

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 06/29/2023

Location Address: 2100 N. Federal Highway, Hollywood, Florida 33020

See Legal Description
Lot(s): attached as Exhibit "A" Block(s): _____ Subdivision: _____

Folio Number(s): 5142 10 13 0010

Zoning Classification: FH-2 Land Use Classification: Regional Activity Center (RAC)

Existing Property Use: One-Story Commercial Building Sq Ft/Number of Units: 13,597 sq. ft.

Is the request the result of a violation notice? () Yes (X) 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): No

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: Applicant is seeking preliminary site approval and, ultimately, site approval.

Number of units/rooms: 200 units Sq Ft: 10,155 sq. ft.

Value of Improvement: \$45M Estimated Date of Completion: Q4 2025/Q1 2026

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Bardi VP, LLC

Address of Property Owner: 8000 SW 117 Ave, Suite 206, Miami, Florida 33183

Telephone: 305-915-7737 Fax: 305-275-7410 Email Address: thestarlifegroup@gmail.com

Name of Consultant/Representative/Tenant (circle one): Peterson, Baldor & Maranges, PLLC

Address: 8000 SW 117 Ave, Suite 206, Miami, Florida 33183 Telephone: 305-270-3773

Fax: 305-275-7410 Email Address: michael@pbmlegal.net; brittany@pbmlegal.net

Date of Purchase: 02/13/2023 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Starlife Development, LLC

Registered Agent: Gevorg Shahbazyan Address: 3080 SW 44th Court, Fort Lauderdale, FL 33312

Email Address: miamiredboxrealtor@gmail.com

PLANNING DIVISION



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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. 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: 06.29.23

PRINT NAME: Gevorg Shahbazyan

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: Michael P. Peterson

Date: 6/29/23

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

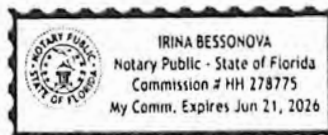
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Gevorg Shahbazyan to my property, which is hereby made by me or I am hereby authorizing BARDI UP LLC to be my legal representative before the Technical Advisory Committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 29 day of June, 2023

Notary Public
State of Florida



My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☒ Produced Identification Florida Driver License

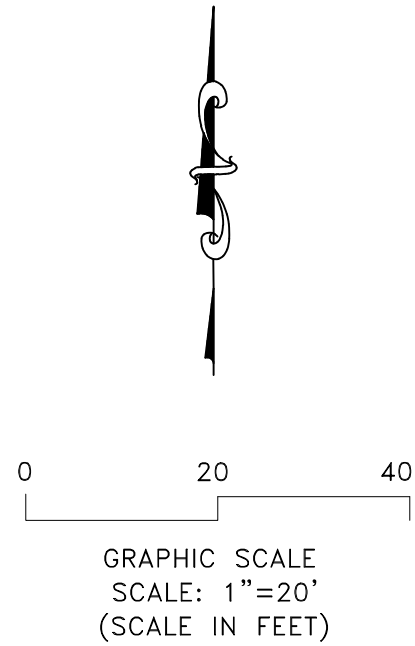
Signature of Current Owner

BARDI UP LLC

Print Name

Gevorg Shahbazyan

LEGEND
A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Challa = Chattahoochee
C = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Easement
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M. = Measured
M.F. = Metal Fence
M.H. = Manhole
N. = Monument Line
NON = Monument
N/A = Not Applicable
ND = Nail & Disc
NTS = Not to Scale
DIS = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
E = Property Line
PL = Plaster
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
RR = Railroad
PSM = Professional Surveyor Map
RW = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
WM = Water Meter
W.V. = Water Valve
Denotes Spot Elevations Taken



"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

a) All roads shown herein are public unless otherwise noted.
b) The location of any easement or encroachment is shown as a dashed line.
c) The location of any easement or encroachment is shown as a dashed line.
d) The location of any easement or encroachment is shown as a dashed line.
e) The location of any easement or encroachment is shown as a dashed line.
f) The location of any easement or encroachment is shown as a dashed line.
g) The location of any easement or encroachment is shown as a dashed line.
h) The location of any easement or encroachment is shown as a dashed line.
i) The location of any easement or encroachment is shown as a dashed line.
j) The location of any easement or encroachment is shown as a dashed line.
k) The location of any easement or encroachment is shown as a dashed line.
l) The location of any easement or encroachment is shown as a dashed line.
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q) The location of any easement or encroachment is shown as a dashed line.
r) The location of any easement or encroachment is shown as a dashed line.
s) The location of any easement or encroachment is shown as a dashed line.
t) The location of any easement or encroachment is shown as a dashed line.
u) The location of any easement or encroachment is shown as a dashed line.
v) The location of any easement or encroachment is shown as a dashed line.
w) The location of any easement or encroachment is shown as a dashed line.
x) The location of any easement or encroachment is shown as a dashed line.
y) The location of any easement or encroachment is shown as a dashed line.
z) The location of any easement or encroachment is shown as a dashed line.

This property described as:
Lots 1 through 10, inclusive, less the East 7 feet of Lots 1 through 6, inclusive, in MONTEREY PARK, according to the Plat thereof, recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida, in Section 10, Township 51 South, Range 42 East, which is included in the external area formed by a 15 foot radius are which is tangent to the South line of said Lot 1 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 1

LESS that part of Lot 1, MONTEREY PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida, in Section 10, Township 51 South, Range 42 East, which is included in the external area formed by a 15 foot radius are which is tangent to the South line of said Lot 1 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 1

AND LESS that part of Lot 6 of said MONTEREY PARK which is included in the external area formed by a 15 foot radius are which is tangent to the North line of said Lot 6 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 6.

Certified to:
Bardi VP, LLC., a Florida Limited Liability Company
Old Republic National Title Insurance Company
Ameri Title, LLC.

Address:
2100 N Federal Hwy, Hollywood, FL 33020
folio: 514210130010

- NOTES:**
- Utilities shown are by location of surface evidence only (11).
 - No evidence earth moving work, building construction of additions observed (16).
 - No proposed Right-of-Way observed (17).
 - No wetlands found within the property.
 - Legal description based on documents provided.
 - No evidence of solid Waste Dump found on site.
 - No visible Encroachments in these Lots

As to vertical control: Elevations of well-identified features contained on this survey and map have been measured to an estimate vertical accuracy of 0.1" field-measured control for elevation information shown hereon is based on a level loop or closure to a second benchmark.

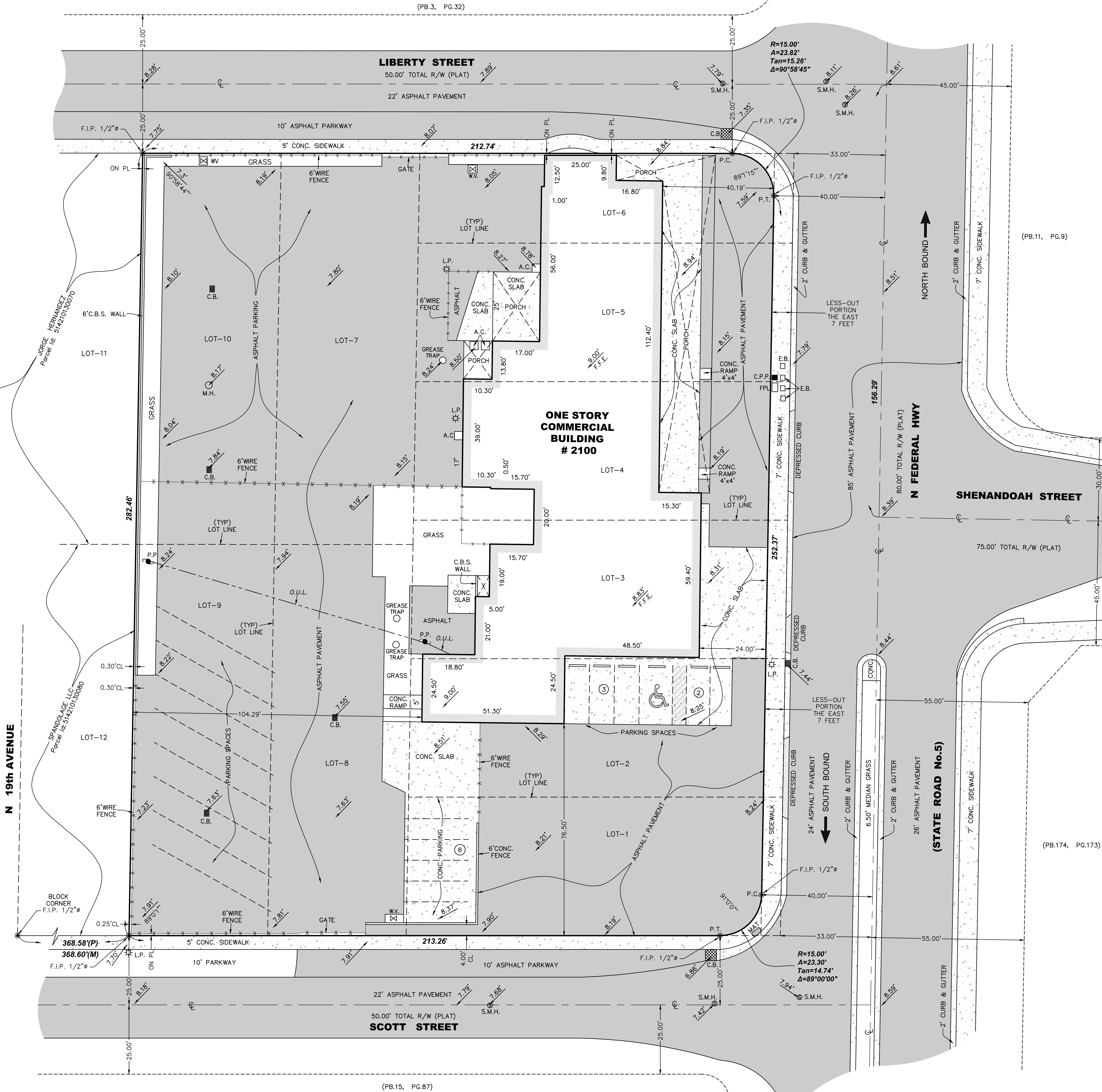
NOTES:
Elevations Show refer to NAVD 88
BM # C-243 Elev.=15.13' 1929
(Miami-Dade)

As to horizontal control: This survey meets and exceeds the linear closure of 1 in 15,000 feet for survey measurements, for control land boundaries for ALTA/ACSM Land Title Surveys, and is also classified as a Commercial/High Risk as required by the Florida Minimum Technical Standards (5J-17 F.A.C.) the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in the S $\frac{1}{2}$, S.E. $\frac{1}{4}$, N.E. $\frac{1}{4}$, N.W. $\frac{1}{4}$ Section 10, Township 51 South, Range 42 East City of Hollywood, Broward County, Florida



LOT AREA	BUILDING AREA
SQ. FT. ± 64284.91	SQ. FT. ± 12020.49
ACRES ± 1.475	ACRES ± 0.275

Bearing, if any, shown based on _____ Plat Meridian (reference) N/A			
REVISIONS: 12/14/22 UPDATE <input checked="" type="checkbox"/> 05/08/23 COUNTY CITY & FLOOD ZONE CORRECTED <input checked="" type="checkbox"/> 05/08/23 ELEVATIONS & DATUM CHANGED <input checked="" type="checkbox"/> 06/05/23 Additional elevations & elevation check <input checked="" type="checkbox"/>			
FLOOD ZONE X	COMM. No. 125113	PANEL No. 0569	SUFFIX H
F.I.R.M.D.A.T.E. 08 / 18 / 14	F.I.R.M.I.N.D.E.X. 08 / 18 / 14	BASE ELEV. N/A N.A.V.D.	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
I HEREBY CERTIFY: that this survey meets the minimum technical standards as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.			
RENE AGUIVESIVES 01/19/22 PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.			
Alvarez, Aguiquesives and Associates, Inc. Surveyors, Mappers and Land Planners 9789 Sunset Drive, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aaasurvey@aol.com			
Field Date 11/29/21	Scale: 1"=20'	Drawn by: R.S.	Drwg. No. 21-23360



LOCATION MAP
(N.T.S.)

TITLE REVIEW NOTES:

With reference to Old Republic National Title Insurance Company Commitment Order No. 1343897, dated November 23, 2022 at 11:00 P.M., I hereby certify as follows:

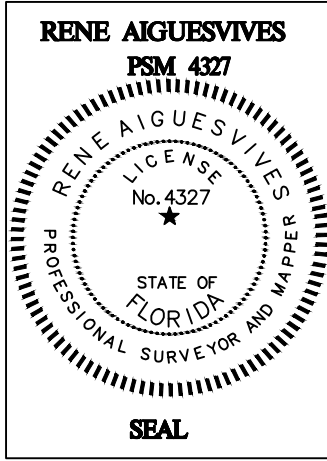
Schedule B - Section II:

- Item # 1: Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met. **NOT A MATTER OF SURVEY.**
- Item # 2: a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. **NOT A MATTER OF SURVEY.**
b. Rights or claims of parties in possession not recorded in the Public Records. **NONE VISIBLE.**
c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. **DEPICTED ON SURVEY.**
d. Easements or claims of easements not recorded in the Public Records. **NONE VISIBLE.**
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. **NOT A MATTER OF SURVEY.**
- Item # 3: Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. **N/A.**
- Item # 4: Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **NOT A MATTER OF SURVEY.**
- Item # 5: Rights of the lessees under unrecorded leases. **NOT A MATTER OF SURVEY.**
- Item # 6: All matters contained on the Plat of MONTEREY PARK, as recorded in Plat Book 2, Page 46, Public Records of Broward County, Florida. **DEPICTED ON SURVEY.**
- Item # 7: Ordinance No. 2005-18 recorded in O.R. Book 40082, Page 1783, Public Records of Broward County, Florida. **NOT A MATTER OF SURVEY.**
- Item # 8: Ordinance No. 2005-19 recorded in O.R. Book 40082, Page 1789, Public Records of Broward County, Florida. **NOT A MATTER OF SURVEY.**

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, b1) 8, 9, 11, 13 and 14, 16, 17 of Table A thereof. The field work was completed on 11/29/21.

Date of Plat or Map: 11/29/21

Rene Aguiquesives
Florida PSM # 4327



"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



2 LOCATION MAP

SCALE: N.T.S.

CITY OF
HOLLYWOOD
2600 Hollywood Boulevard, Hollywood, FL 33020-4807
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information	FH-2 Federal Highway Medium-High Intensity Mixed-Use District Lakes Transition District	
1	Address:	2100 FEDERAL HIGHWAY, HOLLYWOOD, FL.	
2	Board and File numbers:		
3	Folio number(s):	514210130010	
4	Flood Zone:	AE 8	
5	Design Flood Elevation:	11'-0" NAVD	
6	Max. Wave Crest Elevation:	N/A	
7	Adjusted grade (Flood+Grade/2)		
8	Lot Area:	64,312 SF	
9	Lot Width:	228 FT	
10	Minimum Unit Size	For Multi-dwelling Units with new construction, 400 SF	Proposed minimum unit size 514 SF
11	Existing Use Proposed Use	COMMERCIAL	COMMERCIAL / RESIDENTIAL

		ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
12	Height	140'-0"	15'-0"	140'-0"	
13	Number of Stories	N/A	1	13	
14	FAR	3.00	0.19	3.00	
15	Square Footage	192,936 SF	12,020 SF	192,840 SF	
16	Gross Square Footage	N/A	12,020 SF	388,434 SF	
17	Number of Units Residential	N/A	0	200 UNITS	
18	Number of Units Hotel	N/A	0	0 UNITS	

	SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	Base Setbacks	Below 55'			
19	All Frontages:	Non-Residential: 10' Residential: 15'	24' N/A	10' 15'-20'	
20	Side Setback (North/South):	N/A	N/A	15'-20'	
21	Rear Setback (West):	10'	104.29'	10'	
	Tower Setbacks	Above 55'			
22	All Frontages:	Non-Residential: 10' Residential: 15'	N/A N/A	N/A 15'-20'	
23	Side Setback (Interior):	N/A	N/A	N/A	
24	Rear Setback (West):	10'	N/A	85'-7"	

	PARKING	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
25	Parking				
26	Total # of parking spaces*	288	N/A	304	
27	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
28	Loading zones and Trash collection areas	2	N/A	2	
29	Bike Racks				
	*Considers shared parking reduction				
	Notes: If not applicable write N/A				
	Notes: FAR calculated per Ordinance ZBA2019-0097				
	SEE PARKING REQUIREMENTS CHART				

[illegible]

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

09/05/2023 - TAC MEETING

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD

2100 N Federal Highway
Hollywood, Florida, 33020

Owner:
Name BARDI VP LLC
Address 3080 SW 44th Court
Address Fort Lauderdale, FL 33312
Tel: 305-915-7737
Email thestarlifegroup@gmail.com

Developer:
 Name The StarLife Development LLC
 Address 3080 sw 44th Court
 Address Fort Lauderdale, Florida 33312
 Tel: (305) 915-7737
 Email thestarlifegroup@gmail.com

Consultant:
Name ABTECH Engineering, INC
Address 10396 West State Rd 84, Suite 108
Address Fort Lauderdale, Florida 33312
Tel: (954) 472-6050
Email babu@abtechengineering.com

Consultant:
Name Strata Landscape Studio
Address 1906 Tigertail Avenue
Address Coconut Grove, Florida 33133
Tel: Tel: (305) 747-9336
Email petar@strata-landarch.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578

COVER SHEET

Date	09/05/2023	Sheet No. A0.00
Scale	N.T.S.	
Project	2302	

LEGAL DESCRIPTION:

Lots 1 through 10, inclusive, less the East 7 feet of Lots 1 through 6, inclusive, in MONTEREY PARK, according to the Plat thereof, recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida;

LESS that part of Lot 1, MONTEREY PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida, in Section 10, Township 51 South, Range 42 East, which is included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 1 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 1

AND LESS that part of Lot 6 of said MONTEREY PARK which is included in the external area formed by a 15 foot radius arc which is tangent to the North line of said Lot 6 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 6.

ZONING INFORMATION PER CITY OF HOLLYWOOD
ZONING CODE PASSED 1/15/2020:

ZONE: FH2
EXISTING LAND USE: COMMERCIAL

MAXIMUM PRIMARY FRONTAGE SETBACK: 30 FT.
MINIMUM PRIMARY FRONTAGE SETBACK: 10 FT.
MINIMUM SECONDARY FRONTAGE SETBACK: 10 FT.
MINIMUM SIDE SETBACK: N/A
MINIMUM REAR SETBACK: 10 FT.

Notes:
a) all clearances and / or encroachments shown hereon are of apparent nature. fence ownership by visual means. legal ownership of fences not determined.
b) this is an alta survey
c) code restriction and title search are not reflected on this survey.
d) the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
e) the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
f) underground encroachments, if any, not located.
g) 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), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 (a minimum of \$1,000,000) and 20(a) of table a thereof (see items addressed under 2021 alta/nsps minimum standard detail requirements table a items addressed on survey). the fieldwork was completed on 6/1/23.
h) if shown, bearings are to an assumed meridian (by plat)
i) if shown, elevations are referred to n.a.v.d. 1988
j) invert elevations for both storm and sewer structures were measured to the best of the surveyor's ability during the time field work was conducted.
k) the inverts were measured to the bottom of the pipes.
l) some inverts were immeasurable due to structure being filled and visibility of pipe obscured.
m) the gross acreage of the property, including measuring out to the centerline of adjoining streets right-of-ways, is 89078.22 sq.ft. ± or 2.04 acres ±.
n) the net acreage, calculated as the lot's developable area, is 64289.04 sq.ft. ± or 1.48 acres ±.



2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS TABLE A ITEMS ADDRESSED ON SURVEY

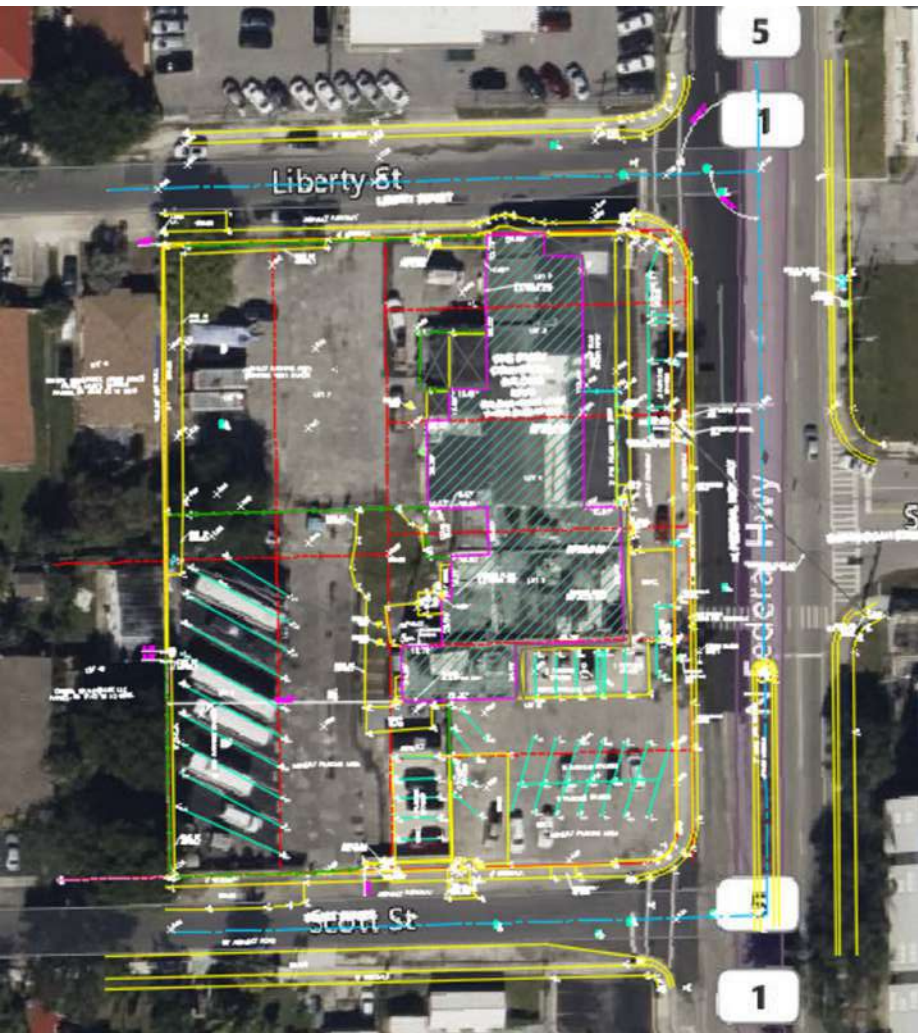
- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. -All monuments that were located are referenced depicted on survey.
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. -Address of surveyed property was obtained by the surveyor and observed while conducting the fieldwork.
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. -No flood zone graphical depiction; this survey is in flood zone “X”
- Gross land area (and other areas if specified by the client).-The gross land area is ± 2.04 acres or ±89078.32 sq.ft.
- If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter. -Zoning information depicted on sheet 1 of the survey under "Zoning Information per City of Hollywood."
 - If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter. -Client did not provide the surveyor with a zoning report letter.
- Exterior dimensions of all buildings at ground level. -The exterior dimensions of the building are depicted on the survey.
 - Square footage of:
 - exterior footprint of all buildings at ground level. -The square footage of the footprint of the building is 12015.85 sq. ft.
 - Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. -The measured height of the building is ±17.6.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).-Any aforementioned substantial features were surveyed and drawn on the survey.
- Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.-There were 39 clearly identifitable regular parking spaces and 1 handicap parking space.
- As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties. -There were no divisions or party walls with respect to adjoining properties.
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
 - plans and/or reports provided by client-No underground utilities were located, nor was there a request for underground utilities to be located.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by “et al.” -Names of adjoining owners are depicted on the survey.
- As specified by the client, distance to the nearest intersecting street.-The nearest intersection is from the centerline of Liberty Street to the centerline of Shenandoah Street as depicted on the survey.
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. -There was no evidence of any recent earth moving, building construction, or building additions observed while conducting fieldwork.
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. -There was no information of any upcoming changes to the existing right of way lines given to the surveyor prior or during the conducting of the field work, and there was not any evidence of recent street or sidewalk construction.
- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. -All easements that were provided to the surveyor, if said easements were plottable, were plotted on the survey.
- Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map. -Thomas J. Kelly Inc has professional liability insurance of up to \$2,000,000 and can provide a certificate of insurance upon request.
- Evidence of site used as a solid waste dump, sump or sanitary landfill observed in the process of conducting fieldwork. -There was no evidence that the subject property was being used as a solid waste dump, sump or sanitary landfill during the process of conducting fieldwork.

CERTIFY TO:
BARDI VP, LLC
AMERTITLE, LLC

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS
HAVE DESIGNATED THE HEREIN
DESCRIBED LAND TO BE SITUATED

IN FLOOD ZONE: X
PANEL NO/SUFFIX: 569/H
COMMUNITY NO.: 120053
DATE OF FIRM: 8/18/2014

THE SUBJECT PROPERTY DOES NOT
LIE IN A SPECIAL FLOOD HAZARD AREA



LOCATION MAP OF PROJECT AREA
SCALE: N.T.S.
A PORTION OF LAND IN THE S. ½ S.E. ¼ N.E. ¼ NW ¼
SECTION 10 TOWNSHIP 51 SOUTH, RANGE 42 EAST

SCHEDULE B-II TITLE REVIEW:

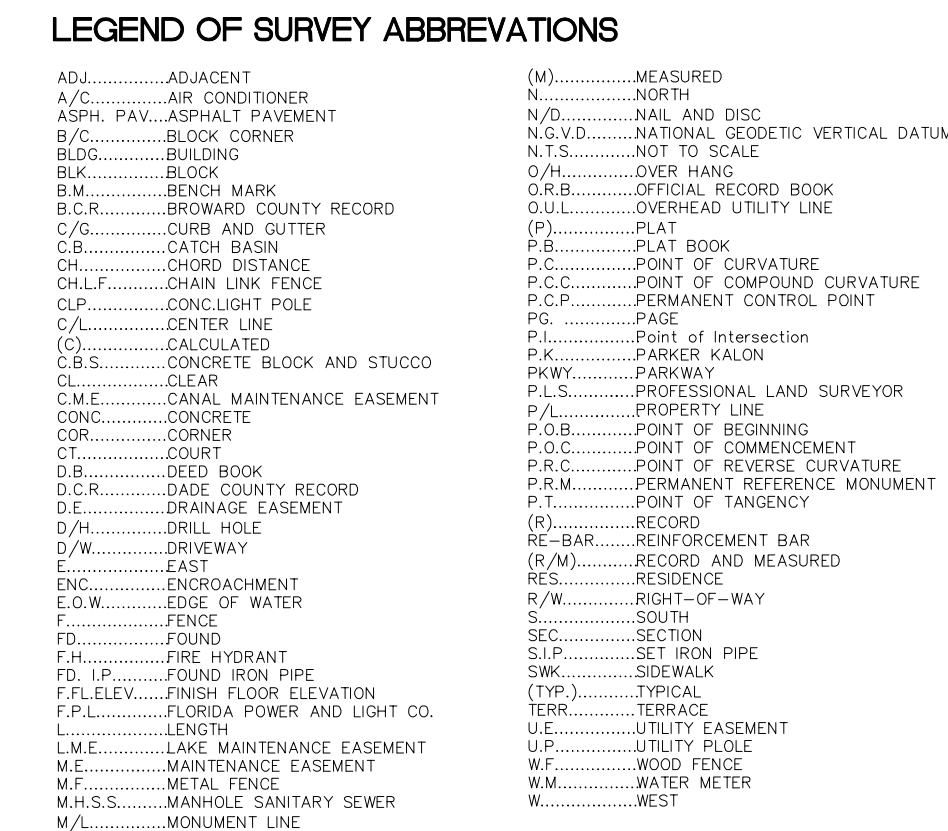
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 1368358

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-- Requirements are met. NOT SURVEY RELATED.
- General or special taxes and assessments required to be paid in the year 2023 and subsequent years. NOT SURVEY RELATED
 - Rights or claims of parties in possession not recorded in the Public Records. NONE VISIBLE
- Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. A 6' CBS WALL ON THE WEST SIDE OF THE PROPERTY IS APPROXIMATELY 0.48' INTO LOT 12 AND UP TO 0.40' INTO LOT 11 AS DEPICTED ON THE SURVEY.
- Easements or claims of easements not recorded in the Public Records. NONE VISIBLE
- Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. NOT SURVEY RELATED.
- Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. N/A
- Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. NOT SURVEY RELATED.
- Rights of the lessees under unrecorded leases. NOT SURVEY RELATED.
- All matters contained on the Plat of MONTEREY PARK, as recorded in Plat Book 2, Page 46, Public Records of Broward County, Florida. DEPICTED ON SURVEY
- Ordinance No. 2005-18 recorded in O.R. Book 40082, Page 1783, Public Records of Broward County, Florida. AFFECTS SUBJECT PROPERTY, BUT NOT SURVEY RELATED.
- Ordinance No. 2005-19 recorded in O.R. Book 40082, Page 1789, Public Records of Broward County, Florida. AFFECTS SUBJECT PROPERTY, BUT NOT SURVEY RELATED.

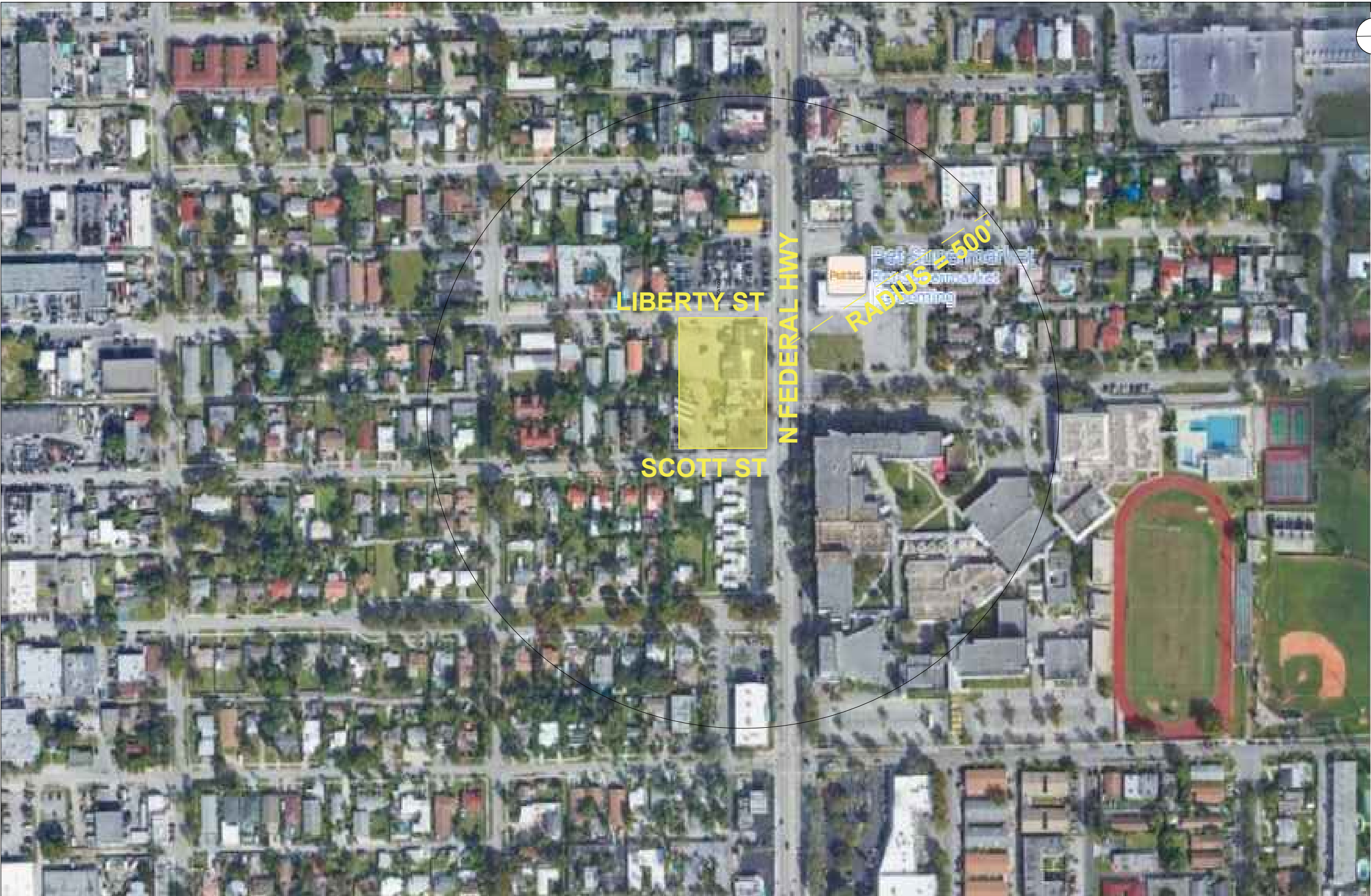
SURVEY NOT VALID WITHOUT PAGES 1 AND 2 TOGETHER

REVISIONS	DATE	DRAWN BY	A.L.T.A./N.S.P.S. SURVEY	2100 N. FEDERAL HIGHWAY HOLLYWOOD, FL 33020	THOMAS J. KELLY INC. SURVEYORS-MAPPERS LAND PLANNERS	L.B. # 8077 9495 SW 99 STREET MIAMI FLORIDA 33176 TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD E-MAIL: tjksurveys@gmail.com		
BOUNDARY & TOPO	6/1/23	J.P.IV						
REVISION	8/1/23	J.P.IV						
			SURVEY No. 23-0749	SCALE: 1:20 SHEET No. 1 of 2				





THOMAS J. KELLY INC.
LAND SURVEYORS



Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

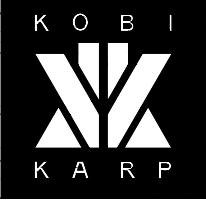
Owner:
Name: BARDI VP LLC
Address: 3080 SW 44th Court
Address: Fort Lauderdale, FL 33312
Tel: 305-915-7737
Email: thestarlifegroup@gmail.com

Developer:
Name: The StarLife Development LLC
Address: 3080 sw 44th Court
Address: Fort Lauderdale, Florida 33312
Tel: (305) 915-7737
Email: thestarlifegroup@gmail.com

Consultant:
Name: ABTECH Engineering, INC.
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Tel: (954) 472-6050
Email: babu@abtechengineering.com

Consultant:
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Tel: (305) 747-9336
Email: petar@strata-landarch.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



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LOCATION PLAN

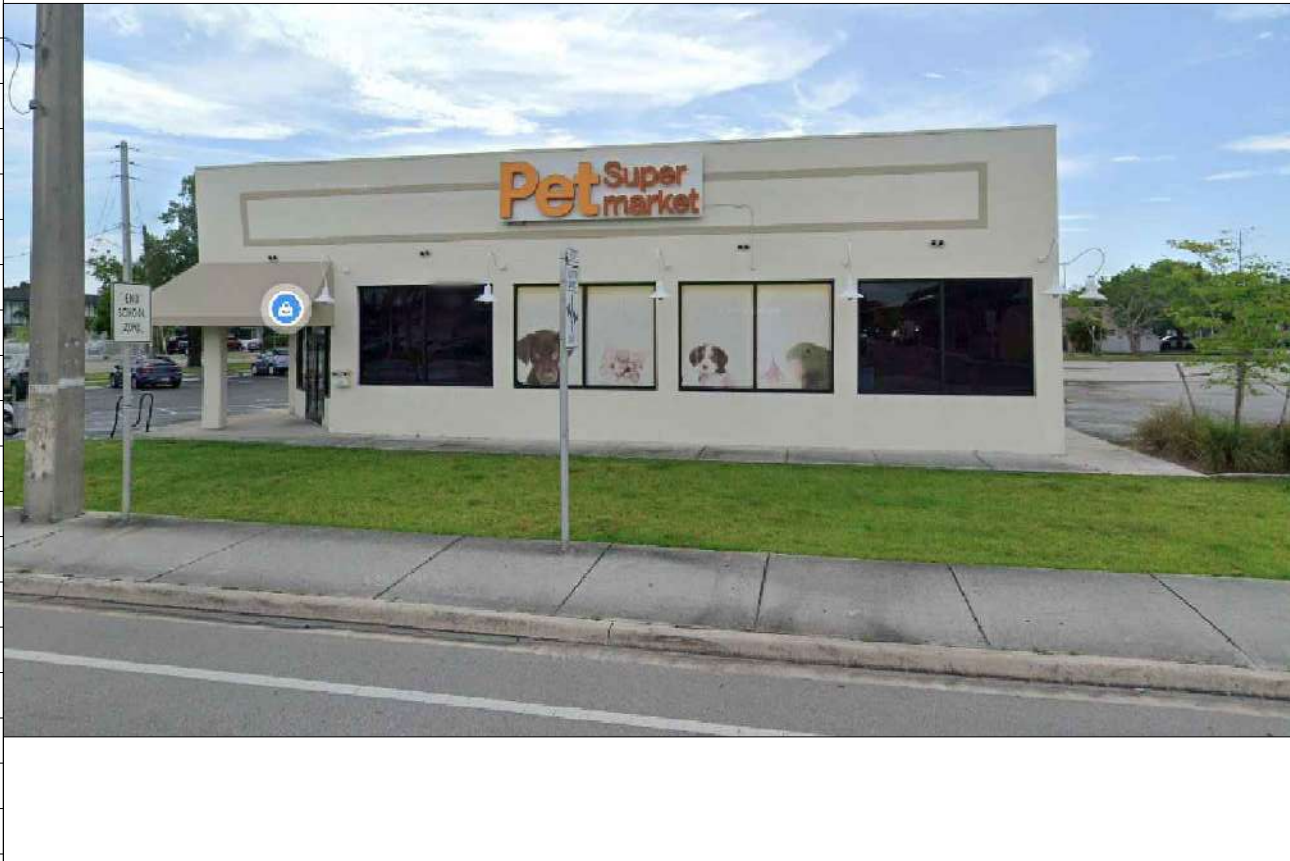
Date	09/05/2023	Sheet No.
Scale	N.T.S.	A0.04
Project	2302	



1 MODERN AUTO SALES
2200 N FEDERAL HWY



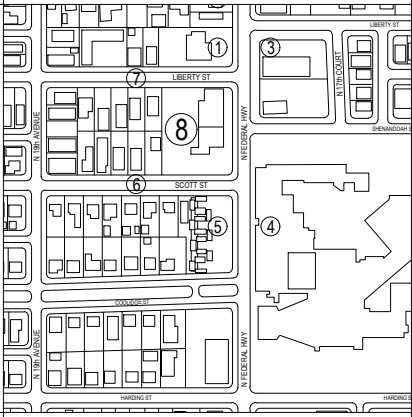
2 ARTIE'S SPORTSMEN'S LOUNGE
2218 N FEDERAL HWY



3 PET SUPERMARKET
2111 N FEDERAL HWY



4 SOUTH BROWARD HIGH SCHOOL
1901 N FEDERAL HWY



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K O B I
K A R P

CONTEXT VIEWS

Date	09/05/2023	Sheet No.
Scale	N/A	A0.10
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5 TRAVEL BUDGET INN
2000 N FEDERAL HWY



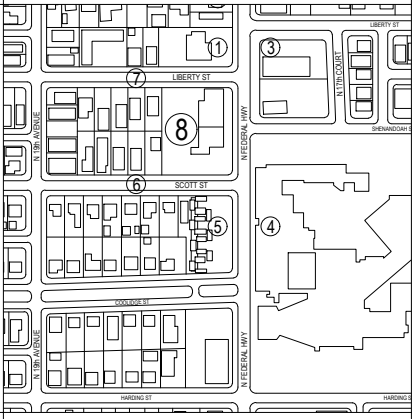
6 SCOTT ST SINGLE FAMILY RESIDENCES
SCOTT STREET



7 LIBERTY ST SINGLE FAMILY RESIDENCES
LIBERTY STREET



8 FUTURE SITE OF PROJECT
2100 N FEDERAL HWY



Rev.	Date	Rev.	Date

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CONTEXT VIEWS

Date	09/05/2023	Sheet No.
Scale	N/A	A0.11
Project	2302	



1 CORNER OF FEDERAL HWY & LIBERTY STREET
RENDERED PERSPECTIVE – NOT TO SCALE

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

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CITY OF HOLLYWOOD, FLORIDA

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K O B I
K A R P

RENDERING
EAST VIEW

Date	09/05/2023	Sheet No.
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1 VIEW FROM SHANANDOAH ST & FEDERAL HWY
RENDERED PERSPECTIVE – NOT TO SCALE

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09/05/2023 - TAC MEETING

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CITY OF HOLLYWOOD, FLORIDA

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Fax: +1(305) 573 3766

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RENDERING
EAST VIEW

Date	09/05/2023	Sheet No.
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Project	2302	



1 REAR VIEW FROM NORTH 19th AVE
RENDERED PERSPECTIVE - NOT TO SCALE

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

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CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

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K O B I
K A R P

RENDERING
WEST VIEW

Date	09/05/2023	Sheet No.
Scale		A1.02
Project	2302	



1 PROPOSED VIEW OF 5th LEVEL POOL DECK
RENDERED PERSPECTIVE – NOT TO SCALE

Rev.	Date	Rev.	Date

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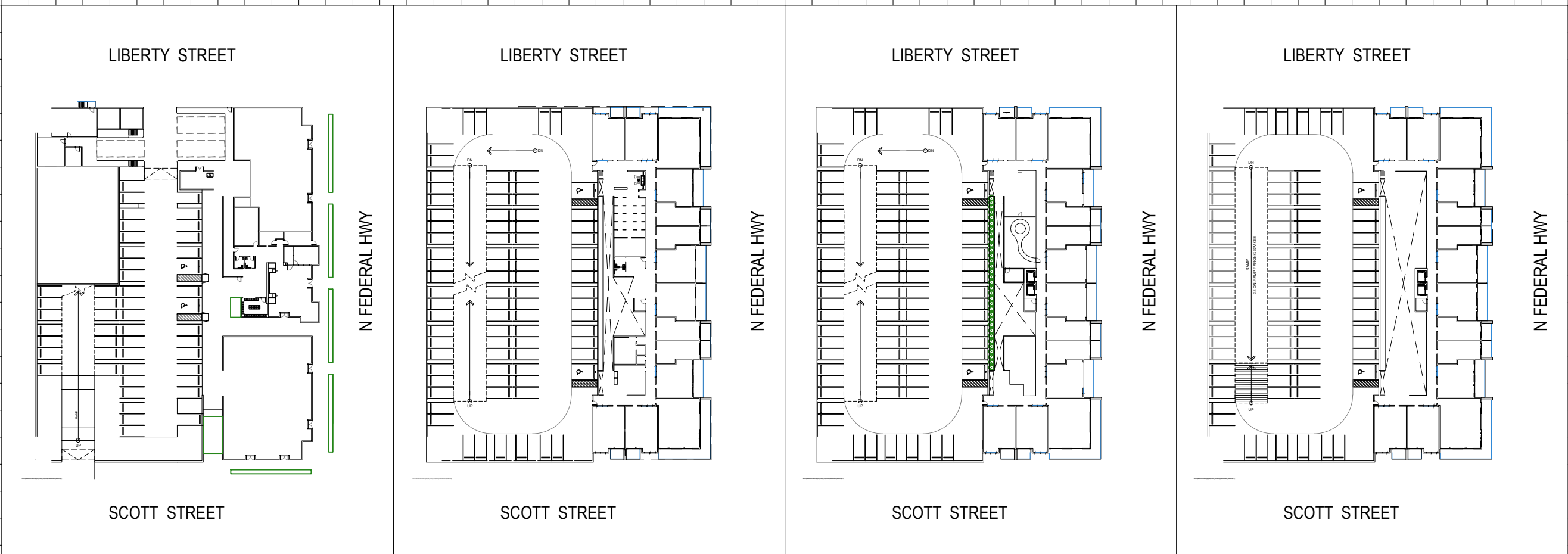
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RENDERING
POOL VIEW

Date	09/05/2023	Sheet No.
Scale		A1.03
Project	2302	

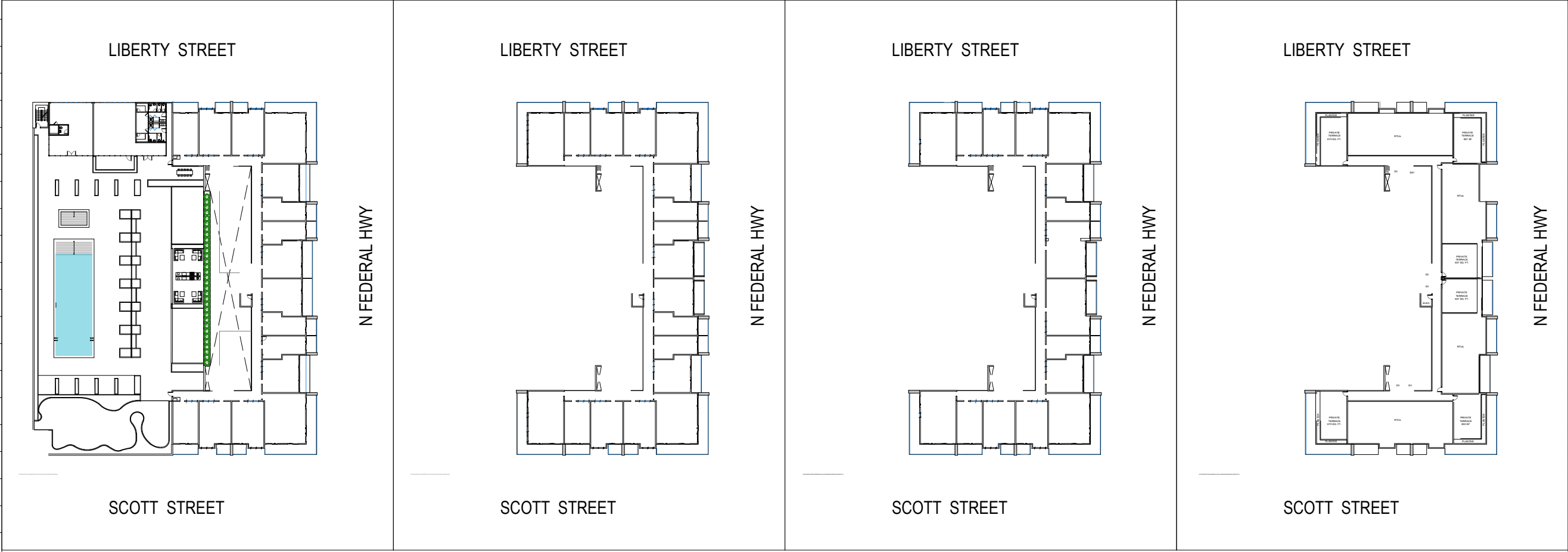


LEVEL 01
F.A.R. AREA = 16,724 S.F.

