 111 spaces (incl. 5 ADA spaces)
- Total parking spaces provided: 116 spaces (incl. 5 ADA spaces)

2. The required guest parking is 10 spaces, which is compliant at this time.

Response: Acknowledged.

3. The minimum required front yard setback is 15 feet for residential development. The proposed development is considered multi-family development and will be subject to the requirements stipulated for residential development. Currently, the front setback proposed on the plans is 10 feet which will need to be revised in your resubmission. The proposed setbacks at the sides and rear are compliant, at this time. The proposed front yard setback is not compliant with the code requirements.

Response: Noted and corrected. The setback of 10 feet was corrected to 15 feet to the front setback.

4. The minimum requirement for active uses is 60% along Dixie Highway, in accordance with the DH-3 requirements. Please demonstrate compliance with this requirement in your resubmission by reflecting these updates on your plans (elevations) and in your response to the comments. Review the City's code sections for information on active uses on the ground floor. The code also stipulates that multi-family development is not permitted on the ground floor adjacent to Dixie Highway (S. 4.6).

Response: Applicant is requesting relief from this requirement.

5. The properties adjacent to 826 S Dixie Highway are also DH-3. The provided site plan delineates that the subject lands are adjacent to as DH-2 zones. Ensure this is corrected as there are different setback requirements for properties that are adjacent to DH-2. This property is not adjacent to DH-2 properties.

Response: Noted and corrected. The correction is shown on sheet A-100, Site Plan on the Zoning Map.

6. As this property is within the RAC, there is a requirement for mixed uses. At this time, there does not appear to be any non-residential uses proposed on the site. Specifically, this is required on the ground floor. Please review Section 4.6 of the City's code to ensure that you comply with the mixed-use components for this site. Note that internal amenity area do not count towards mixed-uses/active uses.

Response: Applicant is requesting relief from this requirement.

7. The parking garage shall be entirely screened and not visible to the public. As this proposal is still in the preliminary stages, note that efforts will have to be made to ensure the parking garage is screen adequately in a manner that meets the minimum requirements of the code, and is visually-aesthetic to the pedestrian. Demonstrate these efforts through the submission of full and complete elevation plans, that must be submitted as part of the FTAC submittal.

Response: Noted and revised. Sheets A-300 and A-301 show general elevations. These elevations show that the parking is protected and not visible to the public.

8. The maximum Floor Area Ratio (FAR) is 3.00. Please include these calculations in your site statistics table.

Response: Noted and revised. Sheet A-100 shows this calculation. The floor area ratio (FAR) is 2.63.

9. Include electric vehicle parking in your parking calculations chart.

Response: Noted and revised. 4 parking spaces for electric vehicles are provided on level 01.

10. Include bicycle parking in your parking calculations chart.

Response: Noted and revised. Bicycle parking spaces are provided on level 01 with 1957 SF and 27 bicycle spaces.

11. Provide shaded diagram for areas contributing to the Vehicular Use Area landscape area requirement of 25%

Response: Noted and revised. This is not applicable, the vehicle use area will be underneath the residential use structure, per 9.2.C.1.

1. Vehicular use areas contained beneath structures or in courtyards which are concealed from public view.

12. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

- a. One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.

Response: Please see enclosed landscape plans.

- b. Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.

Response: Please see enclosed landscape plans.

- c. When abutting or across an alley from a residential zoning district a perimeter landscape buffer shall be included within the required setback area with one (1) tree for every 20 linear feet of required buffer area.

Response: Please see enclosed landscape plans.

- d. All pervious areas shall be landscaped with grass, ground cover and/or shrubbery; or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.

Response: Please see enclosed landscape plans.

- e. 9 A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use areas.

Response: Please see enclosed landscape plans.

- 13. Ensure that the site statistics chart is consistent with all drawings submitted and is updated throughout the development review process.

Response: Acknowledged.

SITE PLAN:

- 1. Ensure all changes and revisions are bubbled and clearly visualized to the reviewer.

Response: Acknowledged.

- 2. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval.

