

ATTACHMENT A
Application Package

June 12, 2025

EMAIL AND FEDEX (TRK# 881991300665)

Tel. No.: (954) 921-3471

CPALMER@hollywoodfl.org

Cameron Palmer

City of Hollywood Principal Planner/Supervisor

Development Services | Planning and Urban Design

Development Services Hub - Second Floor Library

City Hall Circle

2600 Hollywood Blvd

Hollywood, FL 33020

Re: City of Hollywood Development Services Planning Division Application-Request for Setback Variance

Our Matter: Kimco Realty- Permitting with City of Hollywood (Oakwood Plaza)

Our File No.: 49579.0001

Dear Mr. Palmer,

On behalf of Elizabeth Somerstein, Esq., enclosed are the following items regarding the above-mentioned matter:


1. (1) Check (No. 216864188 for \$4,458.00)-Application Fee
2. (1) City of Hollywood Development Services Planning Division Application for a Variance
3. (1) Narrative and Supporting Documents
4. (3) Sketches & Legal Descriptions

The above-referenced items are intended to support our request for a setback variance.

Please contact me should you have any questions or require additional information.

Sincerely,

GREENSPOON MARDER LLP

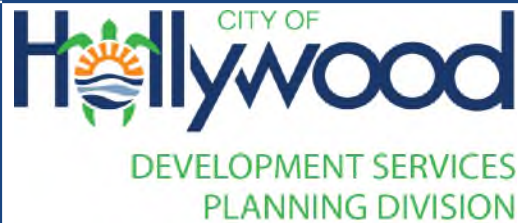

Angelica Arrous, Paralegal

ES/aa

Enclosures

cc:

greg.wilfong@kimley-horn.com; abalram@hollywoodfl.org; awingett@hollywoodfl.org;
breyolds@kimcorealty.com; jgelfman@kimcorealty.com; dennis.mele@gmlaw.com



GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

One set of signed & sealed plans
(i.e. Architect or Engineer)

One electronic **combined** PDF submission (max. 25mb)

Completed Application Checklist

Application fee

NOTE:

This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

[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: See attached sheet.

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

Folio Number(s): See attached sheet.

Zoning Classification: PD Land Use Classification: Oakwood Activity Center

Existing Property Use: Oakwood Plaza Sq Ft/Number of Units: _____

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Yes; specific to this variance request see O-2023-09

DEVELOPMENT PROPOSAL

Explanation of Request: Variance request; see attached narrative.

Phased Project: Yes ☒ No ☐ Number of Phases: Variance applies to all of Oakwood PD which will be developed in phases.

Project	Proposal	N/A as the variance applies to the Design Guidelines for the entire Oakwood PD.
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>	
Proposed Non-Residential Uses	<input type="text"/> S.F.)	
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)	
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/>)	
Height (# of stories)	(# STORIES) <input type="text"/> (<input type="text"/> FT.)	
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text"/> FT.)	

Name of Current Property Owner: Oakwood Plaza LP/Oakwood Business Center LTD PRT/Oakwood Plaza

Address of Property Owner: 1 Oakwood Boulevard, Suite 70 | Hollywood, FL 33020

Telephone: (754) 208-5217 Email Address: jgelfman@kimcorealty.com

Greenspoon Marder, LLP attn: Elizabeth Somerstein, Esq.

Applicant _____ **Consultant** ☒ Representative ☐ Tenant ☐

Address: 200 East Broward Blvd., Suite 1800 Telephone: 9545272459

Email Address: elizabeth.somerstein@gmlaw.com

Email Address #2: _____

Date of Purchase: _____ 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: _____



GENERAL APPLICATION

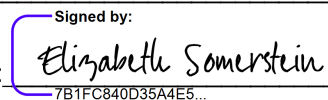
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:  Date: _____

PRINT NAME: Brandon Reynolds, Authorized Agent Date: 6/2/25

Signature of Consultant/Representative:  Date: 6/12/2025

PRINT NAME: Elizabeth Somerstein Date: 6/12/2025

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for variance to my property, which is hereby made by me or I am hereby authorizing Greenspoon Marder, LLP to be my legal representative before the any and all boards or committees (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 28th day of June, 2025

Rose Osborne



Notary Public

State of Florida

My Commission Expires: 2027 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____