LEVEL 02
F.A.R. AREA = 14,688 S.F.

LEVEL 03
F.A.R. AREA = 12,409 S.F.

LEVEL 04
F.A.R. AREA = 11,669 S.F.



LEVEL 05
F.A.R. AREA = 16,318 S.F.

LEVEL 06-12
F.A.R. AREA = 7(15,024 S.F.) = 105,168

LEVEL 13
F.A.R. AREA = 15,024 S.F.

LEVEL 14
F.A.R. AREA = 1,095 S.F.

TOTAL
F.A.R. AREA = 192,840 S.F.

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING
TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

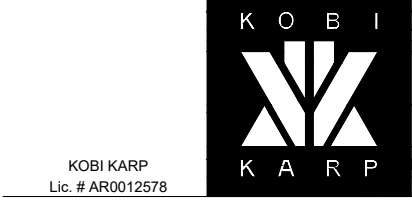
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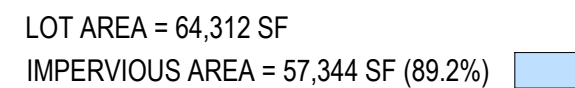
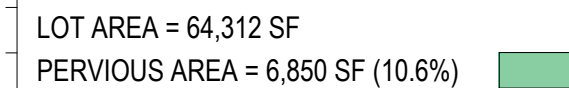
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FAR DIAGRAMS

Date	09/05/2023	Sheet No.
Scale	N.T.S.	A1.20
Project	2302	



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PERVIOUS + IMPERVIOUS

AREA DIAGRAMS

Date	09/05/2023	Sheet No. A1.30
Scale	N.T.S.	
Project	2302	

LEGAL DESCRIPTION:

MONTEREY PARK SUBDIVISION, PLAT BOOK 2, PAGE 46
OF PUBLIC RECORDS OR BROWARD COUNTY, FLORIDA
SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST.
LOT 1 LESS E 7 LESS 15 RAD ARC TAN TO S & E LINE
OF LOT 1.

ZONING DESIGNATION:

FH2

ALLOWED LAND USE COMMERCIAL
MAXIMUM BUILDING HEIGHT 140'-0"
MAXIMUM HEIGHT - STORIES 14
FLOOR AREA RATIO 3.00
MAX BUILDING AREA ALLOWED 192,936 SF
MAXIMUM FOOTPRINT 54,795 SF
GROSS PROPERTY SIZE 64,285 SF / 1.48 AC
RESIDENTIAL DENSITY UNLIMITED DU/AC

BUILDING SETBACKS:

NON-RESIDENTIAL - FRONT 10'-0"
NON-RESIDENTIAL - REAR 10'-0"
NON-RESIDENTIAL - SIDE ST 10'-0"
NON-RESIDENTIAL - SIDE ST 10'-0"

RESIDENTIAL - FRONT 15'-0"
RESIDENTIAL - REAR 15'-0"
RESIDENTIAL - SIDE ST 15'-0"
RESIDENTIAL - SIDE ST 15'-0"

PROPOSED DEVELOPMENT:

1. TOTAL COMMERCIAL / RETAIL 9,977 SF
2. TOTAL 200 RESIDENTIAL UNITS 156,609 SF

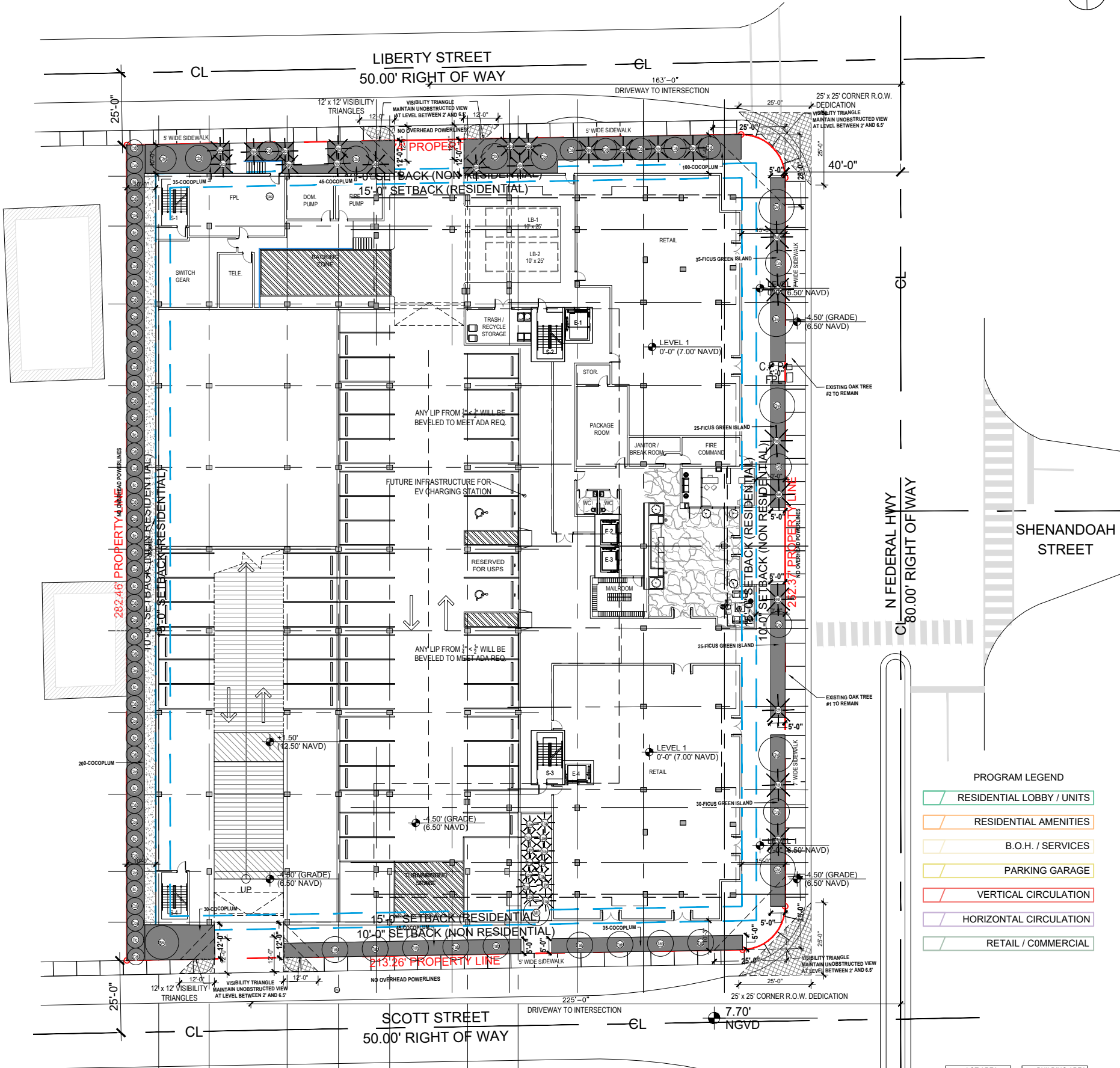
RESIDENCES	ENCLOSED	BALCONY
LEVEL 01 (LOBBY)	2,752 SF	N/A
LEVEL 02	10,709 SF	2,607 SF
LEVEL 03	10,709 SF	2,607 SF
LEVEL 04	10,709 SF	2,607 SF
LEVEL 05	11,946 SF	2,887 SF
LEVEL 06	14,067 SF	3,953 SF
LEVEL 07	14,067 SF	3,953 SF
LEVEL 08	14,067 SF	3,953 SF
LEVEL 09	14,067 SF	3,953 SF
LEVEL 10	14,067 SF	3,953 SF
LEVEL 11	14,067 SF	3,953 SF
LEVEL 12	14,067 SF	3,953 SF
LEVEL 13	14,067 SF	3,953 SF
TOTALS:	159,361 SF	42,332 SF

TYPICAL LAYOUTS

TYPICAL LAYOUTS	QTY.
3 BEDROOM UNIT	2
2 BEDROOM UNIT	40
1 BEDROOM + DEN	112
STUDIO UNIT (QTY 2)	46

TOTAL UNITS: 200

The maximum foot-candle level shall be 0.5 at all property lines.



LOT AREA	BUILDING AREA
SQ. FT. ± 64284.91	SQ. FT. ± 12020.49
ACRES ± 1.475	ACRES ± 0.275

1 PROPOSED SITE PLAN
SCALE 1" = 40'-0"

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

Owner:
Name: BARDI VP LLC
Address: 3080 SW 44th Court
Address: Fort Lauderdale, FL 33312
Tel: 305-915-7737
Email: thestarlifegroup@gmail.com

Developer:
Name: The StarLife Development LLC
Address: 3080 sw 44th Court
Address: Fort Lauderdale, Florida 33312
Tel: (305) 915-7737
Email: thestarlifegroup@gmail.com

Consultant:
Name: ABTECH Engineering, INC.
Address: 10396 West State Rd 84, Suite 108
Address: Fort Lauderdale, Florida 33312
Tel: (954) 472-6050
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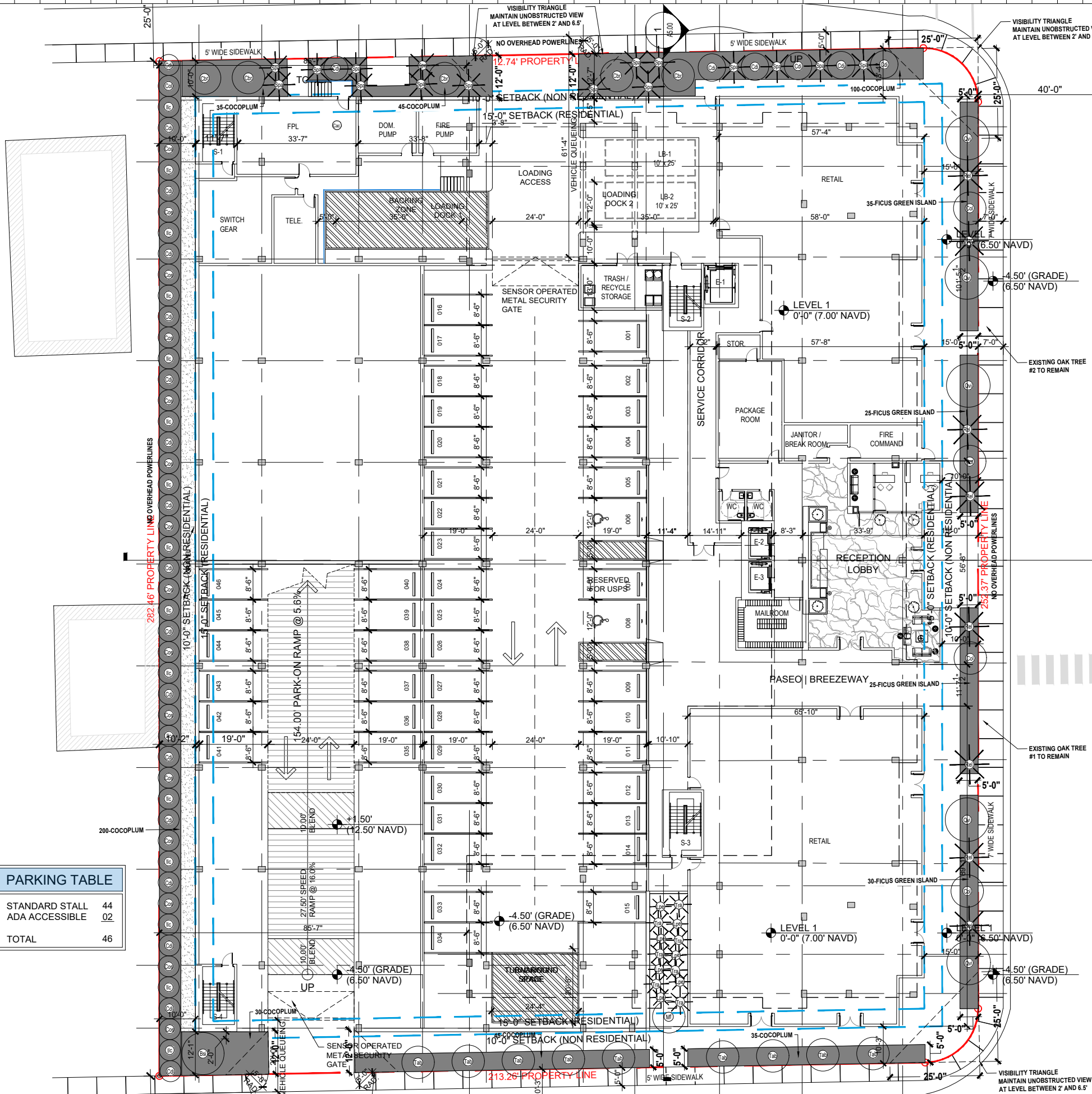
Consultant:
Name: Strata Landscape Studio
Address: 1906 Tigertail Avenue
Address: Coconut Grove, Florida 33133
Tel: (305) 747-9336
Email: petar@strata-landarch.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
Lic. # AR0012578

SITE PLAN

Date	09/05/2023	Sheet No.
Scale	1" = 40'-0"	A2.00
Project	2302	



PARKING TABLE	
STANDARD STALL	44
ADA ACCESSIBLE	02
TOTAL	46

ENCLOSED AREAS	
RESIDENCES / LOBBY	2,752 SF
RETAIL / COMMERCIAL	9,977 SF
ELEVATORS / STAIRS	747 SF
AMENITIES	0 SF
B.O.H.	3,250 SF
UNENCLOSED AREAS	
BALCONIES / TERRACES	0 SF
CORRIDORS	692 SF
AMENITIES	0 SF
PARKING	21,182 SF
STAIRS	436 SF
LEVEL 01 - FLOOR PLATE	64,285 SF

PROGRAM LEGEND	
/	RESIDENTIAL LOBBY / UNITS
/	RESIDENTIAL AMENITIES
/	B.O.H. / SERVICES
/	PARKING GARAGE
/	VERTICAL CIRCULATION
/	HORIZONTAL CIRCULATION
/	RETAIL / COMMERCIAL

1 PROPOSED LEVEL 1
SCALE 1" = 30'-0"

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

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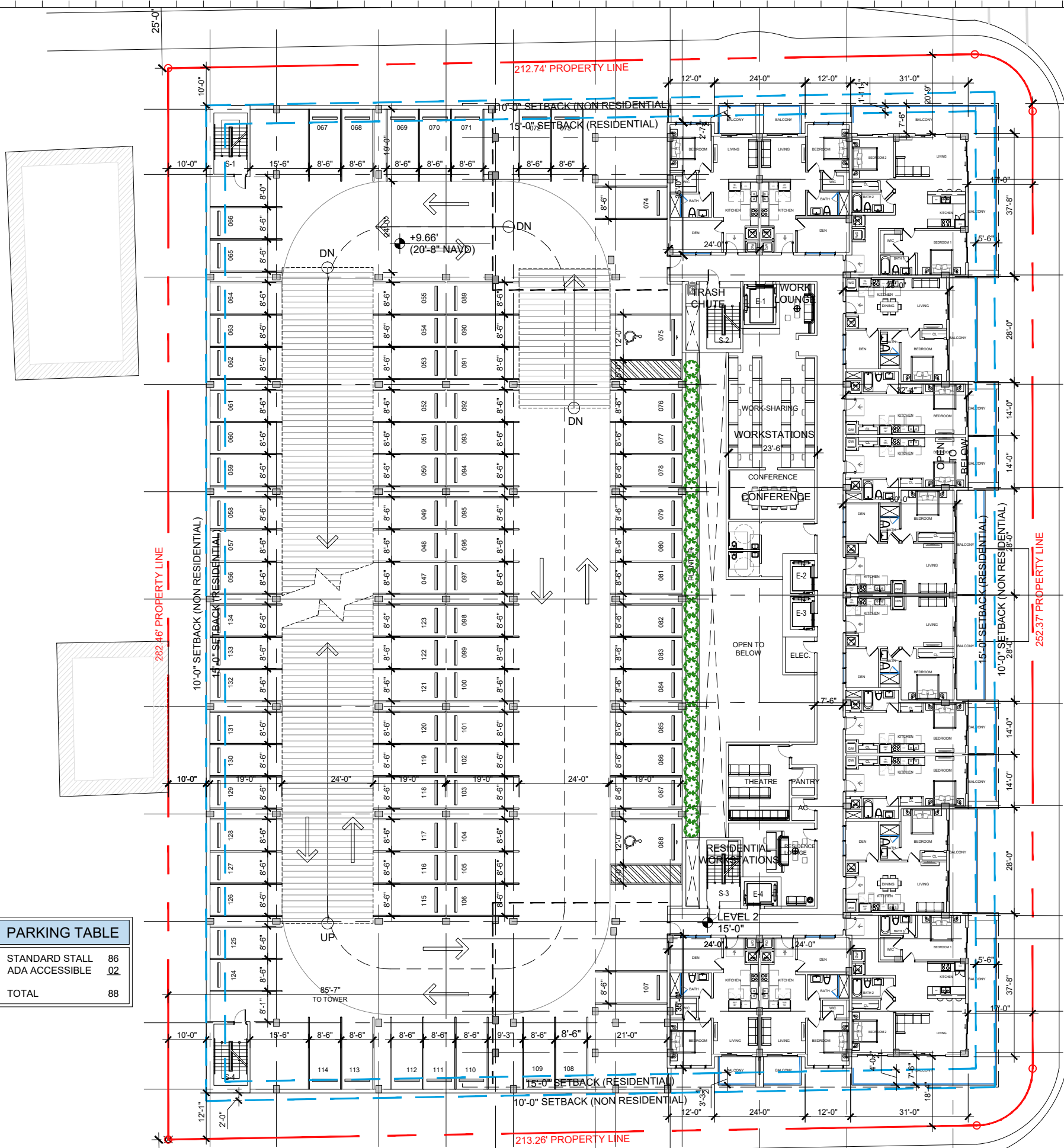


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Lic. # AR0012578

GROUND LEVEL FLOOR PLAN

Date	09/05/2023	Sheet No.
Scale	1" = 30'-0"	A3.00
Project	2302	

PARKING TABLE	
STANDARD STALL	86
ADA ACCESSIBLE	02
TOTAL	88



ENCLOSED AREAS	
RESIDENCES / LOBBY	10,709 SF
ELEVATORS / STAIRS	840 SF
AMENITIES	2,479 SF
B.O.H.	260 SF
UNENCLOSED AREAS	
BALCONIES / TERRACES	2,607 SF
CORRIDORS	1,879 SF
AMENITIES	0 SF
PARKING	31,872 SF
STAIRS	436 SF
LEVEL 02 - FLOOR PLATE	51,594 SF

N FEDERAL HWY
80.00' RIGHT OF WAY

SHENANDOAH
STREET

PROGRAM LEGEND	
RESIDENTIAL LOBBY / UNITS	
RESIDENTIAL AMENITIES	
B.O.H. / SERVICES	
PARKING GARAGE	
VERTICAL CIRCULATION	
HORIZONTAL CIRCULATION	
RETAIL / COMMERCIAL	

1 PROPOSED LEVEL 2
SCALE 1" = 30'-0"

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

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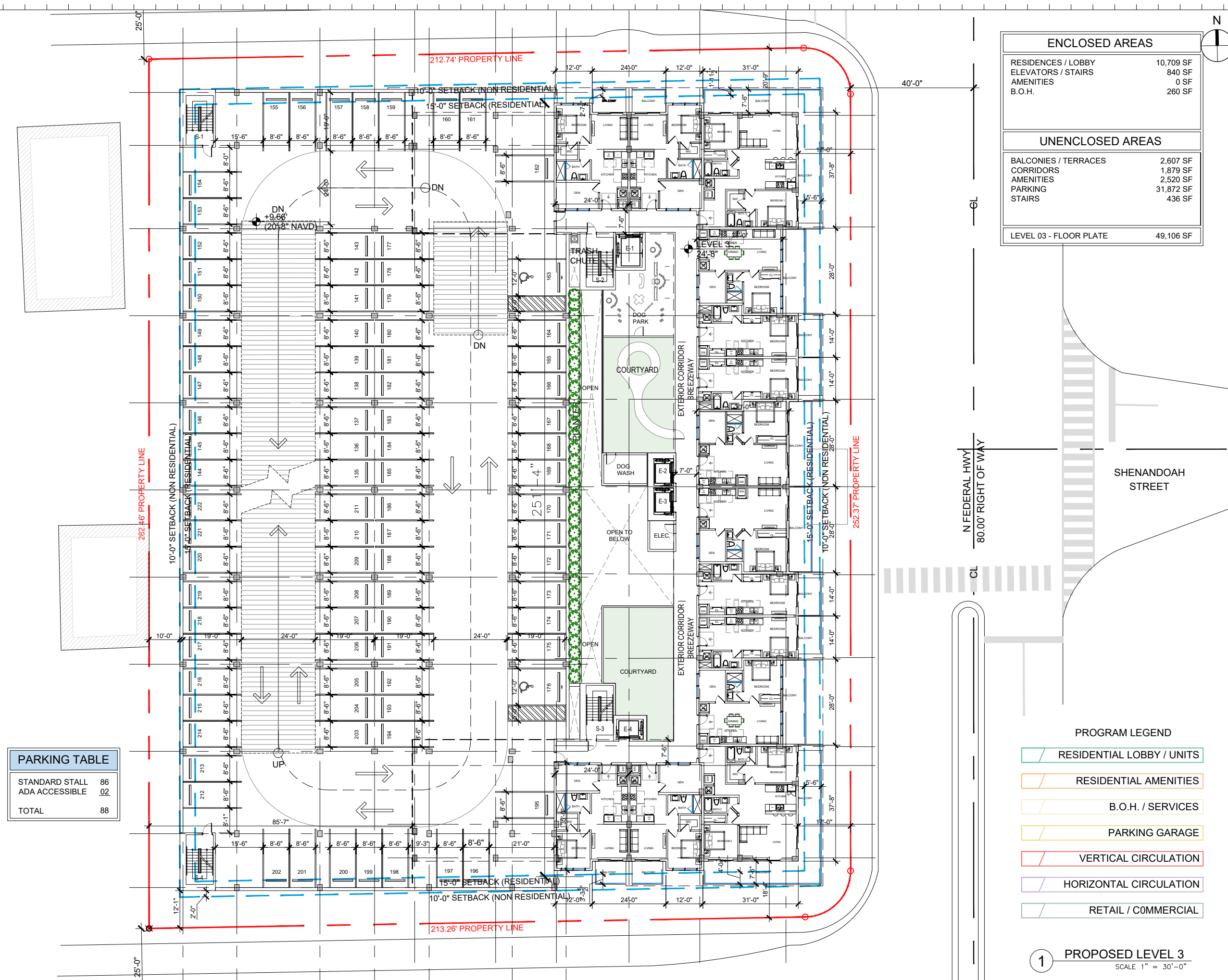
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KOBİ KARP
Lic. # AR0012578

LEVEL 02 FLOOR PLAN

Date	09/05/2023	Sheet No.
Scale	1/8"= 1'-0"	A3.01
Project	2302	



ENCLOSED AREAS	
RESIDENCES / LOBBY	10,709 SF
ELEVATORS / STAIRS	840 SF
AMENITIES	0 SF
B.O.H.	260 SF

UNENCLOSED AREAS	
BALCONIES / TERRACES	2,607 SF
CORRIDORS	1,879 SF
AMENITIES	2,520 SF
PARKING	31,872 SF
STAIRS	436 SF

LEVEL 03 - FLOOR PLATE	49,106 SF
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09/05/2023 - TAC MEETING

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD

2100 N Federal Highway
Hollywood, Florida, 33020

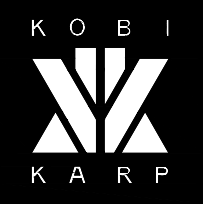
Owner:
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Address Fort Lauderdale, FL 33312
Tel: 305-915-7737
Email thestarlifegroup@gmail.com

Developer:
 Name The StarLife Development LLC
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 Address Fort Lauderdale, Florida 33312
 Tel: (305) 915-7737
 Email thestarlifegroup@gmail.com

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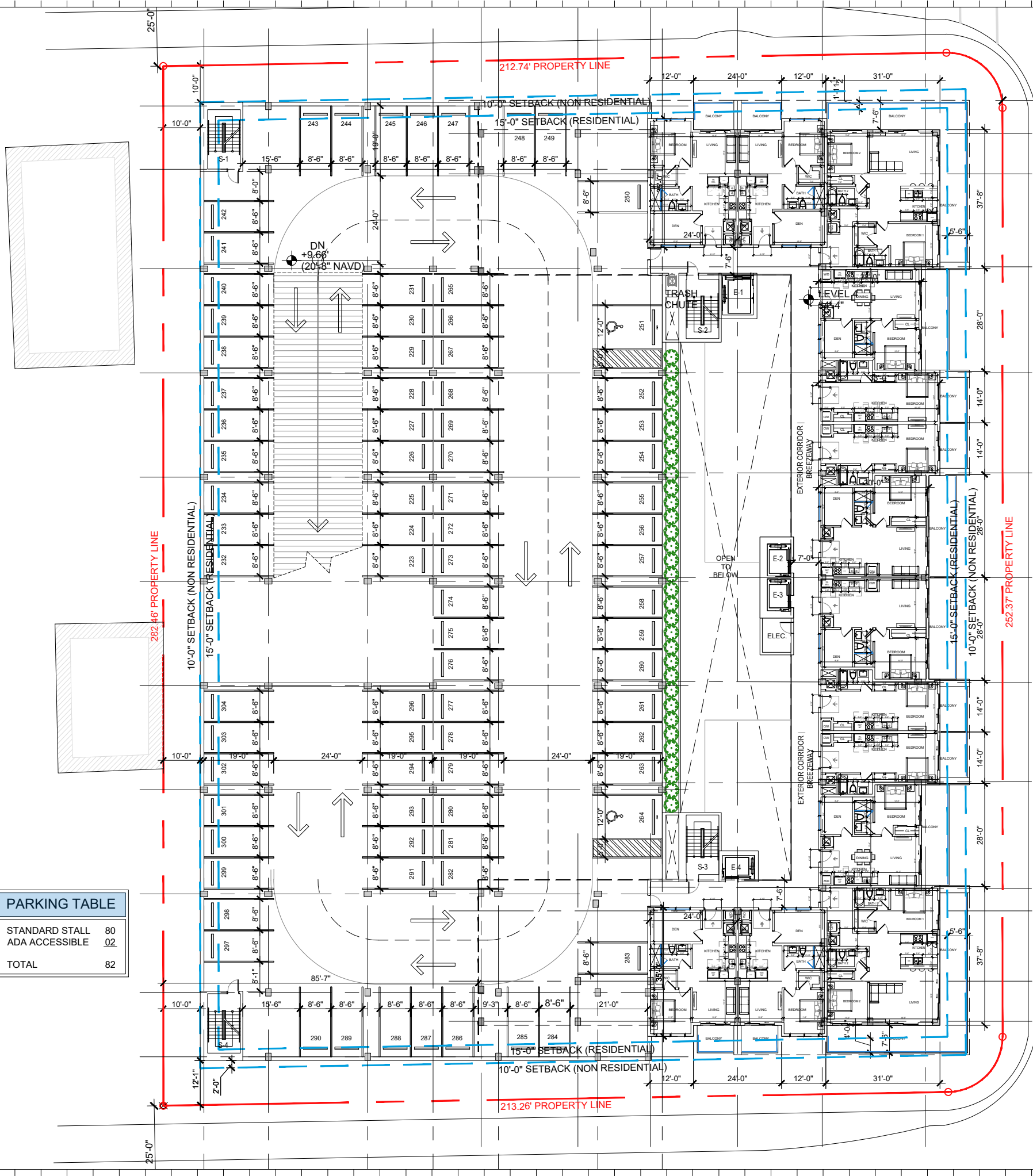
KOBI KARP
Lic. # AR0012578

LEVEL 03

FLOOR PLAN

Date	09/05/2023	Sheet No. A3.02
Scale	1"= 30' -0"	
Project	2302	

PARKING TABLE	
STANDARD STALL	80
ADA ACCESSIBLE	02
TOTAL	82



ENCLOSED AREAS	
RESIDENCES / LOBBY	10,709 SF
ELEVATORS / STAIRS	840 SF
AMENITIES	0 SF
B.O.H.	260 SF
UNENCLOSED AREAS	
BALCONIES / TERRACES	2,607 SF
CORRIDORS	1,807 SF
AMENITIES	0 SF
PARKING	31,872 SF
STAIRS	436 SF
LEVEL 04 - FLOOR PLATE	46,632 SF

PROGRAM LEGEND	
	RESIDENTIAL LOBBY / UNITS
	RESIDENTIAL AMENITIES
	B.O.H. / SERVICES
	PARKING GARAGE
	VERTICAL CIRCULATION
	HORIZONTAL CIRCULATION
	RETAIL / COMMERCIAL

1 PROPOSED LEVEL 4
SCALE 1" = 30'-0"

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

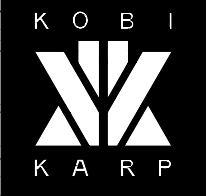
Owner:
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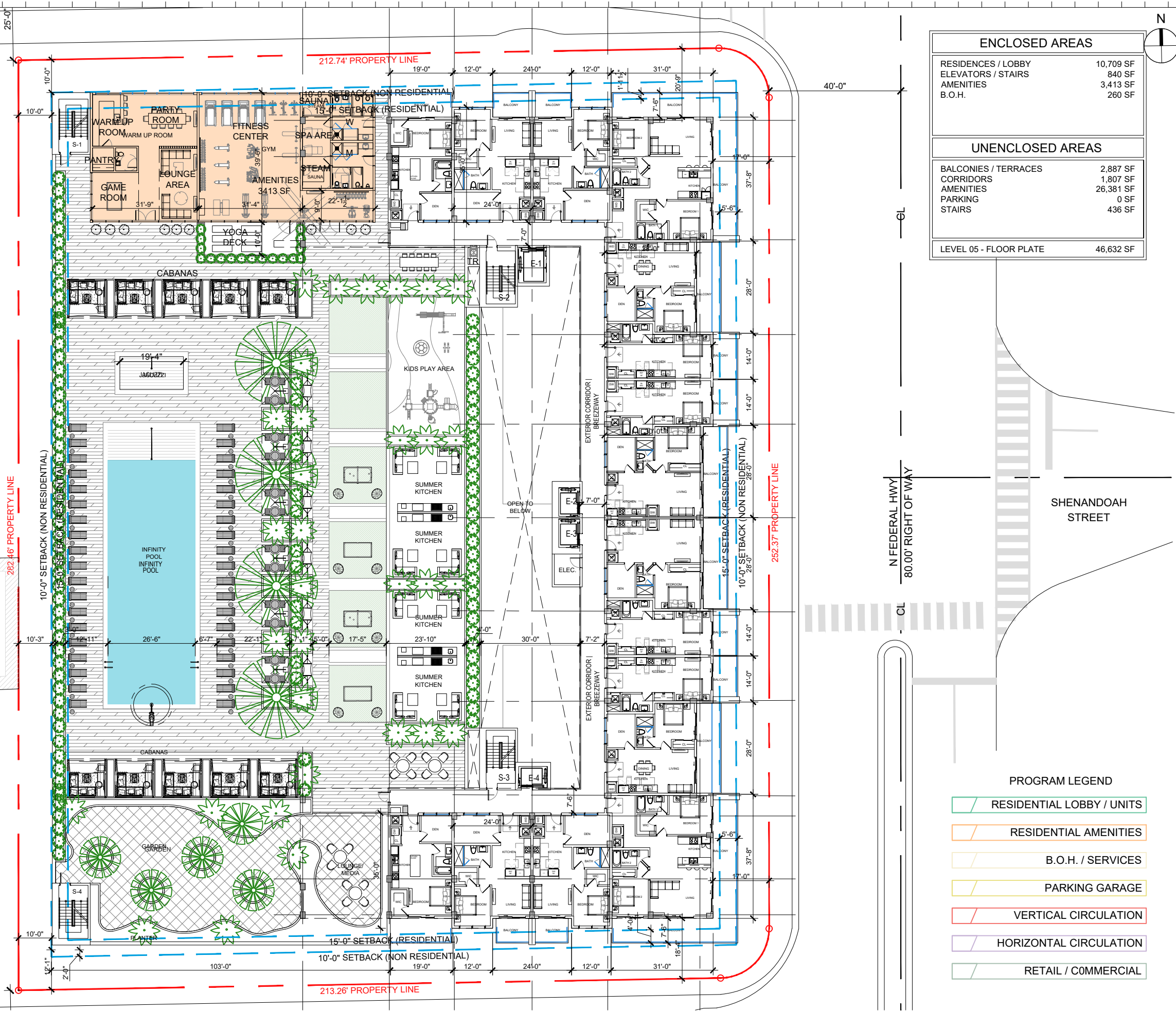
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Email: petar@strata-landarch.com

Architect:
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KOBİ KARP
Lic. # AR0012578
LEVEL 04
FLOOR PLAN

Date	09/05/2023	Sheet No.
Scale	1"= 30' -0"	A3.03
Project	2302	



ENCLOSED AREAS	
RESIDENCES / LOBBY	10,709 SF
ELEVATORS / STAIRS	840 SF
AMENITIES	3,413 SF
B.O.H.	260 SF
UNENCLOSED AREAS	
BALCONIES / TERRACES	2,887 SF
CORRIDORS	1,807 SF
AMENITIES	26,381 SF
PARKING	0 SF
STAIRS	436 SF
LEVEL 05 - FLOOR PLATE	46,632 SF



PROGRAM LEGEND	
	RESIDENTIAL LOBBY / UNITS
	RESIDENTIAL AMENITIES
	B.O.H. / SERVICES
	PARKING GARAGE
	VERTICAL CIRCULATION
	HORIZONTAL CIRCULATION
	RETAIL / COMMERCIAL

1 PROPOSED LEVEL 5
SCALE 1/8" = 1'-0"

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

Owner:
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Consultant:
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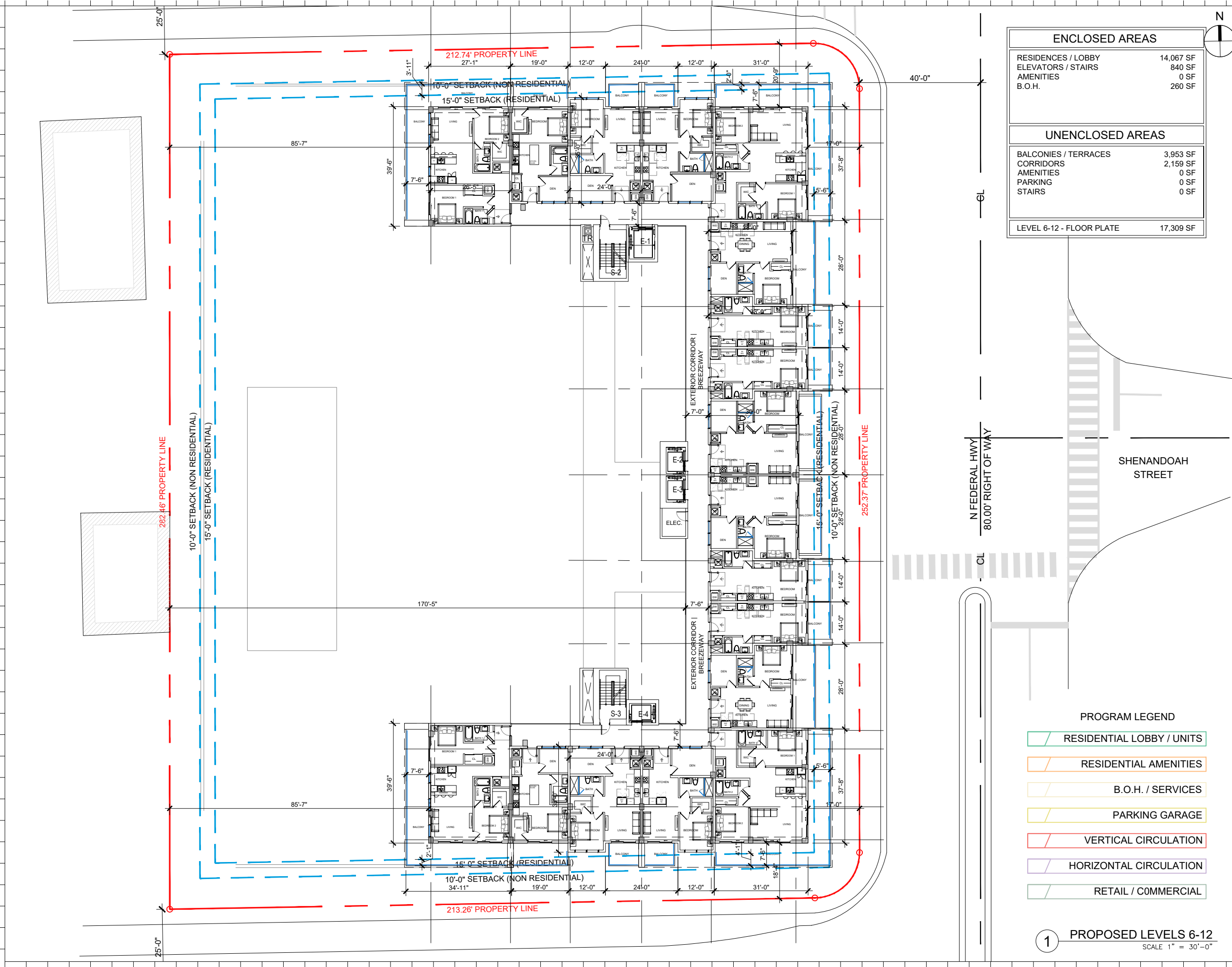
Consultant:
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KOBİ KARP
Lic. # AR0012578
LEVEL 05
FLOOR PLAN

Date	09/05/2023	Sheet No.
Scale	1"= 30' -0"	A3.04
Project	2302	



ENCLOSED AREAS	
RESIDENCES / LOBBY	14,067 SF
ELEVATORS / STAIRS	840 SF
AMENITIES	0 SF
B.O.H.	260 SF

UNENCLOSED AREAS	
BALCONIES / TERRACES	3,953 SF
CORRIDORS	2,159 SF
AMENITIES	0 SF
PARKING	0 SF
STAIRS	0 SF

LEVEL 6-12 - FLOOR PLATE	17,309 SF
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Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

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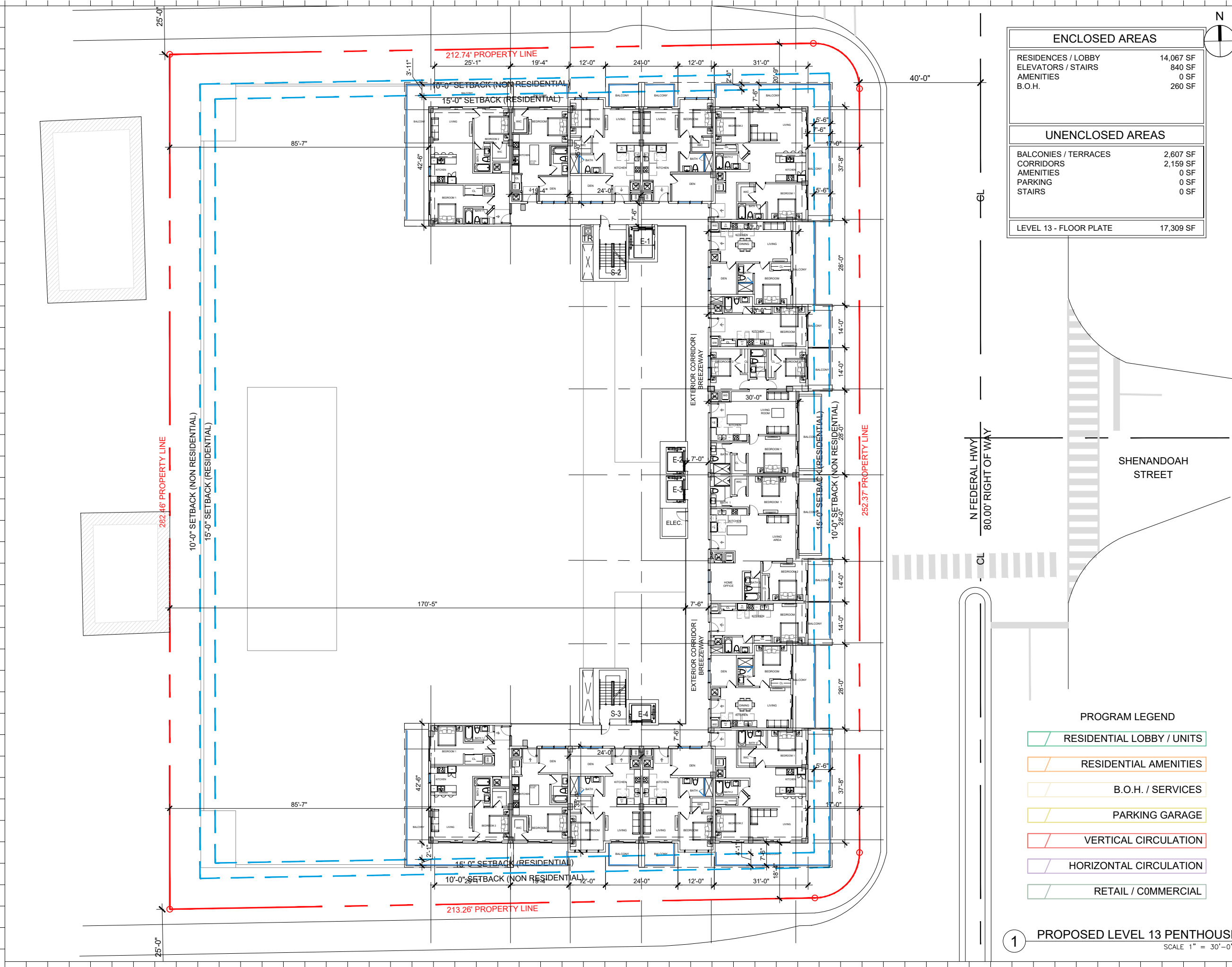
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LEVEL 06-12 FLOOR PLAN

Date	09/05/2023	Sheet No.
Scale	1"= 30'-0"	A3.05
Project	2302	

PROGRAM LEGEND	
	RESIDENTIAL LOBBY / UNITS
	RESIDENTIAL AMENITIES
	B.O.H. / SERVICES
	PARKING GARAGE
	VERTICAL CIRCULATION
	HORIZONTAL CIRCULATION
	RETAIL / COMMERCIAL

1 PROPOSED LEVELS 6-12
SCALE 1" = 30'-0"



ENCLOSED AREAS	
RESIDENCES / LOBBY	14,067 SF
ELEVATORS / STAIRS	840 SF
AMENITIES	0 SF
B.O.H.	260 SF

UNENCLOSED AREAS	
BALCONIES / TERRACES	2,607 SF
CORRIDORS	2,159 SF
AMENITIES	0 SF
PARKING	0 SF
STAIRS	0 SF

LEVEL 13 - FLOOR PLATE	17,309 SF
------------------------	-----------



PROGRAM LEGEND	
	RESIDENTIAL LOBBY / UNITS
	RESIDENTIAL AMENITIES
	B.O.H. / SERVICES
	PARKING GARAGE
	VERTICAL CIRCULATION
	HORIZONTAL CIRCULATION
	RETAIL / COMMERCIAL

1 PROPOSED LEVEL 13 PENTHOUSE
SCALE 1" = 30'-0"

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
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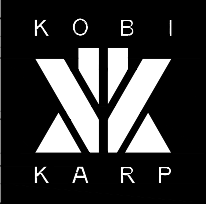
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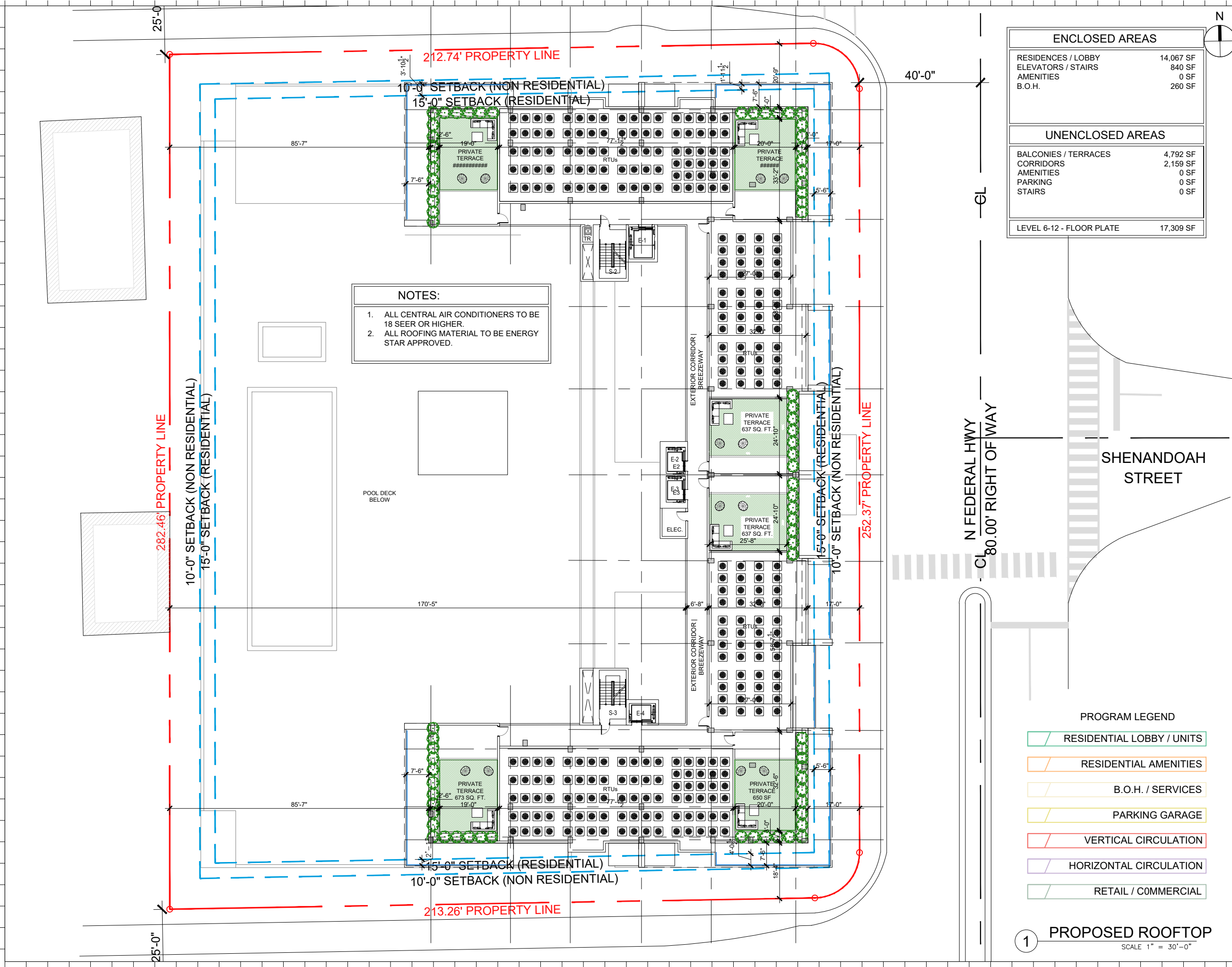
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KOBİ KARP
Lic. # AR0012578
LEVEL 13
FLOOR PLAN

Date	09/05/2023	Sheet No.
Scale	1"= 30'-0"	A3.06
Project	2302	



- NOTES:
1. ALL CENTRAL AIR CONDITIONERS TO BE 18 SEER OR HIGHER.
 2. ALL ROOFING MATERIAL TO BE ENERGY STAR APPROVED.

