



CITY OF  
**Hollywood**  
DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

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:** 1640, S STATE ROAD 7, HOLLYWOOD, FLORIDA 33023  
 Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Folio Number(s): 514124052150, 514124052150, 514124051180, 514124051190, 514124040180, 514124052210, 514124051180  
 Zoning Classification: S-MU Land Use Classification: COMMERCIAL  
 Existing Property Use: Commercial Sq Ft/Number of Units: 264,661 SF  
 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: Project offers main building, carwash and at grade parkings. main building has 5 floors, first floor and half of second floor is used for sales and serviceshops. levels above are parking garages.  
 Phased Project: Yes  No  Number of Phases: 2

Project	Proposal
Units/rooms (# of units)	# UNITS: [ ] #Rooms [ ]
Proposed Non-Residential Uses	[ ] S.F.)
Open Space (% and SQ.FT.)	Required %: [ ] (Area: [ ] S.F.)
Parking (# of spaces)	PARK. SPACES: (# [ ] )
Height (# of stories)	(# STORIES) 4 [ ] ( 65 [ ] FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( 342,000 [ ] FT.)

**Name of Current Property Owner:** Hollywood K Automotive Management, LLC  
**Address of Property Owner:** 3031 North Rocky Point Drive West, Suite 770, Tampa FL, 33607  
**Telephone:** 813-363-3078 **Email Address:** tsantos@morgenaugroup.com  
**Applicant** Spring Engineering Inc **Consultant**  Representative  Tenant   
**Address:** 3014 US-19, Holiday, FL 34691 **Telephone:** 727-938-1516  
**Email Address:** sei@springengineeringinc.com  
**Email Address #2:** yabuton@springengineeringinc.com  
**Date of Purchase:** 6/4/2024 **Is there an option to purchase the Property?** Yes  No   
**If Yes, Attach Copy of the Contract.**

**Noticing Agent (FTAC & Board submissions only):** \_\_\_\_\_  
**E-mail Address:** \_\_\_\_\_



CITY OF  
**Hollywood**  
DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

## 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](http://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: *Larry C Morgan* Date: 11/27/2024

PRINT NAME: Larry C Morgan Date: \_\_\_\_\_

Signature of Consultant/Representative: *Yancey Abuton* Date: 11/27/24

PRINT NAME: YANCEY ABUTON Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

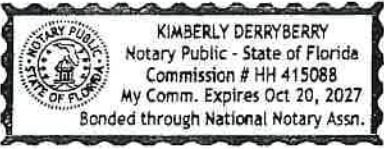
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

### 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 Preliminary Site Plan Review from TAC to my property, which is hereby made by me or I am hereby authorizing Yancey Abuton to be my legal representative before the Board/Committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 27th day of November

*K. Derryberry*  
Notary Public



*Larry C Morgan*  
Signature of Current Owner

Larry C Morgan  
Print Name

State of Florida  
My Commission Expires: \_\_\_\_\_ (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_

## Ownership and Encumbrance Report

**First American Issuing Office:** First American Title Insurance Company  
PO Box 776123  
Chicago, IL 60677-6123

**Customer Reference Number: 25146-0067**

**First American File Number: 110519860**

**Prepared For:** Shutts & Bowen LLP  
300 S Orange Avenue Suite 1600  
Orlando , FL 32801

### **Legal Description:**

PARCEL A:

Parcel 1:

Lots 11 and 12, Block 33, of AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, as recorded in Plat Book 9, at Pages(s) 20, of the Public Records of Broward County, Florida.

Parcel 2:

That portion of Tract 33 of the 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof as recorded in Plat Book 19, at Page 3, of the Public Records of Broward County, Florida, formerly known as Lots 3 and 4, Block 33, of AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, as recorded in Plat Book 9, at Page 20, of the Public Records of Broward County, Florida.

Parcel 3:

LOT 5, BLOCK 33, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel 4:

Lot 6, Block 33, Amended Plat of Hollywood Pines, a Subdivision, according to the Plat thereof as recorded in Plat Book 9, page(s) 20, of the Public Records of Broward County, Florida.

Parcel 5:

A portion of Tract 33, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, a subdivision in Section 24, Township 51 South, Range 41 East, according to the Plat thereof, as recorded in Plat Book 19, Page 3, of the Public Records of Broward County, Florida; formerly described as Lots 7 and 8, Block 33, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, as recorded in Plat Book 9, Page 20, of the Public Records of Broward County, Florida; said lands situated, lying and being in Broward County, Florida.

Parcel 6:

Lots 13 and 14, Block 33, of Amended Plat of Hollywood Pines, according to the Plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of Broward County, Florida.

Parcel 7:

Commencing at the Southwest corner of Lot 11, Block 33, AMENDED PLAT OF HOLLYWOOD PINES, according to the plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of Broward County, Florida; thence run East along the South line of Tract 33, of the 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3, of the Public Records of Broward County, Florida, a distance of 200 feet to point of beginning, thence East 100 feet, thence North a distance of 106.09 feet, thence West 100 feet, thence South a distance of 106.09 feet to the point of beginning. The above-conveyed parcel is the same as Lots 15 and 16, Block 33, AMENDED PLAT OF HOLLYWOOD PINES, according to the plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of Broward County, Florida.

Parcel 8 (also known as Survey Parcel 9.1):

Lots 17 and 18 of Block 33 of HOLLYWOOD PINES, according to the plat thereof as recorded in Plat Book 9, Page 20, of the Public Records of Broward County, Florida; also known as:

Commencing at a point in the South line of Tract 33, according to the plat on file in Plat Book 19, Page 3, of the Public Records of Broward County, Florida, a distance of 400 feet East of the Southwest corner of said Tract 33, thence North parallel with the West line of said Tract 33, a distance of 106.09 feet; thence West parallel with the South line of said Tract 33, a distance of 100 feet, thence South 106.09 feet to South line of said Tract 33, thence East 100 feet to Point of Beginning.

PARCEL B:

Parcel 1 (also known as Survey Parcel 2.1):

That portion of Tract 40, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3, formerly described as Lots 5 and 6, Block 40, Plat Book 9, Page 20, of AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20.

Parcel 2 (also known as Survey Parcel 8):

Track 33A, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3;

TOGETHER WITH:

The East one-half (E ½) of that 10 foot alley adjacent to the West line of Tract 33A, which alley was vacated pursuant to Ordinance O-96-62 of the CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, recorded January 21, 1997, in Official Records Book 25927, Page 144.

Parcel 3 (also known as Survey Parcel 9):

The East 100 feet of Tract 33, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3;

TOGETHER WITH:

The West one-half (W ½) of that 10 foot alley adjacent to the East line of the East 100 feet of Tract 3, which alley was vacated pursuant to Ordinance O-96-62 of the CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, recorded January 21, 1997, in Official Records Book 25927, Page 144.

Parcel 4 (also known as Survey Parcel 10):



Lots 19 and 20, inclusive, Block 33, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of Broward County, Florida;

TOGETHER WITH:

The West one-half (W ½) of that 10 foot alley adjacent to the East line of Lot 20, Block 33, which alley was vacated pursuant to Ordinance 0-96-62 of the CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, recorded January 21, 1997, in Official Records Books 25927, Page 144.

Parcel 5 (also known as Survey Parcel 11):

The East 150 feet of Tract 40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3;

LESS THEREFROM:

Those lands conveyed to the CITY OF HOLLYWOOD, FLORIDA, pursuant to the following deeds:

a. Quit-Claim Deed given by VERNON L. SCOTT and WILMA SCOTT, his wife, recorded January 15, 1966, in Official Records Book 3153, Page 576;

b. Quit-Claim Deed given by TAT CO., a Florida corporation, recorded February 9, 1966, in Official Records Book 3169, Page 145;

c. Quit-Claim Deed given by VERNON L. SCOTT and WILMA L. SCOTT, his wife, recorded February 9, 1966, in Official Records Book 3169, Page 153:

more particularly described as follows:

The East 10 feet of Lots 21 through 29, inclusive, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20; and

The West 6 feet of the East 150 feet of Tract 40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3.

AND ALSO LESS THEREFROM:

Those lands conveyed to the CITY OF HOLLYWOOD, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, recorded January 15, 1966, in Official Records Book 3153, Page 578; as further conveyed pursuant to that City Deed by the CITY OF HOLLYWOOD, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, to the STATE OF FLORIDA, for the use and benefit of the DEPARTMENT OF TRANSPORTATION OF FLORIDA, recorded August 9, 1972, in Official Records Book 4952, Page 894, more particularly described as follows:

The South 20.00 feet of the East 150 feet of Tract 40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3.

Parcel 6 (also known as Survey Parcel 4.1):

That portion of Tract 40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3, more fully described as: that parcel of land BEGINNING at the Southwest corner of Tract 40, 3RD. AMENDED PLAT OF HOLLYWOOD PINES; thence run East 100.00 feet; thence North 110.40 feet; thence West 100.00 feet; thence South 110.40 feet to the POINT OF BEGINNING; formerly described as Lots 11 and 12, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20;

LESS THEREFROM:

Those lands conveyed to BROWARD COUNTY, a political subdivision of the State of Florida, by EMIDIO M. ANTONELLI and BARBARA M. ANTONELLI, his wife, recorded September 23, 1974, in Official Records Book 5940, Page 181, more particularly described as:

The South 20 feet of that part of Tract 40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3, formerly described as Lots 11 and 12, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20, and all that external area lying Southwesterly of an arc formed by a 20.00 foot radius which is tangent to a line 20.00 feet North of and parallel to the South boundary of said Lot 11.

Parcel 7 (also known as Survey Parcel 6.1):

That portion of Tract 40, 3RD. AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3, formerly described as Lots 15 and 16, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20;

TOGETHER WITH:

Lot 17, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20.

LESS THEREFROM:

Those lands conveyed to BROWARD COUNTY, a political subdivision of the State of Florida, given by VERNON L. SCOTT and WILMA SCOTT, his wife, recorded January 8, 1975, in Official Records Book 6069, Page 255, more particularly as:

All that portion of Tract 40, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3, formerly described as Lots 15 and 16, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20, and Lot 17, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20, lying South of the following described line:

BEGINNING at a point on the West boundary of said Lot 15, said point being 20.00 feet North of the Southwest corner thereof; thence run Easterly and parallel to the South boundary of Lots 15, 16 and 17, a distance 128.97 feet to a point of curvature for a circular curve to the right, having a radius of 3,869.71 feet; and a central angle of 02°24'58"; thence run Easterly along the arc of said curve a distance of 163.18 feet to a point of reverse curvature, having a radius of 100.00 feet, and a central angle of 95°08'53"; thence continue Northwesterly along the arc of last aforesaid curve, a distance of 166.06 feet to a point of intersection with the West right-of-way line of State Road 7, said point of intersection being 151.27 feet North of and 50.00 feet West of the Southeast corner of the Northwest one-quarter (NW ¼) of Section 24, Township 51 South, Range 41 East.

Parcel 8 (also known as Survey Parcel 7.1):

Lots 21 through 29, inclusive, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20;

LESS THEREFROM:

Those lands conveyed pursuant to the following deeds:

- a. Quit-Claim Deed given by VERNON L. SCOTT and WILMA L. SCOTT, his wife, to the CITY OF

HOLLYWOOD, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, recorded January 14, 1966, in Official Records Book 3153, Page 576; and

b. Quit-Claim Deed given by TAT CO., a Florida corporation, to the CITY OF HOLLYWOOD, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, recorded February 9, 1966, in Official Records Book 3169, Page 147;

as further conveyed pursuant to that City Deed to the STATE OF FLORIDA, for the use and benefit of the DEPARTMENT OF TRANSPORTATION OF FLORIDA, given by the CITY OF HOLLYWOOD, FLORIDA, municipal corporation organized and existing under the laws of the State of Florida, recorded November 27, 1974, in Official records Book 6026, Page 590, more particularly described as follows:

The East 10.00 feet of Lots 21 through 29, inclusive, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20.

AND ALSO LESS THEREFROM:

Those lands conveyed to BROWARD COUNTY, a political subdivision of the State of Florida, pursuant to the following deeds:

a. Quit Claim Deed given by VERNON L. SCOTT and WILMA SCOTT, his wife recorded January 8, 1975 in Official Records Book 6069, Page 248; and

b. Warranty Deed given by TAT CO., a Florida corporation, dated December 19, 1974, recorded January 8, 1975, in Official Records Book 6069, Page 250.

more particularly described as:

All that portion of Lots 21, 22 and 23, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 21; thence run Northerly on an assumed bearing of North 04°52'02" West, along the West boundary of said lot 21, a distance of 20.00 feet; thence run South 86°59'42" East, a distance of 42.26 feet to the point of curvature of circular curve to the left, having a radius of 42.25 feet and central angle of 97°52'19" thence run Northeasterly along the arc of said curve, a distance of 72.17 feet to the point of tangency, said point of tangency being on a line 10.00 feet West of and parallel to the East boundary of said Block 40; thence run South 04°52'02" East, a distance 54.61 feet to a point on a circular curve to the right having a radius of 25.00 feet, a central angle of 39°32'32" and a tangent bearing South 48°19'21" West; thence along the arc of said curve, run Southwesterly a distance of 17.25 feet to the point of tangency; said point of tangency being on the South boundary of aforesaid Lot 21; thence run Westerly along the South boundary of said Lot 21 to the POINT OF BEGINNING.