Signature of Current Owner

Brandon Reynolds, Authorized Agent

Print Name

Narrative

The Applicant is the owner of the approximately 112 gross acre property known as Oakwood Plaza, located east of I-95, between Stirling Road and Sheridan Street ("Property"). The Property is zoned PD Planned Development District, which was established by Ord. O-2023-09 ("Rezoning Ordinance"). The Oakwood Plaza Planned Development (PD) Zoning District Design Guidelines were also approved for the Oakwood PD as part of the Rezoning Ordinance and incorporated by reference into said Ordinance as Exhibit B ("Design Guidelines"). The Design Guidelines provide for the following with respect to the setbacks permitted for development within the entire Oakwood PD:

Except as provided below, Front or side street: zero feet (0'); Side Interior and Rear: zero feet (0)'. Setbacks are measured from current and or proposed property lines.

- (1) Except where required to meet applicable Fire Codes and/or utility and drainage easements, no building setback is required from internal property/lot lines, and/or other structures within the PD. Setbacks shall be measured from the face of curb to the face of the building. This standard shall apply to all parcels, lots or similar including corner lots, multiple frontage lots and through lots.**
- (2) Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PD property line or at the right-of-way line.**
- (3) Building Attachments as identified in Section (C) below, may encroach into the required setbacks providing they do not interfere with pedestrian, vehicular movements and proposed landscape buffer, or restrict utilities. Building Attachments included in this PD are not subject to City Code.**
- (4) Buildings are not required to be relocated if the setback is reduced due to future right-of-way dedication(s) after the building has been constructed.**

("Oakwood Setbacks"). Although the Design Guidelines and Oakwood Setbacks underwent full City review and approval, the Oakwood Setbacks vary from those provided in Section 4.15.E.3.d. of the City Zoning and Land Development Regulations.

The Rezoning Ordinance does not contain a specific reference to the granting of a variance for the Oakwood Setbacks within the Design Guidelines. This variance request is to approve the same Oakwood Setbacks that have already been reviewed and approved by the City, as set forth in the Design Guidelines attached and incorporated by reference into the Rezoning Ordinance.

Variance Description

Required	Provided
<p>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.</p> <p>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.</p>	<p>Except as provided below, Front or side street: zero feet (0'); Side Interior and Rear: zero feet (0)'. Setbacks are measured from current and or proposed property lines.</p> <p>(1) Except where required to meet applicable Fire Codes and/or utility and drainage easements, no building setback is required from internal property/lot lines, and/or other structures within the PD. Setbacks shall be measured from the face of curb to the face of the building. This standard shall apply to all parcels, lots or similar including corner lots, multiple frontage lots and through lots.</p> <p>(2) Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PD property line or at the right-of-way line.</p> <p>(3) Building Attachments as identified in Section (C) below, may encroach into the required setbacks providing they do not interfere with pedestrian, vehicular movements and proposed landscape buffer, or restrict utilities. Building Attachments included in this PD are not subject to City Code.</p> <p>(4) Buildings are not required to be relocated if the setback is reduced due to future right-of-way dedication(s) after the building has been constructed.</p>

Response to Variance Criteria

- 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; and

Response: The requested variance to provide zero (0) setbacks for internal and external streets maintains the basic intent and purpose of the PD zoning regulations, which is to permit larger tracts of land under unified control to be planned and developed as a whole with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. The Oakwood Setbacks apply only within the Oakwood PD and will not affect the stability or appearance of the city. The Oakwood Setbacks will encourage flexibility in the design of the phased Oakwood development, which will provide an overall benefit to the city.

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

Response: The Oakwood Setbacks were previously reviewed by the city and approved as part of the Design Guidelines within the Rezoning Ordinance. Further, the Oakwood Setbacks are compatible with the surrounding land uses. Specifically, the Oakwood Setbacks apply only within the Oakwood PD and were expressly included within the Design Guidelines in order to provide greater design flexibility to allow for a carefully considered and cohesive design. This flexibility will allow for an organized and unified development of Oakwood Plaza which is inherently compatible with the surrounding uses within Oakwood Plaza. The Oakwood Setbacks will encourage flexibility in the design of the phased Oakwood development, which will provide an overall benefit to the city and therefore not be detrimental to the community.

- 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

Response: The requested variance regarding the Oakwood Setbacks is not inconsistent with the Goals, Objectives and Policies of the Comprehensive Plan or other similar plans. The variance process is designed to provide applicants with flexibility when strict compliance with certain regulations is impractical. In this case, the applicant proposes to provide zero (0) setbacks for internal and external streets within the Oakwood PD. This maintains the basic intent and purpose of the PD zoning regulations, which is to permit larger tracts of land under unified control to be planned and developed as a whole with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. Further, the Oakwood Setbacks apply only within the Oakwood PD and were expressly included within the approved Design Guidelines in order to provide greater design flexibility to allow for a carefully considered and cohesive design.