Response: Noted and revised. Sheet A-100 Site Plan shows this note.

- 3. Provide the gross floor area of the building on the applicable plan(s)

Response: Noted and revised. Sheet A-005 Area Diagrams shows the gross floor area of the building.

- 4. Ensure revision dates are included on all future versions of the site plan and all applicable drawings.

Response: Acknowledged and provided on the Cover Sheet.

- 5. Include the City file number – 25-DP-02 on all relevant plans and documents, including site plan.

Response: Noted and revised. All sheets show file number 25-DP-02.

6. There appears to be some typos in the site plan. For example, lounge is spelled incorrectly. Ensure this is corrected prior to going forward to the board for final approval.

Response: Noted and corrected.

7. It is strongly recommended that additional ADA spaces are provided. As this development is being geared towards senior residents, it is anticipated that only five ADA spaces will not be sufficient for the senior population that likely would benefit from additional ADA spaces. Revise and respond accordingly in your resubmission to address this concern.

Response: Noted and revised. For this development, 5 ADA spaces are needed for a total of 111 spaces.

8. Please confirm the screening efforts being used for the waste area on the site. Include door access.

Response: Noted and revised. Please see sheet WM-1 for vehicle maneuvering diagram.

9. Please demonstrate any amenity areas/pedestrian zones, parkettes, plazas, seating areas, or public spaces which can be incorporated into the multi-family development on the exterior. There does not appear to be any amenity spaces on the current plans on the ground level outside.

Response: Noted and revised. Please see sheet A-100.

10. Identify which parking space(s) will be reserved for electric vehicle charging. At this time, there does not appear to be any electric vehicle charging on the site, which will be an area of concern for residents and visitors. Consider installing at minimum 2 EV charging spaces, preferably adjacent to an ADA space so that is available.

Response: Noted and revised. 4 parking spaces for electric vehicles are provided on level 01, including 1 ADA space.

11. Please demonstrate Pedestrian zones and crossings on all site plans/floors.

Response: Please see enclosed landscape plans.

12. Indicate and note sidewalks.

Response: Noted and revised. Sidewalks are indicated and noted on all corresponding sheets.

13. Staff is encouraging applicant to include public realm improvements including but not limited to benches, tables, chairs, potted plants, and trash receptacles, ramps, sidewalk connections, planters, etc. Demonstrate and revise accordingly.

Response: Please see sheet A-100 and landscape plans.

14. Indicate bicycle parking being proposed on the Site Plan drawing, if any. Staff strongly encourage active transportation efforts as part of the proposed multi-family development.

Response: Noted and revised. Private bicycle parking spaces are provided on street level with 870 SF. Sheet A-100 Site Plan and A-200 Floor Plan Level 1 show the location for bicycle parking.

15. Indicate the location of proposed fire route(s) and or hydrants on the plans, in accordance with the Florida Building Code (including width and center line radius at all changes in direction).

Response: Please see sheet FT-1.

16. Demonstrate transit stop locations along with pedestrian movement on a diagram.

Response: Please see sheet A-100.

17. Identify what type of amenities are being proposed in the building, in addition to the proposed pool area. Note that for the pool area, specific gates and fencing will be required in accordance with the requirements for pools.

Response: Noted and revised. Amenities are proposed in the building, in addition to the proposed pool area such as:

- **Community Room**
- **Gym**

On sheet A-203, the Level 4 Floor Plan, the doors and specific fence for the pool are shown.

18. Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement. Indicate appropriately on Site Plan.

Response: Please see landscape sheets.

C. ARCHITECTURE AND URBAN DESIGN

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

Chad Cramer, Urban Designer (ccramer@hollywoodfl.org) 954-921-3471

1. Proper elevations and renderings must be provided as part of your Final-TAC submittal to ensure that adequate comments and review can be conducted.

Response: Noted and revised. Sheets A-300 through A-303 show the building elevations and sheet A-1000 show the renderings.

