

Wilson C. Atkinson
wca@trippscott.com
Direct Dial: 954.765.2912



November 23, 2016

**CERTIFIED MAIL – RRR &
U.S. REGULAR MAIL**

Attn: Luis A. Lopez, P.E.
Engineering Division
City of Hollywood
P.O. Box 229045
Hollywood, FL 33022-9045

**RE: HISTORICAL ASPECTS OF PALM STREET AND NORTH OCEAN DRIVE
RIGHT-OF-WAY**

Dear Mr. Lopez:

This law firm represents Seaside Village by Vintage Homes, Inc. in its application for a vacation of a right-of-way located in Hollywood, Florida. Please find the attached historical report provided pursuant to Hollywood, Florida, Municipal Code § 155.16. The subject area to be vacated is located over the water body at the intersection of Palm Street and North Ocean Drive. The applicable legal description is listed below:

THE NORTH 20 FEET OF PALM STREET (FORTY FOURTH STREET) RIGHT-OF-WAY BOUNDED ON THE WEST BY THE INTRACOASTAL WATERWAY BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 174 AND BOUNDED ON THE EAST BY A LINE 20 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF NORTH OCEAN DRIVE (STATE ROAD A-1-A), BEING THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 174. IN "HOLLYWOOD CENTRAL BEACH", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Please do not hesitate to contact me if you have any questions or require any additional information.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Wilson C. Atkinson, III", is written over a blue horizontal line.

WILSON C. ATKINSON, III

WCA:cgc

Southeast Street, Fifteenth Floor • Fort Lauderdale, Florida 33301
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Tel 954.525.7500 • Fax 954.751.8475 • www.trippscott.com

Fort Lauderdale • Tallahassee



CITY OF HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT SERVICES

P. O. Box 229045 · HOLLYWOOD, FLORIDA 33022-9045
PHONE: (954) 921-3900 · FAX: (954) 921-3416 · WWW.HOLLYWOODFL.ORG

PLAT AND SUBDIVISION REGULATIONS APPLICATION

PETITIONER:

Petition # _____

(Please Print legibly or type)

Petitioner's Name:

Tripp Scott P.A. attn: Wilson C. Atkinson

Address: 110 SE 6th Street Suite 1500, Fort Lauderdale FL, 33301

Phone Number: (954) 765 - 2912

Fax Number: (954) 761 - 8475

Cell Number: (_____) _____

Alternate Number: (_____) _____

Email: wca@trippscott.com

Relationship to Subject Property:

Owner

Agent

SUBJECT PROPERTY:

Address: North Ocean Drive, Hollywood, FL 33019

Legal Description: See sketch of legal description attached

Plat of Hollywood Central Beach Book 4 Page 20

PURPOSE OF APPLICATION:

- | | | |
|-------------------------------------|-----------------------------------|------------|
| <input type="checkbox"/> | Plat Amendment/Delegation Request | \$847.00 |
| <input type="checkbox"/> | Plat | \$2,146.00 |
| <input type="checkbox"/> | Subdivision (10 acres or more) | \$4,037.00 |
| <input checked="" type="checkbox"/> | Vacation of Roads and Easements | \$2,768.00 |

PETITIONER'S STATEMENT:

The undersigned states that all information given herein and in support of this petition is complete, factual and true.

Petitioner's Signature:

Wilson C. Atkinson for Tripp Scott P.A. Date: 11/ / 2016

Failure to give all necessary information or the giving of false or misleading information shall nullify any action taken by the City in regard to this petition.

AUTHORIZATION FOR OWNER'S AGENT:

This is to certify that I am the owner of subject property described in the foregoing application to Plat and Subdivision Regulations

and have authorized Tripp Scott P.A. attn: Wilson C. Atkinson to make and file the aforesaid application.