ENCLOSED AREAS	
RESIDENCES / LOBBY	14,067 SF
ELEVATORS / STAIRS	840 SF
AMENITIES	0 SF
B.O.H.	260 SF

UNENCLOSED AREAS	
BALCONIES / TERRACES	4,792 SF
CORRIDORS	2,159 SF
AMENITIES	0 SF
PARKING	0 SF
STAIRS	0 SF

LEVEL 6-12 - FLOOR PLATE	17,309 SF
--------------------------	-----------

PROGRAM LEGEND	
/	RESIDENTIAL LOBBY / UNITS
/	RESIDENTIAL AMENITIES
/	B.O.H. / SERVICES
/	PARKING GARAGE
/	VERTICAL CIRCULATION
/	HORIZONTAL CIRCULATION
/	RETAIL / COMMERCIAL

1 PROPOSED ROOFTOP
SCALE 1" = 30'-0"

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

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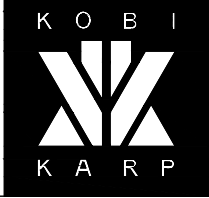
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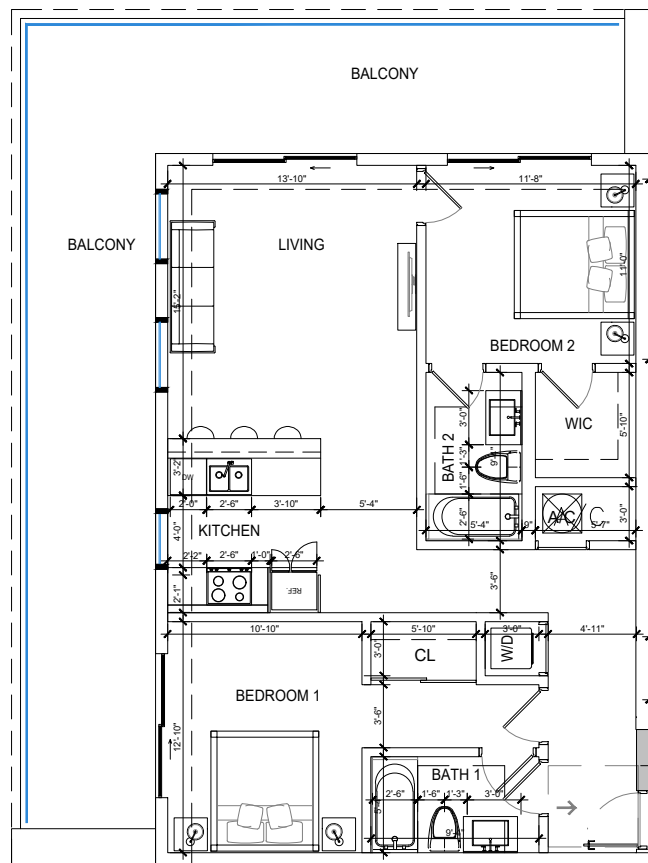
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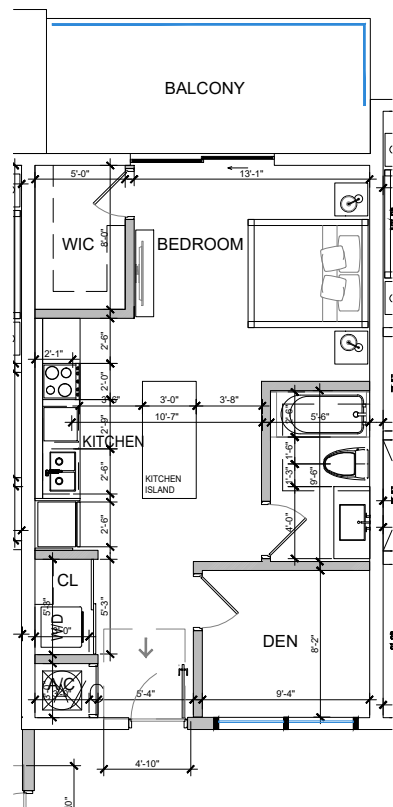


KOBİ KARP
Lic. # AR0012578
FLOOR PLAN
ROOF LEVEL

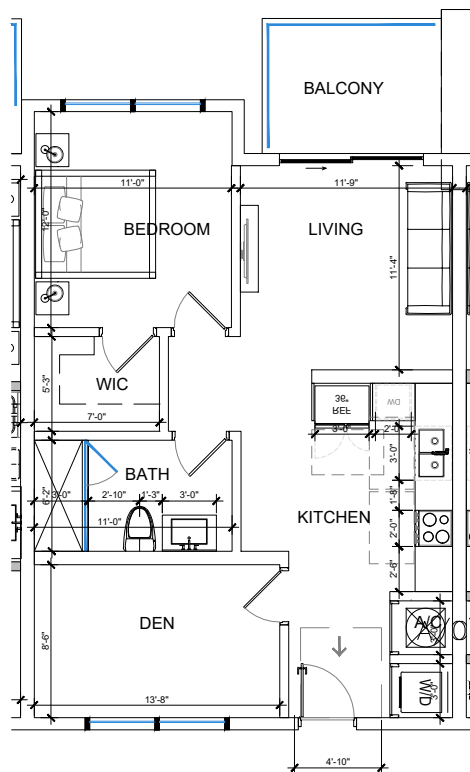
Date	09/05/2023	Sheet No.
Scale	1" = 30'-0"	A3.07
Project	2302	



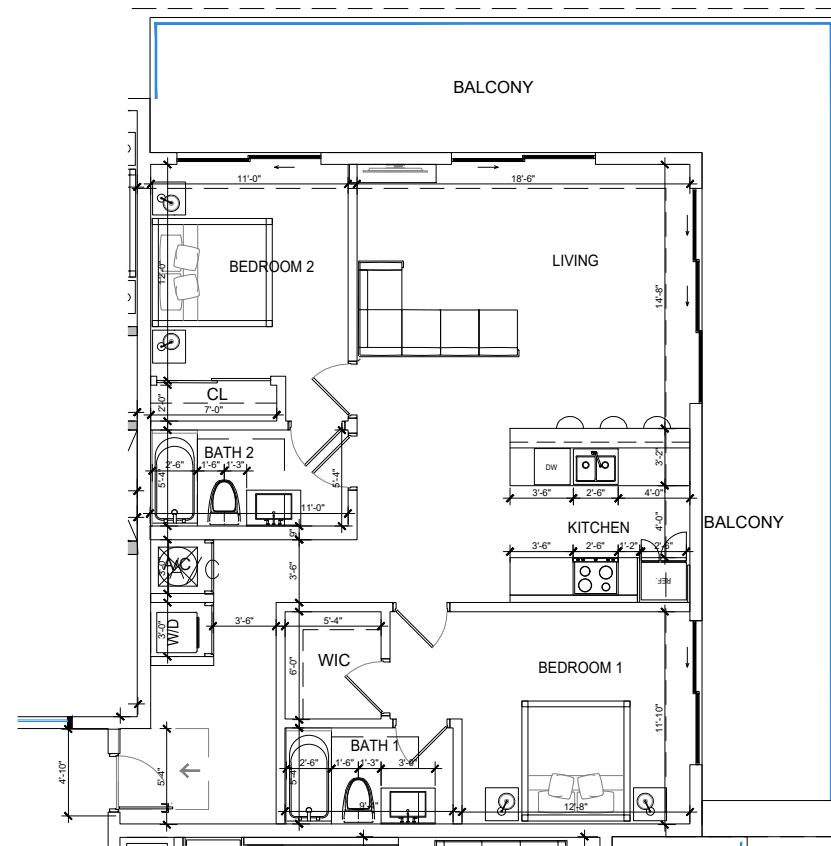
A TYP. 2 BEDROOM UNIT
UNITS: 600-1300, 617-1217, 1315
ENCLOSED 1,005 SF
BALCONY 533 SF



B TYP. STUDIO + DEN UNIT
UNITS: 501-1301, 516-1216, 1314
ENCLOSED 593 SF
BALCONY 135 SF



C TYP. 1 BEDROOM + DEN UNIT
UNITS: 202-1302, 215-1215, 1313
ENCLOSED 769 SF
BALCONY 75 SF



D TYP. 2 BEDROOM UNIT
UNITS: 204-1304, 213-1213, 1311
ENCLOSED 1,129 SF
BALCONY 556 SF

	UNIT A 2 BEDROOM	UNIT B STUDIO + DEN	UNIT C 1 BR + DEN	UNIT D 2 BEDROOM	UNIT E 1 BR + DEN	UNIT F STUDIO	UNIT G 3 BEDROOM
LEVEL 13	2	2	4	2	2	2	2
LEVEL 12	2	2	4	2	4	4	0
LEVEL 11	2	2	4	2	4	4	0
LEVEL 10	2	2	4	2	4	4	0
LEVEL 09	2	2	4	2	4	4	0
LEVEL 08	2	2	4	2	4	4	0
LEVEL 07	2	2	4	2	4	4	0
LEVEL 06	2	2	4	2	4	4	0
LEVEL 05	0	2	4	2	4	4	0
LEVEL 04	0	0	4	2	4	4	0
LEVEL 03	0	0	4	2	4	4	0
LEVEL 02	0	0	4	2	4	4	0
LEVEL 01	0	0	0	0	0	0	0
TOTALS:	16	18	48	24	46	46	2

200 TOTAL UNITS

UNIT NOTES:

1. THERE SHALL BE NO GARBAGE DISPOSALS IN ANY UNITS.
2. ALL PERMANENT APPLIANCES MUST BE ENERGY STAR RATED.
3. NO SHOWERS SHALL HAVE MORE THAN ONE SHOWER HEAD, AND ALL SHOWER HEADS SHALL BE LOW FLOW OR 2.5 GAL / MIN @ 80 PSI.
4. ALL KITCHENS TO HAVE PULL-OUT RECYCLE & GARBAGE BINS BUILT INTO CABINETS.
5. ALL DOORS SHALL CONFORM TO ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
6. ALL UNITS TO BE EQUIPPED WITH PROGRAMMABLE THERMOSTATS.
7. ALL UNITS TO BE EQUIPPED WITH OCCUPANCY / VACANCY SENSORS.
8. ALL UNITS TO BE EQUIPPED WITH DUAL FLUSH TOILETS THAT USE LESS THAN 1 GAL TO FLUSH LIQUID & 1.6 GAL OR LESS FOR SOLIDS. (USGBC)

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

Owner:
Name: BARDI VP LLC
Address: 3080 SW 44th Court
Address: Fort Lauderdale, FL 33312
Tel: 305-915-7737
Email: thestarlifegroup@gmail.com

Developer:
Name: The StarLife Development LLC
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Email: thestarlifegroup@gmail.com

Consultant:
Name: ABTECH Engineering, INC.
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Email: babu@abtechengineering.com

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Name: Strata Landscape Studio
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Address: Coconut Grove, Florida 33133
Tel: (305) 747-9336
Email: petar@strata-landarch.com

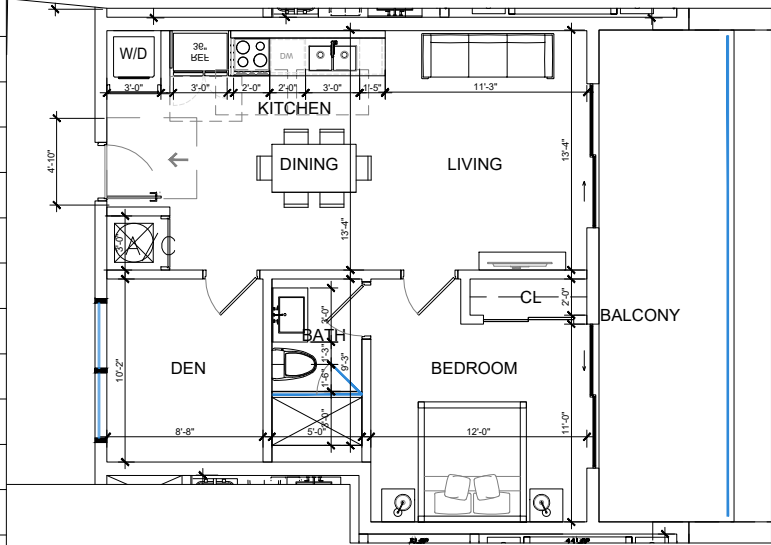
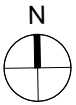
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

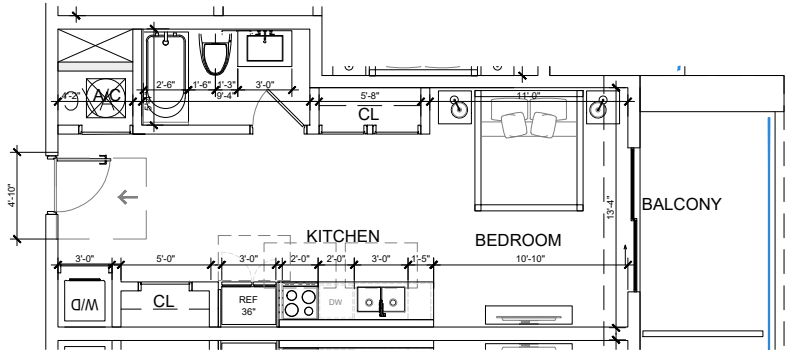
TYPICAL UNITS ENLARGED FLOOR PLANS

Date	09/05/2023	Sheet No.
Scale	3/32" = 1'-0"	A3.08
Project	2302	



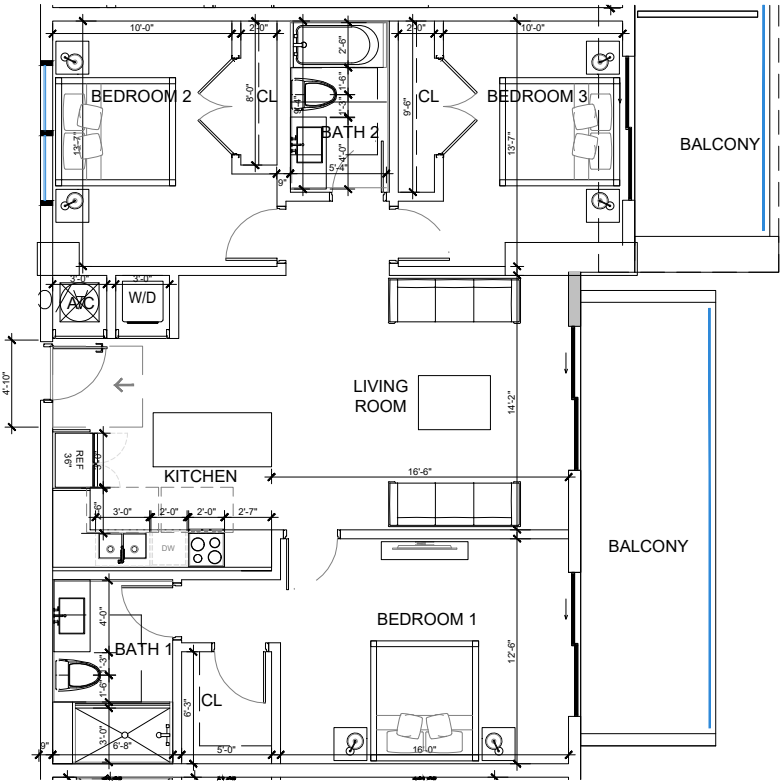
E TYP. 1 BEDROOM + DEN UNIT
UNITS: 205-1305, 212-1212, 1310

ENCLOSED 699 SF
BALCONY 205 SF



F TYP. STUDIO UNIT
UNITS: 206-1306, 211-1211

ENCLOSED 489 SF
BALCONY 93 SF



G TYP 3 BEDROOM UNIT
UNITS: 1307, 1308

ENCLOSED 1,242 SF
BALCONY 190 SF

	UNIT A 2 BEDROOM	UNIT B STUDIO + DEN	UNIT C 1 BR + DEN	UNIT D 2 BEDROOM	UNIT E 1 BR + DEN	UNIT F STUDIO	UNIT G 3 BEDROOM
LEVEL 13	2	2	4	2	2	2	2
LEVEL 12	2	2	4	2	4	4	0
LEVEL 11	2	2	4	2	4	4	0
LEVEL 10	2	2	4	2	4	4	0
LEVEL 09	2	2	4	2	4	4	0
LEVEL 08	2	2	4	2	4	4	0
LEVEL 07	2	2	4	2	4	4	0
LEVEL 06	2	2	4	2	4	4	0
LEVEL 05	0	2	4	2	4	4	0
LEVEL 04	0	0	4	2	4	4	0
LEVEL 03	0	0	4	2	4	4	0
LEVEL 02	0	0	4	2	4	4	0
LEVEL 01	0	0	0	0	0	0	0
TOTALS:	16	18	48	24	46	46	2

200 TOTAL UNITS

UNIT NOTES:

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09/05/2023 - TAC MEETING

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
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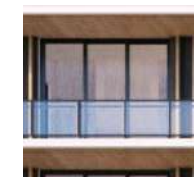
Consultant:
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Architect:
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Fax: +1(305) 573 3766

KOBİ KARP
Lic. # AR0012578

**TYPICAL UNITS
ENLARGED FLOOR PLANS**

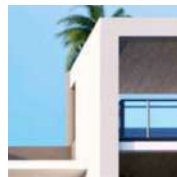
Date	09/05/2023	Sheet No.
Scale	3/32" = 1'-0"	A3.09
Project	2302	



A GLAZING COLOR
BLUE



B RAILING COLOR
ALUMINUM



C STUCCO COLOR
OFF-WHITE



D STUCCO COLOR
DARK SLATE



E VERTICAL SLATS
ALUMINUM



F PRIVACY MESH
ALUMINUM

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

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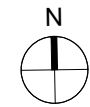
Architect:
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Lic. # AR0012578

BUILDING ELEVATION EAST

Date	09/05/2023	Sheet No.
Scale	1" = 25'-0"	A4.00
Project	2302	



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21 HOLLYWOOD
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Architect:
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Fax: +1(305) 573 3766

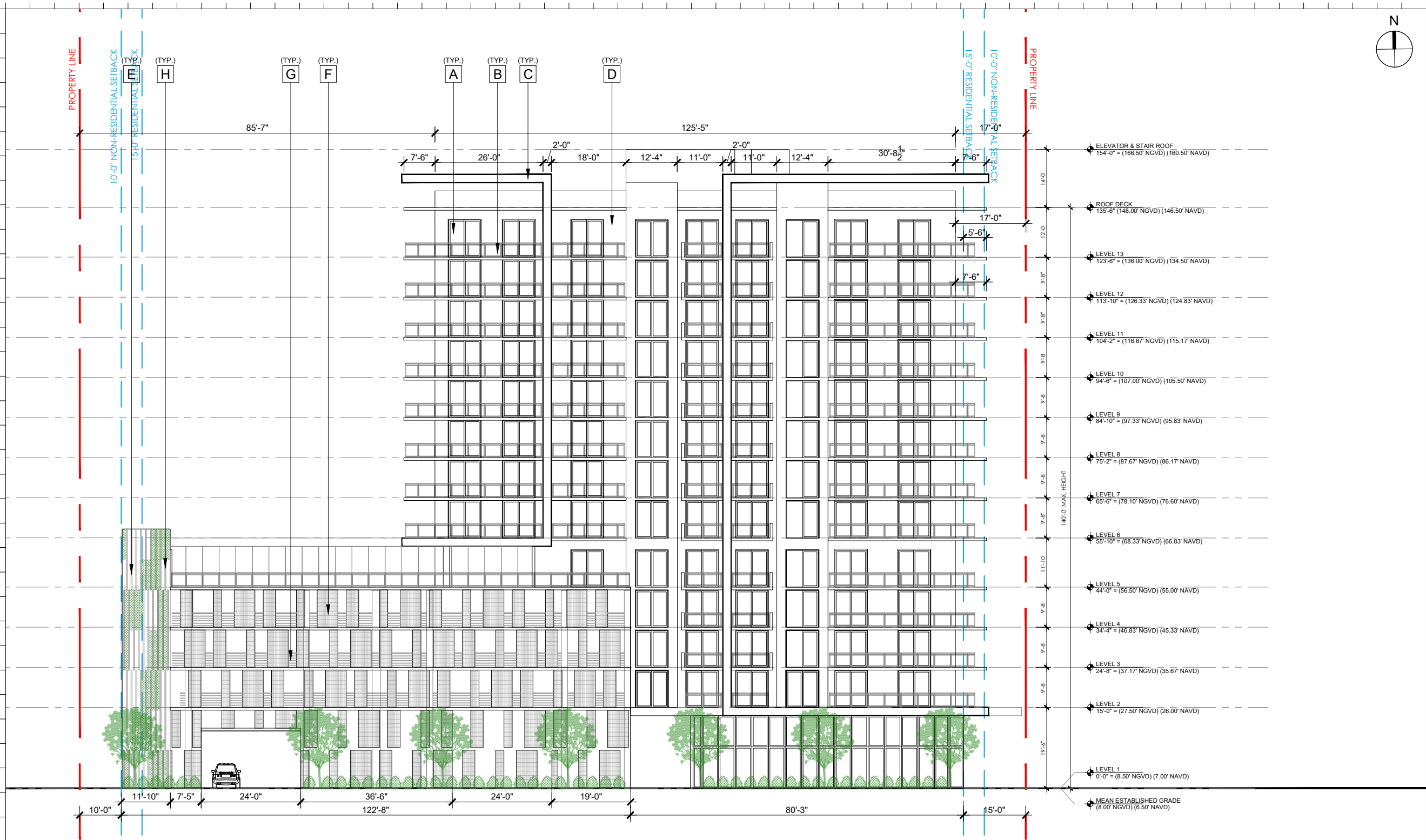


H ARTIFICIAL GRASS



NORTH

Date	09/05/2023	Sheet No. A4.01
Scale	1/8"=1'-0"	
Project	2302	



1 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



A GLAZING COLOR
BLUE



B RAILING COLOR
BLUE



C STUCCO COLOR
OFF-WHITE



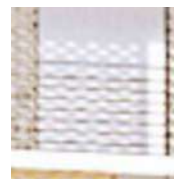
D STUCCO COLOR
DARK SLATE



E VERTICAL SLATS
ALUMINUM



F PRIVACY MESH
ALUMINUM



G RAILING COLOR
ALUMINUM



H ARTIFICIAL
GRASS

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

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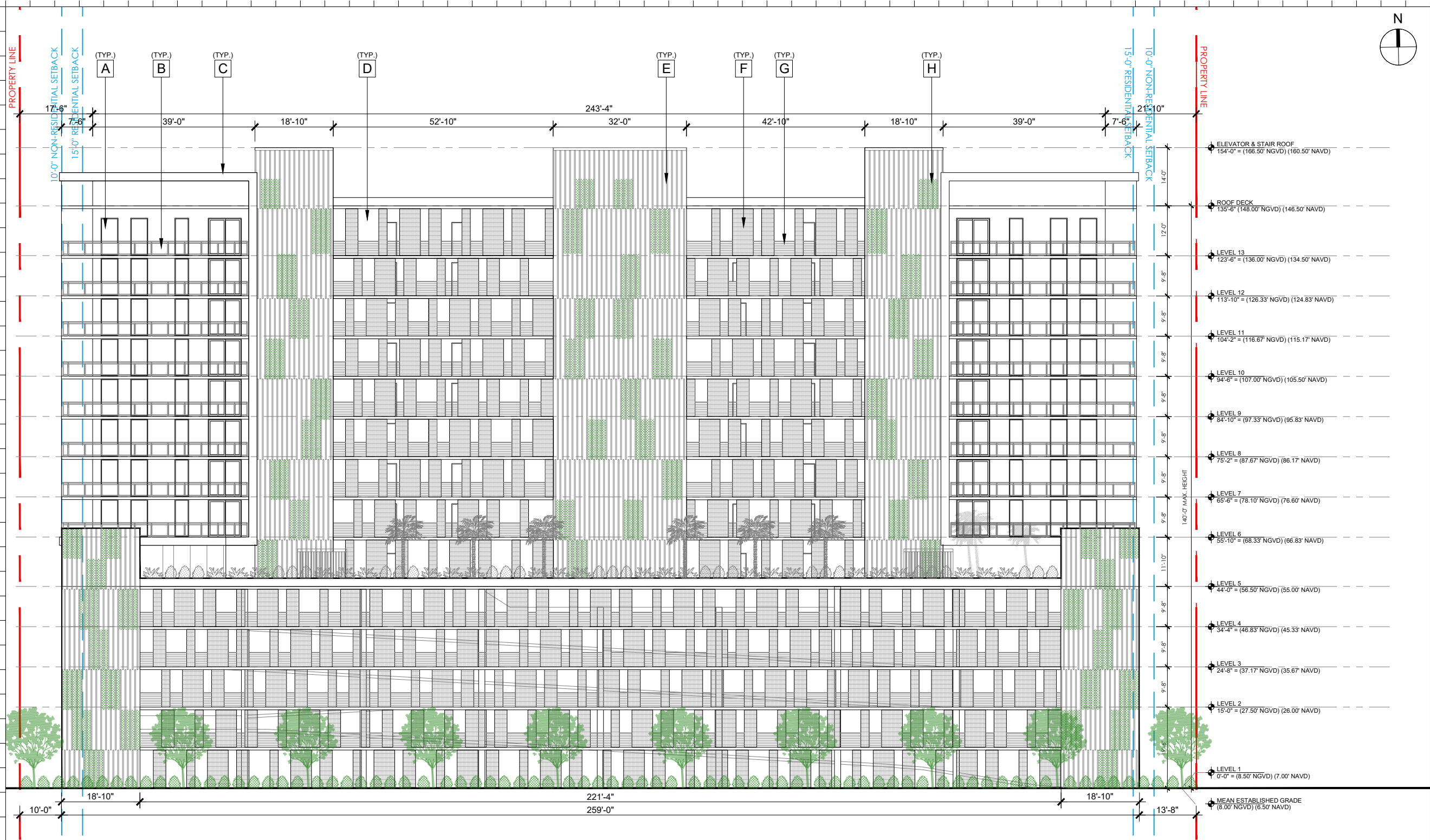
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
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Fax: +1(305) 573 3766

KOBİ
KARP

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Lic. # AR0012578

BUILDING ELEVATION SOUTH

Date	09/05/2023	Sheet No.
Scale	1/8"=1'-0"	A4.02
Project	2302	



1 WEST ELEVATION
SCALE 1" = 25'-0"



A GLAZING COLOR
BLUE



B RAILING COLOR
BLUE



C STUCCO COLOR
OFF-WHITE



D STUCCO COLOR
DARK SLATE



E VERTICAL SLATS
ALUMINUM



F PRIVACY MESH
ALUMINUM



G RAILING COLOR
ALUMINUM



H ARTIFICIAL
GRASS

Rev.	Date	Rev.	Date

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09/05/2023 - TAC MEETING

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CITY OF HOLLYWOOD, FLORIDA

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Hollywood, Florida, 33020

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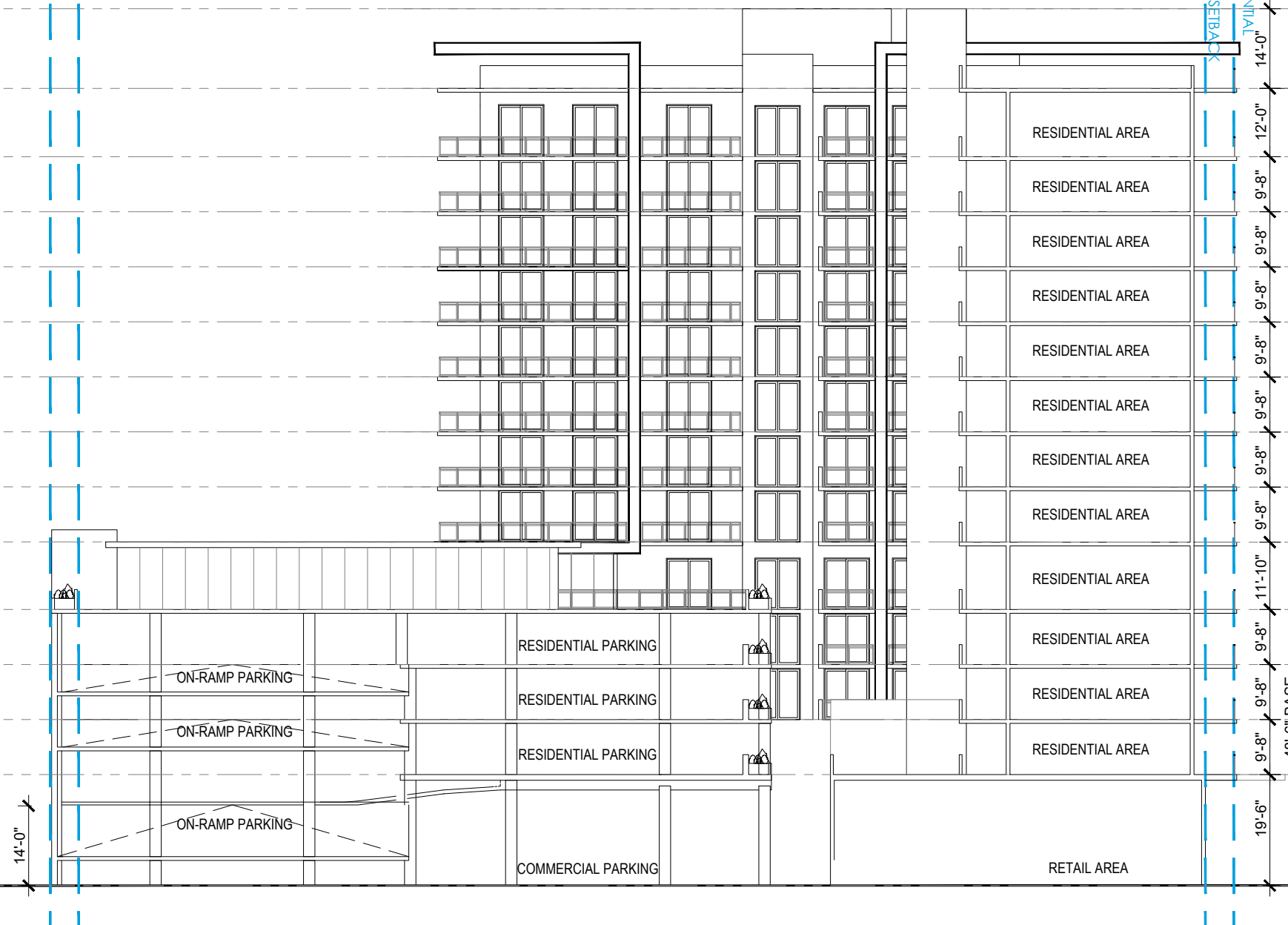
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Architect:
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Tel: +1(305) 573 1818
Fax: +1(305) 573 3766




KOBİ KARP Lic. # AR0012578 BUILDING ELEVATION WEST

Date	09/05/2023	Sheet No.
Scale	1/8"=1'-0"	A4.03
Project	2302	



MEAN ESTABLISHED GRADE
(8.00' NGVD) (6.50' NAVD)



Date	09/05/2023	Sheet No. A5.00
Scale	1" = 25'-0"	
Project	2302	



Rev.	Date	Rev.	Date

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KOBİ KARP

Lic. # AR0012578



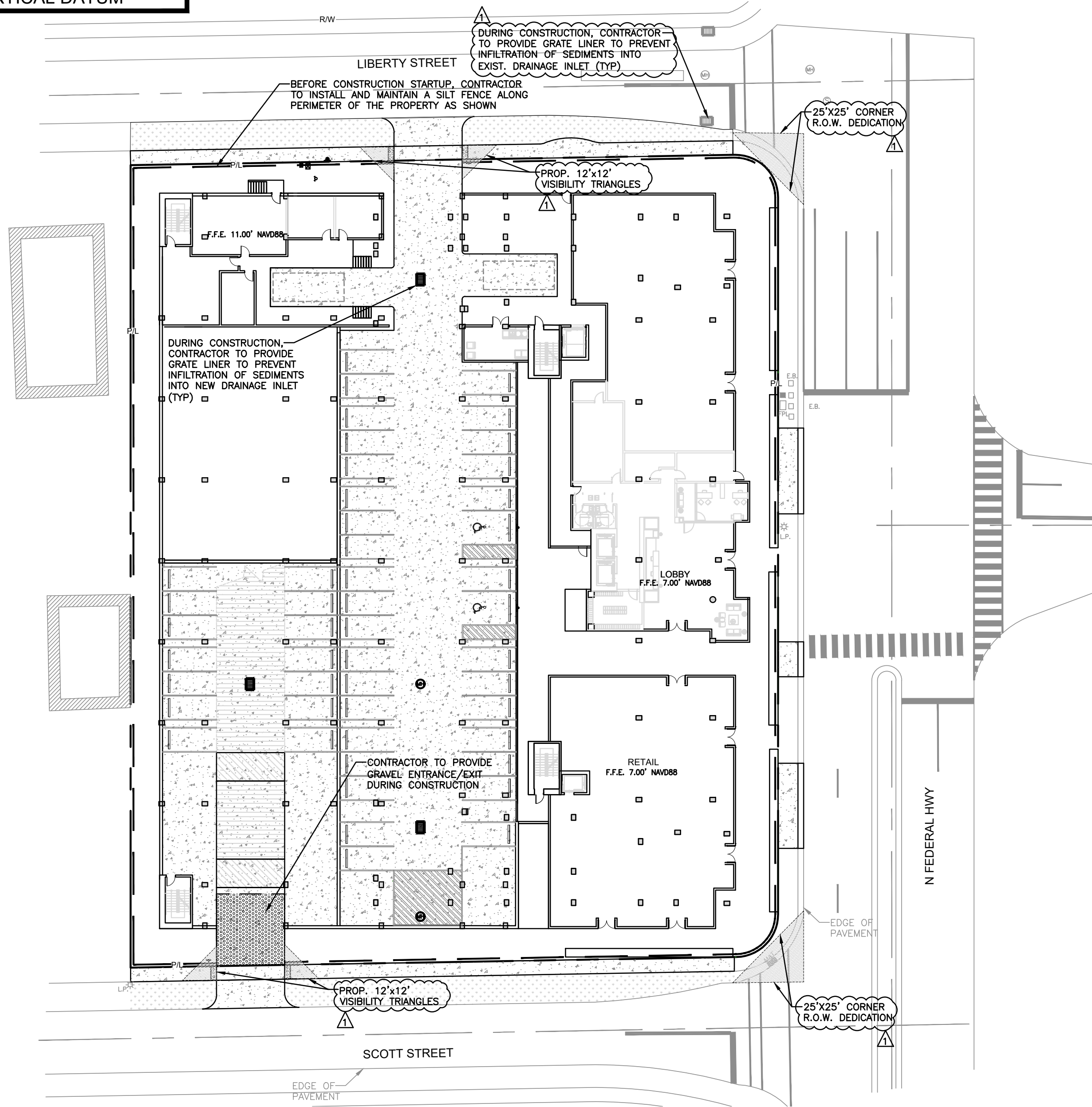
PROPOSED SECTION B

Date	09/05/2023	Sheet No.
Scale	1" = 25'-0"	A5.01
Project	2302	

1 PROPOSED SECTION B

SCALE: 1" = 25'-0"

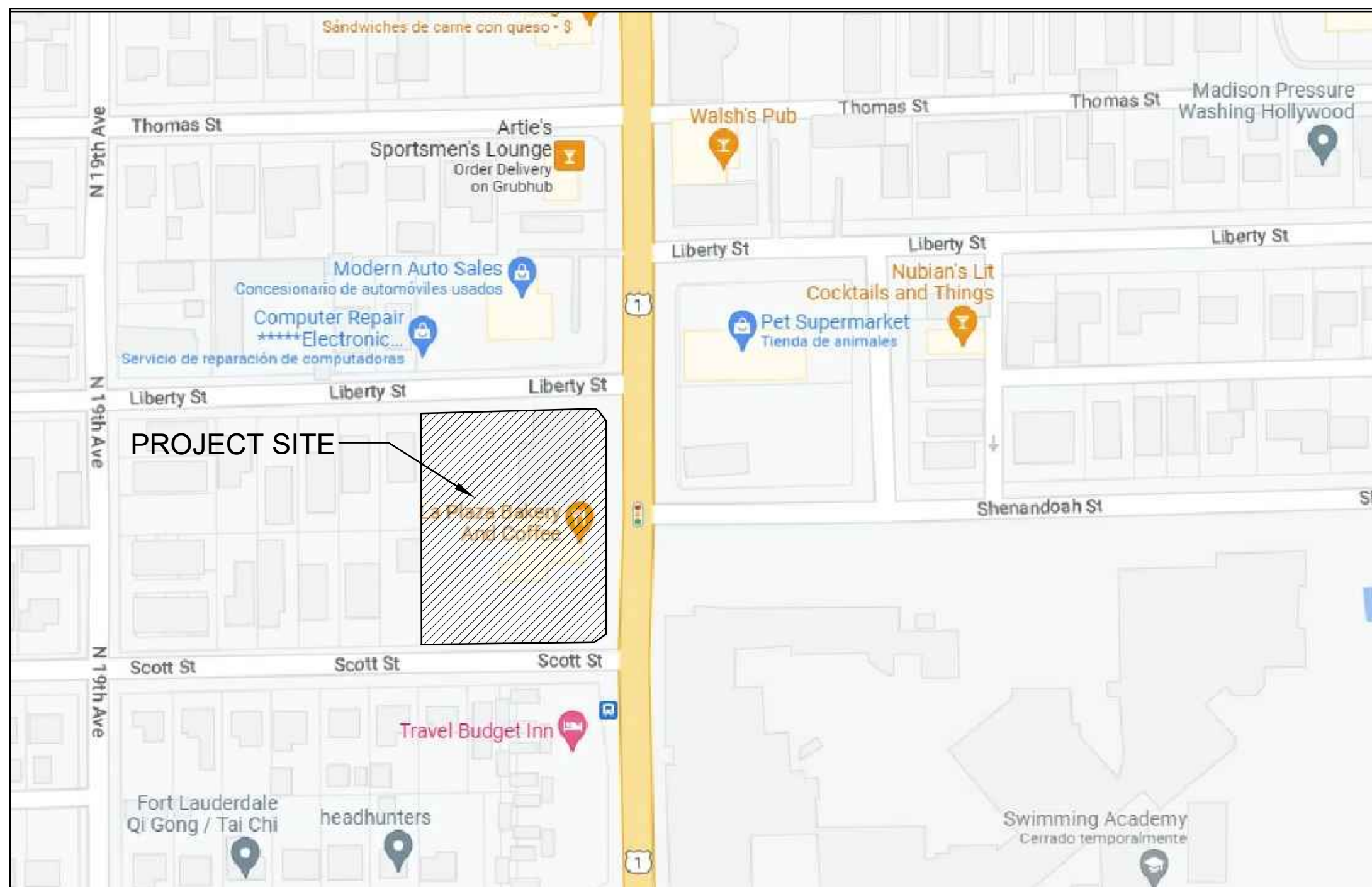
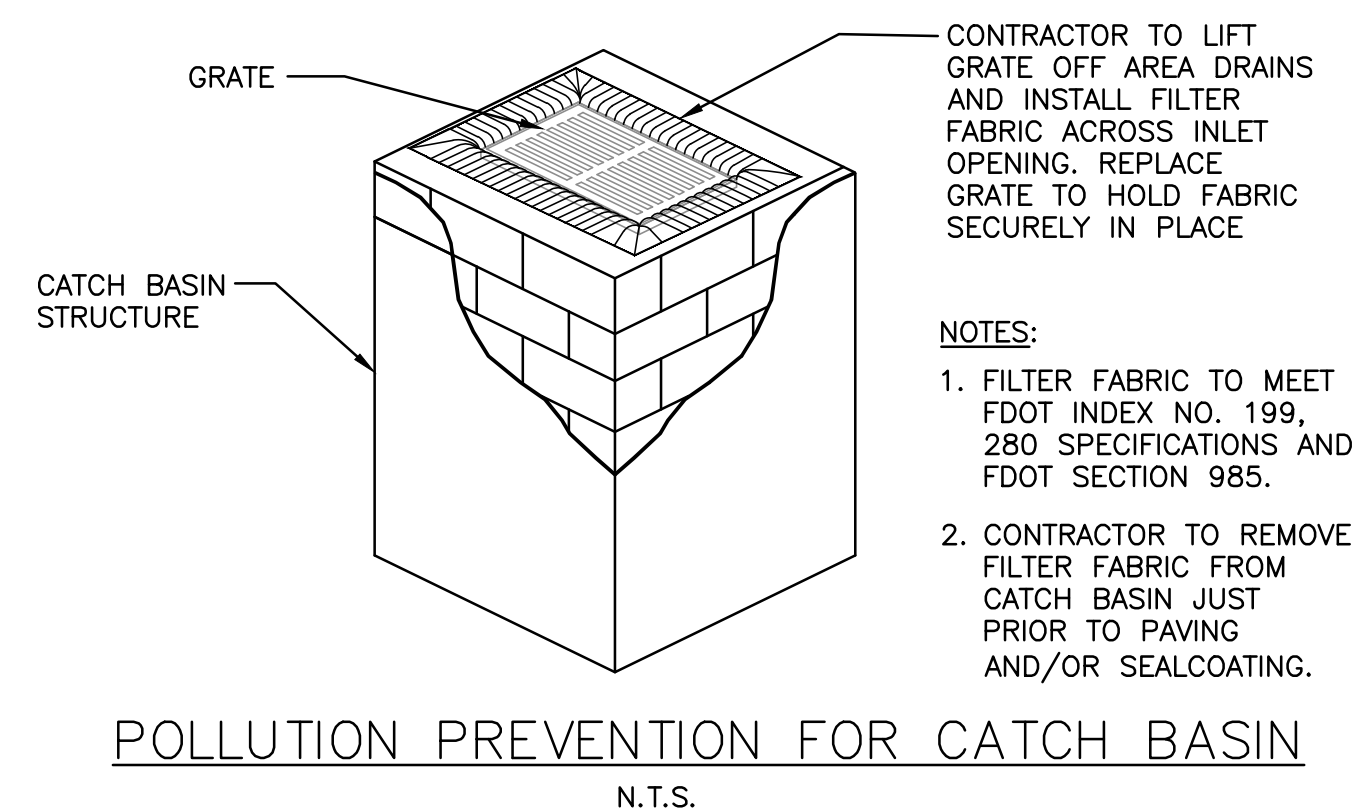
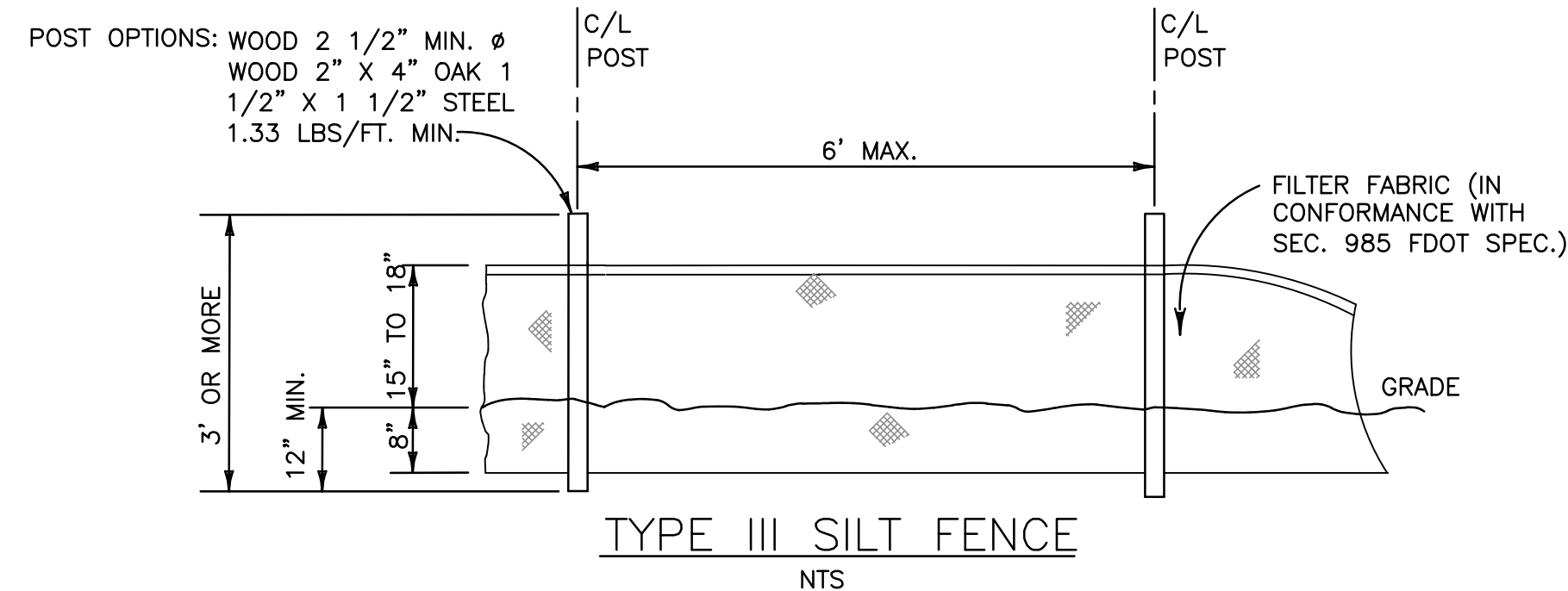
ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