2. Buildings shall have a recognizable entrance facing rights-of-way. Entrances shall be visible to pedestrians and vehicular traffic. For corner lots, corner entrance features are encouraged. The subject lands are located at the corner of Dixie Highway and

Washington Street. In accordance with section 4.6 of the code, cornering features are required for this development.

Response: Acknowledged and revised. Please see updated site plan and building elevations.

3. The ground floor shall be a mixed active use that shall be generally flush with the sidewalk elevation.

Response: Applicant will request relief from this requirement.

4. The applicant is strongly encouraged to review Section 4.6 (c) of the City's Code for general development regulations and good practices to consider, including opportunities to improve the public realm, pedestrianization, and urban design principles. The applicant is advised to include in their response how they are meeting this section, being in the Regional Activity Center. The applicant is to reduce as much blank facades and walls as much as possible. Please ensure this is reflected in your next submission.

Response: Acknowledged and revised. Please see the updated site plan, building elevations, and landscape plans.

5. The front entrance of the building appears to be blank. Include a bolder entry way that speaks to pedestrian and is integrated into the public realm. The front entrance shall be the focal point, with connected walkways and shall be visible and aesthetically pleasing from the streetscape. The front of the building expresses strong architectural features, however the front entrance lacks this approach.

Response: Acknowledged and revised. Please see the updated site plan, building elevations, and renderings.

6. Blank facades will not be accepted as part of this proposed development.

Response: Acknowledged and revised.

7. As this development exceeds 20,000 sf, public art requirements are applicable to this development. Please review Section 3.22 of the code for further information. Refinements are required for this project to address this requirement. Please update your elevations and respond accordingly in your comment responses on how you intend to incorporate public art in the proposal.

Response: Acknowledged and revised. Please see elevations for location of art/mural walls.

8. Ensure all mechanical units on the rooftop are adequately screened.

Response: Noted and corrected.

9. Additional architectural and urban design comments will be provided when appropriate elevations and renderings are submitted to City staff for review.

Response: Acknowledged.

D. SIGNAGE

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Provide the following note: "All signage shall be in compliance with the Zoning and Land Development regulations".

Response: The note has been added. See sheet SPM-1.

2. Provide note on Site Plan: "All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign."

Response: The note has been added. See sheet SPM-1.

3. Confirm if any proposed signage is being used on the site as part of the proposed development.

Response: See sheet SPM-1 for traffic control signs proposed for this project.

E. LIGHTING

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Indicate on the Site Plan and all applicable plans any changes or improvements to the lighting on the subject lands, as well as the proposed building to facilitate the development.

Response:

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.

Response: Noted and revised. 4 parking spaces for electric vehicles are provided on level 01, including 1 ADA space, as indicated on sheet A-100.

2. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

Response: To be determined.

G. ENGINEERING

Azita Behmardi, Deputy Director Development Services (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. **Comments to be provided through a separate memorandum.**

Response: Acknowledged.

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

No landscape plans provided.

1. Provide a Tree Disposition plan as part of the landscape plan set. Show all trees on site to scale. The tree legend must include the tree number, common name, botanical name, DBH, overall height, spread, condition and disposition (to remain, to be relocated, to be removed). Show all canopy including crowns of trees from adjacent lot located within 10' from property line. For new construction, Disposition plan must be superimposed on the new/proposed site plan. If there are no existing trees, add note on Landscape Plans.

Response: There are no existing trees on site so a tree disposition plan will not be submitted.

2. Landscape plan shall provide the location of all underground and overhead utilities. Show all underground lines/utilities on landscape. there shall be no conflict with proposed underground work and existing trees to remain or proposed.

Response: Utilities are shown on the landscape plan. Please see sheet L-1.

3. Provide SOD species on plant list.

Response: SOD species can be found in the plan list on sheet L-1.

4. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.

Response: Proposed trees meet these criteria.

5. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

Response: Sight triangles have been depicted on the plan, please see sheet L-1.

6. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.

Response: Native trees and shrubs have been provided. Please see sheet L-1.

7. Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.

Response: Overhead Powerlines have been depicted on the landscape plan. Please see sheet L-1.

8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening, 36" ht min.