Owner's Signature:

John Passalacqua for Seaside Village by Vintage Homes, Inc. Date: 11/ / 2016

Address: 4514 North Ocean Drive, Hollywood, FL 33019

Phone Number: (_____) _____

Fax Number: (_____) _____

Cell Number: (954) 328 - 1907

Alternate Number: (_____) _____

Email: johnpass@comcast.net

Application received by: _____

Date: _____

Total amount received: _____

HISTORICAL ASPECTS OF PALM STREET AND NORTH OCEAN DRIVE

A. Time and Method of Transfer to Public Usage

The right-of-way located on Palm Street was dedicated by plat map on September 6, 1924.

B. When, Where, and How Recorded

The plat map was recorded on January 1, 1978 in Plat Book 4, Page 20, of the public records of Broward County, Florida.

C. Cost Arising to City from Transfer

There appears to be no cost to the city arising from the transfer.

D. Names of all owners, with locations, other than the petitioners, having any type of interest in the proposed vacation.

Property owner adjacent to south one-half of Palm Street is AAA Property Management Inc. and Daniel Caamano. Collectively, they are the owners of 5620 North Ocean Drive, Hollywood, FL 33019 with the following legal description:

LOTS 13 AND 14, BLOCK 175, HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AND, LESS RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD A-1-A, SECTION 86030-2503, SHEET 6 OF 7, AS RECORD IN RIGHT-OF-WAY MAP BOOK 12, AT PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

E. Date when public usage started.

Public usage first started when the right-of-way was dedicated by plat map in 1924.

F. Nature and quantity of public use, by year, for each of five years immediately preceding last year.

There has been minimal use, if any, by the public for the requested area to be vacated. The area is over water, and there are no structures placed, or paths to travel. Recently, boat docks have been built in the adjacent parcel to the north and use the area when leaving and entering.

G. Nature and quantity of public use during past year.

The property is located over water, and therefore, has not been in use. Recreational watercrafts from the adjacent docks use the path for travel on occasion. Access from A1A is not practical, if even allowed.

H. Improvements to property by city since transfer to public usage.

There have been no improvements to the property by the city since the transfer to public usage.

I. Utility installations.

There are no utility installations over the subject right-of-way to be vacated.

J. Service by city to abutting property owners.

There are no services by the city to the abutting property owners over or through this right-of-way.

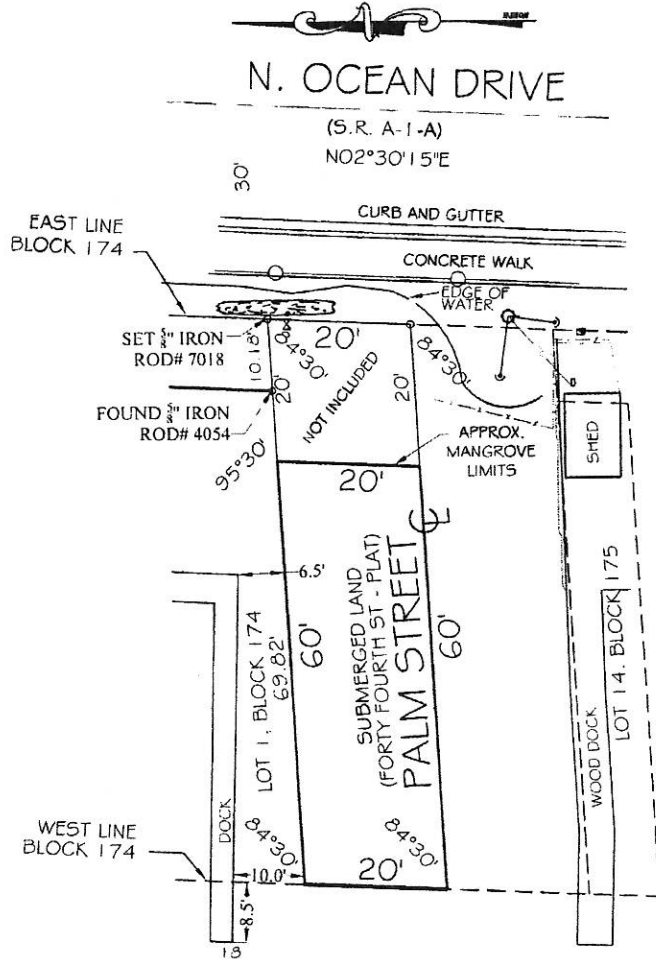
K. Disposition of present improvements and/or utility installations.