BMP NOTES:

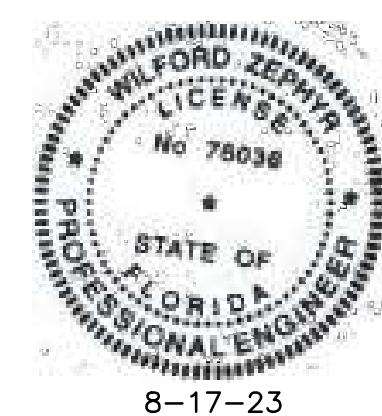
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

LEGEND	
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED GRADE
	EXISTING ELEVATION
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	PROPOSED WATER METER
	EXISTING WATER METER
	EXISTING WATER VALVE
	PROPOSED BFP DEVICE
	EXISTING SAN. SEWER MH
	EXISTING FIRE HYDRANT



LOCATION MAP
NOT TO SCALE

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=30'



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

REVISIONS

NO.	DATE	DESCRIPTION
1	8-14-23	TAC REVIEW COMMENTS

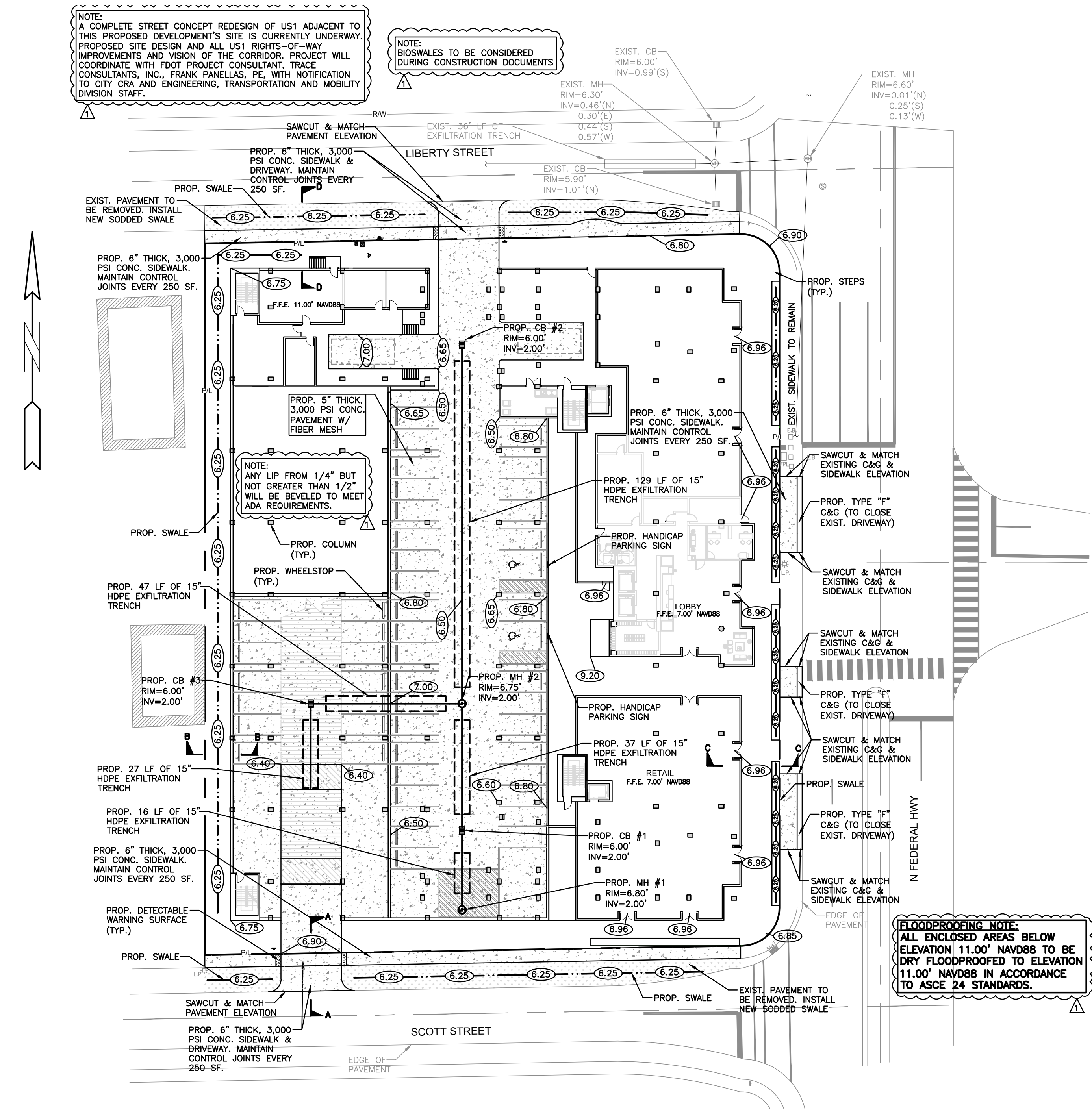
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(786) 302-7693
wzephyr@gmail.com
CA#: 31158

ZE

2100 N. FEDERAL HWY
2100 N. FEDERAL HWY
HOLLYWOOD, FL 33020

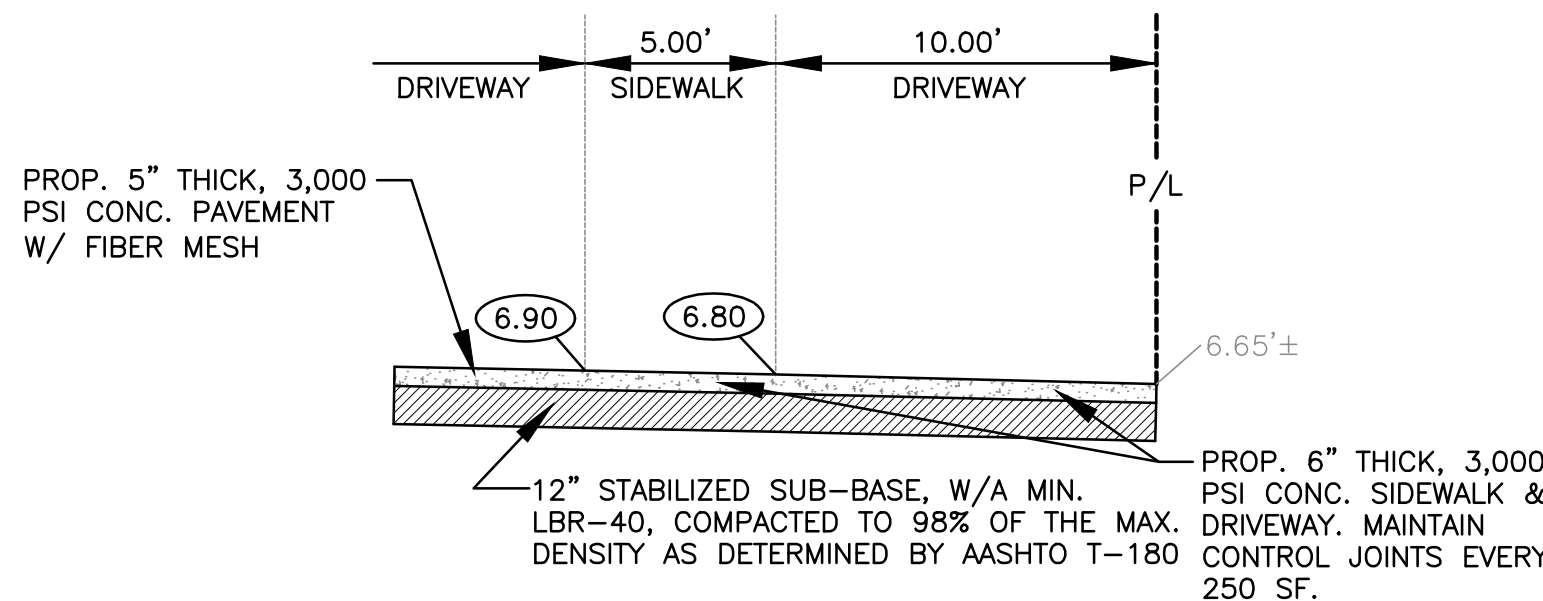
P.E.#: 78036
DATE: 3/23/23
SCALE: 1"=30'
SHEET NO.: **C1**
1 OF 8
PROJECT NO.: 23-10

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

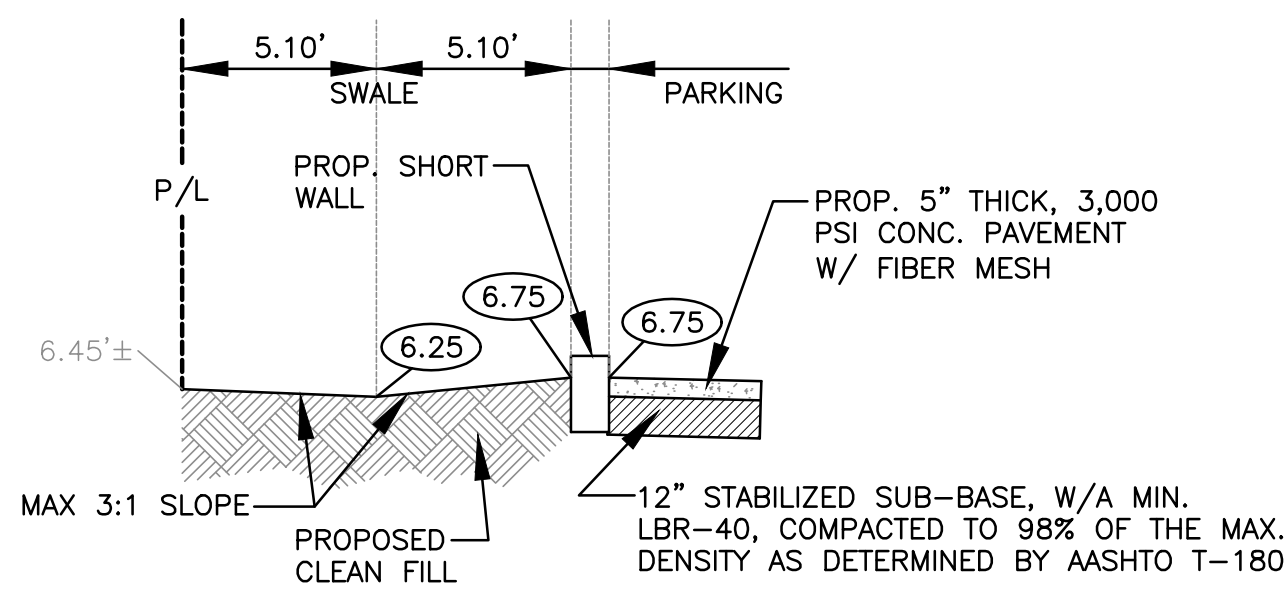


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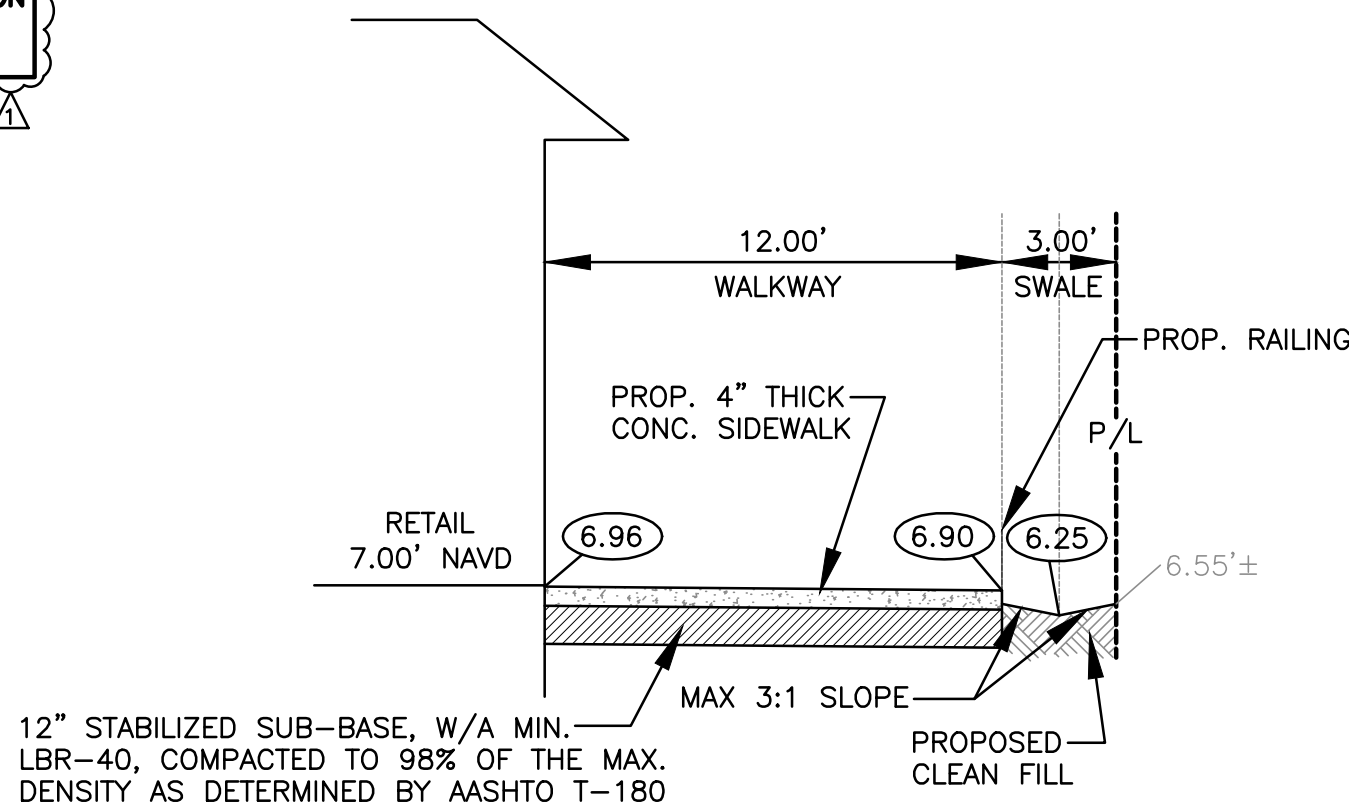
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



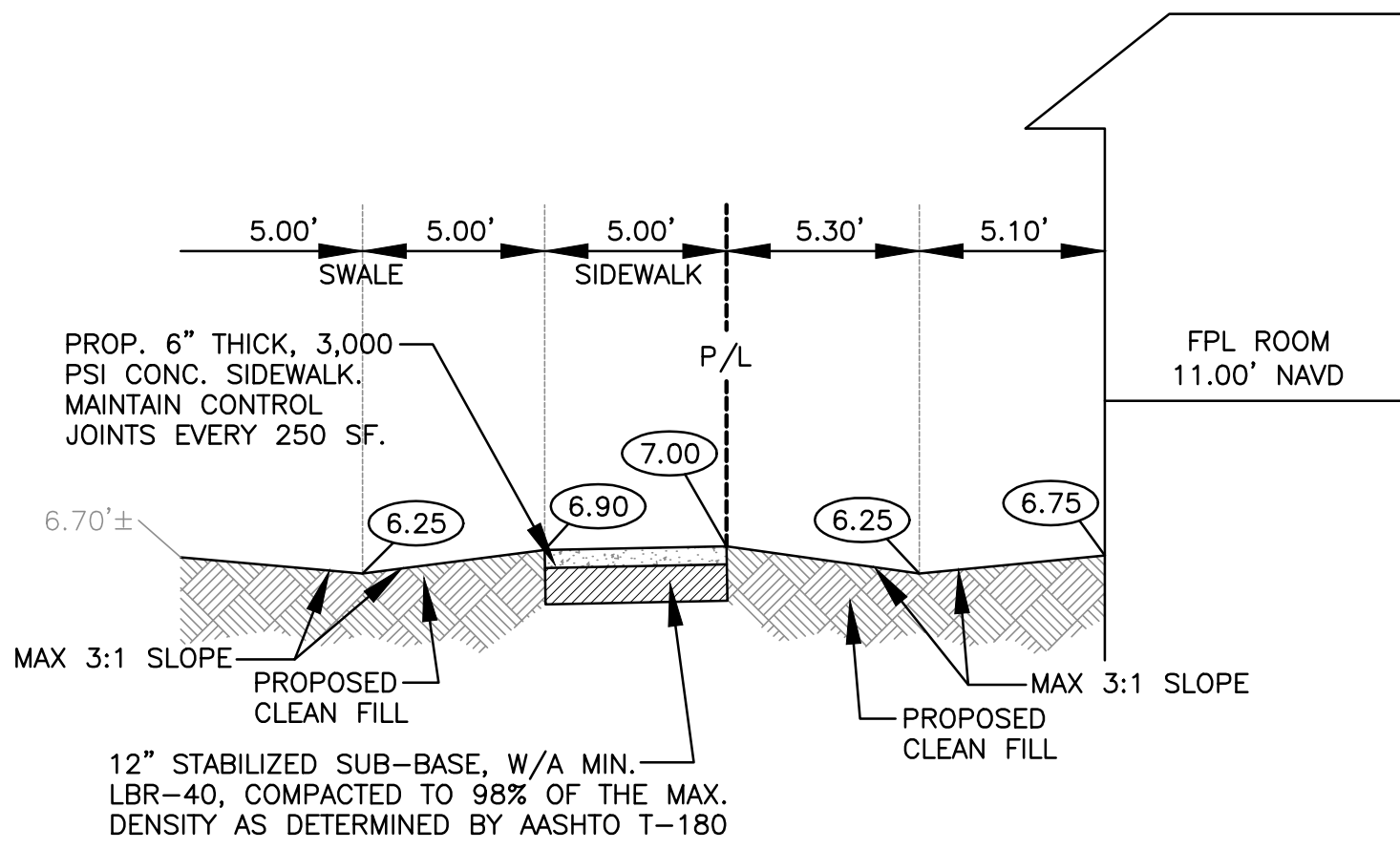
TYPICAL SECTION A-A
N.T.S.



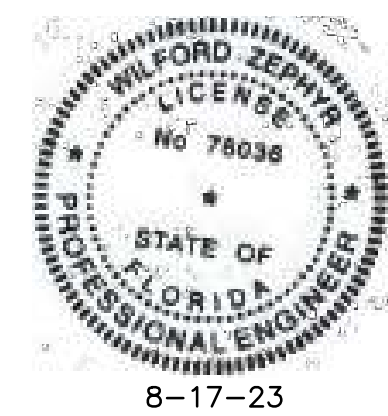
TYPICAL SECTION B-B
N.T.S.



TYPICAL SECTION C-C
N.T.S.



TYPICAL SECTION D-D
N.T.S.



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PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=30'

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

REVISIONS

NO.	DATE	DESCRIPTION
1	8-14-23	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

2100 N. FEDERAL HWY
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HOLLYWOOD, FL 33020

P.E.#:78036

DATE: 3/23/23

SCALE: 1"=30'

SHEET NO.:

C2

2 OF 8

PROJECT NO.: 23-10

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
FLORIDA POWER & LIGHT CO., CONSTRUCTION
BELLSOUTH
COMCAST
TECO
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

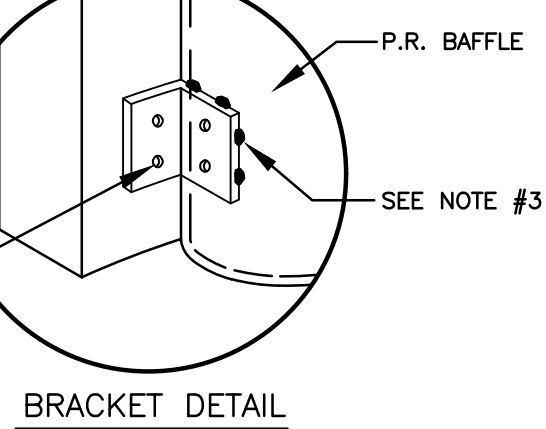
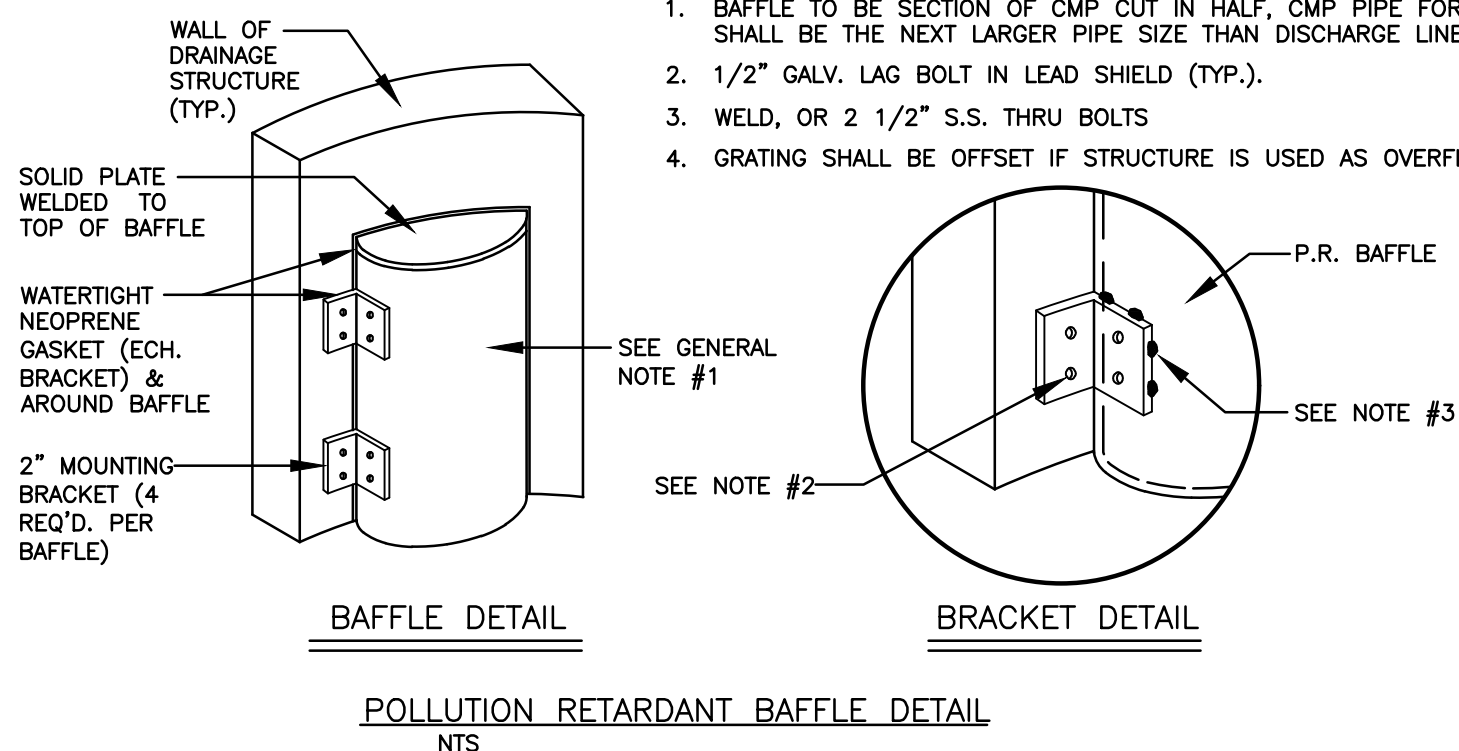
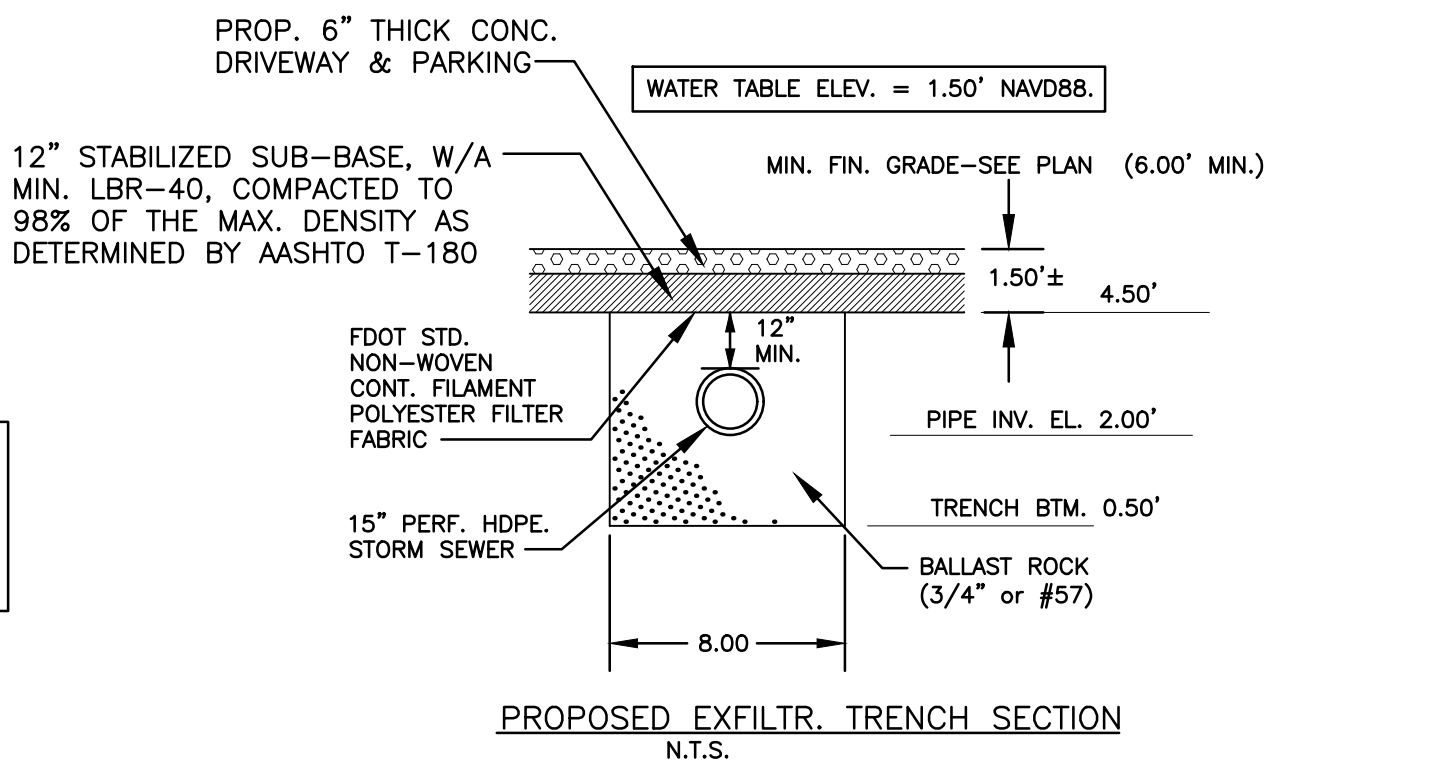
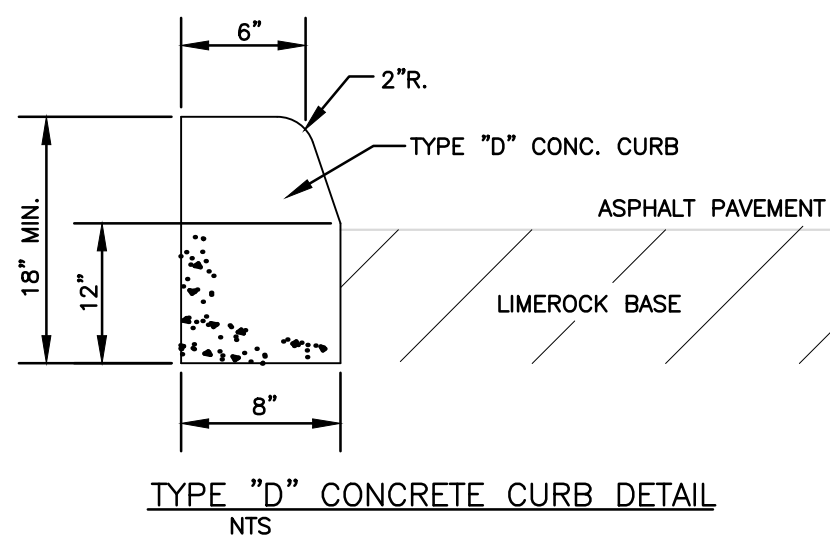
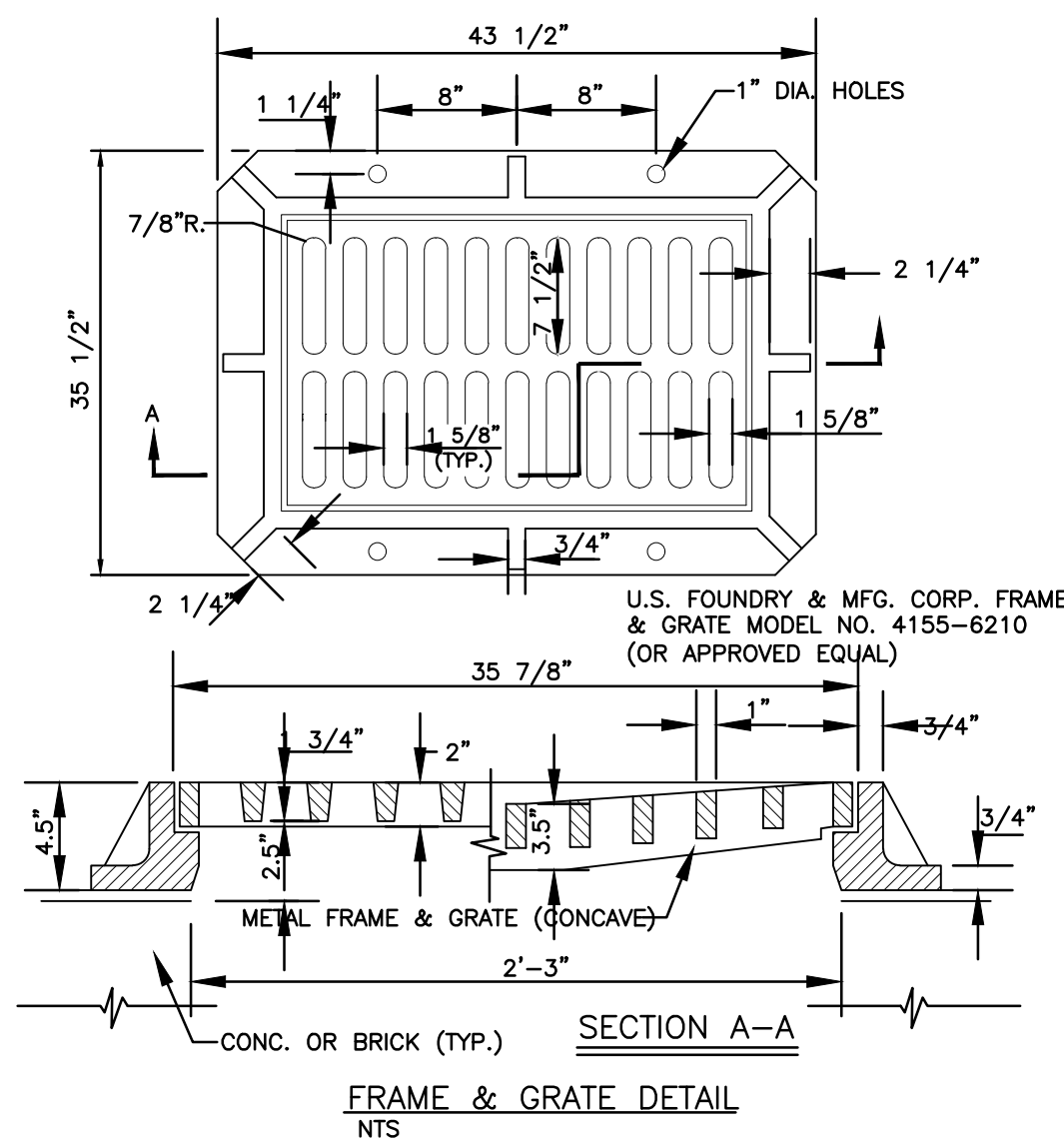
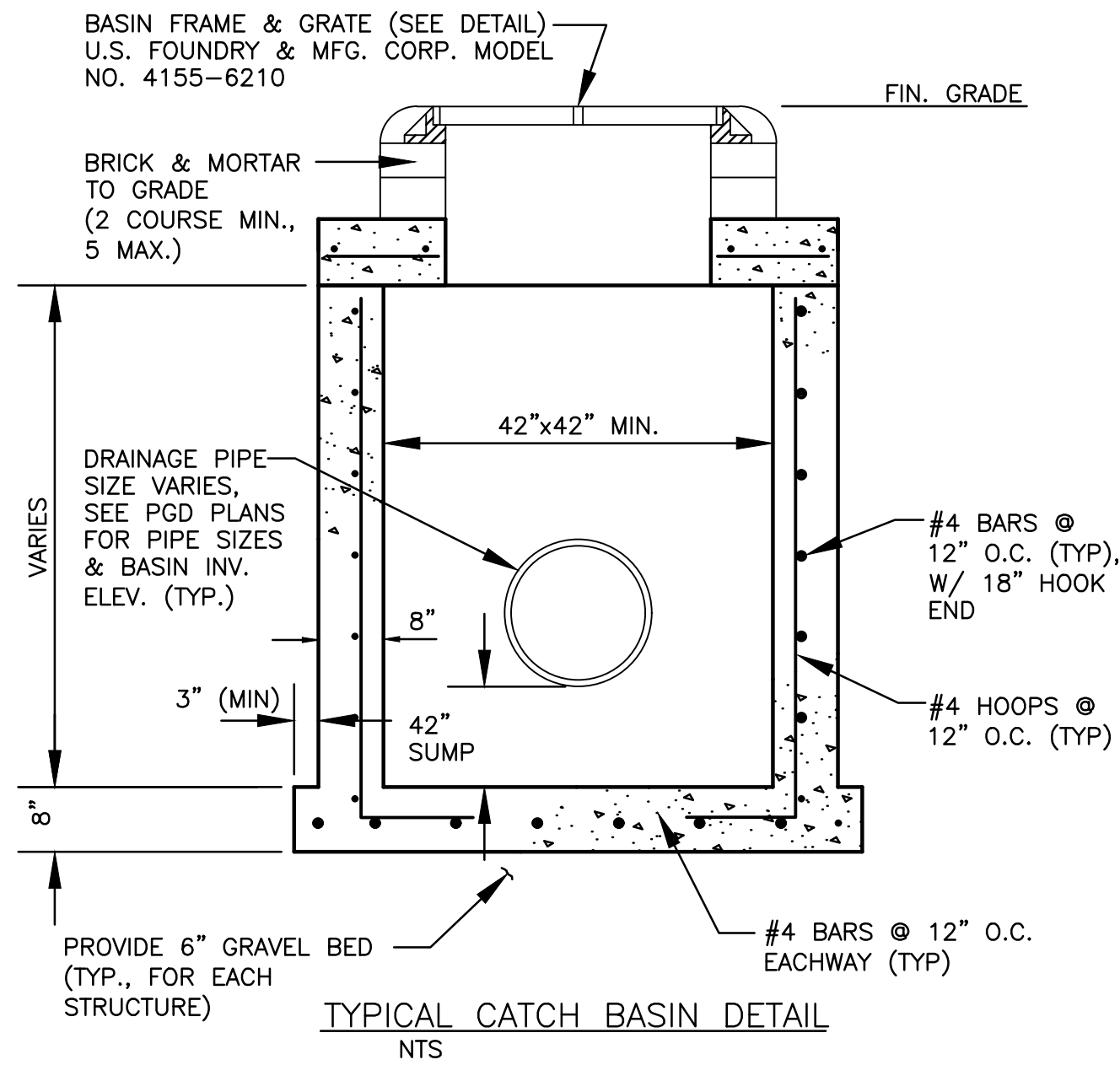
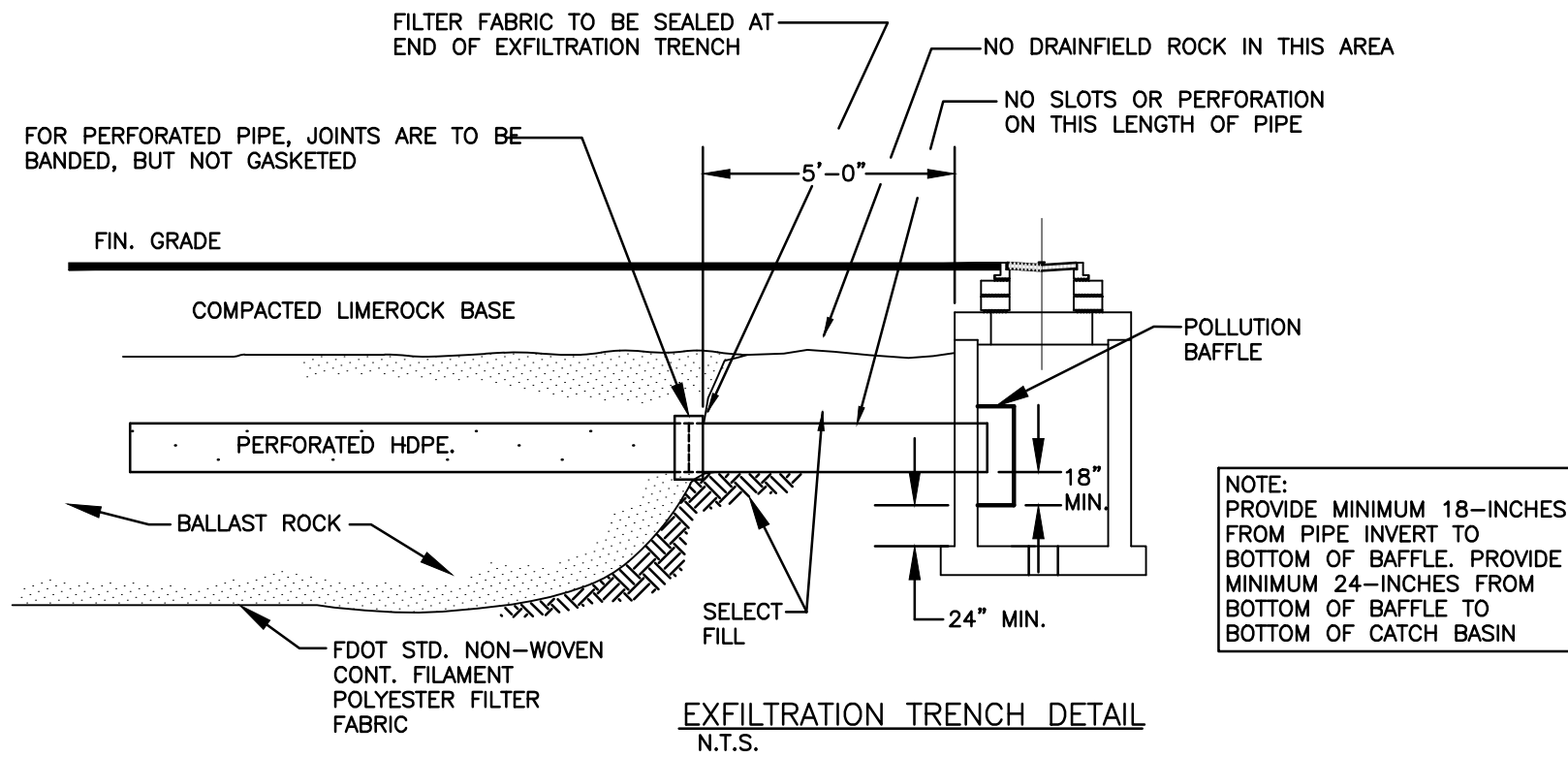
PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL. SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GAL/S/S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GAL/S/S.Y.

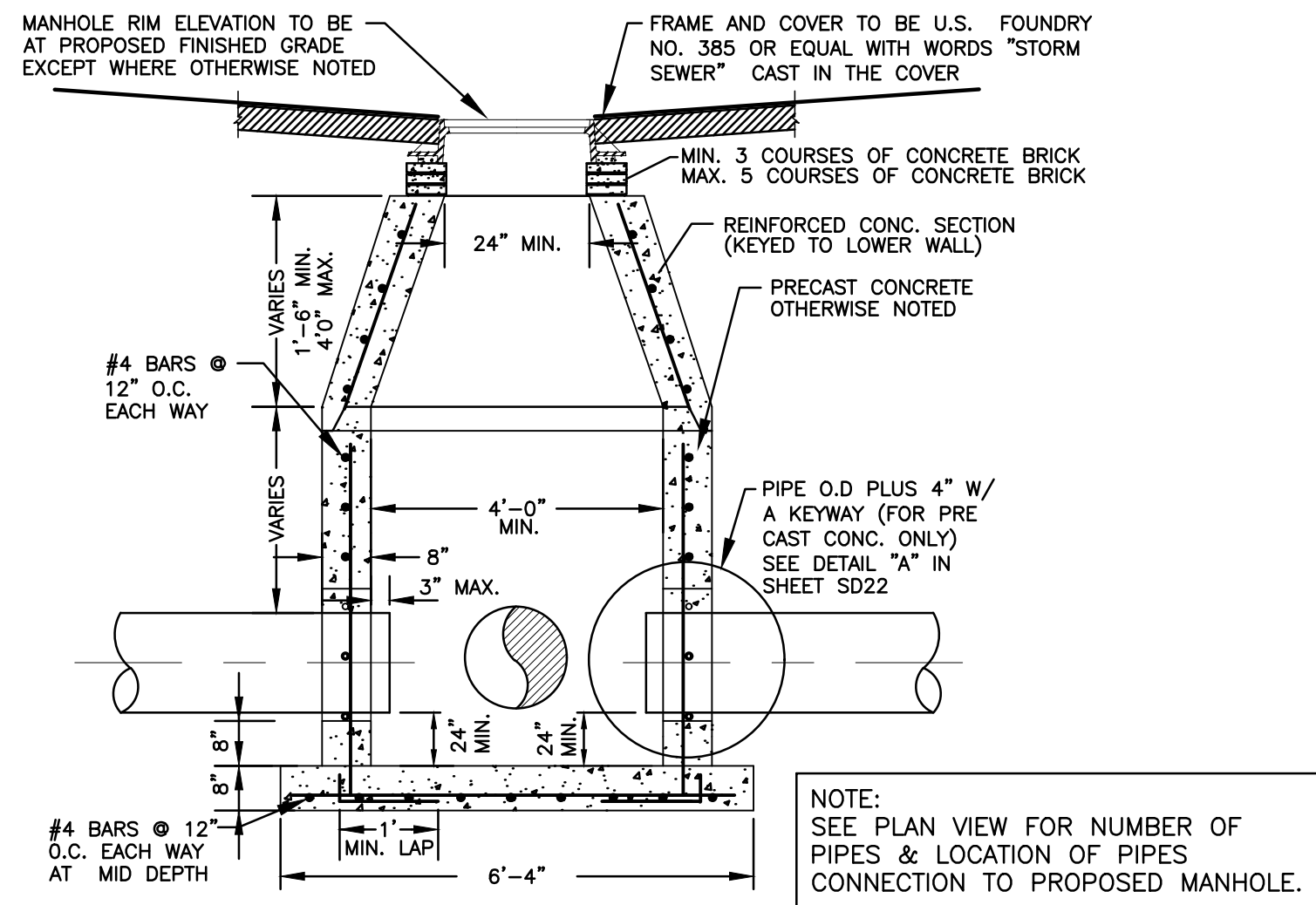
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

- PAVEMENT MARKING & SIGNING STANDARD NOTES :
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
 2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
 3. STOP BARS SHALL BE 24" WHITE.
 4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
 5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.



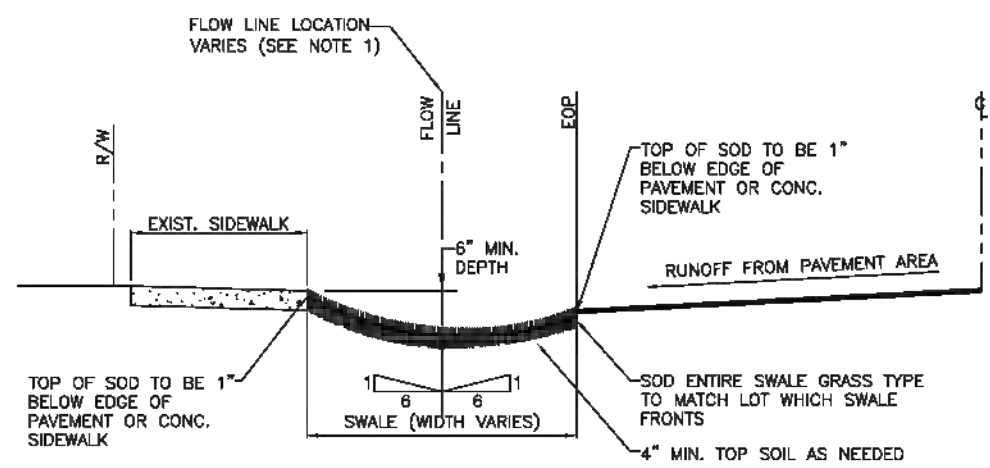
GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF. CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



- GENERAL DETAILS:
1. PROVIDE SHOP DRAWINGS OF STRUCTURES.
 2. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478, SHALL BE TYPE II ACID RESISTANT CEMENT AND SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
 3. REFER TO FDOT INDEX 200 FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
 4. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60, ALL COVER SHALL BE 3 INCHES MINIMUM.
 5. ALL OPENINGS SHALL BE SEALED WITH ELASTOMETRIC GROUT (TYPE 3 CEMENT) SEE DETAIL "A", IN SHEET SD22.

