



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 8/30/2024

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 4220 & 4231 N 58th Avenue, Hollywood, FL

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

Folio Number(s): 514101010010 and 514101140010

Zoning Classification: N-MU (existing) / PD (proposed) Land Use Classification: TOC

Existing Property Use: House w/ guest house; vacant Sq Ft/Number of Units: 470 units

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PACO 8/19/2024, PTAC 9/16/2024

DEVELOPMENT PROPOSAL

Request for Rezoning from North Mixed-Use District ("N-MU") to Planned Development ("PD"), Approval of the Master Development Plan, Waivers, Modifications, Variance, Design and Site Plan for a Mixed Use Development including 470 Multifamily Units and approximately 9,300 SF Private Clubhouse, 4,070 SF Community Building (Synagogue) and Preservation of an Existing Historic Structure (Bryan House, HPOS-12) (the "Application" or "Hollywood Oaks PD")

Explanation of Request: _____

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="470"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="4,060"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="By PD"/> (Area: <input type="text" value="93,116"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="705"/>)
Height (# of stories)	(# STORIES) <input type="text" value="8"/> (<input type="text" value="85"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="Site Area: 249,853 SF"/> FT.)

Name of Current Property Owner: 58 OAK LLC and 4220 N 58TH AVENUE PARTNERS LLC

Address of Property Owner: 5230 NORTH 31ST PLACE, HOLLYWOOD, FL 33021
3113 STIRLING ROAD SUITE 103, FORT LAUDERDALE, FL 33312

Telephone: Agent: 954.648.9376 Email Address: Agent: stephanie@toothaker.org

Applicant Stephanie J. Toothaker, Esq., P.A. Consultant Representative Tenant

Address: 501 SW 2nd Avenue, Suite 1, Fort Lauderdale, FL 33301 Telephone: 954.648.9376

Email Address: stephanie@toothaker.org and Keith@govlawgroup.com

Email Address #2: estefania@toothaker.org

Date of Purchase: See Warranty Deed Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

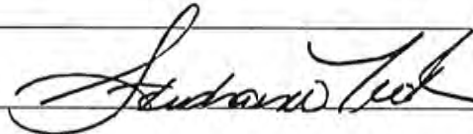
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:  Date: 7/17/24

PRINT NAME: Ari Pearl Date: _____

Signature of Consultant/Representative:  Date: 07/16/2024

PRINT NAME: Stephanie J. Toothaker, Esq. Date: _____

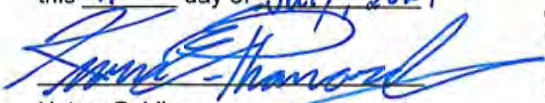
Signature of Tenant: _____ Date: _____

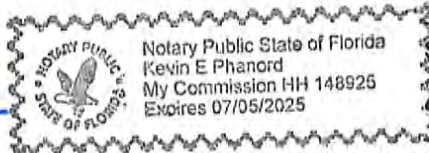
PRINT NAME: _____ Date: _____


Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for permitting and development to my property, which is hereby made by me or I am hereby authorizing Stephanie J. Toothaker, Esq. to be my legal representative before the City of Hollywood (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 17th day of July, 2024


 Notary Public
 State of Florida




 Signature of Current Owner
Ari Pearl
 Print Name

My Commission Expires: 07-05-2025 (Check One) Personally known to me; OR Produced Identification D# P640 01070 4521

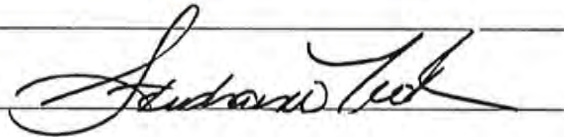
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Signature of Current Owner:  Date: 7/16/24

PRINT NAME: Samuel Rogatinsky Date: _____

Signature of Consultant/Representative:  Date: 07/16/2024

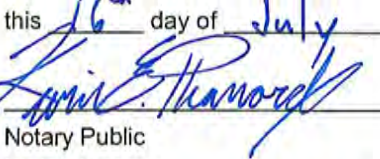
PRINT NAME: Stephanie J. Toothaker, Esq. Date: _____

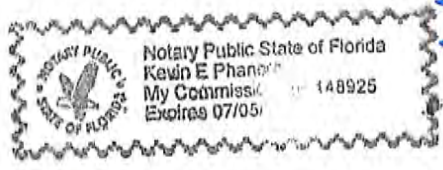
Signature of Tenant: _____ Date: _____


PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for permitting and development to my property, which is hereby made by me or I am hereby authorizing Stephanie J. Toothaker, Esq. to be my legal representative before the City of Hollywood (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 16th day of July

 Notary Public
 State of Florida




 Signature of Current Owner

Samuel Rogatinsky
 Print Name

My Commission Expires: 07-05-25 (Check One) Personally known to me; OR Produced Identification _____

KUSHNER REALTY ACQUISITION LLC
767 Fifth Avenue, 50th Floor
New York, New York 10153

August 14, 2023

City of Hollywood
Office of the City Clerk
2600 Hollywood Boulevard, Room 221
Hollywood, Florida 33020

Broward County
Broward County Administration
115 S. Andrews Avenue, Room 409
Fort Lauderdale 33301

Re: Agent Authorization Letter

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq., Estefania Mayorga, and Roya Edwards of Stephanie J. Toothaker, Esq., P.A. (toothaker.org) to represent the interests of **KUSHNER REALTY ACQUISITION LLC** in connection with permitting of the properties located at 4220 and 4231 North 58th Avenue in the City of Hollywood and Broward County.

Sincerely,

KUSHNER REALTY ACQUISITION LLC,
a Foreign Limited Liability Company



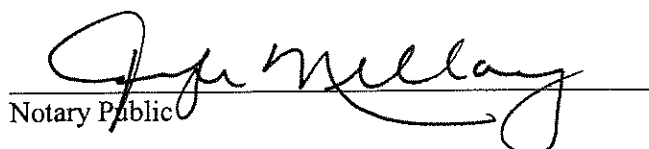
Name: Seryl Kushner
Title: Authorized Signatory

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this, 14th day of August, 2023, by Seryl Kushner as the Authorized Signatory of **KUSHNER REALTY ACQUISITION LLC**.

(Notary Seal)

JENNIFER NELLANY NOTARY PUBLIC, STATE OF NEW YORK Registration No. 02NE6435651 Qualified in New York County Commission Expires June 27, 2026
--



Notary Public

Jennifer Nellany
Name typed, printed or stamped

Personally Known OR Produced Identification
Type of Identification Produced _____



Technical Advisory Committee Submittal Checklist

QUICK FACTS:

- Submittals are accepted on meeting dates before 11 A.M. for the next available meeting or earlier.
- A scheduled appointment with the assigned Planner is required for all submittals.
- No applications are automatically scheduled for ANY meetings. Applications must be determined to be complete by Staff before any processing occurs.

Fee Calculation

Residential:
\$2,715 + \$67 per unit

All others:
\$2,715 + \$81 per 1,000 sq. ft.

Fee will be paid per required review

TAC Typically meets twice a month on the First and Third Monday of the Month, except (January and August)

2023 Meeting Dates:

- 1/23
- 2/6 & 2/21
- 3/6 & 3/20
- 4/2 & 4/17
- 5/8 & 5/22
- 6/5 & 6/19
- 7/3 & 7/17
- 9/5 & 9/18
- 10/2 & 10/16
- 11/6 & 11/20
- 12/4 & 12/18

Meeting dates are subject to change

Provide one digital package in PDF (unless otherwise specified) containing the items below:

(Incomplete applications will not be routed and will be postponed until all required components are submitted)

Requirements for Preliminary Site Plan Review:

- General Application
- Application Fee
- Ownership and Encumbrance Report (O&E)
- Cover Sheet with Location Map
- Certified Alta Survey
- Dimensioned Site Plan
- Dimensioned Building Elevations

Requirements for Final Site Plan Review: (in addition to above items)

- Dimensioned Typical Floor Plans (include all levels)
- Street Profile/Elevation (including adjacent buildings)
- Dimensioned Landscape Plans
- Dimensioned Schematic Paving, Grading and Drainage Plan
- Color Rendering
- For residential developments, provide Broward County School Board impact fee application.
- Wildlife Protection (if applicable)
- Written Responses to Preliminary TAC comments
- Public Notice: Mailing Notification and Property Posting Requirements
- Criteria Statement(s) for each request indicating consistency with all applicable criteria found in Article 5 of the Zoning and Land Development Regulations which may include the following: Variances, Design, and Special Exceptions (Available online at www.amlegal.com).

Please refer to Article 6 of the City of Hollywood's Zoning and Land Development Regulations for a detailed description of each item listed above or visit our website at www.hollywoodfl.org

November 18, 2024

VIA ELECTRONIC SUBMITTAL

c/o Reginald White, Planner III,
Division of Planning and Urban design
Department of Development Services
City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020

RE: “Hollywood Oaks Apartments” – Request for Rezoning from North Mixed-Use District (“N-MU”) to Planned Development (“PD”), Approval of the Master Development Plan, Waivers, Modifications, Variance, Design and Site Plan for a Mixed Use Development including 470 Multifamily Units and approximately 9,300 SF Private Clubhouse, 4,070 SF Community Building (Synagogue) and Preservation of an Existing Historic Structure (Bryan House, HPOS-12) (the “Application” or “Hollywood Oaks PD”)

On behalf of KUSHNER REALTY ACQUISITIONS, LLC (the “Applicant”), the contract purchaser of the approximate 5.74-acre property located at 4220 and 4231 North 58th Avenue, Hollywood, FL 33021, Folio Nos. 514101010010 (the “West Parcel”) and 514101140010 (the “East Parcel”), collectively the “Property”, we are respectfully submitting this Application for Historic Preservation Board, Planning and Development Board and City Commission approval.

The Property, generally located south of Stirling Road between North 42nd Street and North 58th Avenue, has an underlying land use of Transit Oriented Corridor (“TOC”) and is currently zoned N-MU. The West Parcel is designated as a Historic Property Overlay Site (“HPOS-12”), commonly known as the site of the “Bryan House”, which is one of the earliest surviving structures constructed in Broward County and “...while not architecturally significant on an individual basis, its significance in the historic built environment may become greater as the older structures in Hollywood are demolished”.¹ The Applicant is proposing to redevelop the West Parcel with an 8-story (85’-0”), 470-unit multifamily building with an adjacent 7-story, 786 space parking garage. The Bryan House is proposed to be preserved and adaptively reused as a general amenity for residents, celebrated by the residential units overlooking its central location within the multifamily building’s landscaped courtyard area and protected from the elements. The East Parcel proposes to accommodate a one-story, +/- 9,300 SF Private Clubhouse with indoor and outdoor residential amenities, a one-story, +/- 4,070 SF Community Building (Synagogue), and 27 surface parking spaces.

According to §4.15 of the City’s Zoning and Land Development Regulations, the purpose of the PD is to provide a “greater amount of flexibility by removing some of the detailed restrictions of conventional zoning.” To facilitate the preservation of the Bryan House and the redevelopment of the Property, the Applicant requests the following with this Application:

1. **Rezoning from N-MU to PD**
2. **PD Master Development Plan Approval with:**

Waiver: To provide a 5.74-acre PD where a minimum size of 10 acres is required.

¹ See Florida Master Site File #8BD0153

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

- Modification 1:** To provide 9' x 18' parking garage spaces where a minimum of 9' x 19' is required.
- Modification 2:** To provide a minimum parking garage drive aisle width of 22'-0" where a minimum of 24'-0" is required.
- Modification 3:** To provide shared (reduced) parking for use of the Private Amenity Clubhouse and Community Building (Synagogue)
- Variance 1:** To provide a minimum 15'-0" setback where a 25'-0" peripheral landscaped setback from all external streets is required.

3. Design and Site Plan Approval

In connection with this Application, we are providing responses to the applicable Zoning and Land Development Regulations below:

- § 4.15.A. Purpose of (PD) Planned Development District
§ 4.15.E. Land Use and Design Regulations
§ 5.3.F.1. Variance Criteria
§ 5.3.K.2. Petition for change of Zoning District (Rezoning)

§ 4.15 PD Planned Development District.

- A. Purpose of (PD) Planned Development District.** To permit larger tracts of land under unified control to be planned and developed as a whole (as a single operation or an approved series of operations) with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. Planned Developments are recognized as serving the public interest and are encouraged because they:
1. Allow diversification of uses, structures and open spaces when not in conflict with existing and permitted land uses on abutting properties;
Applicant Response: The Hollywood Oaks PD supports the character of the TOC by providing a mix of uses, including multifamily residential with associated amenities indoor/outdoor amenities and place of worship while preserving and adaptively reusing the existing historic Bryan House structure.
 2. Allow mixed uses establishing compatible combinations of residential with commercial and/or office uses and supporting facilities;
Applicant Response: The Hollywood Oaks PD supports the character of the TOC by providing a mix of uses, including multifamily residential with associated amenities indoor/outdoor amenities and place of worship while preserving and adaptively reusing the existing historic Bryan House structure.
 3. Promote resort qualities of the City by encouraging planned resort communities;
Applicant Response: N/A

4. Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of standards contained in conventional land development regulations;

Applicant Response: The Hollywood Oaks PD promotes high-density, mixed-use environment specific for the TOC area that encourages a connected street system and promotes efficient use of land and a smaller network of utilities and streets.

5. Conserve the natural amenities of the land by encouraging the preservation and improvement of scenic and functional open space;

Applicant Response: The Hollywood Oaks PD proposes preserving the historic Bryan House structure, celebrating it as a shared amenity area within the multifamily building's central landscaped courtyard area for the benefit of its residents.

6. Provide maximum opportunity for application of innovative site planning concepts to the creation of aesthetically pleasing environments for living on properties of adequate size, shape and location;

Applicant Response: While the Property's underlying TOC designation does not have a maximum permitted residential density, the current N-MU zoning district limits residential density for single use buildings to 36 du/acre and vertical mixed-use buildings to 50 du/acre with respective maximum building heights of 65 feet or 175 if fronting State Road 7. The PD designation would allow the Property to reach a density of 81.94 du/acre and a maximum building height of 85'-0" to maximize the use of the Property in consideration of the historic structure the Applicant is preserving.

7. Insure that development will occur according to limitations of land use, site design, population density, building coverage, improvement standards and construction phasing authorized through the approval of a master development plan; and

Applicant Response: The Hollywood Oaks PD is generally in line with dimensional requirements of the current N-MU zoning district and the surrounding properties. The proposed density meets the requirements of the underlying TOC, and the development is proposed to be completed in one phase.

8. Insure that development will occur within the guidelines and intent of the Hollywood Comprehensive Plan. Planned Developments are equally adaptable to new development, redevelopment and conservation of land, water and other City resources.

Applicant Response: The Hollywood Oaks PD complies with the guidelines and intent of the City's Comprehensive Plan, including, but not limited to:

Land Use Element:

Policy 3.1.6: Create development node at major intersections where opportunity exists for larger parcels to be assembled for redevelopment. (CWMP Policy 1.6)

Policy 3.1.7: Encourage the development of larger parcels for the SR 7 corridor as mixed-use projects. Amend the zoning code to facilitate such mixed-use development. (CWMP Policy 1.7)

Policy 3.1.8: Comprehensively examine land uses/zoning and parcel redevelopment potential for properties surrounding the Seminole Lands. (CWMP Policy 1.8)

OBJECTIVE 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination*

OBJECTIVE 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

Housing Element

Policy 1.1.1: *The City shall continue to update and amend the Zoning and Land Development Regulations to improve affordable housing opportunities in mixed residential districts. (CWMP Policy CW.75)*

Policy 3.2: *The City shall continue to implement the policies described in the City-Wide Master Plan by revitalizing the Central Residential Neighborhood Improvement District and the 441 Corridor, and will make recommendations for upgrading conditions in those areas.*

E. Land use and design regulations.

- 1. Minimum size of planned development.** All Planned Developments shall contain a minimum of ten acres of land under unified control; except within the Downtown District of the Community Redevelopment Agency where Planned Developments shall contain a minimum of two acres of land under unified control. This minimum may be waived by the City Commission upon the recommendation of the Planning and Development Board.

Applicant Response: **The proposed Hollywood Oaks PD is 5.74 acres and is not within the Downtown District of the Community Redevelopment Agency. As such, Applicant is requesting the Planning and Development Board and City Commission's consideration of a waiver of the minimum PD size.**

- 2. Maximum density.**

- a. The total number of dwelling units permitted in a Planned Development shall not exceed the total number of units permitted by the City of Hollywood Comprehensive Plan.

Applicant Response: **The Project proposes 470 total units or 81.94 du/acre, as permitted by the underlying TOC land use.**

- b. For purposes of this section, a hotel unit shall equal one-half of 1 dwelling unit, and any residential unit shall be equal to 1 dwelling unit and shall be exempt from the provisions of Article 2, § 2.2 and Article 3, § 3.26 of the City of Hollywood Zoning and Land Development Regulations.

Applicant Response: **N/A – no hotel use proposed.**

- 3. Minimum lot area, distance between structures, frontage and setbacks.**

- a. No minimum lot size shall be required within a Planned Development.
Applicant Response: Acknowledged. Applicant is requesting a waiver of the overall PD size requirement as stated above and not the minimum lot area.
 - b. No minimum distance between structures shall be required within a Planned Development, except as required by the Florida Building Code. The appropriate distance between structures shall be evaluated on an individual development basis by the City Commission, upon recommendation of the Planning and Development Board, after considering the type and character of the building types within a development.
Applicant Response: N/A.
 - c. Each dwelling unit or other permitted use shall have access to a public street, either directly or indirectly, via an approach, private road, pedestrian way, court or other area dedicated to public or private use of a common easement guaranteeing access. Permitted uses are not required to front on a dedicated road. The City shall be allowed access on privately owned roads, easements and common open space to insure the police and fire protection of the area, to meet emergency needs, to conduct City services and to generally insure the health, safety and welfare of the residents of the Planned Development.
Applicant Response: Master Plan and Site Plan comply as provided on Sheet SP-1.1.
 - d. **There are no required setbacks or yards except for the following:**
 1. **Internal streets.** There shall be a setback of not less than 25 feet in depth abutting all public road rights-of-way within a Planned Development District.
Applicant Response: N/A - no internal streets are proposed.
 2. **External streets.** There shall be a peripheral landscaped setback from all external streets of the Planned Development of not less than 25 feet in depth.
Applicant Response: Applicant is requesting a variance from the minimum 25' peripheral landscaped setback from external streets. Refer to variance criteria responses below.
4. **Maximum height of structures.** No maximum height of structures shall be required within a Planned Development. The City Commission upon recommendation of the Planning and Development Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Hollywood Comprehensive Plan.
Applicant Response: The Hollywood Oaks PD proposes a maximum building height of 85'-0".
5. **Total site coverage.** The City Commission upon recommendation of the Planning and Development Board shall determine the appropriate total site coverage on an individual development basis after considering the character and intensity of the proposed development.
Applicant Response: The Hollywood Oaks PD proposes a total impervious site coverage of approximately 182,383 (73%) of the site area. Refer to Sheet SP-1.2.

6. **Off-street parking and loading requirements.** Off-street parking and loading requirements shall meet all the requirements of Article 7 of the City of Hollywood Zoning and Land Development Regulations unless expressly modified by the City Commission.

Applicant Response: The Hollywood Oaks PD proposes a total of 813 parking spaces, including 719 residential parking spaces and 94 guest parking space, exceeding the minimum 799 parking spaces required for residential uses. Where typically by Code a clubhouse is required to provide 1 parking space per SF of floor area available for seating and 1 parking space per 4 fixed seats and a place of worship is required to provide 1 parking space per 60 SF of floor area and 1 per 4 fixed seats plus office space, the Hollywood Oaks PD proposes shared parking for the accessory residential amenity clubhouse building and synagogue. The private clubhouse is intended exclusively for the residents of the proposed multifamily building accessing the Private Clubhouse primarily by walking/biking. While the Community Building (Synagogue) is open to the public, it is also anticipated that it will be primarily accessed by residents of the proposed multifamily building and nearby residents primarily by walking/biking.

7. **Landscaping.**

- a. All landscaping shall meet the requirements of Article 9 of the City of Hollywood Zoning and Land Development Regulations unless expressly modified by the City Commission.

Applicant Response: No landscaping modifications are proposed. Refer to Master Development Plan/Site Plan Landscape sheets.

- b. All undesirable exotic vegetation, including melaleuca, Brazilian pepper, Australian pine or other vegetation deemed undesirable by the Broward County Urban Forester, shall be removed by the applicant according to a schedule approved by the City. However, the City may allow certain undesirable exotic vegetation to remain at the request of the applicant for good cause.

Applicant Response: Acknowledged and will comply where applicable.

8. **Underground utilities.** Within the Planned Development, all utilities including telephone, television cable and electrical systems shall be installed underground. Primary facilities providing service to the site may be exempted from this requirement. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. The developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted above ground.

Applicant Response: Acknowledged and will comply where applicable.

9. **Internal circulation.** A Planned Development shall provide an internal circulation system for use by both motorized and non-motorized transportation modes that is orderly, well oriented to the user, coherent with the structure of use and in balance with the intensity of activity. The circulation system should encourage the safe and convenient use of non-motorized transport modes and dissuade the inefficient or excessive use of the automobile.
- Applicant Response:** The Hollywood Oaks PD provides minimum 5' wide sidewalks and encourages connectivity between the PD's East and West Parcels.

10. Energy conservation. A Planned Development shall incorporate passive energy conservation measures in its site design in accordance with Chapter 52, South Florida Building Code. Such measures shall include, but need not be limited to, the directional orientation of buildings, the location of windows, minimization of radiant heat absorption and the inclusion of energy-efficient landscaping.

Applicant Response: Acknowledged and will comply where applicable.

11. Use of reclaimed water. A Planned Development shall incorporate the use of reclaimed water in cases where it has been determined by the Utilities Director that the use of reclaimed water is feasible and in the best interest of the City of Hollywood.

Applicant Response: N/A

12. Professional services required. Any plans submitted as a part of a petition for a Planned Development shall certify that the services of competent professionals were utilized in the designing or planning process and shall state their names, businesses and addresses. Plans submitted as part of a petition for a Planned Development must be prepared by either a planner who by reason of his or her education and experience, is qualified to become or is a full member of the American Institute of Certified Planners, or an architect licensed by the State of Florida, together with a professional engineer registered by the State of Florida and trained in the field of civil engineering, and/or a land surveyor registered by the State of Florida.

Applicant Response: Refer to Hollywood Oaks PD architectural, landscape and civil signed and sealed plans.

§ 5.3.F. 1. Variances.

F. Variances.

1. Variances. Except as set forth in division F.2. below, no Variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.

a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

Applicant Response: The required 25'-0" peripheral landscape setback is intended for larger PDs, generally with sub-urban typologies, to provide adequate buffers from rights-of-way. Given that this location is in the TOC, the Applicant is proposing to situate the buildings at the required setbacks while providing landscape buffers in the areas required by the City. As such, Applicant finds the Hollywood Oaks PD maintains the basic intent of the regulation.

b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Applicant Response: Redevelopment of the Property as a mixed-use development will bring the Property closer in compatibility to the surrounding community while encouraging revitalization of the area. The Property will adequately accommodate the existing historic structure and proposed structures and residents while serving as a model for denser development within the TOC.

- c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and
Applicant Response: The goal of the Land Use Element is to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property. In order to achieve an urban type of development in a form that will enhance the community and provide safety, the variance is necessary.
- d. That the need for the requested Variance is not economically based or self-imposed.
Applicant Response: The Applicant is proposing a more urban type of development which necessitates variance request. Redevelopment of this site into a more urban development support the vision for the TOC land use. Therefore, the requested Variance is not economically based and better serves the intent of the applicable regulations.
- e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.
Applicant Response: N/A

§ 5.3.K.2. Petition for change of Zoning District (Rezoning).

2. Procedures. In reviewing a request for a change of zoning district, the Board shall consider the following criteria:

- a. That the petition for a change of zoning district will not result in spot zoning or contract zoning;
Applicant Response: The purpose of PD is to permit larger tracts of land under unified control to be planned and developed as a whole (as a single operation or an approved series of operations) with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. PDs are recognized as serving the public interest and are encouraged. The Zoning and Land Development Regulations provides and encourages PDs as a tool for flexibility in development for most areas of the City and is therefore not considered spot zoning or contract zoning.
- b. That the proposed change is consistent with, and in furtherance of the Goals, Objectives and Policies of the City's Comprehensive Plan;
Applicant Response: Development of the Property meets the Goals of the Comprehensive Plan by allowing the Applicant to preserve the historic Bryan House structure while maximizing the use of the Property. The proposed change will promote the policies stated in the City Wide Master Plan such as improving infrastructure, upgrading properties, and increasing the City's housing stock.
- c. That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary;
Applicant Response: The City's Zoning and Land Development Regulations specifically created the PD zoning district to permit larger tracts of land under unified control to be planned and developed as a whole with greater flexibility by removing

some of the detailed restrictions of conventional zoning. The PD allows the Applicant to preserve the historic Bryan House structure while maximizing the use of the Property.

- d. The proposed change will not adversely influence living conditions in the neighborhood; and

Applicant Response: The proposed rezoning would allow for the preservation of the historic Bryan House structure while maximizing the use of the Property. As proposed, the scale, massing, building placement, and character of the Hollywood Oaks PD is compatible with the surrounding area and should not adversely influence living conditions in the neighborhood.

- e. That the proposed change is compatible with the development(s) within the same district/neighborhood.

Applicant Response: The Hollywood Oaks PD is located in the TOC land use area, surrounded by an which promotes mixed-use projects similar in size. The proposed Hollywood Oaks PD is compatible with the surrounding uses and is a much needed improvement for the overall Property. Redevelopment of the Property will enhance its appearance and that of surrounding areas, as well as improve the community.

Respectfully,

 Digitally signed by
Stephanie J. Toothaker
Date: 2024.11.18
02:39:56 -05'00'

Stephanie J. Toothaker, Esq.

November 18, 2024

VIA ELECTRONIC SUBMITTAL

c/o Reginald White, Planner III
Department of Development Services
City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020

RE: HOLLYWOOD OAKS APARTMENTS

FILE NUMBER: 24-DP-67

SUBJECT: Preliminary Rezoning from N-MU to Planned Development (PD)', Design and Site Plan for an 8-story multifamily building with 470 units with clubhouse and associated amenities, 3,500 SF Community Building (Synagogue), and preservation of existing historic structure (Bryan House, HPOS-12)

SITE DATA:

Owner/Applicant:	58 Oak LLC AND 4220 N 58th Avenue Partners LLC
Address/Location:	4220 & 4231 N 58th Avenue
Net Size of Property:	249,853 sq. ft. (5.74 acres)
Land Use:	Transit Oriented Corridor (TOC)
Zoning:	North Mixed Use-District (N-MU)
Present Use of Land:	Residential – Vacant Lot
Year Built:	1997 and 1955

Dear City of Hollywood Plan Reviewers:

Please refer to Applicant’s responses to the Preliminary TAC Comments for the above referenced Project issued on September 16, 2024.

Preliminary TAC Meeting – September 16, 2024

Final TAC Submission #1 Meeting – December 2, 2024

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

A. APPLICATION SUBMITTAL

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Application Form:
Applicant Response: Refer to uploaded Final TAC Application in *Final TAC-Documents-Hollywood Oaks*.

2. Ownership & Encumbrance Report (O&E):
 - a. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.
 - b. Ensure O&E addresses the requirements on the TAC submittal checklist:
<http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>
Applicant Response: Refer to uploaded O&E Report in *Final TAC-Documents-Hollywood Oaks > O&E Report Update*.

3. Alta Survey:
 - a. Alta survey shall be based on and dated after O&E. It shall make reference of the O&E report.
 - b. Easements and/or dedications with O.R. or plat books and page numbers.
 - c. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
Applicant Response: Refer to uploaded Final TAC Plan Set with Survey abstracted with O&E Report information.

4. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Plat determination letter shall be for all properties in this project.
Applicant Response: Refer to Broward County Planning Council Platting Determination dated 8/13/2024 which confirms replatting is required only for the portion of proposed development located within the "Seminole Estates" plat and not for the portion within the "58 Oak" plat. Applicant is proposing to replat the entire redevelopment site and submitted the application to the City and County. See uploaded *Final TAC-Documents-Hollywood Oaks > Platting Determination* and *Final TAC-Documents-Hollywood Oaks > Proposed Plat*.

Complete and submit to Broward County School Board and impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration

Website:

<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf>

Applicant Response: A Preliminary SCAD application has been submitted to the Broward County School Board, and the Preliminary SCAD letter will be provided upon receipt. See *uploaded Final TAC-Documents-Hollywood Oaks > Preliminary SCAD Application & Receipt*.

5. Provide a School Capacity Availability Determination (SCAD) Letter of Approval.
Applicant Response: A Preliminary SCAD application has been submitted to the Broward County School Board, and the Preliminary SCAD letter will be provided upon receipt. Applicant is respectfully requesting to provide a Final SCAD as a condition of building permit application as is customary. See uploaded *Final TAC-Documents-Hollywood Oaks > Platting Determination*.

6. A Completed Park Impact fee application is required. Provide copy application. www.hollywoodfl.org/DocumentCenter/View/5346/Park-Impact-Fee-Application_PRC-?bidId=
Applicant Response: Refer to completed Parks, Recreation and Cultural Arts Department Park Impact Fee Application. See uploaded *Final TAC-Documents-Hollywood Oaks > Park Impact Fee Application (Page 32)*.
7. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.
Applicant Response: The revised cover sheet indicates the meeting dates.
8. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).
- Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.
Applicant Response: Acknowledged and will comply. Applicant will provide a Public Participation Outreach summary prior to application to the Joint Historic Preservation Board/Planning Development Board meeting. See uploaded *Final TAC-Documents-Hollywood Oaks > Public Notice 500' Radius Map and List*.
9. Additional comments may be forthcoming.
Applicant Response: Acknowledged.
10. Provide written responses to all comments with next submittal.

B. ZONING

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Indicate past, current, and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.
Applicant Response: The revised cover sheet indicates the meeting dates.
2. Site Plan:
- Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval.
Applicant Response: Implemented on revised plans.
 - Please bold or color the property line on the site plan SP-1.
Applicant Response: Implemented on revised plans.
 - Illustrate and show the pervious and impervious areas.
Applicant Response: Implemented on revised plans.

- d. Provide a 5-foot landscape buffer on the site plan.
Applicant Response: Implemented on revised plans.
- e. Color, label, and dimension all landscape areas on the site plan.
Applicant Response: Implemented on revised plans.
- f. Please number each parking space
Applicant Response: Implemented on revised plans.
- g. Show the dimensions for each parking space.
Applicant Response: Implemented on revised plans.
- h. Label the guest parking spaces, handicap and electric vehicle charging stations.
Applicant Response: Implemented on revised plans.
- i. Provide the location of the parking spaces of the clubhouse.
Applicant Response: A parking area flanks the Private Clubhouse, which will be exclusively for the residents of this community, accessing the Clubhouse in a pedestrian manner.
- j. Provide the location of the parking spaces for the clubhouse. Please ensure parking follows the following requirements:
1 per 60 sq. ft. of [floor area](#) available for seating and 1 per 4 fixed seats Private clubs, lodges, union hall
Applicant Response: A parking area flanks the Private Clubhouse, which will be exclusively for the residents of this community, accessing the Clubhouse in a pedestrian manner.
- k. What is the seating capacity of the synagogue? Please ensure the parking
Applicant Response: Seating capacity has been indicated on plans.
- l. Provide the location of the parking spaces for the synagogue. Please ensure parking follows the following requirements:
1 per 60 sq. ft. of [floor area](#) available for seating and 1 per 4 fixed seats. Parking only required for main sanctuary or largest meeting room whichever is greater and for office spaces.
Applicant Response: A parking area flanks the Synagogue, which will be primarily for the residents of this community and nearby residents accessing the Synagogue in a pedestrian manner.
- m. Describe how your construction plan will be implemented. Provide a phasing plan document detailing the timelines with areas of work to be constructed.
Applicant Response: Construction will be conducted in a single phase.
- n. Label the elevation plans for the synagogue.
Applicant Response: Implemented on revised plans.
- o. Dimension the encroachment of the balconies on the site plan and the elevation plans.
Applicant Response: Balconies project 4'. A note has been added to revised site plan and elevations.
- p. How will the historic structure be used?
Applicant Response: The Historic Structure will be a general Amenity for the residents with a low impact multipurpose use.

- q. What means are you taking to preserve the historic structure? Provide your long-term plan.
Applicant Response: A historic preservation Architect has been engaged to address all Historic structure requirements.
- r. Detail and illustrate where and how garbage will be picked up.
Applicant Response: Garbage will be picked up @ 2 locations on the North along the private drive and on the Southwest corner of the property.
- s. Use a different fence material other than the chain link fence.
Applicant Response: Perimeter fence will be alumn. picket. See revised site plan.
3. Site calculations:
1. Per Sec. 4.6.B.3.a.(7), include the minimum required and provided dwelling unit sizes and cumulative averages. Provide a breakdown of all units per floor, including balcony area.
Applicant Response: Implemented on revised plans
 2. On the parking calculation, indicate how many parking spaces are provided for the Synagogue.
Applicant Response: See response to l abv.
4. Work with the City's Landscape Architect to ensure that all landscape requirements are met.
Applicant Response: Refer to Landscape responses below and uploaded Landscape set.

C. ARCHITECTURE AND URBAN DESIGN

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Provide an image of the parking garage screening an material.
Applicant Response: Pending.
2. Will there be any planters on the balcony? Any planters on the balconies shall be accessible and shall have irrigation.
Applicant Response: No planters on balconies.
3. Provide renderings of the all the sides of each building.
Applicant Response: Rendered Elevations submitted as part of this submittal. See Sheets A-1 and A-2.
4. Ensure that the design and massing of the building provide proper articulation and material. In addition, comply with the Articulation section of this code.
Applicant Response: Implemented on revised plans.
5. Please ensure to apply Building architecture design, building material, and color standards per Planned development standards.
Applicant Response: Implemented on revised plans.
6. Parking Garages must be lined with architectural treatment and a landscape buffer. Parking garages and single parking decks under buildings shall be pursuant to the district or subdistrict Building Requirements Table and to the following requirements:
 - a. All levels of parking garages shall be lined with active uses as required by the Building Requirements Table in each district or screened with architectural treatment. At ground level, parking garages shall be screened with both architectural treatment and landscape buffer.
Applicant Response: Landscape buffer provided.

7. Please comply with participating with the Cities Arts and Public Spaces Program. Please see the following requirements.

The city's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. This is a new ordinance that applies to your proposed development. Although the fee does not have to be paid prior to PDB, a choice of one of the following commitments must be provided in a memo. Attached is the ordinance for review.

- In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of \$5,000.00.
- Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.
- Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.

Applicant Response: To be confirmed prior to Signoff.

8. Provide a color and material palette that will be used for each structure.

Applicant Response: Implemented in revised plans

9. Provide a note: All changes to the design will require Planning review and may be subject to Board approval.

Applicant Response: Implemented on revised plans

10. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on the Site Plan and elevations.

Applicant Response: Implemented on revised plans

11. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage.

Applicant Response: Architect will work with Bldg. department to ensure adequate ventilation of parking garage is provided.

D. SIGNAGE

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

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

Applicant Response: Implemented on revised plans.

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

Applicant Response: Noted.

E. LIGHTING

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Provide a note on Site Plan: "Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential".

Applicant Response: Implemented on revised plans

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.

Applicant Response: A note has been added to the revised submittal

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

Applicant Response: Implemented on revised plans.

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

Applicant Response: Noted.

G. ENGINEERING

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

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

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

Revision Procedure:

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

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

1. Provide a plat determination letter from the Broward County Planning Council.
Applicant Response: Refer to Broward County Planning Council Platting Determination dated 8/13/2024 which confirms replatting is required only for the portion of proposed development located within the "Seminole Estates" plat and not for the portion within the "58 Oak" plat. Applicant is proposing to replat the entire redevelopment site and submitted the application to the City and County. See uploaded Final TAC-Documents-Hollywood Oaks > Plat Proposed.
2. Architectural Plans are not signed and sealed. Please provide signed and sealed architectural plans.
Applicant Response: Refer to uploaded signed/sealed Architectural Plans included with this Final TAC Submittal #1.
3. Please provide signed and sealed civil plans including information from the comments below.
Applicant Response: Refer to uploaded signed/sealed Civil Plans included with this Final TAC Submittal #1.

4. Please provide signed and sealed landscape plans. Ensure the plans are consistent with the architectural and civil plan sheets.
Applicant Response: Refer to uploaded signed/sealed Landscape Plans included with this Final TAC Submittal #1.
5. On the application, there are two of the same folio numbers provided please revise the application to provide both folio numbers. Per the Broward County Property Appraisers website, the folio numbers are 514101010010 and 514101140010.
Applicant Response: Refer to uploaded application with this Final TAC Submittal #1 which provides both folio numbers.
6. This proposed project is located on a historic site. Per the survey there are 3 existing structures, however on the proposed plan these three structures are no longer present, and the configuration of the house has changed. Please work with Planning and Urban Design for historic structures.
Applicant Response: While the site is designated as a Historic Property Overlay Site (HPOS-12), there is only one designated historic structure (i.e. Bryan House, HPOS-12) as detailed in the Florida Master Site File #8BD0153. The other two structures are not historic and proposed to be demolished. Applicant will work with the City's Planning and Urban Design prior to Signoff. See uploaded Final TAC-Documents-Hollywood Oaks > Bryan House Florida Master File.
7. Two SP-1 and SP-2 were submitted. However, they vary from each other. Please submit consistent SP-1 and SP-2 sheets. In addition to the colored SP-1 and SP-2, please provide black and white copies using a legend and hatching consistent with the civil plans. The colored and black and white copies should have the same information on the sheets (i.e. tables, dimensions, layout, etc.).
Applicant Response: Implemented on revised plans.
8. Provide an overall site plan with the following information:
 - a. Existing right-of-way width dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site (i.e. swales, sidewalk curbs, curb, including dimensions, centerline to property line dimensions).
 - b. Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way of both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.
 - c. All features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines (i.e. mailboxes, wood poles, water meters, hydrants, etc.).
Applicant Response: Refer to Architectural Site Plan SP-1.1 and Civil Sheets.
9. Please list all variances being requested on the cover sheet and clearly label on the plan. (i.e. setbacks to walkways, curb cuts etc.).
Applicant Response: Variances have been listed on Cover Sheet C-0.
10. The setback table on SP-1 indicates that 25-feet are required for internal and external streets; however, 15-feet is provided. Please address this issue.
Applicant Response: Applicant is requesting a variance from the 25' peripheral landscaped setback from all external streets.
11. Fully dimension the site plan (i.e. sidewalks, walkways, interior rooms, dimension each parking space on each level in the garage, etc.). Provide additional details for the entrances of the building using dimensions, sidewalk hatch, labeling ramps, curb ramps, etc.).
Applicant Response: Implemented on revised plans.
12. Please provide all setbacks, from the parking lot (i.e. front setback) ensuring the most critical dimension is shown. Please adjust the annotated dimension at the fire truck turn around to ensure the 4 foot setback

is from the most critical points of the property line and the edge of pavement.

Applicant Response: Implemented on revised plans.

13. Provide FDOT curb ramp details and label the type of curb ramps on the site plan and Paving, Grading, and Drainage (PGD) Plan. FDOT curb ramps and detectable warnings shall be on both sides of all road and driveway crossings.

Applicant Response: Curb ramp details have been provided on Sheet C-4.2

14. Label the limits of the new sidewalk in the ROW on the site plan and PGD.

Applicant Response: The limits of sidewalk have been added to the PGD Plan, see Sheet PD-1.0

15. Fully dimension all parking stalls including the depth for all stalls in each row of parking and drive aisles/ramps on the plans. Including the vehicle turn around stalls (standard parking stall requirements of 8.5'x18' applied or 9.5'x18' adjacent to one obstruction and 10.5'x18' where there is an obstruction on both sides), pedestrian areas, and non-vehicular use areas. A typical length dimension may be used for each group of parking; however, the width of each parking space is required in the garage. The width should be the clear width of the parking space (i.e. face of column to face of column and show the striping on each side of the column).

Applicant Response: Implemented on revised plans.

16. Columns shall be set back minimum of 3' from the entrance of the parking stall to not be considered an obstruction. Dimension all column setbacks, dimensions all columns, and provide a legend and hatching for the columns, walls, and pavement markings.

Applicant Response: No columns at the entrance of parking stalls. See revised parking garage drawings.

17. Consecutively number the parking spaces in the parking garage and provide a parking table on each sheet indicating the number of regular stalls, ADA, stalls, guest stalls, etc. for each floor. The total numbers should be consistent with the overall parking counts in the table provided on SP-1.

Applicant Response: Implemented on revised plans.

18. Provide the required and provided ADA space count in the parking table.

Applicant Response: Implemented on revised plans.

19. Show and label the ADA spaces on the site plan and civil plan sheets. Please ensure the striping and symbol are per the city's Accessible Parking Space Details. Add the city's ADA parking details.

Applicant Response: The City ADA parking space details have been shown on sheet PMS-2.0 and the symbols indicating the ADA spaces have been shown on the Plan Sheets.

20. Show and label the various parking designated spaces (i.e. guest, EV, bicycle, loading, etc.). Include the information on SP-1. Provide EV charger details and bicycle rack details as applicable and dimension the items on the site plan sheets.

Applicant Response: Implemented on revised plans.

21. Show, label, and dimension the loading spaces on all plan sheets.

Applicant Response: Implemented on revised plans.

22. Label 'No Parking' at the nonvehicular use areas as it will be shown onsite on all plan sheets. The nonvehicular use area shall have a different hatch than the ADA access aisle.

Applicant Response: Implemented on revised plans.

23. Provide a vehicular turnaround area for the dead-end parking garage layout. Show and label wheel stops for these areas.
Applicant Response: The garage has been reconfigured to remove any dead ends.
24. Please identify the separation between all walkways from property line to property. There are door swings shown for the fire pump room, water pump room, etc. on the West. Confirm if there is a sidewalk in this area and provide the sidewalk setback from the West property line (minimum of 3-feet is required). Label and dimension the sidewalk and provide a 3-foot clear space from the door swing to the edge of the sidewalk. Provide a legend and use hatching to identify all proposed materials. The legend on the site plan should be consistent with the Paving, Grading, and Drainage (PGD) Plan.
Applicant Response: The sidewalk and dimension have been added to the PGD. The sidewalk is located more than 3' from the property line, refer to Sheet PD-1,0
25. Please provide a trash chute and indicate the location on site plan and all floor plan sheets.
Applicant Response: Implemented on revised plans.
26. Confirm how the garbage is maintained. Provide an Auto turn routing for the garbage truck. The front elevation on A-1 indicates a vertical clearance of 11- feet for the garage. A minimum of 14-feet is required for the garbage truck to enter the garage. Please confirm.
Applicant Response: The Garbage collection areas are both outside the garage. The collection area is open to the sky and unobstructed. Refer to Sheet CIR-1.0 for an Autoturn routing.
27. Label the garage entrance, vertical clearance at the garage entrance, throughout the garage, and at the loading areas.
Applicant Response: Implemented on revised plans.
28. Please number the stairs on all plan sheets.
Applicant Response: Implemented on revised plans.
29. Confirm if there is an elevator. If so, please show, label, and number the elevators.
Applicant Response: Implemented on revised plans.
30. Please refer to the city's Visibility Triangle Detail. Dimension the distance between the edge of pavement and property line and revise the visibility triangle sizes and locations accordingly.
Applicant Response: Implemented on revised plans.
31. Dimension the curb cuts at the new property line. In addition to the width of the apron radius flares.
Applicant Response: Refer to SP-1.1 and Civil sheets.
32. Show and callout all proposed curbing on and offsite. Label the curb type on the plan. Label any 3-foot nose down curb and provide a detail as applicable.
Applicant Response: The curbing has been labeled on Sheet PD-1.0
33. Please show and label the signage on site plan sheets and Pavement Marking and Signage plans. Please identify the location of the ADA signage, please consider wall mounting the signage to not encroach into the clear space of the parking stall.
Applicant Response: PMS Plans have been added to the submittal, refer to sheets PMS – 1.0 and 2.0
34. Label the ramp slopes on A-2 and on the site plan sheets (maximum allowable ramp slope is 1:12 preferred 1:16 when possible). Ensure that the plans are consistent.
Applicant Response: Noted.

35. Indicate on the site plan with notes if there will be any security gate at the driveway openings. If so, please indicate the type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queuing.
Applicant Response: No security gates being provided.
36. All vehicle queuing shall be within private property. If entry is not gated, minimum of one vehicle queuing space is required (8.5'x19' minimum). No parking stalls shall be proposed within the length of the queuing space. (i.e. at grade parking lot near club house. **
Applicant Response: Implemented on revised plans.
37. Please clearly call out in the plans for swales to be restored within the adjacent Right-of-Ways (ROW). This should be restored with grass to the City of Hollywood Typical Swale Grading Detail and Turf Restoration Detail, please include the city's detail in the civil plan set.
Applicant Response: Refer to sheet C-4.2 for the City details. Notes have been added to Sheet PD-1.0.
38. It appears that there are ADA ramps at the entrance to the lobby. Please provide clear width dimensions, slopes, and details for the ramp to and from the Lobby to show that it is ADA compliant. The ramp must have handrails on both sides with a clear interior width of 36". The ramp must meet a slope ratio of 1:12 (1:16 is recommended). Please provide a detail of the ramp proposed to show the clear interior width railing to railing to ensure ADA compliance. Provide a ramp detail in the plan set.
Applicant Response: Implemented on revised plans.
39. Provide ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. Please add a note on the site plan and the Paving, Grading, and Drainage (PGD) Plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan and PGD. Provide a detail for the proposed ramps showing how they achieve ADA compliance. Please note the entire accessible route shall be striped with ADA compliant stripping.
Applicant Response: The requested note has been added to Sheet PD-1.0.
40. Provide vehicular turning radii (inside, centerline, and outside) entering and existing the site, throughout the parking garage, and in the parking lot.
Applicant Response: Refer to Circulation Plans, Sheets CIR-1.0 - 1.1.
41. Tennis courts shall have the following minimum required yard setbacks: front - 20 feet; interior side - 7.5 ft., any side facing on a street - 15 ft., rear - 7.5 ft. Additionally when fences associated with courts are located within 7.5 ft. of a lot line, they shall be substantially screened from view from adjacent properties, public right-of-ways, and waterways by landscape materials.
Applicant Response: Implemented on revised plans.
42. Please call out all materials for the walkways, drive aisles, and vehicular parking areas on the PGD plan. Ensure that the material requirements align with City of Hollywood Code:
- a. Concrete:
Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.
 - b. Pavers:
Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border)

is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

c. Asphalt:

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

Applicant Response: Notes and sections have been added to the plans to comply or exceed the requirement noted above, refer to Sheet PD-3.0.