If the property is vacated, the owners of the parcel will use the area as docking space for a recreational watercraft at the adjoining existing dock. There are currently no present improvements or utility stations on the subject right-of-way to be vacated.

DESCRIPTION:

THE NORTH 20 FEET OF PALM STREET (FORTY FOURTH STREET) RIGHT-OF-WAY BOUNDED ON THE WEST BY THE INTRACOASTAL WATERWAY BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 174 AND BOUNDED ON THE EAST BY A LINE 20 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF NORTH OCEAN DRIVE (STATE ROAD A-1-A), BEING THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 174. IN "HOLLYWOOD CENTRAL BEACH", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



LEGEND:

- WOOD POWER POLE
- ANCHOR
- CHAIN LINK FENCE
- GUARD RAIL

INTRACOASTAL WATERWAY

FEMA FLOOD INSURANCE RATE MAP				COMMUNITY NO.		NOTES		NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.
BROWARD COUNTY, FLORIDA				125113		1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.		
PANEL NO.	SUFFIX	ZONE	FIRM DATE	BASE ELEV.	LOWEST FLR. ELEV.	AVG. GRD.	2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	3) ADDITION OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.	
REVISION				DATE		BY		4) NORTH ARROW RELATIVE TO ASSUMED MERIDIAN OF NORTH 02°30'15" EAST ALONG THE CENTERLINE OF NORTH OCEAN DRIVE (S.R. A-1-A)
SKETCH OF BOUNDARY SURVEY				DATE: 1/20/17		FILE NO.:		 GIBBS LAND SURVEYORS 213 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7318
JOB # R06433				DATE: 1/20/17		FILE NO.:		
SCALE: 1" = 20'				DRAWN BY: CM		CHECKED BY: SKS		