Parcel 9 (also known as Survey Parcel 3.1):

Those portions of Tract 40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3, formerly described as Lots 4, 7 and 8, Block 40, Plat Book 9, Page 20, of AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20.

Parcel 10 (also known as Survey Parcel 5.1):

That portion of Tract 40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3, more fully described as:

That parcel of land BEGINNING at a point 100.00 feet East of the Southwest corner of Tract 40; thence running a distance of 100.00 feet East; thence a distance of 110.80 feet North; thence West, a distance of 100.00 feet; thence South, a distance of 110.60 feet to the POINT OF BEGINNING; formerly described as Lots 13 and 14, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20;

LESS THEREFROM:

Those lands conveyed to the State of Florida for the use and benefit of the State Road Department of Florida, given by Dale Mortgage & Investment Corp., a Florida corporation, recorded March 12, 1973, in Official Records Book 5196, Page 96, more particularly described as:

The South 20.00 feet of Tract 40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 19, Page 3, formerly described as the South 20.00 feet of Lots 13 and 14, Block 40, AMENDED PLAT OF HOLLYWOOD PINES, according to the Plat thereof, recorded in Plat Book 9, Page 20.

TOGETHER WITH:

Parcel 11 (also known as Survey Parcel 8.1):

Commencing at the Northwest corner of Tract Forty (40) of the Third Amended Plat of Hollywood Pines, according to the plat thereof, recorded in Plat Book 19, Page 3, of the Public Records of Broward County, Florida, thence run East along the North line of Tract Forty (40) a distance of One Hundred (100) feet; thence South a distance of One Hundred Ten and Forty-one/Hundredths (100.41) feet; thence West One Hundred (100) feet; thence North a distance of One Hundred Ten and Forty-one/Hundredths (110.41) feet to the Point of Beginning. The above conveyed parcel is the same as Lots Nine (9) and Ten (10) of Block Forty (40) of Hollywood Pines, according to the plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of Broward County, Florida.

TOGETHER WITH:

Parcel 12 (also known as Survey Parcel 10.1):

AS TO ANY PORTION OF THE ABOVE DESCRIBED PROPERTY, PARTICULARLY BLOCK 40, NOW TRACT 40:

THE VACATED ALLEY AS VACATED BY ORDINANCE NO. 65154, RECORDED ON APRIL 18, 2003, IN BOOK 34980, PAGE 135 AND THE VACATED PUBLIC INTERESTS ESTABLISHED THROUGH RECORDED ORDINANCE NO. 65154, RECORDED ON APRIL 18, 2003, IN BOOK 34980, PAGE 135, VACATED BY ORDINANCE NO. 0-2012-22, RECORDED ON DECEMBER 6, 2012, IN BOOK 49301, PAGE 1816.

LESS AND EXCEPT:

AS TO ANY PORTION OF THE ABOVE DESCRIBED PROPERTY, PARTICULARLY OWNED BY LEVY PROPERTIES, LLC:

AS DESCRIBED IN ORDER OF TAKING, RECORDED ON NOVEMBER 14, 2012, IN BOOK 49242, PAGE 1880.

**1. Grantee(s) In Last Deed of Record:**

Hollywood K Automotive Management, LLC, a Florida limited liability company

2. **Encumbrances/Matters Affecting Title** (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary)):

(X) Exhibit Attached    () Exhibit Not Attached.

<b><u>Type of Instrument</u></b>	<b><u>O.R.Book</u></b>	<b><u>Page</u></b>
Notice of Recording of Encroachment Agreement	Instrument No.	119617910
Special Warranty Deed	Instrument No.	119617911
Limited Liability Company Agreement	Instrument No.	119617912
Special Warranty Deed	Instrument No.	119617913
Quit Claim Deed	Instrument No.	119617914
Notice of Commencement	Instrument No.	119750422



Copies of the Encumbrances/Matters Affecting Title (X) are ( ) are not included with this Report.

2023 Taxes are as follows:

2023 taxes show PAID. The gross amount is \$2,159.32 for Tax Identification No. 514124-04-0170.

2023 taxes show PAID. The gross amount is \$3,287.35 for Tax Identification No. 514124-04-0180.

2023 taxes show PAID. The gross amount is \$3,282.31 for Tax Identification No. 514124-05-1120.

2023 taxes show PAID. The gross amount is \$6,484.17 for Tax Identification No. 514124-05-1130.

2023 taxes show PAID. The gross amount is \$1,094.16 for Tax Identification No. 514124-05-1140.

2023 taxes show PAID. The gross amount is \$1,094.16 for Tax Identification No. 514124-05-1150.

2023 taxes show PAID. The gross amount is \$1,926.66 for Tax Identification No. 514124-05-1160.

2023 taxes show PAID. The gross amount is \$2,184.71 for Tax Identification No. 514124-05-1180.

2023 taxes show PAID. The gross amount is \$1,923.21 for Tax Identification No. 514124-05-1190.

2023 taxes show PAID. The gross amount is \$5,398.81 for Tax Identification No. 514124-05-1210.

2023 taxes show PAID. The gross amount is \$88,080.33 for Tax Identification No. 514124-05-2150.

**Customer Reference Number: 25146-0067**  
**First American File Number: 110519860**

## **Certificate**

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from June 6, 2024 to October 28, 2024 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of BROWARD County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

A handwritten signature in black ink, appearing to read "Michael Abbey", written in a cursive style.

Michael Abbey, as SVP, Division Region Manager

Dated:10/31/2024

**LEGAL DESCRIPTION (TITLE COMMITMENT):**

PARCEL A

**PARCEL 1:**  
LOTS 11 AND 12, BLOCK 33, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGES(S) 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 2:**  
THAT PORTION OF TRACT 33 OF THE 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, AT PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FORMERLY KNOWN AS LOTS 3 AND 4, BLOCK 33, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 3:**  
LOT 5, BLOCK 33, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 4:**  
LOT 6, BLOCK 33, AMENDED PLAT OF HOLLYWOOD PINES, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 5:**  
A PORTION OF TRACT 33, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, A SUBDIVISION IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; FORMERLY DESCRIBED AS LOTS 7 AND 8, BLOCK 33, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

**PARCEL 6:**  
LOTS 13 AND 14, BLOCK 33, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 7:**  
COMMENCING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 33, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE OF TRACT 33, OF THE 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 200 FEET TO POINT OF BEGINNING, THENCE EAST 100 FEET, THENCE NORTH A DISTANCE OF 106.09 FEET, THENCE WEST 100 FEET, THENCE SOUTH A DISTANCE OF 106.09 FEET TO THE POINT OF BEGINNING. THE ABOVE-CONVEYED PARCEL IS THE SAME AS LOTS 15 AND 16, BLOCK 33, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 8: (ALSO KNOWN AS SURVEY PARCEL 9.1)**  
LOTS 17 AND 18 OF BLOCK 33 OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALSO KNOWN AS:

COMMENCING AT A POINT IN THE SOUTH LINE OF TRACT 33, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 19, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 400 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT 33, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID TRACT 33, A DISTANCE OF 106.09 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 33, A DISTANCE OF 100 FEET, THENCE SOUTH 106.09 FEET TO SOUTH LINE OF SAID TRACT 33, THENCE EAST 100 FEET TO POINT OF BEGINNING.

PARCEL B

**PARCEL 1 (ALSO KNOW AS SURVEY PARCEL 2.1):**  
THAT PORTION OF TRACT 40, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOTS 5 AND 6, BLOCK 40, PLAT BOOK 9, PAGE 20, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20.

**PARCEL 2 (ALSO KNOWN AS SURVEY PARCEL 8.):**  
TRACT 33A, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3;

TOGETHER WITH:

THE EAST ONE-HALF (E ½) OF THAT 10 FOOT ALLEY ADJACENT TO THE WEST LINE OF TRACT 33A, WHICH ALLEY WAS VACATED PURSUANT TO ORDINANCE 0-96-62 OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, RECORDED JANUARY 21, 1997, IN OFFICIAL RECORDS BOOK 25927, PAGE 144.

**PARCEL 3 (ALSO KNOW AS SURVEY PARCEL 9.):**  
THE EAST 100 FEET OF TRACT 33, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3;

TOGETHER WITH:

THE WEST ONE-HALF (W ½) OF THAT 10 FOOT ALLEY ADJACENT TO THE EAST LINE OF THE EAST 100 FEET OF TRACT 3, WHICH ALLEY WAS VACATED PURSUANT TO ORDINANCE 0-96-62 OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, RECORDED JANUARY 21, 1997, IN OFFICIAL RECORDS BOOK 25927, PAGE 144.

**PARCEL 4 (ALSO KNOW AS SURVEY PARCEL 10.):**  
LOTS 19 AND 20, INCLUSIVE, BLOCK 33, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH:

THE WEST ONE-HALF (W ½) OF THAT 10 FOOT ALLEY ADJACENT TO THE EAST LINE OF LOT 20, BLOCK 33, WHICH ALLEY WAS VACATED PURSUANT TO ORDINANCE 0-96-62 OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, RECORDED JANUARY 21, 1997, IN OFFICIAL RECORDS BOOKS 25927, PAGE 144.

**PARCEL 5 (ALSO KNOW AS SURVEY PARCEL 11):**  
THE EAST 150 FEET OF TRACT 40, 3RD, AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3;

LESS THEREFROM:

THOSE LANDS CONVEYED TO THE CITY OF HOLLYWOOD, FLORIDA, PURSUANT TO THE FOLLOWING DEEDS:

- A. QUIT-CLAIM DEED GIVEN BY VERNON L. SCOTT, HIS WIFE, RECORDED JANUARY 15, 1966, IN OFFICIAL RECORDS BOOK 3153, PAGE 576;
- B. QUIT-CLAIM DEED GIVEN BY TAT CO., A FLORIDA CORPORATION, RECORDED FEBRUARY 9, 1966, IN OFFICIAL RECORDS BOOK 3169, PAGE 145;
- C. QUIT-CLAIM DEED GIVEN BY VERNON L. SCOTT AND WILMA L. SCOTT, HIS WIFE, RECORDED FEBRUARY 9, 1966, IN OFFICIAL RECORDS BOOK 3169, PAGE 153;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF LOTS 21 THROUGH 29, INCLUSIVE, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20; AND THE WEST 6 FEET OF THE EAST 150 FEET OF TRACT 40, 3RD, AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3.

AND ALSO LESS THEREFROM:

THOSE LANDS CONVEYED TO THE CITY OF HOLLYWOOD, FLORIDA, A MUNICIPAL CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED JANUARY 15, 1966, IN OFFICIAL RECORDS BOOK 3153, PAGE 578; AS FURTHER CONVEYED PURSUANT TO THAT CITY DEED BY THE CITY OF HOLLYWOOD, FLORIDA, A MUNICIPAL CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, TO THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION OF FLORIDA, RECORDED AUGUST 9, 1972, IN OFFICIAL RECORDS BOOK 4952, PAGE 894, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 20.00 FEET OF THE EAST ISO FEET OF TRACT 40, 3RD, AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3.

**PARCEL 6 (ALSO KNOW AS SURVEY PARCEL 4.1):**  
THAT PORTION OF TRACT 40, 3RD, AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, MORE FULLY DESCRIBED AS: THAT PARCEL OF LAND BEGINNING AT THE SOUTHWEST CORNER OF TRACT 40, 3RD, AMENDED PLAT OF HOLLYWOOD PINES; THENCE RUN EAST 100.00 FEET; THENCE NORTH 110.40 FEET; THENCE WEST 100.00 FEET; THENCE SOUTH 110.40 FEET TO THE POINT OF BEGINNING; FORMERLY DESCRIBED AS LOTS 11 AND 12, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20;

LESS THEREFROM:

THOSE LANDS CONVEYED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY EMIDIO M. ANTONELLI AND BARBARA M. ANTONELLI, HIS WIFE, RECORDED SEPTEMBER 23, 1974, IN OFFICIAL RECORDS BOOK 5940, PAGE 181, MORE PARTICULARLY DESCRIBED AS:

THE SOUTH 20 FEET OF THAT PART OF TRACT 40, 3RD, AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOTS 11 AND 12, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, AND ALL THAT EXTERNAL AREA LYING SOUTHWESTERLY OF AN ARC FORMED BY A 20.00 FOOT RADIUS WHICH IS TANGENT TO A LINE 20.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 11.

**PARCEL 7 (ALSO KNOW AS SURVEY PARCEL 6.1):**  
THAT PORTION OF TRACT 40, 3RD, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOTS 15 AND 16, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20;

TOGETHER WITH:

LOT 17, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20.

LESS THEREFROM:

THOSE LANDS CONVEYED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, GIVEN BY VERNON L. SCOTT AND WILMA SCOTT, HIS WIFE, RECORDED JANUARY 8, 1975, IN OFFICIAL RECORDS BOOK 6069, PAGE 255, MORE PARTICULARLY AS:

ALL THAT PORTION OF TRACT 40, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOTS 15 AND 16, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, AND LOT 17, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID LOT 15, SAID POINT BEING 20.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE RUN EASTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF LOTS 15, 16 AND 17, A DISTANCE 128.97 FEET TO A POINT OF CURVATURE FOR A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 3,869.71 FEET; AND A CENTRAL ANGLE OF 02°24'58". THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 163.18 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 95°08'53". THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF LAST AFORESAID CURVE, A DISTANCE OF 166.06 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, SAID POINT OF INTERSECTION BEING 151.27 FEET NORTH OF AND 50.00 FEET WEST OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST.