43. Confirm if there is a proposed fence or wall. Show, label, and dimension the plan sheets. Be sure that no portion of the fence/gate or footers are to encroach into adjacent property or City right-of-way. Please provide a cross section of the fence showing the setback to ensure all encroachment is avoided. In addition, please include the minimum setback of the fence on the site plan to accommodate the footers/fence.

Applicant Response: Implemented on revised plans.

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

Applicant Response: Refer to sheet U-1.0 and 2.0 for connection locations to existing utilities. The restoration detail has been added to sheet U-2.3

45. Provide cross-sections in the civil plans at the driveway entrances and adjacent to the property lines. Please provide dimensions on the PGD plan in the area of the cross-sections to confirm that the cross-sections and plans are consistent.

Applicant Response: Refer to sheets PD-3.0 and 3.1 for cross sections and driveway profiles.

46. Please provide a pavement marking and signage plan for both onsite and offsite. The onsite plans shall include each level of the garage. The pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical.

Applicant Response: Refer to sheet PMS-1.0 for the site pavement markings and architectural drawings for the garage plans.

47. All roads and alleys adjacent to the property are to be milled and resurfaced. Please make a note on the site plan and PGD plan, provide hatching to show the limits of the milling and resurfacing as well as any pavement restoration required. Add dimensions from the property line to the pavement restoration to confirm the limits.

Applicant Response: Hatching for pavement milling on the adjacent roadway has been added to Sheet PD-1.0

48. Please include the latest standard City of Hollywood details in the plan set. Applicant is using old standards. <https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> include all applicable details. Please remove any details that conflict with the city details (i.e. non-city parking details, curb details, etc.).

Applicant Response: The City's details have been updated accordingly on the civil plans.

49. BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored.

Applicant Response: Acknowledged, and we will coordinate with BCTED for any pavement markings needing to be restored in the right-of-way.

50. Applicant submitted a traffic study methodology. Please see attached proposal from city's third-party consultant for traffic study methodology and traffic study report review.

A traffic impact study to be submitted upon methodology review. Traffic impact analysis should include site access locations, trips generated by the project and all committed trips of future projects, trip distribution and impact to the roadway network. Provide a review of existing and future multimodal transportation impacts and needs. Include a review of existing and future transportation related improvements and amenities such as street and pedestrian lighting, bus shelter, bike facility and/or sidewalks. Traffic study reviews are done on a cost recovery basis by a city's traffic engineering consultant.

Please submit payment of \$8,450 to begin the review of methodology and upon receipt of the traffic study. Payments can be made online via link at <https://apps.hollywoodfl.org/PaymentCenter/EngineeringPayment.aspx>.

Here is information to be inputted when an online payment is made.

Application Type = Others

Permit # = Site Address

Notes = Traffic Review Cost Recovery Fee

Applicant Response: A Traffic Impact Study will be submitted once available based upon the approved Traffic Methodology dated November 13, 2024. See uploaded Final TAC-Documents-Hollywood Oaks > Traffic Methodology 11 13 2024.

51. For utilities work within City rights-of-way, a ROW permit will be required at the time of permit.

Applicant Response: Acknowledged and will comply as applicable.

52. MOT plans required at the time of City Building Permit review.

Applicant Response: Acknowledged and will be provided at time of City Building Permit review.

53. All outside agency permits are required at the time of City building permit review.

Applicant Response: Acknowledged and will comply as applicable.

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

Applicant Response: Acknowledged and will comply as applicable.

55. More comments may follow upon review of the requested information.

Applicant Response: Acknowledged.

H. LANDSCAPING

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

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

1. No landscape plans provided.

Applicant Response: Landscape Plans are provided with this Final TAC Submission #1.

2. Satellite images and Tree survey provided show existing specimen trees/palms on site.

Applicant Response: Tree Survey and Arborist report has been provided. See uploaded Final TAC-

Documents-Hollywood Oaks > Arborist Report (page X).

3. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Show all trees on site to scale. The tree disposition legend must include the tree number, common name, botanical name, DBH, overall height, spread, condition, and disposition (to remain, to be relocated, to be removed). Show all canopy including crowns of trees from adjacent lot located within 10' from property line. For new construction, Disposition plan must be superimposed on the new/proposed site plan.
Applicant Response: Tree disposition and landscape plans have been provided and to the above mentioned standards.
4. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.
Applicant Response: Existing trees and palms to remain that meet the minimum requirements will be counted towards landscape requirements. Please refer to landscape legend for details on quantities.
5. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)
Applicant Response: Site triangles at intersection of driveways and property lines have been shown on the landscape plan.
6. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.
Applicant Response: The proposed landscape plan complies with the native plant requirements outlined in Sec. 3.4
7. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.
Applicant Response: All existing overhead powerlines are proposed to be undergrounded. If conflicts arise throughout the design & construction process which prevents undergrounding, implicated tree species will be changed to and appropriate type per the FPL approved trees for planting under powerline list.
8. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'
Applicant Response: The above-mentioned note has been added to the tree disposition sheet.
9. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.
Applicant Response: Above ground equipment has been properly screened with plant material.
10. Add note: All landscaping shall be warranted for 1 year after final inspection.
Applicant Response: The above-mentioned note has been added to the landscape sheet.
11. Provide site requirements as per project zoning requirements.
Applicant Response: Landscape site requirements per zoning requirements have been provided. Please see landscape legend for details.
12. Add note: 100% irrigation coverage shall be provided.
Applicant Response: The above-mentioned note has been added to the landscape sheet.

13. More comments may follow upon review of the requested information.

Applicant Response: Acknowledged.

I. UTILITIES

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

1. Submit civil engineering plans for initial review. Provide a Paving, Grading, and Drainage Plan showing existing and proposed site elevations and drainage, and also provide a Utilities Plan indicating existing and proposed water and sewer connections.

Applicant Response : Plans have been provided with the submittal for the PGD and Utilities, refer to sheets PD-01 and U-01 and U-02.

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

Applicant Response: Details have been added to the plans, refer to sheets U-2.0, 2.1, 2.2, 2.3, 2.4 and 2.5.

3. Show Water and Sewer demand calculations on proposed utilities plans.

Applicant Response: The water and sewer demands have been shown on Sheet U-01.

4. This property resides in the FEMA FIRM Flood Zone X west of N 58th Ave and SFHA Zone AE with BFE = 6' NAVD88. The proposed Finished Flo or Elevations (FFE) shall comply with the greatest of the following three (3) conditions, as applicable. Include proposed FFE on Paving, Grading and Drainage Plan.

a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for nonresidential use, or BFE + 1 within SFHA; OR

b. Broward County Preliminary 2024 FEMA Flood Maps (as recommended), available online via the following link: <https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/> ; OR

c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link: <https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

Applicant Response: The FFE has been set to comply with the above requirements and the elevations are shown on sheets PD-01.

5. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor.

Applicant Response: Refer to sheet PD-1.0 for FFE.

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

Applicant Response: Refer to sheets PD-3.0.

7. Provide preliminary drainage calculations including pre and post development ensuring all stormwater is retained onsite.

Applicant Response: Preliminary drainage calculations have been provided. See uploaded Final TAC-Documents-Hollywood Oaks > Stormwater Management Report.

8. Indicate how roof drainage will be collected and connected to the on-site drainage system.
Applicant Response: It is expected that roof drains will be directly connect to the drainage system. Once the architectural design determines the connection points during their design development, the connections will be shown on the final engineering permit plans.
9. Ensure the bottom elevation of all mechanical and electrical equipment is elevated to BFE + 1', at a minimum.
Applicant Response: All mechanical and electrical equipment will meet the required elevations.
10. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention.
Applicant Response): The plans have been coordinated.
11. Submit Erosion Control Plan.
Applicant Response: Refers to SWPPP Plans for erosion control measures (see sheets SWPP – 1.0, 2.0, 3.0, 4.0 and 5.0)
12. Permit approval from outside agencies will be required.
Applicant Response: Acknowledged.
13. Additional comments may follow upon further review of requested items.
Applicant Response: Noted.

J. BUILDING

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

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

1. No comments were received at this time.

K. FIRE

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

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

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.
Applicant Response: Acknowledged.
2. Page SP-1 (Fire Truck Turnaround) shall comply with one of the accepted methods and measurements as per NFPA 1 (2021 Ed.) Section 18.2.3.5.4 (Dead Ends) --- "Dead-end fire apparatus access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around." --- (Samples attached)
Applicant Response: Implemented on revised plans.
3. Stairwell door swing directions on the ground floor must be checked as many are swinging inward on the plans. --- Clarify and correct on the plans.
Applicant Response: Implemented on revised plans.

4. Egress stairwells shall discharge into public right of way (not inside parking garage areas). --- Clarify and correct on the plans.
Applicant Response: Implemented on revised plans.
5. Show compliance on the plans with regard to “Exit Discharge Through Interior Building Areas” as per NFPA 101 (2021 Ed.) Section 7.7.2 (1) through (6).
Applicant Response: Implemented on revised plans.
6. Page A-1 shows the highest occupiable floor level measuring 75 feet and 00 inches. --- If it is determined at a later date that the building measures (1) inch more than the proposed 75’ 00”, then this building will require retrofitting any items not installed or accounted for as it will then be a high-rise as defined by NFPA 101 (2021 Ed.) Section 3.3.37.7 * (High-Rise Building) --- “A building where the floor of an occupiable story is greater than 75 ft (23 m) above the lowest level of fire department vehicle access.”
Applicant Response: Acknowledged.
7. Water supply (for each individual building on this site plan) shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --
underground@hollywoodfl.org

After the results are completed, the civil engineer shall show on civil drawings the calculations using Table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.
Applicant Response: A Fire flow test has been completed and the results have been added to Sheet U-1.0
8. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.
Applicant Response: A note has been added to Sheet U-1.0
9. Provide civil drawings for the underground fire main. --- Provide such including the location of the fire department connection, DDCV, and size and type of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections as required by NFPA 14 (2019 Ed.) Section 6.4.5.4 --- “Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest firehydrant connected to an approved water supply.”
Applicant Response: Refer to Sheet U-1.0 for the underground piping and locations of fire hydrants and FPC which comply with the spacing.
10. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2021 Ed.) Section 16.5.3.1.1. --- Provide a note on the plans.
Applicant Response: A note has been added to Sheet U-1.0
11. Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined

by the AHJ.

Applicant Response: Acknowledged.

L. PUBLIC WORKS

Annalie Holmes, Public Works Director (aholmes@hollywoodfl.org) 954-967-4207

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

1. No comments received at this time.

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. Park Impact Fee application required.

Applicant Response: Refer to Park Impact Fee application. See uploaded Final TAC-Documents-Hollywood Oaks > Park Impact Fee Application.

N. COMMUNITY DEVELOPMENT

Ryon R. Coote, Community Development Manager (RCoote@hollywoodfl.org) 954-924-2958

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

1. No comments received at this time.

Applicant Response: Noted.

O. ECONOMIC DEVELOPMENT

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

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

1. We would encourage good pedestrian access and connectivity to the surrounding areas for the residents

Applicant Response: Master Development Plan / Site Plan complies. Refer to SP-1.1.

2. Application is substantially compliant

Applicant Response: Noted.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

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

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

The following recommendations were developed during the Crime Prevention Through Environmental Design review of the blueprints for “**4220 & 4231 N 58th Ave**” – Preliminary. Recommendations requested by and forwarded to Cameron Palmer, Department of Development Services upon completion.

***Note: Application is substantially compliant

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

CPTED Strategies

Examples of clear border definition may include fences, shrubbery, or signs in exterior areas, to express ownership and define public, semi-public, and private space.

External Lighting

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

-Parking Lots	3-5	foot candles
-Walking Surfaces	3	foot candles
-Recreational Areas	2-3	foot candles
-Building Entryways	5	foot candles
- These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- Exterior lighting should be controlled by automatic devices (preferably by photocell).
- Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.
- Light fixtures below 10’ in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).
- Basketball courts, activity area, courtyard, and pool should be well lit, preferably with LED lighting.

Natural Surveillance

- Use a single, clearly identifiable, point of entry/exit.
- Public entrances should be clearly defined by walkways and signage.
- Illuminate and define all entrances so that they are visible to Fire/Police Emergency Personnel and to the public.
- Designate visitor parking.
- Dumpster area should be clearly visible and should not enable hiding places.
- Install a “peephole” on exterior doors to allow residents to identify individuals.
- There should not be recessed areas in corridors that could be used for hiding or loitering.
- Convex mirrors should be used in corners and in stairwells.
- See-through fencing should be around the perimeter of the pool area and terrace.
- Glass elevators are recommended so residents can see out/in.

Natural Access Control

- Site entrances should be easily securable.
- Residents should have keycard access to their building and the building’s amenities, including parking and elevators.
- Visitor parking should be separate from residence parking.
- Keep building entrances to a minimum and well monitored.
- Common building entrances should have locks that automatically lock when door closes.
- Dumpsters/Trash Rooms should be enclosed and remain locked when not in use.
- Restrict access to roofs by way of dumpsters, loading docks, stacked items, ladders, etc.
- Roof/Amenities floor should be accessible with keycard type access.
- Have Emergency Plan in place for residents and have training periodically to ensure they know the plan in the event of an emergency.
- Benches in the courtyard should have dividers for individual seating, to deter anyone from laying down.
- Lift station should only be operated by trained staff.
- Mail Room, Package Rooms, Manager’s Office, and Lobby should remain locked when not in use.

- Stairwells should not have an open space underneath. This will prevent hiding areas.
- Pool area should have lifesaving devices easily accessible
- Community Building should remain locked when not in use
- Storage rooms should remain locked when not in use
- Trash chute should remain locked when not in use

Landscaping:

- Keep landscaping trimmed and well maintained.
- Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
- Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
- Plants/Shrubbery should not be more than 2ft in height.
- Tree canopies should not be lower than 6ft in height.

Building(s) Perimeter Doors

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

General locations

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

CCTV

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

Fencing

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

Non-Pedestrian Building Entry Points

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

Signage

- Ensure proper signage is posted throughout the property.
- Pools should have signage on whether there is a lifeguard on duty.
- Pools should have rules and regulations posted, as well as hours of operation.
- Lobby should have hours of operation properly displayed for the public.
- Basketball courts and activity area should have hours of operations properly displayed.
- Basketball courts and activity area should have rules and regulations posted
- Community Building should have hours of operation posted

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

Applicant Response: Acknowledged. All CPTED recommendations have been taken under advisement.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980
Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980
Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable.
Applicant Response: Noted.

R. PARKING

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

1. No comments received.
Applicant Response: Noted.

S. ADDITIONAL COMMENTS

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.
Applicant Response: Acknowledged.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

File Number: 11957159 Revised Reference: 116367.017200

Provided for: **Greenberg Traurig P.A.**
Attention: Daniel McCawley
401 East Las Olas Blvd
Suite 2000
Ft. Lauderdale, Florida 33301

FIDELITY NATIONAL TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of Broward County, Florida from August 1, 1953 at 7:00 a.m. to August 20, 2024 at 11:00 p.m. on the land described:

PARCEL 1:

All of the Plat of 58 OAK, recorded in Plat Book 183, Page 299, of the Public Records of Broward County, Florida.

PARCEL 2:

Lot 1 of SEMINOLE ESTATES, according to the Plat thereof, recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, less portions described as follows:

Parcel A:

A portion of Lots 1, 4, and 5, and all of Lots 6 and 7, of SEMINOLE ESTATES, according to the Plat thereof, recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, being described as follows:

Commencing at the Northwest corner of said Lot 5;

Thence North 84°29'41" East on an assumed bearing along the North line of said Lot 5, a distance of 150 feet;

Thence South 1°54'19" East 47.95 feet to a point of beginning;

Thence continue South 1°54'19" East 102.05 feet;

Thence North 84°29'41" East 2 feet;

Thence South 5°30'19" East 272 feet;

Thence South 84°29'41" West 77.47 feet to the Southwest line of said Lot 4;

Thence South 49°47'38" East along said Southwest line 138.37 feet;

Thence North 88°34'21" East along the South line of said Lot 4, a distance of 170.45 feet to the Southeast

FIDELITY NATIONAL TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

corner of Lot 4;

Thence North 1°25'39" West along the East line of Lot 4, a distance of 200 feet to the South line of said Lot 1;

Thence North 88°34'21" East along the last described South line 23.17 feet;

Thence North 1°25'39" West parallel with the West line of Lot 1, a distance of 180.48 feet to the Southeast corner of said Lot 7;

Thence North 5°30'19" West along the East line of Lot 7, a distance of 108.30 feet to a point on a non-tangent curve whose center bears North 8°05'39" West from said point;

Thence Westerly along a 2917.79 foot radius curve to the right, through a central angle of 4°36'52" an arc distance of 234.99 feet to the Point of Beginning, said curve forming the South right of way line of Stirling Road, as shown on Florida Department of Transportation Right of Way Map; section 86516-2602.

Parcel B:

Lot 9, less the West 20.0 feet thereof, SEMINOLE ESTATES, as recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, and that part of Lot 1 of said SEMINOLE ESTATES, described as follows:

Beginning at the Southeast corner of said Lot 9;

Thence Southerly parallel with the West line of said Lot 1, 196.13 feet to the North line of Lot 2 of said SEMINOLE ESTATES;

Thence Westerly along the North line of Lot 2 of said SEMINOLE ESTATES 89.77 feet;

Thence Northerly parallel with the West line of said Lot 1, a distance of 189.73 feet to the South line of said Lot 9;

Thence Easterly along the South line of said Lot 9, a distance of 90.0 feet to the Point of Beginning.

Parcel C:

Lot 8, and the West 20.0 feet of Lot 9, and part of Lot 1, SEMINOLE ESTATES, as recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 8, being the Point of Beginning;

Thence on an assumed bearing of North 05°30'19" West a distance of 108.30 feet to a point on the arc of a concave curve non-tangent, Northeasterly, having a radius of 2,917.79 feet, a central angle of 01°22'19" and an

FIDELITY NATIONAL TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

arc distance of 69.87 feet to the point of a reverse curvature of a circular curve Southeasterly;

Thence Easterly along the arc of said curve having a radius of 2,811.79 feet, a central angle of 01°13'51" and an arc distance of 60.40 feet;

Thence South 05°30'19" East, a distance of 115.81 feet to a point on the North line of Lot 1;

Thence South 01°21'40" East, a distance of 189.73 feet to a point on the North line of Lots 2 and 3;

Thence South 88°38'20" West a distance of 129.67 feet to a point;

Thence North 01°21'40" West a distance of 180.48 feet to the Point of Beginning.

PARCEL 3:

Non-exclusive easements contained in that Easement Agreement recorded July 18, 2023, under Instrument No. 118984346.

PARCELS 1 AND 2 ALSO BEING DESCRIBED AS:

PARCEL A, "58 OAK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 299, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF LOT 1, "SEMINOLE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01'45'12" WEST ALONG THE WEST LINE OF SAID LOT 1 FOR 199.83 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID "SEMINOLE ESTATES"; THENCE SOUTH 8°14'48" WEST ALONG THE NORTH LINE OF SAID LOT 2 FOR 13.34 FEET; THENCE NORTH 01°45'12" WEST 196.14 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 10 OF SAID "SEMINOLE ESTATES"; THENCE ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY BOUNDARIES OF SAID LOT 1, THE FOLLOWING SIX COURSES AND DISTANCES: 1) NORTH 84°10'08" EAST 290.56 FEET; 2) SOUTH 05°49'52" EAST 69.53 FEET; 3) NORTH 84°10'08" EAST 248.23 FEET; 4) SOUTH 14°51'09" WEST 324.91 LEFT TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 5) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 73°23'39" FOR AN ARC LENGTH OF 96.07 FEET TO A POINT OF TANGENCY; 6) SOUTH 88°14'48" WEST 364.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

Address: 4231 N 58th Avenue, Hollywood, Florida and 4200 N 58th Avenue, Hollywood, Florida
Folio No. 5141 01 14 0010 and 5141 01 01 0010

Per Request of Client: Listing and hard copy of any type of encumbrance abutting the property boundary necessary for legal access to the property are listed in the following Property Appraiser Information: (no encumbrance appeared)

Folio No. 5041 36 01 0860 and 5041 01 01 0140 as to the legal description attached thereto.(see attached copies)

That record title to the land as described and shown on the above description is as follows:

Warranty Deed filed May 9, 2018, recorded under Instrument No. 115063966, from Douglas Carter, a/k/a James Douglas Carter, individually, and as Trustee of The t/u/a James Douglas Carter dated November 11, 1994, as amended and restated to 58 Oak, LLC, a Florida limited liability company. (Parcel 1)

Warranty Deed filed November 8, 2018, recorded under Instrument No. 115436518, from Dawn Louise Meyer, a single woman to 58 Oak, LLC, a Florida limited liability company. (Parcel 1)

Corrective Warranty Deed filed November 30, 2018, recorded under Instrument No. 115475084 from Dawn Louise Meyer, a single woman to 58 Oak, LLC, a Florida limited liability company. Correcting Instrument No. 115436518 (Parcel 1)

Warranty Deed filed September 1, 2021, recorded under Instrument No. 117552598, from Cross Continental Missions, Inc., a Texas non-profit corporation to 4220 N 58th Avenue Partners, LLC, a Florida limited liability company. (Parcel 2)

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. CLAIM OF LIEN CITY OF HOLLYWOOD	April 2, 2024	#119487213

THE FOLLOWING ITEMS ARE ADDITIONAL DOCUMENTS THAT ARE NOT EXAMINED OR REVIEWED

1. PLAT	November 9, 1911	PB 2/26 (Miami-Dade)
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- | | | |
|---|-------------------|------------|
| 2. PLAT | December 19, 1945 | PB 21/15 |
| 3. PLAT | July 17, 2019 | PB 183/299 |
| 4. CITY OF HOLLYWOOD PLANNING
AND DEVELOPMENT BOARD
RESOLUTION NO. 17-DP-54 | April 12, 2023 | #118788807 |
| 5. EASEMENT AGREEMENT | July 18, 2023 | #118984346 |

Name Search on the Fee Simple Title Owner only:

58 OAK, LLC

4220 N 58TH AVENUE PARTNERS, LLC

and found the following:

NOTHING FOUND

PROPERTY INFORMATION REPORT
FILE NUMBER: 11957159 Revised

FIDELITY NATIONAL TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Broward State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Broward, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Broward County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Broward County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Broward, Florida and/or Office of the Clerk of Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

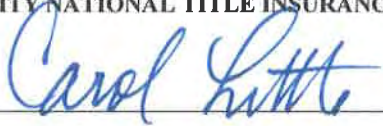
THERE IS EXCEPTED FROM THIS CERTIFICATE

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years preceding the date of this Certificate.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 23rd day of August, 2024.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By _____



This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

CITY OF HOLLYWOOD, FLORIDA CLAIM OF LIENS

STATE OF FLORIDA }SS:
 COUNTY OF BROWARD }

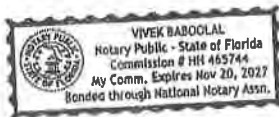
Shawn Burgess, City Treasurer of the CITY OF HOLLYWOOD, a Municipal Corporation organized and existing under the laws of the State of Florida, being duly sworn, attests that the City of Hollywood, Florida, has furnished one or more of the following services to the property owners listed below: LOT MOWING, DEBRIS REMOVAL, COMMINGLED WASTE REMOVAL, REMOVAL OF OVERGROWTH AND/OR OBSTRUCTIONS (FROM THE ALLEY AND/OR THE ADJACENT RIGHT-OF-WAY), SWIMMING POOL SERVICES, SECURING OF PROPERTY AND/OR DEMOLITION OF PROPERTY, THE REMOVAL OF ANY SALVAGE, CONTENTS, DEBRIS AND ABANDONED PROPERTY FROM THE PREMISES AND CONSTRUCTION OR REPAIR OF SIDEWALK UNDER 50/50 SHARED COST SIDEWALK PROGRAM. Said sums are due and owing the City of Hollywood, Florida on the described properties which are located in the City of Hollywood, Broward County, Florida:

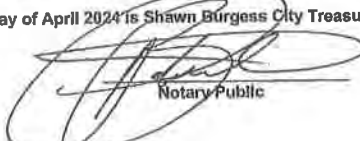
LOT	BLOCK	SUBDIVISION	OWNER/ ADDRESS	ORIGINAL AMOUNT \$	DATE OF SERVICE
21 E1/2,22	9	HOLLYWOOD BEACH 1-27 B 614213012220	GRANT, BRIDGET 328 POLK ST	145.00	02/14/24
		68 OAK 183-299 B PARCEL A 514101140010	68 OAK LLC 4231 N 58 AVE	2000.00	01/31/24
		WASHINGTON PARK HALLANDALE ADD 25-29 B LOTS 16 THRU 23, LOT 24 LESS PT DESC'D AS, COMM AT NE COR OF LOT 24, S 73.78 TO POB, SLY 26.22, W 26.22, NELY 36.19 TO POB BLK D 514124071600	SOUTH FLORIDA 67 HOLDING INC 5801 PEMBROKE RD	432.85	01/31/24
4,5,6	6	HOLLYWOOD LAKES SECTION 1-32 B 514214011080	HARRIS, NANCY 1345 JACKSON ST	503.21	01/17/24
		HOLLYWOOD BEACH FIRST ADD 1-31 B LOTS 15, 16 & 17 LESS E 12.81 OF SAID LOTS & LESS S 38.48 OF LOT 17 PER OR 3622/117 BLK A	MARINA LODGE RESORT LLC 2118 N OCEAN DR #1-4	145.00	01/31/24
15	6	HOLLYWOOD HILLS 1865 61-25 B 514207130750	GIRON, JANINA 5023 GRANT ST	400.00	01/19/24
167		GRACEWOOD NO 5 29-14 B 514113090600	METRO ONE REALTY LLC 6325 BUCHANAN ST	300.00	01/12/24
		SEMINOLE ESTATES 21-15 B LOT 12 LESS PT DESC AS BEG AT NE COR OF LOT 12, SWLY 80.47, NWLY 40.46 TO P/C, WLY AN ARC DIST OF 251.63 TO P/T, SWLY 31.04, NWLY 36, NELY 333.16 TO POB 514401010120	POINCIANA PLAZA HOLDING LLC 5800-5846 STIRLING RD	560.00	01/20/24
3	1	HARRIS ESTATES 22-41 B 514216180030	MAISON DELUXE III LLC 2111 MONROE ST	300.00	12/23/23
LOT 17 & LOT 18 E1/2	89	HOLLYWOOD 1-21 B 514215026680	GAVCO SOLUTIONS LLC 1404 JACKSON ST	553.45	01/17/24

The City of Hollywood, Florida, claims a Lien for each of the above amounts, as provided for in the Municipal Code of Ordinances, Chapter 50, Sections 50.04(A) and 50.09; Chapter 101, Sections 101.05(E) and 101.05(G); Chapter 158, Section 158.06; Chapter 151, Section 151.201 and Chapter 155, Section 155.39. The above amounts shall bear interest as provided for in Section 55.03 of the Florida Statutes. IN WITNESS WHEREOF, the CITY OF HOLLYWOOD, a Municipal Corporation, has caused these amounts to be attested to and executed by its City Treasurer this 2nd day of April 2024 .

By: 
 Shawn Burgess, City Treasurer

SWORN TO AND SUBSCRIBED before me this 2nd day of April 2024 is Shawn Burgess City Treasurer, who is personally known to me.




 Notary Public

THIS INSTRUMENT WAS PREPARED BY: City Treasurer, CITY OF HOLLYWOOD, P.O. BOX 229045 HOLLYWOOD, FLORIDA 33022-9045. File #: 24-10

Parcel 1

Prepared by:
Marvin T. Bornstein, Esq.
LAW OFFICES OF BORNSTEIN & SMITH
2138 Hollywood Boulevard
Hollywood, FL 33020-6716

Property Control No.: 5141-01-00-0041

This Warranty Deed is made this 1st day of May, 2018, by **DOUGLAS CARTER a/k/a James Douglas Carter, individually, and as Trustee OF THE t/u/a JAMES DOUGLAS CARTER dated November 11, 1994, as amended and restated**, whose address is 10833 Denver Drive, Cooper City, Florida 33026, hereinafter referred to as grantor, to **58 OAK, LLC, a Florida limited liability company**, whose address is 5230 N. 31st Place, Hollywood, Florida 33021-2315, hereinafter referred to as grantee.

Witnesseth, That the grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, to wit:

See legal description attached hereto as Exhibit "A".

SUBJECT TO taxes for the year 2018 and subsequent years; and restrictions, easements, limitations and zoning regulations of record (without reimposing the same).

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 the 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,

Warranty Deed (continued)

and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the grantor.

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

Signed and delivered in the presence of:

Witness Signature:

Printed Name: Marvin T. Bornstein

Witness Signature:

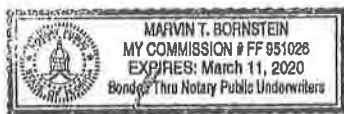
Printed Name: Marcy Bader

Douglas Carter
DOUGLAS CARTER a/k/a James Douglas Carter,
individually, and as Trustee OF THE t/u/a JAMES
DOUGLAS CARTER, dated November 11, 1994,
as amended and restated

STATE OF FLORIDA)
) ss
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this 1st day of May, 2018, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **DOUGLAS CARTER a/k/a James Douglas Carter, individually, and as Trustee OF THE t/u/a JAMES DOUGLAS CARTER dated November 11, 1994, as amended and restated**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was taken. Said person is personally known to me.

My Commission Expires:



Marvin T. Bornstein
Signature of Notary Public

Marvin T. Bornstein
Printed Name of Notary Public

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

That portion of the Northwest one quarter (NW1/4) of the Northeast one-quarter (NE1/4) of Section 1, Township 51 South, Range 41 East, Broward County, Florida described as follows:

Commence at the Southeast corner of said Northwest one quarter (NW1/4) of the Northeast one-quarter (NE1/4) of Section 1; thence on an assumed bearing of North along the East line of said Northwest one-quarter (NW1/4) a distance of 1129.68 feet, more or less, to a point 200.00 feet South of the South right-of-way line of Stirling Road and the POINT OF BEGINNING; thence West a distance of 84.65 feet to the Easterly right-of-way line of Old Davie Road; thence North $11^{\circ}30'16''$ East along said Easterly right-of-way line a distance of 190.66 feet; thence North $47^{\circ}53'48''$ East a distance of 29.73 feet to said South right-of-way line Stirling Road and the beginning of a 5676.58 foot radius curve to the South; thence Easterly along said South right-of-way line and along said curve through a central angle of $0^{\circ}02'58''$ an arc distance of 4.90 feet to said East line of the Northwest one-quarter (NW1/4) of the Northeast one-quarter (NE1/4) of Section 1; thence South along East line a distance of 200.00 feet to the POINT OF BEGINNING.

Exhibit "A"

Parcel 1

THIS INSTRUMENT PREPARED BY
CHARLES S. DALE, ESQ.
414 N.E. 4TH STREET
FT. LAUDERDALE, FL 33301

Property Folio Identification
5141 01 00 0040

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made this 6 day of November, 2018, between,
GRANTOR: DAWN LOUISE MEYER, a single woman whose address is **4231 N. 58th Avenue, Hollywood, FL 33021** and
GRANTEE: 58 OAK, LLC, a Florida limited liability company, whose address is **5230 North 31st Place, Hollywood, FL 33021-2315.**
WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other good valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency thereof is hereby acknowledged, does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto said Grantee and Grantee's successors, heirs and assigns forever, the following described property (the "Property"), situated, lying and being in Broward County, Florida, to wit:

A portion of the NW 1/4 of the NE 1/4 of Section 1, Township 51 South, Range 41 East, Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said NW 1/4 of the NE 1/4; thence, North along the East line of said NW 1/4 of the NE 1/4, a distance of 750.00 feet to the POINT OF BEGINNING; thence, continuing North along said East line 381.64 feet; thence, West parallel to the South line of said NW 1/4 of the NE 1/4 a distance of 83.87 feet to the East right-of-way line of Old Dixie Road; thence, Southwesterly along said right-of-way line 326.27 feet to the point of curvature of a 125.00 foot radius curve concave Northwesterly; thence, continuing along said right-of-way line, Southwesterly along the arc of said curve, having a central angle of 40°23'01", an arc distance of 88.10 feet to a point of non-tangency; thence East parallel with said South line of said NW 1/4 of the NE 1/4, a distance of 230.49 feet to the POINT OF BEGINNING.

a/k/a 4231 N. 58th Avenue, Hollywood, FL 33021

{Client Files\0000965\0001\00031513.DOCX } 1

SUBJECT TO:

1. Real Estate Taxes for the year 2019 and subsequent years.
2. Zoning and/or Restrictions and Prohibitions imposed by Governmental Authority, and Restrictions, Easements and other matters appearing on the Plat or Common to the Subdivision, provided nothing contained herein shall be deemed to re-impose same.

TOGETHER with all the tenements, hereditaments, easements and appurtenances belonging or in any way appertaining to the Property.

TO have and to hold the same in fee simple forever.

And said Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property and that Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Charles S Dale
Witness as to Grantor

Charles S Dale
Print Name of Witness

Catherine Legons
Witness as to Grantor

Catherine Legons
Print Name of Witness

Dawn Louise Meyer
DAWN LOUISE MEYER

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was sworn to and subscribed before me this 6 day of November, 2018 by **DAWN LOUISE MEYER, a single woman**, and she acknowledged to me that she executed the foregoing for the purposes herein stated. She is personally known to me or produced the following as identification: _____.

Charles S Dale
Notary Public

My Commission Expires:



{Client Files\0000965\0001\00031513.DOCX } 2

Parcel 1

THIS INSTRUMENT PREPARED BY
CHARLES S. DALE, ESQ.
414 N.E. 4TH STREET
FT. LAUDERDALE, FL 33301

Property Folio Identification
5141 01 00 0040

SPACE ABOVE THIS LINE FOR RECORDING DATA

CORRECTIVE WARRANTY DEED

(This Corrective Warranty Deed is being recorded to correct the legal description in the original deed which was recorded in Instrument #115436518 of the Public Records of Broward County, Florida.)

THIS WARRANTY DEED made this 30 day of November, 2018, between,
GRANTOR: **DAWN LOUISE MEYER, a single woman** whose address is **4231 N. 58th Avenue, Hollywood, FL 33021** and
GRANTEE: **58 OAK, LLC, a Florida limited liability company**, whose address is **5230 North 31st Place, Hollywood, FL 33021-2315.**

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other good valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency thereof is hereby acknowledged, does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto said Grantee and Grantee's successors, heirs and assigns forever, the following described property (the "Property"), situated, lying and being in Broward County, Florida, to wit:

A portion of the NW 1/4 of the NE 1/4 of Section 1, Township 51 South, Range 41 East, Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said NW 1/4 of the NE 1/4; thence, North along the East line of said NW 1/4 of the NE 1/4, a distance of 750.00 feet to the POINT OF BEGINNING; thence, continuing North along said East line 381.64 feet; thence, West parallel to the South line of said NW 1/4 of the NE 1/4, a distance of 83.87 feet to the East right-of-way line of Old Davie Road; thence, Southwesterly along said right-of-way line 326.27 feet to the point of curvature of a 125.00 foot radius curve concave Northwesterly; thence, continuing along said right-of-way line, Southwesterly along the arc of said curve, having a central angle of 40°23'01", an arc distance of 88.10 feet to a point of non-tangency; thence, East parallel with said South line of said

{Client Files\0000965\0001\00036672.DOCX }

2

NW 1/4 of the NE 1/4, a distance of 230.49 feet to the POINT OF BEGINNING.

a/k/a 4231 N. 58th Avenue, Hollywood, FL 33021

SUBJECT TO:

- 1. Real Estate Taxes for the year 2019 and subsequent years.
- 2. Zoning and/or Restrictions and Prohibitions imposed by Governmental Authority, and Restrictions, Easements and other matters appearing on the Plat or Common to the Subdivision, provided nothing contained herein shall be deemed to re-impose same.

TOGETHER with all the tenements, hereditaments, easements and appurtenances belonging or in any way appertaining to the Property.

TO have and to hold the same in fee simple forever.

And said Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property and that Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Charles S. Dale
Witness as to Grantor

Dawn Louise Meyer
DAWN LOUISE MEYER

Charles S. Dale
Print Name of Witness

Sotera Tsantonis
Witness as to Grantor

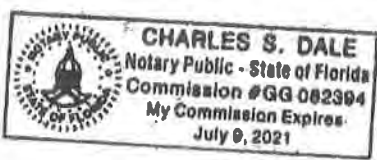
Sotera Tsantonis
Print Name of Witness

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was sworn to and subscribed before me this 30 day of November, 2018 by **DAWN LOUISE MEYER, a single woman**, and she acknowledged to me that she executed the foregoing for the purposes herein stated. She is personally known to me or produced the following as identification:

Charles S. Dale
Notary Public

My Commission Expires:



(Client File#0000965/0001/00036672.DOCX)

Parcel 2

Prepared by and return to:

Alan E. Krinzman
Assouline & Berlowe, P.A.
Miami Tower 100 S.E. 2nd Street, Suite 3105
Miami, FL 33131
305-567-5576
File Number: 000032.0025

Parcel Identification No. 5141 01 01 0010

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this ^{16th} 19 day of August, 2021 between Cross Continental Missions, Inc., a Texas non-profit corporation whose post office address is 5201 W. Park Blvd., Suite 100, Plano, TX 75093 of the County of Collin, State of Texas, grantor*, and 4220 N 58th Avenue Partners, LLC, a Florida limited liability company whose post office address is 3113 Stirling Road, Suite 103, Fort Lauderdale, FL 33312 of the County of Broward, State of Florida, grantee*,

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:

Legal Description of Property attached hereto and made a part hereof as Exhibit "A".

Property Address: 4220 N. 58th Avenue, Hollywood, FL 33021

Subject to restrictions, reservations and limitation of record, if any (without reimposing same), and taxes for the year 2021, which are not yet due and payable.


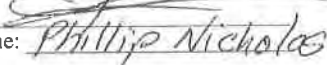
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

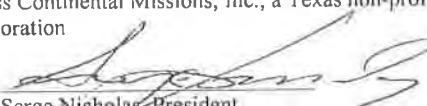
DoubleTime®

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 Name: Alan E. Krinzman

 Witness Name: Phillip Nicholas

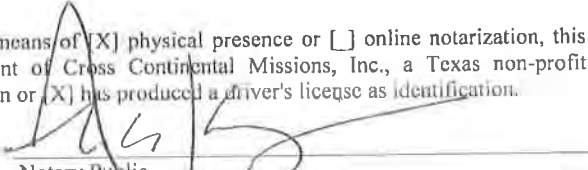
Cross Continental Missions, Inc., a Texas non-profit corporation

By: 
 Serge Nicholas, President
 Duly authorized as per that certain
 Unanimous Written Company Action of Directors,
 Corporation Status and Incumbency Certificate
 attached hereto as Exhibit "B"

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of August, 2021 by Serge Nicholas, President of Cross Continental Missions, Inc., a Texas non-profit corporation, on behalf of said firm. He is personally known or has produced a driver's license as identification.

[Notary Seal]


 Notary Public
 Printed Name: Alan E. Krinzman
 My Commission Expires: _____

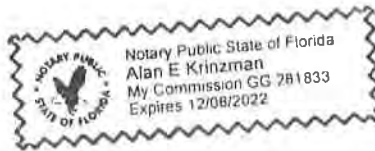


Exhibit A

Lot 1 of SEMINOLE ESTATES, according to the Plat thereof, recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, less portions described as follows:

Parcel A:

A portion of Lots 1, 4, and 5, and all of Lots 6 and 7, of SEMINOLE ESTATES, according to the Plat thereof, recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, being described as follows:

Commencing at the Northwest corner of said Lot 5;

Thence North 84°29'41" East on an assumed bearing along the North line of said Lot 5, a distance of 150 feet;

Thence South 1°54'19" East 47.95 feet to a point of beginning;

Thence continue South 1°54'19" East 102.05 feet;

Thence North 84°29'41" East 2 feet;

Thence South 5°30'19" East 272 feet;

Thence South 84°29'41" West 77.47 feet to the Southwest line of said Lot 4;

Thence South 49°47'38" East along said Southwest line 138.37 feet;

Thence North 88°34'21" East along the South line of said Lot 4, a distance of 170.45 feet to the Southeast corner of Lot 4;

Thence North 1°25'39" West along the East line of Lot 4, a distance of 200 feet to the South line of said Lot 1;

Thence North 88°34'21" East along the last described South line 23.17 feet;

Thence North 1°25'39" West parallel with the West line of Lot 1, a distance of 180.48 feet to the Southeast corner of said Lot 7;

Thence North 5°30'19" West along the East line of Lot 7, a distance of 108.30 feet to a point on a non-tangent curve whose center bears North 8°05'39" West from said point;

Thence Westerly along a 2917.79 foot radius curve to the right, through a central angle of 4°36'52" an arc distance of 234.99 feet to the Point of Beginning, said curve forming the South right of way line of Stirling Road, as shown on Florida Department of Transportation Right of Way Map; section 86516-2602.

Parcel B:

Lot 9, less the West 20.0 feet thereof, SEMINOLE ESTATES, as recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, and that part of Lot 1 of said SEMINOLE ESTATES, described as follows:

Beginning at the Southeast corner of said Lot 9;

Thence Southerly parallel with the West line of said Lot 1, 196.13 feet to the North line of Lot 2 of said SEMINOLE ESTATES;

Thence Westerly along the North line of Lot 2 of said SEMINOLE ESTATES 89.77 feet;

Thence Northerly parallel with the West line of said Lot 1, a distance of 189.73 feet to the South line of said Lot 9;

Exhibit A (Continued)

Thence Easterly along the South line of said Lot 9, a distance of 90.0 feet to the Point of Beginning.

Parcel C:

Lot 8, and the West 20.0 feet of Lot 9, and part of Lot 1, SEMINOLE ESTATES, as recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 8, being the Point of Beginning;

Thence on an assumed bearing of North 05°30'19" West a distance of 108.30 feet to a point on the arc of a concave curve non-tangent, Northeasterly, having a radius of 2,917.79 feet, a central angle of 01°22'19" and an arc distance of 69.87 feet to the point of a reverse curvature of a circular curve Southeasterly;

Thence Easterly along the arc of said curve having a radius of 2,811.79 feet, a central angle of 01°13'51" and an arc distance of 60.40 feet;

Thence South 05°30'19" East, a distance of 115.81 feet to a point on the North line of Lot 1;

Thence South 01°21'40" East, a distance of 189.73 feet to a point on the North line of Lots 2 and 3;

Thence South 88°38'20" West a distance of 129.67 feet to a point;

Thence North 01°21'40" West a distance of 180.48 feet to the Point of Beginning.

Parcel Identification Number: 5141 01 01 0010

EXHIBIT "B"

Board of Directors Corporate Resolution of:
CROSS CONTINENTAL MISSIONS, INC

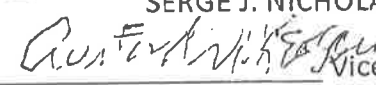
We, the undersigned, being all the directors of this corporation consent and agree that the following corporate resolution was made on: **September 18th, 2019 at: 03.00 pm at: Hollywood, FL**

We do hereby consent to the adoption of the following as if it was adopted at a regularly called meeting of the board of directors of this corporation. In accordance with State law and the bylaws of this corporation, by unanimous consent, the board of directors decided that:


1. The Real Estate property of CROSS-CONTINENTAL MISSIONS, INC not for profit by 501(c) corporation, located at: *4220 N 58th avenue Hollywood Florida 33021* will be SOLD AS IS according of agreement with the following Sale contract, to:
Sales Contract dated September 12, 2019 between Cross-Continental Missions, Inc. and Reuven Rogalinsky. Reuven Rogalinsky and Sam Rogalinsky formed a new company called 4220 N 58th Avenue Partners, LLC to take title to the Property at time of closing and the said contract has been assigned to this company.
2. President of CCM, Inc. -- Dr. Serge J. Nicholas will be sign the contract on behalf of the Board of Directors in time of closing, which will have a place on: or about August 17, 2021 in Broward County, Florida.
3. In time of closing ALL the DEWS must be paid: Loans to Serge Nicholas, Reimbursement of Salary to CCM President (2008 - 2020), All expenses "OUT OF SERGE POCKET", and any other CCM dew's to Creditors, Service providers, ext.
4. The remain \$\$ amount of SALE DEAL must be transfer to the CCM account: located at [REDACTED]

The officers of this corporation are authorized to perform the acts to carry out this corporate resolution.


09.18.2019 Date  President signature
SERGE J. NICHOLAS Printed name

_____ Date  Vice-President signature

09/19/2019 Date  Treasury signature
AUSTIN WILKERSON Printed name

09/19/2019 Date  Director signature
PHILLIP S. NICHOLAS Printed name
VLADISLAV NIKOLAEV Printed name

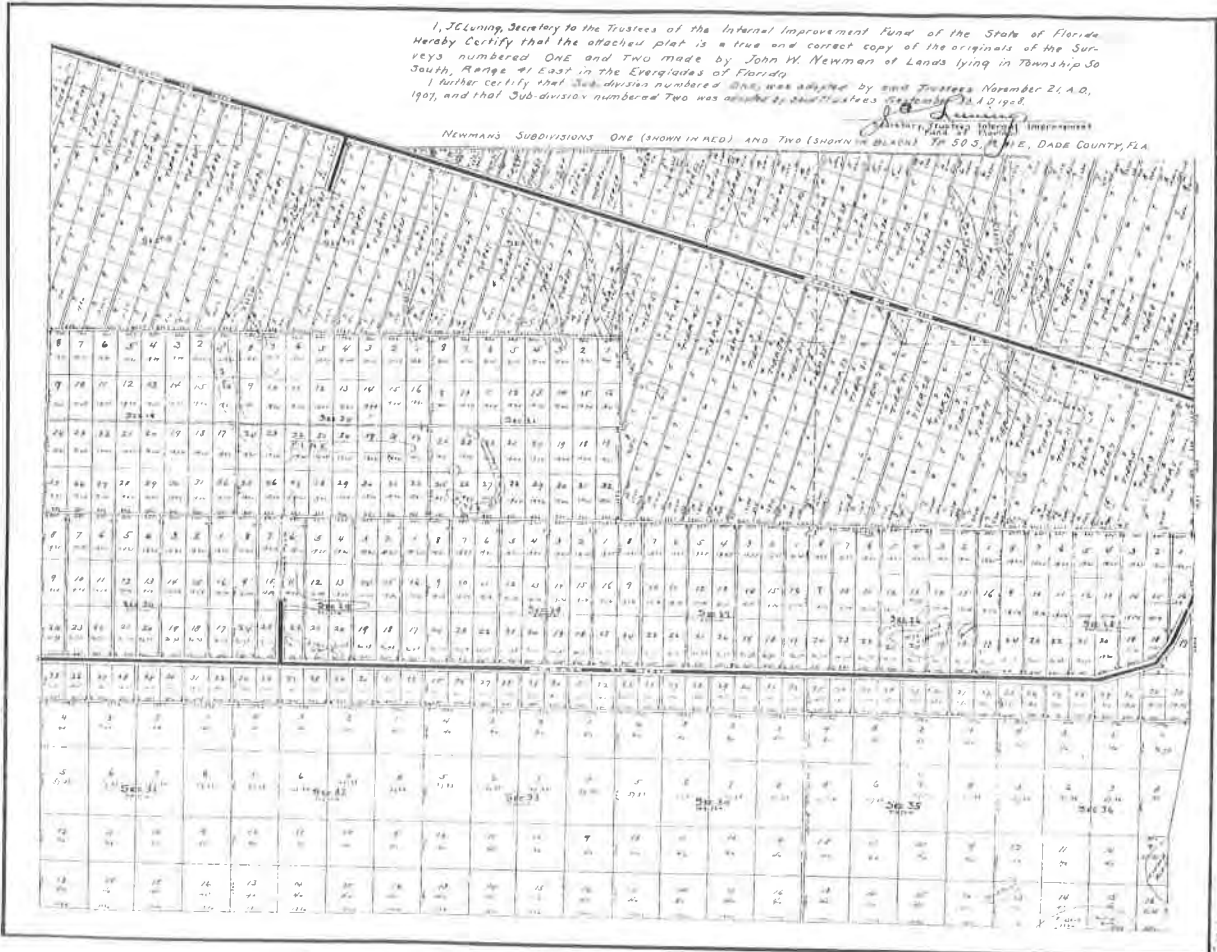
The Secretary of the CROSS CONTINENTAL MISSIONS, INC., certifies that the above is a true and correct copy of the resolution that was duly adopted at a meeting of the dated meeting of the Board of directors.