HOLLYWOOD CENTRAL BEACH

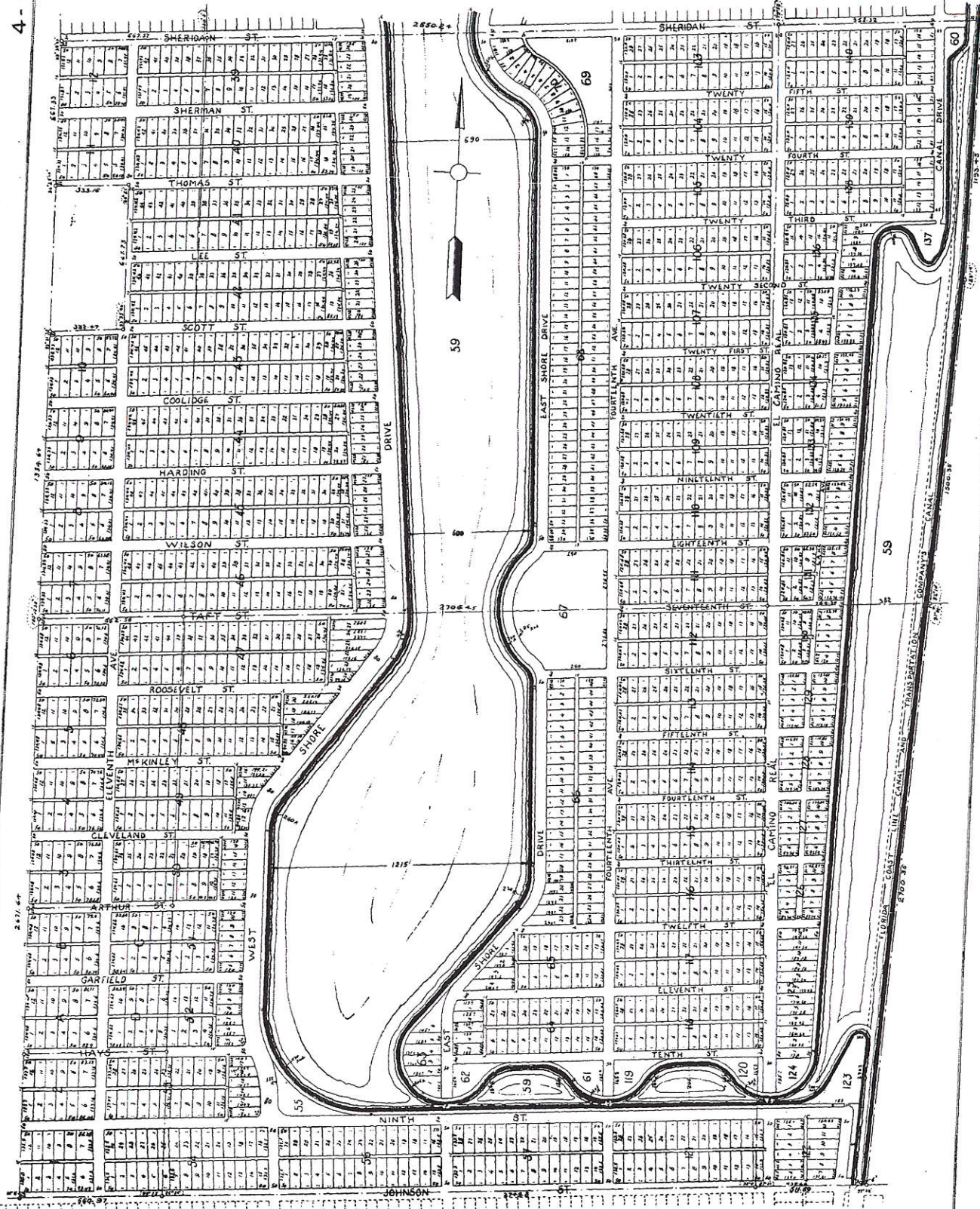
Sheet A

Scale - 1"=200'

Hollywood Fla.

4-20A

3399



STATE OF FLORIDA
BROWARD COUNTY

WE HEREBY CERTIFY that the above is a true and correct copy of the original as recorded in the Public Records of Broward County, Florida, Book 4, Page 200.

Witness my hand and official seal in the City of Fort Lauderdale, Florida, this 21st day of April, 1927.

By *[Signature]*
COUNTY CLERK

Home Seeker's Realty Co.

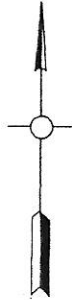
444 9th
Plaza
Broward County
Fort Lauderdale