**PARCEL 8 (ALSO KNOW AS SURVEY PARCEL 7.1):**  
LOTS 21 THROUGH 29, INCLUSIVE, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20;

LESS THEREFROM:

THOSE LANDS CONVEYED PURSUANT TO THE FOLLOWING DEEDS:

A. QUIT-CLAIM DEED GIVEN BY VERNON L. SCOTT AND WILMA L. SCOTT, HIS WIFE, TO THE CITY OF HOLLYWOOD, FLORIDA, A MUNICIPAL CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED JANUARY 14, 1966, IN OFFICIAL RECORDS BOOK 3153, PAGE 576; AND

B. QUIT-CLAIM DEED GIVEN BY TAT CO., A FLORIDA CORPORATION, TO THE CITY OF HOLLYWOOD, FLORIDA, A MUNICIPAL CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED FEBRUARY 9, 1966, IN OFFICIAL RECORDS BOOK 3169, PAGE 147;

AS FURTHER CONVEYED PURSUANT TO THAT CITY DEED TO THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION OF FLORIDA, GIVEN BY THE CITY OF HOLLYWOOD, FLORIDA, MUNICIPAL CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED NOVEMBER 27, 1974, IN OFFICIAL RECORDS BOOK 6026, PAGE 590, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10.00 FEET OF LOTS 21 THROUGH 29, INCLUSIVE, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20.

AND ALSO LESS THEREFROM:

THOSE LANDS CONVEYED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, PURSUANT TO THE FOLLOWING DEEDS:

A. QUIT CLAIM DEED GIVEN BY VERNON L. SCOTT AND WILMA SCOTT, HIS WIFE RECORDED JANUARY 8, 1975 IN OFFICIAL RECORDS BOOK 6069, PAGE 248; AND

B. WARRANTY DEED GIVEN BY TAT CO., A FLORIDA CORPORATION, DATED DECEMBER 19, 1974, RECORDED JANUARY 8, 1975, IN OFFICIAL RECORDS BOOK 6069, PAGE 250.

MORE PARTICULARLY DESCRIBED AS:

ALL THAT PORTION OF LOTS 21, 22 AND 23, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21; THENCE RUN NORTHERLY ON AN ASSUMED BEARING OF NORTH 04°52'02" WEST, ALONG THE WEST BOUNDARY OF SAID LOT 21, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 86°59'42" EAST, A DISTANCE OF 42.26 FEET TO THE POINT OF CURVATURE OF CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 42.25 FEET AND CENTRAL ANGLE OF 97°52'19" THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.17 FEET TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ON A LINE 10.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID BLOCK 40; THENCE RUN SOUTH 04°52'02" EAST, A DISTANCE 54.61 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°32'32" AND A TANGENT BEARING SOUTH 48°19'21" WEST; THENCE ALONG THE ARC OF SAID CURVE, RUN SOUTHWESTERLY A DISTANCE OF 17.25 FEET TO THE POINT OF TANGENCY; SAID POINT OF TANGENCY BEING ON THE SOUTH BOUNDARY OF AFORESAID LOT 21; THENCE RUN WESTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 21 TO THE POINT OF BEGINNING.

**PARCEL 9 (ALSO KNOW AS SURVEY PARCEL 3.1):**  
THOSE PORTIONS OF TRACT 40, 3RD, AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOTS 4, 7 AND 8, BLOCK 40, PLAT BOOK 9, PAGE 20, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20.

**PARCEL 10 (ALSO KNOW AS SURVEY PARCEL 5.1):**  
THAT PORTION OF TRACT 40, 3RD, AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, MORE FULLY DESCRIBED AS:

THAT PARCEL OF LAND BEGINNING AT A POINT 100.00 FEET EAST OF THE SOUTHWEST CORNER OF TRACT 40; THENCE RUNNING A DISTANCE OF 100.00 FEET EAST; THENCE A DISTANCE OF 110.80 FEET NORTH; THENCE WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH, A DISTANCE OF 110.60 FEET TO THE POINT OF BEGINNING; FORMERLY DESCRIBED AS LOTS 13 AND 14, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20;

LESS THEREFROM:

THOSE LANDS CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, GIVEN BY DALE MORTGAGE & INVESTMENT CORP., A FLORIDA CORPORATION, RECORDED MARCH 12, 1973, IN OFFICIAL RECORDS BOOK 5196, PAGE 96, MORE PARTICULARLY DESCRIBED AS:

THE SOUTH 20.00 FEET OF TRACT 40, 3RD, AMENDED PLAT OF PORTION OF HOLLY WOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS THE SOUTH 20.00 FEET OF LOTS 13 AND 14, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20.

TOGETHER WITH:

**PARCEL 11 (ALSO KNOW AS SURVEY PARCEL 8.1):**  
COMMENCING AT THE NORTHWEST CORNER OF TRACT FORTY (40) OF THE THIRD AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE RUN EAST ALONG THE NORTH LINE OF TRACT FORTY (40) A DISTANCE OF ONE HUNDRED (100) FEET; THENCE SOUTH A DISTANCE OF ONE HUNDRED TEN AND FORTY-ONE/HUNDREDTHS (100.41) FEET; THENCE WEST ONE HUNDRED (100) FEET; THENCE NORTH A DISTANCE OF ONE HUNDRED TEN AND FORTY-ONE/HUNDREDTHS (110.41) FEET TO THE POINT OF BEGINNING. THE ABOVE CONVEYED PARCEL IS THE SAME AS LOTS NINE (9) AND TEN (10) OF BLOCK FORTY (40) OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

**PARCEL 12 (ALSO KNOW AS SURVEY PARCEL 10.1):**  
AS TO ANY PORTION OF THE ABOVE DESCRIBED PROPERTY, PARTICULARLY BLOCK 40, NOW TRACT 40:

THE VACATED ALLEY AS VACATED BY ORDINANCE NO. 65154, RECORDED ON APRIL 18, 2003, IN BOOK 34980, PAGE 135 AND THE VACATED PUBLIC INTERESTS ESTABLISHED THROUGH RECORDED ORDINANCE NO. 65154, RECORDED ON APRIL 18, 2003, IN BOOK 34980, PAGE 135, VACATED BY ORDINANCE NO. 0-2012-22, RECORDED ON DECEMBER 6, 2012, IN BOOK 49301, PAGE 1816.

LESS AND EXCEPT:

AS TO ANY PORTION OF THE ABOVE DESCRIBED PROPERTY, PARTICULARLY OWNED BY LEVY PROPERTIES, LLC;

AS DESCRIBED IN ORDER OF TAKING, RECORDED ON NOVEMBER 14, 2012, IN BOOK 49242, PAGE 1880.

**CERTIFICATION:**  
TO HOLLYWOOD K AUTOMOTIVE MANAGEMENT LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; SHUTTS & BOWEN LLP; BANK OF AMERICA N.A., AS ADMINISTRATIVE AGENT, AND EACH SUCCESSOR AND ASSIGN; STONEBURNER, BERRY, PURCELL & CAMPBELL P.A.; MCGUIRE WOODS LLP; SKADDEN, ARPS, SLATE, MEAGHER & FLOM LLP; MORGAN AUTO GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY; LEVY PROPERTIES, L.L.C.; A FLORIDA LIMITED LIABILITY COMPANY; 6022 FLAGLER, LLC, A FLORIDA LIMITED LIABILITY 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, 6(a), 7(a), 8, 9, 11, 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/2/24.

DATE OF PLAT OR MAP: 10/19/24

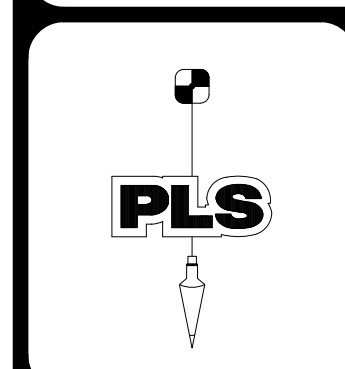
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
 MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA

SHEET 1 OF 3 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

7	ADDITIONAL INFORMATION-10/19/24	R.S.
6	73370-ADDITIONAL INFORMATION-10/22/24	L.H.
5	ADDITIONAL INFORMATION-6/28/24	P.C.
4	UPDATE TITLE COMMITMENT-6/4/24	L.H.
3	72817-UPDATE SURVEY-5/29/24	L.H.
2	DEED PROPOSED 9/W VACATION & PERMANENT DUTY ASSIGNMENT 11/20/21	B.B.
1	61821-ORIGINAL SURVEY-10/09/20	L.H.
NO.	REVISIONS	BY

**HOLLYWOOD KIA SITE**  
PEMBROKE ROAD & STATE ROAD 7  
HOLLYWOOD, FLORIDA 33023  
(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@pulicelandsurveyors.com  
WEBSITE: www.pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.  
CHECKED BY: J.F.P.

SCALE: 1" = 40'  
SURVEY DATE: 10/2/24

CLIENT: MORGAN AUTO GROUP  
ORDER NO.: 73370



**LEGAL DESCRIPTION (SURVEYOR'S):**

**SOUTH PROPERTY**

A PORTION OF TRACT 40, AND A PORTION OF THE 10 FOOT WIDE VACATED ALLEY "3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 3, ALONG WITH A PORTION OF LOT 17, AND LOTS 21 THROUGH 29, INCLUSIVE, AND A PORTION OF THE 10 FOOT WIDE VACATED ALLEY, "AMENDED PLAT OF HOLLYWOOD PINES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 20, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE NORTH 02°08'08" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24 FOR 90.32 FEET; THENCE SOUTH 87°51'52" WEST 63.00 FEET TO THE POB OF THE TRACT OF LAND HEREIN AFTER DESCRIBED ALSO BEING POINT OF BEGINNING A; THENCE SOUTH 45°38'03" WEST FOR 58.54 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PEMBROKE ROAD(STATE ROAD 824); THENCE NORTH 84°15'55" WEST ALONG SAID RIGHT-OF-WAY LINE 34.13 FEET; THENCE NORTH 89°34'07" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE 491.82 FEET ALONG THE SOUTH LINE OF VACATED ALLEY AND THE SOUTH LINE OF SAID TRACT 40 AND SAID LOT 17 TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87°03'39" FOR AN ARC LENGTH OF 30.39 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF SAID TRACT 40, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SW 61ST AVENUE; THENCE NORTH 02°30'48" WEST ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF TRACT 40 FOR 160.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°33'55" FOR AN ARC LENGTH OF 40.39 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID TRACT 40, AND BEING THE SOUTH RIGHT-OF-WAY LINE OF FLETCHER STREET; THENCE SOUTH 89°56'53" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND SAID NORTH LINE OF TRACT 40, AND CONTINUING ALONG THE NORTH LINE OF SAID VACATED ALLEY AND THE NORTH LINE OF SAID LOT 29, BLOCK 40 FOR 548.72 FEET; THENCE SOUTH 53°15'09" EAST 18.44 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. HIGHWAY 441); THENCE SOUTH 02°08'08" EAST ALONG SAID RIGHT-OF-WAY LINE 160.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

**NORTH PROPERTY**

A PORTION OF TRACT 33, AND A PORTION OF TRACT 33A, "3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 3, AND ALL OF LOTS 11, 19 AND 20, "AMENDED PLAT OF HOLLYWOOD PINES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 20, AND THAT 10 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID TRACT 33A, "3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 3, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE NORTH 02°08'08" WEST ALONG THE AFOREMENTIONED EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24 FOR 325.47 FEET; THENCE SOUTH 87°51'52" WEST 63.00 FEET TO THE POB OF THE TRACT OF LAND HEREIN AFTER DESCRIBED ALSO BEING POINT OF BEGINNING B; THENCE SOUTH 48°24'37" WEST 19.83 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 33A, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF FLETCHER STREET; THENCE NORTH 89°56'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG SAID SOUTH LINE OF TRACT 33A AND CONTINUING ALONG THE SOUTH LINE OF THE VACATED ALLEY, LOTS 20 AND 19, TRACT 33 AND LOT 11, BLOCK 33 FOR 550.34 FEET TO A POINT OF CURVATURE OF A CIRCULAR CENTRAL CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°26'05" FOR AN ARC LENGTH OF 38.15 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF SAID LOT 11, BLOCK 33, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SW 61ST AVENUE; THENCE NORTH 02°30'48" WEST ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF LOT 11, BLOCK 33 FOR 82.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 89°56'51" EAST 103.34 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 33; THENCE NORTH 02°08'45" WEST 106.04 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 33 AND A POINT ON THE SOUTH LINE OF FLAGLER STREET; THENCE SOUTH 89°56'51" EAST ALONG THE NORTH LINE OF TRACT 33 AND THE SOUTH RIGHT-OF-WAY LINE OF FLAGLER STREET AND CONTINUING ALONG THE NORTH LINE OF SAID VACATED ALLEY, AND THE NORTH LINE OF SAID TRACT 33A AND THE SOUTH RIGHT-OF-WAY LINE OF FLAGLER STREET FOR 468.12 FEET; THENCE SOUTH 49°41'44" EAST 25.49 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. HIGHWAY 441); THENCE SOUTH 02°08'08" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 182.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 234,743 SQUARE FEET (5.3889 ACRES), MORE OR LESS.