 Signature of Secretary

HELEN NICHOLAS (Printed name)

09/18/19 Date

ORIGINAL P 2 / 26
11-9-1911



3

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 17-DP-54

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT CONSISTING OF 58 RESIDENTIAL UNITS AND 9,300 SQ. FT. OF OFFICE SPACE (58 OAK) LOCATED AT 4231 N. 58TH AVENUE PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, 58 Oak, LLC. ("Applicant"), has applied for Design and Site Plan approval for the construction for a mixed-use development consisting of 58 residential units and 9,300 sq. ft. of office space ("58 Oak") located at 4231 N. 58th Avenue, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Planning Administrator, following analysis of the application and its associated documents, has determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and have therefore recommended approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

- (1) A Unity of Title, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of Building Permits, and shall be recorded by the City of Hollywood in the Public Records of Broward County prior to the issuance of a Certificate of Completion or Certificate of Occupancy; and

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- (2) The Applicant shall work with the Engineering Division and Broward County Transit to provide bus shelter and any appropriate easements, if feasible; and

WHEREAS, on July 25, 2019, the Board met and held an advertised public hearing to consider the Applicants' requests; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met with added conditions:

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.
- (2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with conditions, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met with a condition as set forth below.

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT CONSISTING OF 58 RESIDENTIAL UNITS AND 9,300 SQ. FT. OF OFFICE SPACE (58 OAK) LOCATED AT 4231 N. 58TH AVENUE PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following conditions:**

- (a) A Unity of Title, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of Building Permits, and shall be recorded by the City of Hollywood in the Public Records of Broward County prior to the issuance of a Certificate of Completion or Certificate of Occupancy; and
- (b) The Applicant shall work with the Engineering Division and Broward County Transit to provide bus shelter and any appropriate easements, if feasible; and
- (c) Satellite dishes shall be roof mounted and not mounted onto exterior walls or balconies.

Section 4: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 5: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT CONSISTING OF 58 RESIDENTIAL UNITS AND 9,300 SQ. FT. OF OFFICE SPACE (58 OAK) LOCATED AT 4231 N. 58TH AVENUE PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

Section 6: That the Department of Development Services Planning and Urban Design Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 25th DAY OF July, 2019.

RENDERED THIS 30th DAY OF March, 2023, 2019.


DIANA PITTARELLI, ACTING CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY for the use reliance of the Planning and Development Board of the City of Hollywood, Florida, only.


DEBRA-ANN REESE, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 51 South, Range 41 East, Broward County, Florida, being more particularly described as follows:

Commencing at the southeast corner of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence, North along the east line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 750.00 feet to the POINT OF BEGINNING; thence, continuing North along said east line 381.64 feet; thence, West parallel to the south line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 83.87 feet to the east right-of-way of Old Davie Road; thence, Southwesterly along said right-of-way line 326.27 feet to the point of curvature of a 125.00 foot radius curve concave northwesterly; thence, continuing along said right-of-way line, Southwesterly along the arc of said curve, having a central angle of 40°23'01", an arc distance of 88.10 feet to a point of non-tangency; thence, East parallel with said south line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 230.49 feet to the POINT OF BEGINNING.

TOGETHER WITH:

That portion of the Northwest one quarter (NW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 1, Township 51 South, Range 41 East, Broward County, Florida described as follows:

Commence at the Southeast corner of said Northwest one quarter (NW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 1; thence on an assumed bearing of North along the East line of said Northwest one-quarter (NW $\frac{1}{4}$) a distance of 1129.88 feet, more or less, to a point 200.00 feet South of the South right-of-way line of Stirling Road and the POINT OF BEGINNING; thence West a distance of 84.65 feet to the Easterly right-of-way line of Old Davie Road; thence North 11°30'18" East along said Easterly right-of-way line a distance of 190.88 feet; thence North 47°53'48" East a distance of 29.73 feet to said South right-of-way line Stirling Road and the beginning of a 5676.58 foot radius curve to the South; thence Easterly along said South right-of-way line and along said curve through a central angle of 0°02'58" an arc distance of 4.90 feet to said East line of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 1; thence South along East line a distance of 200.00 feet to the POINT OF BEGINNING.

17

58 OAK
4231 N. 58 AVE. HOLLWOOD, FLORIDA

SALTZ MICHELSON ARCHITECTS
1100 UNIVERSITY BLVD. SUITE 200
HOLLWOOD, FL 33428
PH: (904) 761-3111
WWW.SALTZMICHELSON.COM

Project No: 2019-001
Drawing No: 2019-001-01
City: FLORIDA
Date: 07/2019
REVISED
BY: [Signature]
DATE: 07/2019

SP1

EXHIBIT 'B'

VEHICLE PARKING CALCULATION

1. THE LAND IS LOCATED IN THE CITY OF HOLLWOOD, FLORIDA. THE CITY OF HOLLWOOD IS A COMMUNITY DEVELOPMENT AGENCY UNDER THE FLORIDA DEVELOPMENTAL DISPERSED DEVELOPMENT ACT (FD-3).

2. THE CITY OF HOLLWOOD IS A COMMUNITY DEVELOPMENT AGENCY UNDER THE FLORIDA DEVELOPMENTAL DISPERSED DEVELOPMENT ACT (FD-3).

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10. THE CITY OF HOLLWOOD IS A COMMUNITY DEVELOPMENT AGENCY UNDER THE FLORIDA DEVELOPMENTAL DISPERSED DEVELOPMENT ACT (FD-3).

VEHICLE PARKING CALCULATION

USE	NO. OF SPACES	NO. OF SPACES REQUIRED	NO. OF SPACES PROVIDED
RESIDENTIAL	10	10	10
OFFICE	10	10	10
RETAIL	10	10	10
TOTAL	30	30	30

VEHICLE PARKING CALCULATION

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LOCATION MAP

PLAN
1/4" = 1'-0"

ELEVATION
1/4" = 1'-0"

MONUMENT SIGN ELEVATION
1/4" = 1'-0"

PROPOSED SITE PLAN
1" = 20'-0"

VEHICLE PARKING CALCULATION

USE	NO. OF SPACES	NO. OF SPACES REQUIRED	NO. OF SPACES PROVIDED
RESIDENTIAL	10	10	10
OFFICE	10	10	10
RETAIL	10	10	10
TOTAL	30	30	30

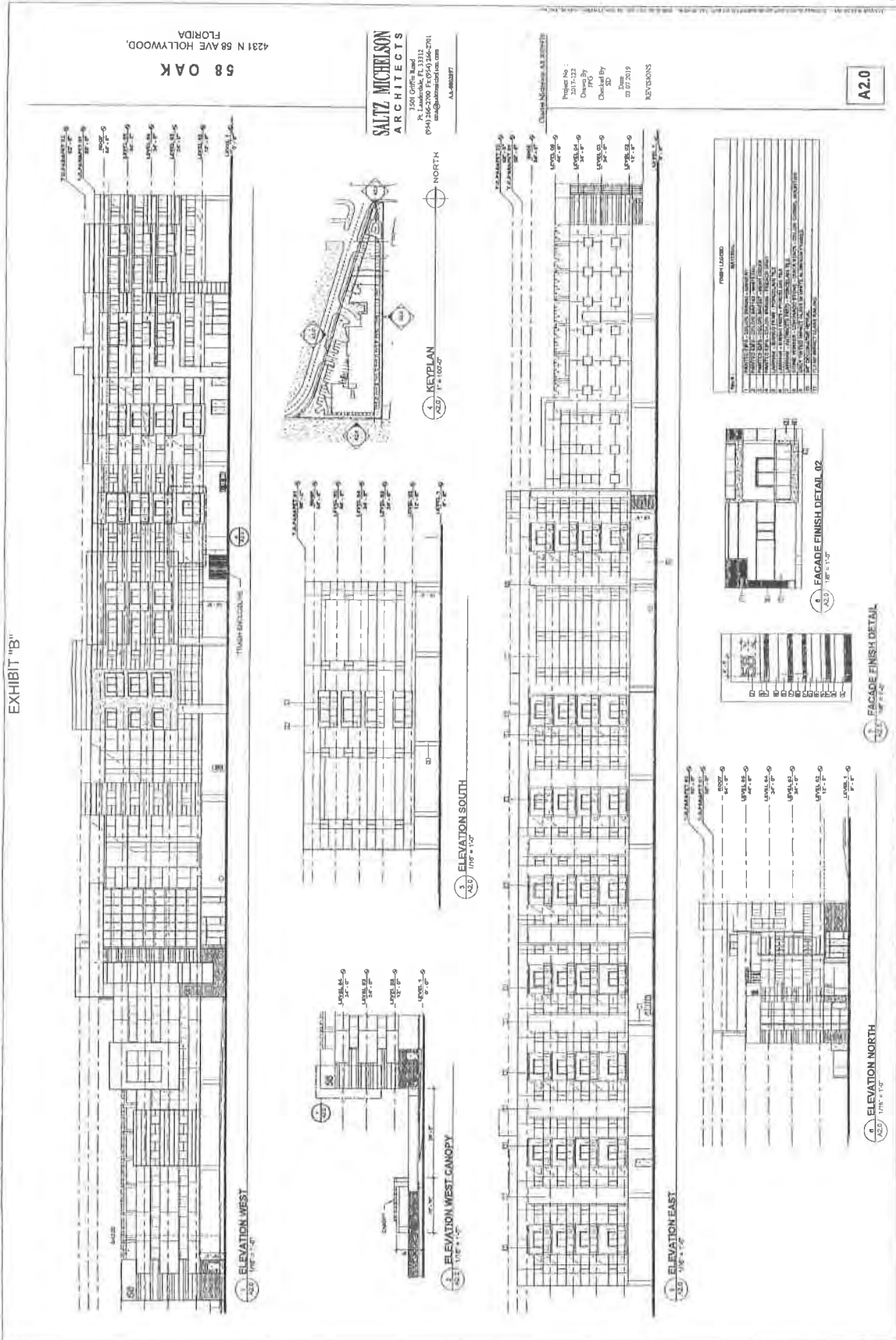
VEHICLE PARKING CALCULATION

USE	NO. OF SPACES	NO. OF SPACES REQUIRED	NO. OF SPACES PROVIDED
RESIDENTIAL	10	10	10
OFFICE	10	10	10
RETAIL	10	10	10
TOTAL	30	30	30

VEHICLE PARKING CALCULATION

USE	NO. OF SPACES	NO. OF SPACES REQUIRED	NO. OF SPACES PROVIDED
RESIDENTIAL	10	10	10
OFFICE	10	10	10
RETAIL	10	10	10
TOTAL	30	30	30

EXHIBIT "B"



After recording, return to:
Alan E. Krinzman, Esq.
Assouline & Berlowe, P.A.
100 SE 2nd Street, Suite 3105
Miami, FL 33131

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "**Agreement**"), is made and entered into this 5th day of July, 2023, by and among **EMERALD HOLLYWOOD OWNER, LLC**, a Delaware limited liability company, as to a 46.667% undivided tenants-in-common interest in the Emerald Waters Parcel (as defined below), **4000 NORTH 56TH OWNER, LLC**, a Delaware limited liability company, as to a 4.750% undivided tenants-in-common interest in the Emerald Waters Parcel, **EMERALD HOLLYWOOD INVESTOR, LLC**, a Delaware limited liability company, as to a 6.00% undivided tenants-in-common interest in the Emerald Waters Parcel, **EMERALD WATERS G OWNER, LLC**, a Delaware limited liability company, as to a 14.00% undivided tenants-in-common interest in the Emerald Waters Parcel and **CLUB AT EMERALD WATERS INVESTORS, LLC**, a Delaware limited liability company, as to a 28.583% undivided tenants-in-common interest in the Emerald Waters Parcel (collectively, "**Emerald Waters**"), **58 OAK, LLC**, a Florida limited liability company ("**Oak**"), and **4220 N 58TH AVENUE PARTNERS, LLC**, a Florida limited liability company ("**Avenue Partners**"). Avenue Partners and Oak shall be collectively hereinafter referred to as "**Oak Avenue**".

WITNESSETH:

WHEREAS, Emerald Waters is the owner of that certain tract of land (the "**Emerald Waters Parcel**") described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, Avenue Partners is the owner of that certain tract of land (the "**Avenue Partners Parcel**") described in Exhibit "B" attached hereto and incorporated herein; and

WHEREAS, Oak is the owner of that certain tract of land (the "**Oak Parcel**") described in Exhibit "C" attached hereto and incorporated herein (each of the Emerald Waters Parcel, the Avenue Partners Parcel and the Oak Parcel being hereinafter sometimes individually referred to as a "**Parcel**"); and

WHEREAS, Emerald Waters and Oak Avenue desire to enter into this Agreement for purpose of granting and conveying certain easements in order to facilitate the development, use and operation of the Emerald Waters Parcel, the Avenue Partners Parcel and the Oak Parcel, as more fully set forth below;

NOW, THEREFORE, in consideration of the foregoing premises, the grants, reservations, easements and agreements herein made, and in consideration of Ten and No/100

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Dollars (\$10.00) in hand paid and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto (each such party being hereinafter sometimes referred to as an "Owner"), intending to be legally bound, do hereby agree as follows:

1. Grant of Easements by Emerald Waters for the benefit of Oak Avenue, the Avenue Partners Parcel and the Oak Parcel. In consideration of payment to Emerald Waters from Oak Avenue in the amount TEN AND 00/100 DOLLARS (\$10.00) and the promises and covenants of each of them under this Agreement, Emerald Waters hereby grants and conveys to Oak Avenue and each of their respective contractors, subcontractors, employees, and agents (the "Construction Parties") the following easements for the benefit of Oak Avenue, the Avenue Partners Parcel, the Oak Parcel, and their respective Construction Parties and, to the extent title to the Avenue Partners Parcel or the Oak Parcel is leased, transferred or assigned, to the successors and assigns of the transferring Owner:

1.1 Temporary Construction Easement. A temporary construction easement (the "Temporary Construction Easement") over, across, upon and through the portions of the Emerald Waters Parcel labeled as the "*Sketch and Legal Description 10' Wide Force Main Easement*" on the Location Map attached hereto as Exhibit "D" and incorporated herein (the "Temporary Construction Easement Area"), for the construction activities in connection with: (a) the construction and installation of a six (6") inch wide force main sewer line (the "New Sewer Line"), which New Sewer Line will connect the sewer lines from the Avenue Partners Parcel and Oak Parcel to the main sewer line running along 56th Avenue via the Emerald Waters Parcel (the "Sewer Line Installation Work") and (b) the removal and disposal of the existing lift station located on the Emerald Waters Parcel, the construction and installation of a new lift station on the Emerald Waters Parcel (the "New Lift Station") which New Lift Station shall be for the sole use and benefit of the Emerald Waters Parcel and the procurement of a temporary "lift station apparatus" to service the Emerald Waters Parcel once the existing lift station is removed until the New Lift Station is placed into service (collectively, the "Lift Station Installation Work"). The Sewer Line Installation Work and the Lift Station Installation Work shall also include promptly restoring, or causing to be restored, the Emerald Waters Parcel to substantially the condition which existed prior to such work, at Oak Avenue's sole cost and expense. The Temporary Construction Easement shall automatically terminate, without any further action by either party, upon the earlier of the lien free completion of both the Sewer Line Installation Work and Lift Station Installation Work as contemplated herein, or December 31, 2026; provided, however, that Oak Partners shall have the right to extend the outside expiration date of the Temporary Construction Easement for a period not to exceed 180 days by delivering written notice of such election to Emerald Waters on or before October 1, 2026. The Temporary Construction Easement Area shall be used in such a manner which minimizes disruption of or interference with the use and operation of the remainder of the Emerald Waters Parcel by Emerald Waters, its successor and assigns and all of their occupants, tenants, guests or invitees. Upon such completion, Oak Avenue shall promptly remove all of its and its Construction Parties' equipment and personal property from the Temporary Construction Easement Area and leave the Temporary Construction Easement Area in a clean and debris-free condition.

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1.2 Sewer Line Easement. A non-exclusive, perpetual easement (the "Sewer Line Easement") over, across, upon and through the portions of the Emerald Waters Parcel shown on the Sewer Line Easement attached hereto as Exhibit "D" (the "Sewer Line Easement Area"), which easement rights are limited to the right of Oak Avenue and each of its successors and assigns to access portions of the Sewer Line Easement Area to maintain, repair and replace the New Sewer Line, at Oak Avenue's sole cost and expense, including the requirement for Oak Avenue and its successors and assigns to restore, repair or rebuild any part of the Emerald Waters Parcel damaged or destroyed by the New Sewer Line or a failure of such New Sewer Line, at Oak Avenue's and its successors and assigns sole cost and expense.

2. Construction and Maintenance Obligations.

2.1 Construction. Oak Avenue shall be responsible for the cost and expense of completing the Sewer Line Installation Work and Lift Station Installation Work, including, without limitation, all permitting, engineering, surveying and construction costs and Emerald Waters' legal fees in connection with the transactions contemplated by this Agreement. Emerald Waters shall have approval rights over the scope of the Lift Station Installation Work. In the event Emerald Waters develops the vacant portion of the Emerald Waters Parcel located on the Southwest corner of Stirling Road and 56th Avenue, Emerald Waters shall have the right, at its sole cost and expense, to connect the sewer lines for such development to the New Sewer Line. Prior to commencing the Sewer Line Installation Work and the Lift Station Installation Work, Oak Avenue and its sureties shall execute, and deliver to Emerald Waters, a "Payment Bond" and a "Performance Bond" covering the Sewer Line Installation Work and the Lift Station Installation Work (the "P&P Bonds"). The P&P Bonds shall be issued by a surety reasonably acceptable to Emerald Waters, in its reasonable discretion. The Payment Bond is intended to, and shall be deemed to be, an unconditional statutory Payment Bond pursuant to the requirements of Section 713.23, Florida Statutes.

2.2 Maintenance. Emerald Waters shall be responsible for maintaining the Sewer Line Easement Area (but not the New Sewer Line itself) and Oak Avenue shall be responsible for maintaining the New Sewer Line. Notwithstanding the aforementioned maintenance obligations, Oak Avenue warrants that the New Lift Station and the New Sewer Line shall be free from defects in materials and workmanship for a period of three (3) years from the expiration of the Temporary Construction Easement. In addition to the foregoing, Oak Avenue shall present a New Sewer Line preventative maintenance plan for Emerald Waters' approval (not to be unreasonably withheld or delayed), which plan shall include, without limitation, camera inspections and jetting/cleaning of the New Sewer Line on an annual basis.

2.3 Bond Requirement. Simultaneously with the expiration of the Temporary Construction Easement, Oak Avenue shall deliver to Emerald Waters an executed maintenance bond, which guarantees the warranty (the "Maintenance Bond"). The Maintenance Bond shall have as the surety thereon only such surety company as is reasonably acceptable to Emerald Waters and which is authorized to write bonds of such character and amount under the laws of the State of Florida. A surety company must have a Best's Key Rating Guide General Policyholder's Rating of "A" or better and a Financial Category of Class "V" or better or be acceptable to Emerald Waters. The attorney-in-fact or other officer who signs a bond must file with such bonds a certified

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copy of his power-of-attorney authorizing him to do so. The Maintenance Bond may be written with the Oak Avenue's contractor as "Principal" and Oak Avenue and Emerald Waters as "Co-obligees" or Emerald Waters as sole "Obligee". In the alternative, Oak Avenue may be named as "Principal" and Emerald Waters as "Obligee". Arbor JPM Funding, LLC shall be a "Co-obligee" on the Maintenance Bond. The Maintenance Bond shall remain in force for three (3) years following the date of expiration of the Temporary Construction Easement to protect Emerald Waters against losses resulting from any and all defects in materials or improper performance of work. Upon demand by Emerald Waters, Oak Avenue shall cause to be corrected all such defects which are discovered within the warranty period or periods as set forth above, failing which Emerald Waters shall make such repairs and/or replacements of defective work and/or materials and Oak Avenue and/or its Surety shall be liable to Emerald Waters for all costs arising therefrom. Oak Avenue also warrants that it shall be solely responsible for the repair of any damages to said facilities caused by persons in its employment or control.

2.4 General. Any construction or maintenance work performed by or on behalf of any Owner pursuant to this Agreement shall be performed in a good, diligent, lien-free and workmanlike manner and in compliance with all applicable laws, rules, regulations and ordinances. Each Owner shall promptly pay for all work done on its behalf or at its direction (unless a bona fide dispute exists concerning payment) and cause to be discharged any lien affecting the Parcel of any other Owner arising from or relating to such work within thirty (30) days of written notice thereof. In the event any liens are not satisfied, discharged or bonded off within such thirty (30) day period, Emerald Waters shall have the right, in addition to any other remedy at law or in equity, to settle, satisfy, discharge or bond off such lien, at its sole discretion, and Oak Avenue shall be responsible to pay all reasonable costs thereof within thirty (30) days following receipt of written demand therefor (including copies of the invoices or supporting documentation evidencing such costs). Except as expressly provided above, no work done by or on behalf of any Owner shall give such Owner (or anyone doing work on behalf of such Owner) any lien claims or rights in and to the Parcel of any other Owner. Upon the completion of the Sewer Line Installation Work and Lift Station Installation Work, Oak Avenue shall deliver to Emerald Waters final lien releases, contractors affidavits, termination of notices of commencement, if any, and other applicable satisfactions/releases, and Oak Avenue shall promptly restore or cause to be restored the Emerald Waters Parcel to substantially the condition which existed prior to such work, at Oak Avenue's sole cost and expense. Furthermore, Oak Avenue shall assign Emerald Waters all construction warranties with respect to the New Lift Station. Oak Avenue shall provide Emerald Waters no less than thirty (30) days written notice before commencing the Sewer Line Installation Work and the Lift Station Installation Work; *provided, however*, Emerald Waters and Oak Avenue shall mutually coordinate the start date for said work. Once the parties agree on a commencement date for the work, Emerald Waters shall prepare and execute a Notice of Commencement in accordance with the requirements of Chapter 713, Florida Statutes, record the Notice of Commencement (with a copy of the Payment Bond attached thereto) in the public records of Broward County, Florida and post a copy of the recorded Notice of Commencement at the sites for the Sewer Line Installation Work and the Lift Station Installation Work.

2.4 Insurance. Oak Avenue will procure and maintain, and will require its Construction Parties to procure and maintain, at its sole cost and expense, from the date hereof until the completion of all of the work contemplated by this Agreement, automobile liability

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insurance, and commercial general liability insurance against liability for bodily injury and death and property damage, in reasonable and customary amounts and forms and such other types and amounts of insurance as required by law and reasonably acceptable to Emerald Waters and Emerald Waters shall be added as additional insureds on all such insurance. The commercial general liability insurance is to include broad form property damage and afford coverage for explosion, collapse and underground hazards, and "personal injury" liability insurance and an endorsement providing that the insurance afforded under the foregoing policy is primary insurance and that any insurance maintained by Emerald Waters is excess and non-contributing with the insurance required hereunder. Oak Avenue will provide evidence of the foregoing insurance upon the request of Emerald Waters. Such insurance shall include coverage to restore, repair or rebuild any part of the Emerald Waters Parcel damaged by the New Sewer Line or the failure of such New Sewer Line.

3. Modification of Sewer Line Easement. Emerald Waters hereby agrees that, upon request by the applicable governmental or municipal authorities (if any) and subject to the consent of the holder of any mortgages, deeds of trust, deeds to secure debt and other encumbrances placed upon the Emerald Waters Parcel ("Emerald Waters Lender"), Emerald Waters will execute a document reasonably modifying the existing Sewer Line Easement so as to center the easement area on the existing sewer lateral.

4. Indemnity and Limitation of Liability.

4.1 Indemnification. Oak Avenue hereby agrees to indemnify, defend and hold Emerald Waters harmless from any loss, cost, damage or expense (including, without limitation, court costs and attorneys' fees) arising from, out of or in any manner connected with the acts or omissions of Oak Avenue in the exercise of either of its rights or in the performance of either of its obligations to Emerald Waters hereunder, and any damage to the Emerald Waters Parcel or its occupants, tenants, guests or invitees arising from or in connection with the Sewer Line Installation Work, the Lift Station Installation Work and the New Sewer Line, except to the extent arising from the gross negligence or intentional acts of Emerald Waters or its tenants, guests or invitees.

4.2. Limitation of Liability. The use of the Temporary Construction Easement Area and Sewer Line Easement Area by Oak Avenue and/or Construction Parties shall be at the sole risk of Oak Avenue and/or Construction Parties, as applicable; it being understood and agreed that Emerald Waters shall not be liable for any personal injury or property damage incurred by the Oak Avenue and/or Construction Parties in connection therewith except to the extent caused by the gross negligence or willful misconduct of Emerald Waters.

5. Warranty of Title. Emerald Waters covenants and warrants that it is the owner in fee simple of the Emerald Waters Parcel and that it has a good and lawful right to convey the foregoing easements over the Emerald Waters Parcel unto Oak Avenue, subject only to prior easements and encumbrances of record, if any, as of the date of this Agreement. Emerald Waters and its successors and assigns hereby warrant and shall defend the right and title to the foregoing easements unto Oak Avenue and its successors and assigns against the lawful claims of all persons claiming by, through or under Emerald Waters, but excluding any persons claiming by, through or under any prior easements or encumbrances of record, if any, as of the date of this Agreement.

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6. Remedies and Enforcement; Self-Help. In the event of a breach by any Owner of any of the terms, covenants, restrictions or conditions hereof, the non-defaulting Owner (the "Non-Defaulting Party") shall provide written notice of such breach to the defaulting Owner (the "Defaulting Party"). If the Defaulting Party fails to cure a breach of this Agreement within thirty (30) days following written notice thereof by the Non-Defaulting Party (unless, with respect to any such breach the nature of which cannot reasonably be cured within such thirty (30)-day period, the Defaulting Party commences such cure within such thirty (30)-day period and thereafter diligently prosecutes such cure to completion), the Non-Defaulting Party shall have the right to pursue any one or more of the following remedies: (a) perform such obligation contained in this Agreement on behalf of such Defaulting Party and be reimbursed by such Defaulting Party upon demand for the reasonable costs thereof together with interest at the maximum rate of interest permitted by law; (b) full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due; and/or (c) specific performance. Any claim for reimbursement as set forth in this Section 6, together with interest thereon as described above, shall be secured by a lien on the Defaulting Party's Parcel and the improvements thereon owned by said Defaulting Party, which lien shall be effective upon the applicable non-Defaulting Party recording of notice thereof in the Public Records of Broward County, Florida. The applicable Non-Defaulting Party may enforce said lien in the same manner as a construction lien under Florida Statutes §713.

7. Noise, Dust, and Debris. Any construction or maintenance work performed by or on behalf of any Owner pursuant to this Agreement shall be done in a manner which employs commercially reasonable efforts in accordance with industry standards to mitigate or reduce excess noise, dust and debris created by the construction or maintenance. Additionally, any construction or maintenance work performed by or on behalf of any Owner pursuant to this Agreement shall occur during days of the week and during the hours that construction activities are permitted to occur by the City of Hollywood Code of Ordinances, as may be amended from time to time.

8. Nuisance Payment by Oak Avenue. Oak Avenue shall make a one-time payment in the stipulated amount of Seventeen Thousand Five Hundred and 00/100 Dollars (\$17,500.00) to Emerald Waters, by check or wire transfer, which payment shall be made no later than sixty (60) days after Oak Avenue's receipt of this executed Agreement.

9. Further Assurances. From time to time, at the request of any Owner and without further consideration, the other Owners shall execute and deliver any further instruments and take such other actions as may be reasonably required to accomplish the purposes of this Agreement.

10. Amendment. The Owners hereby agree that only upon the written consent of all parties hereto or their respective successors and assigns and any other parties in interest may this Agreement be amended or any of the easement areas be relocated, changed, altered, diminished or expanded.

11. Waiver. Each and every covenant and agreement contained herein shall be for any and all purposes hereof construed as separate and independent and the breach of any covenant by any party shall not release or discharge them from their obligations hereunder. No delay or

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omission by either party to exercise its rights accruing upon any noncompliance or failure of performance by the other shall impair any such right or be construed to be a waiver thereof. A waiver by either party hereto of any of the covenants, conditions or agreements to be performed by the other shall not be construed to be a waiver of any succeeding breach or of any other covenants, conditions or agreements contained herein.

12. Severability. All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any then applicable law and shall be limited to the extent necessary to render the covenants herein valid and enforceable. If any term, provision, covenant or agreement contained herein or the application thereof to any person, entity or circumstance shall be held to be invalid, illegal or unenforceable, the validity of the remaining terms, provisions, covenants or agreements or the application of such term, provision, covenant or agreement to persons, entities or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby.

13. Binding Effect; Dedication; Appurtenance. This Agreement shall be binding upon and inure to the benefit of the Owners and their respective successors and assigns. The rights, privileges and easements granted and conveyed hereunder shall exist for the benefit of, and be a burden upon, the Emerald Waters Parcel, the Avenue Partners Parcel and the Oak Parcel, respectively, and shall run with title to, and be appurtenant to, such Parcels.

14. Notices. Any notice, request or other communication required or permitted herein shall be in writing and shall be deemed to be given upon personal delivery or upon being deposited with a professional overnight courier service or in the United States Mail by certified or registered mail, return receipt requested, postage prepaid. Such notice, request or other communication shall be addressed to the Owner at the address set forth under the signature of such Owner to this Agreement, however, an Owner may change its address for notices by giving notice to the other Owners in the manner provided in this Section.

15. Covenants Run With the Land. All the terms and provisions hereof are and shall be deemed to run with the property described herein and shall burden and benefit such property as described herein and, with respect to such property, each Owner, the holders or owners of any mortgage, indenture, deed of trust or deed to secure debt encumbering any of such property, any purchaser at a foreclosure sale, any other person or entity acquiring any right, title or interest in such property and their respective heirs, executors, administrators, representatives, successors and assigns. For avoidance of doubt, Oak Avenue's requirement to restore, repair or rebuild the New Sewer Line shall run with the property described herein and be transferred to each successive owner of the property described herein.

16. Enforcement Costs. If any dispute arises regarding a breach or default under this Agreement, or with respect to the interpretation or enforcement of any provision hereunder, and/or any litigation or other legal proceeding is commenced in connection therewith, the prevailing party, in addition to any other relief to which it may be entitled, shall be entitled to recover from the non-prevailing party, its attorney's fees, court costs and all expenses including, without limitation, paralegal fees, investigative fees, administrative costs, expert fees and all other charges billed by the attorney of the prevailing party, incurred in the dispute or in negotiations preceding

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the initiation of and during any litigation or other legal proceeding, and all such fees and costs incident to appeals, other post-judgment proceedings, and in litigating entitlement to and the amount of such fees and costs to be awarded under this Section 14.

17. WAIVER OF JURY TRIAL. THE PARTIES HERETO HEREBY EACH WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM INSTITUTED BY ANY PARTY AGAINST ANOTHER ON ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE EASEMENT GRANTED HEREUNDER.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed under seal and delivered by their respective authorized representatives on the day and year first above written.

Signed, sealed and delivered
in the presence of:

EMERALD WATERS:

EMERALD HOLLYWOOD OWNER, LLC,
4000 NORTH 56TH OWNER, LLC
EMERALD HOLLYWOOD INVESTOR, LLC
EMERALD WATERS G OWNER, LLC
CLUB AT EMERALD WATERS INVESTORS,
LLC, each a Delaware limited liability company

Leonella Bhadai
Witness Name: Leonella Bhadai

Meghan A. Allison
Witness Name: Meghan Allison

Yehoshua Leib Fruchthandler
By: _____
Name: Yehoshua Leib Fruchthandler
Title: Authorized Signatory

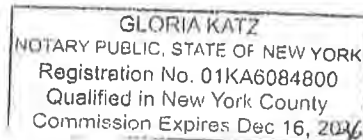
Address: c/o FBE Limited LLC
One State Street, 32nd Floor
New York, NY 10004
Attn: Neil Simon, Esq.

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of July, 2023, by Yehoshua Leib Fruchthandler, as Authorized Signatory of each of Emerald Hollywood Owner, LLC, 4000 North 56th Owner, LLC, Emerald Hollywood Investor, LLC, Emerald Waters G Owner, LLC, and Club At Emerald Waters Investors, LLC, each a Delaware limited liability company, on behalf of the companies, being personally known to me or having produced a driver's license(s) as identification.

[Notary Seal]

Gloria Katz
Notary Public, State of New York
Printed Name: GLORIA KATZ
My Commission Expires: DECEMBER 16, 2026



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AVENUE PARTNERS:

4220 N 58TH AVENUE PARTNERS, LLC,
a Florida limited liability company

By: [Signature]
Samuel Rogatinsky, Manager

Address: 3113 Stirling Road, Suite 103
Ft. Lauderdale, FL 3312

Signed, sealed and delivered
in the presence of:

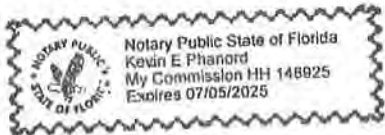
[Signature]
Witness Name: Lynda Joseph
[Signature]
Witness Name: E. Terrell Mathias

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of July, 2023, by Samuel Rogatinsky, as Manager of 4220 N 58th Avenue Partners, LLC, a Florida limited liability company, on behalf of the company, being personally known to me or having produced a driver's license(s) as identification.

[Notary Seal]

[Signature]
Notary Public, State of Florida
Printed Name: Kevin E. Phanord
My Commission Expires: 07-05-2025



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OAK:

58 OAK, LLC, a Florida limited liability company

By: [Signature]
Ari Pearl, Manager

Address: 5230 N. 31st Place
Hollywood, FL 33021

Signed, sealed and delivered
in the presence of:

[Signature]
Witness Name: E. Terrell Matthews

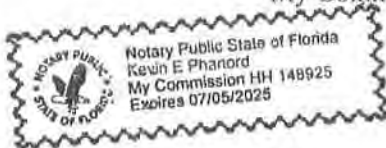
[Signature]
Witness Name: Lynda Joseph

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of June, 2023, by Ari Pearl, as Manager of 58 OAK, LLC, a Florida limited liability company, on behalf of the company, being personally known to me or having produced a driver's license(s) as identification.

[Notary Seal]

[Signature]
Notary Public, State of Florida
Printed Name: Kevin E. Phanord
My Commission Expires: 07-05-2025



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CONSENT AND JOINDER

By execution of this Consent and Joinder, ARBOR JPM FUNDING, LLC, a Delaware limited liability company ("Lender"), hereby joins in and consents to the foregoing Agreement. Lender hereby agrees that the Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded as Instrument No. 117626721, in Official Records of Broward County, Florida, as assigned to Lender pursuant to the Assignment Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded as Instrument No. 118116593, in Official Records of Broward County, Florida, is subordinate to the Agreement.

IN WITNESS WHEREOF, the undersigned has executed this Consent and Joinder this 5th day of July, 2023.

LENDER: ARBOR JPM FUNDING, LLC, a Delaware limited liability company

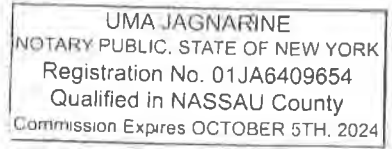
By: [Signature]
Name: Valerie Rubin
Title: Authorized Signatory

STATE OF NEW YORK
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of July, 2023, by Valerie Rubin, as Authorized Signatory of ARBOR JPM FUNDING, LLC, a Delaware limited liability company, on behalf of the company, being personally known to me or having produced a driver's license(s) as identification.

[Notary Seal]

[Signature]
Notary Public, State of New York
Printed Name: Uma Jagnarine
My Commission Expires:



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EXHIBIT "A"

LEGAL DESCRIPTION OF EMERALD WATERS PARCEL

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Hollywood, County of Broward, State of Florida.

A portion of Parcel "A", of EMERALD PARK, as recorded in Plat Book 112 Page 30, of the Public Records of Broward County, Florida, being described as follows:

Commencing at the Northeast corner of Section 1, Township 51 South, Range 41 East, Broward County, Florida, run South 0° 15' 56" East along the East line of said Section 1, a distance of 668.35 feet; thence South 89° 50' 09" West 40 feet to the West right-of-way line of North 56th Avenue and a Point of Beginning; thence continue South 89° 50' 09" West 220 feet; thence South 0° 15' 56" East 272.86 feet; thence South 89° 56' 35" West 249.81 feet, thence North 0° 16' 57" West 25.59 feet thence South 89° 43' 03" West 150 feet; thence South 0° 16' 57" East 300 feet; thence South 89° 43' 03" West 239.75 feet; thence North 0° 17' 50" West 55.58 feet, thence South 89° 42' 10" West 100 feet; thence North 0° 17' 50" West 280 feet, thence South 89° 42' 10" West 320 feet to the West line of Parcel "A" of said EMERALD PARK; thence North 0° 17' 50" West along the last described line 340 feet; thence North 89° 42' 10" East 254.52 feet; thence North 24° 41' 01" West 23.06 feet; thence North 22° 32' 11" East 89.80 feet to a point of curvature; thence on a 20 foot radius curve to the right, through a central angle of 67° 09' 59" an arc distance of 23.45 feet to a point of tangency; thence North 89° 42' 10" East 66.72 feet to a point of curvature; thence on a 40 foot radius curve to the right, through a central angle of 101° 36' 36", an arc distance of 70.94 feet; thence North 89° 42' 10" East 240.82 feet, thence North 0° 17' 50" West 86.45 feet; thence North 89° 42' 10" East 414.95 feet; thence North 0° 15' 56" West 320 feet to a point on a non-tangent curve whose center bears North 1° 12' 08" East 2,929.79 feet from said point, said curve also being the Northerly line of said Parcel "A"; thence Easterly along the last described curve to the left and along said Northerly line, through a central angle of 1° 28' 08", an arc distance of 75.11 feet to a point of tangency; thence North 89° 44' 00" East 109.90 feet; thence South 45° 15' 58" East 49.50 feet to the West right-of-way line of said North 56th Avenue and the Easterly line of said Parcel "A"; thence South 0° 15' 56" East 568.28 feet to the Point of Beginning.

a/k/a 3910 N 56 Avenue, Hollywood, FL 33021

Parcel Identification No. 5141 01 08 0040

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EXHIBIT "B"

LEGAL DESCRIPTION OF AVENUE PARTNERS PARCEL

Lot 1 of SEMINOLE ESTATES, according to the Plat thereof, recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, less portions described as follows:

Parcel A:

A portion of Lots 1, 4, and 5, and all of Lots 6 and 7, of SEMINOLE ESTATES, according to the Plat thereof, recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, being described as follows:

Commencing at the Northwest corner of said Lot 5;

Thence North 84°29'41" East on an assumed bearing along the North line of said Lot 5, a distance of 150 feet;

Thence South 1°54'19" East 47.95 feet to a point of beginning;

Thence continue South 1°54'19" East 102.05 feet;

Thence North 84°29'41" East 2 feet;

Thence South 5°30'19" East 272 feet;

Thence South 84°29'41" West 77.47 feet to the Southwest line of said Lot 4;

Thence South 49°47'38" East along said Southwest line 138.37 feet;

Thence North 88°34'21" East along the South line of said Lot 4, a distance of 170.45 feet to the Southeast corner of Lot 4;

Thence North 1°25'39" West along the East line of Lot 4, a distance of 200 feet to the South line of said Lot 1;

Thence North 88°34'21" East along the last described South line 23.17 feet;

Thence North 1°25'39" West parallel with the West line of Lot 1, a distance of 180.48 feet to the Southeast corner of said Lot 7;

Thence North 5°30'19" West along the East line of Lot 7, a distance of 108.30 feet to a point on a non-tangent curve whose center bears North 8°05'39" West from said point;

Thence Westerly along a 2917.79 foot radius curve to the right, through a central angle of 4°36'52" an arc distance of 234.99 feet to the Point of Beginning, said curve forming the South right of way line of Stirling Road, as shown on Florida Department of Transportation Right of Way Map; section 86516-2602.

MIAMI 10431555.10 100096/301109

#00375542

Parcel B:

Lot 9, less the West 20.0 feet thereof, SEMINOLE ESTATES, as recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, and that part of Lot 1 of said SEMINOLE ESTATES, described as follows:

Beginning at the Southeast corner of said Lot 9;

Thence Southerly parallel with the West line of said Lot 1, 196.13 feet to the North line of Lot 2 of said SEMINOLE ESTATES;

Thence Westerly along the North line of Lot 2 of said SEMINOLE ESTATES 89.77 feet;

Thence Northerly parallel with the West line of said Lot 1, a distance of 189.73 feet to the South line of said Lot 9;

Thence Easterly along the South line of said Lot 9, a distance of 90.0 feet to the Point of Beginning.

Parcel C:

Lot 8, and the West 20.0 feet of Lot 9, and part of Lot 1, SEMINOLE ESTATES, as recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 8, being the Point of Beginning;

Thence on an assumed bearing of North 05°30'19" West a distance of 108.30 feet to a point on the arc of a concave curve non-tangent, Northeasterly, having a radius of 2,917.79 feet, a central angle of 01°22'19" and an arc distance of 69.87 feet to the point of a reverse curvature of a circular curve Southeasterly;

Thence Easterly along the arc of said curve having a radius of 2,811.79 feet, a central angle of 01°13'51" and an arc distance of 60.40 feet;

Thence South 05°30'19" East, a distance of 115.81 feet to a point on the North line of Lot 1;

Thence South 01°21'40" East, a distance of 189.73 feet to a point on the North line of Lots 2 and 3;

Thence South 88°38'20" West a distance of 129.67 feet to a point;

Thence North 01°21'40" West a distance of 180.48 feet to the Point of Beginning.

a/k/a 4220 N. 58th Avenue, Hollywood, FL. 33021

Parcel Identification No. 5141 01 01 0010

MIAMI 10431555.10 100096/301109

EXHIBIT "C"

LEGAL DESCRIPTION OF OAK PARCEL

A portion of the NW 1/4 of the NE 1/4 of Section 1, Township 51 South, Range 41 East, Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said NW 1/4 of the NE 1/4; thence, North along the East line of said NW 1/4 of the NE 1/4, a distance of 750.00 feet to the POINT OF BEGINNING; thence, continuing North along said East line 381.64 feet; thence, West parallel to the South line of said NW 1/4 of the NE 1/4 a distance of 83.87 feet to the East right-of-way line of Old Dixie Road; thence, Southwesterly along said right-of-way line 326.27 feet to the point of curvature of a 125.00 foot radius curve concave Northwesterly; thence, continuing along said right-of-way line, Southwesterly along the arc of said curve, having a central angle of 40°23'01", an arc distance of 88.10 feet to a point of non-tangency; thence East parallel with said South line of said NW 1/4 of the NE 1/4, a distance of 230.49 feet to the POINT OF BEGINNING.

a/k/a 4231 N. 58th Avenue, Hollywood, FL 33021

Parcel Identification No. 5141 01 14 0010

MIAMI 10431555.10 100096/301109

EXHIBIT "D"
SEWER LINE EASEMENT

MIAMI 10431555.10 100096/301109

17

#00375542

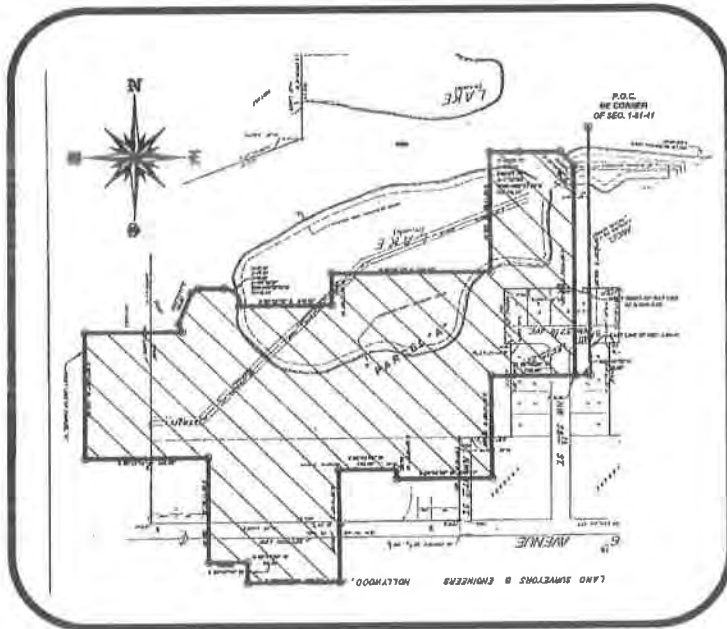
**SKETCH & LEGAL DESCRIPTION
10' WIDE FORCE MAIN EASEMENT
LOCATION MAP
THIS IS NOT A BOUNDARY SURVEY
BROWARD COUNTY, FLORIDA**

PROPERTY OWNER: EMERALD HOLLYWOOD OWNER LLC ETAL
% FBE LIMITED LLC

PROPERTY ADDRESS: 3910 N 56 AVENUE, HOLLYWOOD FL 33021

PROPERTY FOLIO # 5141 01 08 0040

LOCATION MAP
SCALE = N.T.S.