HOLLYWOOD CENTRAL BEACH

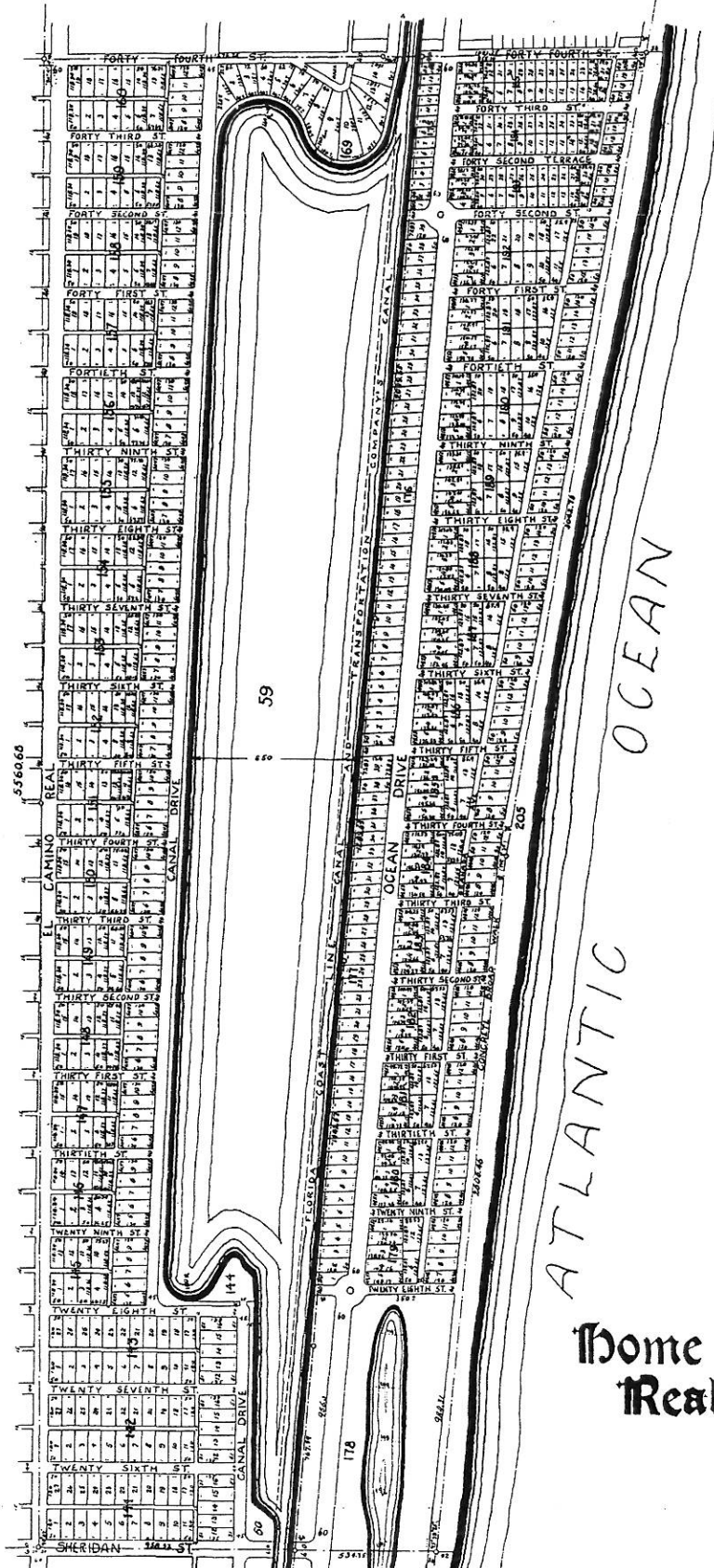
Sheet B Scale - 1"=200' Hollywood Fla.

4-20 B

32948



STATE OF FLORIDA
 COUNTY OF BROWARD
 I HEREBY CERTIFY that this is a true and correct copy of a map or plan as the same appears of record in File No. 4 at Page 20 B of the public record of Broward County, Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 18th day of March 1967.
 [Signature]



ATLANTIC OCEAN

Home Seeker's Realty Co.

102.5

HOLLYWOOD CENTRAL BEACH

Sheet C Scale-i=200 Hollywood Fla.