Response: Screening has been provided as necessary. Please see sheet L-1.

9. Add note: All landscaping shall be warranted for 1 year after final inspection.

Response: A landscaping warranty note can be found on the landscape plan. Please see sheet L-1.

10. Provide site requirements as per project zoning requirements.

Response: A landscape legend has been provided outlining the zoning requirements. Please see sheet L-1.

11. Add note: 100% irrigation coverage shall be provided.

Response: An irrigation coverage note can be found on the landscape plan. Please see sheet L-1.

More comments may follow upon review of the requested information.

Provide information requested for further review. Additional comments may follow upon further review. We encourage you to reach out for any questions or clarification at fperez@hollywoodfl.org or 954-921-3900. Favio Perez

I. UTILITIES

Alicia Verea-Feria, Floodplain Development Review Administrator (averea-feria@hollywoodfl.org) 954-921-3302

1. Submit civil engineering plans for initial review. Provide a Paving , Grading, and Drainage Plan showing existing and proposed site elevations and drainage.

Response: Please see attached civil plans included with this resubmittal.

2. Include Utilities Plan indicating existing and proposed water and sewer connections. Contact Mr. Juan Picon via email at jpicon@hollywoodfl.org to request the Utilities Atlas.

Response: Please see attached civil plans included with this resubmittal.

3. Utilities Plan shall include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link: <http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>

Response: Please see the water and sewer details on sheets WS-2 through WS-4.

4. Show Water and Sewer demand calculations on proposed Utilities Plan.

Response: Please see sheet WS-1.

5. This property resides within FEMA Flood Zone X. The proposed Finished Floor Elevations (FFE) shall comply with the greatest of the following three (3) conditions, as applicable.

- a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the highest elevation of the crown of the adjacent road or 6-inches for non-residential use; OR

- b. Broward County 2024 FEMA Flood Maps, available online via the following link:

<https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/>;

OR

- c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:

<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

Response: The finished floor elevation is dictated by the Broward County Flood Criteria 11.50 NAVD.

6. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor on the Architectural Plans and Civil Plans.

Response: The finished floor elevation has been added. Please see sheet A-200.

7. Include perimeter cross-sections across all property limits including transition areas meeting adjacent property grades. Cross-sections shall demonstrate on-site stormwater runoff retention.

Response: Please see the Paving and Drainage plans included with this resubmittal.

8. Provide preliminary drainage calculations including Pre and Post development ensuring all stormwater is retained onsite.

Response: Please see the drainage calculations included with this resubmittal.

9. Note how roof drainage will be collected and connected to the on-site drainage system.

Response: Roof drainage will be connected to the drainage system to be discharged through the proposed drainage well.

10. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention. Submit Erosion Control Plan.

Response: Please see sheets SWPPP-1 and SWPPP-2.

11. Ensure bottom of mechanical and electrical equipment is elevated to match existing finished floor elevation, at a minimum.

Response: Noted.

12. Permit approval from outside agencies will be required.

Response: Noted.

Additional comments may follow upon further review of requested items.

Please contact Utilities staff for further information in this regard.

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490

Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. Please provide digitally signed and sealed plans.

Response: Acknowledged. The plans included with this resubmittal are signed and sealed.

2. Amend Sheet A-100 Applicable Code Section to provide declaratory statement of compliance with the 2023 Florida Fire Prevention Code, 8th Edition.

Response: Noted. Please see sheet A-100 Site Plan which shows the applicable codes:

- **Building: Florida Building Code, Building, 8th Edition (2023)**
- **Life Safety: N.F.P.A 101 – Life Safety Code (2021)**
- **Fire Prevention: Florida Fire Prevention Code, 8th Edition (2023).**

3. The proposed four-story multi-family structure is a Threshold Building by definition. A Threshold Inspection Plan, prepared by Florida Registered Professional Engineer, is required at time of building permit application.

Response: Acknowledged and provided.