**THE PLANNING & ZONING RESOURCE COMPANY**

1300 S. Meridian Avenue, Suite 400  
OKLAHOMA CITY, OKLAHOMA 73108  
(405) 840-4344  
(405) 840-2608 FAX

**ZONING AND SITE REQUIREMENTS SUMMARY**

**I. Property Location and Size**

1. Jurisdiction:	City of Hollywood, FL
2. Name:	Hollywood Kia Site
3. Address:	1640 South State Road 7
4. Size:	5.6377 Acres or 245,581 Square Feet +/- (Per Survey)

**II. Existing Land Use and Zoning**

1. Date of Existing Ordinance:	Current as provided Online
2. Existing Zoning Designation:	"S-MU" South Mixed-Use District
3. Adjacent Zoning Designation and or Uses if Applicable:	Surrounded by "S-MU"
4. Existing Land Use:	Automobile Dealership and Accessory Parking Lot for Display of Vehicles

**III. Zoning Regulations**

1. Are copies of zoning regulations available for this site?	Yes, Attached
2. If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use?	Yes, Attached

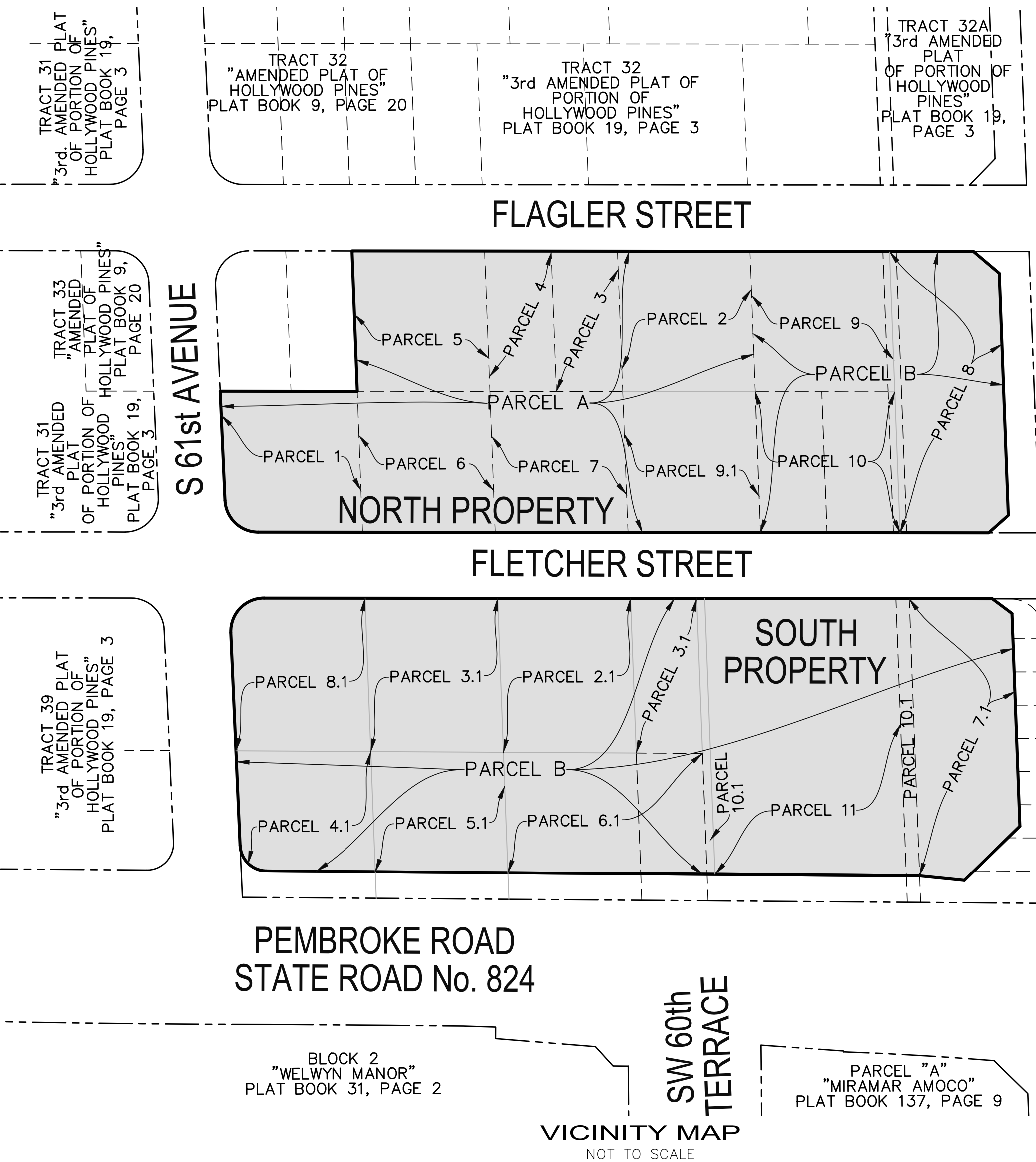
**IV. Property Specification**

1. Building Set-Back Lines	Required	Existing
a. Front:		
1. All Frontages:	Minimum: 10 Feet	Pembroke Road: 71.2 Feet SW 61 <sup>st</sup> Avenue: 168.1 Feet Fletcher Street: 42.2 Feet (Per Survey)
2. State Road 7:	Maximum: 30 Feet	Exceeds 30 Feet (Per Survey)
b. Interior Side:	Minimum: 0 Feet	Not Applicable, as the property is surrounded by Streets
c. Rear:	Minimum: 5 Feet	Not Applicable, as the property is surrounded by Streets

2. Building Size	
a. Maximum Building Height or Stories:	65 Feet
b. Existing Building Height or Stories:	1 and 2 Stories / Up to 31.73 Feet (Per Survey)
c. Building Site Area Requirements:	Minimum Landscaped Area: 5% Existing: At Least 5% (Per Review of Survey and Aerial Image)

3. Density	
a. Building Density Formula:	Not Restricted
b. Approximate Building Footprint:	23,242 Square Feet (Per Review of Survey)

4. Parking	
a. Parking Space Formula:	Auto/Truck Sales - Repair Garage 1 Space / 400 Square Feet of enclosed Floor Area plus 1 Space / 10,000 Square Feet of Lot Area used for Sales (Square Footage per Site Plan)
	Showroom 6,015 / 400 = 15 Spaces Service Shop 15,242 / 400 = 38 Spaces Outdoor Sales 40,597 / 10,000 = 4 Spaces
	Office 1 Space / 250 Square Feet 1,985 / 250 = 8 Spaces
b. Parking Spaces Required:	65 Total Parking Spaces
c. Existing Parking Spaces:	53 Total Parking Spaces, including 3 Handicapped Spaces (Per Survey)  Per review of Aerial Image and Survey, there are more than 65 Parking Spaces on the subject properties.



**NOTES:**

- 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.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #BCED1146; ELEVATION: 9.919 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE FEET; PANEL #12011C0727H; COMMUNITY #125113; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE EAST RIGHT-OF-WAY LINE OF SW 61ST AVENUE BEING N02°30'48"W.
- 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.
- 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'.
- THIS SITE CONTAINS 53 TOTAL PARKING SPACES (50 REGULAR & 3 DISABLED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 110246309, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 31, 2024 AT 8:00 AM, REVISION NUMBER 5 (06-04-2024). THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B PART II OF SAID COMMITMENT:
  - ITEMS 1, 2, 3, 4, 5, 6, 7 & 8: STANDARD EXCEPTIONS, NOT ADDRESSED.
  - ITEM 9: INTENTIONALLY DELETED.
  - ITEM 10: INTENTIONALLY DELETED.
  - ITEM 11: RESERVATIONS IN DEED NO. 16200 IN DEED BOOK 46, PAGE 337, AS AFFECTED BY RELEASE OF CANAL RESERVATION IN O.R.B. 34903, PAGE 433 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 12: RESOLUTION IN O.R.B. 3843, PAGE 406 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 13: FLORIDA POWER & LIGHT COMPANY 6746, PAGE 888 APPLIES TO THIS SITE. APPROXIMATE LOCATION DEPICTED HEREON.
  - ITEM 14: ORDINANCE NO. 0-78-73 IN O.R.B. 7989, PAGE 637 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 15: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 9674, PAGE 406 APPLIES TO THIS SITE. APPROXIMATE LOCATION DEPICTED HEREON.
  - ITEM 16: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 25870, PAGE 746, APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEM 17: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 34980, PAGE 135, APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEM 18: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 35085, PAGE 971 APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEM 19: RESOLUTION NO. 12-DPV-04 IN O.R.B. 48810, PAGE 347 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 20: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 49064, PAGE 1307 APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEM 21: TERMS AND CONDITIONS OF ORDINANCE NO. 0-2012-22 IN O.R.B. 49301, PAGE 1816 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 22: BILL OF SALE IN O.R.B. 51125, PAGE 1705 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 23: EASEMENT IN O.R.B. 51125, PAGE 1711 APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEM 24: RELEASE OF LIABILITY IN INSTRUMENT #113075938, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 25: DECLARATION OF UNITY OF TITLE IN INSTRUMENT #113129239 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 26: RESOLUTION NO. 15-V-38 IN INSTRUMENT #113186414 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 27: UTILITY EASEMENT IN ORDINANCE 0-96-62 IN O.R.B. 25927, PAGE 144 APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEM 28: NOT ADDRESSED.
  - ITEM 29: UNDERGROUND EASEMENT IN INSTRUMENT #119485977 APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEM 30: NOTICE OF RECORDING OF ENCROACHMENT AGREEMENT IN INSTRUMENT #119617910, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 31: SURVEY MATTERS DEPICTED HEREON, NOT ADDRESSED.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE LEGAL DESCRIPTION AS STATED IN TITLE COMMITMENT FOR TITLE INSURANCE IS ONE AND THE SAME AS THE LEGAL DESCRIPTION INCLUDED ON THIS SURVEY.
- NORTH PROPERTY CONTAINING PARCELS 1 THRU 10 AND PARCEL 9.1 IS CONTIGUOUS CONTAINING NO GAPS OR GORES.
- SOUTH PROPERTY CONTAINING PARCELS 2.1, 3.1, 4.1, 5.1, 6.1, 7.1, 8.1, 10.1 AND 11 IS CONTIGUOUS CONTAINING NO GAPS OR GORES.
- DEPTHS DEPICTED ON WATER MAIN WITHIN FLETCHER STREET RIGHT-OF-WAY WAS PROVIDED FROM BLOODHOUND AND SHOWN PER CLIENT REQUEST.

SHEET 2 OF 3 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

**HOLLYWOOD KIA SITE**  
PEMBROKE ROAD & STATE ROAD 7  
HOLLYWOOD, FLORIDA 33023  
(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@pulicelandsurveyors.com  
WEBSITE: www.pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H. CHECKED BY: J.F.P. SCALE: 1" = 40' SURVEY DATE: 10/2/24 CLIENT: MORGAN AUTO GROUP ORDER NO.: 73370











**LEGAL DESCRIPTION (TITLE COMMITMENT):**

**PARCEL A**

**PARCEL 1:** LOTS 11 AND 12, BLOCK 33, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGES(S) 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 2:** THAT PORTION OF TRACT 33 OF THE 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, AT PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FORMERLY KNOWN AS LOTS 3 AND 4, BLOCK 33, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 3:** LOT 5, BLOCK 33, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 4:** LOT 6, BLOCK 33, AMENDED PLAT OF HOLLYWOOD PINES, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 5:** A PORTION OF TRACT 33, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, A SUBDIVISION IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FORMERLY DESCRIBED AS LOTS 7 AND 8, BLOCK 33, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

**PARCEL 6:** LOTS 13 AND 14, BLOCK 33, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 7:** COMMENCING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 33, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE RUN EAST ALONG THE SOUTH LINE OF TRACT 33, OF THE 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 200 FEET TO POINT OF BEGINNING, THENCE EAST 100 FEET, THENCE NORTH A DISTANCE OF 106.09 FEET, THENCE WEST 100 FEET, THENCE SOUTH A DISTANCE OF 106.09 FEET TO THE POINT OF BEGINNING, THE ABOVE-CONVEYED PARCEL IS THE SAME AS LOTS 15 AND 16, BLOCK 33, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 8: (ALSO KNOWN AS SURVEY PARCEL 9.1)** LOTS 17 AND 18 OF BLOCK 33 OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALSO KNOWN AS: COMMENCING AT A POINT IN THE SOUTH LINE OF TRACT 33, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 19, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 400 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT 33, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID TRACT 33, A DISTANCE OF 106.09 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 33, A DISTANCE OF 100 FEET; THENCE SOUTH 106.09 FEET TO SOUTH LINE OF SAID TRACT 33, THENCE EAST 100 FEET TO POINT OF BEGINNING.

**PARCEL B**

**PARCEL 1 (ALSO KNOWN AS SURVEY PARCEL 2.1):** THAT PORTION OF TRACT 40, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOTS 5 AND 6, BLOCK 40, PLAT BOOK 9, PAGE 20, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20.