CONCENTRIC PRECAST DRAINAGE MANHOLE (4'-0" MIN. DIA.) DETAIL
N.T.S.



- NOTES:
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
 2. TOP OF SOD ELEVATION AS SHOWN ABOVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
APPROVED: JG		



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CIVIL DETAILS I
SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

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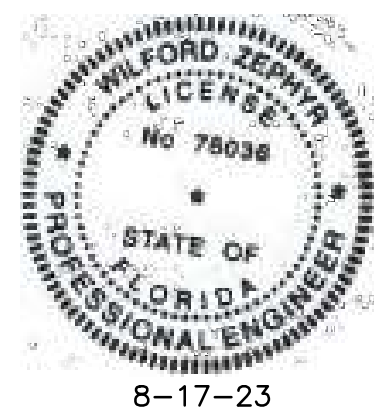
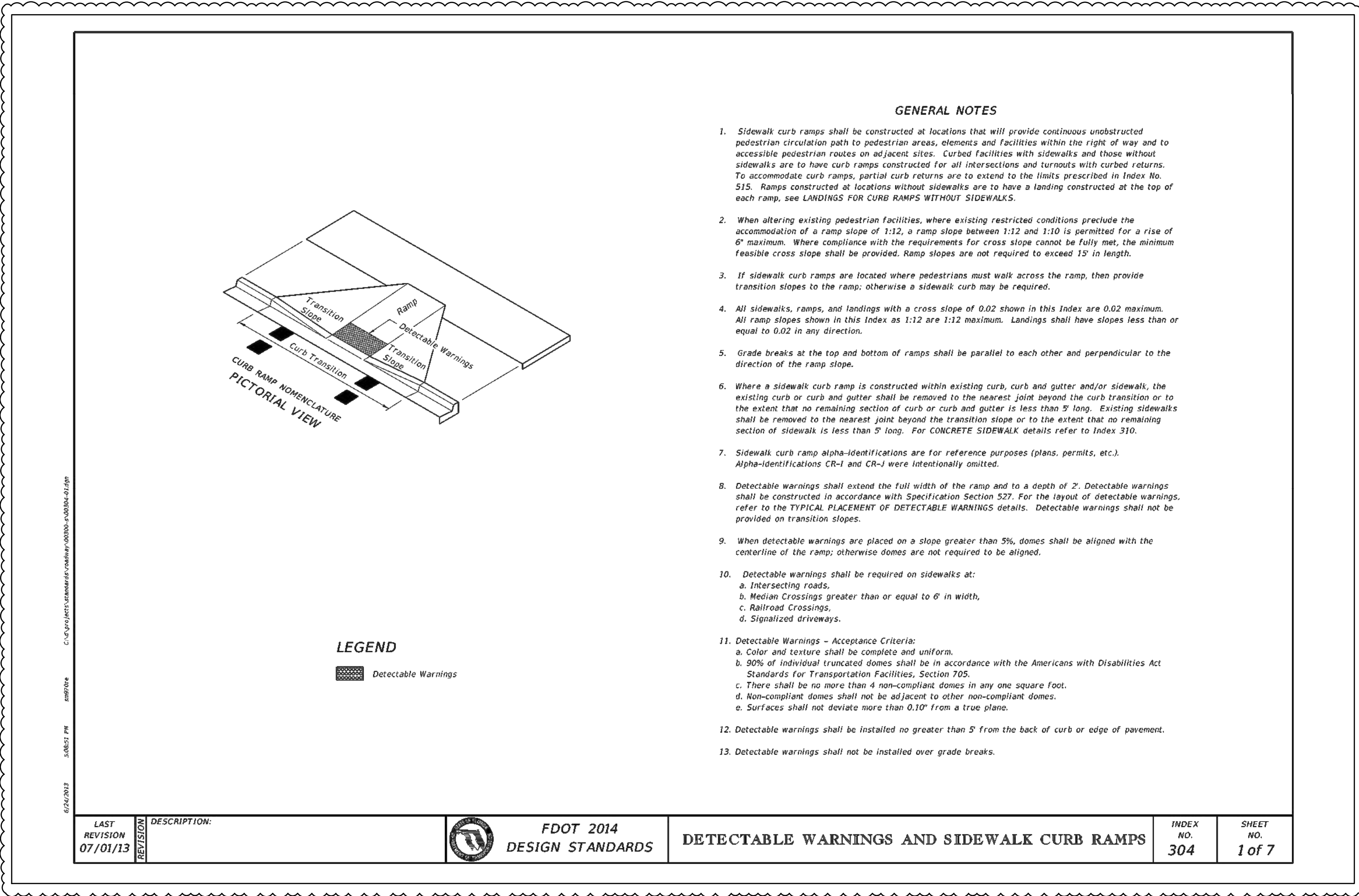
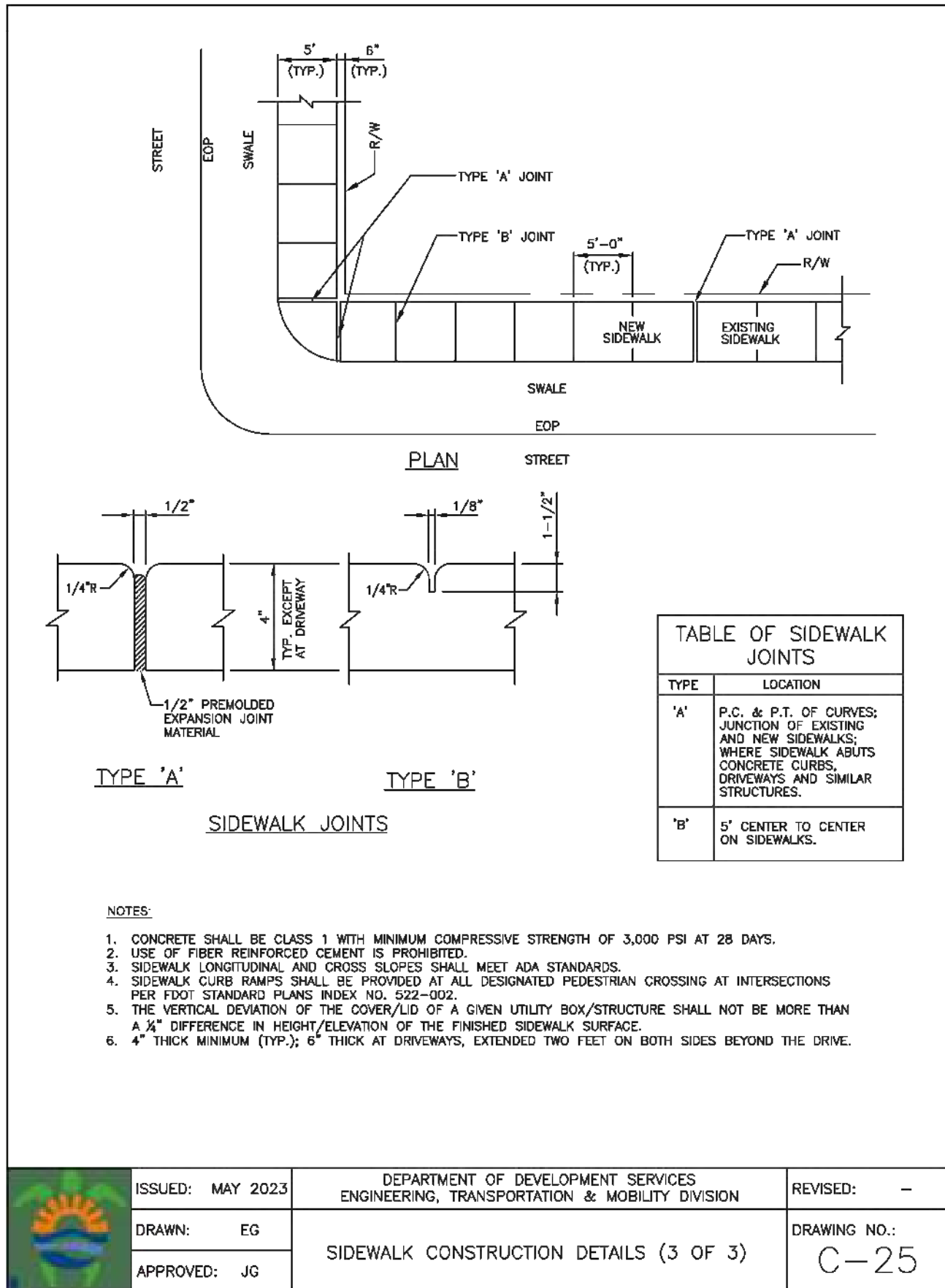
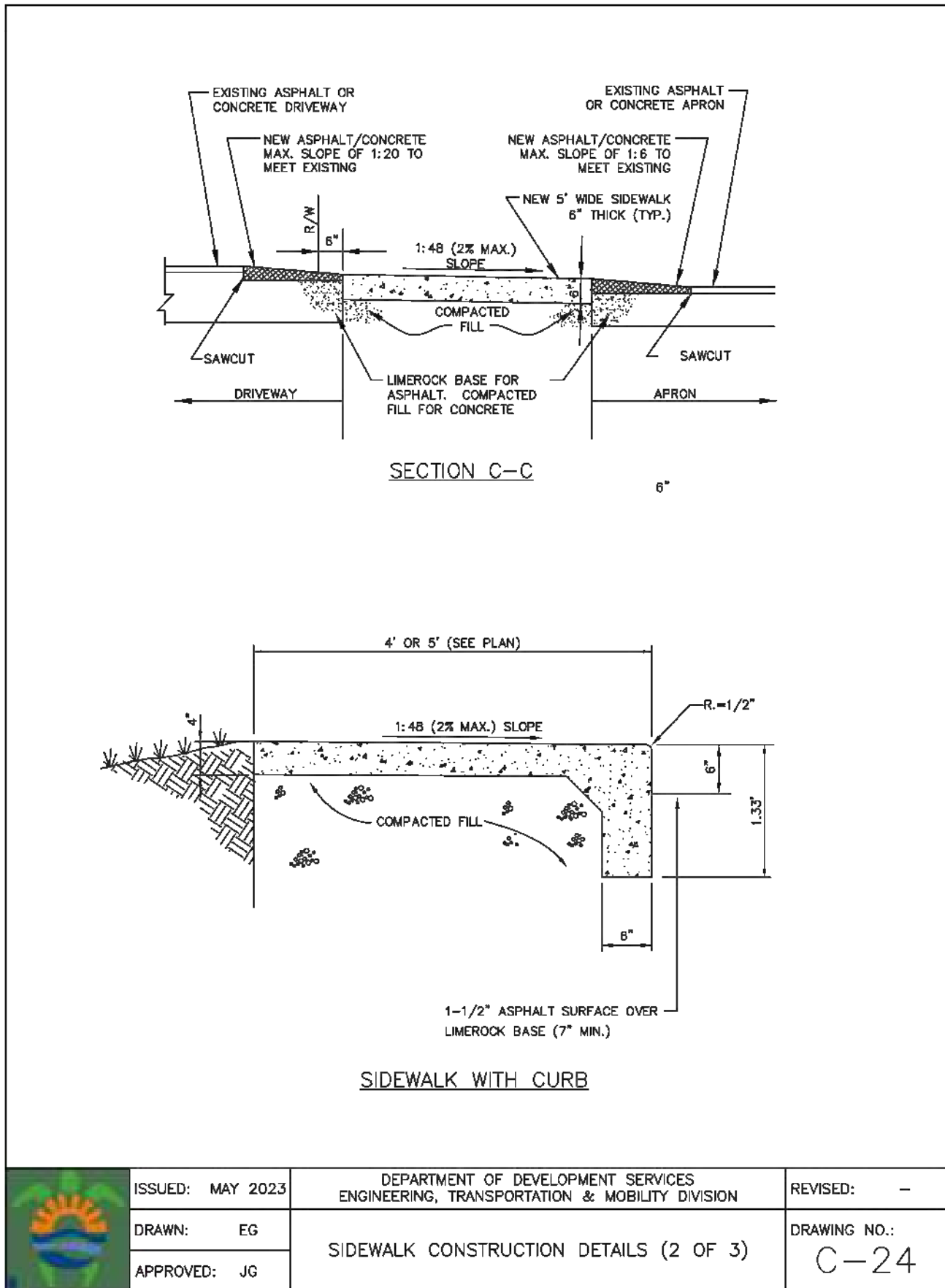
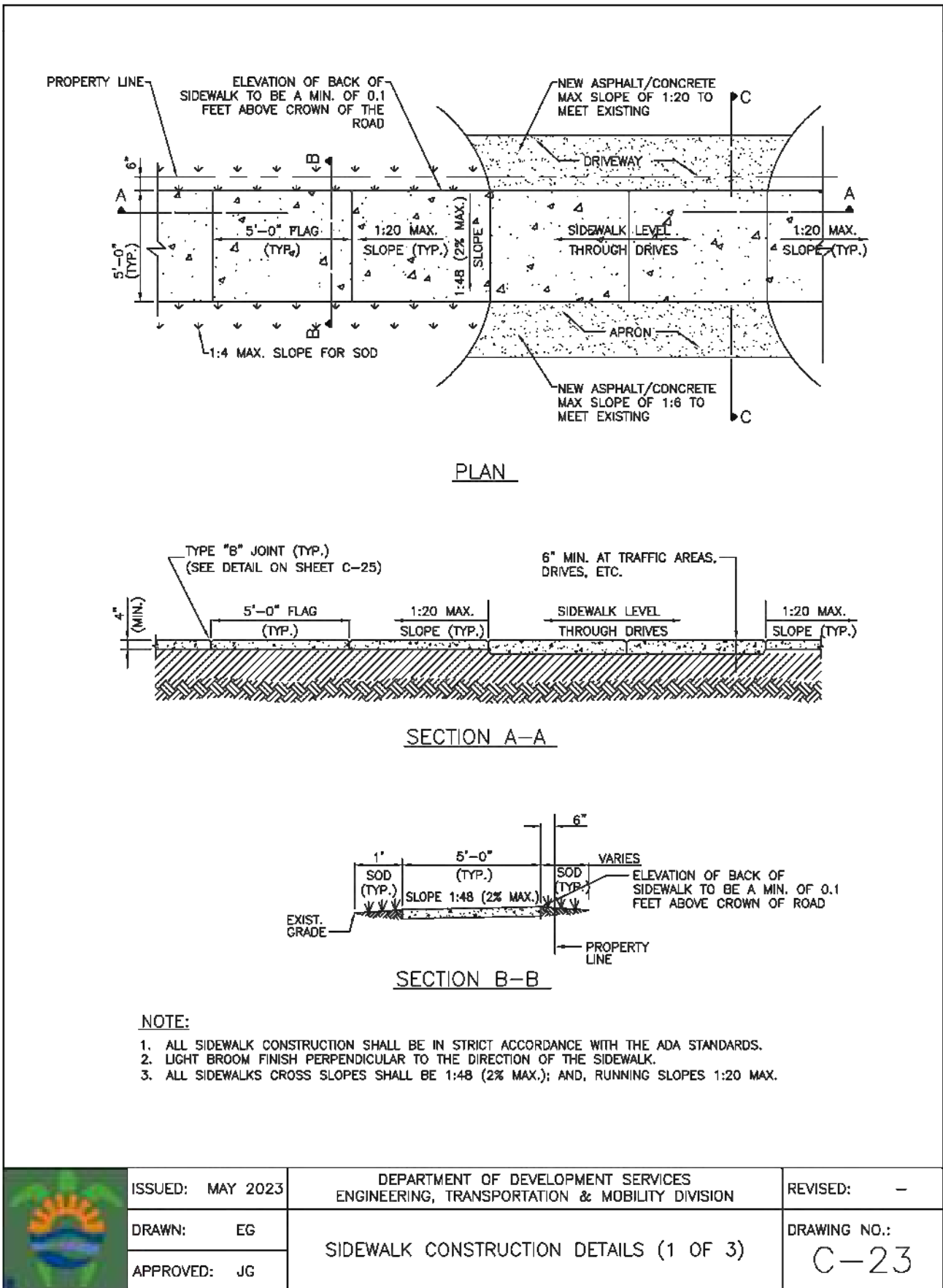
DATE: 3/23/23

SCALE: N.T.S.

SHEET NO.: C3

3 OF 8

PROJECT NO.: 23-10



CIVIL DETAILS II
SCALE: N.T.S.

REVISIONS		
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1	8-14-23	TAC REVIEW COMMENTS

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2100 N. FEDERAL HWY
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HOLLYWOOD, FL 33020

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DATE: 3/23/23

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SHEET NO.:

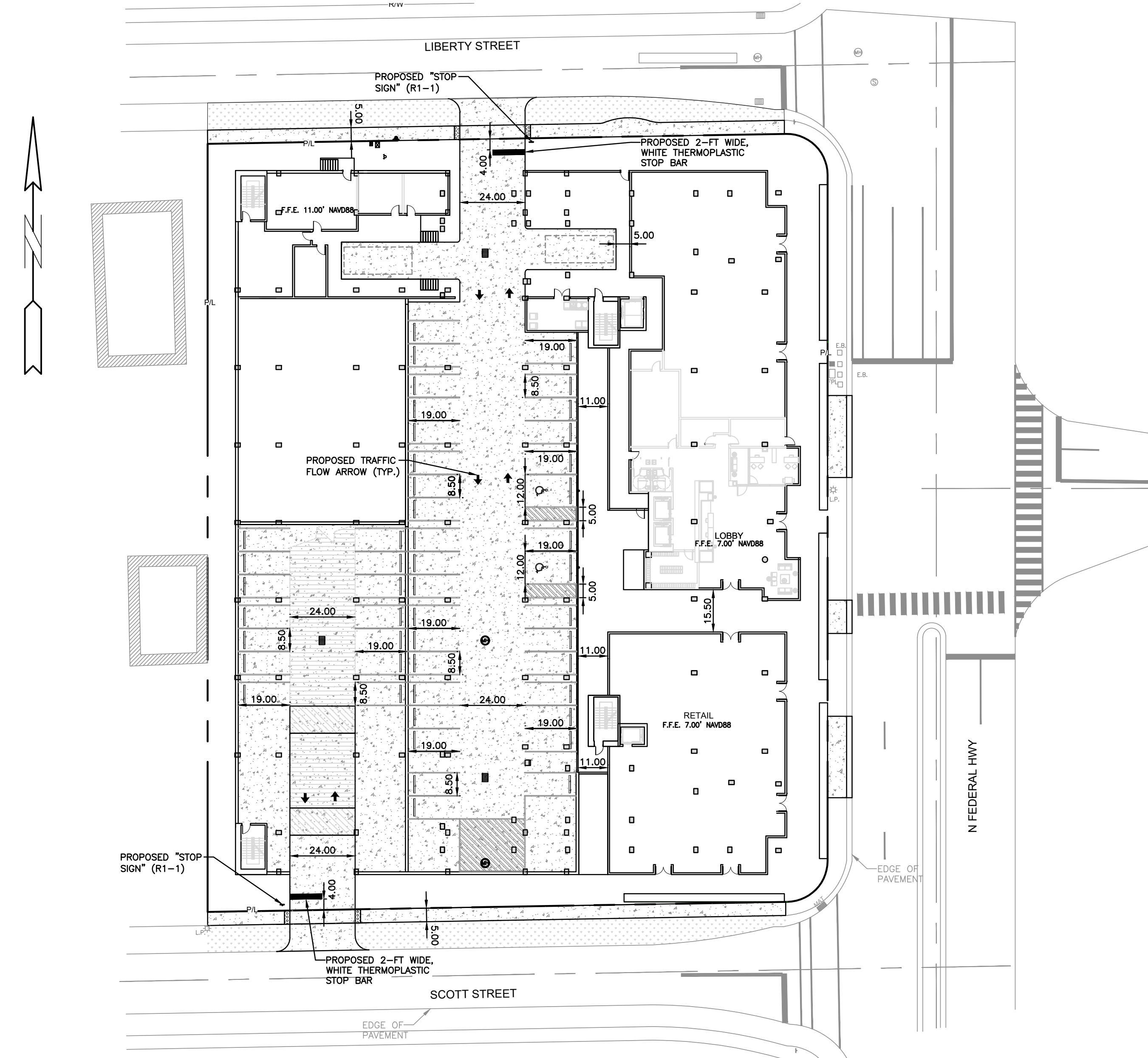
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4 OF 8

PROJECT NO.: 23-10

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TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXXX

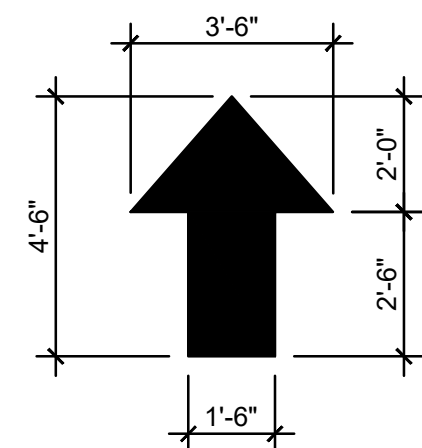


TRAFFIC CONTROL ARROWS: DIRECTIONAL
ARROWS PAINTED ON CONCRETE - SEE
LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM
OF 2-COATS OF D.O.T. APPROVED PAINT -
UTILIZE "YELLOW" COLORED PAINT ON
CONCRETE.

TRAFFIC CONTROL ARROWS DETAILS

NTS



METAL SIGN POST (TYP.)

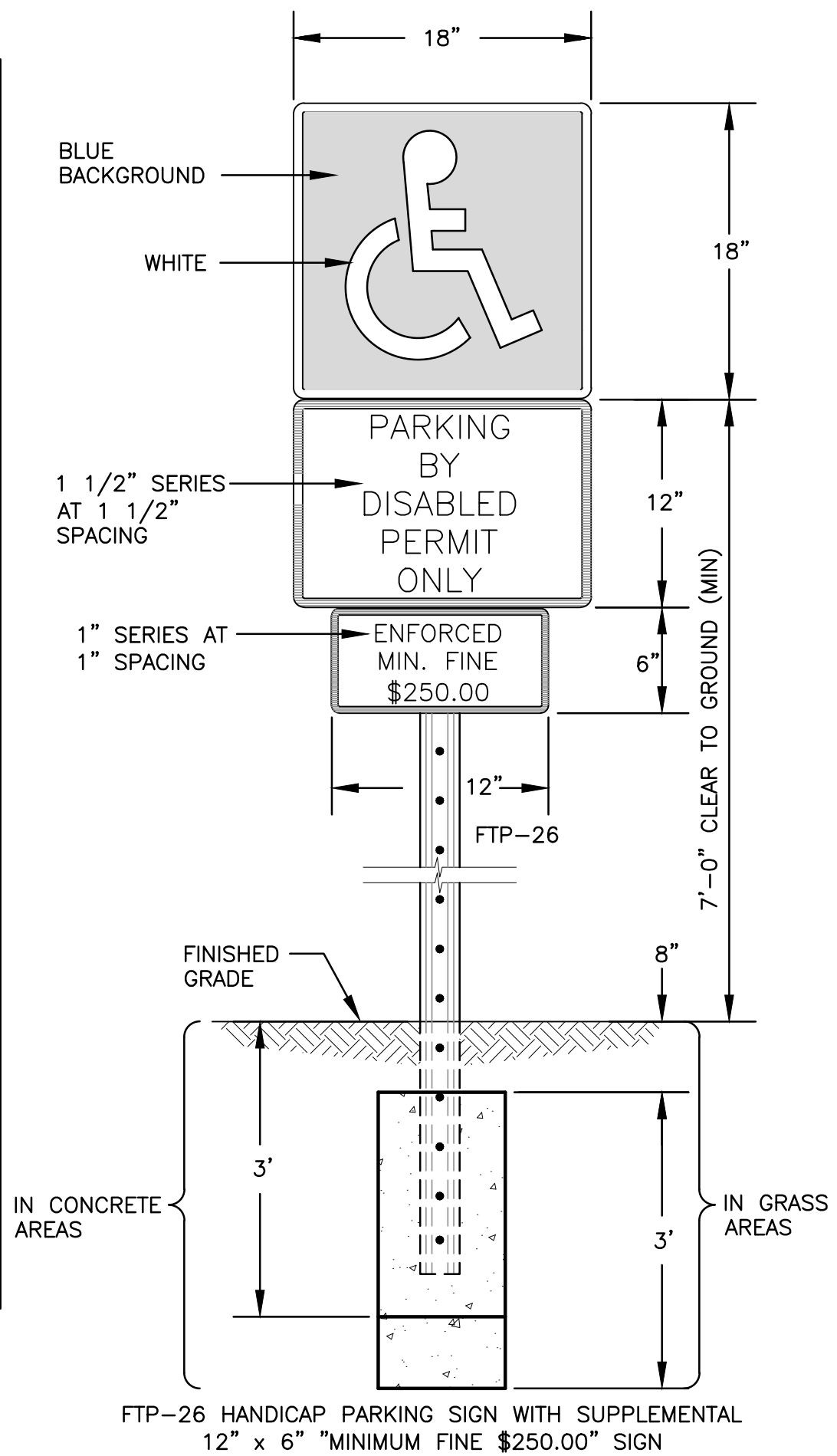
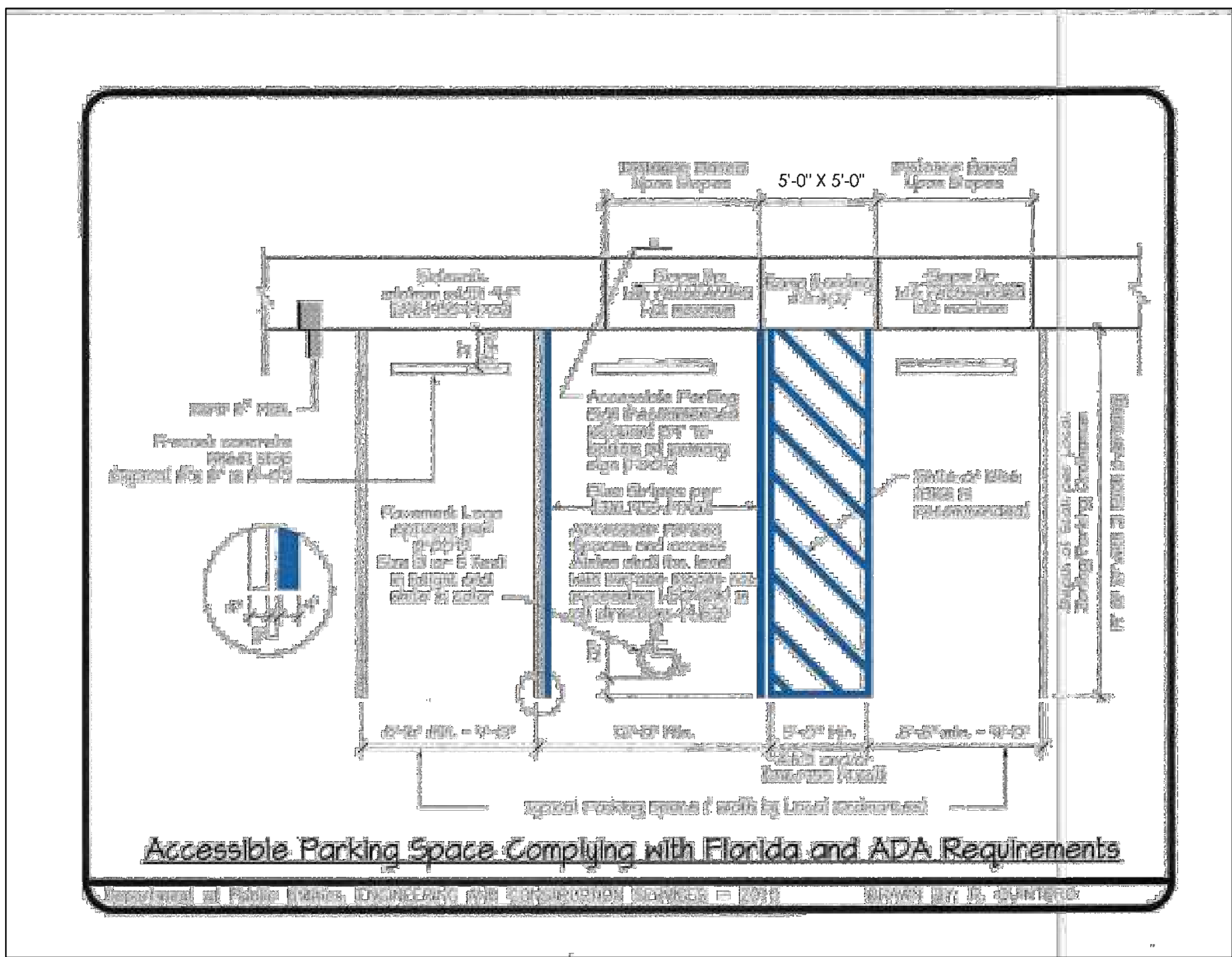
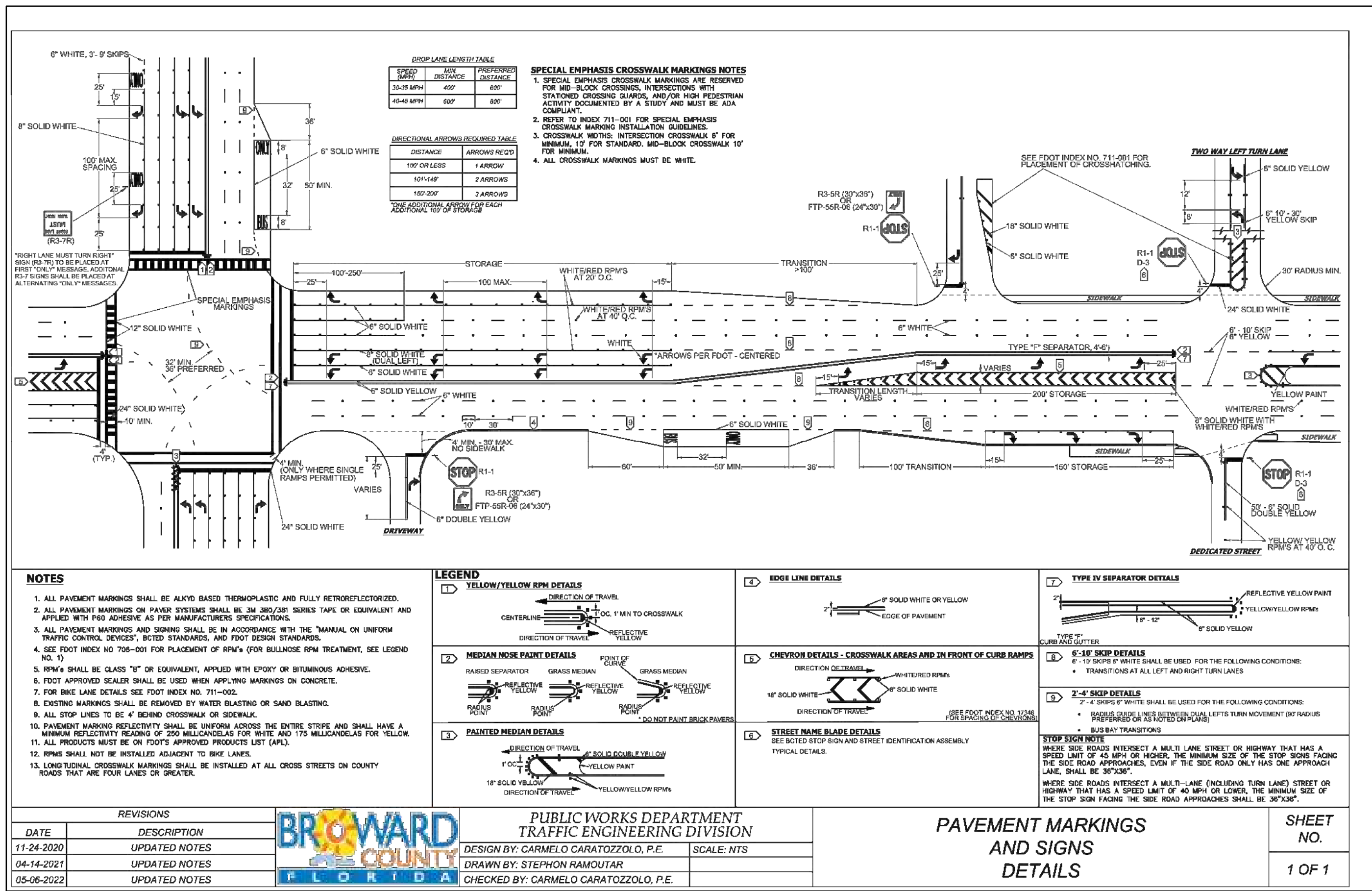
EDGE OF PAVEMENT
FIN. GRADE



TYPICAL SIGN INSTALLATION DETAIL
NTS

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL
12" x 6" "MINIMUM FINE \$250.00" SIGN

- NOTES:
- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED
BLUE BACKGROUND.
 - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE
BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP
PARKING STALL, WHERE APPLICABLE.

HANDICAP PARKING SIGN DETAIL
NTS

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8-17-23

PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=30'

REVISIONS	
NO.	DATE

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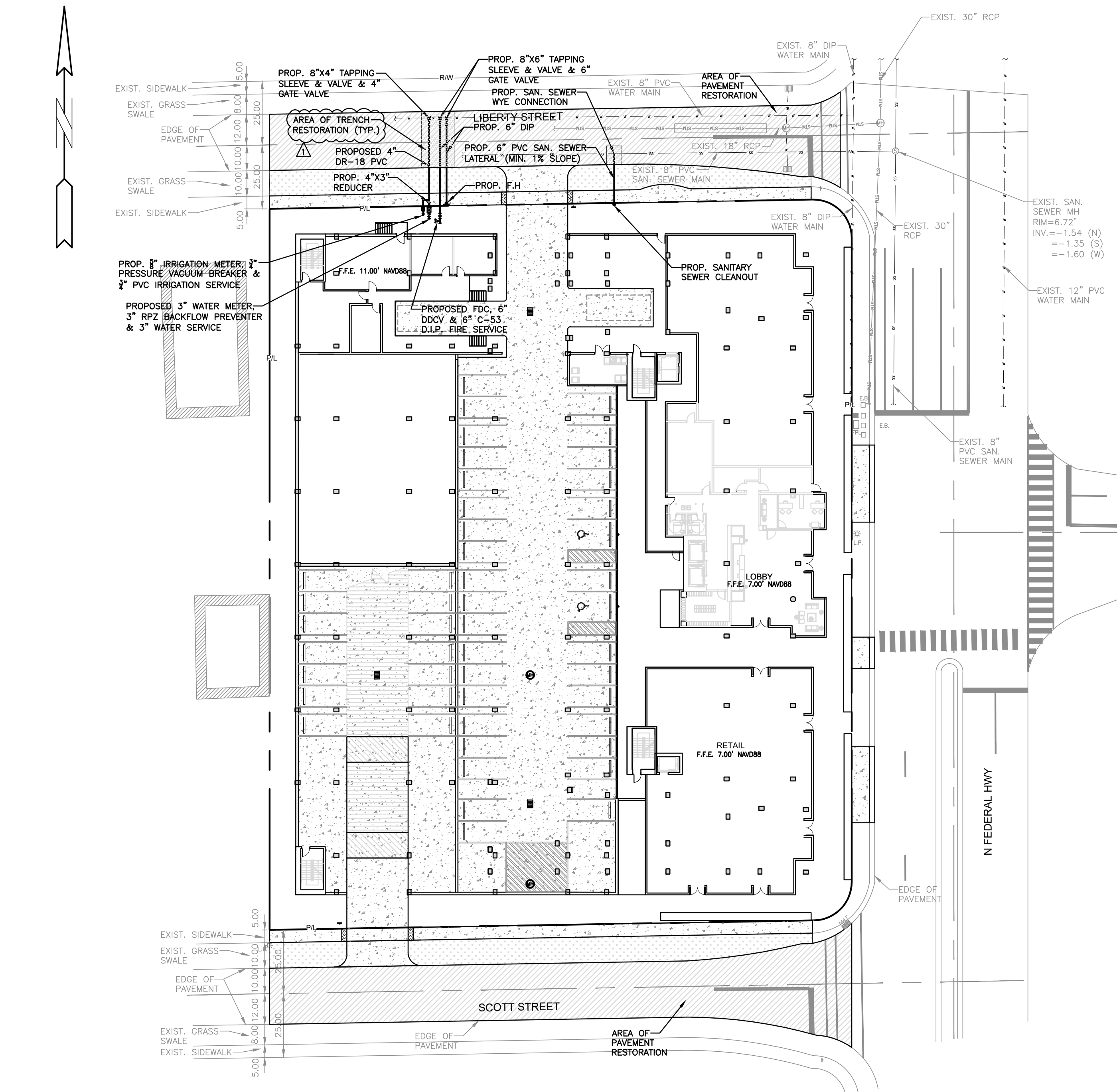
SHEET NO.:

C5

5 OF 8

PROJECT NO.: 23-10

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED PAVEMENT RESTORATION
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED WATER METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - PROPOSED BFP DEVICE
 - EXISTING SAN. SEWER MH
 - EXISTING FIRE HYDRANT

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 200 RESIDENTIAL UNITS
- 10,155 SF OF RETAIL

WATER DEMAND

(200 RESIDENTIAL UNITS)X(141 GPD/UNIT)=28,200 GPD
(10,155 SF OF MERCHANDISING)X(37 GPD/1000 SF)=376 GPD

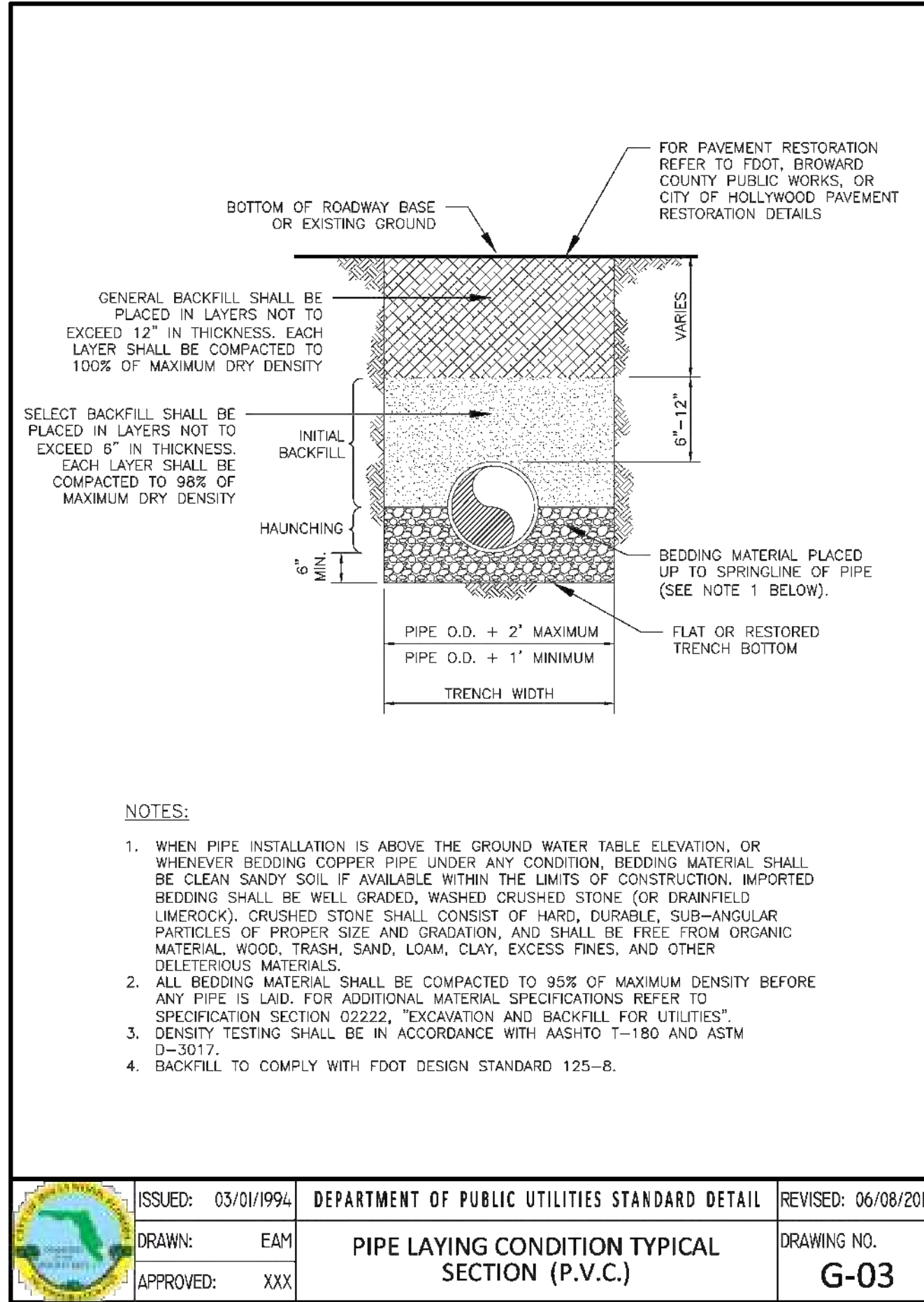
TOTAL WATER DEMAND=28,576 GPD

WASTEWATER DEMAND

(200 RESIDENTIAL UNITS)X(100 GPD/UNIT)=20,000 GPD
(10,155 SF OF MERCHANDISING)X(30 GPD/1000 SF)=305 GPD

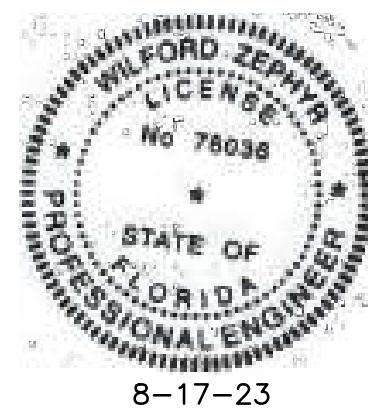
TOTAL WASTEWATER DEMAND=20,305 GPD

NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND
RESURFACING WILL BE REQUIRED FOR
ALL STREETS/ROADWAY ADJACENT TO
THE PROJECT SITE



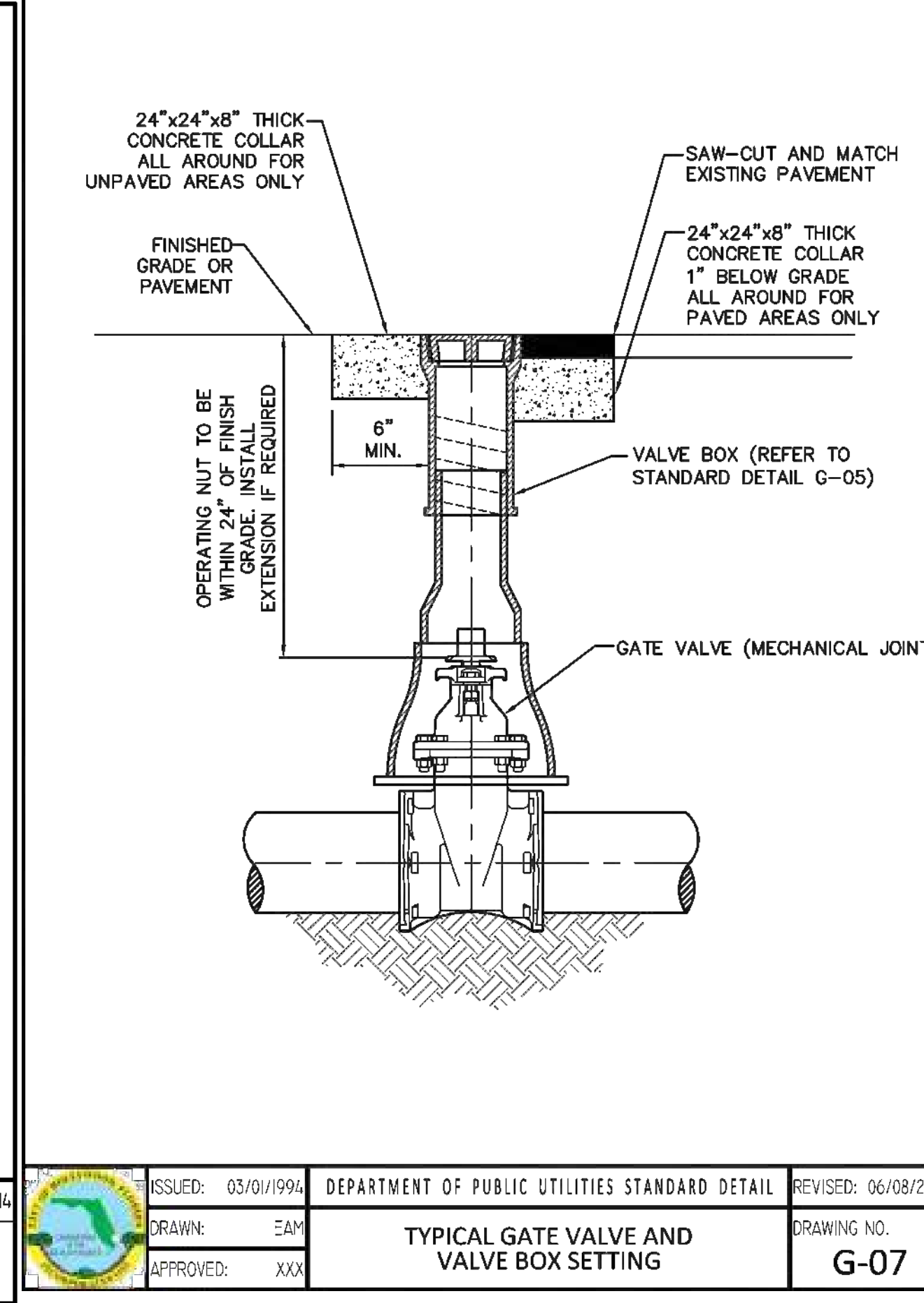
FLEXIBLE PAVEMENT RESTORATION NOTES:

- THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
- LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
- LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
- STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
- BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
- ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
- RESURFACING MATERIAL SHALL BE HOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
- MILL AND BUTT JOINT TO EXISTING PAVEMENT.
- IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
- REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
- WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK, REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.