4. Amend all floor plans at all levels to show entry and exit doors for emergency exit stairway #2.

Response:

5. Amend Site Plan A-100 and Level 1 Floor Plan A-200 to provide a dedicated emergency means of egress* which leads from the each stairway emergency egress door to the public way.* On the same plans locate/provide entry/exit doors for Lounge.

Response:

6. Provide tactile warnings wherever a sidewalk or pedestrian path intersects with a driveway/vehicular way.

Response:

7. Amend Sheet A-100 to indicate whether the structure will be protected by a fire sprinkler system.

Response:

Please contact Building staff for further information in this regard.

K. FIRE

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404

Marcy Hofle, Deputy Fire Marshall (mhofle@hollywoodfl.org) 954-967-4404

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.

Response: Acknowledged.

2. The current codes for Fire shall be:
 - a. Florida Fire Prevention Code (8th Ed.)
 - b. NFPA 1 (2021 Ed.)
 - c. NFPA 101 (2021 Ed.)

Response: Acknowledged.

3. Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org
 - a. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.
 - b. For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

Response: A fire flow test has been requested and will be provided upon receipt.

4. Provide Civil plans to show the complete underground fire main including the type of pipe proposed, pipe lengths, and diameter sizes (from the main water line tap until the fire line connects to the structure). Provide such information on the plans including the pipe type and size for the FDC and its connection to the fire system, the fire DDCV and its size, show the water tap and pipe location/sizes. --- Check with our water department for city requirements in addition to fire.

Response: Please see sheet WS-1.

5. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2021 Ed.) Section 16.5.3.1.1. --- Provide a note on the plans.

Response: Please see sheet WS-1.

6. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

Response: Please see sheet WS-1.

7. A Knox box will be required at the main entrance. Please show on the next submittal.

Response:

8. Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

Response:

9. The installation of a (2-hour) fire rated vertical chase is recommended to avoid a higher cost if a BDA system retro-fit is required in the future.

Response:

10. Ensure the BBQ area shown on A-203 for level 4 or 5 complies with NFPA 1 (2021 Ed.) Section 10.10.6.1 --- For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.

Response:

11. Ensure compliance on the plans with regard to "Exit Discharge Through Interior Building Areas" as per NFPA 101 (2021 Ed.) Section 7.7.2 (1) through (6).

Response:

12. Ensure there are no dead-end corridors over 50ft per 30.2.5.3 in NFPA 101 (2021) Edition.

Response:

Please contact Fire Staff for more information in this regard.

L. PUBLIC WORKS

Joseph S. Kroll, Public Works Director (jkroll@hollywoodfl.org) 954-967-4207

Daniel Millien, Environmental Service Manager (dmillien@hollywoodfl.org) 954-967-4207

1. No comments received.

Response: Acknowledged.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Applicant must submit a park impact application fee. Please ensure this fee is submitted upon your next submission for it to be accepted. For assistance in this regard, please contact the above staff in Parks.

Response: The park impact application form is enclosed with this submittal.

N. COMMUNITY DEVELOPMENT

Ryon Coote, Community Development Director (rcoote@hollywoodfl.org) 954-921-2923

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. No comments received.

Response: Acknowledged.

O. ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director (jhussey@hollywoodfl.org) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. What is the expected total investment?

Response: To be provided.

2. Please break down the total number of anticipated jobs:
 - a. Construction jobs

- b. Permanent jobs

Response: To be provided.

P. POLICE DEPARTMENT

Chantel Magrino, Police (cmagrino@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500

Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

*****Note: Application is substantially compliant**

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

CPTED Strategies

Provide clear border definition of controlled spaces. Examples of border definition may include buildings, fences, pavement treatment, landscaping, signs, lighting, to express ownership and define public, semi-public, and private space, natural territorial reinforcement occurs. Also, clearly mark the public paths, so it will make private areas harder for non-employees to access.

External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

-Parking Lots	3-5	foot candles
-Walking Surfaces	3	foot candles
-Recreational Areas	2-3	foot candles
-Building Entryways	5	foot candles

- These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- Fully illuminate the exterior of the property at night.
- A system of lighting fixture identification should be developed.
- The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- Exterior lighting should be controlled by automatic devices (preferably by photocell).
- Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.
- Lighting fixtures selected must do more than just providing ample, glare-free lighting.
- Lighting fixtures must also be reliable, easy to maintain, able to withstand the elements and protected from vandalism.