**PARCEL 2 (ALSO KNOWN AS SURVEY PARCEL 8.1):** TRACT 33A, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3.

TOGETHER WITH:  
THE EAST ONE-HALF (E ½) OF THAT 10 FOOT ALLEY ADJACENT TO THE WEST LINE OF TRACT 33A, WHICH ALLEY WAS VACATED PURSUANT TO ORDINANCE O-96-62 OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, RECORDED JANUARY 21, 1997, IN OFFICIAL RECORDS BOOK 25927, PAGE 144.

**PARCEL 3 (ALSO KNOWN AS SURVEY PARCEL 9.1):** THE EAST 100 FEET OF TRACT 33, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3.

TOGETHER WITH:  
THE WEST ONE-HALF (W ½) OF THAT 10 FOOT ALLEY ADJACENT TO THE EAST LINE OF THE EAST 100 FEET OF TRACT 3, WHICH ALLEY WAS VACATED PURSUANT TO ORDINANCE O-96-62 OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, RECORDED JANUARY 21, 1997, IN OFFICIAL RECORDS BOOK 25927, PAGE 144.

**PARCEL 4 (ALSO KNOWN AS SURVEY PARCEL 11):** LOTS 19 AND 20, INCLUSIVE, BLOCK 33, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:  
THE WEST ONE-HALF (W ½) OF THAT 10 FOOT ALLEY ADJACENT TO THE EAST LINE OF LOT 20, BLOCK 33, WHICH ALLEY WAS VACATED PURSUANT TO ORDINANCE O-96-62 OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, RECORDED JANUARY 21, 1997, IN OFFICIAL RECORDS BOOKS 25927, PAGE 144.

**PARCEL 5 (ALSO KNOWN AS SURVEY PARCEL 11):** THE EAST 150 FEET OF TRACT 40, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3.

LESS THEREFROM:  
THOSE LANDS CONVEYED TO THE CITY OF HOLLYWOOD, FLORIDA, PURSUANT TO THE FOLLOWING DEEDS:  
A. QUIT-CLAIM DEED GIVEN BY VERNON L. SCOTT, HIS WIFE, RECORDED JANUARY 15, 1966, IN OFFICIAL RECORDS BOOK 9153, PAGE 576;  
B. QUIT-CLAIM DEED GIVEN BY TAT CO., A FLORIDA CORPORATION, RECORDED FEBRUARY 9, 1966, IN OFFICIAL RECORDS BOOK 3169, PAGE 145;  
C. QUIT-CLAIM DEED GIVEN BY VERNON L. SCOTT AND WILMA L. SCOTT, HIS WIFE, RECORDED FEBRUARY 9, 1966, IN OFFICIAL RECORDS BOOK 3169, PAGE 153.

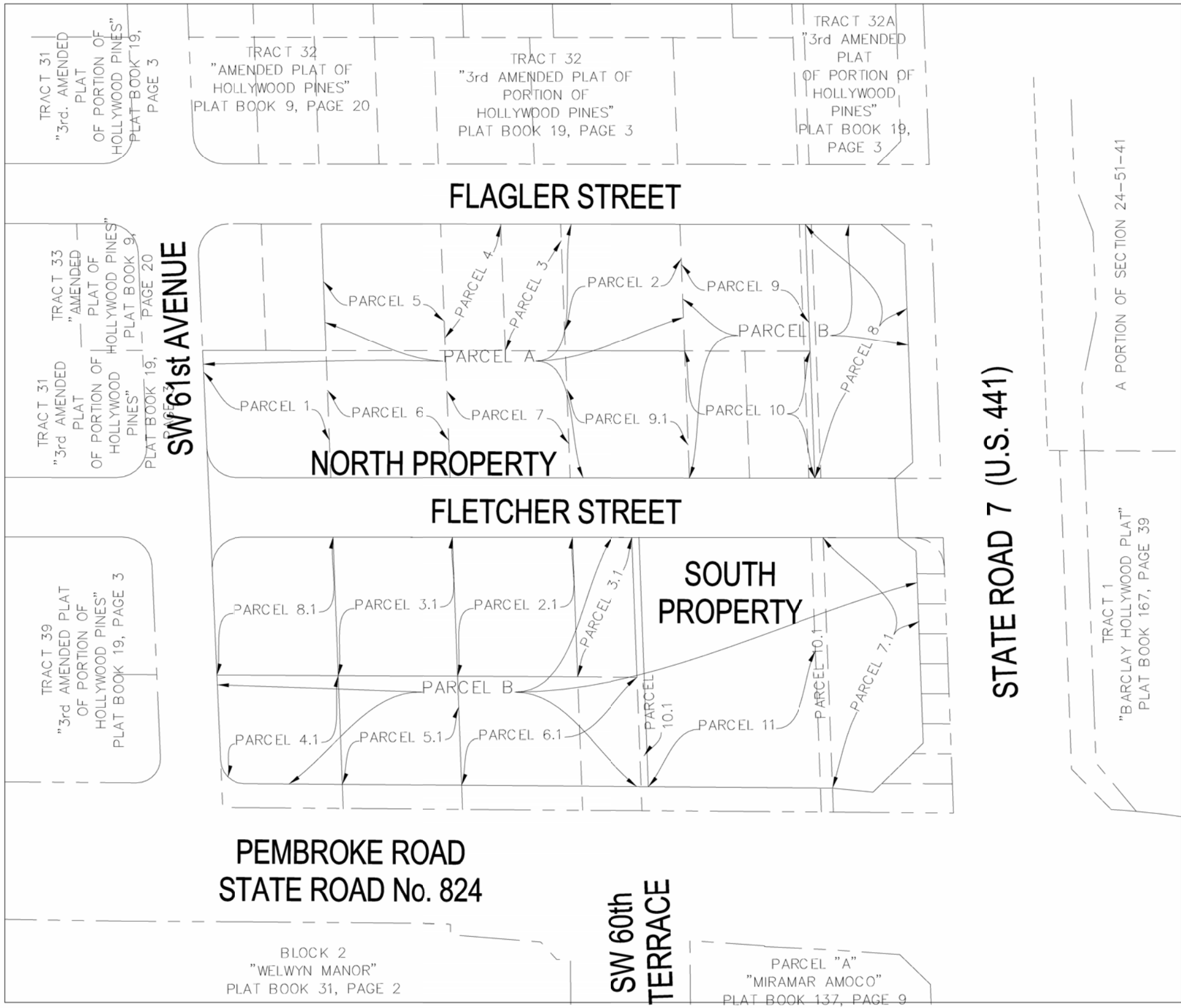
MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE EAST 10 FEET OF LOTS 21 THROUGH 29, INCLUSIVE, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20; AND THE WEST 6 FEET OF THE EAST 150 FEET OF TRACT 40, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3.

AND ALSO LESS THEREFROM:  
THOSE LANDS CONVEYED TO THE CITY OF HOLLYWOOD, FLORIDA, A MUNICIPAL CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED JANUARY 15, 1966, IN OFFICIAL RECORDS BOOK 3153, PAGE 578; AS FURTHER CONVEYED PURSUANT TO THAT CITY DEED BY THE CITY OF HOLLYWOOD, FLORIDA, RECORDED JANUARY 14, 1966, IN OFFICIAL RECORDS BOOK 3153, PAGE 578; AND THE STATE OF FLORIDA, TO THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION OF FLORIDA, RECORDED AUGUST 9, 1972, IN OFFICIAL RECORDS BOOK 4952, PAGE 894, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE SOUTH 20.00 FEET OF THE EAST 150 FEET OF TRACT 40, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3.

**PARCEL 6 (ALSO KNOWN AS SURVEY PARCEL 4.1):** THAT PORTION OF TRACT 40, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS THAT PARCEL OF LAND BEGINNING AT THE SOUTHWEST CORNER OF TRACT 40, 3RD AMENDED PLAT OF HOLLYWOOD PINES; THENCE RUN EAST 100.00 FEET; THENCE NORTH 110.40 FEET; THENCE WEST 100.00 FEET; THENCE SOUTH 110.40 FEET TO THE POINT OF BEGINNING; FORMERLY DESCRIBED AS LOTS 11 AND 12, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20;

LESS THEREFROM:  
THOSE LANDS CONVEYED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY EMIDIO M. ANTONELLI AND BARBARA M. ANTONELLI, HIS WIFE, RECORDED SEPTEMBER 23, 1974, IN OFFICIAL RECORDS BOOK 5940, PAGE 181, MORE PARTICULARLY DESCRIBED AS:

**VICINITY MAP ( NOT TO SCALE)**



**LEGAL DESCRIPTION (SURVEYOR'S):**

**SOUTH PROPERTY:**  
A PORTION OF TRACT 40, AND A PORTION OF THE 10 FOOT WIDE VACATED ALLEY "3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 3, ALONG WITH A PORTION OF LOT 17, AND LOTS 21 THROUGH 29, INCLUSIVE, AND A PORTION OF THE 10 FOOT WIDE VACATED ALLEY, "AMENDED PLAT OF HOLLYWOOD PINES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 20, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, THENCE NORTH 02°08'08" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24 FOR 93.33 FEET; THENCE SOUTH 87°51'52" WEST 63.00 FEET TO THE POB OF THE TRACT OF LAND HEREIN AFTER DESCRIBED ALSO BEING POINT OF BEGINNING A; THENCE SOUTH 45°38'03" WEST FOR 58.54 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PEMBROKE ROAD (STATE ROAD 824); THENCE NORTH 84°15'55" WEST ALONG SAID RIGHT-OF-WAY LINE 34.13 FEET; THENCE NORTH 89°34'07" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE 491.82 FEET ALONG THE SOUTH LINE OF VACATED ALLEY AND THE SOUTH LINE OF SAID TRACT 40 AND SAID LOT 17 TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87°03'39" FOR AN ARC LENGTH OF 30.39 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF SAID TRACT 40, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SW 61ST AVENUE; THENCE NORTH 02°30'48" WEST ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF TRACT 40 FOR 160.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTH NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°33'55" FOR AN ARC LENGTH OF 40.39 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID TRACT 40, AND BEING THE SOUTH RIGHT-OF-WAY LINE OF FLETCHER STREET; THENCE SOUTH 89°56'53" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND SAID NORTH LINE OF TRACT A; AND CONTINUING ALONG THE NORTH LINE OF SAID VACATED ALLEY AND THE NORTH LINE OF SAID LOT 29, BLOCK 40 FOR 548.72 FEET; THENCE SOUTH 53°15'09" EAST 18.44 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. HIGHWAY 441); THENCE SOUTH 02°08'08" EAST ALONG SAID RIGHT-OF-WAY LINE 160.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:  
**NORTH PROPERTY:**  
A PORTION OF TRACT 33, AND A PORTION OF TRACT 33A, "3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 3, AND ALL OF LOTS 11, 19 AND 20, "AMENDED PLAT OF HOLLYWOOD PINES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 20, AND THAT 10 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID TRACT 33A, "3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 3, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, THENCE NORTH 02°08'08" WEST ALONG THE AFOREMENTIONED EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24 FOR 93.33 FEET; THENCE SOUTH 87°51'52" WEST 63.00 FEET TO THE POB OF THE TRACT OF LAND HEREIN AFTER DESCRIBED ALSO BEING POINT OF BEGINNING B; THENCE SOUTH 48°24'37" WEST 19.83 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 33A, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF FLETCHER STREET; THENCE NORTH 89°56'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG SAID SOUTH LINE OF TRACT 33A AND CONTINUING ALONG THE SOUTH LINE OF THE VACATED ALLEY; LOTS 20 AND 19, TRACT 33 AND LOT 11, BLOCK 33 FOR 550.34 FEET TO A POINT OF CURVATURE OF A CIRCULAR CENTRAL CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°26'05" FOR AN ARC LENGTH OF 38.15 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF SAID LOT 11, BLOCK 33, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SW 61ST AVENUE; THENCE NORTH 02°30'48" WEST ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF LOT 11, BLOCK 33 FOR 82.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 89°56'51" EAST 103.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 33; THENCE NORTH 02°08'45" WEST 106.04 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 33 AND A POINT ON THE SOUTH LINE OF FLAGLER STREET; THENCE SOUTH 89°56'51" EAST ALONG THE NORTH LINE OF TRACT 33 AND THE SOUTH RIGHT-OF-WAY LINE OF FLAGLER STREET AND CONTINUING ALONG THE NORTH LINE OF SAID VACATED ALLEY, AND THE NORTH LINE OF SAID TRACT 33A AND THE SOUTH RIGHT-OF-WAY LINE OF FLAGLER STREET FOR 468.12 FEET; THENCE SOUTH 49°41'44" EAST 25.49 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. HIGHWAY 441); THENCE SOUTH 02°08'08" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 182.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 234,743 SQUARE FEET (5.3889 ACRES), MORE OR LESS.