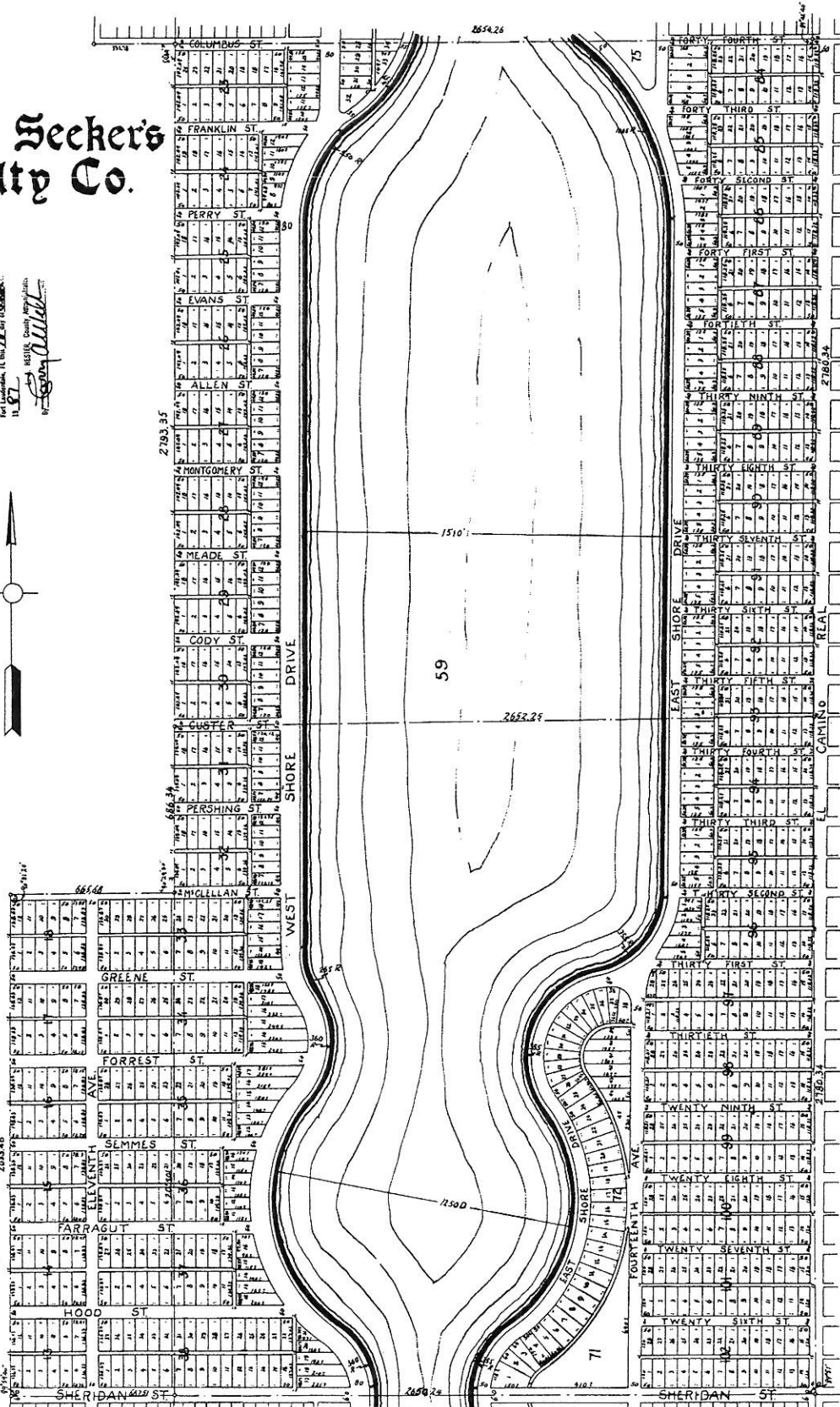
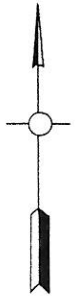


4-20 C

Home Seeker's Realty Co.



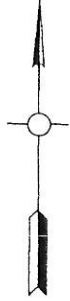
STATE OF FLORIDA
 COUNTY OF BROWARD
 I HEREBY CERTIFY that this is a true and correct copy of a map of part of the ...
 prepared and filed in the office of the ...
 at ...
 this ... day of ... A.D. 19...
 J. J. ...
 Registrar of Deeds