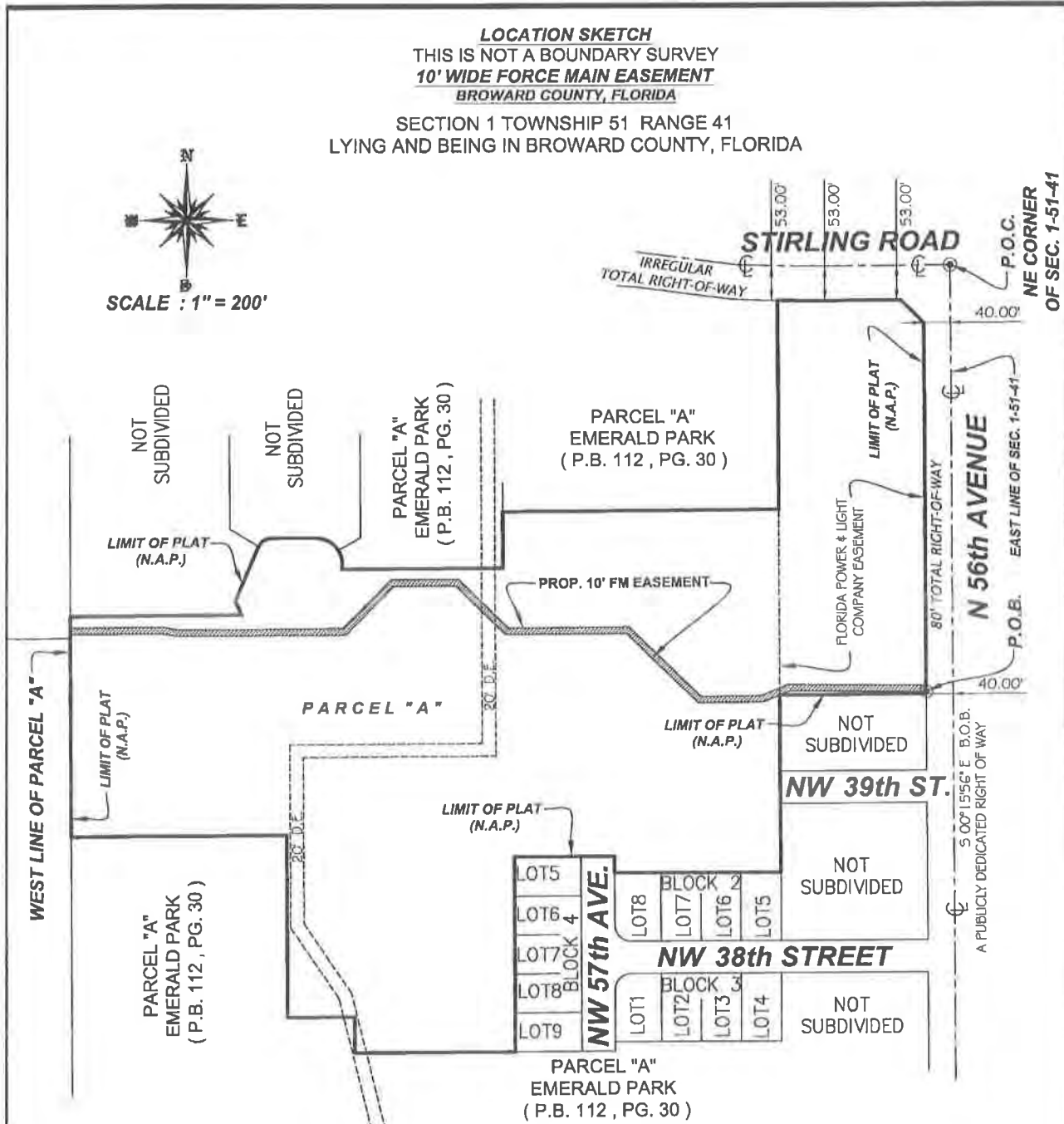
SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES , INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT.

SECTION 1 TOWNSHIP 51 RANGE 41
LYING AND BEING IN BROWARD COUNTY, FLORIDA

SHEET 1 OF 4. NOT VALID WITHOUT SHEETS 1 THRU 4.

DRAWN BY:	DGL	 <p>JOHN IBARRA & ASSOCIATES, INC. Professional Land Surveyors & Mappers WWW.IBARRALANDSURVEYORS.COM</p> <p>777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 282-0400 FAX: (305) 282-0401</p> <p>3728 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904 PH: (239) 540-2880 FAX: (239) 540-2884</p>	 <p>Digitally signed by JOHN A IBARRA Date: 2023.03.14 11:15:43 -04'00'</p>
DATE :	03/09/2023		
SCALE:	NONE		
SURVEY NO:	14-003782-7		
SHEET:	1 OF 4		



SHEET 2 OF 4. NOT VALID WITHOUT SHEETS 1 THRU 4.

DRAWN BY:	DGL
DATE :	03/09/2023
SCALE:	1:200
SURVEY NO:	14-003782-7
SHEET:	2 OF 4

JOHN IBARRA & ASSOCIATES, INC.
 Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

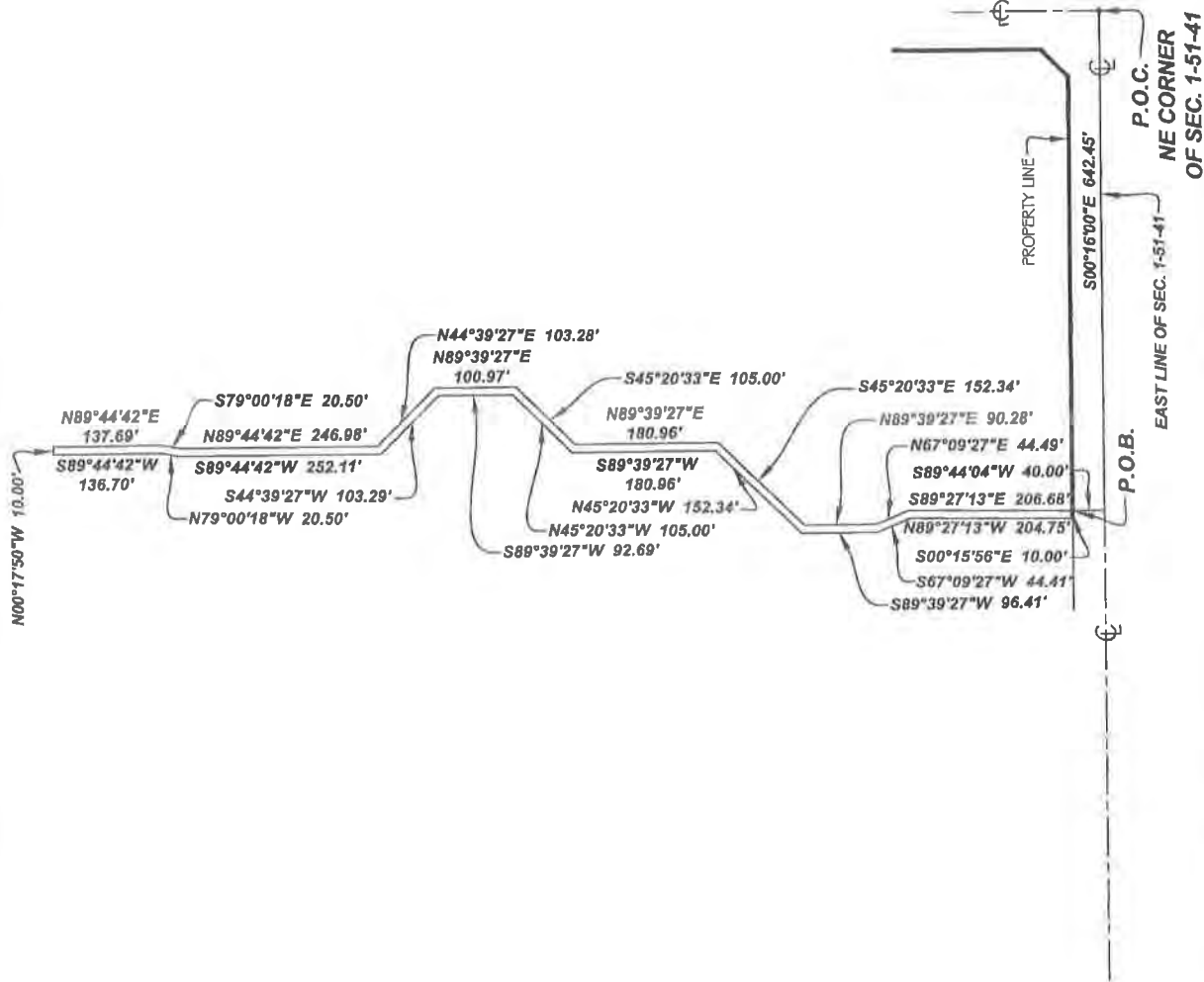
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33128 PH: (305) 262-0400 FAX: (305) 262-0401		3725 DEL PRADO BLVD. 8. SUITE B CAPE CORAL, FL 33904 PH: (239) 540-2880 FAX: (239) 540-2884
---	--	---



Digitally signed by
 JOHN A IBARRA
 Date: 2023.03.14
 11:16:49 -04'00'

**10' WIDE FORCE MAIN EASEMENT
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY
 BROWARD COUNTY, FLORIDA**

SECTION 1 TOWNSHIP 51 RANGE 41
 LYING AND BEING IN BROWARD COUNTY, FLORIDA



SHEET 3 OF 4. NOT VALID WITHOUT SHEETS 1 THRU 4.

DRAWN BY:	DGL
DATE :	03/09/2023
SCALE:	NONE
SURVEY NO:	14-003782-7
SHEET:	3 OF 4

JOHN IBARRA & ASSOCIATES, INC.
 Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYOR.COM

777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33128
 PH: (305) 262-0400
 FAX: (305) 262-0401

3725 DEL PRADO BLVD. S.
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664

Digitally signed by
JOHN A IBARRA
 Date: 2023.03.14
 11:17:26 -04'00'

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
THIS IS NOT A BOUNDARY SURVEY
10' WIDE FORCE MAIN EASEMENT
BROWARD COUNTY, FLORIDA

SECTION 1 TOWNSHIP 51 RANGE 41
 LYING AND BEING IN BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A STRIP OF LAND FOR A 10' WIDE FORCE MAIN EASEMENT, BEING A PORTION OF PARCEL A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA; THENCE RUN S00°16'00"E A DISTANCE OF 642.45 FEET ALONG THE EAST LINE OF SEC. 1-51-41; THENCE RUN S89°44'04"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°15'56"E A DISTANCE OF 10.00 FEET; THENCE RUN N89°27'13"W A DISTANCE OF 204.75 FEET; THENCE RUN S67°09'27"W A DISTANCE OF 44.41 FEET; THENCE RUN S89°39'27"W A DISTANCE OF 98.41 FEET; THENCE RUN N45°20'33"W A DISTANCE OF 152.34 FEET; THENCE RUN S89°39'27"W A DISTANCE OF 180.96 FEET; THENCE RUN N45°20'33"W A DISTANCE OF 105.00 FEET; THENCE RUN S89°39'27"W A DISTANCE OF 92.69 FEET; THENCE RUN S44°39'27"W A DISTANCE OF 103.28 FEET; THENCE RUN S89°44'42"W A DISTANCE OF 252.11 FEET; THENCE RUN N79°00'18"W A DISTANCE OF 20.50 FEET; THENCE RUN S89°44'42"W A DISTANCE OF 136.70 FEET; THENCE RUN N00°17'50"W A DISTANCE OF 10.00 FEET; THENCE RUN N89°44'42"E A DISTANCE OF 137.69 FEET; THENCE RUN S79°00'18"E A DISTANCE OF 20.50 FEET; THENCE RUN N89°44'42"E A DISTANCE OF 248.98 FEET; THENCE RUN N44°39'27"E A DISTANCE OF 103.28 FEET; THENCE RUN N89°39'27"E A DISTANCE OF 100.97 FEET; THENCE RUN S45°20'33"E A DISTANCE OF 105.00 FEET; THENCE RUN N89°39'27"E A DISTANCE OF 180.96 FEET; THENCE RUN S45°20'33"E A DISTANCE OF 152.34 FEET; THENCE RUN N89°39'27"E A DISTANCE OF 90.28 FEET; THENCE RUN N67°09'27"E A DISTANCE OF 44.49 FEET; THENCE RUN S89°27'13"E A DISTANCE OF 206.68 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 13,891.51 SQ.FT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH OF LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.



Digitally signed by JOHN
 A IBARRA
 Date: 2023.03.14
 11:18:02 -04'00'

03/09/2023

ABBREVIATIONS:

- C = CENTER LINE
- M = MONUMENT LINE
- P.B. = PLAT BOOK
- PG. = PAGE
- SQ. FT. = SQUARE FEET
- SEC. = SECTION
- TWP = TOWNSHIP
- RGE. = RANGE
- FT. = FEET

BY: _____

JOHN IBARRA

(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

SHEET 4 OF 4. NOT VALID WITHOUT SHEETS 1 THRU 4.

DRAWN BY:	DGL
DATE :	03/09/2023
SCALE:	NONE
SURVEY NO:	14-003782-7
SHEET:	4 OF 4



JOHN IBARRA & ASSOCIATES, INC.
 Professional Land Surveyors & Mappers
 WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE SUITE 3028 MIAMI, FLORIDA 33128 PH: (305) 262-0400 FAX: (305) 262-0401	3725 DEL PRADO BLVD. 6. SUITE B CAPE CORAL, FL 33904 PH: (239) 840-2860 FAX: (239) 840-2864
---	---



Digitally signed by
 JOHN A IBARRA
 Date: 2023.03.14
 11:18:52 -04'00'



August 13, 2024

Stephanie J. Toothaker, Esquire
401 East Las Olas Boulevard, Suite 130-154
Fort Lauderdale, Florida 33301

Via Email Only

Dear Ms. Toothaker:

Re: Platting requirements for a parcel legally described as a portion of Lot 1, "Seminole Estates," according to the Plat thereof, as recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida; together with all of Parcel A, "58 Oak," according to the Plat thereof, as recorded in Plat Book 183, Page 299, of the Public Records of Broward County, Florida. This parcel is generally located on both sides of North 58 Avenue, between Stirling Road and Oak Street, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's (BCLUP) platting requirements for a proposed multi-family residential development on the above referenced parcel.

Regarding the portion of the proposed development located within the "Seminole Estates" plat, Planning Council staff has determined that replatting **would be required** by Policy 2.13.1 of the BCLUP for the proposed development, if any portion of the proposed principal buildings are to be located on this portion of the subject site.

As per the criteria of Policy 2.13.1, (re)platting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

This portion of the subject parcel is less than 10 acres (approximately 4.24 acres), is the majority of the development parcel, and **does not** meet the specifically delineated requirement, or any other platting exceptions. A lot or parcel which has been specifically delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number. For example, Lot 5, Block 3, of John Doe Subdivision. The description of "a portion of Lot 1" is an example of a parcel which is not specifically delineated.

Stephanie J. Toothaker
August 13, 2024
Page Two

Regarding the portion of the proposed development located within the “58 Oak” plat, Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the BCLUP, subject to compliance with any applicable Broward County Trafficways Plan requirement. Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on July 17, 2019. Land platted after June 4, 1953 may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. The City of Hollywood’s platting requirements should be investigated.

According to Article 4.5(A)(2) of the *Administrative Rules Document: BrowardNext*, compliance with the Broward County Trafficways Plan is required for all proposed development, but parcels that have been platted subsequent to June 4, 1953, are excepted and are subject to BCLUP Policy 2.17.6, which states:

In order to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

It is recommended that you contact Broward County’s Urban Planning Division at 954-357-6666, regarding the platting process and/or to inquire about whether additional County review, such as a plat note modification, may be required.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions regarding the BCLUP’s platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director



Stephanie J. Toothaker
August 13, 2024
Page Two

BBB:HHA

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood



HOLLYWOOD OAKS

A REPLAT OF PARCEL "A", 58 OAK (P.B. 183, PG. 299) AND OF PORTION OF LOT 1, SEMINOLE ESTATES (P.B. 21, PG. 15)
IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778

LEGAL DESCRIPTION:

PARCEL A, "58 OAK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 299, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

A PORTION OF LOT 1, "SEMINOLE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01°45'12" WEST ALONG THE WEST LINE OF SAID LOT 1 FOR 199.83 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID "SEMINOLE ESTATES"; THENCE SOUTH 88°14'48" WEST ALONG THE NORTH LINE OF SAID LOT 2 FOR 13.34 FEET; THENCE NORTH 01°45'12" WEST 196.14 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 10 OF SAID "SEMINOLE ESTATES"; THENCE ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY BOUNDARIES OF SAID LOT 1, THE FOLLOWING SIX COURSES AND DISTANCES: 1) NORTH 84°10'08" EAST 290.56 FEET; 2) SOUTH 05°49'52" EAST 69.53 FEET; 3) NORTH 84°10'08" EAST 248.23 FEET; 4) SOUTH 14°51'09" WEST 324.91 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 5) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 73°23'39" FOR AN ARC LENGTH OF 96.07 FEET TO A POINT OF TANGENCY; 6) SOUTH 88°14'48" WEST 364.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 5.736 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT 58 OAK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND CROSS CONTINENTAL MISSIONS, INC., A TEXAS NON-PROFIT CORPORATION, OWNERS OF THE LANDS DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "HOLLYWOOD OAKS", A REPLAT.

1. PARCEL RW AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.

IN WITNESS WHEREOF: SAID 58 OAK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____ 58 OAK, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: _____
BY: _____
WITNESS: _____ PRINT NAME:
TITLE:
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____ NOTARY PUBLIC - STATE OF _____
PRINT NAME: _____

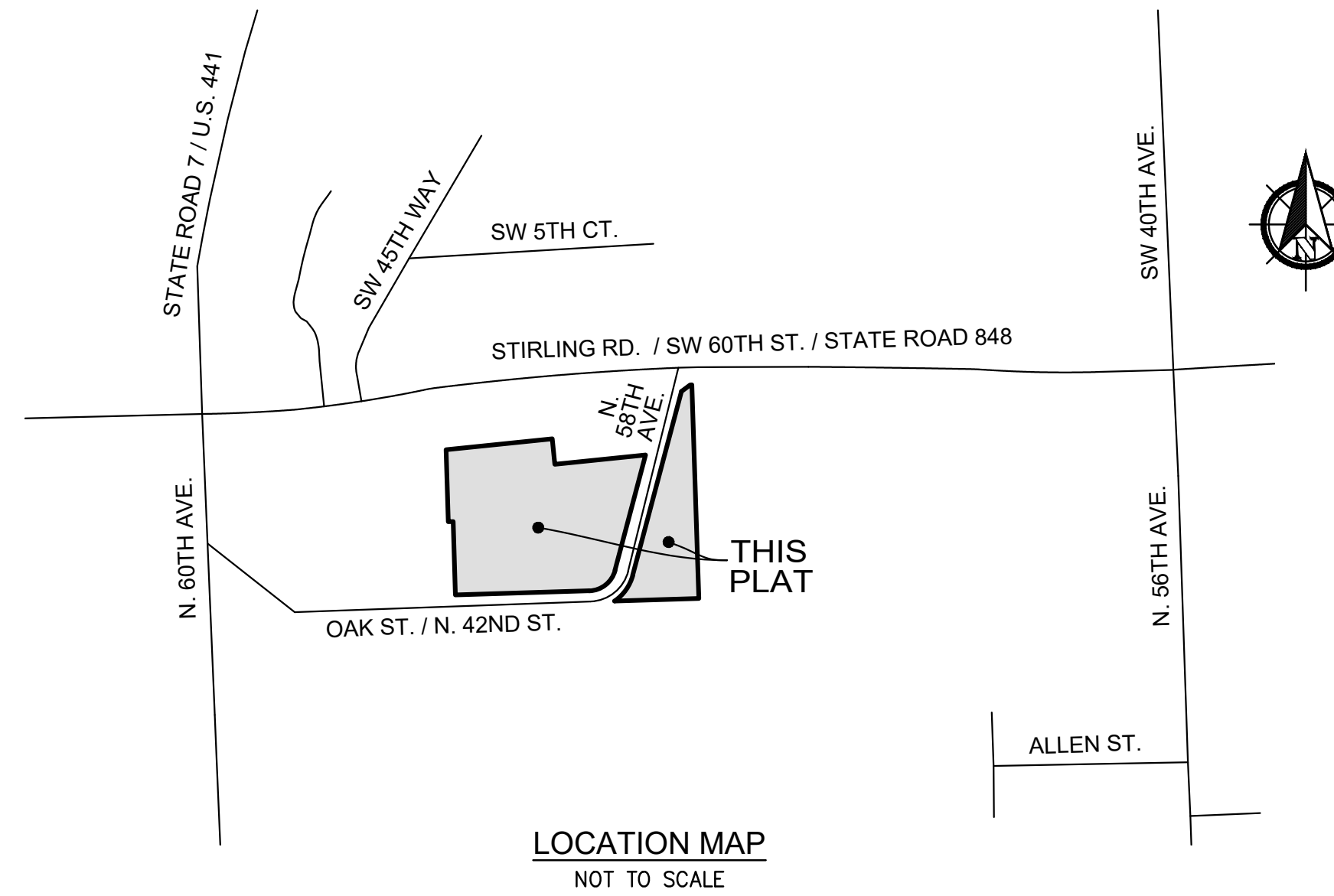
IN WITNESS WHEREOF: SAID 4220 N 58TH AVENUE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____
PRINT NAME: _____ 4220 N 58TH AVENUE PARTNERS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
WITNESS: _____
PRINT NAME: _____
BY: _____
PRINT NAME:
TITLE:

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____ NOTARY PUBLIC - STATE OF _____
PRINT NAME: _____



MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT CROSS CONTINENTAL MISSIONS, INC., A TEXAS NON-PROFIT CORPORATION, THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: _____ OF CROSS CONTINENTAL MISSIONS, INC., A TEXAS NON-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, 202__.

WITNESS: _____
PRINT NAME: _____ BY: _____
WITNESS: _____ PRINT NAME:
TITLE:
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____ NOTARY PUBLIC - STATE OF _____
PRINT NAME: _____

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR
------------	---------------	-----------------	-----------------	-------------------

CITY OF HOLLYWOOD CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. _____, ADOPTED THIS _____ DAY OF _____, A.D. 20____, AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

ATTEST: _____ BY: _____
PATRICIA A. CERNY, MMC JOSH LEVY
CITY CLERK MAYOR

CITY OF HOLLYWOOD CITY ENGINEER:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____
CLARISSA IP, P.E.
CITY ENGINEER
FLORIDA P.E. REGISTRATION # _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202__.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 202__.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____ BY: _____ DATE _____
ROBERTO CHAVEZ DIRECTOR RICHARD TORNESE
PROFESSIONAL SURVEYOR AND MAPPER DIRECTOR
FLORIDA REGISTRATION NO. LS7280 FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

SURVEYOR'S CERTIFICATION

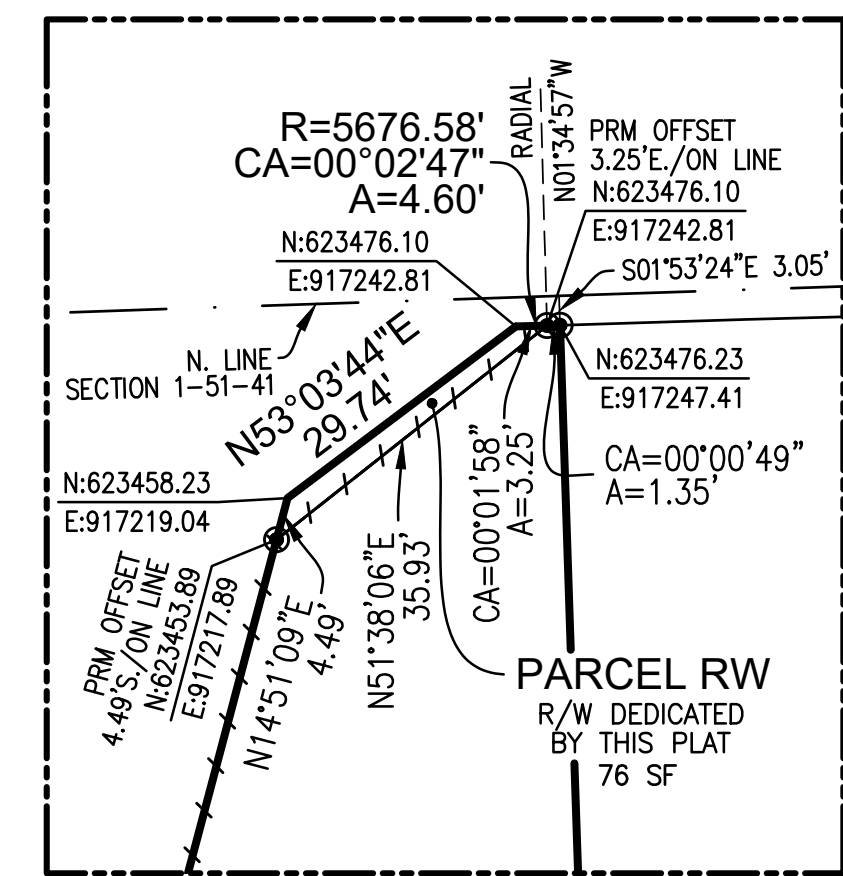
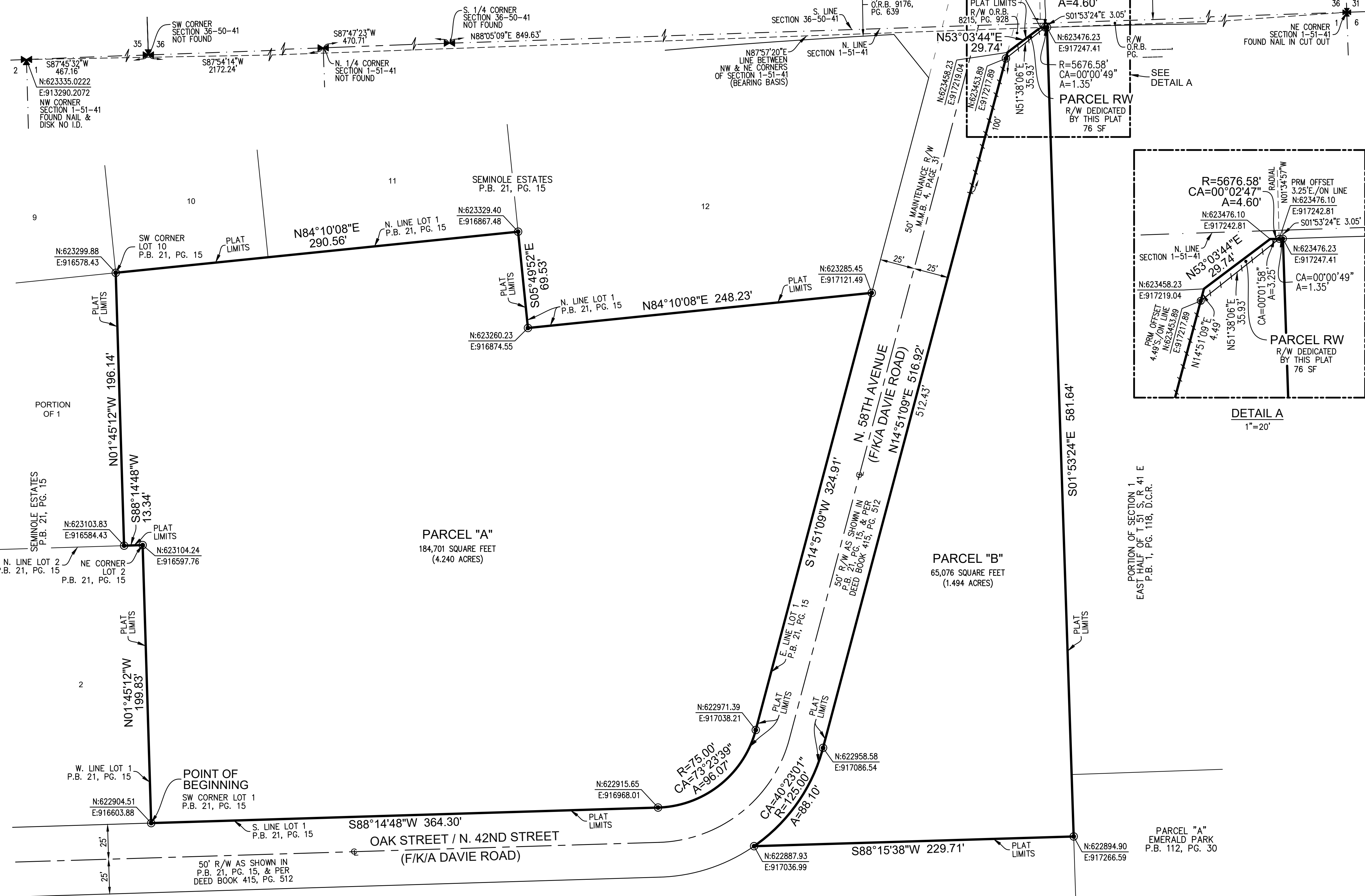
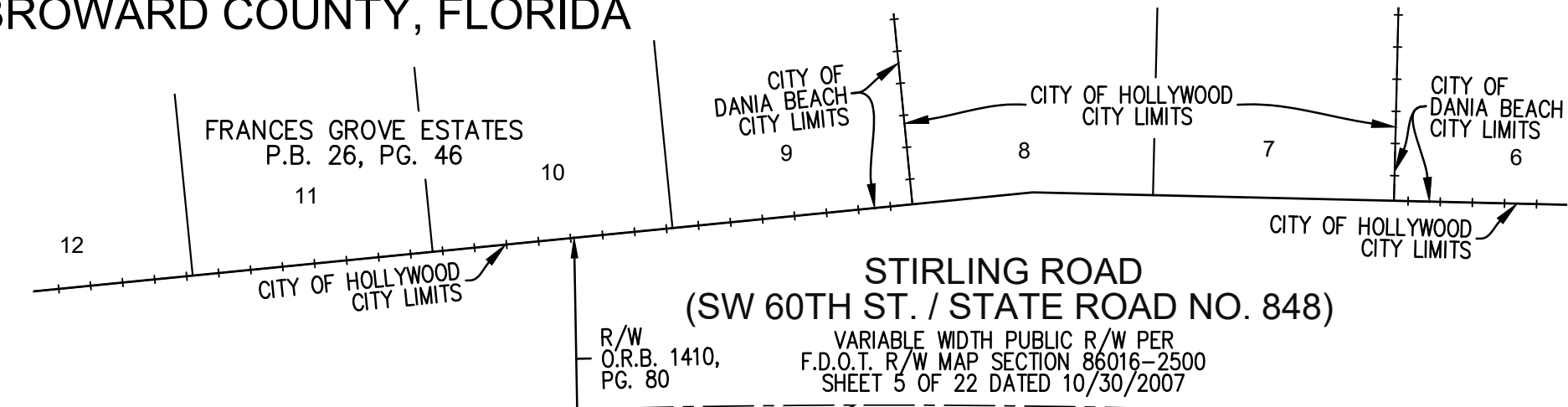
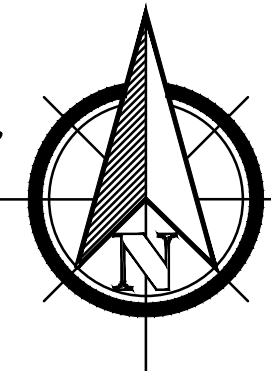
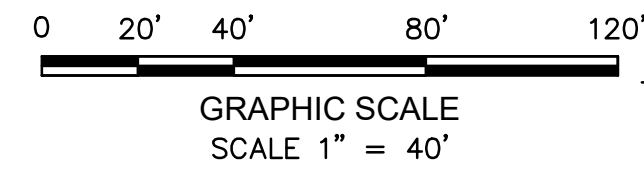
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: _____ DATE _____
JOHN F. PULICE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

HOLLYWOOD OAKS

A REPLAT OF PARCEL "A", 58 OAK (P.B. 183, PG. 299) AND OF PORTION OF LOT 1, SEMINOLE ESTATES (P.B. 21, PG. 15)
IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778



DETAIL A
1"=20'

SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO 470 MID-RISE UNITS ON PARCEL "A" AND 10,300 SQUARE FEET CLUBHOUSE AND 3,500 SQUARE FEET PLACE OF WORSHIP ON PARCEL "B".

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO "KEITH & SCHNARS, P.A. RESURVEY OF SECTIONS 1 THRU 30 TOWNSHIP 51 SOUTH, RANGE 41 EAST BROWARD COUNTY FLORIDA", AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS, AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. BEARINGS SHOWN HEREON ARE BASED ON A LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 1-51-41 BEING N87°57'20"E.
- ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS INDICATED OTHERWISE.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND & ABBREVIATIONS:

- ⊙ = PERMANENT REFERENCE MONUMENT, PRM, (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC "PRM LB3870" UNLESS OTHERWISE NOTED)
- ⊕ = CENTERLINE
- - - = NON-VEHICULAR ACCESS LINE
- A = ARC LENGTH
- CA = CENTRAL ANGLE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F/K/A = FORMERLY KNOWN AS
- I.D. = IDENTIFICATION
- LB = LICENSED BUSINESS
- D.C.R. = DADE COUNTY RECORDS
- M.M.B. = MAINTENANCE MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- N:654321.89 = STATE PLANE COORDINATE-NORTHING
- E:954321.89 = STATE PLANE COORDINATE-EASTING

SECTION 1
EAST HALF OF T 51 S, R 41 E
P.B. 1, PG. 118, D.C.R.

PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida

Growth Management Section

Facility Planning and Real Estate Department

600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301; Phone: 754-321-2177, Fax: 754-321-2179

www.browardschools.com

GENERAL PROJECT INFORMATION

APPLICATION TYPE

Land Use DRI Rezoning Flex/Reserve Allocation Plat Site Plan

FOR INTERNAL USE ONLY

School Board Number

County Project Number City Project Number

Project Name

Has this project been previously submitted (since Feb. 01, 2008) ? If yes, provide the SBBC Number

Application Fee Amount Due/Paid* Is proof of Payment attached?

Check No. Online Payment Order No. (if applicable)

* Make check payable to "School Board of Broward County." No cash will be accepted.

PROJECT LOCATION AND SIZE

Folio #

Section Township Range

General location of the project Side of

at/between and

Area Acreage Jurisdiction

APPLICANT INFORMATION

Owner's Name Phone

Address City State Zip

Developer/Agent

Address City State Zip

Phone Fax Number

Agent's E-mail

DEVELOPMENT DETAILS

Land Use Designation Existing Proposed

Zoning Designation Existing Proposed

PERMITTED					PROPOSED			
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family			___ 3 BR or Less ___ 4 BR or >		___ 3 BR or Less ___ 4 BR or >	Single Family		___ 3 BR or Less ___ 4 BR or >
Townhouse/ Duplex/ Villa			___ 2 BR or Less ___ 3 BR or >		___ 2 BR or Less ___ 3 BR or >	Townhouse/ Duplex/ Villa		___ 2 BR or Less ___ 3 BR or >
Garden Apartment			___ 1 BR or Less ___ 2 BR ___ 3 BR or >		___ 1 BR or Less ___ 2 BR ___ 3 BR or >	Garden Apartment		___ 1 BR or Less ___ 2 BR ___ 3 BR or >
Mid Rise			___ 1 BR or Less ___ 2 BR or >			Mid Rise	470 units	212 1 BR or Less 258 2 BR or >
High Rise						High Rise		
Mobile Home			___ 2 BR or Less ___ 3 BR or >		___ 2 BR or Less ___ 3 BR or >	Mobile Home		___ 2 BR or Less ___ 3 BR or >
Total						Total	470 units	

Does this project include a non-residential development?

If yes, please describe other proposed uses

VESTED RIGHTS/EXEMPTION INFORMATION

Amount of Vested/Exempt development (including number of units, type, and bedroom mix)

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
___ Generates less than one student*	___ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
___ Age restricted to persons 18 and over*	___ Obtained site plan final approval prior to February 1, 2008*	
___ Statutory exemption* ___ Applicable Statute*	___ Site plan located within a plat for which school impacts have been satisfied*	
___ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

* Supporting documentation is required

 Digitally signed by Stephanie J. Toothaker
Date: 2024.11.07 13:59:01 -05'00'

Signature of Applicant/Agent: _____ Date: 11/7/2024

Please attach a survey of the project site
 NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality. ALL APPLICANTS MUST SUBMIT THE APPLICATION ELECTRONICALLY TO prm_growthmanagement@browardschools.com.

From: [Raphael Schwartz](#)
To: [Estefanía Mayorga](#); [Stephanie Toothaker](#)
Subject: FW: Online School Payments Receipt Number 1112011-107539061
Date: Friday, November 1, 2024 1:23:26 PM

SCAD receipt below thanks!

Raphael Schwartz
Senior Vice President, Development and Construction

KUSHNER
188 Bal Bay Drive
Bal Harbour, FL 33154
M 917.538.7128
rschwartz@kushner.com

From: ospadmin@osmsinc.com <ospadmin@osmsinc.com>
Sent: Friday, November 1, 2024 1:22 PM
To: Raphael Schwartz <rschwartz@kushner.com>
Subject: Online School Payments Receipt Number 1112011-107539061

EXTERNAL EMAIL

Billed To:
Raphael Schwartz
9821 East Bay Harbor Drive
Apt 703
Bay Harbor Islands, FL 33154
United States
9175387128

Order Number: 1112011-107539061
Order Time: 11/1/2024 1:22:09 PM
Payment Method: American Express
Purchase Notes:

rschwartz@kushner.com

Activity No	Activity Name	Description	Assigned Student Profile	Unit Price
B0008-62	Concurrency Review - SITE PLAN		Not Required	\$1838.00

SubTotal:	\$1,838.00
Tax:	\$0.00
Shipping:	\$0.00
Service Fee:	\$0.00
Grand Total: < B>	\$1,838.00

Please retain for your records.

Please Note: All sales are considered final and any consideration for a refund must be directed to the School Bookkeeper. Under no circumstances will OSMS provide refunds or accept returns on behalf of the School. Whether to

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

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

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

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

(PRINT LEGIBLY OR TYPE)

1. Owners Name: 58 Oak LLC AND 4220 N 58th Avenue Partners LLC (Owner/Seller)
KUSHNER REALTY ACQUISITIONS, LLC (Buyer)
2. Project Name: HOLLYWOOD OAKS APARTMENTS
3. Project Address: 4220 & 4231 N 58th Avenue
4. Contact person: STEPJANIE J. TOOTHAKER, ESQ. (AGENT)
5. Contact number: 954.648.9376 (AGENT)
6. Type of unit(s): Single Family Multi-Family Hotel/Motel
7. Total number of residential and/or hotel/motel units: 470 MID-RISE UNITS
8. Unit Fee per residential dwelling based on sq. ft.: 327 UNITS < 1,000 SF x \$1,132
143 UNITS > 1,000 SF X \$1,401
9. Unit Fee per hotel/motel room: _____
10. Total Park Impact Fee: \$570,507 Date: 11/18/2024

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

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

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

City of Hollywood Park Impact Schedule of Fees

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

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

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

OVERALL UNIT BREAKDOWN TABLE & RESIDENTIAL AREA CALCULATIONS

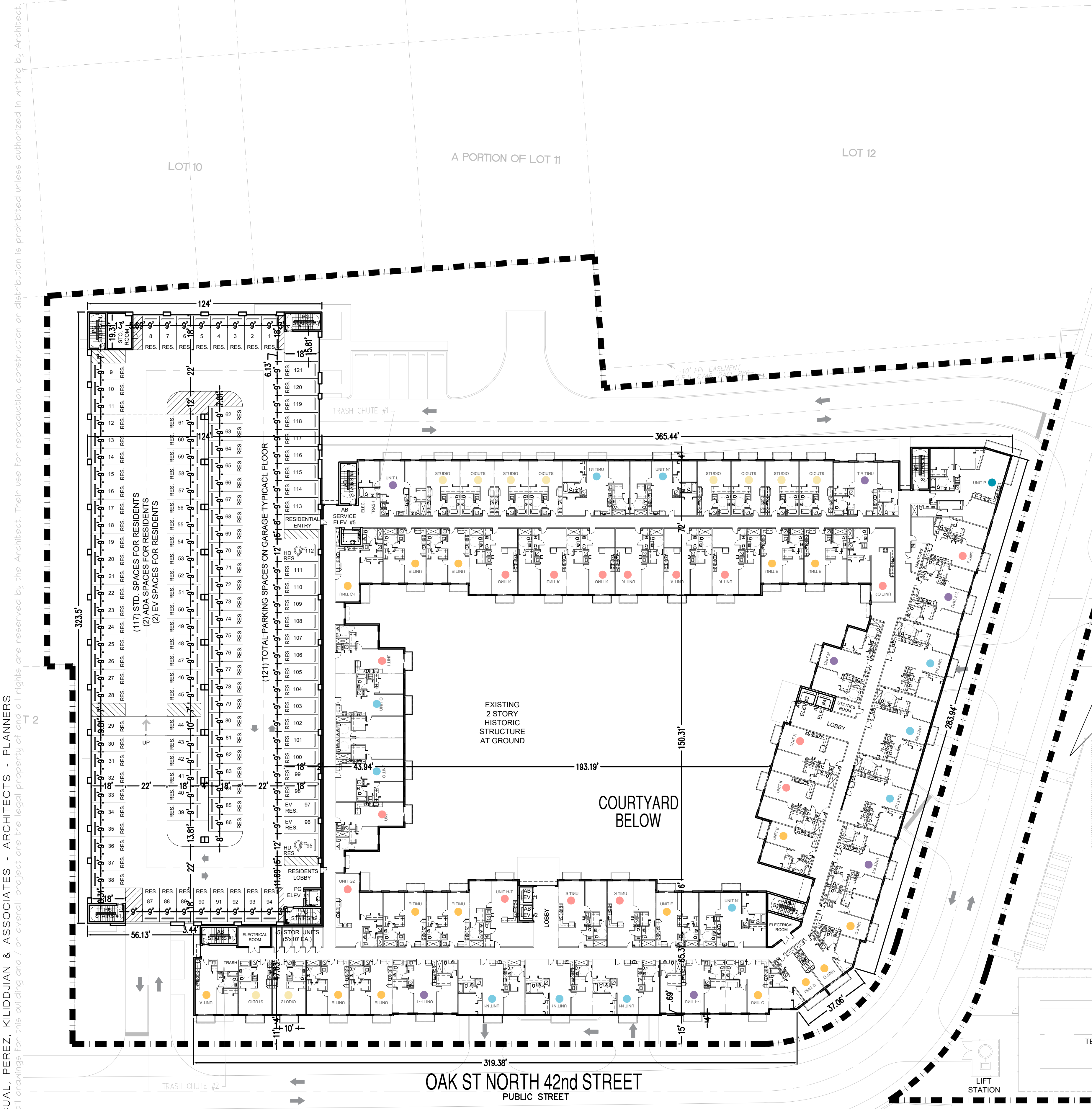
UNIT TYPE	No. BED/BATH	NET UNIT AREA (A/C ONLY)	GROSS UNIT AREA (W/BALCONY)	UNIT COUNT PER FLOOR								TOTAL No. UNITS	%	AVERAGE UNIT SIZE (BASED ON UNIT NET AREA)			
				1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR						
STUDIO	STUDIO	560 SF	600 SF	10	10	10	10	10	10	10	10	10	80	STUDIO	80	17.02 %	560 SF
UNIT A	1 / 1	616 SF	656 SF	0	1	1	1	1	1	1	1	1	7	1 BED	132	28.09 %	695 SF
UNIT B	1 / 1	653 SF	693 SF	1	1	1	1	1	1	1	1	1	8				
UNIT C	1 / 1	671 SF	711 SF	2	2	2	2	2	2	2	2	2	16				
UNIT D	1 / 1	677 SF	734 SF	2	2	2	2	2	2	2	2	2	16				
UNIT E	1 / 1	685 SF	725 SF	9	9	9	9	9	9	9	9	9	72				
UNIT F-G	1 / 1	692 SF	732 SF	3	0	0	0	0	0	0	0	0	3				
UNIT G1	1 / 1	754 SF	804 SF	1	1	1	1	1	1	1	1	1	8				
UNIT H-G	1 / 1.5	811 SF	851 SF	2	0	0	0	0	0	0	0	0	2	1 BED + DEN	122	25.96 %	908 SF
UNIT I	1 + DEN / 1	797 SF	837 SF	2	2	2	2	2	2	2	2	2	16				
UNIT J	1 + DEN / 1.5	864 SF	904 SF	1	1	1	1	1	1	1	1	1	8				
UNIT G2	1 + DEN / 1	913 SF	953 SF	2	2	2	2	2	2	2	2	2	16				
UNIT K	1 + DEN / 1.5	926 SF	966 SF	7	8	10	10	10	10	10	10	10	75				
UNIT H-T	1 + DEN / 1.5	1,038 SF	1,078 SF	0	1	1	1	1	1	1	1	1	7				
UNIT L	2 / 2	970 SF	1,010 SF	0	1	1	1	1	1	1	1	1	7				
UNIT F-T	2 / 2	1,017 SF	1,057 SF	2	5	5	5	5	5	5	5	5	37				
UNIT M	2 / 2	1,010 SF	1,050 SF	1	1	1	1	1	1	1	1	1	8				
UNIT N1	2 + DEN / 2	1,070 SF	1,110 SF	3	3	6	6	6	6	6	6	6	42	2 BED + DEN	76	16.17 %	1,193 SF
UNIT N2	2 + DEN / 2	1,251 SF	1,291 SF	0	0	3	3	3	3	3	3	3	18				
UNIT O	2 + DEN / 2	1,258 SF	1,298 SF	2	2	2	2	2	2	2	2	2	16				
UNIT P	3 / 2	1,566 SF	1,706 SF	1	1	1	1	1	1	1	1	1	8	3 BED	8	1.70 %	1,566 SF
TOTAL UNITS PER FLOOR				51	53	61	61	61	61	61	61	61	61	470	100.00 %	1,175 SF	

AREAS FOR RESIDENTIAL BUILDING ONLY (PARKING GARAGE IS NOT INCLUDED IN COUNT)	TOTAL BY FLOOR (SF)								TOTAL BUILDING
TOTAL NET RESIDENTIAL AREA (NET UNIT AREA) (A/C AREA)	40,668.00	43,571.00	52,386.00	52,386.00	52,386.00	52,386.00	52,386.00	52,386.00	398,555.00 SF
TOTAL GROSS RESIDENTIAL AREA (GROSS UNIT AREA) (A/C + BALCONY)	42,852.00	45,835.00	54,970.00	54,970.00	54,970.00	54,970.00	54,970.00	54,970.00	418,507.00 SF
TOTAL GROSS BUILDING AREA (INCLUDES UNIT NET AREA + BALCONIES + ANCILLARY AREAS + CIRCULATION AREAS)	56,838.89	56,868.62	65,631.78	65,631.78	65,631.78	65,631.78	65,631.78	65,631.78	507,498.19 SF
EFFICIENCY % (GROSS RESIDENTIAL AREA VS. GROSS BUILDING AREA)	75.39 %	80.60 %	83.76 %	83.76 %	83.76 %	83.76 %	83.76 %	83.76 %	82.46 %

BUILDING CONSTRUCTION AREA (GROSS AREA)
RESIDENTIAL BUILDING ONLY AT 8 STORIES = 507,498 SF
GARAGE WITH 786 SPACES AT 7 STORIES = 278,144 SF
TOTAL RESIDENTIAL BUILDING AND GARAGE CONSTRUCTION AREA = 785,642 SF