**NOTES:**

- 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. (SEE ALTA SURVEY DOCUMENT ATTACHED TO TAC APPLICATION FOR SIGN AND SEAL DOCUMENT)
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #BCED1146; ELEVATION: 9.919 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE FEET; PANEL #12011C0727H; COMMUNITY #125113; MAP DATE: 8/16/14.
- THIS SITE LIES IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE EAST RIGHT-OF-WAY LINE OF SW 61ST AVENUE BEING N02°30'48"W.
- 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.
- 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'.
- THIS SITE CONTAINS 53 TOTAL PARKING SPACES (50 REGULAR & 3 DISABLED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 110246309, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 31, 2024 AT 8:00 AM, REVISION NUMBER 5 (06-04-2024). THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B PART II OF SAID COMMITMENT: ITEMS 1, 2, 3, 4, 5, 6, 7 & 8. STANDARD EXCEPTIONS, NOT ADDRESSED.
- ITEM 9: INTENTIONALLY DELETED.
- ITEM 11: RESERVATIONS IN DEED NO. 16200 IN DEED BOOK 46, PAGE 337, AS AFFECTED BY RELEASE OF CANAL RESERVATION IN O.R.B. 34903, PAGE 433 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 12: RESOLUTION IN O.R.B. 3843, PAGE 406 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 13: FLORIDA POWER & LIGHT COMPANY 6746, PAGE 888 APPLIES TO THIS SITE, APPROXIMATE LOCATION DEPICED HEREON.
- ITEM 14: ORDINANCE NO. 0-78-73 IN O.R.B. 7989, PAGE 637 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 15: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 9674, PAGE 406 APPLIES TO THIS SITE, APPROXIMATE LOCATION DEPICED HEREON.
- ITEM 16: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 25870, PAGE 746, APPLIES TO THIS SITE AS DEPICED HEREON.
- ITEM 17: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 34980, PAGE 135, APPLIES TO THIS SITE AS DEPICED HEREON.
- ITEM 18: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 35085, PAGE 971 APPLIES TO THIS SITE AS DEPICED HEREON.
- ITEM 19: RESOLUTION NO. 12-DPV-04 IN O.R.B. 48810, PAGE 347 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 20: EASEMENT IN O.R.B. 51125, PAGE 1711 APPLIES TO THIS SITE AS DEPICED HEREON.
- ITEM 24: RELEASE OF LIABILITY IN INSTRUMENT #113075938, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 25: DECLARATION OF UNITY OF TITLE IN INSTRUMENT #113129239 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 26: RESOLUTION NO. 15-V-38 IN INSTRUMENT #113186414 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 27: UTILITY EASEMENT IN ORDINANCE O-96-62 IN O.R.B. 25927, PAGE 144 APPLIES TO THIS SITE AS DEPICED HEREON.
- ITEM 28: NOT ADDRESSED.
- ITEM 29: UNDERGROUND EASEMENT IN INSTRUMENT #119485977 APPLIES TO THIS SITE AS DEPICED HEREON.
- ITEM 30: NOTICE OF RECORDING OF ENCROACHMENT AGREEMENT IN INSTRUMENT #119617910, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 31: SURVEY MATTERS DEPICED HEREON, NOT ADDRESSED.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE LEGAL DESCRIPTION AS STATED IN TITLE COMMITMENT FOR TITLE INSURANCE IS ONE AND THE SAME AS THE LEGAL DESCRIPTION INCLUDED ON THIS SURVEY.
- NORTH PROPERTY CONTAINING PARCELS 1 THRU 10 AND PARCEL 9.1 IS CONTIGUOUS CONTAINING NO GAPS OR GORES.
- SOUTH PROPERTY CONTAINING PARCELS 2.1, 3.1, 4.1, 5.1, 6.1, 7.1, 8.1, 10.1 AND 11 IS CONTIGUOUS CONTAINING NO GAPS OR GORES.

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11/27/2024 5:56:15 PM

TAC PRELIMINARY SET

ISSUE DATE: 11-27-2024

REV.	DATE	DESCRIPTION

CONTRACT DATE: 11-1-2024

1640 S STATE ROAD 7 HOLLYWOOD, FL

36 YEARS DELIVERING INNOVATIVE DESIGN NATIONWIDE

**MORGAN**

Spring Engineering Architecture • Engineering • Land Planning 3074 U.S. HWY 19, HOUSTON, TX (727) 638-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C000747

SITE LEGAL DESCRIPTION

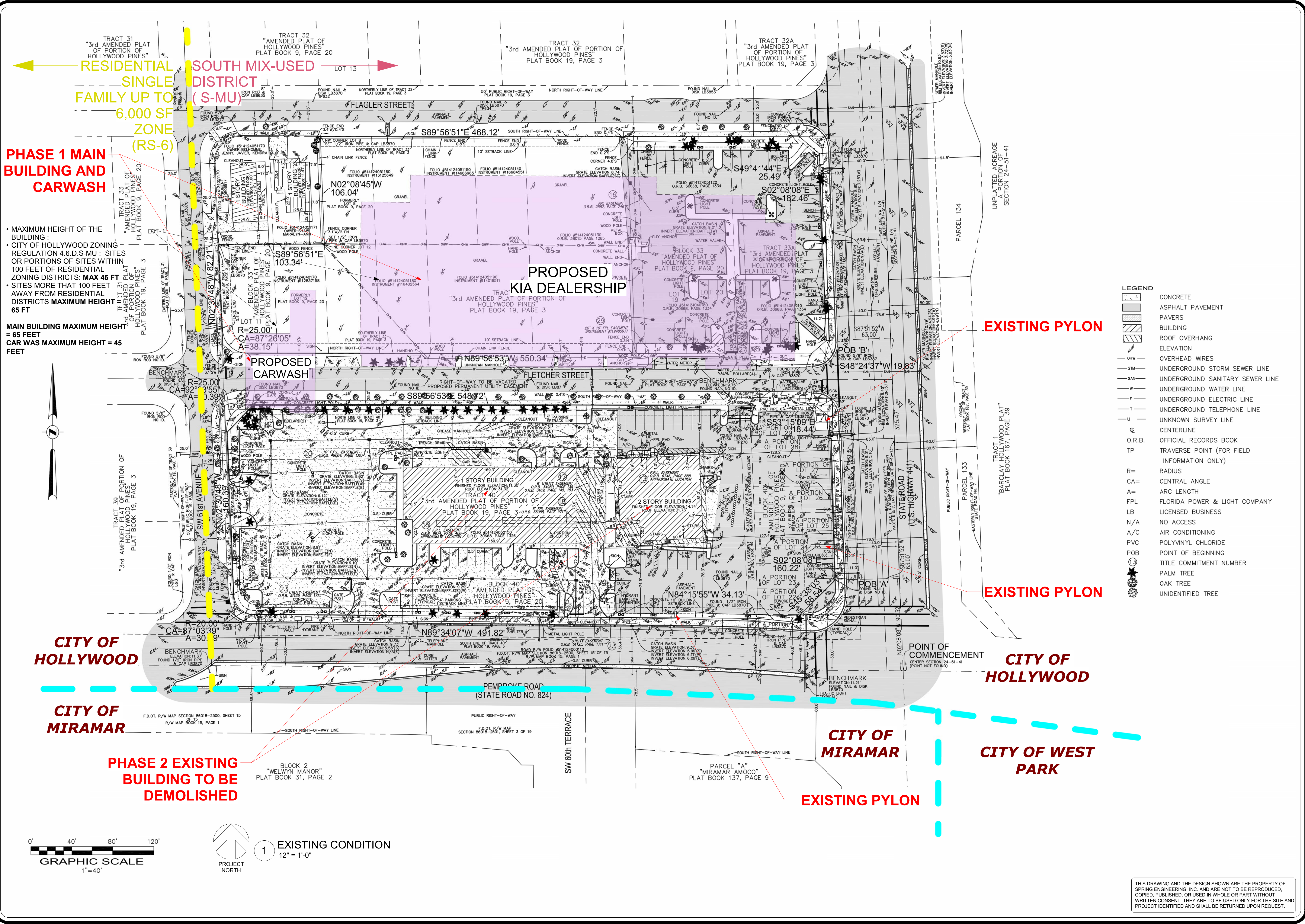
DESIGNED BY: MM  
DRAWN BY: MM  
CHECKED BY: SC

JOB NO. 2024 - 15

SHEET NO. TAC02



11/27/2024 5:56:20 PM



**PHASE 1 MAIN BUILDING AND CARWASH**

• MAXIMUM HEIGHT OF THE BUILDING :  
 • CITY OF HOLLYWOOD ZONING REGULATION 4.6.D.S-MU : SITES OR PORTIONS OF SITES WITHIN 100 FEET OF RESIDENTIAL ZONING DISTRICTS: **MAX 45 FT**  
 • SITES MORE THAN 100 FEET AWAY FROM RESIDENTIAL DISTRICTS **MAXIMUM HEIGHT = 65 FT**

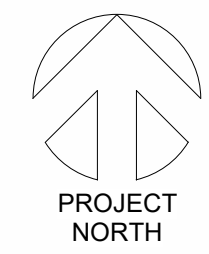
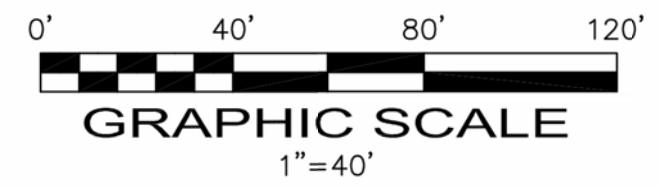
**MAIN BUILDING MAXIMUM HEIGHT = 65 FEET**  
**CAR WAS MAXIMUM HEIGHT = 45 FEET**

**EXISTING PYLON**

**EXISTING PYLON**

**EXISTING PYLON**

- LEGEND**
- CONCRETE
  - ASPHALT PAVEMENT
  - PAVERS
  - BUILDING
  - ROOF OVERHANG
  - ELEVATION
  - OVERHEAD WIRES
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND TELEPHONE LINE
  - UNKNOWN SURVEY LINE
  - CENTERLINE
  - O.R.B. OFFICIAL RECORDS BOOK
  - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
  - R= RADIUS
  - CA= CENTRAL ANGLE
  - A= ARC LENGTH
  - FPL FLORIDA POWER & LIGHT COMPANY
  - N/A NO ACCESS
  - A/C AIR CONDITIONING
  - PVC POLYVINYL CHLORIDE
  - POB POINT OF BEGINNING
  - TITLE COMMITMENT NUMBER
  - OAK TREE
  - UNIDENTIFIED TREE



**1** EXISTING CONDITION  
 12" = 1'-0"

TAC PRELIMINARY SET

ISSUE DATE: 11-27-2024

REV.	DATE	DESCRIPTION



CONTRACT DATE: 11-27-2024



EXISTING CONDITION

DESIGNED BY: MM  
 DRAWN BY: MM  
 CHECKED BY: SC

JOB NO. 2024 - 15

SHEET NO.

TAC03

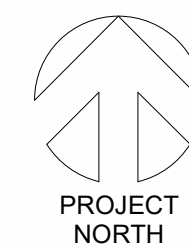
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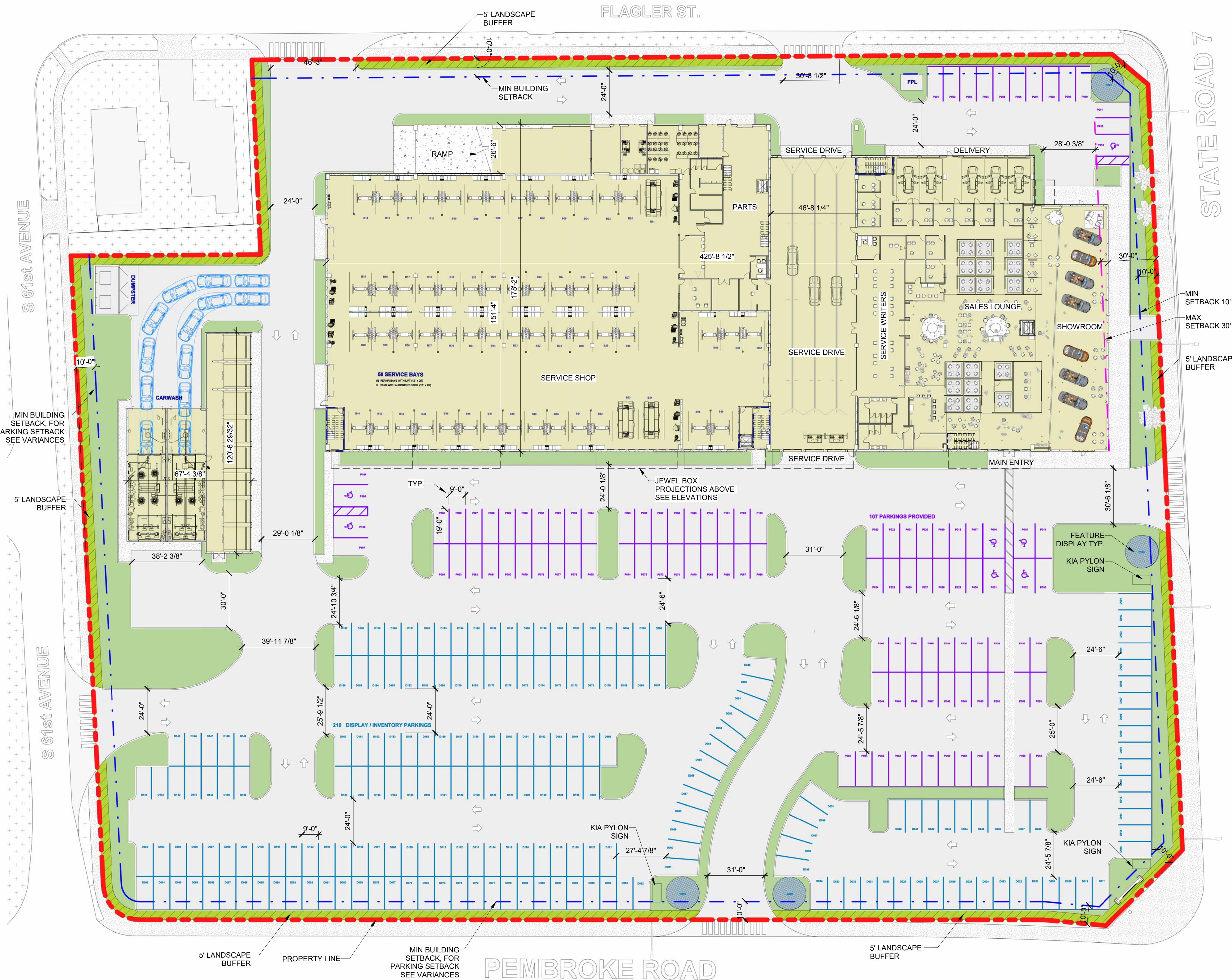