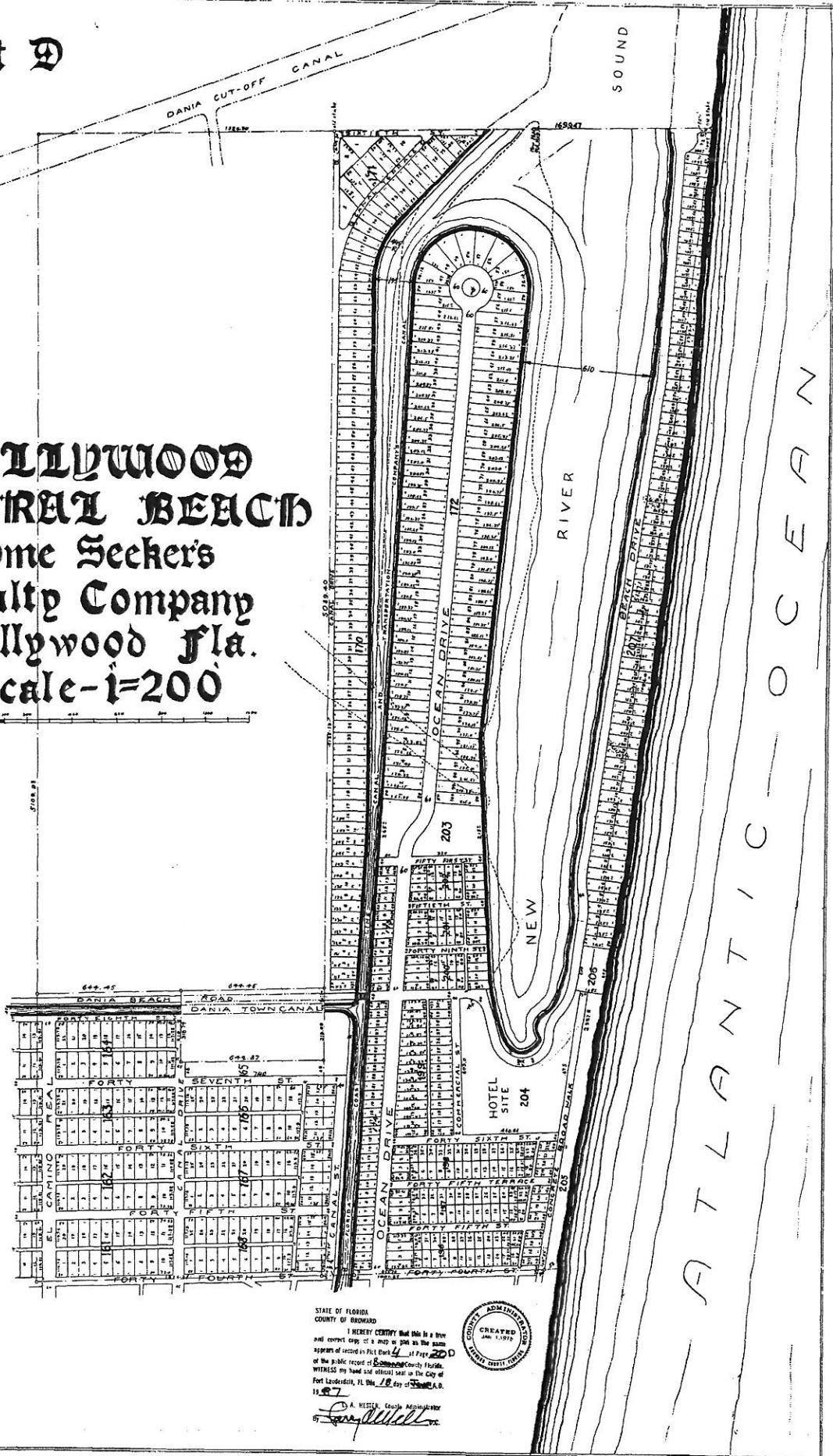
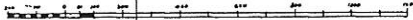
Handwritten notes:
 172
 ...
 ...
 ...

Handwritten number: 622

Sheet D



HOLLYWOOD CENTRAL BEACH Home Seeker's Realty Company Hollywood Fla. Scale - 1"=200'



Handwritten notes:
978
P.L.E.
L.P. Ryan
H. Adams

STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true and correct copy of a map as the same appears of record in File Book 4, Page 200 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 18th day of March, 1927.
A. HESTER, County Administrator
[Signature]