Natural Surveillance

- Use a single, clearly identifiable, point of entry/exit.
- Maintain clear visibility from the interior/exterior of all areas of the property.
- Public entrances should be clearly defined by walkways and signage.
- Illuminate and define all entrances so that they are visible to Fire/Police Emergency Personnel and to the public.
- Designate visitor/guest parking.
- Loading area, (drop off/pick up), should be clearly visible and should not enable hiding places.
- Install a “peephole” on exterior doors to allow residents/employees to verify who is trying to enter.
- Assign parking spaces to each resident, but not marked with their unit number. This makes unauthorized parking easier to identify less likely to happen.
- There should not be recessed areas in corridors that could be used for hiding or loitering.
- Convex mirrors should be used in corners and in stairwells.
- See-through fencing should be on all balconies.
- Glass elevators are recommended so residents can see out/in.

Natural Access Control

- Site entrances should be easily securable.
- Keep building entrances to a minimum and well monitored.
- Delivery entrances should be separate, well-marked and monitored.
- If deliveries are made, they should be made during the daytime hours.
- Common building entrances should have locks that automatically lock when door closes.
- Lobby should be kept locked afterhours.
- Automatic Sliding Glass Door to the Lobby should only be activated by key card or key fob.
- Visitor parking should be separate from residence parking.
- Keep building entrances to a minimum and well monitored.
- Dumpsters/Trash Chute should be enclosed and remain locked when not in use.
- Roof access should be limited to staff only
- Have Emergency Plan in place for residents and have training periodically to ensure they know the plan in the event of an emergency.
- Lift station should only be operated by trained staff.
- Mailboxes and Lobby should remain locked when not in use.
- Stairwells should not have an open space underneath. This will prevent hiding areas.

Landscaping:

- Keep landscaping trimmed and well maintained.
- Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
- Plants/Shrubbery should not be more than 2ft in height.
- Tree canopies should not be lower than 6ft in height.

Building(s) Perimeter Doors

- Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- Ideally, exterior doors should be equipped with electronic propped door alarms, which
- annunciate either locally and/or at the security office.
- Perimeter doors should be designed for “heavy duty” (ANSI Grade III) applications.

General locations

- Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster Enclosures.

CCTV

- CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.
- Check all CCTV systems and ensure that they provide a clearly visible facial picture.

Fencing

- (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

Non-Pedestrian Building Entry Points

- Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- Locations where gas and electric utilities enter buildings should be well lit.
- Electrical service disconnects and gas valves should be equipped with locking devices.

Signage

- Ensure proper signage is posted throughout property.
- Lobby should have hours of operation properly displayed for the public.

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended. For more information, please contact Hollywood Police.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable.