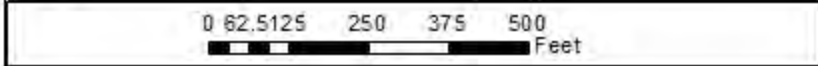
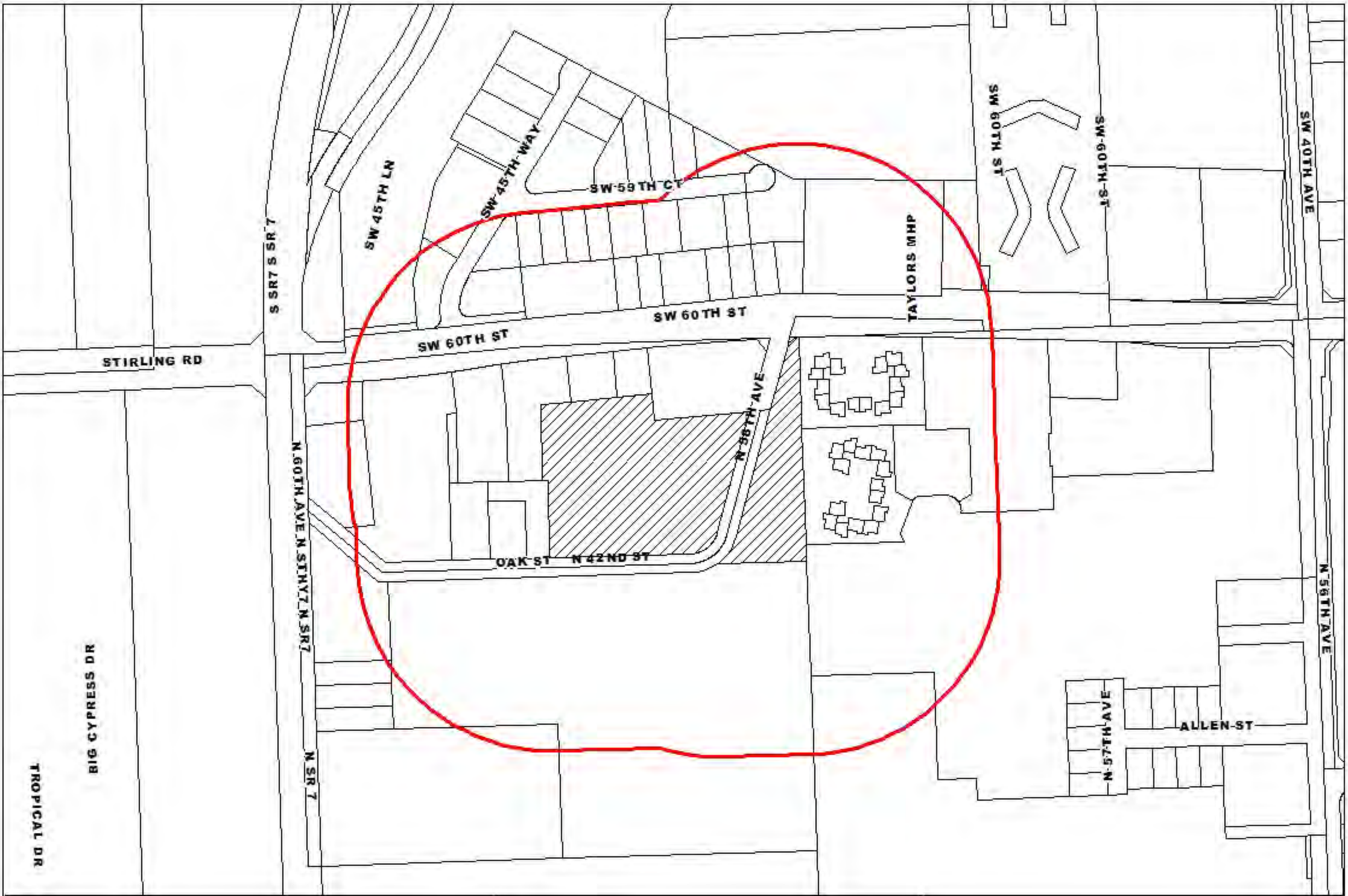
UNIT MIX COLOR LEGEND

- STUDIO UNITS
- 1 BEDROOM UNITS
- 1 BEDROOM + DEN UNITS
- 2 BEDROOM UNITS
- 2 BEDROOM + DEN UNITS
- 3 BEDROOM UNITS



(3RD to 7TH)
TYPICAL FLOOR PLAN
SCALE: 1:30

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MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



HOLLYWOOD OAKS APARTMENTS
DATE OF PRINT: 10/15/2024

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP
514101AC2340	101 HOLDINGS LLC		PO BOX 17405	FORT LAUDERDALE	FL 33318
514101AC0060	1722 INVESTMENTS INC		17385 PONTE CHIASSO DR	BOCA RATON	FL 33496
514101AC1630	3670 N 56 AVENUE LLC		3396 NW 151 TER	MIAMI GARDENS	FL 33054
514101010010	4220 N 58TH AVENUE PARTNERS LLC		3113 STIRLING RD #103	FORT LAUDERDALE	FL 33312
504136030310	4434 SW 59 LLC		4434 SW 59 CT	DANIA BEACH	FL 33314
504136030170	4441 STIRLING RD LLC		5131 N 36TH CT	HOLLYWOOD	FL 33021
514101080013	5770 STIRLING ROAD LLC	%TL MANAGEMENT LLC	2071 FLATBUSH AVE STE 22	BROOKLYN	NY 11234
514101140010	58 OAK LLC		5230 N 31 PL	HOLLYWOOD	FL 33021
514101010100	5850 STIRLING ROAD LLC		2901 STIRLING ROAD SUITE 207	FORT LAUDERDALE	FL 33312
514101010060	8 CORNERS LLC	%REAL ESTATE SERVICES	6300 STIRLING RD	HOLLYWOOD	FL 33024
514101AC2560	940 INVESTMENT LLC		76 ISLE OF VENICE DR #G	FORT LAUDERDALE	FL 33301
514101AC0430	ADS OF HOLLYWOOD LLC		5830 SW 36 TER	FORT LAUDERDALE	FL 33312
514101AB0380	AGAM,NATHANIEL		4100 N 58 AVE # 310	HOLLYWOOD	FL 33021
514101AA0030	AGAMI,NOAM		5790 STIRLING RD APT 103	HOLLYWOOD	FL 33021
514101AC2280	AGHIA SOPHIA LLC	% SERBER & ASSOCIATES P A	2875 NE 191 ST STE 801	AVENTURA	FL 33180
514101AC2230	AGKW GROUP LLC		18545 SW 47 CT	MIRAMAR	FL 33029
514101AC1740	AGOSTINI,SIMONA		1835 E HALLANDALE BCH BLVD #298	HALLANDALE BEACH	FL 33009
514101AC1080	AGRONOR LLC		3475 SHERIDAN ST STE 215C	HOLLYWOOD	FL 33021
514101010030	ALVARADO,CARLOS	GUERRA,CARLA	5895 OAK ST	HOLLYWOOD	FL 33021
514101AB0120	AMARAL,ALBERTO A		4100 N 58 AVE UNIT 112	HOLLYWOOD	FL 33021
514101AB0130	AMSELLEM,MORDECHAI		4100 N 58 AVE #113	HOLLYWOOD	FL 33021
514101AA0350	ANCONINA,DAVID		5790 STIRLING RD UNIT 307	HOLLYWOOD	FL 33021
514101AC1710	ANEMAR LLC		6815 PARK STRAND DR	APOLLO BEACH	FL 33572
514101AC1860	AOD PROPERTIES LLC		3690 N 56 AVE #926-9	HOLLYWOOD	FL 33021
514101AA0290	AQUA PROPERTY INC		5009 W PARK RD	HOLLYWOOD	FL 33021
514101AC2490	ARGOT LLC		2875 NE 191 ST #801	AVENTURA	FL 33180
514101AC1410	ARIAS,WASHINGTON		12945 STONEBROOK DR	DAVIE	FL 33330
514101AA0330	ARREAGA,CECILIA	RIASCOS,PABLO	5790 STIRLING ROAD #305	HOLLYWOOD	FL 33021
504136030110	ASHLEY T TAYLOR REV TR	TAYLOR,ASHLEY TRSTE ETAL	4305 STIRLING RD	DANIA BEACH	FL 33314
514101AC2000	ATIKA INVESTMENTS LLC		5830 SW 36 TER	DANIA BEACH	FL 33312
514101AB0030	ATTIAS,RELLY		5406 JACKWOOD ST	HOUSTON	TX 77096
514101AB0190	AUGUSTIN,ROSE GERLANDE H/E	AUGUSTIN,ROSE G	4100 N 58TH AVE APT 205	HOLLYWOOD	FL 33021
514101AB0390	BAILEY,VIOLET EST		3641 N 54 AVE	HOLLYWOOD	FL 33021
514101AC0200	BAN,EVA	WEISS,DVIR	PO BOX 17405	PLANTATION	FL 33318
514101AC2370	BARRERA,MILAGROS DE JESUS	BARRERA,CARMEN MARIA ROSA	2813 NW 83 TER	COOPER CITY	FL 33024
514101AC0230	BASILE,CARMELA		87 VILLA DR	WARMINSTER	PA 18974
514101AC2020	BASTIDAS,JACQUELINE		3680 N 56 AVE APT 822	HOLLYWOOD	FL 33021
514101AC2450	BEDEAU,WILFRED E		3961 NW 207 DR	MIAMI	FL 33055
514101AC0780	BEMASAN CORP		20200 W DIXIE HWY #907	AVENTURA	FL 33180
514101AA0270	BEN-YAIRI,MOTI		5790 STIRLING RD #213	HOLLYWOOD	FL 33021
514101AC0520	BEN-YEHUDA,GUY		3350 NE 192 ST APT 5Q	MIAMI	FL 33180
514101AC2180	BEN,ELAD		10465 CANTERBURY CT	DAVIE	FL 33328
514101AC0810	BENMELEH,FORTUNA &	BENMELEH,MORRIS	3301 LAUREL OAK ST	FORT LAUDERDALE	FL 33312
514101AB0100	BENSON,MICHAL & ITZHAK		4100 N 58 AVE #110	HOLLYWOOD	FL 33021
514101AB0070	BENSON,MORRIS	MORRIS BENSON REV TR	4100 N 58 AVE #107	HOLLYWOOD	FL 33021
514101AA0080	BEREBY,EIDAN		4280 W PEBBLE RD	LAS VEGAS	NV 89139
514101AC1340	BIEGUN,LILIANA M KRASMASKY DE	BIEGUN,MARIO	21388 MARINA COVE CIR APT 17G	AVENTURA	FL 33180
514101AA0010	BLACK MARLIN PROPERTIES INC		3300 N 29 AVE #101	HOLLYWOOD	FL 33020
514101AA0260	BLOCH,ZACHARY MICHAEL		5790 STIRLING RD #212	HOLLYWOOD	FL 33021
514101AC0340	BOLARES LLC		3375 N COUNTRY CLUB DR #506	MIAMI	FL 33180
514101AC0620	BORA BORA REALTY TR	PERPETUAL TRS SVCS LLC TRS	12525 ORANGE DR STE 708	DAVIE	FL 33330

514101AC1430 BORAS LLC		6692 NW 107 CT	DORAL	FL 33178
51410100042 BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL 33301
514101AA0140 BUFALINI,RANDI		5790 STIRLING ROAD UNIT 114	HOLLYWOOD	FL 33021
514101AA0380 CAFIERO,MONICA EST		5790 STIRLING ROAD UNIT 310	HOLLYWOOD	FL 33021
514101AC0480 CALAY,RICHARD		3610 N 56 AVE #232	HOLLYWOOD	FL 33021
514101AA0280 CALDERON-CHAU,GABRIELLE K		5790 STIRLING RD UNIT 214	HOLLYWOOD	FL 33021
514101AC0220 CALDERON,ABELARDO CLAVIJO		3610 N 56 AVE #206	HOLLYWOOD	FL 33021
504136030330 CALDERON,ERIK & JENNY		4420 SW 59 CT	DANIA BEACH	FL 33314
514101AA0050 CARMEL,ITAI		2208 N 42 AVE	HOLLYWOOD	FL 33021
514101AC1500 CARRERA PROPERTIES LLC		3540 N 53 AVE	HOLLYWOOD	FL 33021
514101AA0220 CARVALHO,PEDRO P	DOS SANTOS,LOURDES M	5790 STIRLING ROAD #208	HOLLYWOOD	FL 33021
504136030190 CASSIN CORP		189 MORNINGSIDE DR	MIAMI SPRINGS	FL 33166
514101AB0110 CAVALIE,JAVIER	CAVALIE-KOLKER,TATYANA	3952 FARRAGUT ST	HOLLYWOOD	FL 33021
514101AB0260 CAVALIE,JAVIER M		3952 FARRAGUT ST	HOLLYWOOD	FL 33021
514101AC2570 CHANG,KENNETH & MARBELIA NG		9700 STIRLING RD STE 109	HOLLYWOOD	FL 33024
514101AA0400 CHEN,ZMIRA	HAYOON,ORIT	330 W 56 ST APT 24L	NEW YORK	NY 10019
514101AC1320 COHAVA LLC		3999 SHERIDAN ST 2 FLOOR	HOLLYWOOD	FL 33021
514101AC1970 COHEN,AVRAHAM		3680 N 56 AVE # 817-8	HOLLYWOOD	FL 33021
514101AC2590 COPE BROTHERS LLC		8950 SW 74 CT STE 1605	MIAMI	FL 33156
514101AC0210 CRAZY GYPSY LLC		2701 GRIFFIN RD	FORT LAUDERDALE	FL 33312
514101AC2270 DE MAGRISSO,RAQUEL BAZAN	RAQUEL MAGRISSO REV TR	3690 N 56 AVE #911	HOLLYWOOD	FL 33021
514101AB0160 DIAZ,MIGUEL		4100 N 58 AVE #202	HOLLYWOOD	FL 33021
514101AC2770 DIE NUDEL LLC		2875 NE 191 ST SUITE 801	AVENTURA	FL 33180
514101AC2710 DIVERSIFIED RE HOLDINGS LLC		2425 E COMMERCIAL BLVD #402	FORT LAUDERDALE	FL 33308
514101AB0300 DMC EXCLUSIVES OF NY LLC		108-29 65 AVE	FOREST HILLS	NY 11375
514101AC0740 DML AR INC		20200 W DIXIE HWY #907	AVENTURA	FL 33180
514101AB0020 DORICE,LITA		4100 N 58 AVE #102	HOLLYWOOD	FL 33021
514101AB0150 DRUMMOND,ANNETTE		4100 N 58 AVE	HOLLYWOOD	FL 33021
514101AC0080 E A INVESTOR LLC	%BENJAMIN SENS	20423 STATE ROAD 7 STE F6-265	BOCA RATON	FL 33498
514101AC0180 E.A. INVESTOR LLC	%BENJAMIN SENS	20423 STATE ROAD 7 STE F6-265	BOCA RATON	FL 33498
514101AC1120 EARNEST,NELLI S		17555 COLLINS AVE #607	SUNNY ISLES BEACH	FL 33160
514101AC1260 EDENVEST LLC	% JACOB K OHAYON	1835 NE MIAMI GARDENS DR	N MIAMI BEACH	FL 33179
514101AC2680 EIL INVESTMENTS LLC		5130 N HILLS DR	HOLLYWOOD	FL 33021
514101080040 EMERALD HOLLYWOOD OWNER LLC ETAI % FBE LIMITED LLC		1 STATE ST 32 FLR	NEW YORK	NY 10004
514101AC2580 ENCORE REALTY TR	ENCORE MANAGEMENT LLC TRSTEE	12525 ORANGE DR #708	DAVIE	FL 33330
514101AA0130 ESPINAL,MONICA C & RAFAEL		5790 STIRLING ROAD UNIT 113	HOLLYWOOD	FL 33021
514101AB0400 EVAGELIA J GANAS REV TR	GANAS,EVAGELIA JULIE TRSTEE	2812 N 46 AVE #G268	HOLLYWOOD	FL 33021
514101AC0120 EVANS,MICHAEL R JR		1548 SW 19TH AVE PH	DEERFIELD BEACH	FL 33442
514101AC2910 FARAGE,DORA E		3700 N 56 AVE #1027	HOLLYWOOD	FL 33021
514101AC2050 FERNANDEZ,MARIA TERESA &	HOYOS,OSCAR	3334 77TH ST APT 4H	JACKSON HEIGHTS	NY 11372
514101AA0040 FERRUCCI,PIERINA		5790 STIRLING RD APT 104	HOLLYWOOD	FL 33021
514101AB0330 FILINOV,ROMAN		4100 N 58 AVE APT 305	HOLLYWOOD	FL 33021
504136010550 FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309
504136030280 FORTY FOUR SIXTY FOUR LLC		6300 STIRLING RD	HOLLYWOOD	FL 33024
514101AC2980 FOURBUSINESS LLC		2625 WESTON RD #D	WESTON	FL 33331
514101AC2500 FRANYO,GYULA		3690 N 56 AVE #934	HOLLYWOOD	FL 33021
514101AC1890 G & R SOLUTIONS I LLC		2407 ARTHUR ST APT REAR	HOLLYWOOD	FL 33020
514101AC2530 G CUATRO LLC		150 S PINE ISLAND RD #300	PLANTATION	FL 33324
514101AC1280 GABAY,TAYLOR	MASSRE,JACK	19700 NE 24 AVE	MIAMI	FL 33180
514101AA0300 GANI,GAMILA		5790 STIRLING RD #302	HOLLYWOOD	FL 33021
514101AA0340 GANI,GILA		5790 STIRLING RD #306	HOLLYWOOD	FL 33021
514101AA0230 GANI,HEZY		4701 N 36 CT	HOLLYWOOD	FL 33021

504136030300	GARCIA,KRYSTAL M	NEGRON-GARCIA,ANITA	8900 NW 8 ST	PEMBROKE PINES	FL 33024
514101AC1010	GARFINKEL FAMILY PARTNERS LTD		13017 BIG BEAR BLUFF	BOYNTON BEACH	FL 33473
514101AC0350	GASPAROTTI,ANA T ROUCO	GASPAROTTI,LEONARDO FABIAN	3610 N 56 AVE #219	HOLLYWOOD	FL 33021
514101AC2550	GAVRA,ITZHAK	GAVRA,ZACHI	20900 NE 30 AVE #514	AVENTURA	FL 33180
514101AB0200	GENKIN,VALENTINA H/E	GENKIN,MICHAEL	4100 N 58 AVE #206	HOLLYWOOD	FL 33021
514101AC0900	GGRB LLC		6692 NW 107 CT	DORAL	FL 33178
514101AC0440	GHORR FL INVESTMENTS LLC	% SIDOW INC	PO BOX 17405	PLANTATION	FL 33318
514101AB0210	GIGI,AVNER		7322 NW 18 CT	PEMBROKE PINES	FL 33024
514101AC0380	GILBOA,YARON		18971NE 20 CT	MIAMI	FL 33179
514101AC0100	GLOBES GROUP LLC		19111 COLLINS AVE APT 2006	SUNNY ISLES BEACH	FL 33160
514101AC2630	GONZALEZ FUENTES,MARTHA C		3690 N 56 AVE #947	HOLLYWOOD	FL 33021
514101AB0090	GONZALEZ,SONIA		4100 N 58 AVE APT 109	HOLLYWOOD	FL 33021
514101AC0980	GOURARIE,SARA	KORIK,SILVANA	5830 SW 36 TER	FORT LAUDERDALE	FL 33312
514101AA0320	GREENBLUM,GILA		1926 KIMBALL ST	BROOKLYN	NY 11234
514101AB0280	GRIMSLEY,MARK JARRETT		4100 N 58 AVE #214	HOLLYWOOD	FL 33021
514101AC2920	GROMOV,ALEXANDRE		110 PROMENADE CIR APT 406	*THORNHILL ON	CA L4J7
514101AC1030	GROSS,LEON		3832 MAPLE AVE	BROOKLYN	NY 11224
514101AA0020	GUERRERO,JOSE A		5790 STIRLING ROAD UNIT 102	HOLLYWOOD	FL 33021
514101AC1850	HADAR PROPERTIES LLC		1040 SEMINOLE DR APT 858	FORT LAUDERDALE	FL 33304
514101AA0370	HAIM,EYAL		1721 NW 6 AVE	FORT LAUDERDALE	FL 33311
514101AA0060	HARRAR VINAS,ALIA HELENE		5790 STIRLING RD #106	HOLLYWOOD	FL 33021
514101AC2210	HARRAR,DIBORA		4730 SARAZEN DR	HOLLYWOOD	FL 33021
514101AC2260	HARRAR,JOSEPH		4730 SARAZEN DR	HOLLYWOOD	FL 33021
514101AA0110	HAYOON,ORIT	CHEN,ZMIRA	330 W 56 ST #24L	NEW YORK	NY 10019
514101AB0360	HE,RU TANG		4100 N 58 AVE #308	HOLLYWOOD	FL 33021
514101AC1140	HENDEL,HAGAY		3521 N 54 AVE	HOLLYWOOD	FL 33021
514101AC0140	HENRY,JEAN		3600 N 56 AVE #114	HOLLYWOOD	FL 33021
514101AC1180	HJG REAL PROPERTIES LLC		13017 BIG BEAR BLUFF	BOYNTON BEACH	FL 33473
514101010011	HOLLYWOOD BUSINESS PARK LLC		5900 STIRLING ROAD	HOLLYWOOD	FL 33021
514101AC1360	HVZ INVESTMENTS		19380 COLLINS AVE #1719	SUNNY ISLES BEACH	FL 33160
514101AC0170	IBANEZ,FRANCISCO JAVIER &	JORGES,MIREYA	6470 SHADY PINE LN	BOKEELIA	FL 33922
514101AA0120	ID INVESTORS LLC		10265 NW 60 PL	PARKLAND	FL 33076
514101AC0560	JADE OCEAN 1206 CORP		20200 WEST DIXIE HIGHWAY #907	AVENTURA	FL 33180
514101AC1690	JAM AT THE LAKES LLC		15557 NW 82 PL	MIAMI LAKES	FL 33016
514101010020	JANCULA,PILAR		5901 OAK ST	HOLLYWOOD	FL 33021
514101AC1660	JASMIA LLC		19370 COLLINS AVE #716	SUNNY ISLES BEACH	FL 33160
514101AC0650	JB 2009 LLC		6240 MIRAMAR PKWY	MIRAMAR	FL 33023
514101AC1020	JED REAL PROPERTIES LLC		13017 BIG BEAR BLUFF	BOYNTON BEACH	FL 33473
514101AC0910	JHG REAL PROPERTIES LLC		13017 BIG BEAR BLUFF	BOYTON BEACH	FL 33473
514101AC1780	JOHN,JUSTA		19491 NE 19 PL	MIAMI	FL 33179
514101AC0190	JOHNSON,LEONARD D JR &	JOHNSON,MARY W	995 NORMANDY STATION RD	TAYLORSVILLE	KY 40071
514101AC2850	JOSE FERNANDO BERMUDEZ REV TR	BERMUDEZ,JOSE FERNANDO TRSTEE	1800 N 32 CT	HOLLYWOOD	FL 33021
514101AA0420	KADOSH,TOMER		4945 SW 33 AVE	FORT LAUDERDALE	FL 33312
514101AB0050	KARAIN,SAHAR SEHAM H/E	CARIN,OR	4100 N 58 AVE #105	HOLLYWOOD	FL 33021
514101AC0930	KGD HOLDINGS LLC		PO BOX 17405	PLANTATION	FL 33318
514101AB0240	KOLKER,TATYANA		3952 FARRAGUT ST	HOLLYWOOD	FL 33021
514101AC2650	KORIK,SILVANA		5830 SW 36 TER	FORT LAUDERDALE	FL 33312
514101AC2350	KORLICAR,MOSHE		10681 NW 18 CT	PLANTATION	FL 33322
514101AC2130	KOSHKAL LLC		PO BOX 17405	FORT LAUDERDALE	FL 33318
514101010080	KRANZ,STANLEY		5882 STIRLING RD	HOLLYWOOD	FL 33021
514101AC2960	LAKESWOOD 1032 LLC		19380 COLLINS AVE #1426	SUNNY ISLES BEACH	FL 33160
514101AC0410	LAKESWOOD 225 LLC		19380 COLLINS AVE #1426	SUNNY ISLES BEACH	FL 33160

514101AC0670 LAKEWOOD 315 LLC		19380 COLLINS AVE #1426	SUNNY ISLES BEACH	FL 33160
514101AC1130 LAKEWOOD 513 LLC		76 ISLE OF VENICE DR #G	FORT LAUDERDALE	FL 33301
514101AC1790 LAKEWOOD 731 LLC		19380 COLLINS AVE #1426	SUNNY ISLES BEACH	FL 33160
514101AC2060 LAKEWOOD 826-8 LLC		5830 SW 36 TER	DAVIE	FL 33312
514101AC2520 LAKEWOOD 936 LLC		19380 COLLINS AVE #1426	SUNNY ISLES BEACH	FL 33160
514101AC2860 LAKEWOOD EMERALD HILLS CONDO INC % BROUGH CHADROW & LEVINE PA		2149 N COMMERCE PKWY	WESTON	FL 33326
514101AC1060 LE CLAIRE, ROBERT F		3650 N 56 AVE #506	HOLLYWOOD	FL 33021
514101AB0230 LEAL, GLADYS		4100 N 58 AVE #209	HOLLYWOOD	FL 33021
514101AC0630 LEAV 311 LLC		3630 N 56 AVE #311	HOLLYWOOD	FL 33021
514101AC1600 LEON, ERIKA		3670 N 56 AVE #712	HOLLYWOOD	FL 33021
514101AC0830 LEVY, EYAL		5130 N HILLS DR	HOLLYWOOD	FL 33021
514101AC0850 LEVY, EYAL & RIVKA		5130 N HILLS DR	HOLLYWOOD	FL 33021
504136030010 LEVY, ILANA	YORAM, PEARL BEN	5532 ESTATE OAK CIR	FORT LAUDERDALE	FL 33312
514101AC2740 LEVY, MOSHE		3700 N 56 AVE #1010	HOLLYWOOD	FL 33021
514101AC0940 LGM REAL ESTATE HOLDINGS LLC	%SIDOW MGT	PO BOX 17405	PLANTATION	FL 33318
514101AA0170 LIPPEL, AARON		5965 STIRLING RD #330	DAVIE	FL 33314
514101AC0610 LOCKE, JULIE		1421 EUCLID ST NW APT 503	WASHINGTON	DC 20009
514101AB0320 LUCKY A ANGEL LLC		150-66 77 AVE	FLUSHING	NY 11367
514101AC1380 M A FLORIDA INVESTMENT LLC		4730 SARAZEN AVE	HOLLYWOOD	FL 33021
514101AC0490 M A FLORIDA INVESTMENTS LLC		4730 SARAZEN DR	HOLLYWOOD	FL 33021
514101AC2820 M SFL INVESTMENTS LLC		PO BOX 292534	FORT LAUDERDALE	FL 33329
514101AC2780 MA FLORIDA INVESTMENTS LLC		4730 SARAZEN DR	HOLLYWOOD	FL 33021
514101AB0350 MAHLAB, ELIRAN		455 HERBERT ST	W HEMPSTEAD	NY 11552
514101AA0160 MAJUMDER, SUBHASH		685 BERGEN ST #2	BROOKLYN	NY 11238
514101AC0160 MASSRE, JACK	MASSRE, TAYLOR	19700 NE 24 AVE	MIAMI	FL 33180
514101AC0580 MASSRE, JACK & TAYLOR		19700 NE 24 AVE	MIAMI	FL 33180
514101AC0800 MASSRE, JONATHAN		3640 N 56 AVE UNIT 404	HOLLYWOOD	FL 33021
514101AC0270 MASSRE, RALPH	MASSRE, ROSIE	76 ISLE OF VENICE DR #G	FORT LAUDERDALE	FL 33301
514101AC2150 MASSRE, ROSIE		76 ISLE OF VENICE DR APT G	FORT LAUDERDALE	FL 33301
514101AC0570 MASSRE, TAYLOR GABAY		19700 NE 24 AVE	MIAMI	FL 33180
514101AA0180 MATATOF, DAVID & BAT-SHEVA		5790 STIRLING ROAD UNIT 204	HOLLYWOOD	FL 33021
514101AB0080 MAYA, LUZ M		4100 N 58 AVE #108	HOLLYWOOD	FL 33021
514101AC1190 MB ONE LLC		5100 VAN BUREN ST	HOLLYWOOD	FL 33021
514101AC0110 MCCLAIN, DAVID T		644 NW 2 AVE	FORT LAUDERDALE	FL 33311
514101AA0070 MEGIDISH, MOSHE		4100 N 58 AVE #208	HOLLYWOOD	FL 33021
514101AC2470 MEIR, DORIT G	MEIR, UZI	3650 N 36 AVE APT 22	HOLLYWOOD	FL 33021
514101AC0050 MEIR, DORIT GAL OR	MEIR, UZI	3650 N 36 AVE #22	HOLLYWOOD	FL 33021
514101AC1920 MEIR, UZI	MEIR, DORIT G	3650 N 36 AVE APT 22	HOLLYWOOD	FL 33021
514101AC0920 MEIR, UZI & DORIT GAL OR		3650 N 36 AVE #22	HOLLYWOOD	FL 33021
514101AC2420 MENAHEM, AMY		3690 N 56 AVE #926-9	HOLLYWOOD	FL 33021
514101AB0310 MESHULAM, CHANAN	MESHOLAM, NIZA	2200 PARK LN #314	HOLLYWOOD	FL 33021
514101AB0370 MESIKA, BEN		4100 N 58 AVE UNIT 309	HOLLYWOOD	FL 33021
514101AC0130 MEYER FLORIDA INVESTMENT LLC		4730 SARAZEN DR	HOLLYWOOD	FL 33021
514101AC0360 MEYER FLORIDA INVESTMENTS LLC		4730 SARAZEN DR	HOLLYWOOD	FL 33021
514101AC2320 MIZ BEACH LLC		4201 COLLINS AVE #2103	MIAMI BEACH	FL 33140
514101AC1230 MK HADAR INVESTMENT LLC	%OMER SHAHAR	1380 NE MIAMI GARDENS DR #205A	NORTH MIAMI BEACH	FL 33179
514101AC2090 MOE'S CELLS LLC		3701 N 47 AVE	HOLLYWOOD	FL 33021
514101AB0420 MONTEZ LEE, DEVEREN		4100 N 58 AVE #314	HOLLYWOOD	FL 33021
514101AC0420 MORAD, BEN		5315 SW 33 AVE	FORT LAUDERDALE	FL 33312
514101AC0540 MOSERI PROPERTY LLC		251 174 ST SUITE 716	SUNNY ISLES BEACH	FL 33160
504136030140 MY DARLING LLC		5566 SW 28 TER	FORT LAUDERDALE	FL 33312
514101AA0090 NAHON, SALAMON		3661 FARRAGUT ST	HOLLYWOOD	FL 33021

514101AC0330	NEW YORK INVESTMENTS FL CORP		20200 W DIXIE HWY #907	AVENTURA	FL 33180
514101AC0720	NG,KENG CHUENG		7879 S SILVERADO CIR	COOPER CITY	FL 33024
514101AC2190	NG,YELITZA		53 SIMONTON CIR	WESTON	FL 33326
514101AA0210	NICKERSON,LINDA		5790 STIRLING ROAD UNIT 207	HOLLYWOOD	FL 33021
514101AC0700	NITO GLOBAL LLC		12555 ORANGE DR #226	DAVIE	FL 33330
514101AC1930	NJG FLORIDA PROPERTIES LLC		500 E 83 ST UNIT 2-C	NEW YORK	NY 10028
514101AC0090	NOEMI POYASTRO REV TR	POYASTRO,NOEMI TRSTEE	3800 S OCEAN DR #1212A	HOLLYWOOD	FL 33019
514101AC0450	NOIMAN,HANNAH		544 ALBERMARIE RD	CEDARHURST	NY 11516
514101AC0240	NOSIKOVSKY,MILANA		18101 COLLINS AVE APT 1201	SUNNY ISLES BEACH	FL 33160
514101AC0460	NYYN LLC		216	*NIRIT	IL 44805
504136010800	OAKS CONDO ASSN INC OF BRO		4151 STIRLING RD	FORT LAUDERDALE	FL 33314
514101AC0020	OALA 2 CORP		20200 W DIXIE HWY #907	AVENTURA	FL 33180
514101AC1400	OALA 4 CORP		20200 W DIXIE HWY #907	AVENTURA	FL 33180
514101AC0750	OHAYON,JACOB		1820 NE 163 ST STE 300	N MIAMI BEACH	FL 33162
514101AC1440	OLIVIA CR CORP		20200 W DIXIE HWY #907	AVENTURA	FL 33180
514101AC2200	PAGODA UNO LLC		2625 WESTON RD STE D	WESTON	FL 33331
514101AC1160	PANBECA CORP		20200 W DIXIE HWY STE 907	AVENTURA	FL 33180
514101AC1670	PANICOL LLC		6692 NW 107 CT	DORAL	FL 33178
514101AB0340	PENIAS,ELI H/E	PENIAS,AVIVA	4100 N 58 AVE APT 306	HOLLYWOOD	FL 33021
514101AC2610	PERACH,ATAR		20900 NE 30 AVE STE 510	AVENTURA	FL 33180
514101AB0140	PERETS,SHLOMO H/E	PERETS,DANIELLA	4100 N 58 AVE #114	HOLLYWOOD	FL 33021
514101AC1730	PERGRUN 1992 CORP		1835 NE MIAMI GARDENS DR #173	NORTH MIAMI BEACH	FL 33179
514101AC2940	PEZ PROPERTIES LLC		5323 SW 34 WAY	FORT LAUDERDALE	FL 33312
514101AC0040	PHIL GLASSMAN REV LIV TR	%PPG MANAGEMENT	126 S FEDERAL HWY #5-201	DANIA BEACH	FL 33004
514101AC2100	PINEDA,IVAN		5851 SW 36 TER	FORT LAUDERDALE	FL 33312
514101AC1990	PINEDA,IVAN J		5851 SW 36 TER	FORT LAUDERDALE	FL 33312
514101AA0200	PLAZAS NAVARRETE,MONICA	MARTINEZ,ORLANDO	5790 STIRLING RD	HOLLYWOOD	FL 33021
504136030381	PLUMMER,MYRDIES		4421 SW 59 CT	DANIA BEACH	FL 33314
514101010120	POINCIANA PLAZA HOLDING LLC		301 HELEN ST	SOUTH PLAINFIELD	NJ 07080
514101AC0730	POKROVSKAIA,KSENIA		1594 WEEPING WILLOW WAY	HOLLYWOOD	FL 33019
514101AB0290	POPLAWSKI,CYNTHIA		4100 N 58 AVE APT 301	HOLLYWOOD	FL 33021
514101AC0030	PRIZANT REALTY LLC		5282 SW 33 WAY	FORT LAUDERDALE	FL 33312
514101AB0060	PRIZANT,YONIT	PRIZANT,YULI	5282 SW 33 WAY	FORT LAUDERDALE	FL 33312
514101010140	PUBLIC LAND % CITY OF HOLLYWOOD	OFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL 33020
514101AC2110	R LUTHER FURR REV TR	FURR,R LUTHER TRSTEE	819 N NORTHLAKE DR	HOLLYWOOD	FL 33019
514101AC1620	RADICE,GIANMARCO		1835 E HALLANDALE BCH BLVD #1937	HALLANDALE BEACH	FL 33009
514101AA0360	RADKEVICH,MARINA TRSTEE	RADKEVICH FAM TR	5790 STIRLING RD #308	HOLLYWOOD	FL 33021
504136030290	RAMIREZ,ERICK		4460 SW 59 CT	DANIA BEACH	FL 33314
514101AC0640	RBSE PROPERTIES LLC		3301 NE 183 ST UNIT 401	AVENTURA	FL 33160
514101AA0250	REZNIK,ERIC Y	MEDVINSKY,ALEKSANDRA	1087 SCARLET OAK ST	HOLLYWOOD	FL 33019
514101010090	RIS STIRLING OF SOUTH	FLORIDA LLC	16897 SW 51 ST	MIRAMAR	FL 33027
514101AA0190	RIVEN,MIRELA		5790 STIRLING RD #205	HOLLYWOOD	FL 33021
514101AC1530	ROALOA LLC	UNIT #A707	3564 AVALON PARK E BLVD STE 1	ORLANDO	FL 32828
514101000060	ROCK HARD HOLLYWOOD DEV LLC	%REAL ESTATE SERVICES	6300 STIRLING RD	HOLLYWOOD	FL 33024
514101AB0250	RODRIGUEZ,ISMENIA		1125 N 46 AVE	HOLLYWOOD	FL 33021
514101AC2900	ROTHSCHILD,KENNETH		3591 SIMMS STREET	HOLLYWOOD	FL 33021
514101AC0470	RULI & STASI LLC		14102 SW 273 LN	HOMESTEAD	FL 33032
514101AC1940	SAFE P.O. LLC		10201 COLLINS AVE UNIT 1202	SOUTH BAL HARBOUR	FL 33154
514101AC2120	SAINT BON,JOEL		3680 N 56 AVE #832	HOLLYWOOD	FL 33021
514101AC1210	SALPIETRO,SALVATORE		1931 CORDOVA RD #1155	FORT LAUDERDALE	FL 33316
514101AA0310	SAMUEL T MCDERMOTT JR REV LIV TR	MCDERMOTT,SAMUEL T JR TRSTEE	2700 N HIGHWAY A1A #104	HUTCHINSON ISLAND	FL 34949
514101AC2660	SANCHEZ,DIONISIO A		1121 NW 18 PL	MIAMI	FL 33125

514101AC0280	SANMARTIN,DAVID		3610 N 56 AVE #212-2	HOLLYWOOD	FL 33021
514101AC1110	SANMARTIN,DAVID AMADO		2612 WASHINGTON ST	HOLLYWOOD	FL 33020
514101AC0760	SARGIN,OLIVERA	SARGIN,DUSKO	1120 CHERRYPALM LN	HOLLYWOOD	FL 33019
514101AC0010	SAUNDERS,PAUL		3600 N 56 AVE #101	HOLLYWOOD	FL 33021
514101AA0240	SE3221 LLC		3221 SW 53 ST	FORT LAUDERDALE	FL 33312
514101010130	SEMINOLE SHOPPING CENTER LLC		1060 E 33 ST	HIALEAH	FL 33013
514101AB0270	SHARKAWI,NAGI S	SHARKAWI,SAMIRA N	4100 N 58 AVE #213	HOLLYWOOD	FL 33021
514101AB0010	SHIREL INC		10414 SW 54 ST	COOPER CITY	FL 33328
514101AB0040	SILVERTON,JUDITH		4100 N 58 AVE UNIT 104	HOLLYWOOD	FL 33021
514101AC0550	SMD TUSCANY LLC		445 W 40 ST #402276	MIAMI BEACH	FL 33140
514101AB0410	SOLOMON,ALON & ILANA H/E	DAYAN,DANIEL	4100 N 58 AVE #313	HOLLYWOOD	FL 33021
514101AB0170	SONART REAL ESTATE	INVESTMENTS LLC	2640 HOLLYWOOD BLVD #212	HOLLYWOOD	FL 33020
514101AC0590	SPH INTERNATIONAL	CONSULTING LLC	5851 SW 36 TER	FORT LAUDERDALE	FL 33312
514101AC0070	SPH INTERNATIONAL CONSULTING LLC		5851 SW 36 TER	FORT LAUDERDALE	FL 33312
514101AC2990	SPIELMAN,MEIR	SPIELMAN,SARA ESTHER	4997 NW 67 AVE	LAUDERHILL	FL 33319
514101AC1650	SRD REALTY LLC		1835 E HALLANDALE BCH BLVD #298	HALLANDALE BEACH	FL 33009
514101AC0150	STEINBERG,ESTHER		3035 LYNDBURST J	DEERFIELD BEACH	FL 33442
514101AC2140	STEN PROJECTS LLC		703 WATERFORD WAY #805	MIAMI	FL 33126
514101000022	STERLING 56 CONDO ONE INC &	STERLING 56 CONDO THREE INC	5790 STIRLING RD APT 201	HOLLYWOOD	FL 33021
514101AC1830	STEVEN TCHIRA REAL ESTATE	INVESTMENT HOLDINGS LLC	3328 NE 169 ST	NORTH MIAMI BEACH	FL 33160
504136030230	STIRLING OFFICES LLC		5650 STIRLING RD STE 4	HOLLYWOOD	FL 33314
504136030180	STIRLING ROAD RENTALS LLC		4191 PARK VIEW DR	HOLLYWOOD	FL 33021
504136030012	STOF HOLDINGS LLC		6300 STIRLING RD	HOLLYWOOD	FL 33024
514101AC1640	SUAZO,GISELA H/E	OTERO,JESUS E	3670 N 56 AVE #716-7	HOLLYWOOD	FL 33021
514101AC2970	SUNAK,ESTHER	SUNAK,YAAKOV	PO BOX 17405	PLANTATION	FL 33318
514101AC2690	SUNAK,YAAKOV & ESTHER	% SIDOW INC	PO BOX 17405	PLANTATION	FL 33318
514101AC1150	TANDARICA INVESTMENTS CORP		20900 NE 30 AVE STE 200-27	AVENTURA	FL 33180
514101AA0150	TAYLOR,SHYKERA DIANNE		11840 NW 19 DR #18	NORTH MIAMI	FL 33181
514101AC1090	TENUBU,WINSTON O		10466 SW 12 MNR	PEMBROKE PINES	FL 33025
514101AC0530	TEPPER,DAVID	KORIK,SILVANA	5830 SW 36 TER	FORT LAUDERDALE	FL 33312
514101AC0710	TINFLOR LLC		1792 BELL TOWER LN #204	WESTON	FL 33326
514101AC0820	TRINIDAD,HELENE &	RODRIGUEZ-TRINIDA,KRISTINE	3640 N 56 AVE #406	HOLLYWOOD	FL 33021
514101AC0310	UPTOWN PROPERTIES LLC		958 HARBOR VW S	HOLLYWOOD	FL 33019
514101AC2030	UZIEL,DAVID	UZIEL,ESTHER	ARDOF 5	*AKKO	IL 24403
514101AA0390	VELASQUEZ,ASHLEYS		5790 STIRLING RD #311	HOLLYWOOD	FL 33021
514101AC0400	VERANO,ERNESTO		1250 S MIAMI AVE #1814	MIAMI	FL 33130
514101AC2070	VICTOR,JODIE		3705 W PICO BLVD	LOS ANGELES	CA 90019
514101AA0410	VIGARINO,MICHAEL P		5790 STIRLING ROAD UNIT 114	HOLLYWOOD	FL 33021
514101AC0990	VITERI,BLANCA NUBIA		618 N 46 AVE	HOLLYWOOD	FL 33021
514101AC2010	WATKINS,TOYIA		2031 NW 99 TER	PEMBROKE PINES	FL 33024
514101AC0250	WEISS,DVIR		PO BOX 17405	PLANTATION	FL 33318
514101AC0260	WEISS,MORDECHAI	WEISS,GUY	PO BOX 17405	PLANTATION	FL 33318
514101AC0770	WEISS,YAAKOV		PO BOX 17405	PLANTATION	FL 33318
514101AC1700	WELLNESS LIASONS LLC		3520 E TREE TOPS CT	DAVIE	FL 33328
514101AB0180	WELLS FARGO BANK NA TRSTEE	%FRENKEL LAMBERT WEISS & G LLP	1 E BROWARD BLVD STE 1111	FORT LAUDERDALE	FL 33301
514101AC0390	WILLIAMS,PAULA WILLIS EST		6413 63 PL	RIVERDALE	MD 20737
514101AC2720	WINDMILL REAL TR	PERPETUAL TRS SERVICES	6511 NOVA DR #115	FORT LAUDERDALE	FL 33317
504136030380	WOODSTOCK,LEO JOHN H/E	FETES,SUSAN ALICE	4407 SW 59 CT	DANIA BEACH	FL 33314
514101AA0100	YERUSHALMI,AVINOAM		4350 OAKES RD #503	DAVIE	FL 33314
514101AC2220	YOL TWICE LLC		4485 FICUS ST	HOLLYWOOD	FL 33021
514101AC0690	ZECHARIA,HERZEL		3630 N 56 AVE #317	HOLLYWOOD	FL 33021
514101AC0600	ZOHAN 18 LLC		3007 W COMMERCIAL BLVD #105	FORT LAUDERDALE	FL 33309

FLORIDA MASTER
SITE FILE B

FDAHRM 802==

Site No. ~~8-15750~~ 8 Bd 153 1009==
Site Name Philomen Bryan Home 830==

Other Name(s) for Site _____
930==

Other Nos. for Site _____ 906==

Type of Site Building 832==

Location of Site:
County Broward 808==

Instructions for locating site (or address) 4210 ^NS.W. 58 Avenue, Hollywood
4444 SW 60th ST
813==

Ownership:

Owner of Site: Name Katherine Hood 902==
Address 4210 S.W. 58 Avenue, Hollywood 903==

Occupant, Tenant or Manager:

Name Mr. and Mrs. Jess Patrick (305) 904==
Address 4210 S.W. 58 Avenue, Hollywood, 983-4980 905==

Form Prepared By:

Reporter (or local contact):
Name _____ 816==
Address _____ 817==

Recorder:

Name & Title Evans, Mary K., Historic Sites Specialist 818==
Address DOS, DAHRM, The Capitol, Tallahassee 819==

Date of Site Survey August, 1974 820==

Previous Survey(s), Excavation(s) or Collection(s) (Enter title of survey, date, whether Federal, State, County or Local, Location of Survey Report(s) and Material's Collected).