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FIRE DEPT. NOTES:
1. UNDERGROUND FIRE MAIN WORK WILL BE
COMPLETED BY A CONTRACTOR HOLDING A CLASS I,II,
OR V LICENSE AS DEFINED BY FLORIDA STATUTE
633.102.
2. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE
IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE
MATERIALS PER NFPA 1 (2018 Ed.) SECTION 16.4.3.1.1.

REVISIONS		
NO.	DATE	DESCRIPTION
1	8-14-23	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 31158

ZE

2100 N. FEDERAL HWY
2100 N. FEDERAL HWY
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 3/23/23

SCALE: N.T.S.

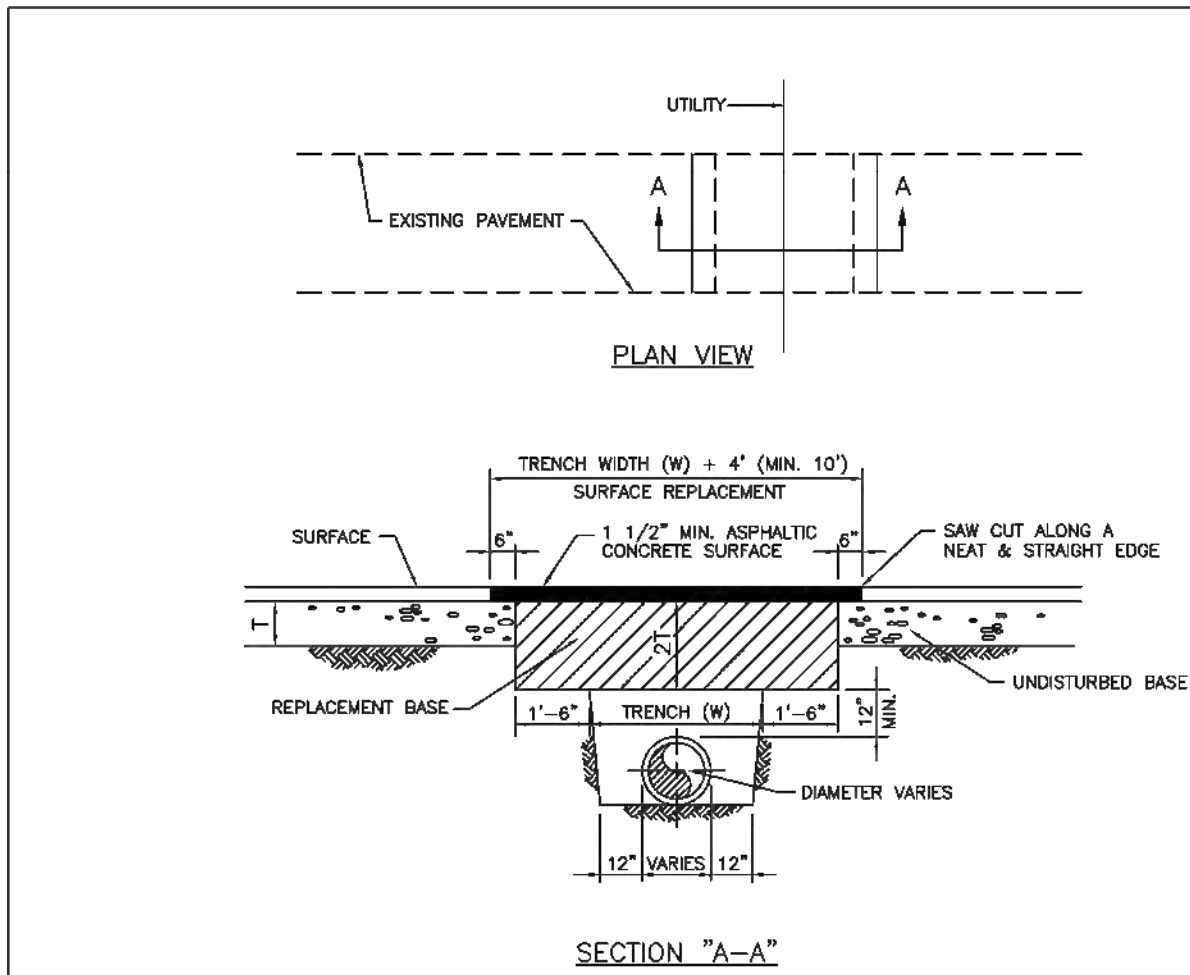
SHEET NO.: C6

6 OF 8

PROJECT NO.: 23-10

WATER & SEWER PLAN & DETAILS

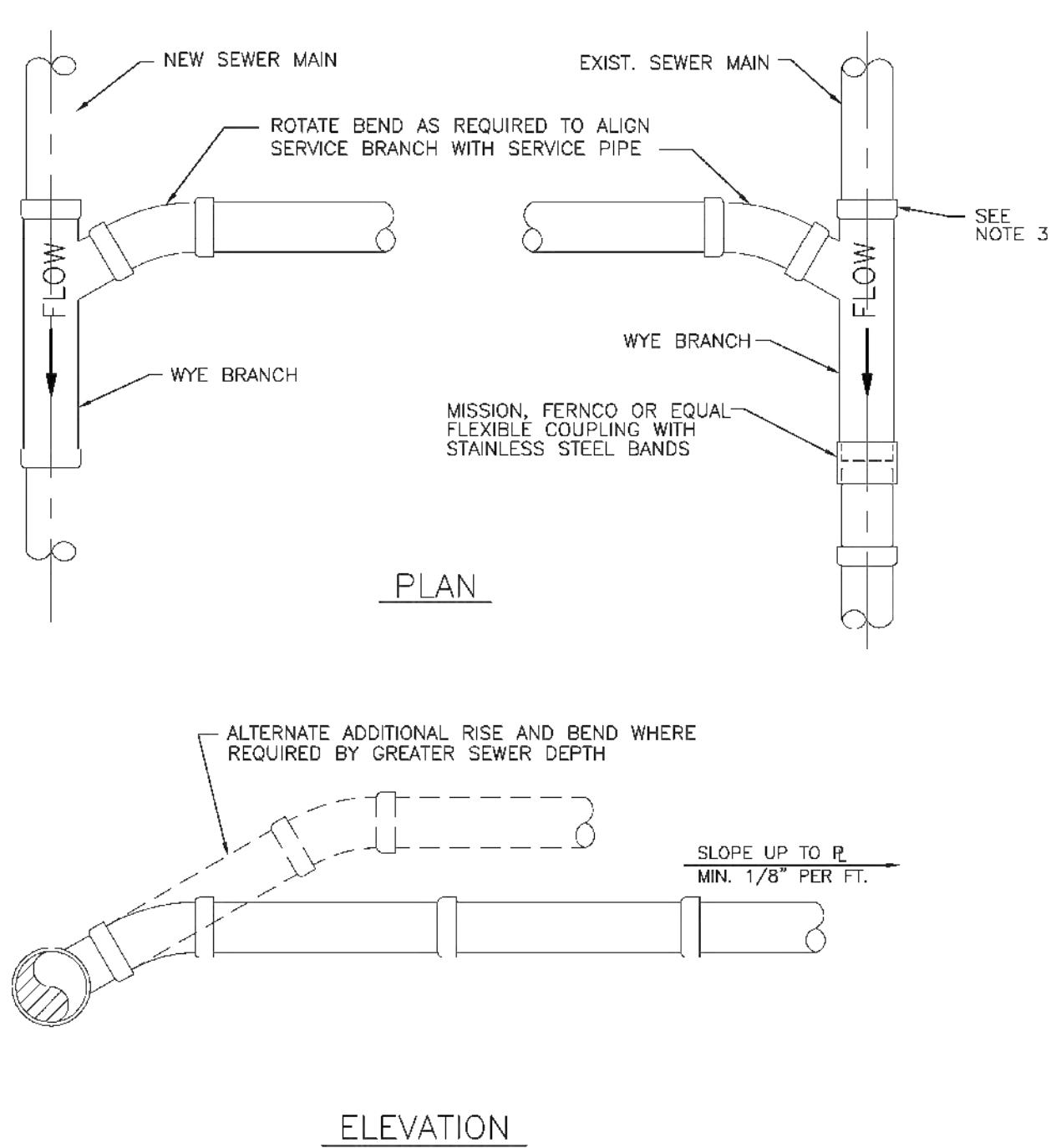
SCALE: N.T.S.



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-150.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

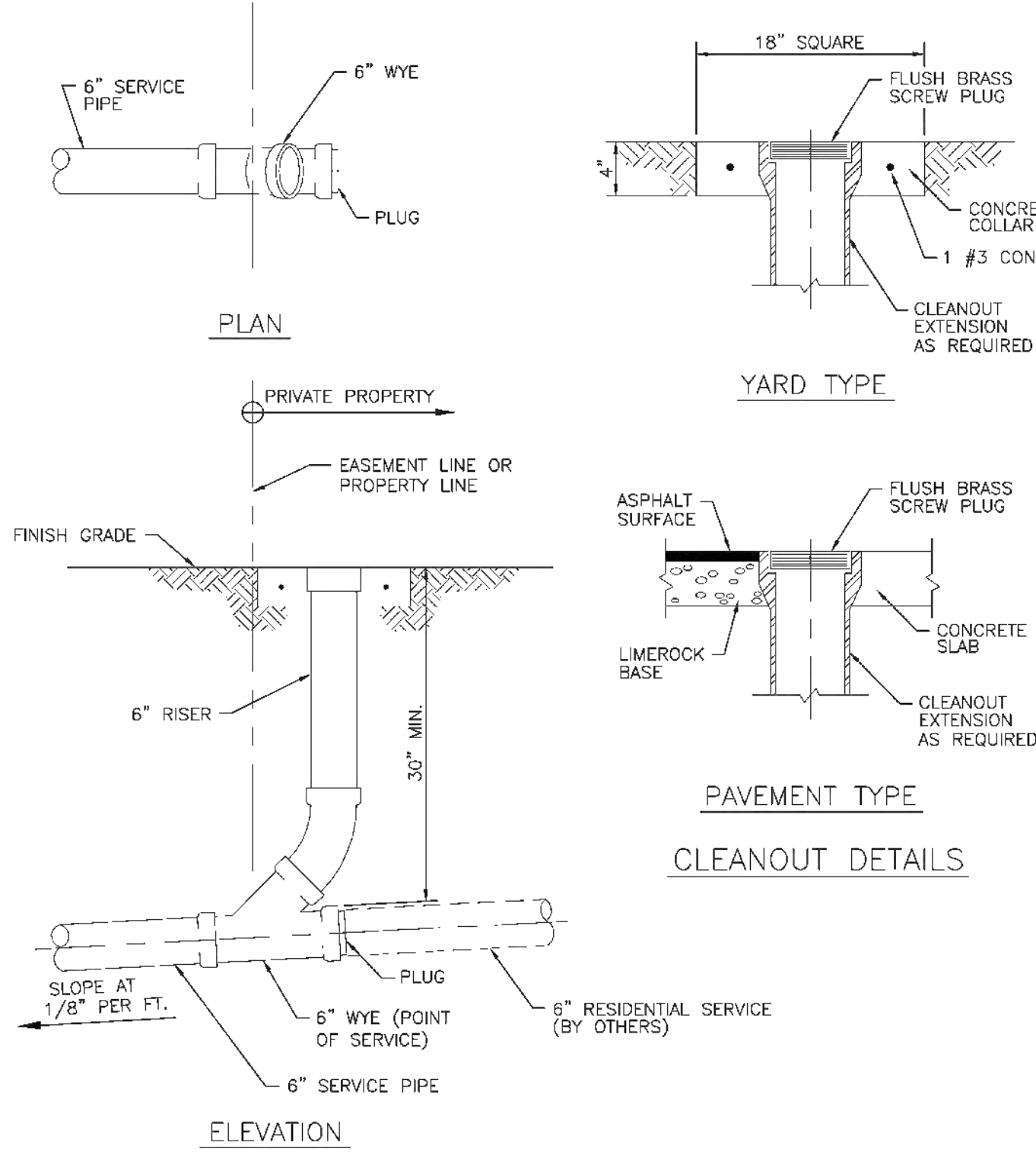
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
	APPROVED: JG		



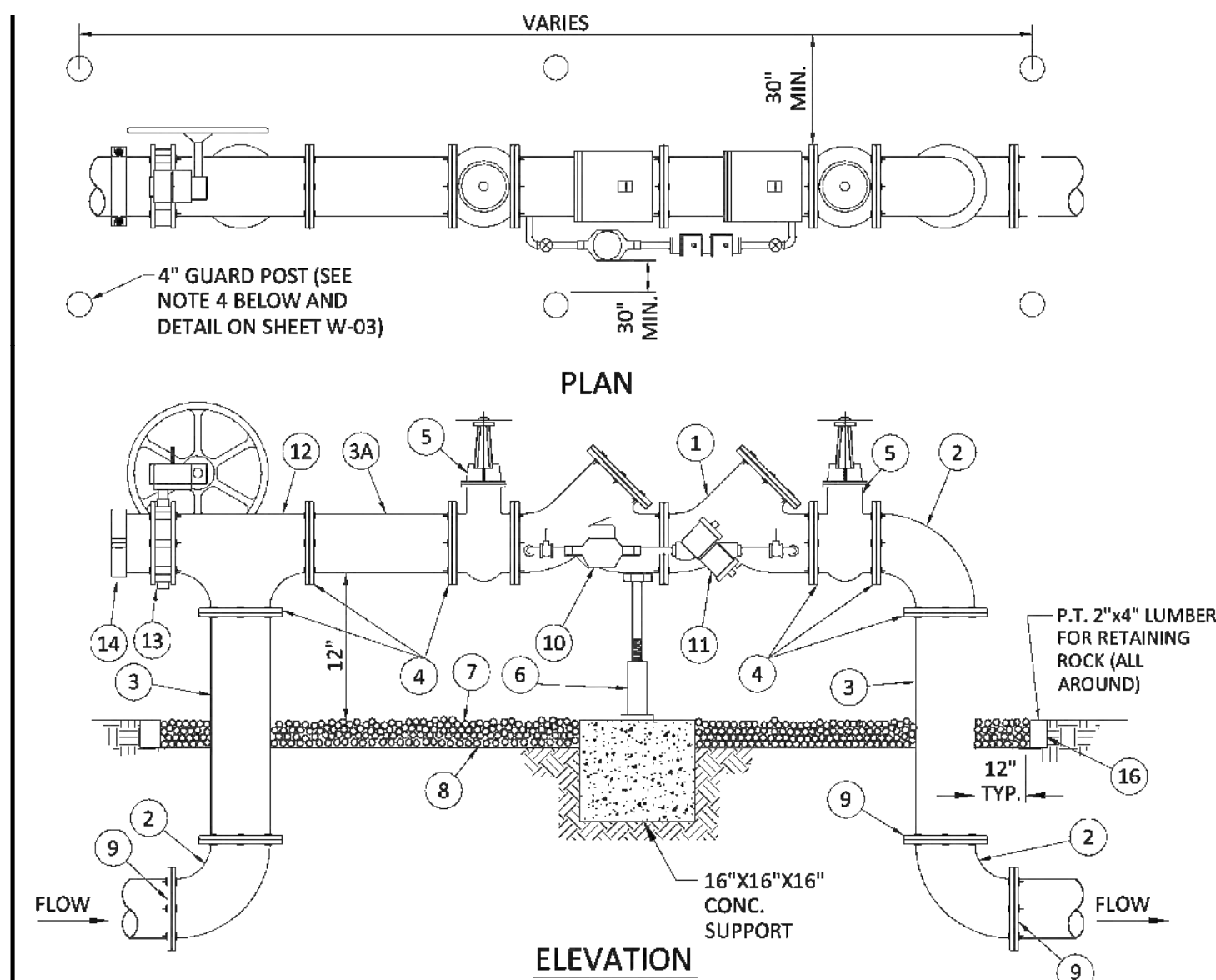
NOTES:

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO.: S-09
	APPROVED: XXX		



	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO.: S-12
	APPROVED: XXX		

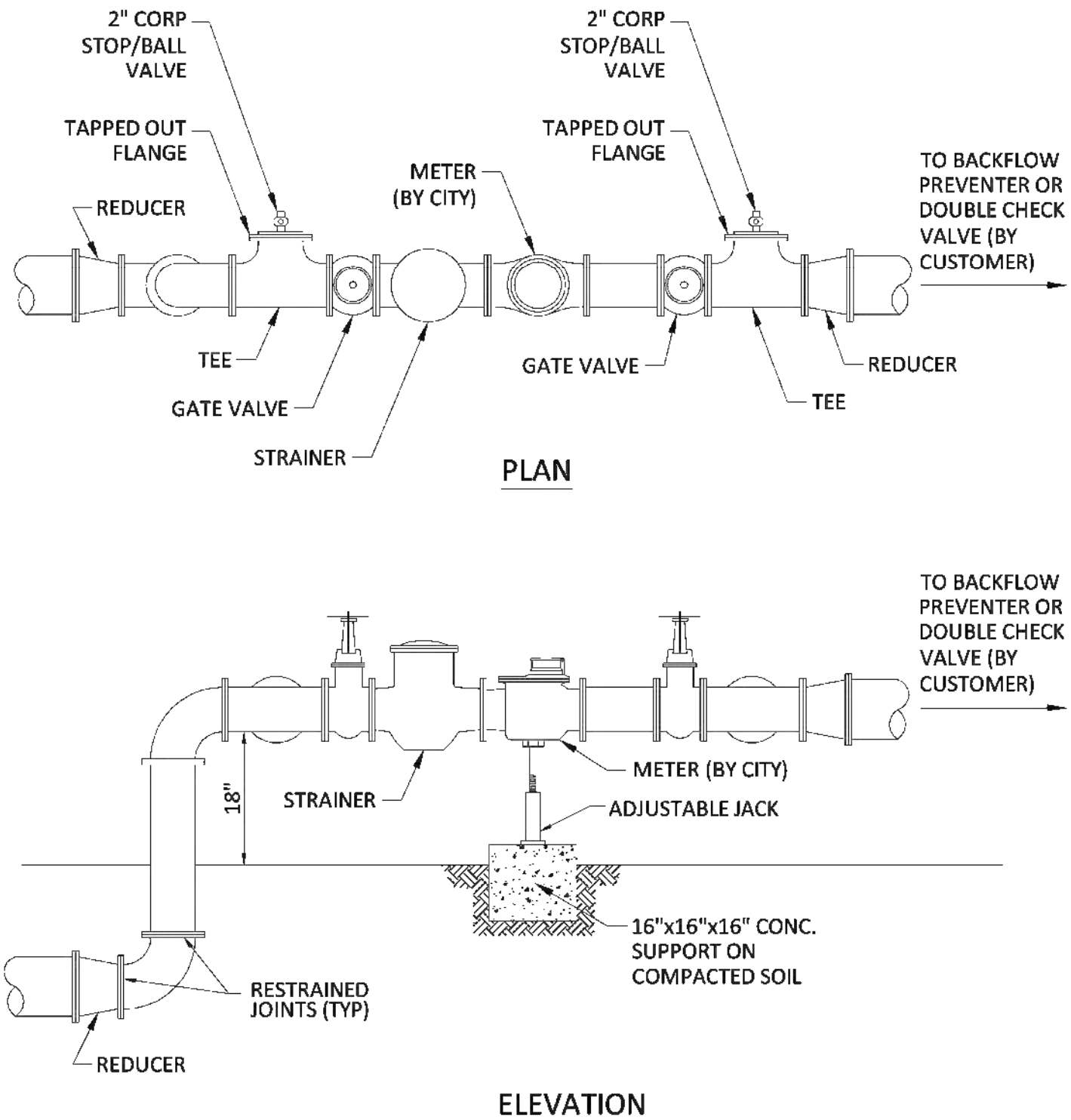


MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4" 6", 8" VALVE, DOUBLE CHECK	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
2	4	4" 6", 8" BEND-90"	9	4	RESTRAINED JOINTS
3	2	4" 6", 8" D.I.P. SPOOL PIECE	10	1	LOW FLOW METER
3A	1	4" 6", 8" D.I.P. SPOOL PIECE(24" LONG)	11	1	VALVE, BYPASS DOUBLE CHECK
4	10	4" 6", 8" FLANGE, D.I.P.	12	1	4" 6", 8" TEE
5	2	4" 6", 8" GATE VALVE (SEE NOTE 6)	13	1	4" 6", 8" BUTTERFLY VALVE (SUPERVISED CLOSED), CHAINED AND LOCKED
6	1	SCREW JACK/ANCHORED	14	1	4" 6", 8" CAP
7	N/A	PEA GRAVEL (4" DEEP)			

NOTES:

1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-05) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO.: W-04
	APPROVED: XXX		



NOTES:

1. THE WATER METER AND STRAINER IS PROVIDED BY THE CITY OF HOLLYWOOD.
2. THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
3. TAPPED OUT FLANGE SHOULD MATCH SIZE OF TEE AND STANDARD 2" CORP STOP OR BALL VALVE.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	TYPICAL METER 3" DIAMETER AND LARGER	DRAWING NO.: W-11
	APPROVED: XXX		



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WATER & SEWER DETAILS

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

ZE

2100 N. FEDERAL HWY
2100 N. FEDERAL HWY
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 3/23/23

SCALE: N.T.S.

SHEET NO.:

C7

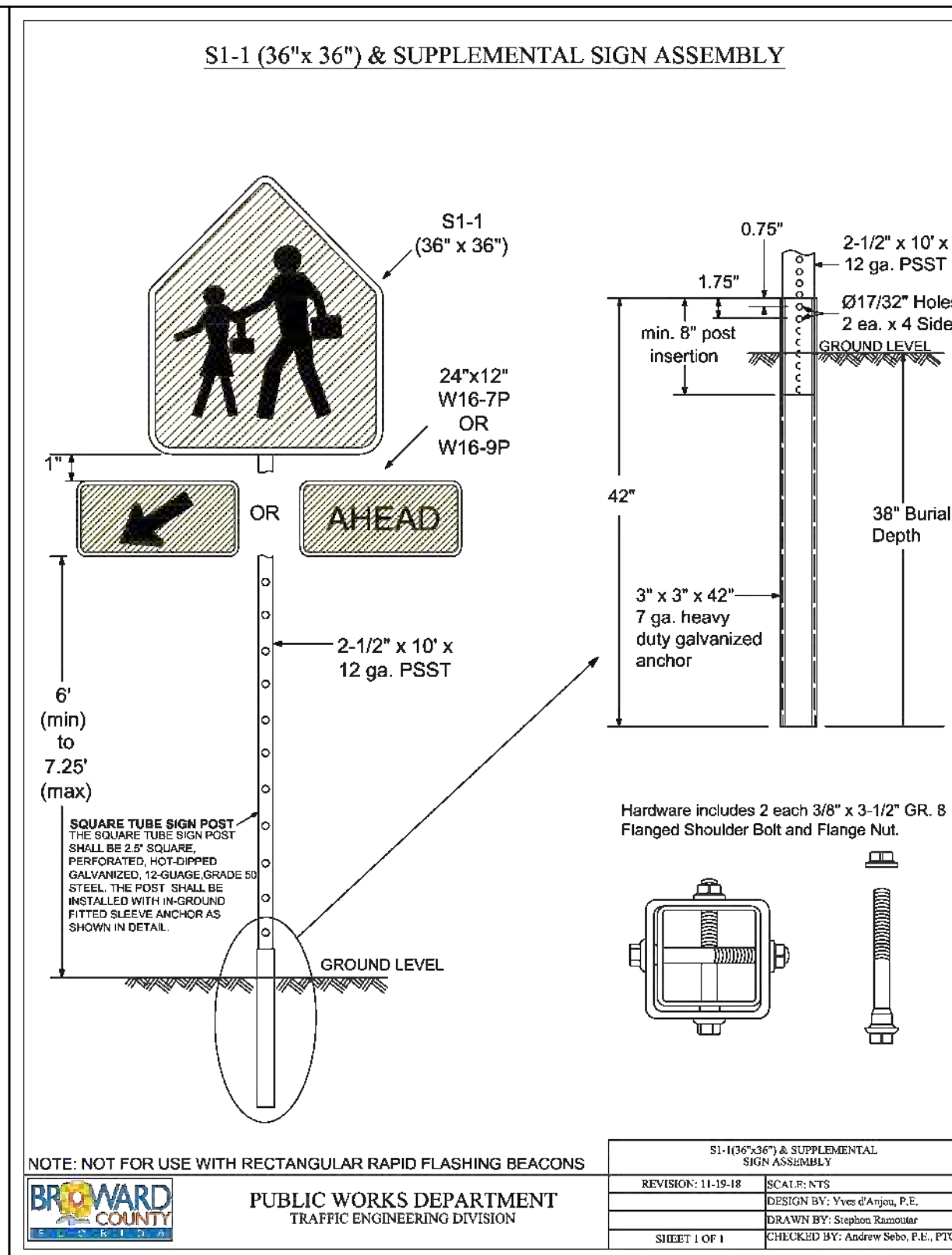
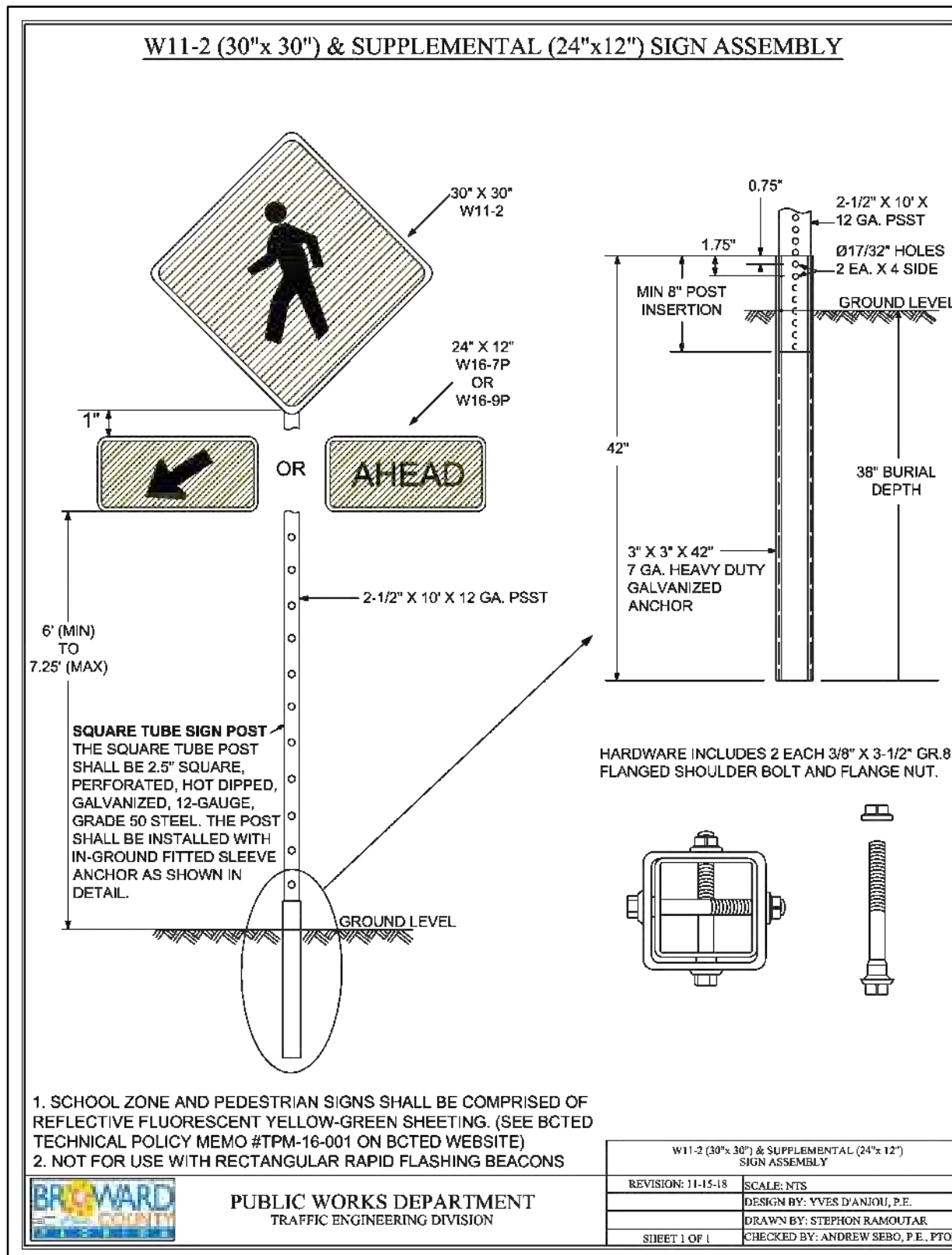
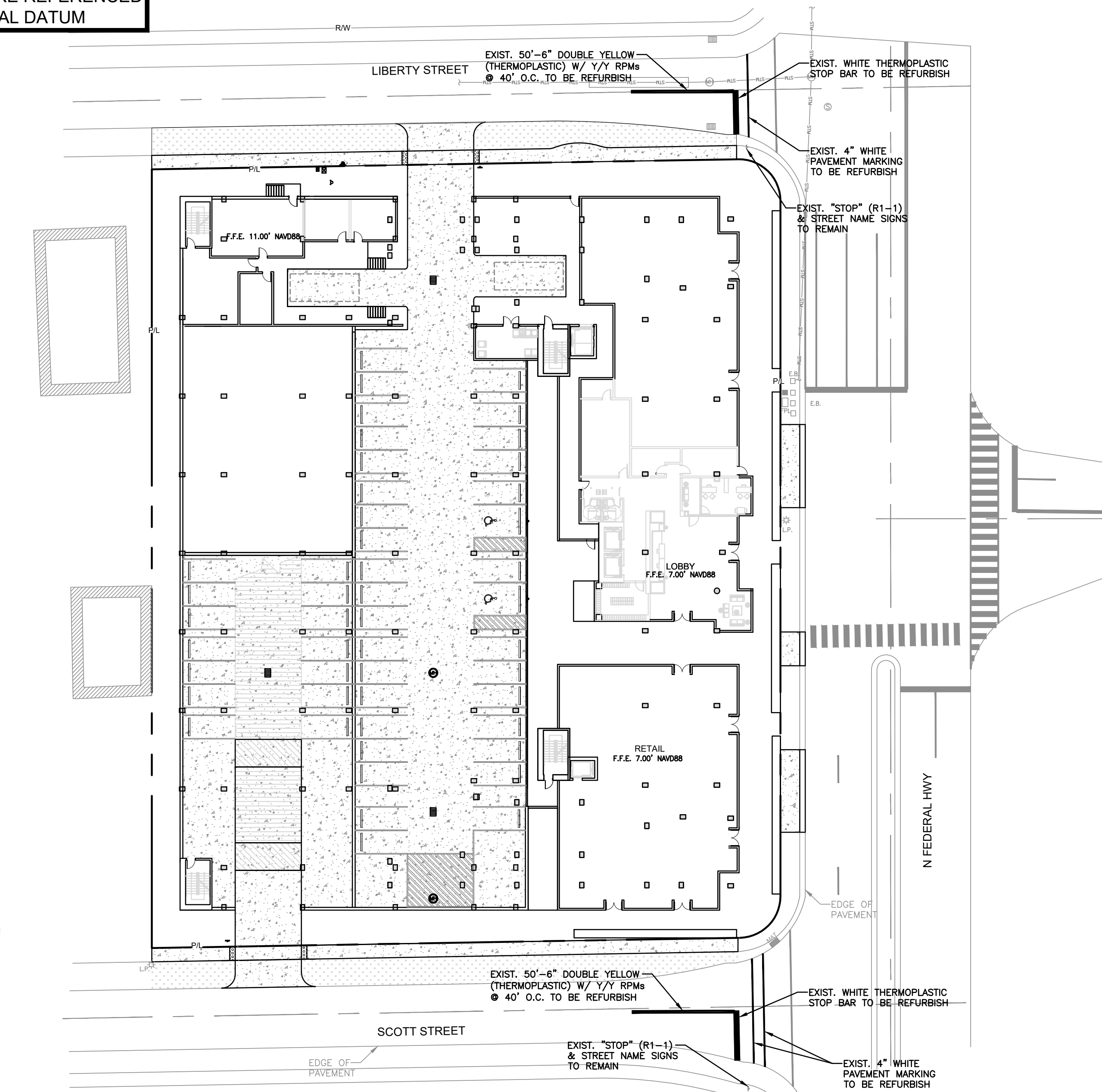
7 OF 8

PROJECT NO.: 23-10

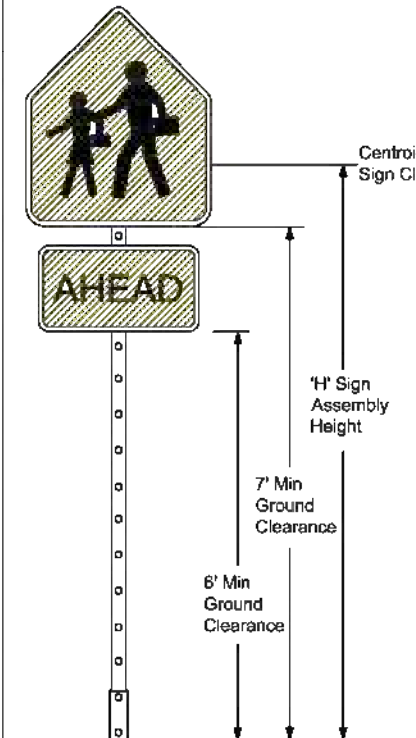
ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

LEGEND

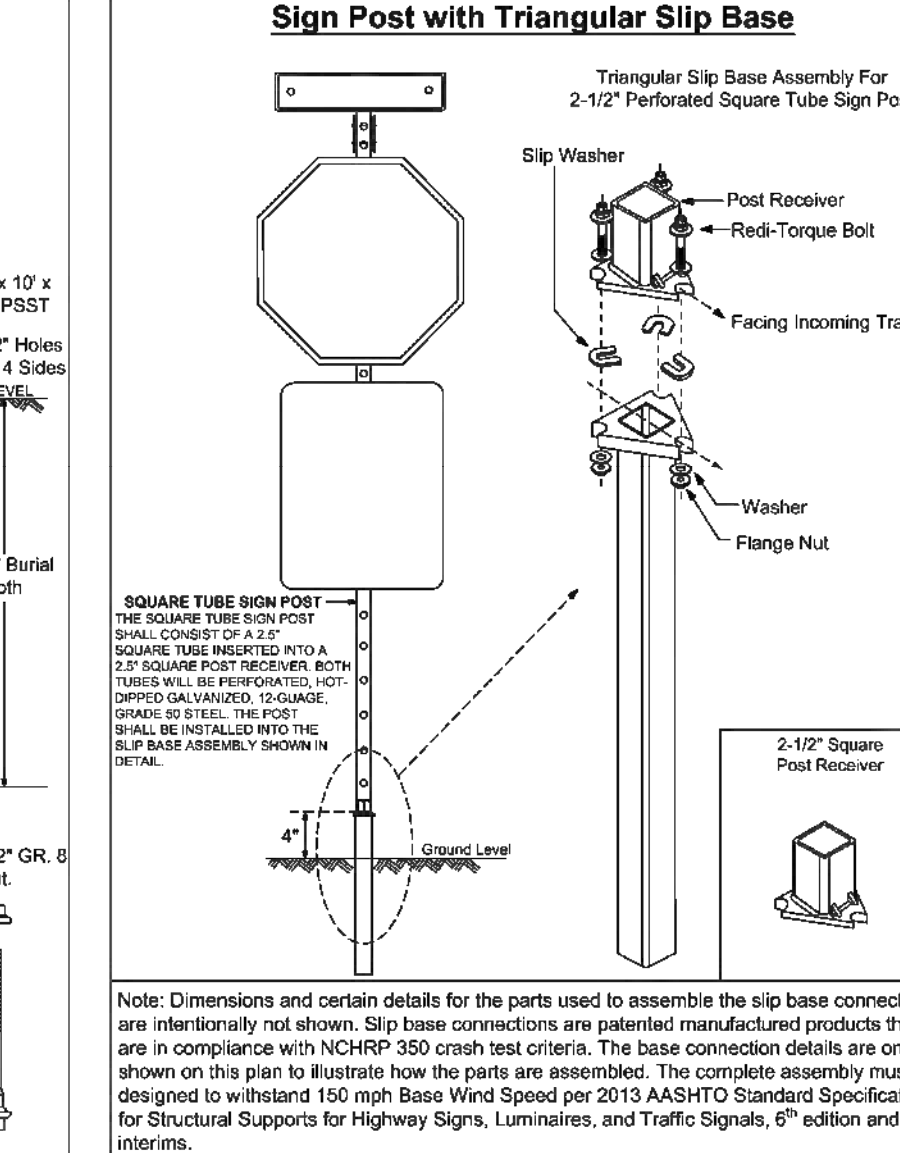
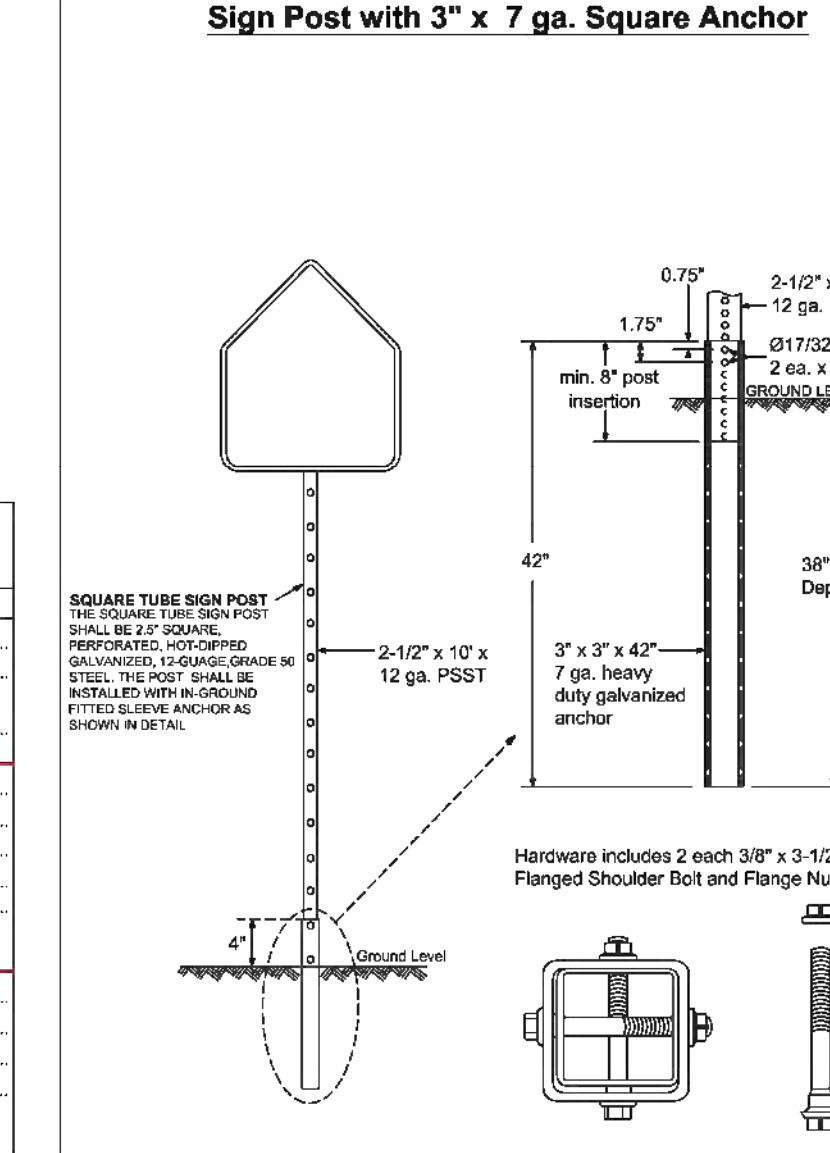
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



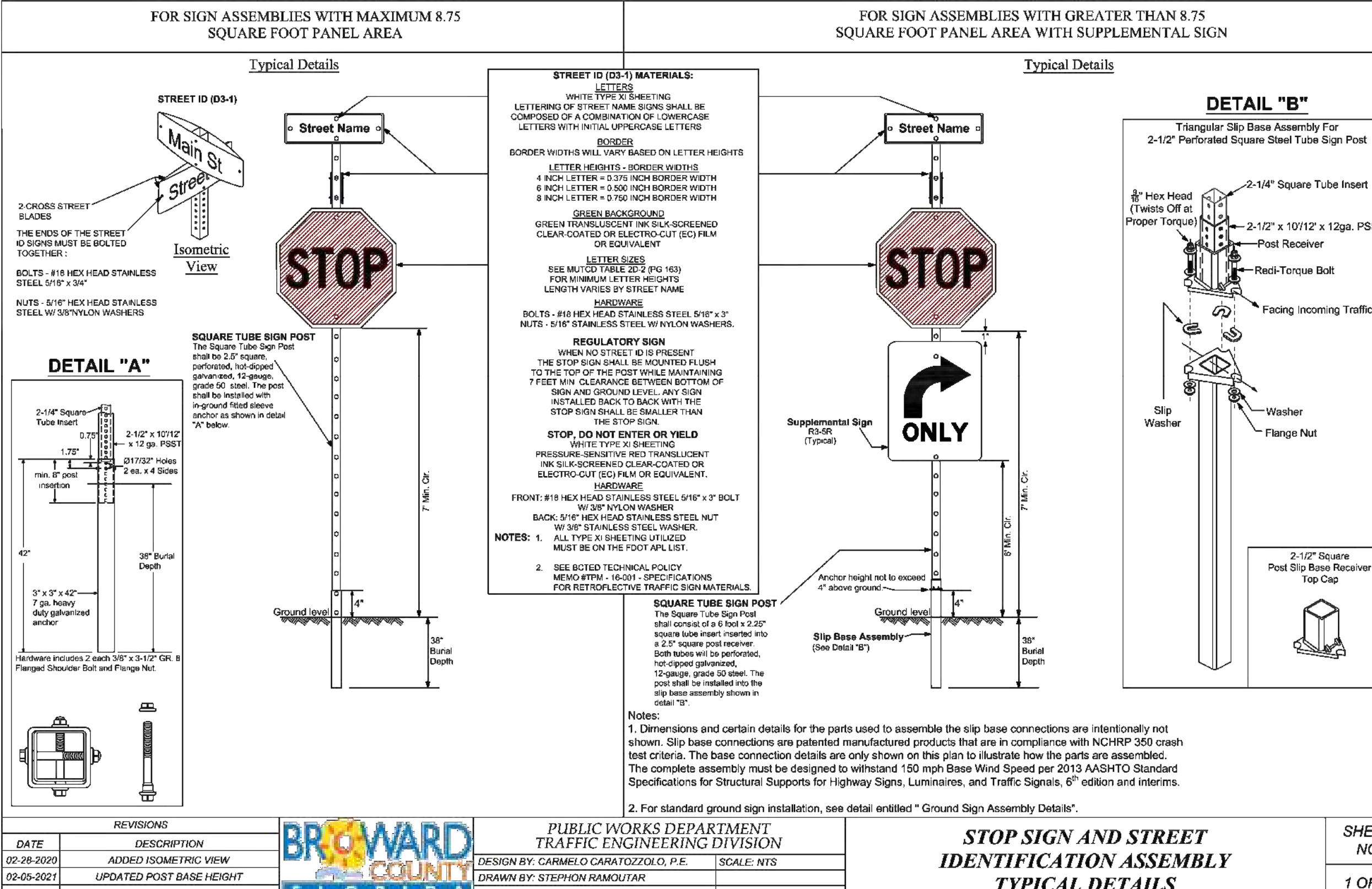
- GUIDE TO USE THIS STANDARD:**
- Calculate the Total Panel Area and the centroid "C" for an individual sign or a sign cluster.
 - Determine the height "H" from the groundline for the individual sign or the cluster.
 - Consult the Post Size Table and find the intersection point.
 - Design the post and the foundation according to the required Post Size and Assembly Details.