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**1 SITE PLAN**  
1" = 30'-0"



**SITE PLAN TABULAR INFORMATION**

**PROPERTY LOCATION AND SIZE**

JURISDICTION: CITY OF HOLLYWOOD, FL  
 NAME: HOLLYWOOD KIA SITE  
 ADDRESS: 1640 SOUTH STATE ROAD 7  
 SIZE: 6.07 ACRES = 264,661 SF (SEE DETAILS IN LANDSCAPE AREA CALCULATION BELOW)

**FLETCHER STREET VACATION AND PLATTING COMPLIANCE**

THE PROPOSED DEVELOPMENT INCLUDES THE VACATION OF FLETCHER STREET, A 50-FOOT RIGHT-OF-WAY BETWEEN STATE ROAD 7/ U.S. 441 AND NORTH 61 AVENUE, ACCORDING TO THE BROWARD COUNTY PLANNING COUNCIL LETTER DATED OCTOBER 16, 2024. THE PARCEL COMPLIES WITH POLICY 2.13.1 OF THE BROWARD COUNTY LAND USE PLAN (BCLUP), AND REPLATTING IS NOT REQUIRED FOR THIS PROJECT.

THE SPECIFICALLY DELINEATED PORTIONS OF THE PARCEL (LOTS 11 AND 19-20, BLOCK 33; LOTS 17 AND 21-29, BLOCK 40; AND ALL OF TRACTS 33A AND 40) MEET THE BCLUP CRITERIA, WITH THE VACATED FLETCHER STREET AND 10-FOOT ALLEYS INCORPORATED INTO THE SITE. THIS COMPLIANCE ENSURES THE PROPOSED DEVELOPMENT ADHERES TO THE COUNTY TRAFFICWAYS PLAN AND DOES NOT TRIGGER ADDITIONAL REPLATTING UNDER THE STATED POLICY.

THIS NOTE IS SUBMITTED AS PART OF THE TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW FOR THE CITY OF HOLLYWOOD TO ADDRESS THE VACATION OF FLETCHER STREET AND CONFIRM ITS INTEGRATION INTO THE PROJECT SCOPE.

**LAND USE AND ZONING**

ZONING DESIGNATION: "S-MU" SOUTH MIXED-USE DISTRICT  
 ADJACENT ZONING DESIGNATION: SURROUNDED BY "S-MU"  
 LAND USE: (NO CHANGE) SINGLE USE: COMMERCIAL; AUTO DEALERSHIP INCLUDING REPAIR GARAGE, SALES AND STORAGE PARTS

**APPROVED VARIANCES**

IN REFERENCE TO RESOLUTION NO. 12-DPV-04 (CFN # 110802286), RECORDED ON 06/07/12 AT 09:54:08 AM IN OFFICIAL RECORDS BOOK 48810, PAGES 347-355, THIS DOCUMENT GRANTED VARIANCES, DESIGN APPROVAL, AND SITE PLAN APPROVAL FOR A 15,700 SQ. FT. ADDITION AND SITE IMPROVEMENTS AT 1640 SOUTH STATE ROAD 7. HERE ARE THE VARIANCES:

- PARKING LOT SETBACK REDUCTION:**  
 WAIVER TO REDUCE THE REQUIRED PARKING LOT SETBACK FROM 10 FEET TO A MINIMUM OF 5 FEET ON THE NORTH SIDE AND 4 FEET ON THE SOUTH AND WEST SIDES OF THE PROPERTY.
- LANDSCAPE BUFFER REDUCTION:**  
 WAIVER TO REDUCE THE REQUIRED LANDSCAPE BUFFER FROM 5 FEET TO 0 FEET ALONG THE WEST AND NORTH SIDES OF THE PROPERTY.
- VEHICULAR USE AREA LANDSCAPING:**  
 WAIVER TO REDUCE THE REQUIREMENT FOR LANDSCAPING IN THE VEHICULAR USE AREA FROM 25% TO 15%.
- WALL SIGNAGE:**  
 WAIVER TO ALLOW TWO WALL SIGNS WITH A TOTAL COMBINED SQUARE FOOTAGE OF 140 SQUARE FEET ALONG PEMBROKE ROAD, INSTEAD OF THE MAXIMUM ONE WALL SIGN (150 SQUARE FEET) PER STREET FRONTAGE.

THESE VARIANCES WERE GRANTED AS PART OF A LARGER APPROVAL FOR A 15,700 SQ. FT. ADDITION AND SITE IMPROVEMENTS TO THE EXISTING HOLLYWOOD KIA DEALERSHIP. EACH VARIANCE WAS DETERMINED TO MEET THE CRITERIA IN SECTION 5.3.1 OF THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS AND WAS CONSIDERED COMPATIBLE WITH SURROUNDING LAND USES AND CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN.

SET-BACK LINES	REQUIRED BY THE CITY	REQUESTED PROJECT
<b>LANDSCAPE BUFFER AT PERIMETER</b>	5 FEET	
<b>PARKING SET-BACK LINES</b>		
VARIANCE:		X> REQUIRED
WEST FRONT: SW 61ST AVENUE	4 FEET	
SOUTH FRONT: PEMBROKE ROAD	4 FEET	
NORTH FRONT: FLAGLER ST	5 FEET	
<b>BUILDING SET-BACK LINES</b>		
S-MU GENERAL FRONTAGE	MIN. 10 FEET	X > 10
S-MU TOC (STATE ROAD 7)	MIN. 10', MAX. 30'	10' < X < 30'
INTERIOR SIDE	ZERO	X<10'
<b>MAXIMUM HEIGHT</b>	MAX. 65 FEET	65'

LANDSCAPE AREA CALCULATIONS	
TOTAL BEFORE DEDICATING LAND TO FDOT	245,581 SF
TOTAL BEFORE VACATING FLETCHER ST.	234,743 SF
FLETCHER ST. AREA	29,918 SF
TOTAL SITE AREA AFTER VACATING	<b>264,661 SF</b>
NEW MAIN BUILDING 1ST FLOOR AREA	70,600 SF
NEW CARWASH 1ST FLOOR AREA	6,200 SF
LANDSCAPE PERIMETER BUFFER (5')	9,165 SF
VEHICULAR USE AREA	178,696 SF
VEHICULAR USE AREA LANDSCAPE (15%)	26,835 SF (15.02%)

PARKINGS	222 REQUIRED ( 7 ADA)		228 PROVIDED PARKINGS ( 7 ADA)	
	214 REQUIRED	8 REQUIRED	PARKINGS	INVENTORY
1 / 400 SF ENCLOSED FLOOR AREA			AT-GRADE	107
70,600 SF FIRST FLOOR			GARAGE FLOORS	121
15,000 SF SECOND FLOOR			1ST LEVEL	-
			2ND LEVEL	108
			3RD LEVEL	13
1 / 10,000 SF LOT AREA USED FOR SALES			4RD LEVEL	153
80,000 SF INVENTORY AT GRADE			5TH LEVEL	164

FLOOR AREA	
342,000 SF	85,600 SF AIR CONDITIONED
1ST LEVEL	70,600 SF AIR CONDITIONED
2ND LEVEL	71,200 SF
3RD LEVEL	67,200 SF
4RD LEVEL	68,100 SF
5TH LEVEL	64,900 SF
	15,000 SF AIR CONDITIONED

**LIGHTING**  
 IES GENERAL ILLUMINANCE CRITERIA:  
 AUTOMOTIVE FRONT ROW / FEATURE 50 FC AVG.; 3:1 AVG-MIN; 5:1 AVG-MIN; GRADE  
 AUTOMOTIVE PERIMETER ROW / FEATURE 30 FC AVG.; 3:1 AVG-MIN; 5:1 AVG-MIN; GRADE  
 PARKING 7 FC AVG.; 3:1 AVG-MIN; 15:1 AVG-MIN;  
 GRADE BASED ON USERS 65 YEARS OF AGE AND OLDER

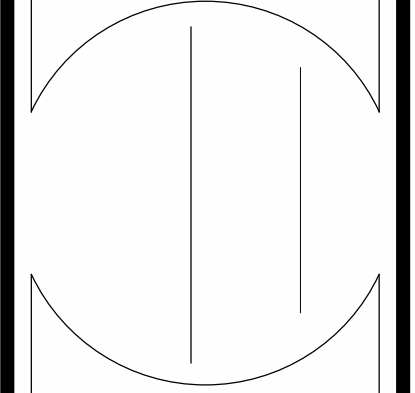
**VEHICLE DISPLAY AREAS:**  
 WEST SIDE: AVERAGE OF 10 FOOT CANDLES WITH A MAX-TO-MIN RATIO OF 10:1 OR LESS.  
 NORTH SIDE: AVERAGE OF 50 FOOT CANDLES WITH A MAX-TO-MIN RATIO OF 5:1.  
 EAST AND SOUTH: AVERAGE OF 75 FOOT CANDLES WITH A MAX-TO-MIN RATIO OF 5:1.

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TAC PRELIMINARY SET

ISSUE DATE: 11-27-2024

REV.	DATE	DESCRIPTION



**MORGAN**  
 1640 S STATE ROAD 7 HOLLYWOOD, FL

CONTRACT DATE:

**36 YEARS**  
 DELIVERING INNOVATIVE DESIGN NATIONWIDE

**Spring Engineering**  
 Architecture • Engineering • Land Planning  
 3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AXC000747

**SITE PLAN**

DESIGNED BY: MM  
 DRAWN BY: MM  
 CHECKED BY: SC

JOB NO. 2024 - 15

SHEET NO. TAC05



REV.	DATE	DESCRIPTION



CONTRACT DATE:



ELEVATIONS 1/2

DESIGNED BY: MM  
 DRAWN BY: MM  
 CHECKED BY: SC

JOB NO. 2024 - 15

SHEET NO.

TAC06

LEGEND

(X)	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
G-? / EG-?	GRAPHICS DESIGNATOR - REFER TO _____ SHEET
? - #	FINISH DESIGNATOR - REFER TO EXTERIOR FINISH SCHEDULE ON _____