N/A

Photographic Record Numbers 74-N-09-33 (14-15) 839==
74-N-09-77 (22-32) 860==

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

Location of Site (Specific):

photorevised, 1969

Map Reference (incl. scale & date) Fort Lauderdale South; 1:24000; 1962, 812==

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
51S	41E	1			
					812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY						LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES						
CORNER	LATITUDE			LONGITUDE			LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
	o	'	"	o	'	"	26	02	44	80	12	22
	o	'	"	o	'	"						
	o	'	"	o	'	"						
	o	'	"	o	'	"						
	o	'	"	o	'	"						
											812==	

Global Reference Code _____ 884==

Description of Site:

Site Size (approx. acreage of property) five acres 833==

Present Condition of Site

Check one <input type="checkbox"/> Excellent 863== <input checked="" type="checkbox"/> Good 863== <input type="checkbox"/> Fair 863==		<input type="checkbox"/> Deteriorated 863== <input type="checkbox"/> Ruins 863== <input type="checkbox"/> Unexposed 863==		Check one <input type="checkbox"/> Altered 863== <input checked="" type="checkbox"/> Unaltered 863==		Check one if appropriate <input type="checkbox"/> Moved 863== <input checked="" type="checkbox"/> Original Site 863==	
--	--	---	--	--	--	---	--

President & Original Physical Appearance (use continuation sheet if necessary)

See checklist for architectural description

HISTORIC SITE DATA SUPPLEMENT

Present Use (check one or more as appropriate)

<input type="checkbox"/> Agricultural 838==	<input type="checkbox"/> Government 838==	<input type="checkbox"/> Park 838==	<input type="checkbox"/> Transportation 838==
<input type="checkbox"/> Commercial 838==	<input type="checkbox"/> Industrial 838==	<input checked="" type="checkbox"/> Private Residence 838==	Other (Specify): _____
<input type="checkbox"/> Educational 838==	<input type="checkbox"/> Military 838==	<input type="checkbox"/> Religious 838==	<input type="checkbox"/> _____ 838==
<input type="checkbox"/> Entertainment 838==	<input type="checkbox"/> Museum 838==	<input type="checkbox"/> Scientific 838==	<input type="checkbox"/> _____ 838==

Period (check one or more as appropriate)

<input type="checkbox"/> Pre-Columbian 842==	<input type="checkbox"/> 16th Century 842==	<input type="checkbox"/> 18th Century 842==	<input checked="" type="checkbox"/> 20th Century 842==
<input type="checkbox"/> 15th Century 842==	<input type="checkbox"/> 17th Century 842==	<input type="checkbox"/> 19th Century 842==	

Specific Dates: Beginning c.1902-1903 844== Ending _____ 846==

Areas of Significance (check one or more as appropriate)

<input type="checkbox"/> Aboriginal Prehistoric 910==	<input type="checkbox"/> Education 910==	<input type="checkbox"/> Political 910==	<input type="checkbox"/> Urban Planning 910==
<input type="checkbox"/> Aboriginal Historic 910==	<input type="checkbox"/> Engineering 910==	<input type="checkbox"/> Religion/Philosophy 910==	Other (Specify): _____
<input type="checkbox"/> Agriculture 910==	<input type="checkbox"/> Industry 910==	<input type="checkbox"/> Science 910==	<input type="checkbox"/> _____ 910==
<input checked="" type="checkbox"/> Architecture 910==	<input type="checkbox"/> Invention 910==	<input type="checkbox"/> Sculpture 910==	<input type="checkbox"/> _____ 910==
<input type="checkbox"/> Art 910==	<input type="checkbox"/> Landscape Architecture 910==	<input type="checkbox"/> Social/Humanitarian 910==	<input type="checkbox"/> _____ 910==
<input type="checkbox"/> Commerce 910==	<input type="checkbox"/> Literature 910==	<input type="checkbox"/> Theater 910==	
<input type="checkbox"/> Communications 910==	<input type="checkbox"/> Military 910==	<input type="checkbox"/> Transportation 910==	
<input type="checkbox"/> Conservation 910==	<input type="checkbox"/> Music 910==		

Thematic Classification:

<input type="checkbox"/> Aboriginal 912==	<input type="checkbox"/> Military 912==	Other (Specify): _____
<input checked="" type="checkbox"/> Architectural 912==	<input type="checkbox"/> Political 912==	<input type="checkbox"/> _____ 912==
<input type="checkbox"/> The Arts 912==	<input type="checkbox"/> Society 912==	<input type="checkbox"/> _____ 912==
<input type="checkbox"/> Exploration & Settlement 912==	<input type="checkbox"/> Science & Technology 912==	<input type="checkbox"/> _____ 912==

Statement of Significance (use continuation sheet if necessary)

Built soon after land was bought in 1902 for 25¢ an acre (90 acres purchased); originally an island area--now drained; when house was constructed, logs were laid in order to get lumber out for the house; first orange grove in Broward County at that time; packing houses on rear of property; former Mayor Engels lived there, servants were Indians; Betty Jumper played there when she was a child; in 1948 and early 1950's was used by Elks Club for gambling casino also at that time used by a syndicate--involved raids, gunning, etc.

Philomen Bryan was an early settler and builder of homes in Ft. Lauderdale along New River. He and his sons built the homes in the Historic District of Ft. Lauderdale.

911==

Remarks & Recommendations:

835==

Major Bibliographic References:

Patrick, Mrs. Jess. Personal interview by Marta Galicki and Mary Evans, Hollywood, Florida, August, 1974.

Nance, Judge Clayton L. Personal interview by Marta Galicki, Ft. Lauderdale, Florida, August, 1974.

920==

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAH RM 802 = =
1009 = =

BD153

Site Name Hood Residence 4444 SW 60th St Site No. 8821076 830 = =
Address of Site: 420 North 58th Avenue Hollywood, Florida 8008 820 = =
Instruction for locating on the W. side of 58th Ave. between Sterling Rd. 905 = =
and N. 42nd St. 813 = =
Location: _____ 868 = =
County: Broward subdivision name block no. lot no. 808 = =
Owner of Site: Name: _____
Address: _____ 902 = =

Type of Ownership _____ 848 = = Recording Date _____ 832 = =

Recorder:
Name & Title: Marlyn Kemper, Director
Address: Historic Broward County Preservation Board
1900 Tyler Street Hollywood, Florida 33020 818 = =

Condition of Site:	Integrity of Site:	Original Use	Residence	838 = =
Check One	Check One or More	Present Use	Residence	850 = =
<input type="checkbox"/> Excellent 863 = =	<input checked="" type="checkbox"/> Altered 858 = =	Dates: Beginning	<u>c1926</u>	844 = =
<input type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase	<u>American</u>	840 = =
<input checked="" type="checkbox"/> Fair 863 = =	<input checked="" type="checkbox"/> Original Site 858 = =	Period	<u>Twentieth Century</u>	845 = =
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored () (Date: <u>X</u>) 858 = =			
	<input type="checkbox"/> Moved () (Date: <u>X</u>) 858 = =			

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More			
<input type="checkbox"/> Zoning (<u>X</u>) _____	<u>X</u>) 878 = =	<input type="checkbox"/> Transportation (<u>X</u>) _____	<u>X</u>) 878 = =
<input type="checkbox"/> Development (<u>X</u>) _____	<u>X</u>) 878 = =	<input type="checkbox"/> Fill (<u>X</u>) _____	<u>X</u>) 878 = =
<input type="checkbox"/> Deterioration (<u>X</u>) _____	<u>X</u>) 878 = =	<input type="checkbox"/> Dredge (<u>X</u>) _____	<u>X</u>) 878 = =
<input type="checkbox"/> Borrowing (<u>X</u>) _____	<u>X</u>) 878 = =		
<input checked="" type="checkbox"/> Other (See Remarks Below):	<u>Unknown</u>		878 = =

Areas of Significance: Other 910 = =

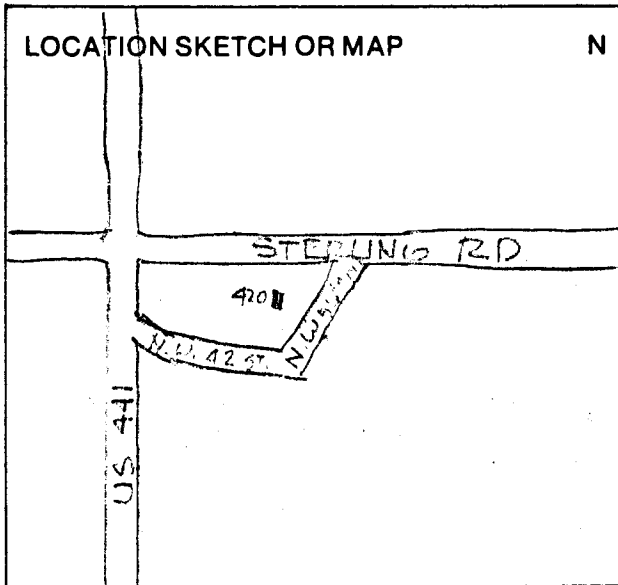
Significance:

OTHER: This building is significant because it dates from the earliest construction period in Hollywood, Florida. Although this building is not architecturally significant on an individual basis, its significance in the historic built environment may become greater as the older structures in Hollywood are demolished.

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911 = =

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Frame vernacular 964 ==
 PLAN TYPE Irregular: unknown 966 ==
 EXTERIOR FABRIC(S) Wood: Weatherboard siding 854 ==
 STRUCTURAL SYSTEM(S) Wood frame, unknown 856 ==
 PORCHES S/1-story enclosed porch access from the S. 942 ==
 FOUNDATION: Piers: unknown, unknown 942 ==
 ROOF TYPE: Gable 942 ==
 SECONDARY ROOF STRUCTURE(S): Shed 942 ==
 CHIMNEY LOCATION: NA 942 ==
 WINDOW TYPE: DHW, 1/1, wood, single with shutters 942 ==
 CHIMNEY: NA 882 ==
 ROOF SURFACING: Composition shingles 882 ==
 ORNAMENT EXTERIOR: None 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS Unknown 954 ==
 Map Reference (incl. scale & date) USGS Ft. Lauderdale South, Fla.
7.5 Min. 1962 (1969) 809 ==
 Latitude and Longitude: " " " " " " 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



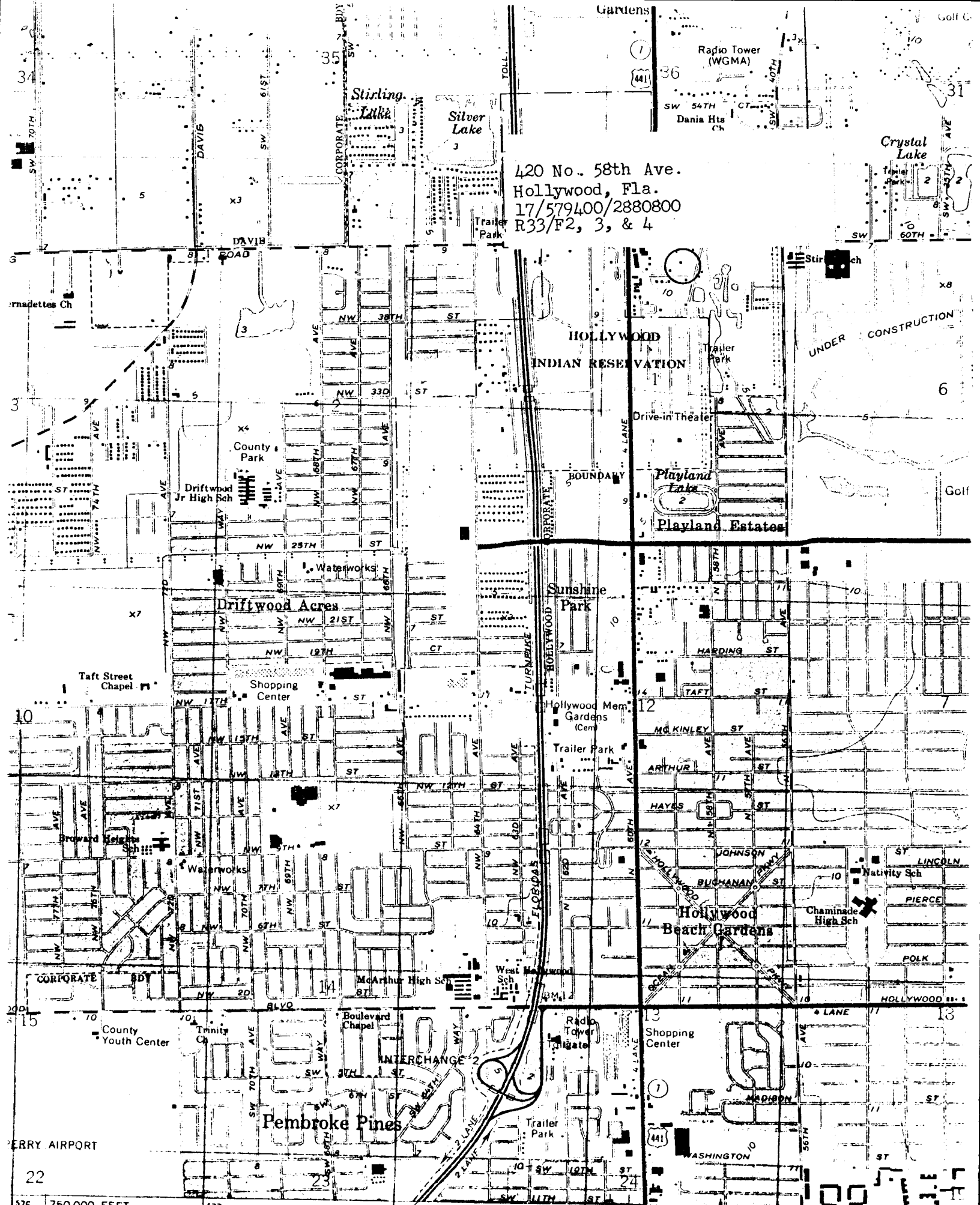
Township	Range	Section	
51S	41E	1	812 ==

UTM Coordinates:

17 579400 2880800 890 ==
Zone Easting Northing

Photographic Records Numbers R33/F2,3,4 860 ==

Contact Print



420 No. 58th Ave.
 Hollywood, Fla.
 17/579400/2880800
 R33/F2, 3, & 4

UPDATE ✓

Page 1 HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE

BD153
Site # ~~8BD01070~~

Site Name CHEANEY RESIDENCE

Recorder # 0

Field Date

Form Date 6/17/1996

Survey

No Original

Multilist #: 0

National Register Category BUILDING

Yes Update

Survey #:

LOCATION AND IDENTIFICATION

Address (include N,S,E,W; st. ave, etc) ~~4200 N 58 AVE~~ 4444 SW 60th ST

Cross Streets (nearest/between) 42 ST & STERLING RD

Nearest City/Town HOLLYWOOD

Within City Limits Yes

County BROWARD

Tax # 514101010010

Subdivision Name SEMINOLE ESTATES 21-15 B

Ownership PRIV-RESI

Block

Lots LOT 1 LESS..

Name of Public Tract (e.g., park)

Route To W SIDE 58 AVE/STERLING RD

MAPPING

USGS Map Name FT LAUD SOUTH 1962 PR 1969

Township 51 Range 41 Sect. 1 1/4 1/4 - 1/4: Irreg. Sect.? No

UMT ZONE (16 OR 17): 17 Easting 579400 Northing 2880800

Landgrants:

Plat or Other Map (Map's name, Location) SEMINOLE ESTATES 21-15 B

DESCRIPTION

Style FRAME VERNACULAR Exterior Plan IRREGULAR No. Stories 2

Structural Systems WOOD FRAME

Foundation Types PIERS Materials UNKNOWN

Exterior Fabrics WOOD

Roof Types GABLE Materials UNKNOWN

Secondary Strucs. (dormers etc.) SHED

Chimney: No. 0 Materials NA Locations NA

Windows: Types DHW, 1/1, SINGLE W/SHUTTERS Materials WOOD

Main Entrance (stylistic details) UNKNOWN

Open Porches 0 Closed 1 Incised 0 Locations S/ACCESS FROM S

Porch Roof Types UNKNOWN

Exterior Ornament NONE

Interior Plan UNKNOWN Condition FAIR

Surroundings A-RESI

Ancillary Features UNKNOWN

Archaeological Remains at Site: NONE-NA

NARRATIVE: (eg description of interior, landscape, architecture, etc. 250 character limit.)

Architectural features that add to the integrity of this Wood Vernacular style structure include use of Dade County Pine (local materials), rectangular shape, porches, high pitched gable roof, and stark simplicity.

BD153

HISTORY

Construction Date 1916 CIRCA: Yes

ARCHITECT(last name first): UNKNOWN

BUILDER (last name first): UNKNOWN

Moves No Dates Orig.addr. NA

Alterations Yes Dates Nature ADDITIONS (ENCLOSED FRONT PORCH, SIDE P

Additions No Dates Nature UNKNOWN

Original Use (give dates): RESIDENCE From To

Intermediate Uses (give dates): From To

Present Uses (give dates) RESIDENCE From To

OWNERSHIP HISTORY:

ACCORDING TO FLA SITE FILE, JOHN M AND GUILDA M BRYAN WERE THE OWNERS OF THIS PROPERTY AND BUILT THE HOUSE IN 1916

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

Yes Archaeological survey/testing: Yes Tax records only: No Library research-local: Yes Subdivision maps:
 No Exposures inspected, informal: No Interior inspection: Yes Library special collectn No Sanborn maps:
 No Controlled archaeological surf colltn Yes FMSF survey search: No Building Permits: Yes Plat maps:
 No Archaeological form completed: Yes FMSF sites search: No Demolition permits: Yes Newspapers:
 No Public Lands Survey: No FL Archives (Gray Bldg): No Commercial permits Yes Occupant interview:
 No Tax records/property deeds: No FL Phono Archives No Occupation permits: No neighbor interview:

No other: (Specify)

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local designation? Yes

Individually eligible for National Register? No Category

Potential contributor to National Register district? No

Historical Associations ARCHITECTURE

Explanation of Evaluation

THIS BUILDING IS SIGNIFICANT AS ONE OF THE OLDEST SURVING STRUCTURES IN SOUTHERN BROWARD COUNTY, IS A FINE EXAMPLE OF WOOD VERNACULAR STYLE OF ARCHITECTURE, AND REPRESENTS THE BOOM YEARS OF THE 1920S IN HOLLYWOOD, FLORIDA.

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use continuation Sheet, give FSF Manuscript # if relevant)

NA

Location of negatives + negative numbers R33/F2,3,4

NOTE: For computer entry on "Smartform" please refer to the REPOSITORY section to input information on photographs)

RECORDER

Recorder Name NIPE, FRANCES

Recorder Address 2600 HWD BLVD, HWD FL 33022-9045

Recorder Phone 954-921-3471

Affiliation COM PLN DIV, HWD, FL

BD153

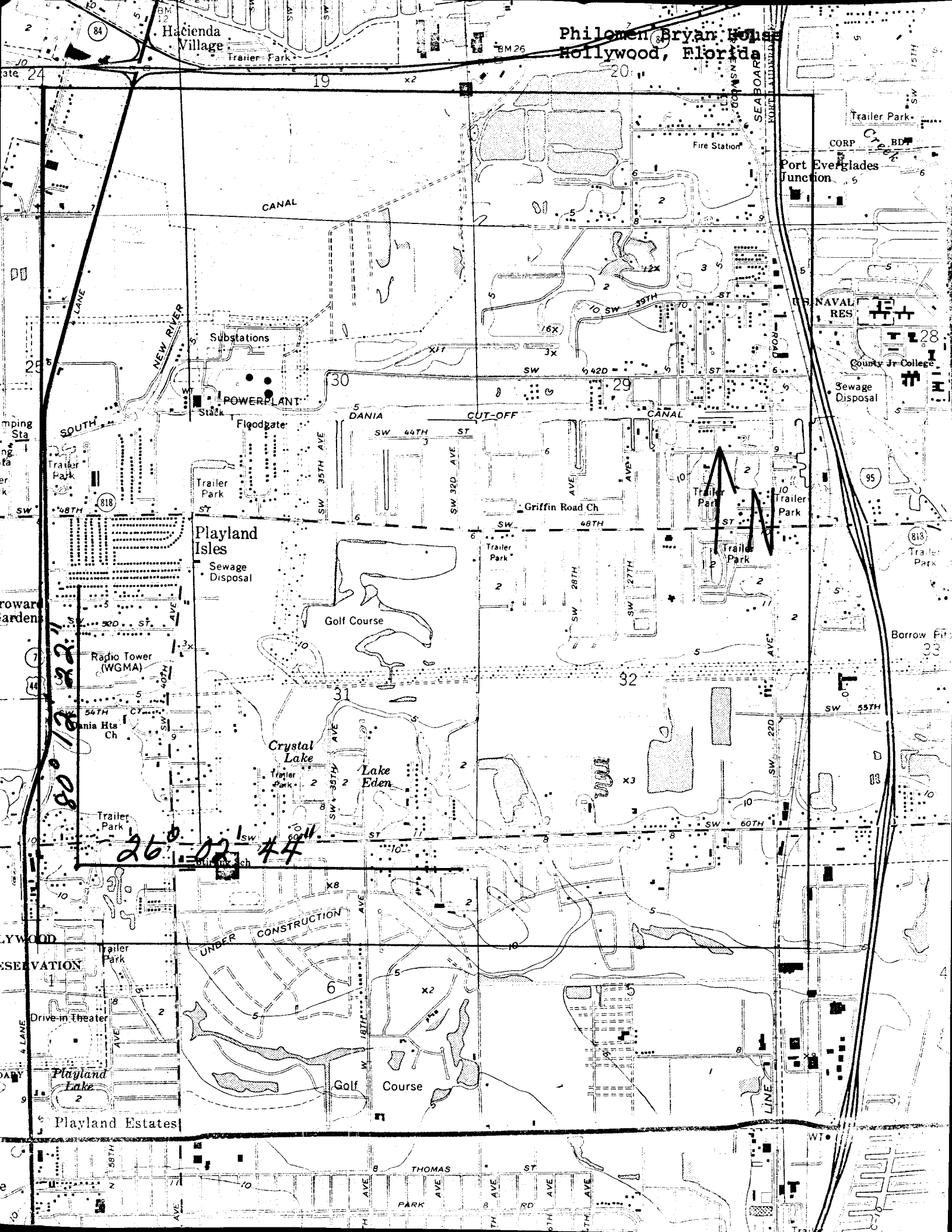
ADDITIONAL INFORMATION

Memorandum from Rodney Dillon, Broward County Historical Commission to Elizabeth Matei, Broward County Planning Council. "At the request of the Planning Council and Tom Cheaney, current owner of the John M. and Guilda Bryan house, the Historical Commission staff has conducted research in the Commission archives and performed a site survey on May 10. This structure is listed as Site #8BD0153 on the Florida Master Site File, which incorrectly identifies it as the Philemon Bryan house. It is also listed as a high priority site on the county's "Review of Florida Site File Records for southern Broward County and Recommendations for Historic Site Considerations". Both the Master Site File and the county's report, as well as a number of other secondary sources indicate a construction date of 1902. Both the site file and the county report describe the structure as a farmhouse of the "Carolina style". Background research: subsequent research by Historical Commission staff indicates the house was actually constructed by Broward County pioneer and citrus grower John M. Bryan in 1916 near the site of Bryan's 1902 house which has long since been demolished. This information is contained in a 1982 oral history interview by Broward County Historian Dr. Cooper Kirk with Murray and Lourcey Bryan, sons of John M. Bryan. Murray Bryan was born in 1905 and grew up on the property in the 1900s and 1910s.

Site Survey: On inspection, it is evident that some additions and alterations have been made to the house. Most notable are the additions of an enclosed front porch, a side porch, and a kitchen and dining room to the rear. Alterations include elimination of some doorways, replacement of some windows and doors, interior remodeling, and replacement of a portion of siding on the south side of the house. Most of these alterations appear to have been made between the 1920s and 1940s. Despite these changes, much of the house appears to be intact. The Master Site File refers to outbuildings on the property, but none of these remain. There are two other houses on the property, neither of historic significance.

Archaeological Survey: The Cheaney property was tested as part of the current county-wide archaeological survey in May 1995. This effort located no prehistoric or Seminole sites, although materials from the twentieth century occupation of the land were recovered. This historic pioneer component is not deemed eligible for the National Register of Historic Places, and no further testing is required of Mr. Cheaney. However, this office has requested access to the property to allow students and the Broward County archaeological Society volunteers to continue archaeological and historical research on this important east Everglades pioneer settlement. Field Survey: This represents the archaeological component for the Bryan House, a wood vernacular structure located at 4200 N 58th Avenue, Hollywood. The current structure includes a 1902 residence of the Bryan family. Potential archaeological components include pre-1920 trash pits and the out-house privy. The exact locations of these components are not known. Extensive conversations with the current owner, Tom Cheaney, indicates that the property has been in his family's possession since 1946. According to Mr. Cheaney, it was not until 1982, that the City of Hollywood stopped his grandmother from burning trash in the backyard. Two concrete "troughs" exist in the backyard where the trash was burned, and then separated and buried. That means that there may be approximately 80 years of historic refuse buried on the property. Complicating and obscuring the interpretation of any subsurface feature is the fact that Tom Cheaney has conducted extensive ditching for utility lines, landscaping, and clearing across the property. In recent months, he also brought a large load of dark grey sand from a land fill site and used it as fill at various locations across the property. This fill has hundreds of small fragments of glass and china mixed in the sand. During our 1995 assessment we excavated a total of six test holes on the property. These holes were all characterized by light to medium grey sand. The holes were all excavated at the eastern portion of the property the highest natural elevation occurs, and a remnant of an oak and hardwood hammock remains. No prehistoric or significant artifacts were uncovered during those tests.

Philomen Bryan House
Hollywood, Florida



Hacienda Village

Trailer Park

Fire Station

Port Everglades Junction

NAVAL RES

County Jr College

Sewage Disposal

Substations

POWERPLANT

Floodgate

Playland Isles

Sewage Disposal

Golf Course

Crystal Lake

Lake Eden

UNDER CONSTRUCTION

Golf Course

Playland Estates

THOMAS ST

PARK AVE

TH AVE

RD

TH AVE

TH AVE

TH AVE

TH AVE

80° 12' 32.12"

26° 02' 44"

84

19

20

30

29

32

31

Borrow Pit

33

33

33

33

33

33

33

33

33

HISTORIC DESIGNATION REPORT

BRYAN HOUSE
4220 NORTH 58 AVENUE
4444 SW 60TH ST



JULY 26, 1999

by

City of Hollywood, Florida
Department of Development Administration
Community Planning Division

**Recommendation for Historical Consideration
Broward County Historical Commission
October 1, 1991**

Historic Name of Site: Bryan House

Current Name of Site: Cheaney Residence

**Address: 4444 SW 60th ST
~~4220 North 58th Avenue~~**

Construction Date: c. 1916

Function: Residential

Brief Description: Two-story Wood Frame Vernacular residence

Owner: Thomas Cheaney

Type Ownership: Private

Legal Description: Seminole Estates 21-15 B, Lot 1 Less Beginning N.E. Corner of Lot 4, Easterly along North Property Line of Lot 1 243.23, Southerly 196.13, Westerly 242.67 to N. W. Corner of Lot 3, Northerly to Point of Beginning.

Folio Number: 514101010010

Previous Listing: Florida Master Site File; Listed as Very High Priority Site by Broward County Historical Commission

The Bryan House 4220 North 58th Avenue Local Historic Site

Statement of Significance:

Historical Information:

This two-story Dade County Pine farmhouse, built in 1916, is one of the oldest surviving structures in Southern Broward County and is a fine example of Wood Frame Vernacular style of architecture. The Broward County Historical Commission recently listed the Bryan home as being one of the most historically and architecturally significant structures in Broward County.¹

Phileomen N. Bryan built the farmhouse for John M. and Guilda M. Bryan. The Bryans were a prominent Broward County pioneer family and citrus growers. The farmhouse was built near the site of Bryan's 1902 farmhouse that was demolished.²

John and Guilda Bryan originally purchased 90 acres of land for 25 cents per acre and developed the first orange grove in Broward County on the property. It is believed that the property was originally an island, but the surrounding land was drained when the first farmhouse was constructed. It is also believed that the property contained the most southern tributary of the South Fork of the New River and that there was a dock at the water's edge. An existing nearby pond and a remnant oak and hardwood hammock provide evidence to these original land features.

According to the 1974 Florida Master Site File for this property, "servants were Indians. Betty Jumper, a Seminole Indian, played there when she was a child. In the late 1940s and early 1950s, the house was used as a gambling casino by a syndicate operation. The syndicate was involved in raids, gun running, and other illegal activities. In 1948 and through the early 1950s the house was used by the Elk's Club".³

¹ Research Atlantica, Inc., City of Hollywood, Florida Comprehensive Historic Preservation Plan, Coral Springs, September 1991, pp. 8 and 35.

² Murray and Lourcey Bryan, sons of John M. Bryan and Guilda M. Bryan, Interviews with Dr. Cooper Kirk, Broward County Historian, 1982.

³ State of Florida, Department of State, "Florida Master Site File, 4220 N. 58th Avenue."

Over the years the homestead has been reduced to 5 acres and a new house recently was built near the original homestead.

Architectural Information:

The Bryan House is an example of Wood Frame Vernacular style of architecture. This style represents a typical method of construction used by pioneers in South Florida. As is typical of the style, the builder used local available materials in the construction of a useful and practical building. The materials included Dade County Pine that is valued for its longevity. The rectangular structure has stark simplicity and is described in the Florida Site File as a farmhouse in the "Carolina" style. The structure is built on stone piers, has a front porch, and has a high pitched gabled roof which usually indicates construction before 1920. The windows are double-hung and single-hung sash with shutters.⁴

On inspection, it is evident that some additions and alterations have been made to the house. Most notable alterations to the original structure are the additions of an enclosed front porch, a side porch, a kitchen and dining room to the rear. Other alterations include elimination of some doorways, replacement of some windows and doors, interior remodeling, and replacement of a portion of siding on the south side of the house. Most of these alterations appear to have been made between the 1920s and the 1940s. Despite these changes, much of the original material and configuration of the house appears to be intact.⁵

Although the structure has been altered, the architectural integrity of the original structure remains.

Archaeological Survey:

The Bryan property was tested as part of the current countywide archaeological survey in May 1995. This effort located no prehistoric or Seminole sites, although materials from the twentieth century occupation of the land were recovered.⁶

⁴ State of Florida, Department of State, "Florida Master Site File, 4220 N. 58th Avenue."

⁵ Rodney Dillon, Broward County Historical Commission, Memorandum on the "Survey of Historic John M. and Guilda Bryan House," May 15, 1995, p. 1.

⁶ Dillon, p. 2.

Criteria for Designation:

(D.3.a.) “Integrity of location, design, setting, materials, workmanship, and association.” Although there have been some alterations, the building maintains its architectural integrity and is one of the oldest structures in South Broward County.

(D.3.b.)1. “Association with events that have made a significant contribution to the broad patterns of our history.” The Bryan House is associated with the farming industry in the 1920s and the surrounding property contained one of the first orange groves in Broward County. The structure is one of the few remaining examples of a farmhouse in Broward County.

(D.3.b.)2. “Association with the lives of persons significant in our past.” The structure is significant historically as the homestead of John M. and Guilda M. Bryan, a prominent pioneer family in Broward County.

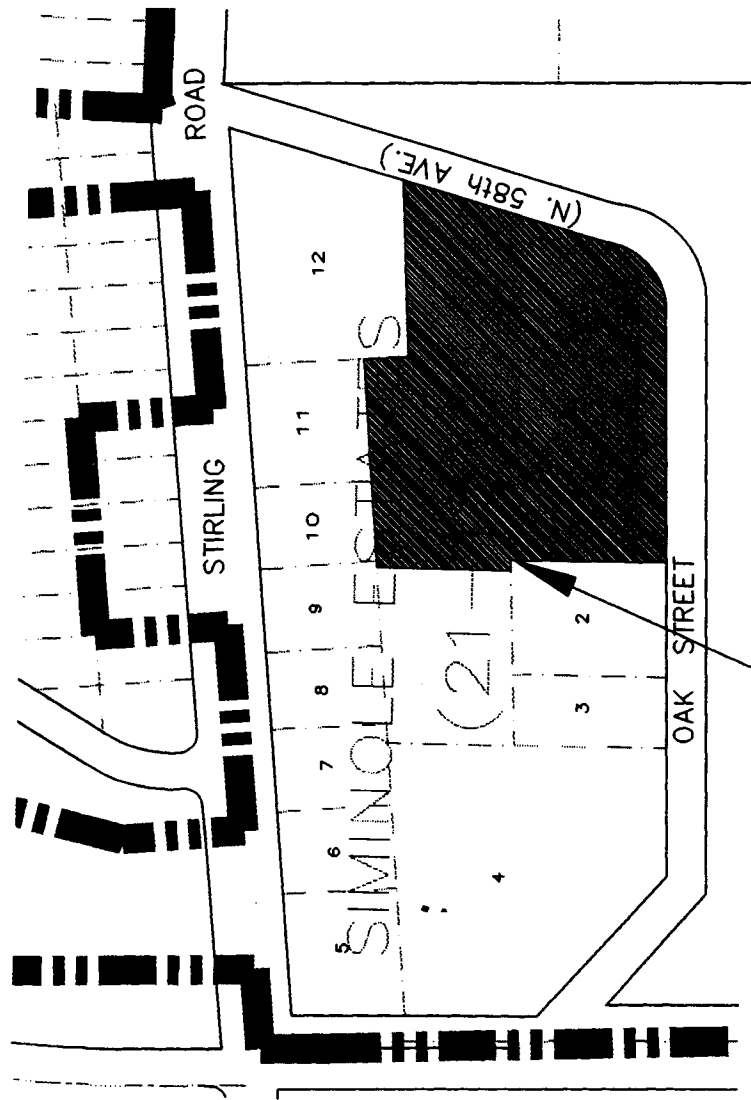
(D.3.b.)3. “Embodiment of the distinctive characteristics of a type, period, or method of construction.” Although there have been alterations, the structure at 4220 N. 58 Avenue embodies the characteristics of the Wood Frame Vernacular style of architecture. It is representative of the Boom Years of the 1920s in Broward County.

Recommendation:

Based upon the information presented in this report, it is recommended that the City of Hollywood designate 4220 N. 58 Avenue as a local historic site.

1. Areas subject to Review: All exterior elevations of buildings.
2. Review Guidelines: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings, as amended, and the City's Design Guidelines for Historic Properties.

HISTORIC RESOURCE



**SUBJECT PROPERTY
4200 N. 58th Avenue**



GIS FILE: D:\DRAWINGS\PROJECTS\Historic\Historic_resource\8bd01076.dwg

CPD COMMUNITY PLANNING DIVISION
Department of Development
Administration

FLORIDA SITE FILE
8BD01076

CITY OF
HOLLYWOOD, FLORIDA
GEOGRAPHIC SECTION - GIS



William
Arkham



PROPERTY APPRAISER

Please Note: Assessed values shown are **NOT** certified values and are subject to change before final certification for ad valorem tax purposes.
Search Again?

This is the new correct address

Site Address	→ 4444 SW 60 ST HW
Legal Description	
SEMINOLE ESTATES 21-15 BLOT 1 LESS BEG NE COR OF LOT 4, ELY ALG N/L OF LOT 1 243.23, SLY 196.13, WLY 242.67 TO NW COR OF LOT 3, NLY TO POB	
Property Owner	NEW LIFE MINISTRIES INT'L INC
Mailing Address	PO BOX 4051 HALLANDALE FL 33008

Property ID#	514101010010
Millage Code	0543
Use Code	08

Property Assessment Values					
Year	Land	Building	Land Value AG	Total	Tax
Current	\$ 105,250	\$ 90,340		\$ 195,590	
2002	\$ 105,250	\$ 90,340		\$ 195,590	\$5,273.39
2001	\$ 105,250	\$ 88,110		\$ 193,360	\$5,128.86

Save Our Home Value	Exemptions		
	Type	Wild/Vet/Dis	Homestead
			Non-Exempt
			\$ 195,590

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
04/98	WD	\$ 100	29408test	700	25000	4.21	AC
04/98	WD	\$ 390,000	28175	634			
06/94	WD	\$ 260,000	22357	146			
01/94	AM	\$ 100	21785	49			
					Adj. Bldg. S.F.		6403

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
05					
R					
3					

File: Broward General



BROWARD COUNTY HISTORICAL COMMISSION

R. K. WALKER
Chairman

DR. SUSIE C. HOLLEY

WILMA WILLIAMS
Vice Chairman

LEONARD ROBBINS

ELIZABETH (SUE) PHILLIPS COOPER KIRK, Ph.D.
Secretary

Mail:
Room 602A
Courthouse Square Building
200 S.E. 6th Street
Fort Lauderdale, Fla. 33301
Telephone: (305) 765-5872

CIRCUIT JUDGE L. CLAYTON NANCE
Advisor

April 11, 1975

Mrs. Mary K. Evans, Historic Sites Specialist
Division of Archives, History, and
Records Management
State of Florida
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Mary:

The Broward County Historical again thanks you for the list of historic sites which you sent to us.

The Commission has done further research on the Bryan Residence located at 4210 N. 58th Avenue, Hollywood, Florida. We have discovered the correct owners of the house were JOHN M. and GUILDA M. BRYAN and not Philomen Bryan. Also, parts of the house antedate 1902. We thought you may wish to correct your records.

In addition the Commission would like to add the Davie (Sewell) Locks to the list of historic sites. Did you fill out a form on them or get any information on them? What must be done to get them included on the list of historic sites?

On the list you sent us the Thomas Will home was mentioned as an historic site. However, in going through the forms, we cannot find a Florida Master Site Form for it. Is there any particular reason for this? *See G.T. Black file*

Finally, the County has purchased land for a park which contains an old farm house. We would like to know the possibility of getting it on the State list and, of course, the National Register. Unfortunately we are having a very difficult time getting enough information together in order to complete the initial site form. Is there any way that you might be able to advise us about the possibility of the house getting on any of these registers if we sent you a fair amount of pictures? While there have

Cypress exterior; pecky cypress interior; one story

*Reply by phone
4/21/75
MKE.*

PHYSICAL DESCRIPTION FOR STATE INVENTORY

Philomen Bryan House
Hollywood

ARCHITECT-BUILDER Philomen Bryan

RELATION OF STRUCTURE TO SITE AND SURROUNDINGS house faces east in country setting; natural landscaping, oak trees, tropical shrubbery; rural area

FOUNDATION (TYPE AND MATERIALS) brick piers painted white

STRUCTURAL SYSTEM wooden frame

EXTERIOR FABRIC (BOND TYPE, IF BRICK) Dade county pine painted white

NUMBER OF STORIES two

PLAN (DRAW) rectangular with addition on west side

ROOF TYPE AND COVERING MATERIAL steep pitch; asbestos red shingles; bare rafters on front; overhanging eaves at roof line

DORMERS AND SECONDARY ROOF STRUCTURES none

CHIMNEYS (NUMBER, LOCATION, MATERIALS) one; left side; white brick; exterior

MAIN ENTRANCE (LOCATION, DESIGN) facade center jalousie; french interior entrance

SUBSIDIARY ENTRANCES rear, screened porch; sides

FENESTRATION (TYPE) double hung sash on original portion

WINDOW SURROUNDS, LINTELS, SHUTTERS wooden hunge originally dark red, now painted light blue

PORCH (HEIGHT, WIDTH, ROOF, SUPPORTS, ENCLOSURES, TYPE, MATERIALS) enclosed now in concrete and jalousies, central stairway of concrete (later addition) originally neo-classical or Georgian type; with wooden columns painted white; lean-to type roof original; upper portion of roof same as originally built, now used as a Florida room; roof still intact, bare rafters on front

SECONDARY PORCHES, INCLUDING BALCONIES rear screened porch

EXTERIOR ORNAMENT AND COLOR red roof; originally red shutters (hinge) now light blue with half moons cut out; overhanging eaves; bare rafters solar system on rear slope of roof

INTERIOR COMMENTS living room, dining room, kitchen; 2 rooms w/ bath upstairs each w/ two windows

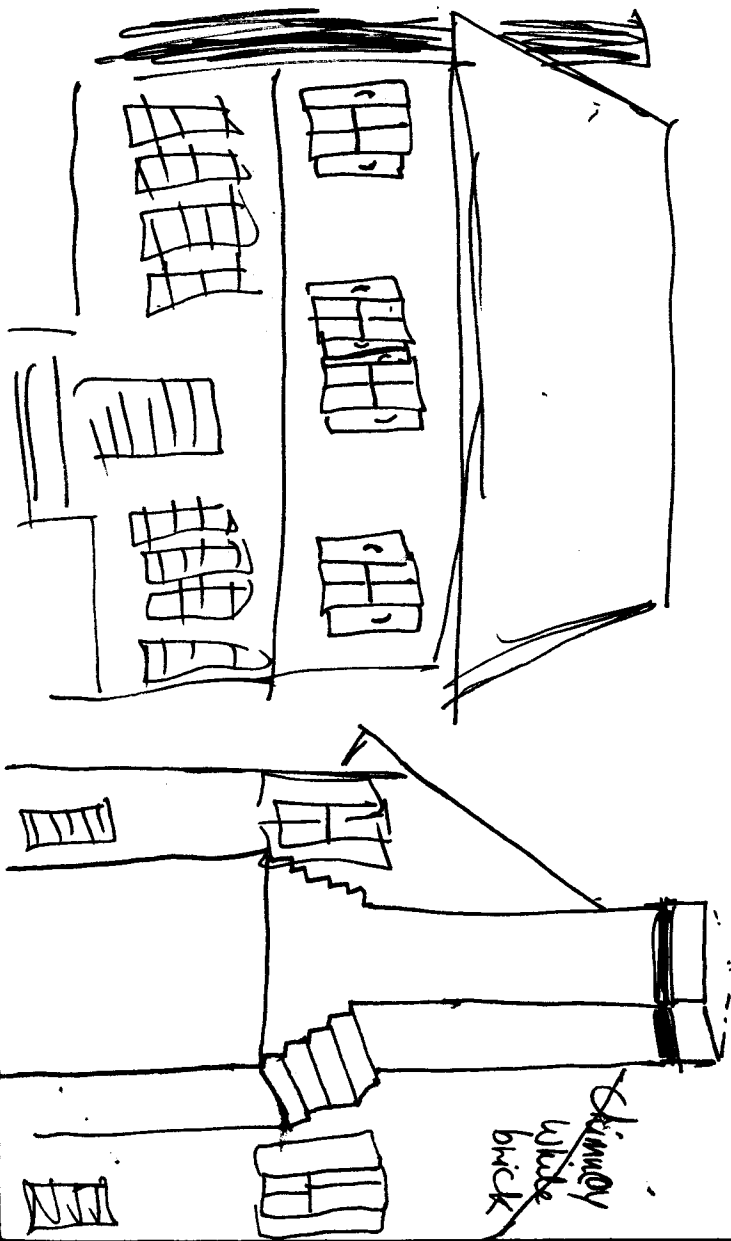
CONDITION fair

ALTERATIONS many jalousies on front of Florida room; first floor, two on right side; closed off one window at second floor rear, left portion

OUTBUILDINGS packing houses at rear of property

STYLE AND/OR PERIOD 1902-1903, Carolina style; Georgian influence

ARCHITECTURAL SIGNIFICANCE AND IMPRESSIONS one of earliest structures in Broward County; unique architectural representation of design and style not usually found in south Florida for this period



~~Skinner~~
white
brick

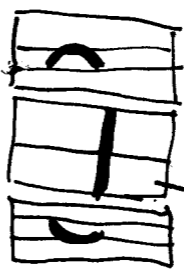
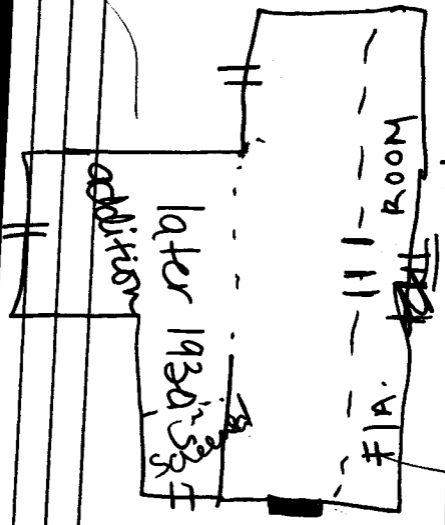
CHIMNEYS (NUMBER, LOCATION, MATERIALS) one; left side white
brick exterior
MAIN ENTRANCE (LOCATION, DESIGN) facade center jalousie; french
interior entrance (orig.)

SUBSIDIARY ENTRANCES near: sides; rear screened porch
added in 30's

FENESTRATION (TYPE) double hung sash on original portion
WINDOW SURROUNDS, LINTELS, SHUTTERS wooden hinge of now lite blue
originally dark red (shows)

PORCH (HEIGHT, WIDTH, ROOF, SUPPORTS, ENCLOSURES, TYPE, MATERIALS)
and jalousies central stairway of concrete now in concrete
addition originally classical ~~columns~~ or Georgian type
by white wooden columns ~~to type~~ 1800 original
upper portion porch steel same - now a Florida rm.
with still intact - save rafters on front

PLAN (DRAW)



bare rafters on front
addition on front

ALTERATIONS

~~from~~ many alterations in front of the house
2nd floor near left portion of the house
1st fl.

OUTBUILDINGS

STYLE AND/OR PERIOD

1902 or 1903 Carthage Style; Georgian

in house



420



1950

1950

1950





Photo indexed on 10/31/2013



Photo indexed on 10/31/2013



Photo indexed on 10/31/2013



More pictures may be available on an external website called Google Street View.
[Click here](#) to exit our site and visit Google Street View. Any concerns about images displayed on Google Street View must be addressed directly to Google.com

June 8, 2024

Raphael Schwartz
Senior Vice President, Development and Construction
KUSHNER
188 Bal Bay Drive
Bal Harbour, FL 33154
M 917.538.7128
rschwartz@kushner.com

Re: Arboricultural Consulting Services at Hollywood Oaks, 4220 North 58th Avenue, Hollywood, Florida

To Whom It May Concern,

I visited the above-mentioned property on Thursday June 6th and Friday June 7th to evaluate +/- 187 trees, take photographs, conduct CTLA 10th Edition Appraisals (Specimen trees only), perform relocation evaluations, and note any defects.


Overview

Please see attached tree table with data collected in the field including species, height, width, diameter at breast height (dbh), clear trunk, condition, condition percentage, CTLA 10th Edition appraisal values (Specimen trees only), relocation determination, and pertinent notes. A revised numbered aerial tree overlay has also been attached.

Note all trees were evaluated from the ground only, no aerial inspections, soil excavations or penetrations were performed. The performed reviews were 360-degree visual assessments only. Health condition ratings are in accordance with the CTLA 10th Edition Guide for Plant Appraisal.

While onsite I discovered an additional 73 trees and have added them accordingly. I also combined tree number 19 and 183 as they were the same tree, and tree number 135 was noted as missing. A total of 183 trees and 77 palms were evaluated. Please find additional details and photographs below.

Jeremy T Chancey, Registered Consulting Arborist
1323 Southeast 17th Street, #201
Fort Lauderdale, Florida 33316
c 954 612 2500
jeremytchancey@gmail.com



Trees One, Two, Three, Four & Five



Live Oaks (*Quercus virginiana*), facing north. Note poor structure, utility pruned, water sprouts, visual evidence of decay, and deadwood for Tree # One. Note poor structure, canopy crowding, vines, visual evidence of decay, and trunk leans for Tree #'s Two, Three, Four & Five.

Trees Six, Seven & Eight



Live Oaks (*Quercus virginiana*), facing north. Note poor structure, utility pruned, water sprouts, heading cuts, and trunk lean for Tree # Six, and Poor structure, utility pruned, heading cuts (red arrow), mechanical limb damage, deadwood for Tree # Seven. Note poor structure, utility pruned, heading cuts, and canopy crowding for Tree # Eight.