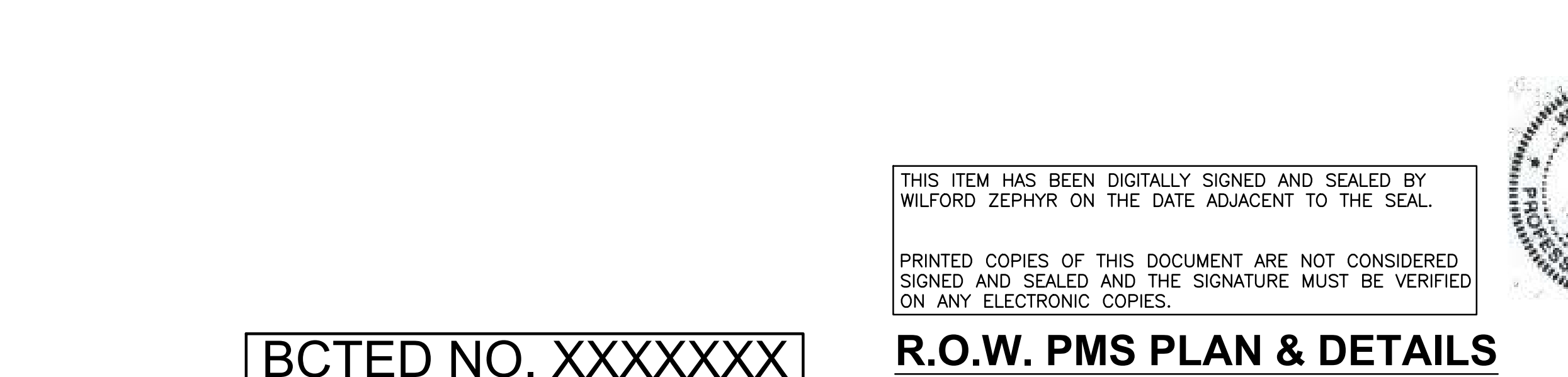
Post Size Table
1' Sign Assembly Height (H)
(measure from ground)
8 8.5 9 9.5 10
Sign Post with 2" x 7 ga. Square Anchor
Sign Post with Triangular Slip Base Assembly
Triangular Slip Base
20'



REVISIONS	DATE	DESCRIPTION	SCALE	SHEET NO.
03-21-2017		UPDATED POST SIZE	NTS	1 OF 1
11-24-2020		ADDED POST SIZE NOTE		
02-05-2023		UPDATED POST BASE HEIGHT		



REVISIONS	DATE	DESCRIPTION	SCALE	SHEET NO.
02-26-2020		ADDED ISOMETRIC VIEW	NTS	1 OF 1
02-26-2021		UPDATED POST BASE HEIGHT		
08-22-2023		UPDATED SIGN POST NOTES		



REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
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CA#: 31158

ZE

2100 N. FEDERAL HWY
2100 N. FEDERAL HWY
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 3/23/23

SCALE: 1"=30'

SHEET NO.: C8

8 OF 8

PROJECT NO.: 23-10

BCTD NO. XXXXXXXX

R.O.W. PMS PLAN & DETAILS

SCALE: 1"=30'



A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

August 16, 2023

Drainage Calculations for **2100 N. Federal Highway** **Hollywood, FL 33020**

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	5.00' NAVD88
25 YEAR - 3 DAY	8.28' NAVD88	8.18' NAVD88
100 YEAR - 3 DAY	8.63' NAVD88	8.61' NAVD88

Prepared by:

8-17-23



Wilford Zephyr, P.E., LEED AP, CFM

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Project Name: 2100 N Federal Hwy
Project Address: 2100 N Federal Hwy
Hollywood, FL 33020
ZE Project #: 23-10

Date: 08/16/23
Designed by:
Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	1.48 AC	
Pavement Area:	0.86 AC	
Building Area:	0.51 AC	
Grass Area (Pervious):	0.11 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.11 AC	7.43%
Total Impervious Area:	1.37 AC	92.57%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	7.05 ft
Average Finished Grades:	8.50 ft
Prop. Finished Floor Elev.:	11.00 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.11 (0.60) + 0.86 (.90)}{0.97} = 0.87$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 8.50 ft

Average Depth to Water Table (DWT) = 7.00 ft

Cumulative Water Storage (CWS) = 6.75 IN
(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

DWT	NAS	DAS
1.0 '	0.60 "	0.45 "
2.0 '	2.50 "	1.88 "
3.0 '	5.40 "	4.05 "
4.0 '	9.00 "	6.75 "

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = \text{CWS} \times (\text{percentage of total pervious area}) = 0.50$

Curve Number (CN)

$\text{CN} = 1000 / (S + 10) = 95.22$

Water Quality Retention/Detention & Pretreatment Calculations

- A. For a wet detention system, size system for highest of first inch of runoff over the entire site or 2.5" times the % impervious area
- B. For a dry detention system, size system for 75% of the volume required for a wet detention system.
- C. For a retention system, size system for 50% of the volume required for a wet detention system.

1/2" Pretreatment

0.5" X 1.48 acres = 0.74 acre-inches (0.062 acre-ft)

1 IN Over Entire Site

1" X 1.48 acres = 1.48 acre-inches (0.123 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 1.48 acres - 0.51 acres = 0.97 acres

0.97 acres - 0.11 acres (pervious area) = 0.86 acres

0.86 acres / 0.97 acres X 100% = 88.66% impervious

2.5" X 0.8866 = 2.22" to be treated

2.22" X 1.48 acres = 3.29 acre-inches (0.274 acre-feet)

0.274 acre-ft of storage required for water quality.

Water quality storage provided in existing dry retention area and proposed exfiltration trench system.

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \quad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day} = 100 year, 24 hour event: 13 (inches)

P_{3 day} = 100 year, 72 hour event: 17.67 (inches)

S = 0.50 (inches)

A = 1.48 (acre)

Q = 17.08 (inches)

V = 2.11 (ac-ft)

Corresponding Stage = 8.61 ft

Set minimum finished floor elevation at 11.00' NAVD88.

Perimeter Control Elevation

P_{1 day} = 25 year, 24 hour event: 10.5 (inches)

P_{3 day} = 25 year, 72 hour event: 14.27 (inches)

S = 0.50 (inches) (see "Soil Storage" sheet

A = 1.48 (acre) for calculating "S")

Q = 13.68 (inches)

V = 1.69 (ac-ft)

Corresponding Stage = 8.18 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

$$V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour (Lowest Catch Basin Elevation)

P= 5 year, 1 hour event: 3.28 (inches)

S= 0.50 (inches)

A= 1.48 (acre)

Q = 2.75 (inches)

V = 0.34 (ac-ft)

Corresponding Stage = 5.00 ft

Set minimum lowest catch basin at elevation at 6.50' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.96 AC

(0.099 AC)
(Lin. 6.25'-6.75')

(0.86 AC)
(Lin. from 6.50'-7.25')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
6.00 '	0.00 AC-FT	0.00 AC-FT	0.000 AC-FT	0.00 AC-FT
6.50 '	0.01 AC-FT	0.00 AC-FT	0.404 AC-FT	0.42 AC-FT
7.00 '	0.05 AC-FT	0.22 AC-FT	0.404 AC-FT	0.67 AC-FT
7.50 '	0.10 AC-FT	0.54 AC-FT	0.404 AC-FT	1.04 AC-FT
8.00 '	0.15 AC-FT	0.97 AC-FT	0.404 AC-FT	1.52 AC-FT
8.50 '	0.20 AC-FT	1.40 AC-FT	0.404 AC-FT	2.00 AC-FT
9.00 '	0.25 AC-FT	1.83 AC-FT	0.404 AC-FT	2.48 AC-FT

*total landscape area=0.11 AC. 10% reduction applied (-0.011 AC) due to loss of stormwater storage from tree trunks.

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H_2

Design Water Table (WT) = 1.50 ft
 Lowest Catch Basin Elevation = 6.00 ft
 Bottom of Exfiltration Trench = 0.50 ft
 Top of Exfiltration Trench = 4.50 ft
 $EL_{inv.} = N/A$

$H_2 = 4.50$ ft

Calculating Exfiltration Trench Length

$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench
 L_R = length of trench required (ft)
 L_P = length of trench provided (ft)
 $V_{ext.}$ = volume in exfiltration trench (ac-in)
 FS = factor of safety
 K = hydraulic conductivity (cfs/ft² - ft head)
 H_2 = head on saturated surface (ft)
 W = trench width (ft)
 D_U = unsaturated trench depth (ft)
 D_S = saturated trench depth

$$L_R = \frac{FS[(\%WQ)(V_{wq}) + V_{add}]}{K[H_2W + 2H_2D_U - D_U^2 + 2H_2D_S] + (1.39 \times 10^{-4})(WD_U)}$$

$V_{wq} = 3.29$ (0.274 ac-ft)

$V_{add} = 1.56$ (0.130 ac-ft)

$\%WQ = 0.5$

FS = 2

$K = 0.000345$ average

$H_2 = 4.5$

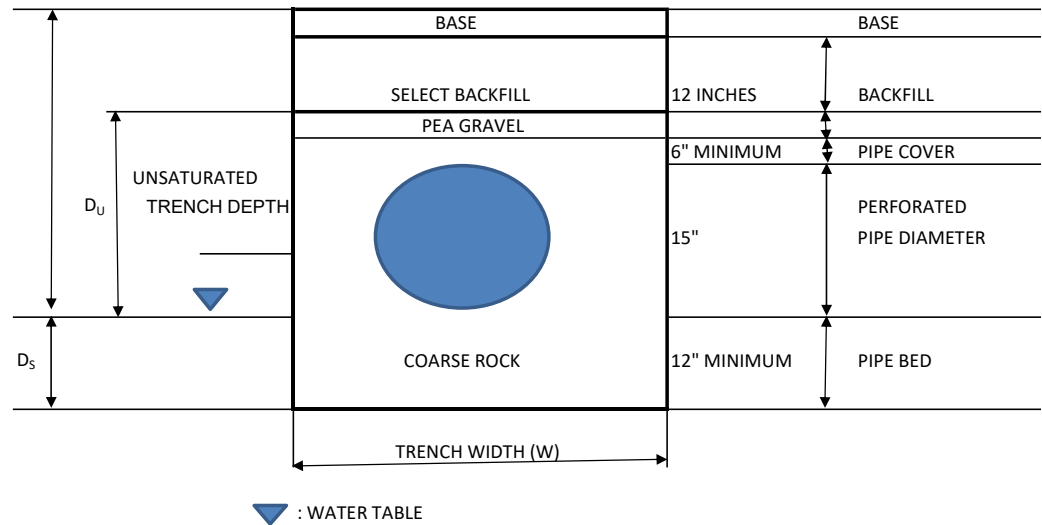
$W = 8$

$D_U = 3$

$D_S = 1$

$L_R = 255.67'$ of exfiltration trench required.

$L_P = 256.00'$ of exfiltration trench provided.



Project Name: 2100 N Federal Hwy
Project Address: 2100 N Federal Hwy
Hollywood, FL 33020
ZE Project #: 23-10

Date: 08/16/23
Designed by:
Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	1.48 AC	
Pavement Area:	1.12 AC	
Building Area:	0.28 AC	
Grass Area (Pervious):	0.08 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.08 AC	5.41%
Total Impervious Area:	1.4 AC	94.59%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	7.05 ft
Average Finished Grades:	8.10 ft
Prop. Finished Floor Elev.:	7.35 ft

C Factor

Pervious:	0.6
Impervious:	0.9

C Factor (weighted) = $\frac{0.08 (0.60) + 1.12 (.90)}{1.2} = 0.88$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 8.10 ft

Average Depth to Water Table (DWT) = 6.60 ft

Cumulative Water Storage (CWS) = 6.75 IN
(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

DWT	NAS	DAS
1.0 '	0.60 "	0.45 "
2.0 '	2.50 "	1.88 "
3.0 '	5.40 "	4.05 "
4.0 '	9.00 "	6.75 "

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = CWS \times (\text{percentage of total pervious area}) = 0.36$

Curve Number (CN)

$CN = 1000 / (S + 10) = 96.48$

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \quad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day} = 100 year, 24 hour event: 13 (inches)

P_{3 day} = 100 year, 72 hour event: 17.67 (inches)

S = 0.36 (inches)

A = 1.48 (acre)

Q = 17.24 (inches)

V = 2.13 (ac-ft)

Corresponding Stage = 8.63 ft

Set minimum finished floor elevation at 11.00' NAVD88.

Perimeter Control Elevation

P_{1 day} = 25 year, 24 hour event: 10.5 (inches)

P_{3 day} = 25 year, 72 hour event: 14.27 (inches)

S = 0.36 (inches) (see "Soil Storage" sheet

A = 1.48 (acre) for calculating "S")

Q = 13.84 (inches)

V = 1.71 (ac-ft)

Corresponding Stage = 8.28 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 1.19 AC

(0.072 AC)
(Lin. 6.00'-6.75')

(1.12 AC)
(Lin. from 6.50'-7.25')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
6.00 '	0.00 AC-FT	0.00 AC-FT	0.000 AC-FT	0.00 AC-FT
6.50 '	0.02 AC-FT	0.00 AC-FT	0.000 AC-FT	0.02 AC-FT
7.00 '	0.05 AC-FT	0.28 AC-FT	0.000 AC-FT	0.33 AC-FT
7.50 '	0.08 AC-FT	0.70 AC-FT	0.000 AC-FT	0.78 AC-FT
8.00 '	0.12 AC-FT	1.26 AC-FT	0.000 AC-FT	1.38 AC-FT
8.50 '	0.15 AC-FT	1.82 AC-FT	0.000 AC-FT	1.97 AC-FT
9.00 '	0.19 AC-FT	2.38 AC-FT	0.000 AC-FT	2.57 AC-FT

*total landscape area=0.08 AC. 10% reduction applied (-0.008 AC) due to loss of stormwater storage from tree trunks.

EXISTING TREE LIST								
#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP	CONDITION	DISPOSITION	TPZ
1	<i>Quercus virginiana</i>	Southern Live Oak	13 "	19 '	22 '	Fair	Remain	10'
2	<i>Quercus virginiana</i>	Southern Live Oak	12 "	19 '	22 '	Fair	Remain	10'
3	<i>Sabal palmetto</i>	Sabal Palm	18 "	13 '	14 '	Good	Remove	N/A
4	<i>Bucida buceras</i>	Shady Lady Black Olive	28 "	26 '	44 '	Fair	Remove	N/A
5	<i>Bucida buceras</i>	Shady Lady Black Olive	32 "	24 '	38 '	Poor	Remove	N/A

TREE DISPOSITION NOTES

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS DESIGNATED TO REMAIN, WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- REFER TO AND COORDINATE WITH TREE DISPOSITION LIST.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED TREE REMOVAL / RELOCATION PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING TREES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SECURE ALL PORTIONS OF THE SITE DURING TREE REMOVAL / RELOCATION PROCESS.

NO TREES AND PALMS SHALL BE REMOVED WITHOUT OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD

Rev.	Date	Rev.	Date

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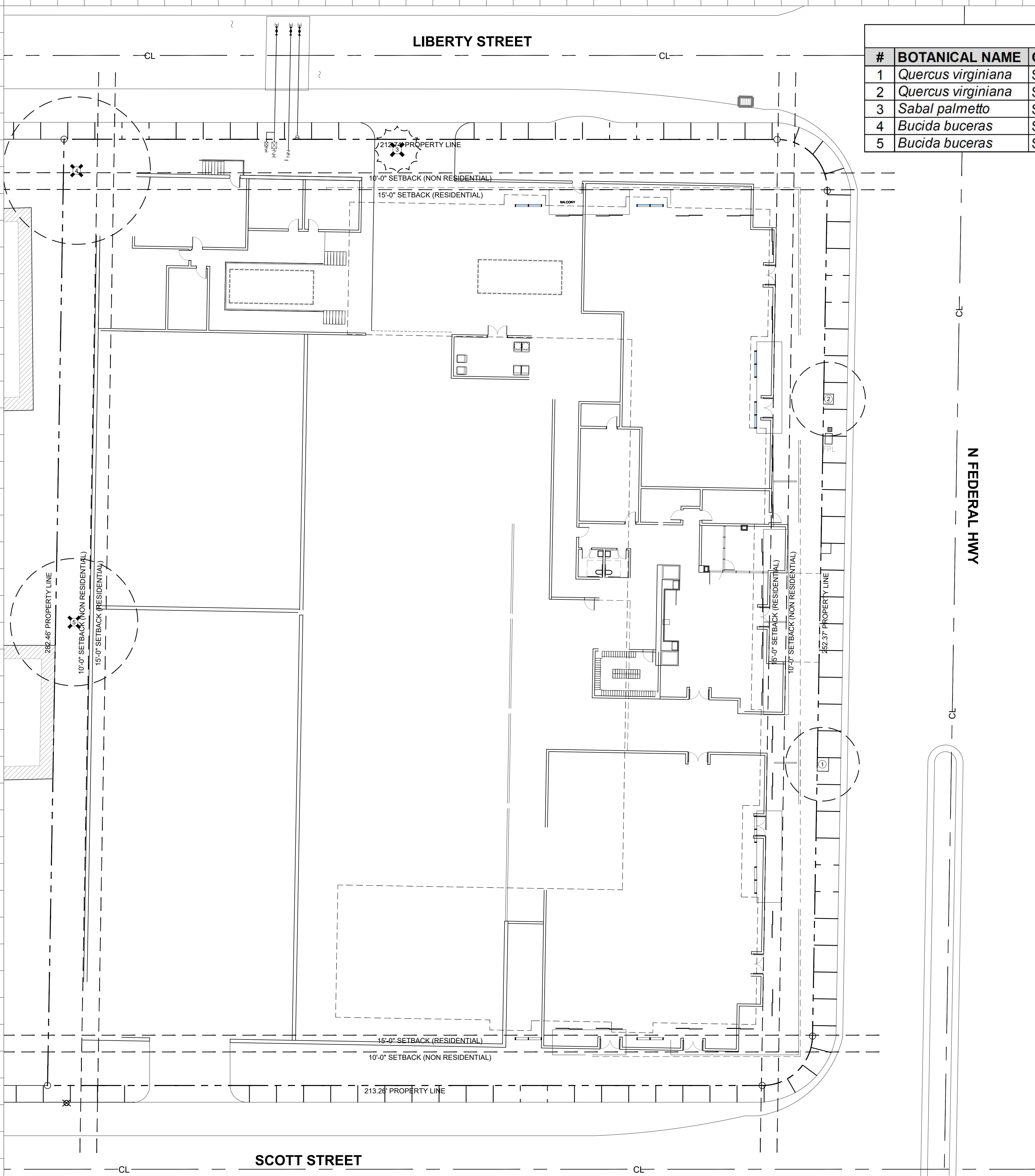
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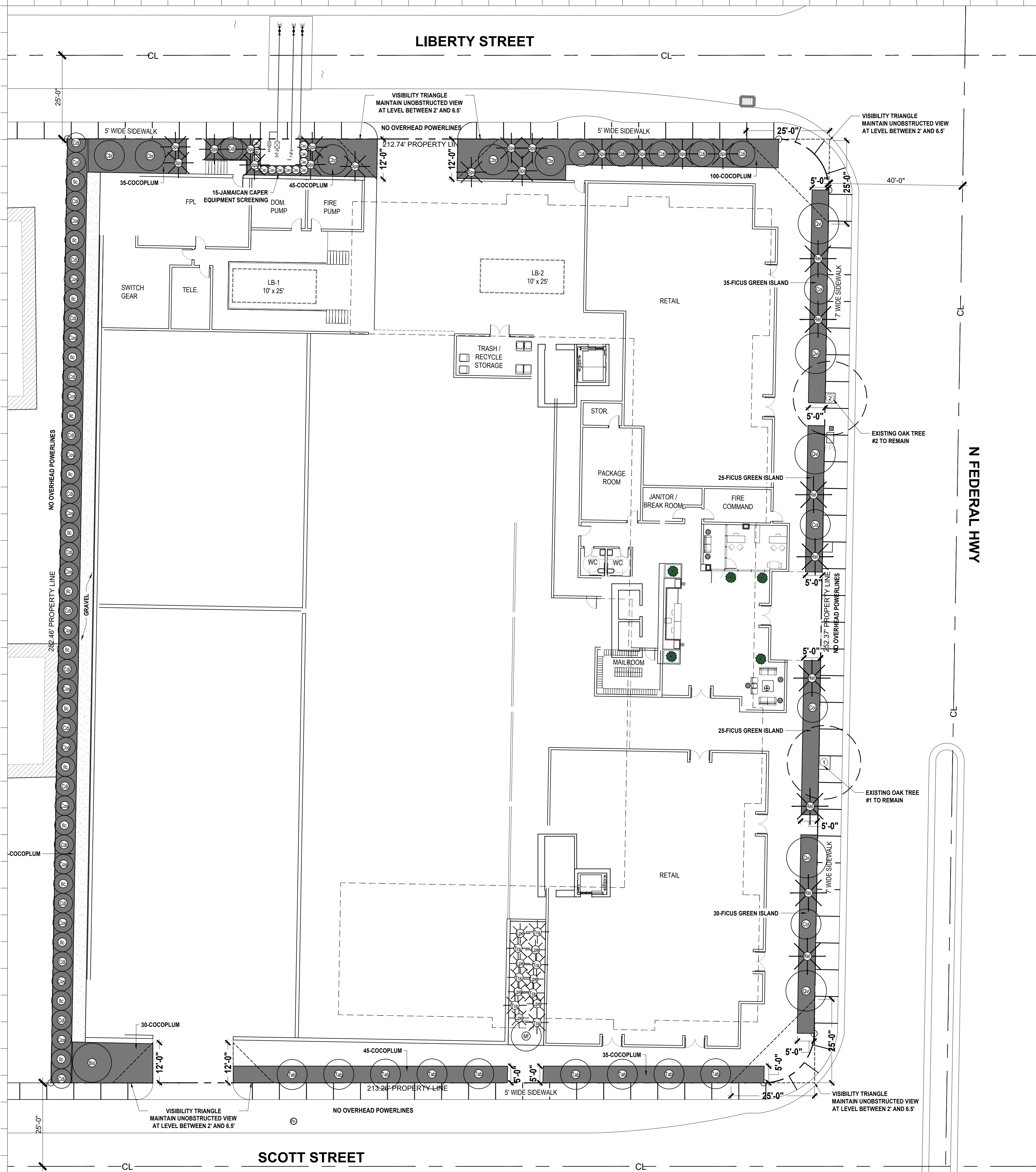
TREE DISPOSITION PLAN

Date	--	Sheet No.
Scale		L.01
Project	2302	



SHENANDOAH STREET

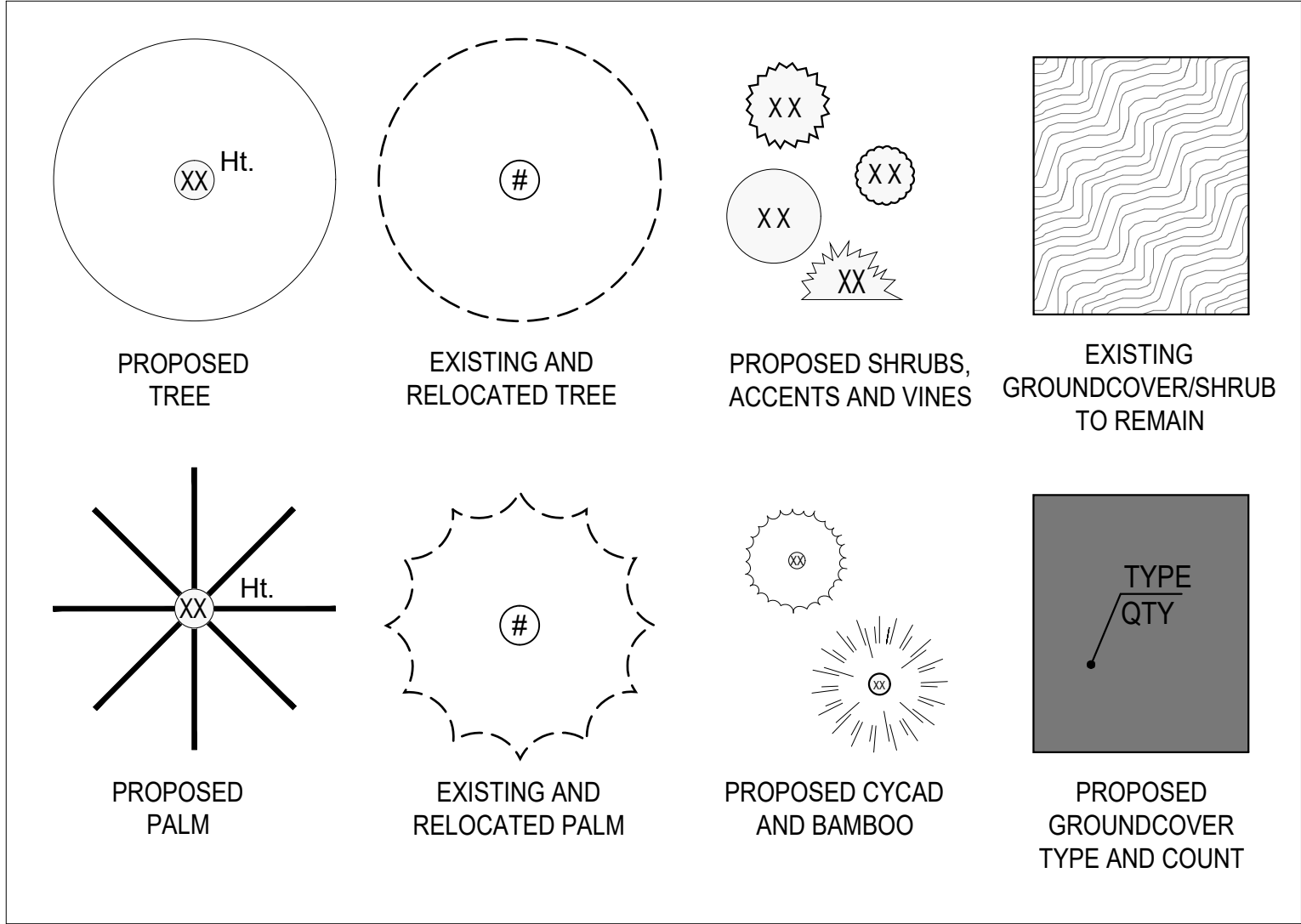
TREES TO BE REMOVED			
#	BOTANICAL NAME	COMMON NAME	DBH
3	<i>Sabal palmetto</i>	Sabal Palm	N/A
4	<i>Bucida buceras</i>	Shady Lady Black Olive	28 "
5	<i>Bucida buceras</i>	Shady Lady Black Olive	32 "
AMOUNT OF DBH TO BE REMOVED			60 "
NUMBER OF PALM TREES TO BE REMOVED			1
MITIGATION CALCULATION			
Total Number of Replacement Trees Provided			
Number of trees with 2" DBH & 12' HT.			30
+			
Number of palms with 6" DBH & 16' HT.			1



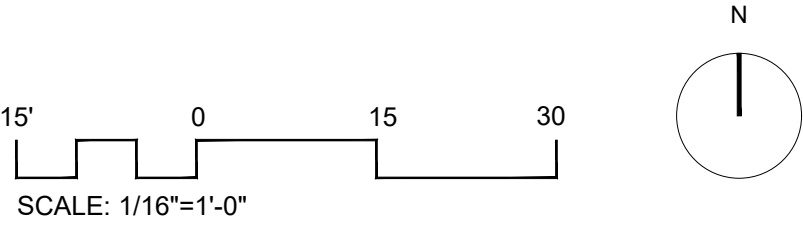
LANDSCAPE LEGEND			
ZONE: FH-2		LOT AREA: 64,312	ACRES: 1.4764
STREET TREES		REQUIRED/ ALLOWED	PROVIDED
A.	One street tree per 50 linear feet Street Frontage: 744'	15	30
B.	Total Sq. Ft. of landscaped Open Space required Lot Area: 64,312 Multiplier: 20%	12,862	6,537
TREES			
A.	Number of trees required per net lot acre, less existing trees Required Trees/Acre 35 Existing Trees 2	52	80
C.	% Native species required Trees provided: 80 Multiplier: 60%	48	66
SHRUBS			
A.	Number of shrubs required Trees required: 52 Multiplier: 10	520	620
B.	% Native species required Shrubs provided: 605 Multiplier: 50%	303	490

GROUND LEVEL PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Ilc	16	<i>Ilex cassine</i>	Holly Tree	2" DBH 12' Ht. Min.
Cdi	17	<i>Coccoloba diversifolia</i>	Pigeon Plum Tree	2" DBH 12' Ht. Min.
Cos	16	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood Tree	2" DBH 12' Ht. Min.
STREET TREES				
Qvi	5	<i>Quercus virginiana</i>	Southern Live Oak	6" DBH 18' Ht. Min. 4' CT
Bsi	2	<i>Bursera simaruba</i>	Gumbo Limbo	6" DBH 18' Ht. Min. 4' CT
Cdi	6	<i>Coccoloba diversifolia</i>	Pigeon Plum Tree	3" DBH 15' Ht. Min. 4' CT
Cbr	5	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	3" DBH 15' Ht. Min. 4' CT
Col	4	<i>Chrysophyllum oliviforme</i>	Satinleaf Tree	3" DBH 15' Ht. Min. 4' CT
Tab	9	<i>Tabebuia pallida</i>	Pink Tabebuia	3" DBH 15' Ht. Min. 4' CT
STREET PALMS				
Rel	8	<i>Roystonea elata</i>	Royal Palm	16'-18" G.W.
Spa	16	<i>Sabal palmetto</i>	Sabal Palm	16' Ht. O.A.
PALMS				
Tra	7	<i>Thrinax radiata</i>	Florida Thatch Palm	45 Gal.
Lpe	10	<i>Licuala peltata</i>	Same	15 Gal.
SHRUBS				
Cic	490	<i>Chrysobalanus icaco</i>	Redtip Cocoplum	3 Gal. 18" Ht.
Cac	15	<i>Capparis cynophallophora</i>	Jamaican Caper	7 Gal. 36" Ht.
Fm	115	<i>Ficus microcarpa</i>	Green Island Ficus	3 Gal. 18" Ht.
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				

PLANTING PLAN GRAPHIC LEGEND



100% IRRIGATION COVERAGE SHALL BE PROVIDED



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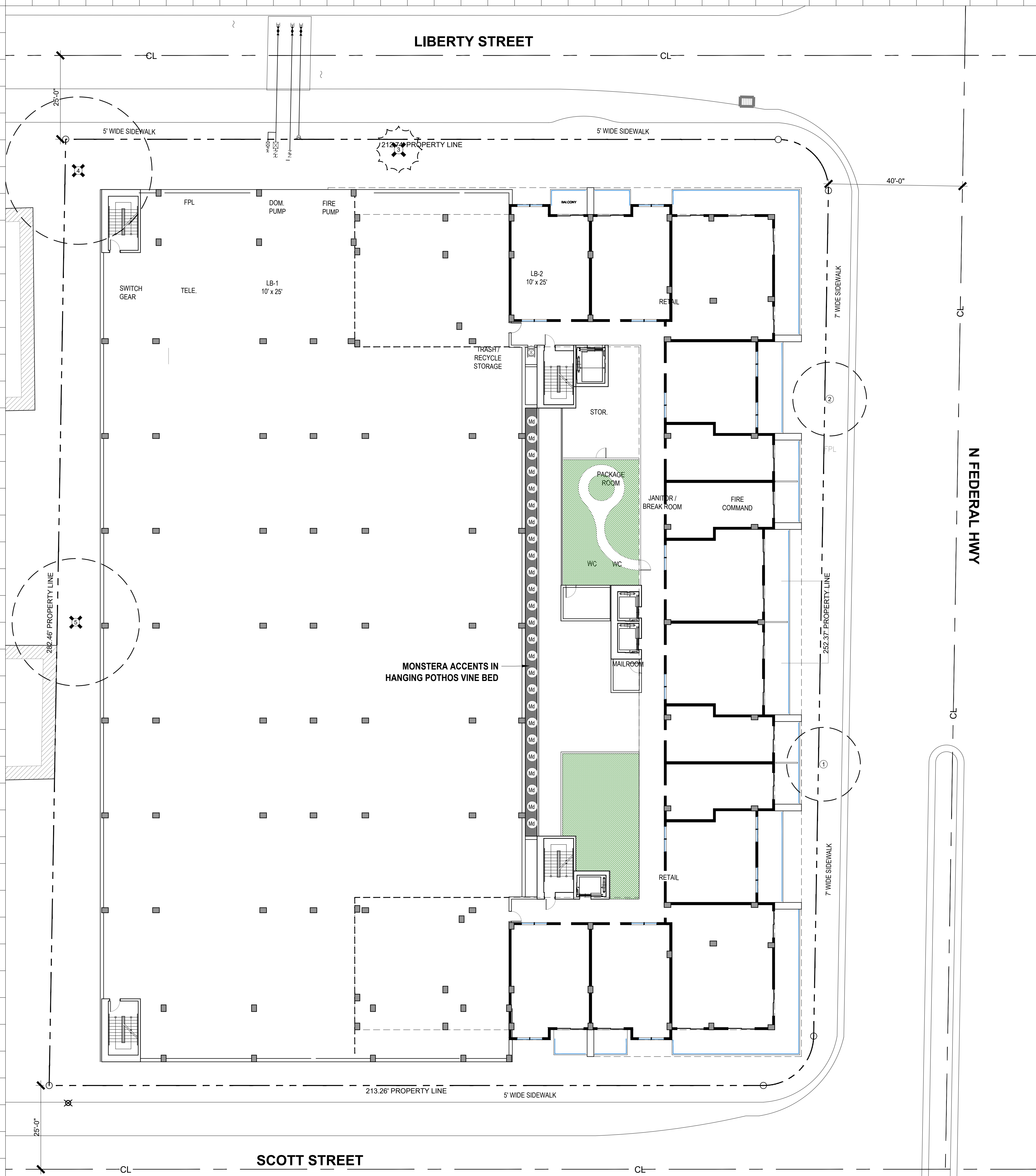
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PLANTING PLAN
GROUND LEVEL

Date --	Sheet No.
Scale	L.02
Project 2302	



LEVEL 2 PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
ACCENTS				
Md	29	Monstera deliciosa	Mexican Breadfruit	7 Gal.
VINES				
Ea	TBD	Epipremnum aureum 'Neon'	Golden Pothos Vine	1 Gal.

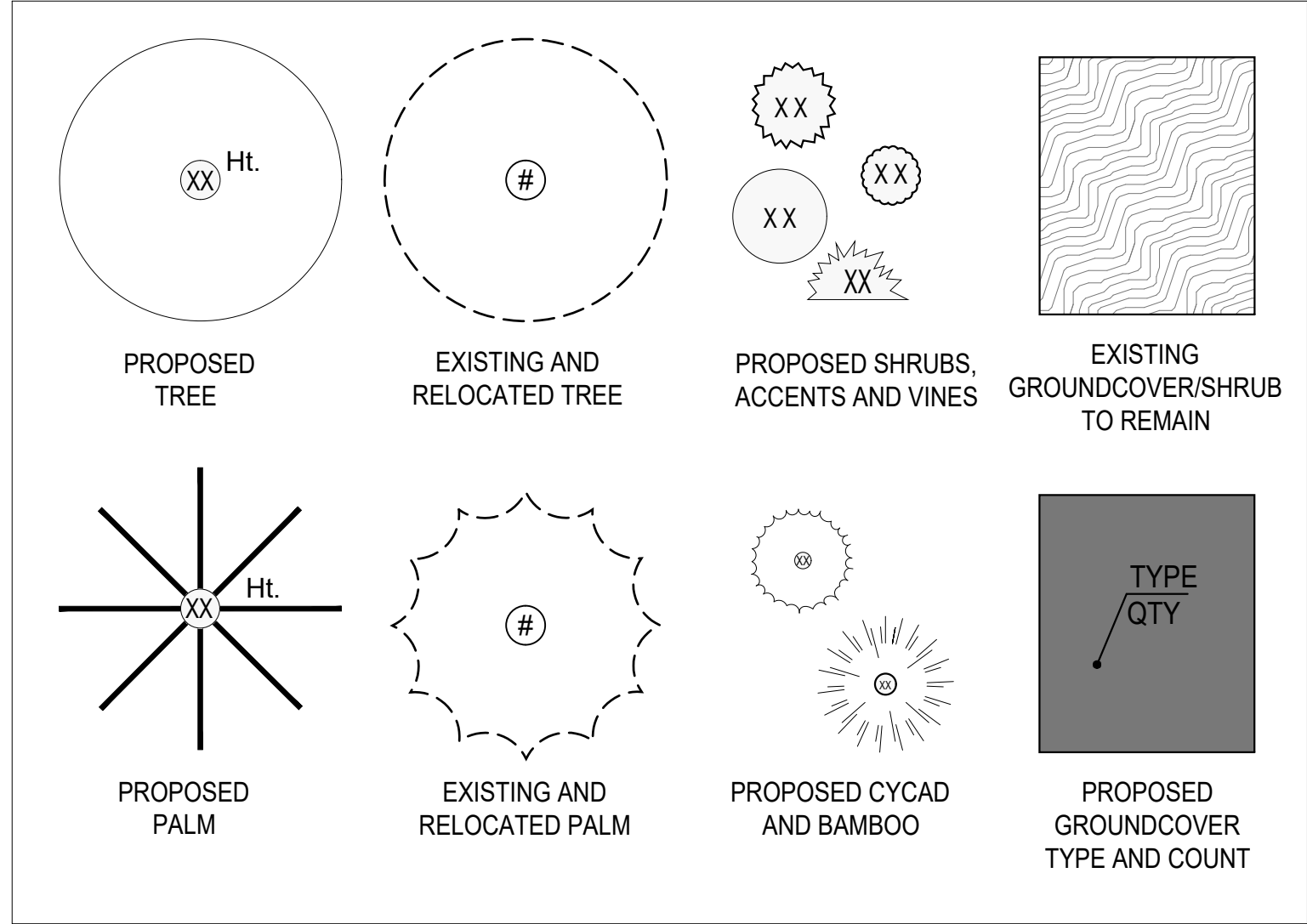
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SHENANDOAH STREET

PLANTING PLAN GRAPHIC LEGEND



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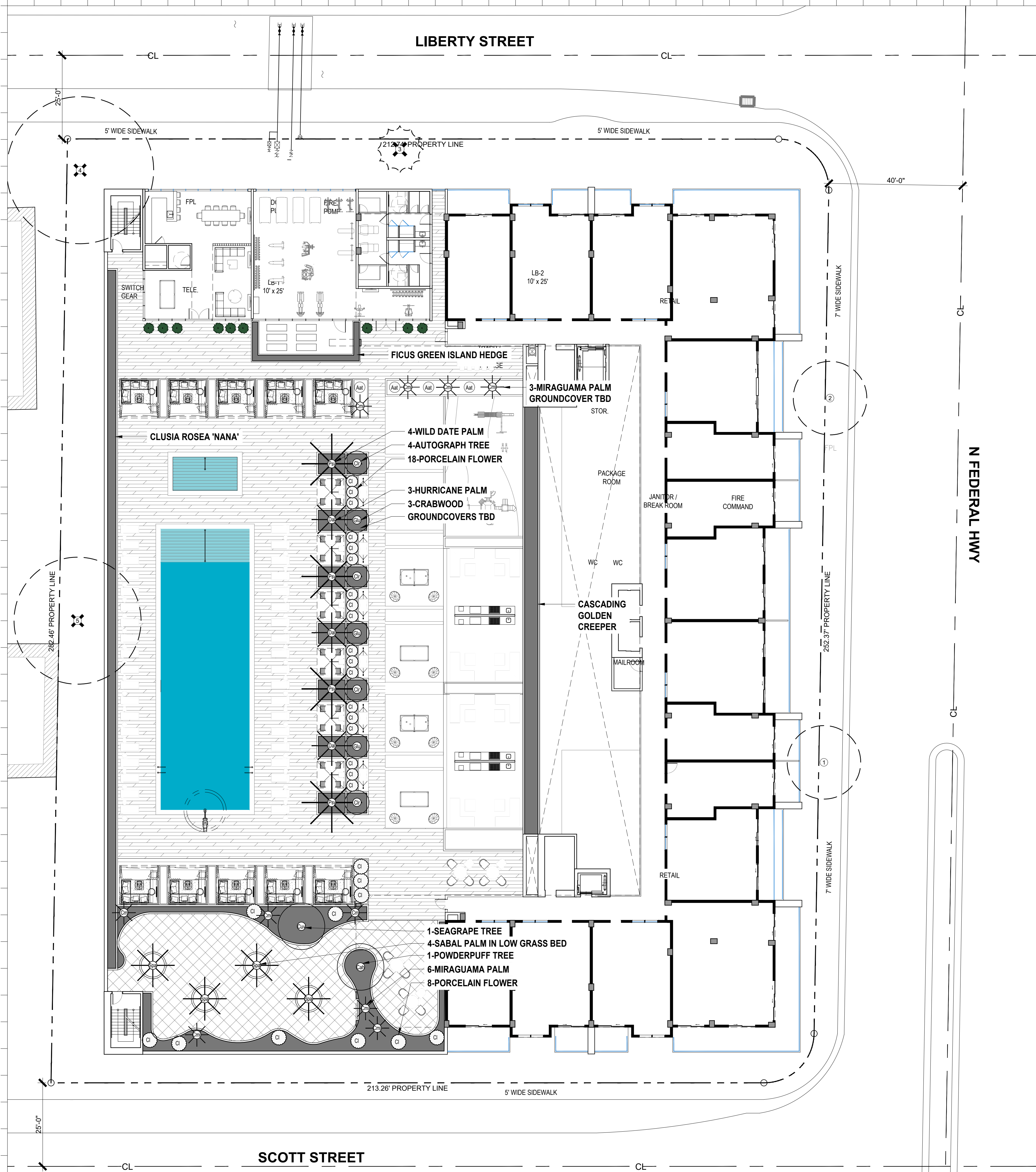
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PLANTING PLAN
LEVEL 2

Date	--	Sheet No.
Scale		L.03
Project	2302	



LEVEL 5 PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Clr	4	<i>Clusia rosea</i>	Autograph Tree	100 Gal. Low Branching
Cuv	1	<i>Coccoloba uvifera</i>	Seagrape Tree	100 Gal. Low Branching
Cah	1	<i>Calliandra haematocephala</i>	Red Powder Puff	65 Gal. Low Branching
Glu	3	<i>Gymnanthes lucida</i>	Crabwood	45 Gal. Low Branching
PALMS				
Dal	3	<i>Dictyosperma album</i>	Hurricane Palm	6' CT
Cmi	10	<i>Coccothrinax miraguama</i>	Miraguama Palm	15 Gal.
Psy	4	<i>Phoenix sylvestris</i>	Wild Date Palm	10' CT
SHRUBS				
Cl	TBD	<i>Clusia lanceolata</i>	Porcelain Flower	15 Gal.
El	TBD	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal.
Crn	TBD	<i>Clusia rosea 'Nana'</i>	Dwarf Pitch Apple	7 Gal.
Fm	TBD	<i>Ficus microcarpa</i>	Green Island Ficus	3 Gal.
NUMBER AND TYPE OF GROUNDCOVERS AND ACCENTS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				

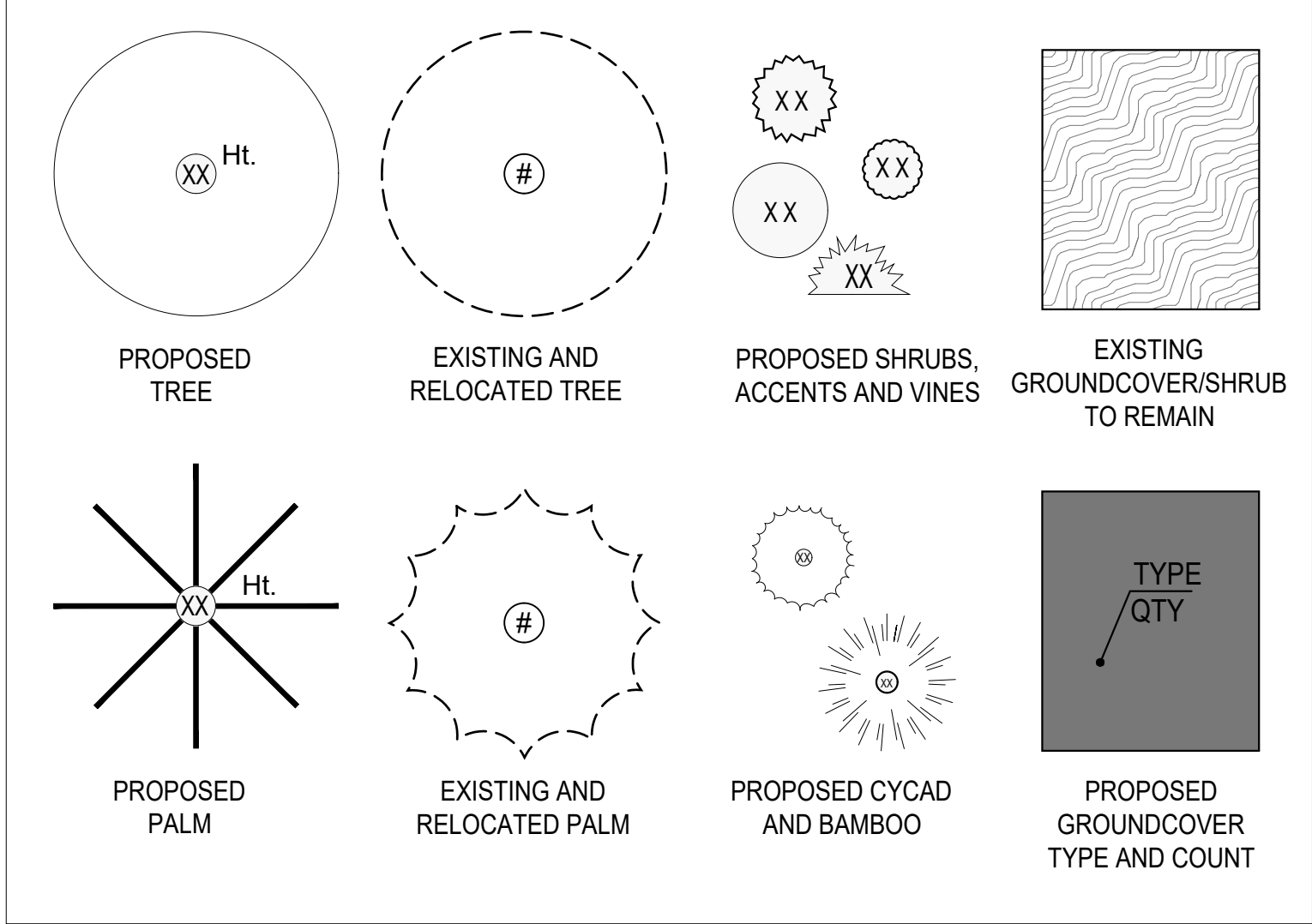
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SHENANDOAH
STREET

PLANTING PLAN GRAPHIC LEGEND



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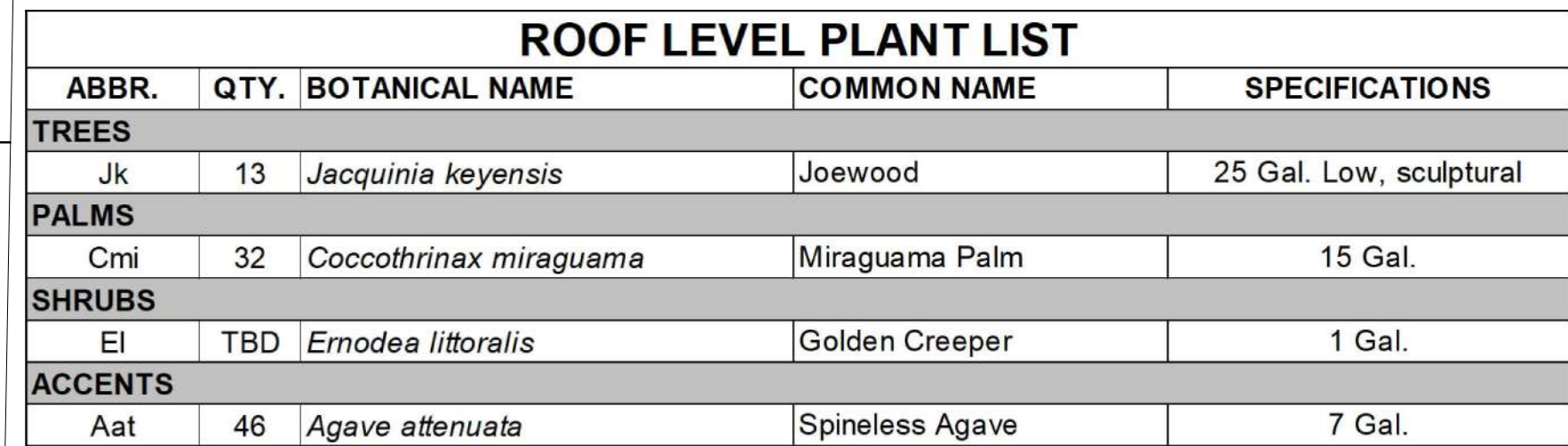
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PLANTING PLAN
LEVEL 5

Date	--	Sheet No.
Scale		L.04
Project	2302	



ROOF LEVEL PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Jk	13	<i>Jacquinia keyensis</i>	Joewood	25 Gal. Low, sculptural
PALMS				
Cmi	32	<i>Coccothrinax miraguama</i>	Miraguama Palm	15 Gal.
SHRUBS				
El	TBD	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal.
ACCENTS				
Aat	46	<i>Agave attenuata</i>	Spineless Agave	7 Gal.