R. PARKING

Jovan Douglas, Parking Director (jdouglas@hollywoodfl.org) 954-921-3548

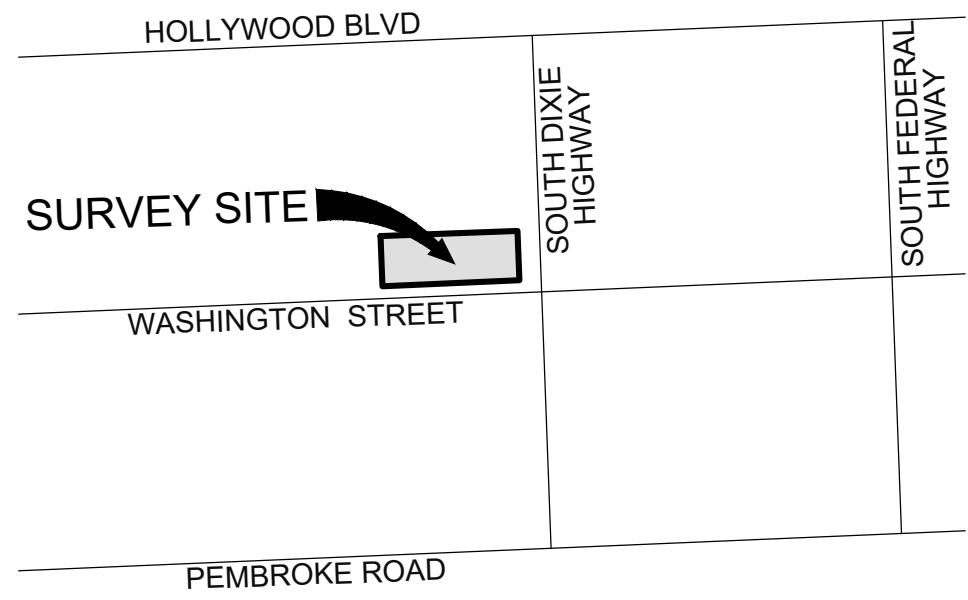
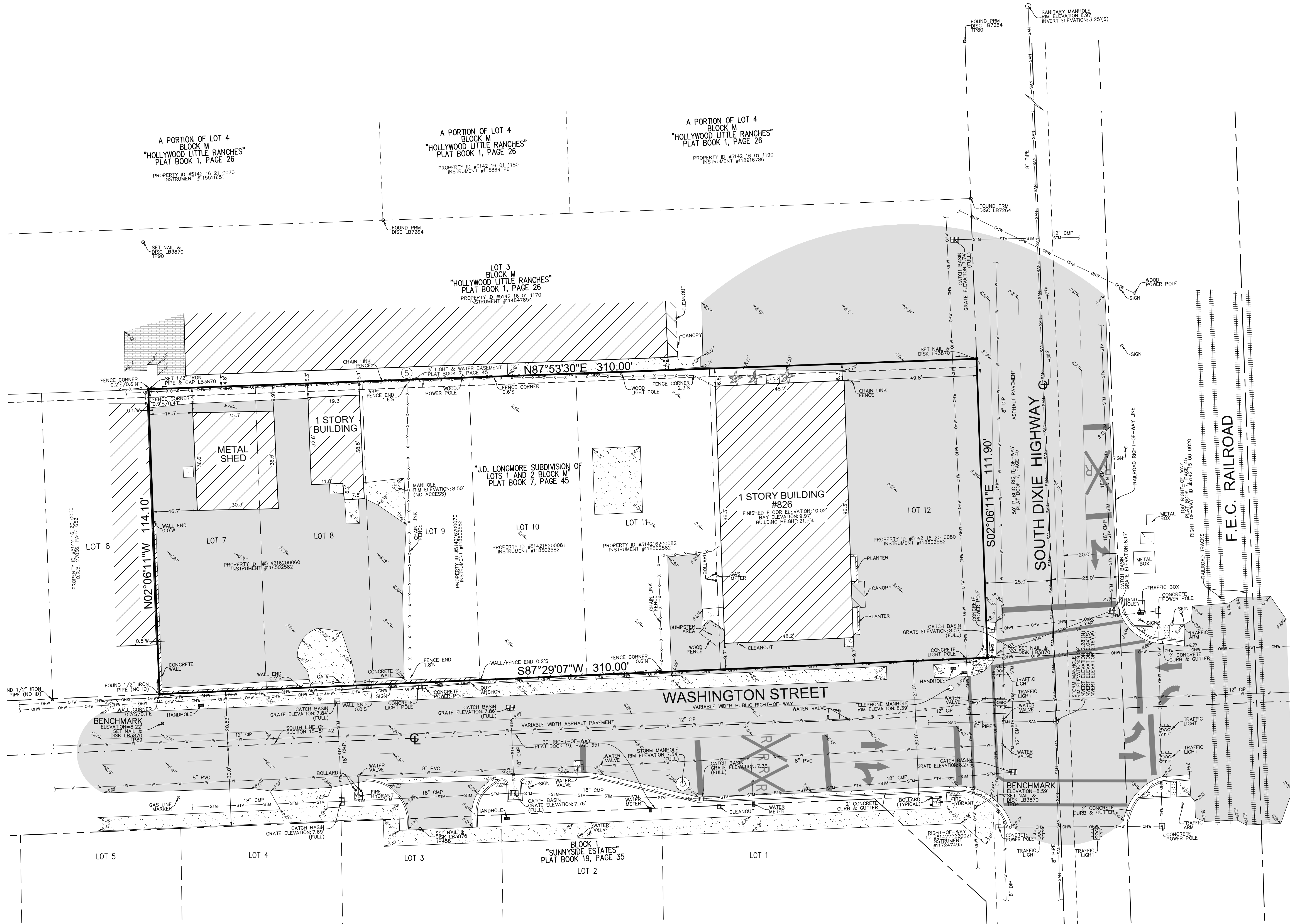
Angela Keilsheimer, Parking Operation Manager (Akeilsheimer@hollywoodfl.org) 954-921-3548