Trees Nine, Ten & 11



Live Oaks (*Quercus virginiana*), facing north. Note Poor structure, canopy crowding, utility pruned for Tree # Nine, and poor structure, canopy crowding, utility pruned, and heading cuts (red arrow) for Tree # Ten. Note poor structure, utility pruned, heading cuts (red arrow), canopy crowding for Tree # 11.

Trees 12, 13, 14 & 15



Live Oaks (*Quercus virginiana*), facing north and west. Note Poor structure, heading cuts, canopy crowding, storm damage (red arrow), for Tree # 12, and Poor structure, canopy crowding, canopy dieback for Tree #'s 13 & 14. Note poor structure, canopy crowding, canopy dieback, and utility pruning for Tree # 15.

Trees 16, 17, 18 & 19



Live Oaks (*Quercus virginiana*), facing west and north. Note Poor structure, canopy crowding, deadwood, canopy dieback for Tree # 16, and poor structure, canopy crowding, deadwood, heading cuts, and utility pruning for Tree # 17. Note Poor structure, canopy crowding, deadwood, and canopy dieback for Tree # 18, and Poor structure, canopy die back, utility pruned, deadwood, and excess fill within critical root zone (red arrow) for Tree # 19.

Trees 19A, 19N, 19C & 19D



Umbrella Trees (*Schefflera actinophylla*) Tree #'s 19A & 19B, Solitaire Palm (*Ptychosperma elegans*) Tree # 19C, and Sugarberry (*Celtis laevigata*) Tree # 19D, facing west. Note Tree #'s 19A & 19B are Florida Invasive Species Council Category I Invasives and note nutrient deficiency and Florida Invasive Species Council Category II Invasive status for Tree # 19C. Note poor structure, utility pruned, and canopy crowding for Tree # 19D.

Trees 20 & 21



Live Oaks (*Quercus virginiana*), facing north and south. Note poor structure, canopy crowding, deadwood, and visual evidence of decay, and confined root space for Tree # 20, and poor structure, confined root space, canopy crowding, deadwood, and scaffold limb damage (red arrow) for Tree # 21.

Trees 22, 23 & 24



Live Oaks (*Quercus virginiana*), facing east. Note poor structure, canopy crowding, confined root space, trunk lean, deadwood, canopy dieback for Tree #'s 22 & 23. Note poor structure, unbalanced crown, deadwood, and canopy dieback for Tree # 24.

Trees 25, 26, 27 & 28



Live Oak (*Quercus virginiana*) Tree # 25, and Sabal Palms (*Sabal palmetto*) Tree #;s 26, 27 & 28, facing east. Note poor structure, trunk wound (red arrow), confined root space, large diameter deadwood, canopy dieback, and trunk lean for Tree # 25, and confined root space for Tree # 27.

Trees 28A, 29, 29A, 29B & 29C



Gumbo Limbo (*Bursera simaruba*) Tree # 28A, Live Oaks (*Quercus virginiana*) Tree #'s 29 & 29A, and Brazilian Pepper (*Schinus terebinthifolia*) Tree #'s 29B & 29C, facing south and north. Note canopy crowding, poor structure, trunk lean for Tree # 28A, and poor structure, deadwood, canopy crowding, and canopy dieback for Tree # 29. Note Poor structure, canopy crowding, deadwood, canopy dieback, visual evidence of decay for Tree # 29A, and Tree #'s 29B & 29C are Florida Invasive Species Council Category I Invasives.

Trees 30, 31 & 31A



Live Oaks (*Quercus virginiana*), facing south. Note Poor structure, large diameter deadwood, canopy dieback, visual evidence of decay (red arrow) for Tree # 30. Note poor structure, canopy crowding, bark loss, visual evidence of decay for Tree # 30, and significant canopy dieback, significant deadwood, poor vigor for Tree # 30A.

Trees 32, 33, 34 & 35



Live Oaks (*Quercus virginiana*), facing east and west. Note Poor structure, canopy crowding, canopy dieback, unbalanced crown for Tree # 32, and poor structure, canopy crowding, canopy dieback, large diameter deadwood, and visual evidence of decay for Tree # 33. Note poor structure, significant canopy dieback, large diameter deadwood, and poor vigor for Tree #'s 34 & 35.

Trees 36, 37, 38, 38A & 39



Live Oaks (*Quercus virginiana*) Tree #'s 36 & 39, and Sabal Palms (*Sabal palmetto*) Tree #'s 37, 38 & 38A, facing west. Note poor structure, canopy crowding, large diameter deadwood for Tree # 36, and Poor structure, canopy crowding, large diameter deadwood, canopy dieback for Tree # 39.

Trees 40, 41, 42, 43, 43A & 43B



Live Oak (*Quercus virginiana*) Tree # 40, Royal Poincianas (*Delonix regia*) Tree #'s 41 & 43A, Royal Palms (*Roystonea regia*) Tree #'s 42 & 43, and Christmas Palm (*Adonidia merrillii*) Tree # 43B, facing east and north. Note poor structure, canopy crowding, canopy dieback, deadwood for Tree # 40, and poor structure and trunk wound (red arrow) for Tree # 41.

Trees 43C, 43D, 43E, 43F & 43G



Live Oaks (*Quercus virginiana*) Tree #'s 43C & 43D, Royal Poincianas (*Delonix regia*) Tree #'s 43E & 43F, and Areca Palm (*Dyopsis lutescens*) Tree # 43G, facing west. Note Poor canopy, canopy crowding, canopy dieback for Tree #'s 43C & 43D, and poor structure, canopy crowding, and deadwood for Tree # 43E. Note poor structure and canopy crowding for Tree # 43F.

Trees 43H, 43I, 43J, 43K & 43L



Royal Poincianas (*Delonix regia*), facing west. Note poor structure, large diameter deadwood, canopy dieback for Tree # 43H, and poor structure, canopy dieback, canopy crowding, and trunk lean for Tree # 43I & 43J. Note poor structure, canopy crowding, canopy dieback for Tree # 43K, and poor structure, canopy crowding, deadwood, visual evidence of decay, and trunk lean for Tree # 43L.

Trees 43M & 43N



Live Oaks (*Quercus virginiana*), facing east. Note Poor structure, visual evidence of decay, storm damage, large trunk wound for Tree # 43M, and poor structure, visual evidence of decay, canopy crowding, and deadwood for Tree # 43N.

Trees 430, 44, 45 & 46



Mango (*Mangifera indica*) Tree # 430, Live Oaks (*Quercus virginiana*) Tree #'s 44 & 46, and Coconut Palm (*Cocos nucifera*) Tree # 45, facing west. Note Poor structure, canopy crowding for Tree # 430, and Tree # 44 is dead. Note Poor structure, canopy crowding, utility pruned, heading cuts for Tree # 46.

Trees 47, 47A & 47B



Live Oaks (*Quercus virginiana*), facing east. Note poor structure, canopy crowding, unbalanced crown, deadwood, and canopy dieback for Tree #'s 47, 47A & 47B.

Trees 48, 49 & 50



Coconut Palm (*Cocos nucifera*) Tree # 48, Mango (*Mangifera indica*), and Live Oak (*Quercus virginiana*) Tree # 50, facing south. Note poor structure, canopy crowding, deadwood for Tree # 49, and poor structure, large diameter deadwood (red arrow), canopy dieback for Tree # 50.

Trees 51, 51A, 51B, 52, 52A, 52B & 52C



Royal Poinciana (*Delonix regia*) Tree # 51, Mangos (*Mangifera indica*) Tree #'s 51A, 52, 52A & 52B, and Live Oak (*Quercus virginiana*) Tree # 52C, facing south and east. Note poor structure, trunk lean, canopy crowding, deadwood for Tree # 51, and poor structure, canopy crowding, and canopy dieback for Tree # 51A. Note poor structure, canopy crowding, canopy dieback for Tree # 52, and poor structure and canopy crowding for Tree # 52A. Note poor structure, canopy crowding, canopy dieback for Tree # 52B, and poor structure, canopy crowding, and deadwood for Tree # 52C.

Trees 52D, 52E, 52F, 52G & 52H



Live Oak (*Quercus virginiana*) Tree # 52D, Areca Palms (*Dyopsis lutescens*) Tree #'s 52E, 52F & 52G, and Umbrella Tree (*Schefflera actinophylla*) Tree # 52H, facing south and east. Note Poor structure, canopy crowding, deadwood for Tree # 52D, and Tree # 52H is a Florida Invasive Species Council Category I Invasive.

Trees 53, 54, 55 & 56



Live Oaks (*Quercus virginiana*) Tree #'s 53 & 54, and Solitaire Palms (*Ptychosperma elegans*) Tree #'s 55 & 56, facing east. Note poor structure, canopy dieback, deadwood, canopy crowding, confined root space for Tree # 53, and poor structure, canopy crowding, trunk lean, confined root space, and deadwood for Tree # 54. Note nutrient deficiency and Florida Invasive Species Council Category II Invasive status for Tree #'s 55 & 56.

Trees 57, 58 & 59



Live Oaks (*Quercus virginiana*) Tree #'s 57 & 59, and Solitaire Palm (*Ptychosperma elegans*) Tree # 58, facing east and north. Note poor structure, bleeding cankers (red arrow), canopy crowding, deadwood, confined root space for Tree # 57, and note nutrient deficiency, and Florida Invasive Species Council Category II Invasive status for Tree # 58. Note poor structure, large diameter deadwood, canopy crowding, and confined root space for Tree # 59.

Trees 60 & 60A



Live Oaks (*Quercus virginiana*), facing east. Note poor structure, deadwood, canopy crowding, confined root space for Tree # 60, and poor structure, deadwood, canopy crowding, confined root space, and trunk lean for Tree # 60A.

Trees 61, 62, 63, 64, 65, 66, 67 & 68



Solitaire Palms (*Ptychosperma elegans*), facing east. Note nutrient deficiency and Florida Invasive Species Council Category II Invasive status for these palms.

Jeremy T Chancey, Registered Consulting Arborist
1323 Southeast 17th Street, #201
Fort Lauderdale, Florida 33316
c 954 612 2500
jeremytchancey@gmail.com

Trees 69, 70, 71, 72, 73, 73A & 74



Live Oak (*Quercus virginiana*) Tree # 69, Sabal Palm (*Sabal palmetto*) Tree # 70, Solitaire Palms (*Ptychosperma elegans*) Tree #'s 71, 72, 73 & 74, and Gumbo Limbo (*Bursera simaruba*) Tree # 73A, facing east. Note Poor structure, canopy crowding, canopy dieback, confined root space for Tree # 69, and nutrient deficiency and Florida Invasive Species Council Category II Invasive status for Tree #'s 71, 72, 73 & 74. Note poor structure, canopy crowding, and confined root space for Tree # 73A.

Trees 75, 76, 77, 78, 79, 80



Solitaire Palms (*Ptychosperma elegans*), facing east. Note nutrient deficiency and Florida Invasive Species Council Category II Invasive status for all of these palms.

Jeremy T Chancey, Registered Consulting Arborist
1323 Southeast 17th Street, #201
Fort Lauderdale, Florida 33316
c 954 612 2500
jeremytchancey@gmail.com

Trees 81, 82, 83, 83A, 84, 84A & 85



Live Oaks (*Quercus virginiana*) Tree #'s 81, 82, 83, 83A & 84A, Gumbo Limbo (*Bursera simaruba*) Tree # 84, and Sabal Palm (*Sabal palmetto*) Tree # 85, facing east. Note Canopy crowding, poor structure, confined root space for Tree #'s 81 & 82, and canopy crowding, poor structure, confined root space, and canopy dieback for Tree #'s 83 & 83A. Note canopy crowding, trunk lean, confined root space for Tree # 84, and Poor structure, canopy crowding, trunk lean, confined root space for Tree # 84A.

Trees 85A, 86, 86A, 86B, 87 & 88



Live Oaks (*Quercus virginiana*) Tree #'s 85A, 86A & 86B, Black Olive (*Bucida buceras*) Tree # 86, and Sabal Palms (*Sabal palmetto*) Tree #'s 87 & 88, facing east and north. Note poor structure, canopy crowding, confined root space for Tree # 85A, and poor structure, confined root space, storm damage, and canopy dieback for Tree # 86. Note poor structure, canopy crowding, confined root space for Tree # 86A, and Poor structure, canopy crowding, confined root space, and trunk lean for Tree # 86B.

Trees 89, 90 & 91



Carrotwood (*Cupaniopsis anacardioides*) Tree # 89, Strangler Fig (*Ficus aurea*) Tree 3 90, and Live Oak (*Quercus virginiana*) Tree # 91, facing west and north. Note Tree # 89 is a Florida Invasive Species Council Category I Invasive, and Poor structure, unbalanced crown, trunk lean, canopy dieback, and deadwood for Tree # 90. Note Poor structure, trunk lean, canopy dieback, deadwood, schefflera parasite (red arrow) for Tree # 91.

Trees 92, 93, 94, 95 & 96



Umbrella Tree (*Schefflera actinophylla*) Tree # 92, Brazilian Pepper (*Schinus terebinthifolia*) # 93, and Queen Palms (*Syagrus romanzoffiana*) Tree #'s 94, 95 & 96, facing west and south. Note Tree #'s 92 & 93 are Florida Invasive Species Council Category I Invasives, and note nutrient deficiency and Florida Invasive Species Council Category II Invasive status for Tree #'s 94, 95 & 96.

Trees 97, 98, 99 & 100



Live Oaks (*Quercus virginiana*) Tree #'s 97 & 100, Queen Palm (*Syagrus romanzoffiana*) Tree # 98, and Carrotwood (*Cupaniopsis anacardioides*) Tree # 99, facing west and north. Note Poor structure, canopy dieback, deadwood, schefflera parasite (red arrow), trunk lean, canopy crowding for Tree # 97, and nutrient deficiency and Florida Invasive Species Council Category II Invasive status for Tree # 98. Note Tree # 99 is a Florida Invasive Species Council Category I Invasive, and poor structure, canopy dieback, deadwood, and trunk lean for Tree # 100.

Jeremy T Chancey, Registered Consulting Arborist
 1323 Southeast 17th Street, #201
 Fort Lauderdale, Florida 33316
 c 954 612 2500
jeremytchancey@gmail.com

Trees 101, 102 & 102A



Avocado (*Persea americana*) Tree # 101, Live Oak (*Quercus virginiana*) Tree # 102, and Strangler Fig (*Ficus aurea*) Tree # 102A, facing west. Note poor structure, trunk lean, canopy dieback, deadwood, cavity (red arrow) for Tree # 101, and poor structure, canopy dieback, deadwood, and over lifted canopy for Tree # 102. Note poor structure, canopy crowding, canopy dieback, and deadwood for Tree # 102A.

Trees 102B, 102C, 102D & 103



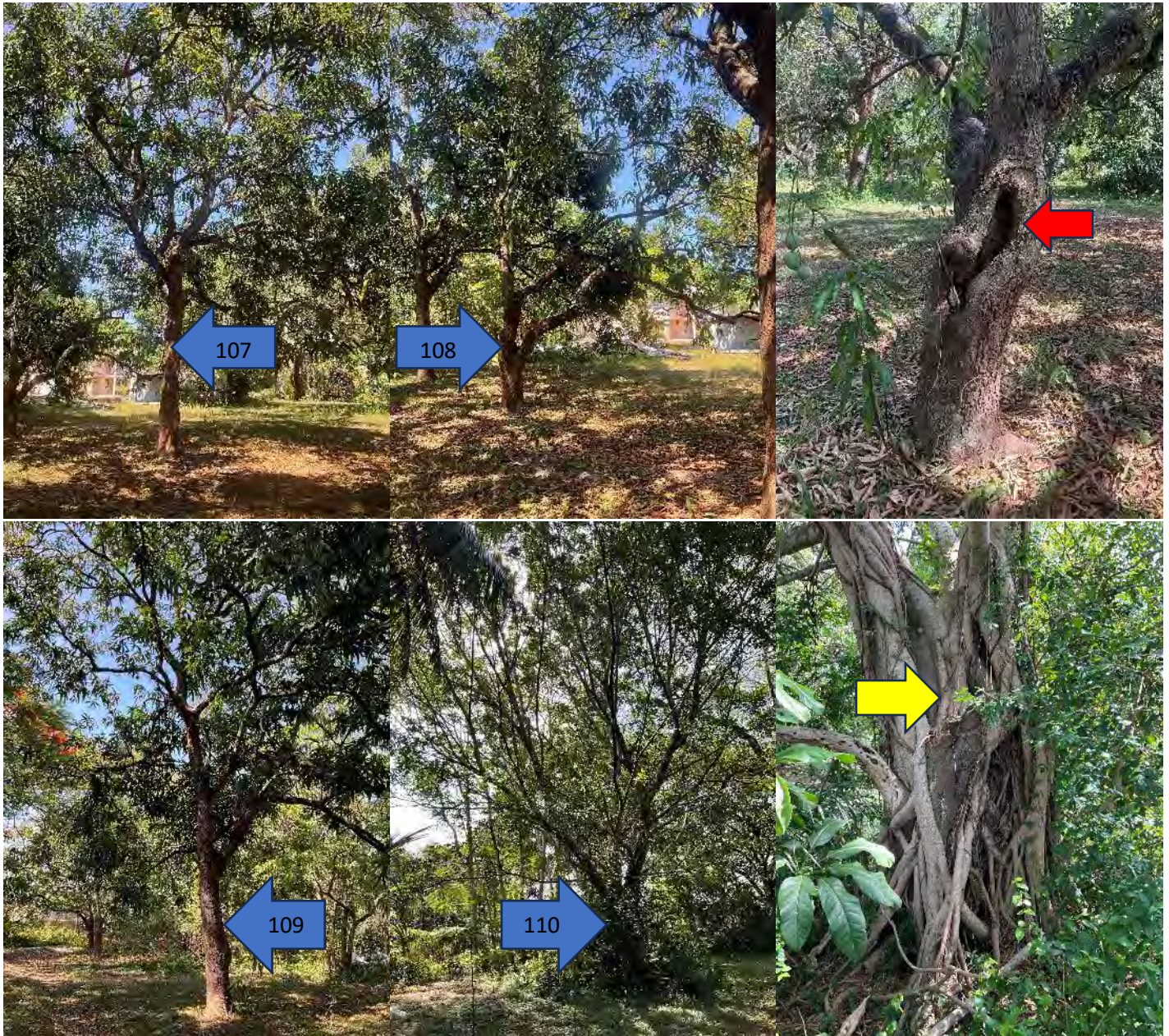
Live Oaks (*Quercus virginiana*) Tree #'s 102B & 103, Royal Poinciana (*Delonix regia*) Tree # 102C, and Queen Palm (*Syagrus romanzoffiana*) Tree # 102D, facing east and north. Note poor structure, trunk lean, vines, canopy crowding, canopy dieback for Tree # 102B, and poor structure, trunk lean, canopy crowding for Tree # 102C. Note Tree # 102D is a Florida Invasive Species Council Category II Invasive, and poor structure, large diameter deadwood, canopy dieback, unbalanced crown, and visual evidence of decay (red arrow) for Tree # 103.

Trees 104, 105 & 106



Mangos (*Mangifera indica*) Tree #'s 104 & 105, and Live Oak (*Quercus virginiana*) Tree # 106, facing east and west. Note p Poor structure, canopy dieback, canopy crowding oor structure, canopy dieback, canopy crowding, deadwood for Tree # 104, and poor structure, canopy dieback, and canopy crowding for Tree # 105. Note poor structure, canopy dieback, canopy crowding, and deadwood for Tree # 106.

Trees 107, 108, 109 & 110



Mangos (*Mangifera indica*) Tree #'s 107, 108 & 109, and Weeping Fig (*Ficus benjamina*) Tree # 110, facing north and west. Note poor structure, canopy dieback, canopy crowding for Tree # 107, and poor structure, canopy dieback, canopy crowding, deadwood, and large cavity (red arrow) for Tree # 108. Note poor structure, canopy dieback, canopy crowding for Tree # 109, and Poor structure, deadwood, visual evidence of decay (yellow arrow) for Tree # 110.

Trees 111, 111A & 112



Live Oak (*Quercus virginiana*) Tree # 111, Coconut Palm (*Cocos nucifera*) Tree # 111A, and Brazilian Pepper (*Schinus terebinthifolia*) Tree # 112, facing south and west. Note poor structure, canopy dieback, canopy crowding, large diameter deadwood, trunk lean for Tree # 111, and Tree # 112 is a Florida Invasive Species Council Category I Invasive.

Trees 113, 114, 115, 115A & 116



Royal Poincianas (*Delonix regia*), facing north west. Note poor structure, canopy crowding, and canopy dieback for all of these trees.

Jeremy T Chancey, Registered Consulting Arborist
1323 Southeast 17th Street, #201
Fort Lauderdale, Florida 33316
c 954 612 2500
jeremytchancey@gmail.com

Trees 117, 117A, 117B & 118



Live Oak (*Quercus virginiana*) Tree # 117, Royal Poincianas (*Delonix regia*) Tree #'s 117A & 117B, and Queen Palm (*Syagrus romanzoffiana*) Tree # 118, facing west and north. Note poor structure, heading cuts, canopy dieback, deadwood, canopy crowding for Tree # 117, and poor structure for Tree #'s 117A & 117B. Note nutrient deficiency and Florida Invasive Species Council Category II Invasive status for Tree # 118.

Trees 119, 120, & 120A



Royal Poincianas (*Delonix regia*), facing west and north. Note Poor structure, canopy dieback, deadwood, canopy crowding for Tree #'s 119 & 120, and poor structure and canopy crowding for Tree # 120A.

Trees 121, 121A, 122, 122A, 123 & 124



Mangos (*Mangifera indica*) Tree #'s 121, 121A, 122, 123 & 124, and Avocado (*Persea americana*) Tree # 122A, facing west, east, and south. Note Poor structure, canopy dieback, deadwood, canopy crowding for Tree #'s 121 & 121A, and poor structure and canopy crowding for Tree # 122. Note Poor structure, canopy crowding, deadwood , visual evidence of decay (red arrow), trunk lean for Tree # 122A, and poor structure, canopy crowding, deadwood, and visual evidence of decay for Tree # 123. Note Poor structure, canopy crowding, trunk lean, cavity for Tree # 124.

Trees 124A, 124B, 124C & 125



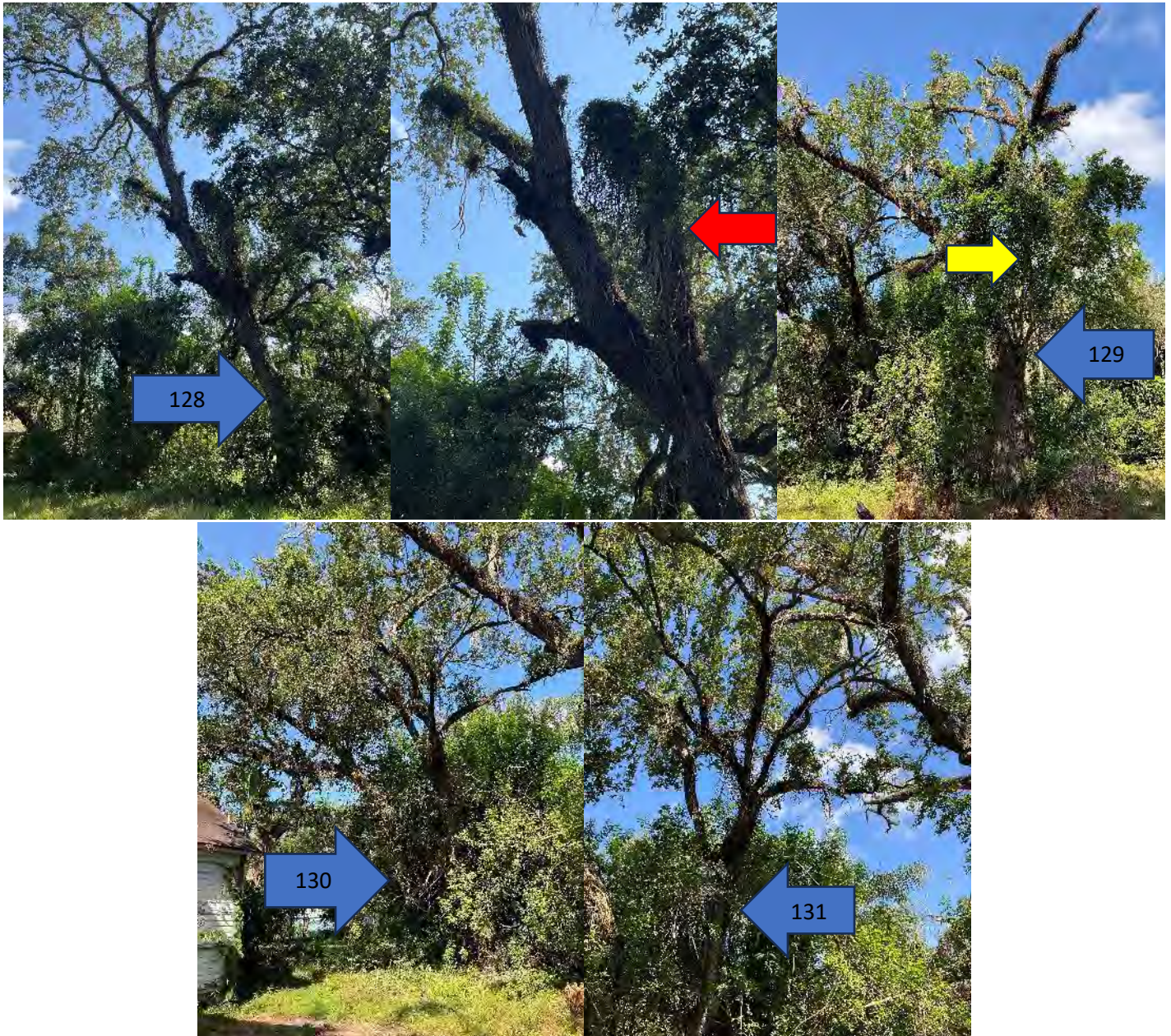
Mangos (*Mangifera indica*) Tree #'s 124A & 124B, Laurel Oak (*Quercus laurifolia*) Tree # 124C, and Live Oak (*Quercus virginiana*) Tree # 125, facing south and east. Note poor structure, canopy crowding for Tree # 124A, and poor structure, canopy crowding, and trunk lean for Tree # 124B. Note Poor structure, confined root space, insufficient root ball for relocation for Tree # 124C, and poor structure, canopy crowding, large diameter deadwood (red arrow), canopy dieback, trunk lean, and unbalanced crown for Tree # 125.

Trees 126, 127, 127A & 127B



Live Oaks (*Quercus virginiana*) Tree #'s 126 & 127, and Queen Palms (*Syagrus romanzoffiana*) Tree #'s 127A & 127B, facing east. Note Poor structure, canopy crowding, deadwood, canopy dieback, schefflera parasite (red arrow) for Tree # 126, and Poor structure, canopy crowding, large diameter deadwood, canopy dieback, trunk lean, and unbalanced crown for Tree # 127. Note nutrient deficiency and Florida Invasive Species Council Category II Invasive status for Tree #'s 127A & 127B.

Trees 128, 129, 130 & 131



Live Oaks (*Quercus virginiana*), facing north and west. Note Poor structure, canopy crowding, large diameter deadwood (red arrow), canopy dieback, trunk lean, unbalanced crown for Tree # 128, and Poor structure, significant canopy dieback, large diameter deadwood, poor vigor, and ficus parasite (yellow arrow) for Tree # 129. Note poor structure, canopy crowding, large diameter deadwood, canopy dieback, trunk lean for Tree # 130, and poor structure, significant canopy dieback, large diameter deadwood, and poor vigor for Tree # 131.

Trees 131A, 131B, 132, 133 & 133A



Live Oak (*Quercus virginiana*) Tree # 131A, Queen Palm (*Syagrus romanzoffiana*) Tree # 131B, Avocado (*Persea americana*) Tree # 132, Mango (*Mangifera indica*) Tree # 133, and Frangipani (*Plumeria sp.*) Tree # 133A, facing west and north. Note nutrient deficiency and Florida Invasive Species Council Category II Invasive status for Tree # 131A, and Poor structure, significant canopy dieback, large diameter deadwood, poor vigor, and visual evidence of decay for Tree # 131B. Note poor structure, canopy crowding, canopy dieback, trunk lean for Tree # 132, and poor structure, canopy crowding, canopy dieback for Tree # 133. Note poor structure and trunk lean for Tree # 133A.

Jeremy T Chancey, Registered Consulting Arborist
 1323 Southeast 17th Street, #201
 Fort Lauderdale, Florida 33316
 c 954 612 2500
jeremytchancey@gmail.com

Trees 134, 135A, 135B, 135C, 135D, 136, 137 & 138



Mangos (*Mangifera indica*) Tree #'s 134 & 137, Queen Palms (*Syagrus romanzoffiana*) Tree #'s 135A, 135B, 135C & 135D, Sabal Palms (*Sabal palmetto*) Tree #'s 137 & 138, facing north, and south. Note poor structure, deadwood, canopy dieback for Tree # 134, and nutrient deficiency and Florida Invasive Species Council Category II Invasive status for Tree #'s 135A, 135B, 135C & 135D. Note poor structure, deadwood, canopy dieback, and canopy crowding for Tree # 137. Note insufficient root ball for relocation for Tree #'s 136 & 138.

Trees 138A, 139, 140, 141, 142 & 142A



Silk Cotton Tree (*Ceiba pentandra*) Tree # 138A, Queen Palms (*Syagrus romanzoffiana*) Tree #'s 139 & 141, Sabal Palm (*Sabal palmetto*) Tree # 140, Royal Poinciana (*Delonix regia*) Tree # 142, and Mango (*Mangifera indica*) Tree # 142A, facing south, north, and east. Note Poor structure, canopy crowding, canopy dieback for Tree # 138A, and Tree # 139 is dead. Note Tree # 141 is a Florida Invasive Species Council Category II Invasive, and poor structure, confined root space, and insufficient root ball for relocation for Tree # 142. Note Poor structure, utility pruned, canopy dieback, and visual evidence of decay (red arrow) for Tree # 142A.

Trees 143, 144, 145, 146, 147, 148, 149, 150, 151 & 152



Queen Palm (*Syagrus romanzoffiana*) Tree # 143, Frangipani (*Plumeria sp.*) Tree # 144, Mangos (*Mangifera indica*) Tree #'s 145, 146 & 147, Sabal Palms (*Sabal palmetto*) Tree #'s 148 & 149, Foxtail Palms (*Wodyetia bifurcata*) Tree #'s 150 & 152, and Coconut Palm (*Cocos nucifera*) Tree # 151, facing north, east, and south. Note nutrient deficiency and Florida Invasive Species Council Category II Invasive status for Tree # 143, and poor structure and trunk lean for Tree # 144. Note poor structure, utility pruned, canopy crowding, trunk lean, and canopy dieback for Tree # 145, and Poor structure, canopy dieback, canopy crowding for Tree #'s 146 & 147, and Insufficient root ball for relocation for Tree #'s 148 & 149.

Jeremy T Chancey, Registered Consulting Arborist
 1323 Southeast 17th Street, #201
 Fort Lauderdale, Florida 33316
 c 954 612 2500
jeremytchancey@gmail.com

Trees 152A, 152B, 152C, 153, 154, 155, 156, 157 & 158



Japanese Blueberry trees (*Elaeocarpus decipiens*) Tree #'s 152A & 152B, Mango (*Mangifera indica*) Tree # 152C, Foxtail Palms (*Wodyetia bifurcata*) Tree #'s , and Triangle Palms (*Dyopsis decaryi*) Tree #'s 156 & 157, facing east, west, and north. Note poor structure for Tree #'s 152A & 152B, and Poor structure, canopy dieback, canopy crowding, subterranean termites (red arrow) for Tree # 152C. Note nutrient deficiency for Tree #'s 155, 156 & 157.

Trees 159, 160, 161, 162 & 163



Tropical Almond (*Terminalia muelleri*) Tree # 159, and Live Oaks (*Quercus virginiana*) Tree #'s 160, 161, 162 & 163, facing east and south. Note Poor structure, canopy crowding, canopy dieback, Florida Invasive Species Council Category II Invasive for Tree # 159, and Poor structure, canopy crowding, significant canopy dieback, large diameter deadwood, and poor vigor for Tree # 160. Note poor structure, canopy crowding, significant canopy dieback, large diameter deadwood, poor vigor, bark loss for Tree # 161, and Poor structure, canopy dieback, canopy crowding, trunk lean, and unbalanced crown for Tree # 162. Note Poor structure, canopy dieback, canopy crowding, trunk lean, unbalanced crown, and large ficus parasite (red arrow) for Tree # 163.

Jeremy T Chancey, Registered Consulting Arborist
 1323 Southeast 17th Street, #201
 Fort Lauderdale, Florida 33316
 c 954 612 2500
jeremytchancey@gmail.com

Trees 164, 165 & 166



Queen Palm (*Syagrus romanzoffiana*) Tree # 164, Lychee (*Litchi chinensis*) Tree # 165, and Live Oak (*Quercus virginiana*) Tree # 166, facing south. Note Tree # 164 is a Florida Invasive Species Council Category II Invasive, and poor structure and nutrient deficiency for Tree # 165. Note poor structure, canopy crowding, deadwood (red arrow), and canopy dieback for Tree # 166.

Trees 167, 168, 169 & 170



Live Oaks (*Quercus virginiana*) Tree #'s 167, 169 & 170 and Sapote (*Pouteria sapota*) Tree # 168, facing west and north. Note poor structure, canopy crowding, deadwood, canopy dieback for Tree # 167, and Poor structure, canopy crowding, and canopy dieback for Tree # 168. Note poor structure, canopy crowding, significant canopy dieback, large diameter deadwood, and poor vigor for Tree #'s 169 & 170.

Trees 171, 172, 173, 174 & 175



Live Oaks (*Quercus virginiana*) Tree #'s 171, 172, 173 & 174, and Sabal Palm (*Sabal palmetto*) Tree # 175, facing west, north, and east. Note Tree # 171 is dead, and poor structure, canopy crowding, canopy dieback for Tree # 172. Note Poor structure, canopy crowding, significant canopy dieback, large diameter deadwood (red arrows), and poor vigor for Tree #'s 173 & 174.

Trees 176, 177, 177A, 177B & 178



Live Oaks (*Quercus virginiana*) Tree #'s 176, 177A & 178, and Sabal Palm (*Sabal palmetto*) Tree # 177B, facing east and north. Note poor structure, canopy crowding, canopy dieback, large diameter deadwood, unbalanced crown for Tree # 177A, and nutrient deficiency and Florida Invasive Species Council Category II Invasive status for Tree # 177B. Note poor structure, canopy crowding, canopy dieback, large diameter deadwood, unbalanced crown, and trunk cavity for Tree # 178.

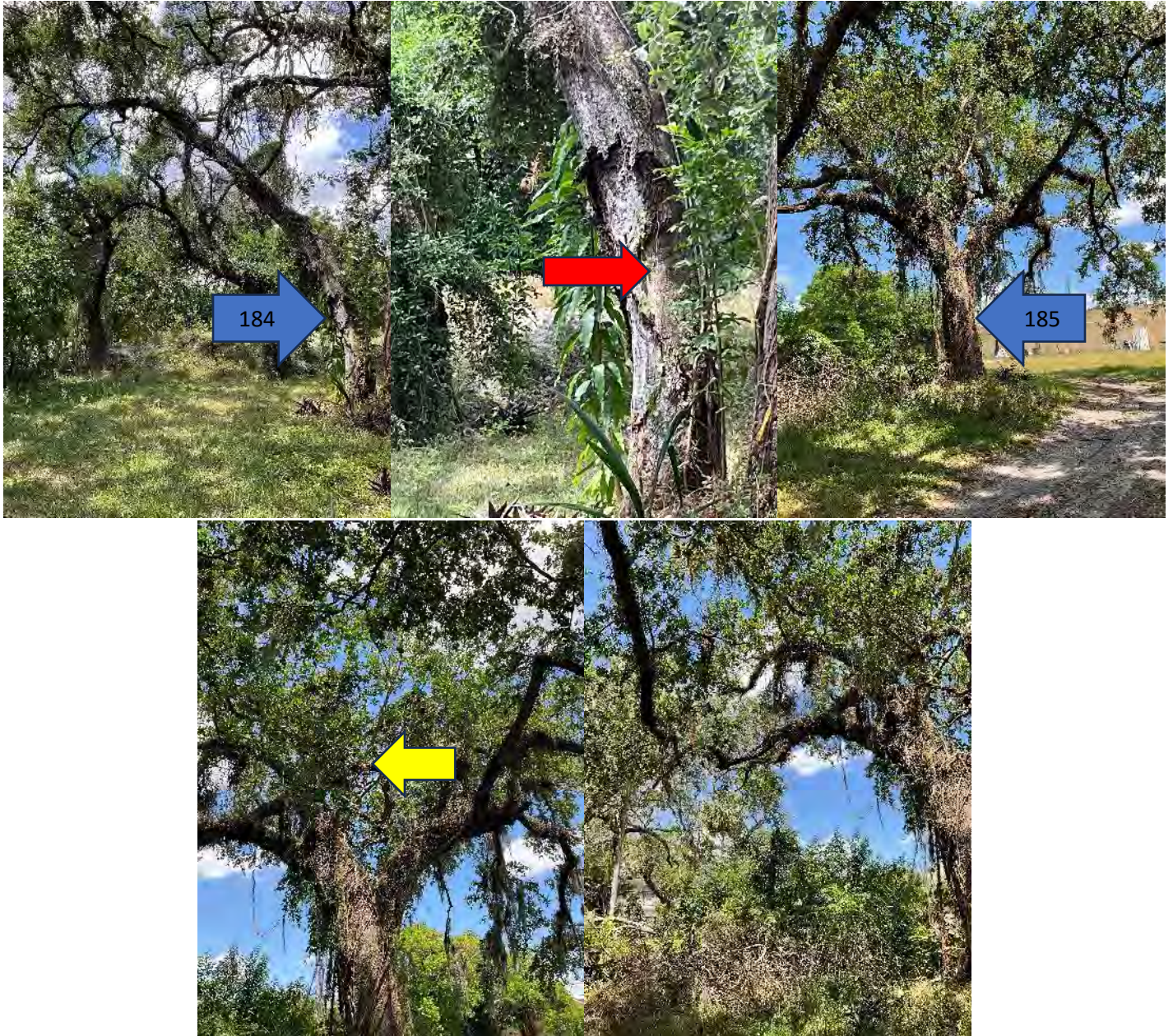
Jeremy T Chancey, Registered Consulting Arborist
 1323 Southeast 17th Street, #201
 Fort Lauderdale, Florida 33316
 c 954 612 2500
jeremytchancey@gmail.com

Trees 179, 180, 181 & 182



Mango (*Mangifera indica*) Tree # 179, Queen Palm (*Syagrus romanzoffiana*) Tree # 180, and Live Oaks (*Quercus virginiana*) Tree #'s 181 & 182, facing east and south. Note poor structure, canopy crowding, canopy dieback for Tree # 179, and Tree # 180 is a Florida Invasive Species Council Category II Invasive. Note poor structure, canopy crowding, canopy dieback, large diameter deadwood (red arrow), unbalanced crown for Tree # 181, and Poor structure, canopy crowding, canopy dieback, large diameter deadwood, unbalanced crown, and vines (yellow arrow) for Tree # 182.

Trees 184 & 185



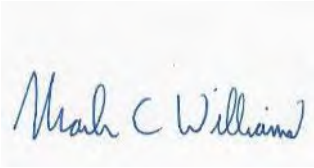
Live Oaks (*Quercus virginiana*), facing south and west. Note Poor structure, canopy crowding, canopy dieback, large diameter deadwood, unbalanced crown, bark loss (red arrow) for Tree # 184, and Poor structure, canopy crowding, canopy dieback, ficus parasite (yellow arrow), large diameter deadwood, and unbalanced crown for Tree # 185.

Trees 186 & 187



Live Oak (*Quercus virginiana*) Tree # 186, and Frangipani (*Plumeria sp.*) Tree # 187, facing north. Note Poor structure, canopy crowding, canopy dieback (red arrows), deadwood for Tree # 186, and poor structure and trunk lean for Tree # 187.

End Report



Mark C. Williams

 **RCA #580**
Registered Consulting Arborist®



ISA Certified Arborist Municipal Specialist FL 5221-AM
ISA Tree Risk Assessment Qualified
LIAF Certified Landscape Inspector #2007-0083

Jeremy T Chancey, Registered Consulting Arborist
1323 Southeast 17th Street, #201
Fort Lauderdale, Florida 33316
c 954 612 2500
jeremytchancey@gmail.com

STORMWATER MANAGEMENT REPORT

for

Hollywood Oaks

4220 & 4231 N. 58th Ave., Hollywood, FL 33021

Prepared for:

Kushner

Prepared by



6300 N.W. 31st Avenue
Fort Lauderdale, FL 33309
954-202-7000

Michael A. Troxell, P.E.

Florida Professional Engineer License No. 50572
Florida Business Certificate of Authorization No. 27528

November 14, 2024

MICHAEL A. TROXELL, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 50572. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL A. TROXELL, PE ON 11/14/24. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.

West Basin Existing & Proposed Conditions Calculations



6300 N.W. 31st Avenue, Fort Lauderdale, FL 33309
Tel: 954-202-7000
Fax: 954-202-7070

Date: 11/14/2024
Project: 58th & Oak West Parcel
Project No: F240042

Calculated By: CAS
Checked By: MAT

EXISTING SITE DRAINAGE CALCULATIONS (WEST)

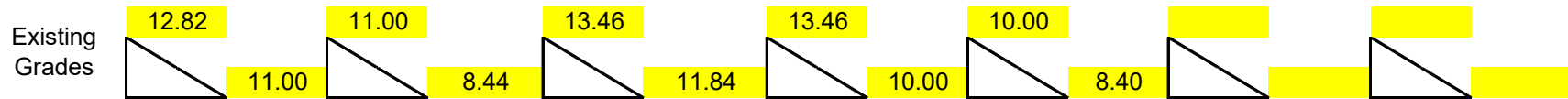
Design Criteria:

Control Elevation:	2.00	NAVD
FEMA Elevation:	N/A	(Zone X)
Broward Co. Future Condition 100-Yr Flood Elevation:	7.50	NAVD

Existing Land Use Summary:

Lake Areas (A_L):	0	sf	or	0.000	ac
Roof Areas (A_R):	6,257	sf	or	0.144	ac
Paved Areas (A_P):	8,419	sf	or	0.193	ac
Green Areas (A_G):	170,025	sf	or	3.903	ac
<u>Total (A_T):</u>	<u>184,701</u>	<u>sf</u>	<u>or</u>	<u>4.240</u>	<u>ac</u>

Existing Stage / Storage Area Calculation (NAVD)



Stage (NAVD)	Vehicle Pavement Area Area 0.122 (ac.-ft.)	Vehicle Pavement Area Low Area 0.034 (ac.-ft.)	Sidewalk, Concrete & Curb Area Area 0.037 (ac.-ft.)	Landscape Area Area 3.385 (ac.-ft.)	Landscape Area Low Area 0.518 (ac.-ft.)	Area (ac.-ft.)	Building Area F.F.E. = VARIES Area 0.144 (ac.-ft.)	Total Storage Area 4.240 (ac.-ft.)
2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.06
9.50	0.00	0.01	0.00	0.00	0.20	0.00	0.00	0.20
10.00	0.00	0.02	0.00	0.00	0.41	0.00	0.00	0.43
10.50	0.00	0.03	0.00	0.12	0.67	0.00	0.00	0.82
11.00	0.00	0.04	0.00	0.49	0.93	0.00	0.00	1.46
11.50	0.01	0.06	0.00	1.10	1.19	0.00	0.00	2.36
12.00	0.03	0.08	0.00	1.96	1.45	0.00	0.00	3.52
12.06	0.04	0.08	0.00	2.07	1.48	0.00	0.00	3.67
12.50	0.08	0.09	0.00	3.06	1.71	0.00	0.00	4.94
13.00	0.13	0.11	0.02	4.40	1.97	0.00	0.00	6.63



Date: 11/14/2024
 Project: 58th & Oak West Parcel
 Project No: F240042

Design Criteria

Control Elevation: 2.00 NAVD
 FEMA Elevation: N/A (Zone X)

Existing Land Use Summary

Areas:	Square Ft.	Acres	Percent
Lake	0	0.000	0.0%
Building	6,257	0.144	3.4%
Paved and Sidewalk	8,419	0.193	4.6%
Pervious	170,025	3.903	92.1%
Total Area:	184,701	4.240	100.0%

Existing Stage / Storage Area Calculations (NAVD)

Stage (NAVD)	Site Stage-Storage (Previous Page) (ac.-ft.)	Exfiltration Trench Storage (ac.-ft.)	Total Storage Area (ac.-ft.)
2.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00
3.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00
4.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00
5.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00
6.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00
7.00	0.00	0.00	0.00
7.50	0.00	0.00	0.00
8.00	0.00	0.00	0.00
8.50	0.00	0.00	0.00
9.00	0.06	0.00	0.06
9.50	0.20	0.00	0.20
10.00	0.43	0.00	0.43
11.00	1.46	0.00	1.46
11.50	2.36	0.00	2.36
12.00	3.52	0.00	3.52
12.06	3.67	0.00	3.67
12.50	4.94	0.00	4.94
13.00	6.63	0.00	6.63

Existing Site Soil Storage

Existing Land Use Summary:

	Acres	Percent
Lake Areas (A_L):	0.000	0.0%
Roof Areas (A_R):	0.144	3.4%
Paved Areas (A_P):	0.193	4.6%
Green Areas (A_G):	3.903	92.1%
Total (A_T):	4.240	100.0%

Compacted Soil Storage per
SFWMD Vol. IV Page F-1
Flatwoods Classification

Depth to Water Table (feet)	Compacted Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 12.65 ft
Depth to Water Table: 10.65 ft
Soil Storage at Average Depth (S_S): 6.75 inches

Weighted S value:

$$= S_S \times \% \text{ Pervious}$$

$$= 6.75 \times 0.921$$

$$= \boxed{6.21 \text{ inches}}$$

Storm Events Rainfall Return Period Values

From Figure C-9, 100-Year 3-Day Storm Event = 16.00 inches

From Figure C-8, 25-Year 3-Day Storm Event = 14.00 inches

From Figure C-4, 10-Year 1-Day Storm Event = 8.50 inches

Existing Site Flood Routing Results

$$\begin{aligned} \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\ &= (16 - (0.2 \times 6.21))^2 / (16 + (0.8 \times 6.21)) \\ &= 10.38 \text{ inches of total runoff} \end{aligned}$$

$$\begin{aligned} \text{Runoff Volume} &= Q \times \text{Project Area} \\ &= 10.38 \times 4.24 = 44.03 \text{ acre-inches} = 3.67 \text{ acre-ft.} \end{aligned}$$

Maximum Stage for 100-Year 3-Day Storm (zero discharge) 12.06 NAVD

$$\begin{aligned} \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\ &= (14 - (0.2 \times 6.21))^2 / (14 + (0.8 \times 6.21)) \\ &= 8.58 \text{ inches of total runoff} \end{aligned}$$

$$\begin{aligned} \text{Runoff Volume} &= Q \times \text{Project Area} \\ &= 8.58 \times 4.24 = 36.38 \text{ acre-inches} = 3.03 \text{ acre-ft.} \end{aligned}$$

Maximum Stage for 25-Year 3-Day Storm (zero discharge) 11.79 NAVD

$$\begin{aligned} \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\ &= (8.5 - (0.2 \times 6.21))^2 / (8.5 + (0.8 \times 6.21)) \\ &= 3.91 \text{ inches of total runoff} \end{aligned}$$

$$\begin{aligned} \text{Runoff Volume} &= Q \times \text{Project Area} \\ &= 3.91 \times 4.24 = 16.58 \text{ acre-inches} = 1.38 \text{ acre-ft.} \end{aligned}$$

Maximum Stage for 10-Year 1-Day Storm (zero discharge) 10.92 NAVD



6300 N.W. 31st Avenue, Fort Lauderdale, FL 33309
 Tel: 954-202-7000
 Fax: 954-202-7070

Date: 11/14/2024
 Project: 58th & Oak West Parcel
 Project No: F240042

Calculated By: CAS
 Checked By: MAT

PROPOSED SITE DRAINAGE CALCULATIONS (WEST)

Design Criteria:

Control Elevation: 2.00 NAVD
 FEMA Elevation: N/A (Zone X)

Proposed Land Use Summary:

Lake Areas (A_L):	0	sf	or	0.000	ac
Roof Areas (A_R):	60,600	sf	or	1.391	ac
Paved Areas (A_P):	62,870	sf	or	1.443	ac
Green Areas (A_G):	61,142	sf	or	1.404	ac
Total (A_T):	184,612	sf	or	4.238	ac

Compute Required Water Quality Volume:

- 1) Provide at least 1 inch over the developed project:

$$\begin{aligned}
 V_{PRE} &= 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\
 &= 1 \times 4.238 / 12 \\
 &= 0.35 \text{ ac-ft or } 4.24 \text{ ac-in}
 \end{aligned}$$

- 2) Provide 2.5" over % impervious area:

- a) Site Area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_S &= A_T - (A_L + A_R) \\
 &= 4.238 - (0 + 1.392) \\
 &= 2.847 \text{ ac of site area for water quality pervious/impervious}
 \end{aligned}$$

- b) Impervious area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_{IMP} &= A_S - A_G \\
 &= 2.847 - 1.404 \\
 &= 1.443 \text{ ac of impervious area for water quality pervious/impervious}
 \end{aligned}$$

- c) Percent of impervious for water quality calculation:

$$\begin{aligned}
 &= A_{IMP} / A_S \times 100\% \\
 &= 1.443 / 2.847 \times 100\% \\
 &= 50.7\% \text{ impervious}
 \end{aligned}$$

- d) For 2.5" times the percent impervious:

$$\begin{aligned}
 &= 2.5" \times \% \text{ impervious area} \\
 &= 2.5 \times 0.507 \\
 &= 1.27 \text{ inches to be treated}
 \end{aligned}$$

- e) Compute volume required volume for quality detention

$$\begin{aligned}
 V_{PRE} &= \text{inches to be treated} \times (A_T - A_L) \\
 &= 1.27 \times (4.238 - 0) \times 1 \text{ foot} / 12 \text{ inches} \\
 &= 0.45 \text{ ac-ft or } 5.37 \text{ ac-in}
 \end{aligned}$$

- 3) Since the 5.37 ac-in is greater than the 4.24 ac-in computed for the first inch of runoff the volume of 5.37 ac-in controls.