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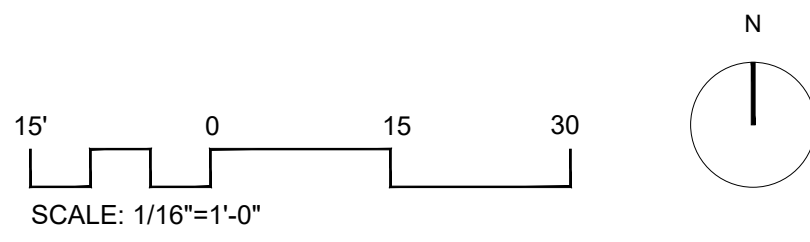
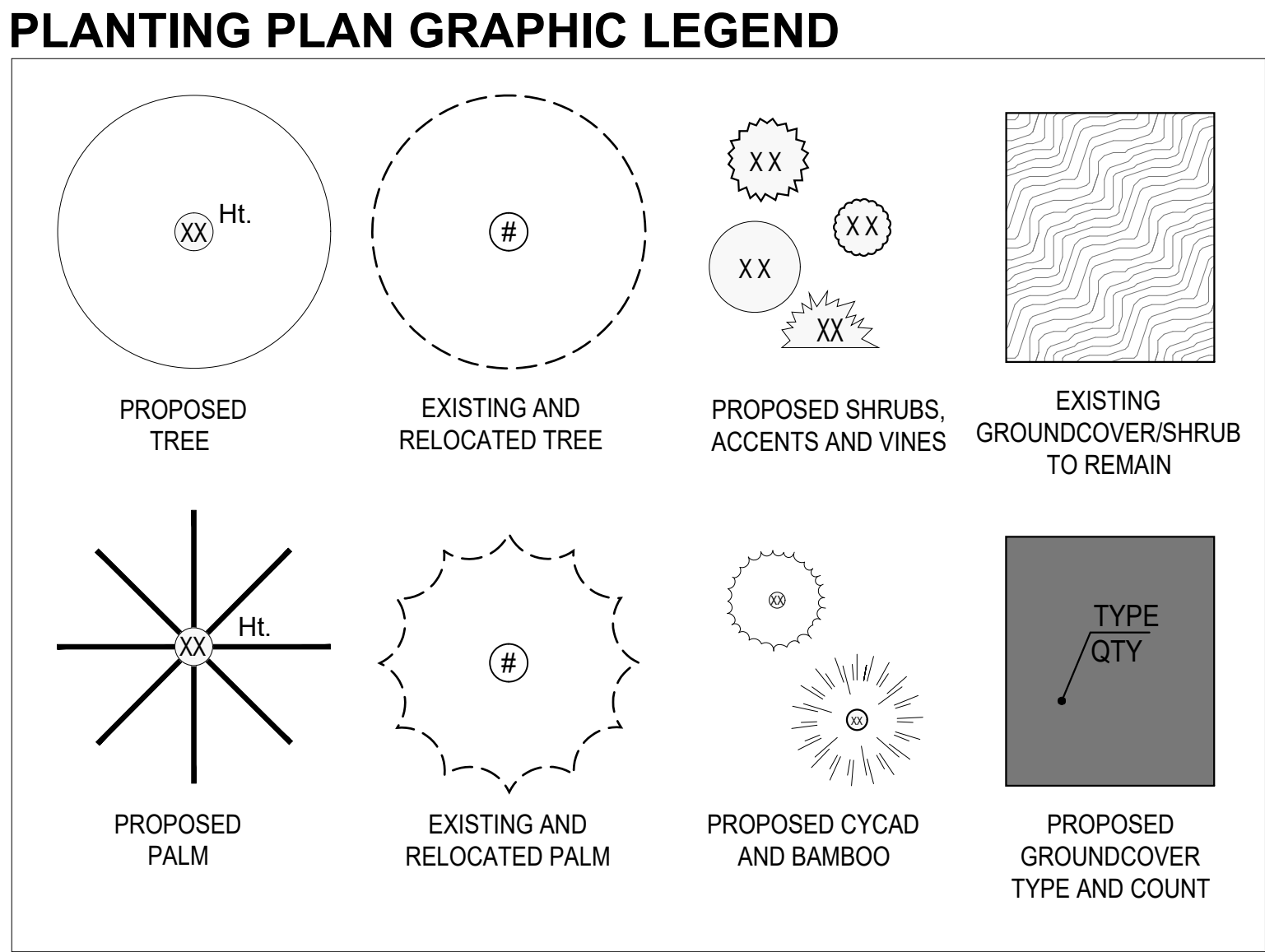
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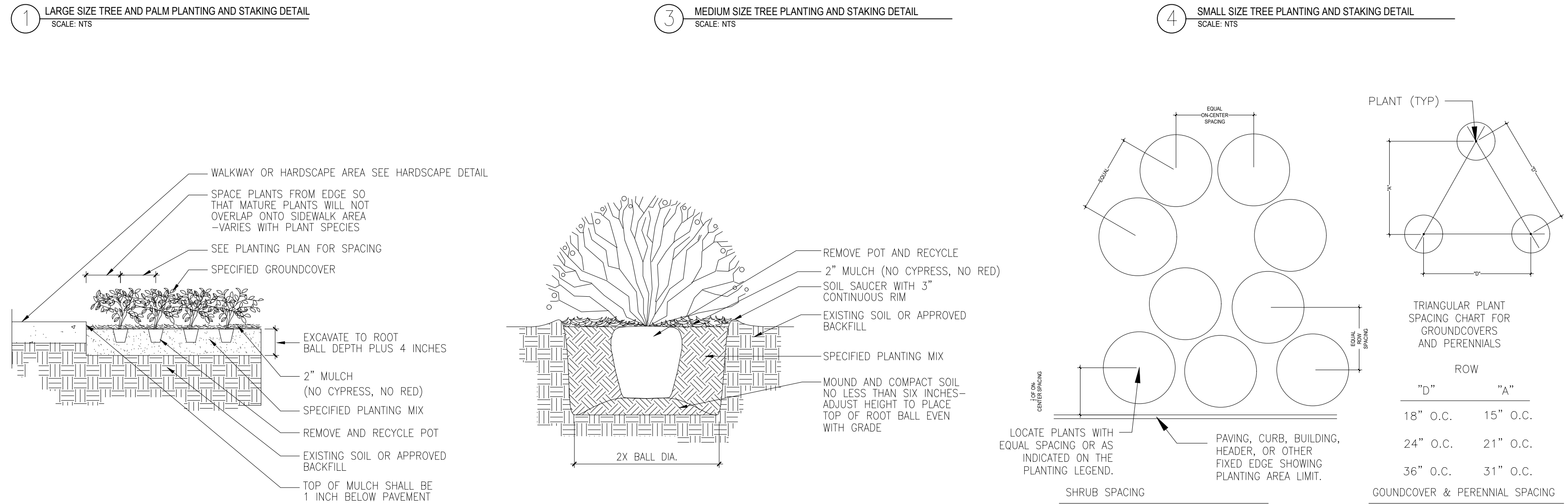
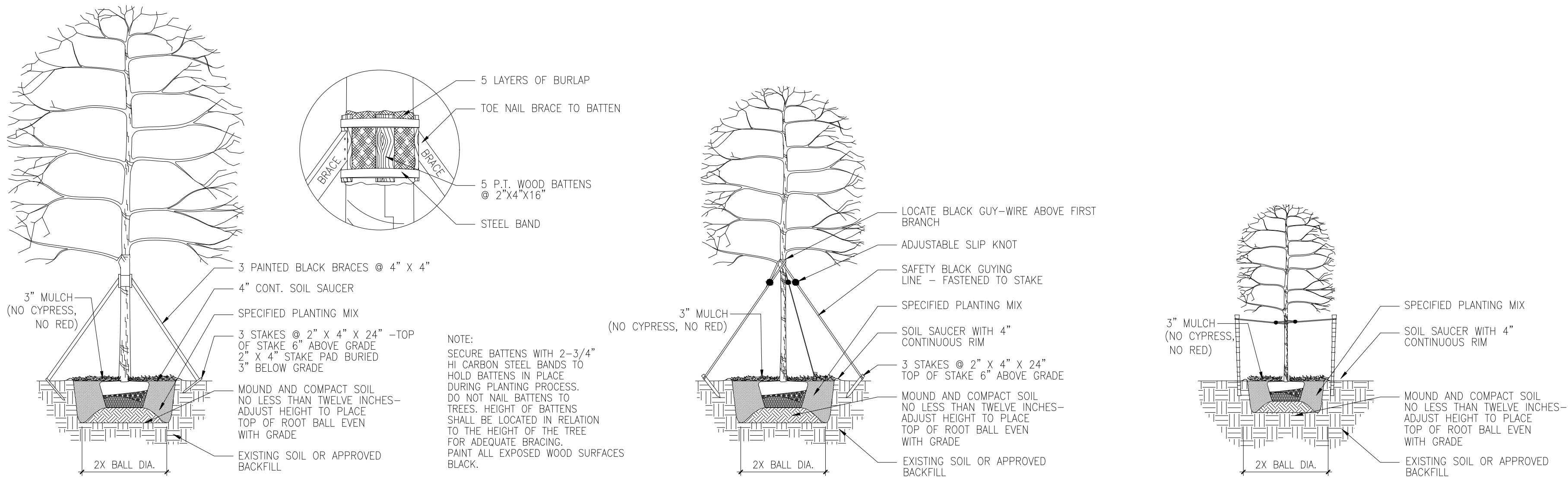
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PLANTING PLAN

ROOF LEVEL

Date	--	Sheet No. L.05
Scale		
Project	2302	





GENERAL PLANTING NOTES

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARD. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
- EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.
- ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 80/20 MIX FILL SOIL, OR AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 3' MIN. AND REPLACED WITH 80/20 PLANT MIX, OR AS PER SPECIFICATIONS.
- ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANT LIST ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.
- SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS, GRASS, AS WELL AS CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.
- THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.

- THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II.
- MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2". WITH THE EXCEPTION OF BEACH PLANTING.
- ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARDED THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.
- ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DRIP LINES OF ALL TREES AND PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ON-SITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED.
- MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES/PALMS PLEASE UTILIZE AMERIGROW (PREMIUM PINEBARK BROWN) SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.
- SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON SITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE DIRECTED OR PERFORMED BY AN CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
- CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING WITHIN CRITICAL ROOT ZONE OF TREES AND PALMS SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND SHREDDED, RAGGED OR BROKEN ROOTS ENDS SHOULD BE NOTED AND REVIEWED WITH THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING TAKING PLACE.

HANDLING AND TRANSPORTATION

- TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES, AND AVOID BREAKING LIMBS, BRANCHES, AND FRONDS. DAMAGE TO TREE/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE/PALM PROTECTION FENCE.

WARRANTY

- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
- FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION OR INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.

TREE / PALM RELOCATION NOTES

- VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARATION.
- ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT.
- LANDSCAPE CONTRACTOR TO APPLY MYCORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
- DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION IF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

- MAINTAIN COMPACT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY, IN TWO COMPLETE LAYERS (THICKNESS).
- ALL PITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL IN 18 INCH LIFTS/LAYERS, EACH THEN COMPACTED BEFORE A SUBSEQUENT 18" LIFT/LAYER IS PLACED. REPEAT UNTIL BACKFILL IS FLUSH WITH SURROUNDING GRADE.
- CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND PARTS THEREOF.
- RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SHRINK WRAP.

INSTALLATION

- VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION (UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO INSTALLING AND BACKFILLING.
- LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
- PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL. ROUGHEN SIDES AND BOTTOM OF PIT.
- AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SEAT PLANT, INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.
- LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION. REFER TO HARDSCAPE PLANS AND CIVIL ENGINEER'S GRADING PLANS FOR PROPOSED SITE ELEVATIONS.
- LANDSCAPE CONTRACTOR TO INSURE ALL ROOT FLARES ARE EXPOSED.
- PLACE PLANTING MIX IN 12 INCH LIFTS/LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOIDS ARE FILLED WITH COMPACTED PLANTING MIX.
- BUILD SOIL SAUCER OF MOUNDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN. MULCH TO A DEPTH OF 3".

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

2100 N FEDERAL HWY
2100 N Federal Highway
Hollywood, FL, 33020

Owner:
Name: BARDI VP LLC
Address: 100 SE 2nd St, Suite3400
Address: Miami, FL 33131
Tel: 305-915-7737
Email: thestarlifegroup@gmail.com

Landscape Architecture Consultant:
Name: Strata Landscape Architecture Studio
Address: 1906 Tigertail Ave
Address: Miami, FL 33133
Tel: (305) 747-9336
Email: petar@strata-landarch.com

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

PETAR STRACENSKI
Lic. # LA6667526



PLANTING DETAILS & NOTES

Date	--	Sheet No.
Scale		L.06
Project	2302	



Petar Stracenski
ISA Certified Arborist # FL-9367A
1906 Tigertail Ave. Miami, FL, 33133
305/747-9336
pstrdesign@gmail.com

Arborist Report

2100 N Federal Hwy
Hollywood, FL 33020



08/01/2023

Assignment

A site visit was performed on 07/26/2023 at the request of the owner. The purpose of the report is to document and evaluate the existing trees at the property prior to the proposed demolition and new construction. The following report includes an existing tree list with a numbering sequence, botanical and common name, size (height, spread, DBH), written assessment about the condition, disposition status, relevant photos, recommendations, and tree protection zone calculations. This report shall in no shape or form be construed as a tree risk assessment that is beyond the scope of work written in the contractual agreement.

Arborist Information:

Petar Stracenski

ISA Certified Arborist # FL-9367A

1906 Tigertail Ave. Miami, FL, 33133

305/747-9336

pstrdesign@gmail.com

Client Information:

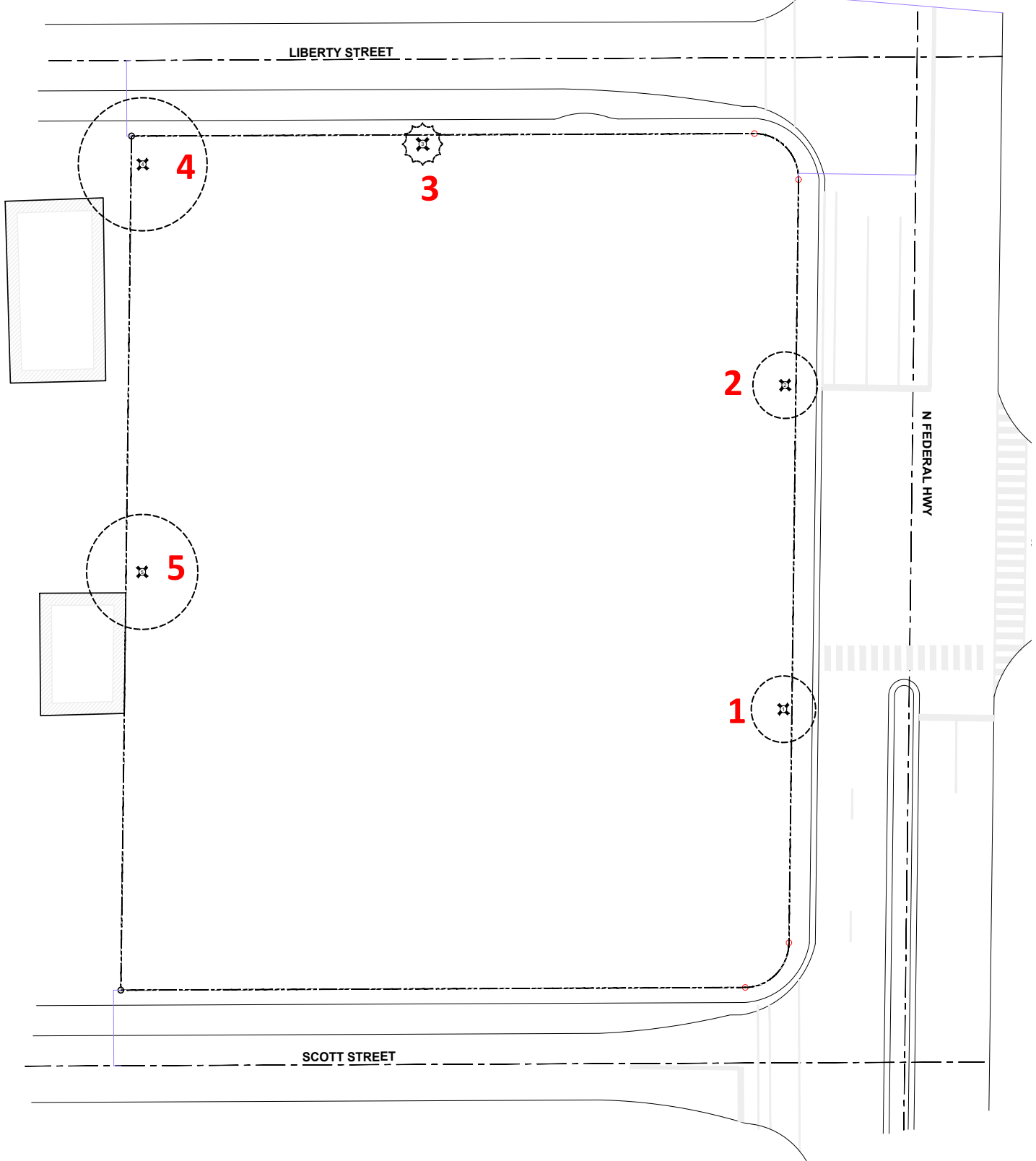
Gevorg Shahbazyan

miamiredboxrealtor@gmail.com

305-915-7737

EXISTING TREE LIST

#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP	CONDITION	DISPOSITION	TPZ
1	<i>Quercus virginiana</i>	Southern Live Oak	13 "	19 '	22 '	Fair	Remove	N/A
2	<i>Quercus virginiana</i>	Southern Live Oak	12 "	19 '	22 '	Fair	Remove	N/A
3	<i>Sabal palmetto</i>	Sabal Palm	18 "	13 '	14 '	Good	Remove	N/A
4	<i>Bucida buceras</i>	Shady Lady Black Olive	28 "	26 '	44 '	Fair	Remain	23'
5	<i>Bucida buceras</i>	Shady Lady Black Olive	32 "	24 '	38 '	Poor	Remove	N/A



Tree Survey
(Not to scale)





Summary

This project is in the permitting phase and for this project I have reviewed proposed architecture plans. Trees #1-#3 are in conflict with the new building and not a good candidates for relocation, therefore they'll have to be removed. Tree #4 is in fair condition with sufficient space and it's not in conflict with proposed construction so it can remain. Tree #5 is in poor condition, uprooted with a number of large pruning wounds and it should be removed.

Should you have any questions, please feel free to contact me.

TREE PROTECTION ZONE GUIDELINES

Tree Protection Zones will need to be erected for all of the trees that are on the site that could be affected during the demolition and process. Radius of the TPZ shall be measured from the tree trunk to the edge of the protective fence. Fencing shall be composed of 4" x 4" wood framing, minimum 4 feet tall, and no equipment shall enter this area during the entirety of the demolition and construction process. Proper installation of the TPZ shall be ensured by the Certified Arborist. Natural grade shall be maintained within the TPZ. All remaining trees will need to be verified for viability by the Certified Arborist upon project completion.

TREE PROTECTION ZONE NOTES

Tree protection zone is excessive in many cases given the proximity of the root flare to pavement and also space available for root growth. In such cases, construction equipment used should be shorter than the lowest emergent scaffold; otherwise, protect to the drip-line minimum. Many palm species will likely sustain construction impact given smaller protection zones.

GLOSSARY

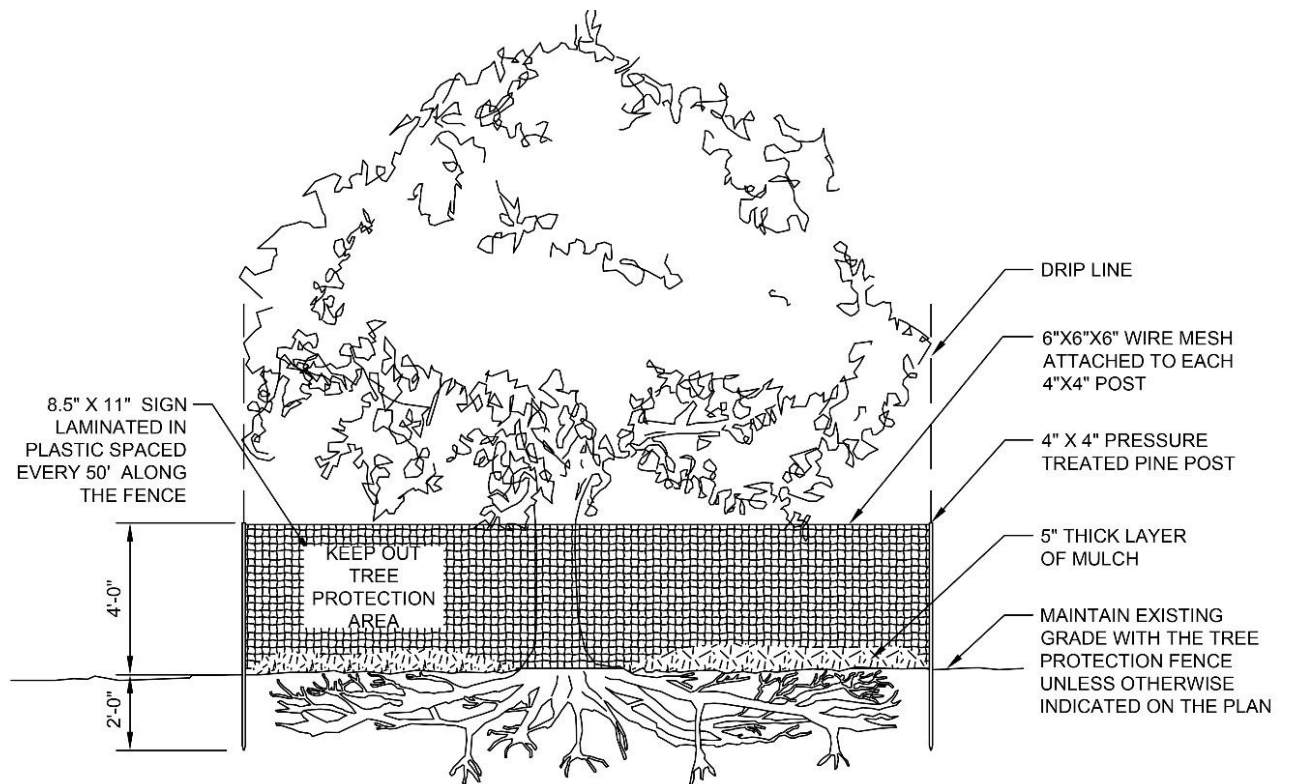
ANSI - American National Standards Institute.

DBH – Diameter at Breast Height, the diameter of the trunk at approximately 4.5' height.

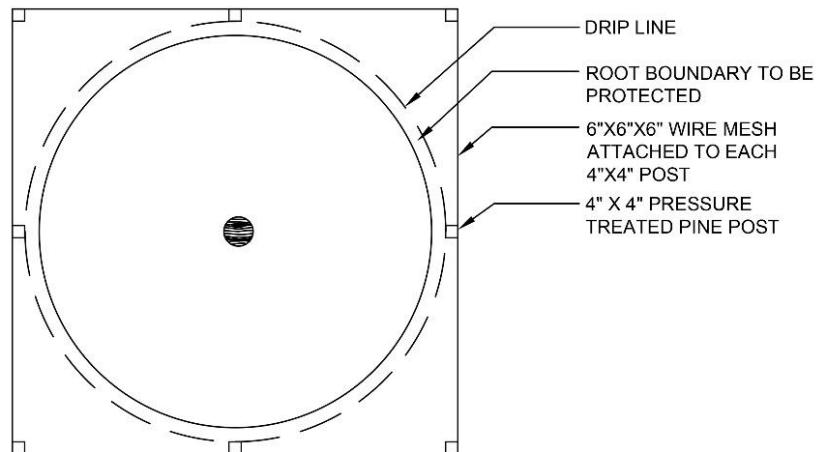
CRZ - Critical Root Zone, the minimum volume of roots necessary to have for tree health and stability.

TPZ – Tree Protection Zone, the area surrounding a tree defined by a specified distance, in which excavation and other construction – related activities should be avoided. The TPZ is variable depending on species, age and health of the plant, soil conditions, and proposed construction.

ROW – Right of way.



SECTION VIEW



PLAN VIEW

NOTES:

- 1- SEE EXISTING TREE LIST FOR TREE PROTECTION ZONE RADIUS.
- 2- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
- 3- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
- 4- BARRIER TO FORM CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES

**Tree Protection Fence Detail
(Not to scale)**

ARBORIST DISCLOSURE AND GENERAL LIMITATIONS

This report has been prepared by an Arborist certified by the International Society of Arboriculture. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, the results of remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.

Tree assessment provided is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Arborist is not responsible for discovery or identification of hidden or otherwise non-observable conditions or risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Arborist provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the assessed trees. Clients may choose to accept or disregard recommendations or to seek additional advice. Visual inspection is confined to the designated subject tree(s) and the inspections for this project are performed in the interest of facts of the tree(s) without prejudice to or for any other service or any interested party.

Arborist offers no opinion and do not purport to opine on the possible application of various building codes, zoning ordinances, other land use or platting regulations, environmental or health laws and other similar statutes, laws, ordinances, code and regulations affecting the possible use and occupancy of the Property for the purpose for which it is being used, except as specifically provided above.

**ATTORNEYS' TITLE FUND SERVICES, LLC
UPDATE**

Provided For: AmeriTitle, LLC
Fund File Number: 1368358-2
File Reference No.: 22-116 BARDI VP LLC
Date Prepared: April 3, 2023
Processing Branch: Broward
Processing Branch Contact: (800)929-5791

Pursuant to your request, we have searched the public records of Broward County, Florida, from February 9, 2023 through March 31, 2023 to reflect all recorded documents affecting the above referenced Fund File. If the transaction has closed, the through date indicated may be subsequent to the recording of the closing documents.

This search does not cover matters other than those recorded in the Official Records of the county and does not assure the legality or validity of the referenced documents. Any documents referenced below must be examined to determine if they apply to the subject transaction.

Any court file has not been examined in whole or in part and no determination has been made about its compliance with applicable law.

Ad Valorem tax information is not provided.

This search is provided to cover the "GAP" period between prior title evidence and the effective date of this search. Liability for incorrect information is limited to the liability under the Fund File being updated herein.

This search may contain repetitive instruments as certain types of instruments are posted to both property and name searches in ATIDS.

1. Clerk's File Number <u>2023 - 8691537</u>	TOI: Warranty Deed	DOF: February 22, 2023
2. Clerk's File Number <u>2023 - 8691538</u>	TOI: Certificate	DOF: February 22, 2023
3. Clerk's File Number <u>2023 - 8691539</u>	TOI: Certificate	DOF: February 22, 2023
4. Clerk's File Number <u>2023 - 8691540</u>	TOI: Affidavit	DOF: February 22, 2023
5. Clerk's File Number <u>2023 - 8691541</u>	TOI: Affidavit	DOF: February 22, 2023
6. Clerk's File Number <u>2023 - 8691542</u>	TOI: Assignment of Leases	DOF: February 22, 2023

Prepared by:
Justin G. Brook, Esq.
Kramer, Golden & Brook, P.A.
12000 Biscayne Boulevard, Suite 700
Miami, FL 33181
(305) 899-1800
File Number: 324-22R

Return to:
AmeriTitle, LLC.
8000 S.W. 117TH Ave, Suite 206
Miami, FL 33183
File Number: 2023-0201

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21 day of February, 2023 between VMN GROUP, LLC, a Florida limited liability company, whose post office address is 1328 S. FEDERAL HIGHWAY, HOLLYWOOD, FL 33020, grantor, and BARDI VP LLC, a Florida limited liability company, whose post office address is 8000 S.W. 117TH Ave, Suite 206, Miami, FL 33183, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lots 1 through 10, inclusive, less the East 7 feet of Lots 1 through 6, inclusive, in MONTEREY PARK, according to the Plat thereof, recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida.

LESS that part of Lot 1, MONTEREY PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida, in Section 10, Township 51 South, Range 42 East, which is included in the external area formed by a 15 radius arc which is tangent to the South line of said Lot 1 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 1.

AND LESS that part of Lot 6 of said MONTEREY PARK which is included in the external area formed by a 15 foot radius arc which is tangent to the North line of said Lot 6 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 6.

Parcel Identification Number: 514210-13-0010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Justin G. Brook

Witness
Printed Name: Kerry Diaz

VMN GROUP, LLC, a Florida limited liability company

By: [Signature]
MIKHAIL GALKIN, Manager

VMN GROUP, LLC, a Florida limited liability company

By: [Signature]
VIKTAR MAKARANKA, Manager

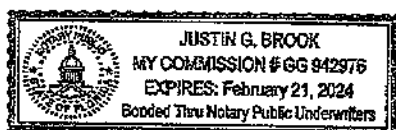
VMN GROUP, LLC, a Florida limited liability company

By: [Signature]
NATALIA GALKIN, Manager

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of February, 2023 by MIKHAIL GALKIN, Manager and VIKTAR MAKARANKA, Manager and NATALIA GALKIN, Manager of VMN GROUP, LLC, a Florida limited liability company who ☒ are personally known or ☐ have produced drivers' licenses as identification.

[Seal]



Notary Public
Print Name: Justin G. Brook
My Commission Expires: [Signature]

**ATTORNEYS' TITLE FUND SERVICES, LLC
UPDATE**

Provided For: AmeriTitle, LLC
Fund File Number: 1368358-3
File Reference No.: 22-116 BARDI VP LLC
Date Prepared: May 2, 2023
Processing Branch: Broward
Processing Branch Contact: (800)929-5791

Pursuant to your request, we have searched the public records of Broward County, Florida, from March 31, 2023 through April 28, 2023 to reflect all recorded documents affecting the above referenced Fund File. If the transaction has closed, the through date indicated may be subsequent to the recording of the closing documents.

This search does not cover matters other than those recorded in the Official Records of the county and does not assure the legality or validity of the referenced documents.

NOTE: Any documents referenced below must be examined to determine if they apply to the subject transaction.

Any court file has not been examined in whole or in part and no determination has been made about its compliance with applicable law.

Ad Valorem tax information is not provided.

This search is provided to cover the "GAP" period between prior title evidence and the effective date of this search. Liability for incorrect information is limited to the liability under the Fund File being updated herein.

This search may contain repetitive instruments as certain types of instruments are posted to both property and name searches in ATIDS.

1. Nothing Found

**ATTORNEYS' TITLE FUND SERVICES, LLC
UPDATE**

Provided For: AmeriTitle, LLC
Fund File Number: 1368358-4
File Reference No.: 22-116 BARDI VP LLC
Date Prepared: June 27, 2023
Processing Branch: Broward
Processing Branch Contact: (800)929-5791

Pursuant to your request, we have searched the public records of Broward County, Florida, from April 28, 2023 through June 23, 2023 to reflect all recorded documents affecting the above referenced Fund File. If the transaction has closed, the through date indicated may be subsequent to the recording of the closing documents.

This search does not cover matters other than those recorded in the Official Records of the county and does not assure the legality or validity of the referenced documents.

NOTE: Any documents referenced below must be examined to determine if they apply to the subject transaction.

Any court file has not been examined in whole or in part and no determination has been made about its compliance with applicable law.

Ad Valorem tax information is not provided.

This search is provided to cover the "GAP" period between prior title evidence and the effective date of this search. Liability for incorrect information is limited to the liability under the Fund File being updated herein.

This search may contain repetitive instruments as certain types of instruments are posted to both property and name searches in ATIDS.

1. Nothing Found

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY OF TITLE INSURANCE
(With Florida Modifications)

ISSUED BY OLD REPUBLIC 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, Old Republic 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.

continued on next page



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, FL 33607
(612) 371-1111

By C. Monroe President

Attest: David Wald Secretary

SERIAL O21 - 7006889

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.

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:
 - (I) 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: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607.

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.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

OWNER'S POLICY

Schedule A

Policy No.: **021-7006889** Date of Policy: **February 22, 2023 @ 08:55 AM** Agent's File Reference: **2023-0201**

Amount of Insurance: **\$6,500,000.00** Premium: **\$20,295.00**

Address Reference: **2100 N. Federal Highway, Hollywood FL 33020**

1. Name of Insured:

BARDI VP, LLC., a Florida limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple as shown by instrument to be recorded in the Public Records of Broward County, Florida.

3. Title is vested in:

BARDI VP, LLC., a Florida limited liability company

4. The Land referred to in this policy is described as follows:

Lots 1 through 10, inclusive, less the East 7 feet of Lots 1 through 6, inclusive, in MONTEREY PARK, according to the Plat thereof, recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida;

LESS that part of Lot 1, MONTEREY PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida, in Section 10, Township 51 South, Range 42 East, which is included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 1 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 1

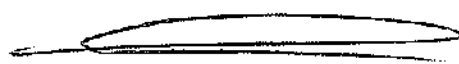
AND LESS that part of Lot 6 of said MONTEREY PARK which is included in the external area formed by a 15 foot radius arc which is tangent to the North line of said Lot 6 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 6.

Parcel Identification Number: 5142 10 13 0010

Old Republic National Title Insurance Company
400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

AmeriTitle, LLC
ISSUING AGENT

41051
AGENT NO.


AGENT'S SIGNATURE

8000 SW 117th Avenue, Suite 206
MAILING ADDRESS

Miami
CITY

FL
STATE

33183
ZIP

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

OWNER'S POLICY

Schedule B

Policy No.: **O21-7006889**

Agent's File Reference: **2023-0201**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General or special taxes and assessments required to be paid in the year **2023** and subsequent years.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
4. Easements, or claims of easements, not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any actually shown on the survey prepared by Alvarez, Aiguesvives and Associates, Inc. Date of survey 12/09/2022, bearing survey job number 21-23360.

AMERICAN LAND TITLE ASSOCIATION

COMMITMENT FOR TITLE INSURANCE

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Issued through the Office of

AMERITITLE, LLC
8000 SW 117TH AVENUE
SUITE 206
MIAMI, FL 33183

Authorized Signatory



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By C. Monroe President

Attest David Wald Secretary

Commitment Conditions

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I -- Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I -- Requirements; and Schedule B, Part II -- Exceptions.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

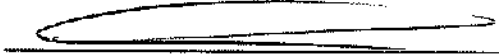
Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Commitment Number: 1368358	Revision Number: None	Issuing Office File Number: 22-116 BARDI VP LLC	Issuing Agent: 4105101
Property Address: 2100 N. Federal Highway Hollywood, FL 33020	Loan ID Number: None	Issuing Office's ALTA Registry ID: None	Issuing Office: AmeriTitle, LLC

SCHEDULE A

1. Commitment Date: February 9, 2023 at 11:00 PM
2. Policy to be issued:
a. OWNER'S: 2021 ALTA® Owner's Policy with Florida Modifications
Proposed Insured: Bardi VP LLC, a Florida limited liability company
The estate or interest to be insured: Fee Simple
Proposed Amount of Insurance: \$6,500,000.00
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)* **FEE SIMPLE**
4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)* **VMN Group LLC, a Florida limited liability company** and, as disclosed in the Public Records, has been since *(Date)* **8/15/2016**
5. The Land is described as follows: **See Exhibit A**

Old Republic National Title Insurance Company
1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607, (612) 371-1111



AUTHORIZED SIGNATORY
AmeriTitle, LLC
4105101

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-I

Issuing Office File Number: **22-116 BARDI VP LLC**

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Warranty Deed from VMN Group LLC, a Florida limited liability company to the proposed insured purchaser(s).
5. FOR INFORMATIONAL PURPOSES ONLY: 2022 taxes were paid under receipt number WWW-22-00009632, on November 2, 2022, Parcel/Account ID# 5142 10 13 0010, the gross amount being \$45,302.26.
6. Good standing under the State of Florida for Bardi VP LLC, a Florida limited liability company has been verified as of the certification date of this commitment. Satisfactory evidence must be furnished establishing that Bardi VP LLC, a Florida limited liability company remains in good standing under the laws of Florida at date of the insured purchase and sale and/or loan.
7. Good standing under the State of Florida for VMN Group LLC, a Florida limited liability company has been verified as of the certification date of this commitment. Satisfactory evidence must be furnished establishing that VMN Group LLC, a Florida limited liability company remains in good standing under the laws of Florida at date of the insured purchase and sale and/or loan.
8. Confirm the authority of the individual designated to bind the LLC by the laws of its jurisdiction of formation, and where the authority is not confirmed by public records, record appropriate evidence of authority. (as to VMN Group LLC, a Florida limited liability company)
9. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
10. Execution of closing affidavit by appropriate parties representing possession and no adverse matters, including actions taken by owner or others that would give rise to litigation or lien.
11. Closing funds must be disbursed by or at the direction of the Title Agent issuing this policy.
12. A survey meeting the Company's requirements and an affidavit of the owner, or other person with actual knowledge, establishing that there are no unrecorded easements or claims of easements in existence, must be furnished. If the survey reveals any

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-I

Issuing Office File Number: 22-116 BARDI VP LLC

encroachments, encumbrances, violations, variations, or adverse circumstances, including but not limited to easements, they will appear as exceptions in the policy.

13. Confirmation as to the nature of the rights of all parties in possession for purposes of making specific exceptions(s) in the policy, if any.
14. The Company has no liability under this commitment for the issuance of a mortgagee policy until an endorsement is issued stating the name of the proposed insured mortgagee. The Company reserves the right to make additional requirements, including but not limited to, review of additional documentation regarding the proposed insured mortgagee.
15. Because The Company has recently issued a product with another proposed insured purchaser on the same property, the Title Agent must determine that any and all prior contracts to sell and purchase the subject property have been effectively terminated, mutually released, or assigned to the present proposed insured purchaser and that no other person can claim a right to purchase. See Title Notes 7.01.01 and 9.02.01. If questions, call Underwriting (800-432-9594).

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AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-II

Issuing Office File Number: 22-116 BARDI VP LLC

EXCEPTIONS FROM COVERAGE

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT 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 WILL BE EXCEPTED FROM COVERAGE.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2.
 - a. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Rights of the lessees under unrecorded leases.
6. All matters contained on the Plat of MONTEREY PARK, as recorded in Plat Book 2, Page 46, Public Records of Broward County, Florida.
7. Ordinance No. 2005-18 recorded in O.R. Book 40082, Page 1783, Public Records of Broward County, Florida.
8. Ordinance No. 2005-19 recorded in O.R. Book 40082, Page 1789, Public Records of Broward County, Florida.

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AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

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Exhibit A

Commitment Number:

1368358

Issuing Office File Number:

22-116 BARDI VP LLC

Lots 1 through 10, inclusive, less the East 7 feet of Lots 1 through 6, inclusive, in MONTEREY PARK, according to the Plat thereof, recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida;

LESS that part of Lot 1, MONTEREY PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida, in Section 10, Township 51 South, Range 42 East, which is included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 1 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 1

AND LESS that part of Lot 6 of said MONTEREY PARK which is included in the external area formed by a 15 foot radius arc which is tangent to the North line of said Lot 6 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 6.

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ATTORNEYS' TITLE FUND SERVICES, LLC

Broward
1201 West Cypress Creek Road, Suite 200
Fort Lauderdale, FL 33309
(800)929-5791
(800) 783-1943

AmeriTitle, LLC
8000 SW 117th Avenue, Suite 206
Miami, FL 33183

Date: February 15, 2023
Fund File Number: 1368358
County: Broward
Reference: 22-116 BARDI VP LLC

Dear Fund Member:

We have examined title to the property described in Schedule A attached and prepared these schedules to be used exclusively for the purpose of issuing a commitment or policy of title insurance underwritten by Old Republic National Title Insurance Company.

Please review the schedules before signing and inserting in a 2021 ALTA Commitment (C21) jacket. Subject to your agency authorization, you must:

- A. Add additional requirements and/or exceptions to Schedule B that you find necessary from your analysis of the present transactions.
- B. Evaluate Schedule A and B and issue endorsements as may be appropriate, deleting or modifying the Schedules.
- C. Obtain a 2021 ALTA Commitment (C21) jacket, which must be included with Schedules A & B of the 2021 ALTA Commitment.

Fund Members may download and print the 2021 ALTA Commitment (C21) jacket by [clicking here](#).

Software providers are currently working to update to the 2021 ALTA forms. The Fund will alert members when DoubleTime and E-Closing DT will allow users to obtain C21 jackets electronically. Once available, DoubleTime users must upgrade to the most current version to access 2021 ALTA forms. You may upgrade for free by going to www.thefund.com/dt. Please contact support@thefund.com with questions.

Our examination of title reflects only those matters recorded in the Official Records Books. You are responsible for such other off-record examinations and checks as you may find necessary pursuant to underwriting procedures. When the interest you are insuring is a personal property interest (such as a mortgage, a leasehold or cooperative interest), a federal tax lien search of the Secretary of State's records may be required. See Fund Title Note 30.02.08.

Where the amount of insurance is \$3 million or under, a 20-year judgment and lien search was not performed on the proposed insured purchaser if a mortgage is not associated with the purchase or if the mortgage appears to be 100% purchase money in nature.

The Fund appreciates this opportunity to be of service. Please contact us if you have any questions.

Sincerely,

Attorneys' Title Fund Services, LLC
Norma Maldonado, Commercial Examiner
(800) 336-3863 x6259, nmaldonado@thefund.com

Approved by: Robert A. D'Amore, Senior Underwriting Counsel - Commercial Services



A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

August 17, 2023

FIRE FLOW CALCULATIONS

New Mixed-Use Development

2100 N Federal Highway
Hollywood, FL 33020

These calculations are for a thirteen-story building. The total area of the three (3) largest floors is 145,767 SF. The floors used for the fire flow calculations are as follow:

2nd Floor: 50,355 SF
3rd Floor: 48,076 SF
4th Floor: 47,336 SF

Fire Flow Area = 145,767 SF

Per NFPA 18.4, Fire Flow Requirements, the required fire flow for Type II (222) construction for the above-referenced fire flow area is 2,250 GPM.

Per NFPA 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow may not be less than 1000 gpm.

$(4,000 \text{ GPM}) \times 0.75 = 3,000 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

$(4,000 \text{ GPM}) - (3,000 \text{ GPM}) = 1,000 \text{ GPM}$

Fire flow required=1,000 GPM

Prepared by:

8-17-23



Wilford Zephyr, P.E., LEED AP, CFM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN

SBBC-3618-2023

County Number: TBD Municipality Number: TBD

Folio #: 514210130010

21 Hollywood

August 17, 2023



SCAD Expiration Date: February 12, 2024

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: August 17, 2023	Single-Family:	10,000 sq. ft. of retail space on ground level.	Elementary: 4
Name: 21 Hollywood	Townhouse:		Middle: 4
SBBC Project Number: SBBC-3618-2023	Garden Apartments:		
County Project Number: TBD	Mid-Rise: 200		High: 8
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Bardi VP LLC	Mobile Home:		Total: 16
Jurisdiction: Hollywood	Total: 200		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Dania Elementary	623	831	407	-219	-12	65.0%	8
Olsen	1,125	2,026	629	-609	-27	50.8%	45
South Broward High	2,297	998	2,407	-120	-4	95.3%	50

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				23/24	24/25	25/26	26/27	27/28
Dania Elementary	415	-211	66.3%	390	396	402	408	414
Olsen	674	-564	54.4%	645	628	616	604	592
South Broward High	2,457	-61	97.6%	2,417	2,403	2,413	2,419	2,424

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2022-23 Contract Permanent Capacity	2022-23 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
Avant Garde Academy	750	1,116	366	1,116	1,116	1,116
Avant Garde K-8 Broward	1,050	1,015	-35	1,015	1,015	1,015
Ben Gamla Charter	625	349	-276	349	349	349
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Hollywood Academy 6_8	450	478	28	478	478	478
Hollywood Academy K_5	1,100	1,130	30	1,130	1,130	1,130
International Studies Academy High School	800	207	-593	207	207	207
International Studies Academy Middle School	594	252	-342	252	252	252
Paragon Academy Of Technology	500	135	-365	135	135	135
Sunshine Elementary	500	230	-270	230	230	230

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Dania Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Olsen	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The site plan application proposes a total of 200 (two-bedroom or more) mid-rise units, which are anticipated to generate 16 (4 elementary, 4 middle, and 8 high school) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2022/23 school year data because the current school year (2023/24) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 school year include Dania Elementary, Olsen Middle, and South Broward High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2022/23- 2024/25), these schools are expected to maintain their status through the 2024/25 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2022/23 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2022/23 to 2026/27 regarding pertinent impacted schools are depicted above.

Therefore, this application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 200 (two-bedroom or more) mid-rise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on February 12, 2024. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3618-2023 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

8/17/2023

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title