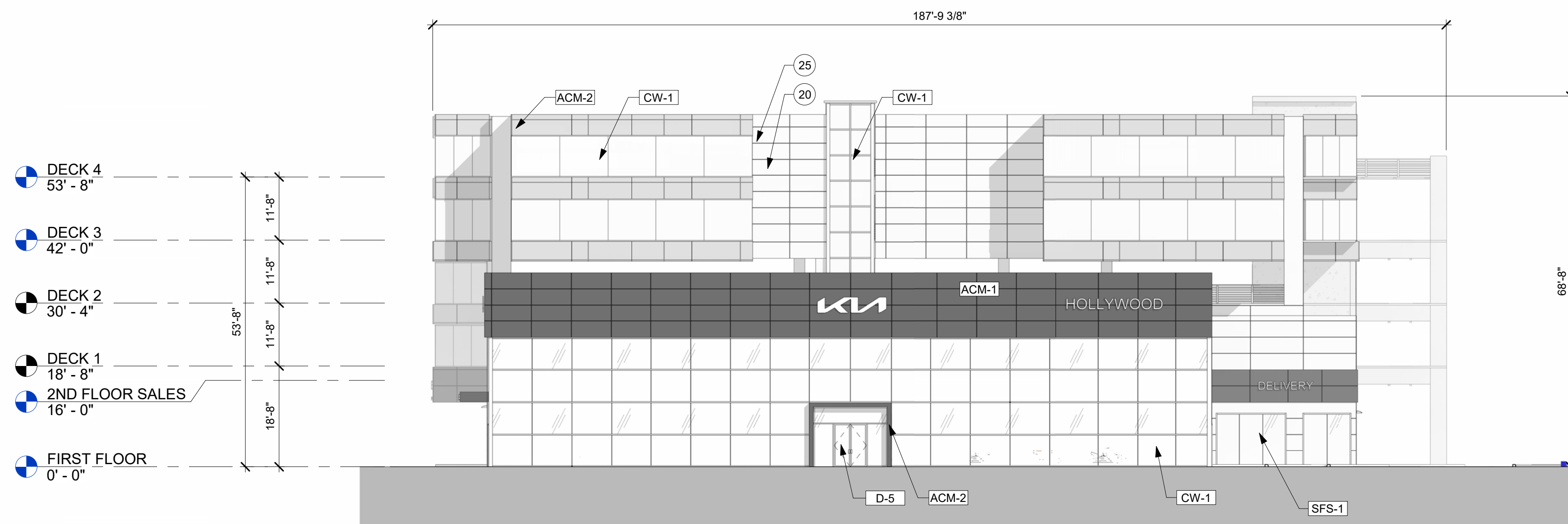
EXTERIOR MATERIALS FINISH

- ACM-1 LOCATION: EXTERIOR FACADE. TO BE PROVIDED BY PATTISON SIGN GROUP, INC. TEL: 865-693-1105  
 MANUF.: ALPOLIC, JOHN STUMPF, 757-609-5325  
 PRODUCT: ALUMINUM COMPOSITE MATERIAL, ALPOLIC/FR  
 PRODUCT TO BE ENGINEERED TO COMPLY WITH FLORIDA PRODUCT APPROVAL REQUIREMENTS.  
 CONTRACTOR TO PROVIDE, INSTALL AND COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUF. TO COMPLETE INSTALL.
  - ACM-2 LOCATION: ENTRY PORTAL. TO BE PROVIDED BY PATTISON SIGN GROUP, INC. TEL: 865-693-1105  
 MANUF.: ALPOLIC, JOHN STUMPF, 757-609-5325  
 PRODUCT: ALUMINUM COMPOSITE MATERIAL, ALPOLIC/FR  
 PRODUCT TO BE ENGINEERED TO COMPLY WITH FLORIDA PRODUCT APPROVAL REQUIREMENTS.  
 CONTRACTOR TO PROVIDE, INSTALL AND COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUF. TO COMPLETE INSTALL.
  - CW-1 LOCATION: EXTERIOR FACADE. CURTAIN WALL SYSTEM. REFER TO GLAZING ELEVATIONS FOR SPECS
  - SFS-1 LOCATION: EXTERIOR FACADE. STOREFRONT SYSTEM. REFER TO GLAZING ELEVATIONS FOR SPECS
  - TRIM-1 LOCATION: EXTERIOR ROOFING. MANUF.: ALPOLIC, JOHN STUMPF, 757-609-5325  
 PRODUCT: TRIM/ALPOLIC BREAK METAL. CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUF. TO COMPLETE INSTALL.
  - D-5 LOCATION: MAN DOORS. PAINT: BENJAMIN MOORE, REGAL SELECT EXTERIOR LATEX PAINT, COLOR: COVENTRY GREY, FINISH: FLAT
- NOTE:** BUILDING SIGNAGE UNDER SEPARATE PERMIT, SUPPLIED BY OWNER. G.C. TO COORDINATE ELECTRICAL REQUIREMENTS W/SIGN VENDOR - PATTISON SIGN GROUP (EXCLUSIVE PROVIDER) AND PROVIDE POWER CONDUIT/DOSCNECT TO THE POINT OF CONNECTION. PROVIDE BLOCKING AS NECESSARY FOR ALL SIGNAGE. COORDINATE WITH SIGN VENDOR SHOP DRAWINGS FOR FINAL LOCATIONS PRIOR TO INSTALLATION. TEL: 865-693-1105  
 PRIMARY CONTACT: ED MACKLE (EMACKLE@PATTISSONSIGN.COM)
- EG-1 LOCATION: EXTERIOR FACADE (EXTERIOR BUILDING SIGNAGE) "KIA" SYMBOL. LOGO ALUMINUM PAINTED (METALLIC SILVER) WITH 2" DEEP ALUMINUM RETURNS BACKLIT. GRAPHIC VENDOR TO FIELD VERIFY LOCATION AND SITE CONDITIONS BASED ON LOCAL AND MUNICIPAL CODES AND BUILDING ARCHITECTURE. AND COORDINATE ALL ACCESS. ELECTRICAL REQUIREMENTS, SITE PREPARATION AND MOUNTING DETAILS WITH GC (OR OTHER INDICATED BY OWNER) PRIOR TO PRODUCTION.
  - EG-2 LOCATION: EXTERIOR FACADE (EXTERIOR BUILDING SIGNAGE) "KIA" SYMBOL. LOGO ALUMINUM PAINTED (METALLIC SILVER) WITH 2" DEEP ALUMINUM RETURNS. GRAPHIC VENDOR TO FIELD VERIFY LOCATION AND SITE CONDITIONS BASED ON LOCAL AND MUNICIPAL CODES AND BUILDING ARCHITECTURE. AND COORDINATE ALL ACCESS. ELECTRICAL REQUIREMENTS, SITE PREPARATION AND MOUNTING DETAILS WITH GC (OR OTHER INDICATED BY OWNER) PRIOR TO PRODUCTION.
  - EG-3 LOCATION: SERVICE DRIVE (EXTERIOR BUILDING SIGNAGE) (EXTERIOR SIGNAGE). DEALER NAME (METALLIC SILVER FACE PERFORATED VINYL). INTERNALLY ILLUMINATED CAN SIGN WITH 3" DEEP ALUMINUM RETURNS. GRAPHIC VENDOR TO FIELD VERIFY LOCATION AND SITE CONDITIONS BASED ON LOCAL AND MUNICIPAL CODES AND BUILDING ARCHITECTURE. AND COORDINATE ALL ACCESS. ELECTRICAL REQUIREMENTS, SITE PREPARATION AND MOUNTING DETAILS WITH GC (OR OTHER INDICATED BY OWNER) PRIOR TO PRODUCTION.
  - EG-4 LOCATION: SERVICE DRIVE (EXTERIOR BUILDING SIGNAGE) "EXPRESS" TEXT. DIE CUT METAL TO MATCH "KIA" METALLIC SILVER SYMBOL. WITH 3" DEEP ALUMINUM RETURNS. GRAPHIC VENDOR TO FIELD VERIFY LOCATION AND SITE CONDITIONS BASED ON LOCAL AND MUNICIPAL CODES AND BUILDING ARCHITECTURE. AND COORDINATE ALL ACCESS. ELECTRICAL REQUIREMENTS, SITE PREPARATION AND MOUNTING DETAILS WITH GC (OR OTHER INDICATED BY OWNER) PRIOR TO PRODUCTION.
  - EG-5 LOCATION: SERVICE DRIVE (EXTERIOR BUILDING SIGNAGE) "EXPRESS" TEXT. DIE CUT METAL TO MATCH "KIA" METALLIC SILVER SYMBOL. WITH 3" DEEP ALUMINUM RETURNS. GRAPHIC VENDOR TO FIELD VERIFY LOCATION AND SITE CONDITIONS BASED ON LOCAL AND MUNICIPAL CODES AND BUILDING ARCHITECTURE. AND COORDINATE ALL ACCESS. ELECTRICAL REQUIREMENTS, SITE PREPARATION AND MOUNTING DETAILS WITH GC (OR OTHER INDICATED BY OWNER) PRIOR TO PRODUCTION.

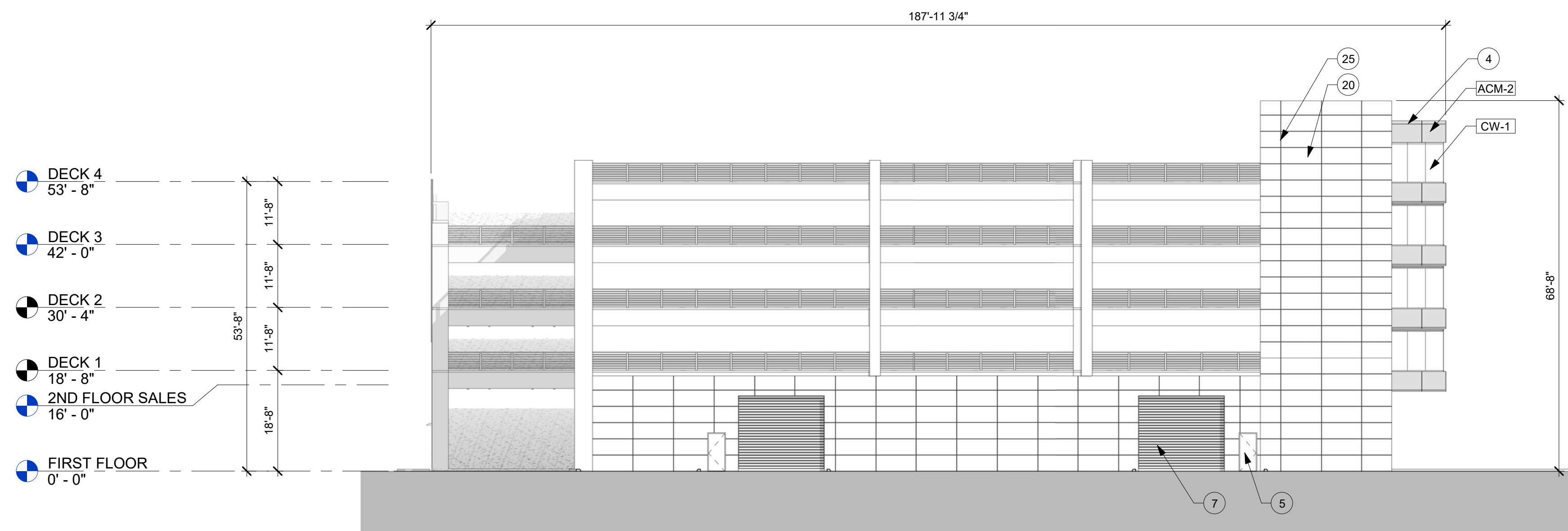
EXTERIOR ELEVATION KEYNOTES

- 1 METAL COPING TO BE BLACK, MATCH ACM-1 COLOR FINISH.
- 1A ACM METAL COPING TO BE BLACK. SEE SHEET A103 FOR DETAILS (REFER TO TRIM 1 MANUFACTURER DETAILS) MATCH TRIM-1 COLOR FINISH. COORDINATE COPING DETAILS WITH PSG.
- 2 EXTERIOR SCENCE LIGHT FIXTURE, REFER TO LIGHTING PLANS.
- 3 VEHICLE ACCESS DOOR
- 4 METAL PANEL JOINT
- 5 EXTERIOR DOOR. REFER TO DOOR SCHEDULE
- 6 6"x 8" 20 GA. (WELD PER SMACNA GUIDELINES) WITH ALUM. DOWNSPOUT / SCUPPER - COLOR TO MATCH METAL TRIM.
- 7 OVERHEAD DOOR - REFER TO DOOR SCHEDULE
- 8 VERTICAL MULLIONS AT CURTAIN WALL SHALL BE BUTT GLAZED, ON THE EXTERIOR SIDE
- 9 PAINTED STEEL BOLLARD. REFER TO STRUCTURAL DWGS
- 10 MECHANICAL EQUIPMENT
- 11 ALUM. DOWNSPOUT / SCUPPER - MATCH FINISH TO ADJACENT WALL (WELD PER SMACNA GUIDELINES). REFER TO ROOF PLAN FOR SIZES
- 12 THRU-WALL EMERGENCY OVER FLOW SCUPPER @ EACH DOWNSPOUT, MATCH FINISH TO ADJACENT WALL. REFER ALSO TO DETAILS.
- 13 "KIA" SYMBOL LOGO ALUMINUM PAINTED (METALLIC SILVER) WITH 2" DEEP ALUMINUM RETURNS BACKLIT. REFER TO SHEET A901 FOR LOCATION ALSO. COORDINATE WITH PSG AS REQUIRED.
- 14 18" DEALER NAME (METALLIC SILVER FACE PERFORATED VINYL) INTERNALLY ILLUMINATED CAN SIGN WITH 3" DEEP ALUMINUM RETURNS. REFER TO SHEET A901 FOR LOCATION ALSO. COORDINATE WITH PSG AS REQUIRED.
- 15 6" "EXPRESS" DIE CUT METAL TO MATCH "KIA" METALLIC SILVER SYMBOL. WITH 3" DEEP ALUMINUM RETURNS. REFER TO SHEET A901 FOR LOCATION ALSO. COORDINATE WITH PSG AS REQUIRED.
- 16 GLAZING SYSTEM. REFER TO GLAZING ELEVATIONS
- 17 VINYL BUILDING NUMBER, MINIMUM 6" TALL, VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIAL.
- 18 "HOURS OF OPERATION" SIGN BY OWNER'S SIGN VENDOR.
- 19 AFTER HOURS KEY DROP BOX. PURCHASED BY OWNER AND INSTALLED BY G.C.
- 20 PAINTED STUCCO. SEE FINISH SCHEDULE
- 21 EMERGENCY OVERFLOW SCUPPER
- 22 STOREFRONT DOOR. SEE DOOR SCHEDULE AND GLAZING ELEVATIONS FOR SPECS.
- 23 ACM PANELS MANUFACTURED BY ALPOLIC, AND PROVIDED BY PATTISON SIGN GROUP, INC.
- 24 PAINTED STEEL BOLLARD. SEE STRUCTURAL DRAWINGS FOR DETAILS
- 25 STUCCO CONTROL JOINT

**NOTE:** PATTISON SIGN GROUP TO BE EXCLUSIVE PROVIDER FOR EXTERIOR SIGNAGE, ENTRY PORTAL, AND ACM PANELS.



1 EAST ELEVATION  
 1/16" = 1'-0"



3 WEST ELEVATION  
 1/16" = 1'-0"

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