1. No comments received.

S. ADDITIONAL COMMENTS

Umar Javed, (ujaved@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.
-



LEGAL DESCRIPTION:
LOTS 7, 8, 9, 10, 11, AND 12, OF "F. D. LONGMORE SUBDIVISION OF LOTS 1 AND 2, BLOCK M, HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 35,030 SQUARE FEET (0.804 ACRES), MORE OR LESS.

- NOTES:**
1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NATIONAL GEODETIC SURVEY BENCHMARK P-239, ELEVATION: 9.07 FEET & BENCHMARK M-312, ELEVATION: 13.44 FEET.
 3. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0569H; COMMUNITY #125113; MAP DATE: 8/18/14.
 4. THIS SITE LIES IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 5. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF WASHINGTON STREET BEING S87°29'07"W.
 6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 8. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. COMMITMENT NUMBER 11639414, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JUNE 10, 2024 AT 10:30 PM, REVISION NUMBER 3, ISSUED JUNE 13, 2024. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
ITEMS 1, 2, 3 & 4: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 5: EASEMENT AND RESERVATIONS OF TITLE TO THE EASEMENT IN PLAT BOOK 7, PAGE 45 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 6: EASEMENT IN AMENDED EASEMENT DEED IN O.R.B. 49510, PAGE 562 AND AMENDED AND REPLACED IN AMENDED EASEMENT DEED IN O.R.B. 50264, PAGE 1803, WITH CLARIFICATION IN NOTICE OF SUBSTITUTION OF EASEMENT DEED IN O.R.B. 50355, PAGE 1901 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 7: NOT ADDRESSED
ITEM 8: INTENTIONALLY DELETED
 9. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CERTIFICATION:
TO HTG PARAMOUNT, LTD, A FLORIDA LIMITED PARTNERSHIP; CITY OF HOLLYWOOD, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; HOUSING TRUST GROUP; FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 7(a), 7(c), 8, 9 & 11(a) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/3/24.

DATE OF PLAT OR MAP: 7/3/24

- LEGEND & ABBREVIATIONS**
- BRICK PAVERS
 - CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND WATER LINE
 - CENTERLINE
 - FLORIDA POWER & LIGHT COMPANY
 - LICENSED BUSINESS
 - OFFICIAL RECORDS BOOK
 - TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - PALM TREE
 - CAST IRON PIPE
 - CORRUGATED METAL PIPE
 - DUCTILE IRON PIPE
 - POLYVINYL CHLORIDE

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
- STATE OF FLORIDA

5		NO.		REVISIONS		BY	
4							
3							
2							
1							
0							
COMMERCIAL SITE				826 SOUTH DIXIE HIGHWAY HOLLYWOOD, FLORIDA 33028 (CITY OF HOLLYWOOD, BROWARD COUNTY)			
BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY							
		PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@puliceandsurveyors.com WEBSITE: www.puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870					
DRAWN BY: J.S.		SCALE: 1" = 20'		CLIENT: HOUSING TRUST GROUP		ORDER NO.: 72916	
CHECKED BY: J.F.P.		SURVEY DATE: 7/3/24					