Compute Required Dry Pre-Treatment Water Quality Volume:

- 1) Provide at least 1/2-inch over the developed project:

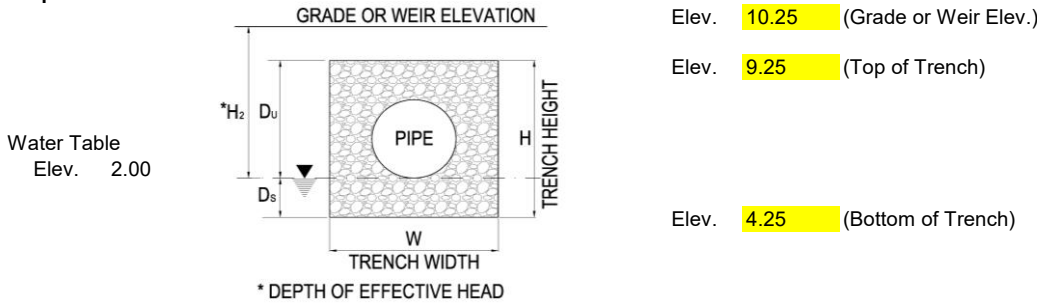
$$\begin{aligned}
 V_{dry} &= 0.5 \text{ inches} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\
 &= 0.5 \times 4.238 / 12 \\
 &= 0.18 \text{ ac-ft or } \boxed{2.12 \text{ ac-in}}
 \end{aligned}$$

Proposed Exfiltration Trench Calculations (NAVD)

K-Value:

Test Hole #	(cfs/ft ² /ft hd)
BHP-1	3.49E-04
BHP-2	5.81E-05
K_{AVG}	2.04E-04

Proposed Exfiltration Trench:



K =	2.04E-04	cfs/ft ² - ft head
H ₂ =	8.25	ft
W =	5.00	ft
D _u =	5.00	ft
D _s =	0.00	ft
H = D _u + D _s =	5.00	ft
FS =	2.00	Factor of Safety
V _{wq} =	5.37	ac-in
%WQ =	100%	Percent Reduction for Water Quality

1) Trench Length Required for Water Quality (L_{wq}):

V_{wq} = 5.37 ac-in or 0.45 ac-ft

$$L_{wq} = \frac{FS [\%WQ(V_{wq})]}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L_{wq} = 455.7 feet

2) Maximum Allowable Trench Length For Storage (L_{max}):

V_{max} = 3.28-inches x 4.238-acres = 13.90 ac-in or 1.16 ac-ft
 V_{add} = 8.53 ac-in

$$L_{max} = \frac{FS [(\%WQ)(V_{wq}) + V_{add}]}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L_{max} = 1,179.3 feet

3) Trench Length Required for 1/2" Pre-Treatment (V_{pre}):

V_{pre} = 0.5-inches x 4.238-acres = 2.12 ac-in or 0.18 ac-ft

$$L_{pre} = \frac{FS [\%WQ(V_{pre})]}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L_{pre} = 179.9 feet

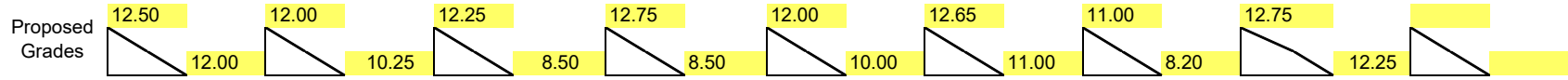
4) Total Provided Trench Volume (V_{prop}):

Proposed Trench Length = 805 feet

$$V_{prop} = L \times (K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u)$$

V_{prop} = 18.98 ac-in or 1.58 ac-ft

Proposed Stage / Storage Area Calculations (NAVD)



Stage (NAVD)	Vehicle Pavement Area High Area 0.015 (ac.-ft.)	Vehicle Pavement Area Area 0.323 (ac.-ft.)	Vehicle Pavement Area Low Area 0.015 (ac.-ft.)	Sidewalk, Concrete & Curb Area 0.187 (ac.-ft.)	Retention Area 0.027 0.004 (ac.-ft.)	Landscape Area High Area 1.133 (ac.-ft.)	Landscape Area Low Area 0.244 (ac.-ft.)	Garage Area 0.903 (ac.-ft.)	Building Area FFE 12.75 Area 1.391 (ac.-ft.)	Total Storage Area 4.238 Area (ac.-ft.)
2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.01	0.00	0.00	0.03	0.00	0.00	0.03
9.50	0.00	0.00	0.00	0.02	0.00	0.00	0.07	0.00	0.00	0.10
10.00	0.00	0.00	0.00	0.05	0.00	0.00	0.14	0.00	0.00	0.20
10.50	0.00	0.01	0.01	0.09	0.00	0.00	0.23	0.00	0.00	0.33
11.00	0.00	0.05	0.01	0.14	0.01	0.00	0.34	0.00	0.00	0.55
11.50	0.00	0.14	0.02	0.20	0.02	0.09	0.46	0.00	0.00	0.92
12.00	0.00	0.28	0.02	0.27	0.03	0.34	0.58	0.00	0.00	1.53
12.06	0.00	0.30	0.03	0.28	0.03	0.39	0.60	0.00	0.00	1.62
12.50	0.00	0.44	0.03	0.35	0.04	0.77	0.71	0.06	0.00	2.41
13.00	0.01	0.61	0.04	0.44	0.05	1.33	0.83	0.45	0.00	3.77



Date: 11/14/2024
 Project: 58th & Oak West Parcel
 Project No: F240042

Design Criteria

Control Elevation: 2.00 NAVD
 FEMA Elevation: N/A (Zone X)

Proposed Land Use Summary

Areas:	Square Ft.	Acres	Percent
Lake	-	0.00	0.0%
Building	60,600	1.391	32.8%
Paved and Sidewalk	62,870	1.443	34.1%
Pervious	61,142	1.404	33.1%
Total Area:	184,612	4.238	100.0%

Proposed Stage / Storage Area Calculations (NAVD)

Stage (NAVD)	Site Stage-Storage (Previous Page) (ac.-ft.)	Exfiltration Trench Storage (ac.-ft.)	Additional Storage (ac.-ft.)	Total Storage Area (ac.-ft.)
2.00	0.00	0.00	0.00	0.00
2.50	0.00	0.10	0.00	0.10
3.00	0.00	0.19	0.00	0.19
3.50	0.00	0.29	0.00	0.29
4.00	0.00	0.38	0.00	0.38
4.50	0.00	0.48	0.00	0.48
5.00	0.00	0.58	0.00	0.58
5.50	0.00	0.67	0.00	0.67
6.00	0.00	0.77	0.00	0.77
6.50	0.00	0.86	0.00	0.86
7.00	0.00	0.96	0.00	0.96
7.50	0.00	1.05	0.00	1.05
8.00	0.00	1.15	0.00	1.15
8.50	0.00	1.25	0.00	1.25
9.00	0.03	1.34	0.60	1.98
9.50	0.10	1.44	0.60	2.14
10.00	0.20	1.53	0.60	2.33
10.50	0.33	1.58	0.60	2.52
11.00	0.55	1.58	0.60	2.73
11.50	0.92	1.58	0.60	3.11
12.00	1.53	1.58	0.60	3.71
12.06	1.62	1.58	0.60	3.80
12.50	2.41	1.58	0.60	4.59
13.00	3.77	1.58	0.60	5.95

Water Quality Volume 0.45 ac.-ft.
 Water Quality Elevation 4.34 NAVD

Proposed Site Soil Storage

Proposed Land Use Summary:

	Acres	Percent
Lake Areas (A _L):	0.000	0.0%
Roof Areas (A _R):	1.391	32.8%
Paved Areas (A _P):	1.443	34.1%
Green Areas (A _G):	1.404	33.1%
Total (A_T):	4.238	100.0%

Compacted Soil Storage per
SFWMD Vol. IV Page F-1
Flatwoods Classification

Depth to Water Table (feet)	Compacted Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 11.42 ft
 Depth to Water Table: 9.42 ft
 Soil Storage at Average Depth (S_S): 6.75 inches

Weighted S value:

$$\begin{aligned}
 &= S_S \times \% \text{ Pervious} \\
 &= 6.75 \times 0.331 \\
 &= \boxed{2.24 \text{ inches}}
 \end{aligned}$$

Storm Events Rainfall Return Period Values

From Figure C-9, 100-Year 3-Day Storm Event = 16.00 inches
 From Figure C-8, 25-Year 3-Day Storm Event = 14.00 inches
 From Figure C-4, 10-Year 1-Day Storm Event = 8.50 inches

Proposed Site Flood Routing Results

$$\begin{aligned}
 \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\
 &= (16 - (0.2 \times 2.24))^2 / (16 + (0.8 \times 2.24)) \\
 &= 13.60 \text{ inches of total runoff} \\
 \text{Runoff Volume} &= Q * \text{Project Area} \\
 &= 13.6 \times 4.238 = 57.63 \text{ acre-inches} = 4.80 \text{ acre-ft.}
 \end{aligned}$$

Maximum Stage for 100-Year 3-Day Storm (no discharge) 12.58 NAVD

$$\begin{aligned}
 \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\
 &= (14 - (0.2 \times 2.24))^2 / (14 + (0.8 \times 2.24)) \\
 &= 11.63 \text{ inches of total runoff} \\
 \text{Runoff Volume} &= Q * \text{Project Area} \\
 &= 11.63 \times 4.238 = 49.31 \text{ acre-inches} = 4.11 \text{ acre-ft.}
 \end{aligned}$$

Maximum Stage for 25-Year 3-Day Storm (no discharge) 12.23 NAVD

$$\begin{aligned}
 \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\
 &= (8.5 - (0.2 \times 2.24))^2 / (8.5 + (0.8 \times 2.24)) \\
 &= 6.30 \text{ inches of total runoff} \\
 \text{Runoff Volume} &= Q * \text{Project Area} \\
 &= 6.3 \times 4.238 = 26.71 \text{ acre-inches} = 2.23 \text{ acre-ft.}
 \end{aligned}$$

Maximum Stage for 10-Year 1-Hour Storm (no discharge) 9.73 NAVD

East Basin Existing & Proposed Conditions Calculations



6300 N.W. 31st Avenue, Fort Lauderdale, FL 33309
Tel: 954-202-7000
Fax: 954-202-7070

Date: 11/14/2024
Project: 58th & Oak - East
Project No: F240042

Calculated By: CAS
Checked By: MAT

EXISTING SITE DRAINAGE CALCULATIONS (EAST)

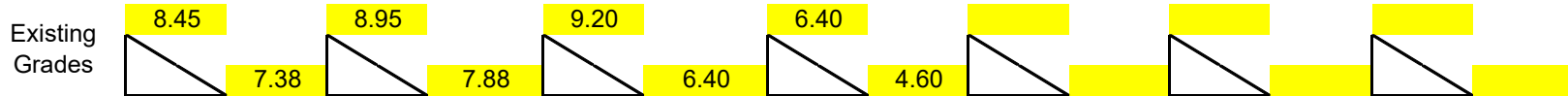
Design Criteria:

Control Elevation:	2.00	NAVD
FEMA Elevation:	N/A	(Zone X)
Broward Co. Future Condition 100-Yr Flood Elevation:	7.50	NAVD

Existing Land Use Summary:

Lake Areas (A_L):	0	sf	or	0.000	ac
Roof Areas (A_R):	0	sf	or	0.000	ac
Paved Areas (A_P):	5,592	sf	or	0.128	ac
Green Areas (A_G):	59,559	sf	or	1.367	ac
Total (A_T):	65,152	sf	or	1.496	ac

Existing Stage / Storage Area Calculation (NAVD)



Stage (NAVD)	Vehicle Pavement Area Area 0.117 (ac.-ft.)	Sidewalk, Concrete & Curb Area Area 0.011 (ac.-ft.)	Landscape Area Area 1.115 (ac.-ft.)	Landscape Area Low Area 0.253 (ac.-ft.)	Area (ac.-ft.)	Area (ac.-ft.)	Building Area F.F.E. = VARIES Area 0.000 (ac.-ft.)	Total Storage 1.496 Area (ac.-ft.)
2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01
5.50	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.06
6.00	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.14
6.50	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.25
7.00	0.00	0.00	0.07	0.38	0.00	0.00	0.00	0.45
7.50	0.00	0.00	0.24	0.51	0.00	0.00	0.00	0.75
8.00	0.02	0.00	0.51	0.63	0.00	0.00	0.00	1.16
8.13	0.03	0.00	0.60	0.66	0.00	0.00	0.00	1.29
8.50	0.07	0.00	0.88	0.76	0.00	0.00	0.00	1.71
9.00	0.13	0.01	1.35	0.88	0.00	0.00	0.00	2.36
9.50	0.19	0.01	1.89	1.01	0.00	0.00	0.00	3.10
10.00	0.24	0.02	2.45	1.14	0.00	0.00	0.00	3.85
10.50	0.30	0.02	3.01	1.26	0.00	0.00	0.00	4.60
11.00	0.36	0.03	3.57	1.39	0.00	0.00	0.00	5.35
11.50	0.42	0.03	4.12	1.52	0.00	0.00	0.00	6.10
12.00	0.48	0.04	4.68	1.64	0.00	0.00	0.00	6.84
12.50	0.54	0.04	5.24	1.77	0.00	0.00	0.00	7.59
13.00	0.60	0.05	5.80	1.90	0.00	0.00	0.00	8.34
13.50	0.66	0.06	6.35	2.02	0.00	0.00	0.00	9.09
14.00	0.71	0.06	6.91	2.15	0.00	0.00	0.00	9.83
14.50	0.77	0.07	7.47	2.27	0.00	0.00	0.00	10.58



Date: 11/14/2024
 Project: 58th & Oak - East
 Project No: F240042

Design Criteria

Control Elevation: 2.00 NAVD
 FEMA Elevation: N/A (Zone X)

Existing Land Use Summary

Areas:	Square Ft.	Acres	Percent
Lake	0	0.000	0.0%
Building	0	0.000	0.0%
Paved and Sidewalk	5,592	0.128	8.6%
Pervious	59,559	1.367	91.4%
Total Area:	65,152	1.496	100.0%

Existing Stage / Storage Area Calculations (NAVD)

Stage (NAVD)	Site Stage-Storage (Previous Page) (ac.-ft.)	Exfiltration Trench Storage (ac.-ft.)	Total Storage Area (ac.-ft.)
2.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00
3.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00
4.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00
5.00	0.01	0.00	0.01
5.50	0.06	0.00	0.06
6.00	0.14	0.00	0.14
6.50	0.25	0.00	0.25
7.00	0.45	0.00	0.45
7.50	0.75	0.00	0.75
8.00	1.16	0.00	1.16
8.13	1.29	0.00	1.29
8.50	1.71	0.00	1.71
9.00	2.36	0.00	2.36
9.50	3.10	0.00	3.10
10.00	3.85	0.00	3.85
10.50	4.60	0.00	4.60
11.00	5.35	0.00	5.35
11.50	6.10	0.00	6.10
12.00	6.84	0.00	6.84
12.50	7.59	0.00	7.59
13.00	8.34	0.00	8.34
13.50	9.09	0.00	9.09
14.00	9.83	0.00	9.83
14.50	10.58	0.00	10.58

Existing Site Soil Storage

Existing Land Use Summary:

	Acres	Percent
Lake Areas (A_L):	0.000	0.0%
Roof Areas (A_R):	0.000	0.0%
Paved Areas (A_P):	0.128	8.6%
Green Areas (A_G):	1.367	91.4%
Total (A_T):	1.496	100.0%

Compacted Soil Storage per
SFWMD Vol. IV Page F-1
Flatwoods Classification

Depth to Water Table (feet)	Compacted Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 7.80 ft
Depth to Water Table: 5.80 ft
Soil Storage at Average Depth (S_S): 6.75 inches

Weighted S value:

$$= S_S \times \% \text{ Pervious}$$

$$= 6.75 \times 0.914$$

$$= \boxed{6.17 \text{ inches}}$$

Storm Events Rainfall Return Period Values

From Figure C-9, 100-Year 3-Day Storm Event = 16.00 inches

From Figure C-8, 25-Year 3-Day Storm Event = 14.00 inches

From Figure C-4, 10-Year 1-Day Storm Event = 8.50 inches

Existing Site Flood Routing Results

$$\begin{aligned} \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\ &= (16 - (0.2 \times 6.17))^2 / (16 + (0.8 \times 6.17)) \\ &= 10.41 \text{ inches of total runoff} \end{aligned}$$

$$\begin{aligned} \text{Runoff Volume} &= Q \times \text{Project Area} \\ &= 10.41 \times 1.496 = 15.58 \text{ acre-inches} = 1.30 \text{ acre-ft.} \end{aligned}$$

Maximum Stage for 100-Year 3-Day Storm (zero discharge) 8.14 NAVD

$$\begin{aligned} \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\ &= (14 - (0.2 \times 6.17))^2 / (14 + (0.8 \times 6.17)) \\ &= 8.61 \text{ inches of total runoff} \end{aligned}$$

$$\begin{aligned} \text{Runoff Volume} &= Q \times \text{Project Area} \\ &= 8.61 \times 1.496 = 12.87 \text{ acre-inches} = 1.07 \text{ acre-ft.} \end{aligned}$$

Maximum Stage for 25-Year 3-Day Storm (zero discharge) 7.89 NAVD

$$\begin{aligned} \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\ &= (8.5 - (0.2 \times 6.17))^2 / (8.5 + (0.8 \times 6.17)) \\ &= 3.93 \text{ inches of total runoff} \end{aligned}$$

$$\begin{aligned} \text{Runoff Volume} &= Q \times \text{Project Area} \\ &= 3.93 \times 1.496 = 5.88 \text{ acre-inches} = 0.49 \text{ acre-ft.} \end{aligned}$$

Maximum Stage for 10-Year 1-Day Storm (zero discharge) 7.07 NAVD



6300 N.W. 31st Avenue, Fort Lauderdale, FL 33309
 Tel: 954-202-7000
 Fax: 954-202-7070

Date: 11/14/2024
 Project: 58th & Oak - East
 Project No: F240042

Calculated By: CAS
 Checked By: MAT

PROPOSED SITE DRAINAGE CALCULATIONS (EAST)

Design Criteria:

Control Elevation: 2.00 NAVD
 FEMA Elevation: N/A (Zone X)

Proposed Land Use Summary:

Lake Areas (A _L):	0	sf	or	0.000	ac
Roof Areas (A _R):	11,267	sf	or	0.259	ac
Paved Areas (A _P):	33,724	sf	or	0.774	ac
Green Areas (A _G):	20,160	sf	or	0.463	ac
Total (A_T):	65,152	sf	or	1.496	ac

Compute Required Water Quality Volume:

1) Provide at least 1 inch over the developed project:

$$\begin{aligned}
 V_{PRE} &= 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\
 &= 1 \times 1.496 / 12 \\
 &= 0.12 \text{ ac-ft or } 1.50 \text{ ac-in}
 \end{aligned}$$

2) Provide 2.5" over % impervious area:

a) Site Area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_S &= A_T - (A_L + A_R) \\
 &= 1.496 - (0 + 0.259) \\
 &= 1.237 \text{ ac of site area for water quality pervious/impervious}
 \end{aligned}$$

b) Impervious area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_{IMP} &= A_S - A_G \\
 &= 1.238 - 0.463 \\
 &= 0.774 \text{ ac of impervious area for water quality pervious/impervious}
 \end{aligned}$$

c) Percent of impervious for water quality calculation:

$$\begin{aligned}
 &= A_{IMP} / A_S \times 100\% \\
 &= 0.774 / 1.238 \times 100\% \\
 &= 62.6\% \text{ impervious}
 \end{aligned}$$

d) For 2.5" times the percent impervious:

$$\begin{aligned}
 &= 2.5" \times \% \text{ impervious area} \\
 &= 2.5 \times 0.626 \\
 &= 1.56 \text{ inches to be treated}
 \end{aligned}$$

e) Compute volume required volume for quality detention

$$\begin{aligned}
 V_{PRE} &= \text{inches to be treated} \times (A_T - A_L) \\
 &= 1.56 \times (1.496 - 0) \times 1 \text{ foot} / 12 \text{ inches} \\
 &= 0.20 \text{ ac-ft or } 2.34 \text{ ac-in}
 \end{aligned}$$

3) Since the 2.34 ac-in is greater than the 1.5 ac-in computed for the first inch of runoff the volume of 2.34 ac-in controls.

Compute Required Dry Pre-Treatment Water Quality Volume:

1) Provide at least 1/2-inch over the developed project:

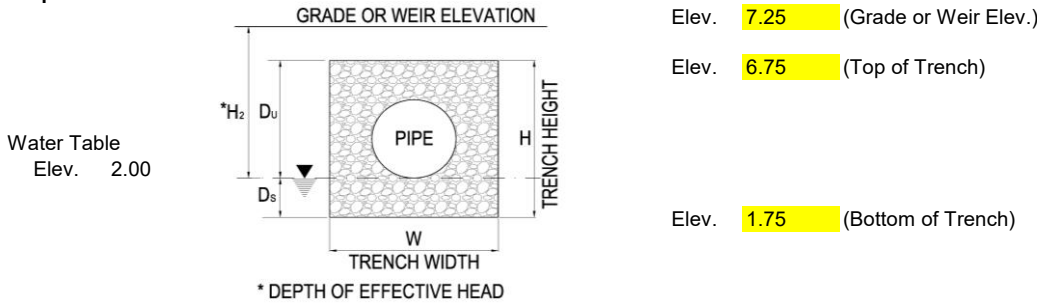
$$\begin{aligned}
 V_{dry} &= 0.5 \text{ inches} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\
 &= 0.5 \times 1.496 / 12 \\
 &= 0.06 \text{ ac-ft or } \boxed{0.75 \text{ ac-in}}
 \end{aligned}$$

Proposed Exfiltration Trench Calculations (NAVD)

K-Value:

Test Hole #	(cfs/ft ² /ft hd)
BHP-1	3.49E-04
BHP-2	5.81E-05
K_{AVG}	2.04E-04

Proposed Exfiltration Trench:



K =	2.04E-04	cfs/ft ² - ft head
H ₂ =	5.25	ft
W =	8.00	ft
D _u =	4.75	ft
D _s =	0.25	ft
H = D _u + D _s =	5.00	ft
FS =	2.00	Factor of Safety
V _{wq} =	2.34	ac-in
%WQ =	100%	Percent Reduction for Water Quality

1) Trench Length Required for Water Quality (L_{wq}):

V_{wq} = 2.34 ac-in or 0.20 ac-ft

$$L_{wq} = \frac{FS [\%WQ(V_{wq})]}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L_{wq} = 234.9 feet

2) Maximum Allowable Trench Length For Storage (L_{max}):

V_{max} = 3.28-inches x 1.496-acres = 4.91 ac-in or 0.41 ac-ft

V_{add} = 2.57 ac-in

$$L_{max} = \frac{FS [(\%WQ)(V_{wq}) + V_{add}]}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L_{max} = 492.4 feet

3) Trench Length Required for 1/2" Pre-Treatment (V_{pre}):

V_{pre} = 0.5-inches x 1.496-acres = 0.75 ac-in or 0.06 ac-ft

$$L_{pre} = \frac{FS [\%WQ(V_{pre})]}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L_{pre} = 75.1 feet

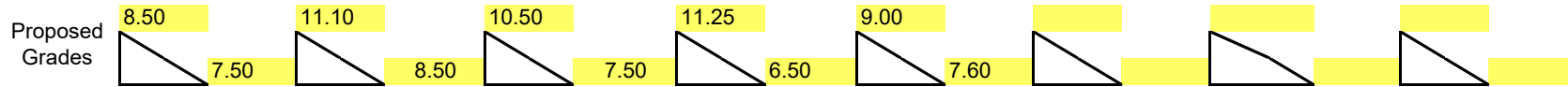
4) Total Provided Trench Volume (V_{prop}):

Proposed Trench Length = 282 feet

$$V_{prop} = L \times (K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u)$$

V_{prop} = 5.62 ac-in or 0.47 ac-ft

Proposed Stage / Storage Area Calculations (NAVD)



Stage (NAVD)	Vehicle Pavement Area Low Area 0.218 (ac.-ft.)	Vehicle Pavement Area High Area 0.006 (ac.-ft.)	Sidewalk, Concrete & Curb Area Area 0.074 (ac.-ft.)	Landscape Area Area 0.463 (ac.-ft.)	Pool Deck & Basket Ball Court Area 0.476 (ac.-ft.)	Underground Storage Area (ac.-ft.)	Area (ac.-ft.)	Building Area FFE 9.00 Area 0.259 (ac.-ft.)	Total Storage 1.496 Area (ac.-ft.)
2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00	0.00	0.00	0.68	0.00	0.00	0.68
6.50	0.00	0.00	0.00	0.00	0.00	0.68	0.00	0.00	0.68
7.00	0.00	0.00	0.00	0.01	0.00	0.68	0.00	0.00	0.69
7.50	0.00	0.00	0.00	0.05	0.00	0.68	0.00	0.00	0.73
8.00	0.03	0.00	0.00	0.11	0.03	0.68	0.00	0.00	0.85
8.13	0.04	0.00	0.00	0.13	0.05	0.68	0.00	0.00	0.91
8.50	0.11	0.00	0.01	0.19	0.14	0.68	0.00	0.00	1.13
9.00	0.22	0.00	0.03	0.30	0.33	0.68	0.00	0.00	1.56
9.50	0.33	0.00	0.05	0.44	0.57	0.00	0.00	0.00	1.39



Date: 11/14/2024
 Project: 58th & Oak - East
 Project No: F240042

Design Criteria

Control Elevation: 2.00 NAVD
 FEMA Elevation: N/A (Zone X)

Proposed Land Use Summary

Areas:	Square Ft.	Acres	Percent
Lake	-	0.00	0.0%
Building	11,267	0.259	17.3%
Paved and Sidewalk	33,724	0.774	51.8%
Pervious	20,160	0.463	30.9%
Total Area:	65,152	1.496	100.0%

Proposed Stage / Storage Area Calculations (NAVD)

Stage (NAVD)	Site Stage-Storage (Previous Page) (ac.-ft.)	Exfiltration Trench Storage (ac.-ft.)	Total Storage Area (ac.-ft.)
2.00	0.00	0.00	0.00
2.50	0.00	0.04	0.04
3.00	0.00	0.09	0.09
3.50	0.00	0.13	0.13
4.00	0.00	0.18	0.18
4.50	0.00	0.22	0.22
5.00	0.00	0.27	0.27
5.50	0.00	0.31	0.31
6.00	0.68	0.36	1.04
6.50	0.68	0.40	1.08
7.00	0.69	0.45	1.14
7.50	0.73	0.47	1.20
8.00	0.85	0.47	1.32
8.13	0.91	0.47	1.37
8.50	1.13	0.47	1.60
9.00	1.56	0.47	2.03
9.50	1.39	0.47	1.86

Water Quality Volume 0.20 ac.-ft.
 Water Quality Elevation 4.19 NAVD

Proposed Site Soil Storage

Proposed Land Use Summary:

	Acres	Percent
Lake Areas (A _L):	0.000	0.0%
Roof Areas (A _R):	0.259	17.3%
Paved Areas (A _P):	0.774	51.8%
Green Areas (A _G):	0.463	30.9%
Total (A_T):	1.496	100.0%

Compacted Soil Storage per
SFWMD Vol. IV Page F-1
Flatwoods Classification

Depth to Water Table (feet)	Compacted Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 8.88 ft
 Depth to Water Table: 6.88 ft
 Soil Storage at Average Depth (S_S): 6.75 inches

Weighted S value:

$$\begin{aligned}
 &= S_S \times \% \text{ Pervious} \\
 &= 6.75 \times 0.309 \\
 &= \boxed{2.09 \text{ inches}}
 \end{aligned}$$

Storm Events Rainfall Return Period Values

From Figure C-9, 100-Year 3-Day Storm Event = 16.00 inches
 From Figure C-8, 25-Year 3-Day Storm Event = 14.00 inches
 From Figure C-4, 10-Year 1-Day Storm Event = 8.50 inches

Proposed Site Flood Routing Results

$$\begin{aligned}
 \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\
 &= (16 - (0.2 \times 2.09))^2 / (16 + (0.8 \times 2.09)) \\
 &= 13.74 \text{ inches of total runoff} \\
 \text{Runoff Volume} &= Q \times \text{Project Area} \\
 &= 13.74 \times 1.496 = 20.55 \text{ acre-inches} = 1.71 \text{ acre-ft.}
 \end{aligned}$$

Maximum Stage for 100-Year 3-Day Storm (no discharge) **8.63** NAVD

$$\begin{aligned}
 \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\
 &= (14 - (0.2 \times 2.09))^2 / (14 + (0.8 \times 2.09)) \\
 &= 11.77 \text{ inches of total runoff} \\
 \text{Runoff Volume} &= Q \times \text{Project Area} \\
 &= 11.77 \times 1.496 = 17.61 \text{ acre-inches} = 1.47 \text{ acre-ft.}
 \end{aligned}$$

Maximum Stage for 25-Year 3-Day Storm (no discharge) **8.28** NAVD

$$\begin{aligned}
 \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\
 &= (8.5 - (0.2 \times 2.09))^2 / (8.5 + (0.8 \times 2.09)) \\
 &= 6.42 \text{ inches of total runoff} \\
 \text{Runoff Volume} &= Q \times \text{Project Area} \\
 &= 6.42 \times 1.496 = 9.61 \text{ acre-inches} = 0.80 \text{ acre-ft.}
 \end{aligned}$$

Maximum Stage for 10-Year 1-Hour Storm (no discharge) **5.84** NAVD



Hollywood Oaks - By Kushner

4220 & 4231 N 58th Avenue

Hollywood, Florida 33021

prepared for:

Kushner Realty Acquisition, LLC

traffic methodology

November 13, 2024

Mr. Raphael Schwartz
Senior Vice President
Development and Construction
KUSHNER
188 Bal Bay Drive
Bal Harbour, Florida 33154

Re: Hollywood Oaks by Kushner - Traffic Statement and Traffic Methodology

Dear Rafi:

Traf Tech Engineering, Inc. has prepared this traffic memorandum and proposed traffic methodology in connection with a proposed 8-story residential development to be located at 4220 & 4226 N 58th Avenue in the City of Hollywood, Florida. The project will consist of up to 470 mid-rise residential units and a 7-level parking garage. The proposed site plan for the project is contained in Attachment A. This traffic memorandum addresses the following topics:

- o Trip Generation
- o Proposed Traffic Methodology

Trip Generation

A trip generation analysis was performed for the site using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions. According to ITE's *Trip Generation Manual (11th Edition)*, the trip generation equations used for the analyses are presented below:

Multifamily Mid Rise (ITE Land Use 221)

Daily Trips

$$T = 4.77 (X) - 46.46$$

Where T = average daily vehicle trip ends and X = number of units

AM Peak Hour

$$T = 0.44 (X) - 11.61 \text{ with } 23\% \text{ inbound and } 77\% \text{ outbound}$$

Where T = AM peak hour trip ends and X = number of units

PM Peak Hour

$$T = 0.39 (X) + 0.34 \text{ with } 61\% \text{ inbound and } 39\% \text{ outbound}$$

Where T = PM peak hour trip ends and X = number of units

Using the above-listed trip generation equations from the ITE document, a trip generation analysis was undertaken for the Hollywood Oaks project. The results of this effort are documented in Table 1. As shown in the table, the residential development is projected to generate approximately 2,195 daily trips, approximately 195 AM peak hour trips (45 inbound and 150 outbound) and approximately 184 trips during the typical afternoon peak hour (112 inbound and 72 outbound).

TABLE 1 Trip Generation Summary Hollywood Oaks - by Kushner								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential Mid-Rise (LUC 221)	470 units	2,195	195	45	150	184	112	72
Proposed External Trips		2,195	195	45	150	184	112	72

Source: ITE Trip Generation Manual (11th Edition)

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

PROPOSED TRAFFIC METHODOLOGY

- The trip generation analysis will be based upon the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)*. Table 1 on the previous page documents the trip generation associated with the proposed residential development. The residential building is planned to have up to eight (8) stories.
- The trip distribution and assignment of project traffic will be based upon the roadway system near the project site and current traffic volumes on State Road 7 and Stirling Road. The trip distribution will be provided to the City for review and acceptance prior to completing the traffic study.
- The subject traffic study will evaluate the following intersections during the typical AM and PM peak periods:
 - State Road 7 and Stirling Road (signalized)
 - State Road 7 and Oak Street (stop control)
 - Stirling Rd and 1st Median Opening west of N 58th Ave (stop control)
 - Stirling Road and N 58th Avenue (stop control)
 - Stirling Rd and 1st Median Opening east of N 58th Ave (stop control)
 - Stirling Road and N 56th Avenue (signalized)
- Traffic counts will be performed at the study intersections on a typical weekday during the AM peak period (7:00 AM – 9:00 AM) and the PM peak period (4:00 PM – 6:00 PM). These counts will include bicyclists and pedestrians. The traffic counts will be collected when school is in session.
- Traffic counts will be adjusted to reflect average peak season conditions based upon the most recent available FDOT adjustment factors.
- A growth factor will be applied to the traffic counts to reflect future traffic conditions at project build-out. The growth factor will be based upon historical traffic data available for the area near the project site.
- Traffic associated with the committed developments will be provided by the City of Hollywood:

- Existing traffic signal timing data for the study intersections will be obtained from Broward County Traffic Engineering Division and will be included in the Appendix of the traffic study.
- Traffic analysis will be prepared for each of the study intersections and project driveways for the following scenarios:
 - Existing (2024) traffic conditions
 - Background traffic conditions for buildout year (2028)
 - Future conditions with growth rate, committed development and project traffic for the buildout year (2028)
- The level of service and delay for the study intersections and project driveways will be summarized by movement and approach as well as for the overall intersection. If necessary, mitigation of impacts will be recommended. A turn lane analysis will also be performed.
- Intersection and driveway analyses will be conducted using the Synchro software for existing conditions, future conditions without the project, and future conditions with the proposed project in place. The Highway Capacity Manual (HCM) 6th or 2000 Edition will be used, as applicable. Synchro files will be provided as part of the traffic study. The level of service, delay, and queue will be provided for all movements, approaches, and overall intersection for all study locations and driveways. The pedestrian volumes and pedestrian calls will be coded into the SYNCHRO software for each study locations.
- Queuing at entry gates, if applicable, will be addressed in the traffic study.
- The traffic study will address loading areas (description, locations and maneuverability analysis using the AutoTURN software).
- The traffic report will have an access management section for Stirling Road from SR 7 to N 56th Avenue. An evaluation of a traffic signal at N 58th Avenue, potential median closures, queueing at EB and WB turn lanes, and an FDOT Pre-App meeting letter from the State.
- The traffic study will include a multimodal section addressing non-automobile modes of transportation.

- A Traffic Control Plan (TCP) depicting proposed signing and markings within the parking areas and access driveways will be included in the traffic study.
- If valet service is proposed for the project, a valet operations plan will be prepared addressing valet station(s), parking and retrieval routes, valet parking and number of valet attendants required to prevent traffic queues from interfering with on-site circulation or from spilling onto public streets. Ridesharing will be documented.
- The traffic report will include a traffic mitigation section addressing intersection/roadway improvements, signal timing modifications, turn lane storage needs, pedestrian facility improvements, lighting, etc.
- The results of the traffic impact analysis will be documented in a technical report with an executive summary. All traffic data obtained for this project will be included in the Appendix of the traffic study.

ATTACHMENT A

**Site Plan for
Hollywood Oaks - By Kushner**

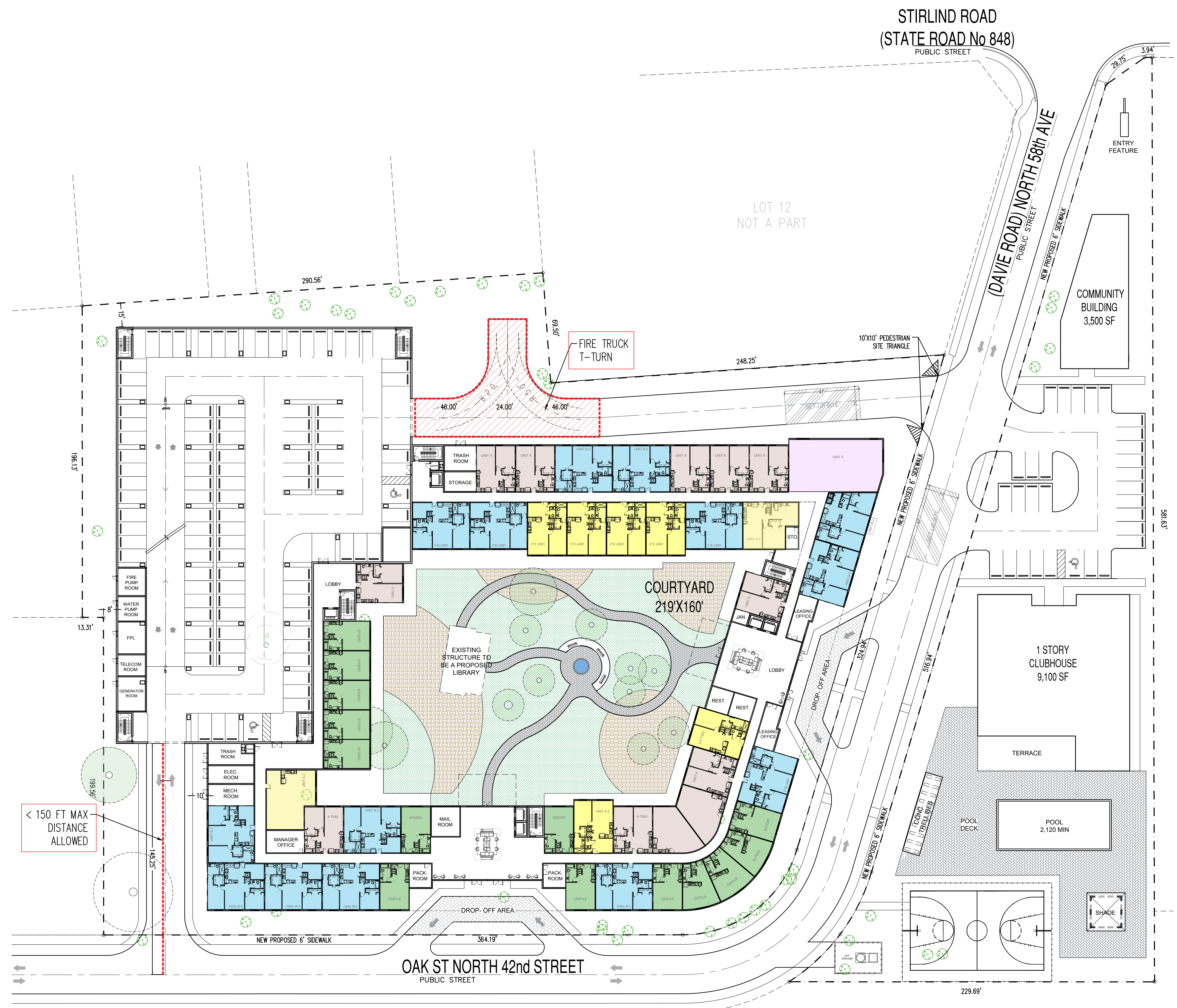
OPTION C @ 8 LEVELS
470 UNIT TOTAL
GARAGE @ 7 LEVELS

OVERALL UNIT & AREA BREAKDOWN									
UNIT TYPE	No. BED / BATH	UNIT AREA A/C	UNIT AREA GROSS (w/balcony)	PER FLOOR COUNT			TOTAL No UNIT TYPES	No UNIT TYPES	(%) UNIT TYPES
				1ST FLR.	2ND - 8TH FLR.	STORIES			
STUDIO	STUDIO	558 SF	598 SF	10	10	70	80	80	17 %
UNIT A	1 / 1	753 SF	793 SF	18	15	105	123	123	26.2 %
UNIT A.2	1 + DEN / 1.5	1,020 SF	1,060 SF	7	11	77	84	92	19.6 %
UNIT A.3	1 + DEN / 1.5	1,197 SF	1,237 SF	1	1	7	8	8	
UNIT B	2 / 2	1,125 SF	1,165 SF	12	21	147	159	167	36 %
UNIT B.3	2 / 2	1,262 SF	1,302 SF	1	1	7	8	8	
UNIT C	3 / 3	1,812 SF	1,852 SF	1	1	7	8	8	2 %
TOTAL UNITS QTY. PER FLOOR				50	60	420	470	470	100 %

PARKING BREAKDOWN									
TOTAL # OF PARKING SPACES (1.5 PER UNIT)				705					
TOTAL # OF GUEST PARKING SPACES (1 PER 5 UNITS)				94					
TOTAL REQUIRED				799					
TOTAL PROVIDED				825					
MISSING / EXTRA SPACES				26					
				RATIO		1.8			

AREA CALCULATIONS									
UNIT TYPE	No. BED / BATH	UNIT AREA A/C	UNIT AREA GROSS (w/balcony)	NET AREA PER FLOOR					
				1ST FLR.	NET AREA 1 FLOOR	2-8 TYP FLR.		NET AREA TYP FLOOR	
STUDIO	STUDIO	558 SF	598 SF	10	5,580 SF	10	70	5,580 SF	
UNIT A	1 / 1	753 SF	793 SF	17	12,801 SF	14	98	10,542 SF	
UNIT A.2	1 + DEN / 1.5	1,020 SF	1,060 SF	7	7,140 SF	11	77	11,220 SF	
UNIT A.3	1 + DEN / 1.5	1,197 SF	1,237 SF	1	1,197 SF	1	7	1,197 SF	
UNIT B	2 / 2	1,125 SF	1,165 SF	13	14,625 SF	22	154	24,750 SF	
UNIT B.3	2 / 2	1,262 SF	1,302 SF	1	1,262 SF	1	7	1,262 SF	
UNIT C	3 / 3	1,746 SF	1,786 SF	1	1,746 SF	1	7	1,746 SF	
TOTAL				50	44,351 SF	60	420	56,297	

AREA CALCULATIONS				
LEVEL	CIRCULATION & AMENITIES	PARKING	NET AREA	GROSS AREA
1 LEVEL	18,363 SF	41,680 SF	44,351 SF	104,394 SF
2 LEVEL	6,417 SF	41,680 SF	56,297 SF	104,394 SF
3 LEVEL	6,417 SF	41,680 SF	56,297 SF	104,394 SF
4 LEVEL	6,417 SF	41,680 SF	56,297 SF	104,394 SF
5 LEVEL	6,417 SF	41,680 SF	56,297 SF	104,394 SF
6 LEVEL	6,417 SF	41,680 SF	56,297 SF	104,394 SF
7 LEVEL	6,417 SF	41,680 SF	56,297 SF	104,394 SF
8 LEVEL	48,097 SF	0 SF	56,297 SF	104,394 SF
TOTAL	104,962 SF	291,760 SF	438,430 SF	835,152 SF



GROUND FLOOR PLAN
SCALE 1"= 30'-0"
NORTH



TYP. FLOOR PLAN
SCALE: 1" = 30'-0"
NORTH

STIRLIND ROAD
(STATE ROAD No 848)
PUBLIC STREET

LOT 12
NOT A PART

(DAVIE ROAD) NORTH 58th AVE
PUBLIC STREET

COMMUNITY
BUILDING
3,500 SF

1 STORY
CLUBHOUSE
9,100 SF

POOL
2,120 MIN

OAK ST NORTH 42nd STREET
PUBLIC STREET



8TH FLOOR PLAN

SCALE: 1" = 30'-0"