- d. That the need for the requested Variance is not economically based or self-imposed; or

Response: The requested variance is neither economically driven nor self-imposed, as it does not reduce costs or increase profit margins. Instead, it is necessary to accommodate flexibility in the phased development of Oakwood Plaza as originally contemplated and approved by the City.

- 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.

The variance is not necessary to comply with State or Federal Law. The requested variance is minimal and will meet the intent of the regulation while allowing the flexibility of the phased development of Oakwood Plaza as originally contemplated and approved by the City.

Location

Folios:

514204080070
514204080010
514204110020
514204000150
514204080030
514204100030
514204090010
514204080040
514204080041
514204080060
514204080020

514204120620
514204120629
514204120631
514204120650
514204120626
514204120660
514204120670
514204120628
514204120627
514204120622
514204120625
514204120623
514204120624

514204120594
514204120710
514204120590

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS:

ALL OF LOT 1-B, HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36; ALL OF TRACT "A", "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38; A PORTION OF PARCEL "A", "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8; A PORTION OF PARCEL "A", COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, ALL OF THE ABOVE DESCRIBED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 4;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E.1/4), A DISTANCE OF 334.94 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'26"E., ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 53.00 FEET, TO THE NORTHWEST CORNER OF PARCEL "A", OF SAID COLONIAL SQUARE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.01°48'26"E., A DISTANCE OF 677.36 FEET, TO A POINT ON A LINE 677.32 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE N.87°34'11"E., ALONG SAID PARALLEL LINE A DISTANCE OF 334.84 FEET, TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'00"E., ALONG SAID EAST LINE AND THE EAST LINE OF TRACT "A", OF SAID "JOHN L.A. BOND PLAT", A DISTANCE OF 770.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE N.59°53'00"W., A DISTANCE OF 24.81 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 75.00 FEET;

THENCE S.59°46'55"E., A DISTANCE OF 50.00 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 1267.83 FEET (THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL), TO THE SOUTHEAST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE S.88°32'24"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 987.44 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF PARCEL "A", OF SAID "THE AQUA PARK", AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2134.34 FEET;

THENCE N.14°49'05"E., A DISTANCE OF 122.91 FEET;

THENCE N.07°47'46"E., A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95 AS DESCRIBED INSTRUMENT No. 114419988 OF SAID PUBLIC RECORDS);

THENCE N.10°46'20"E., A DISTANCE OF 38.00 FEET, TO THE MOST SOUTHERLY NORTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK";

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 47

DATE OF SIGNATURE: 4/8/20

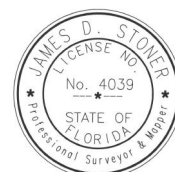
JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/08/2020	JDS	LSG	N/A



SHEET 1 OF 5

SKETCH NO.
18-8637 LUPA N.



EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION: (CONTINUED)

THENCE N.87°35'12"E., ALONG THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", OF SAID "THE AQUA PARK", A DISTANCE OF 451.20 FEET, TO A POINT ON THE MOST EASTERLY WEST LINE OF SAID PARCEL "A", OF SAID "THE AQUA PARK";

THENCE N.02°25'03"W., ALONG SAID MOST EASTERLY WEST LINE A DISTANCE OF 189.77 FEET, TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 4;

THENCE N.87°34'43"E., ALONG SAID PARALLEL LINE A DISTANCE OF 190.06 FEET, TO THE NORTHWEST CORNER OF LOT 1-A OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE S.01°48'53"E., ALONG THE WEST LINE OF SAID LOT 1-A, A DISTANCE OF 173.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A;

THENCE N.87°43'46"E., ALONG THE SOUTH LINE OF SAID LOT 1-A, A DISTANCE OF 167.45 FEET TO THE SOUTHWEST CORNER OF LOT 1-B OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE N.01°48'40"W., A DISTANCE OF 174.30 FEET, ALONG THE WEST LINE OF SAID LOT 1-B TO THE NORTHWEST CORNER OF SAID LOT 1-B;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF SAID LOT 1-B, A DISTANCE OF 167.47 FEET TO THE POINT OF BEGINNING.

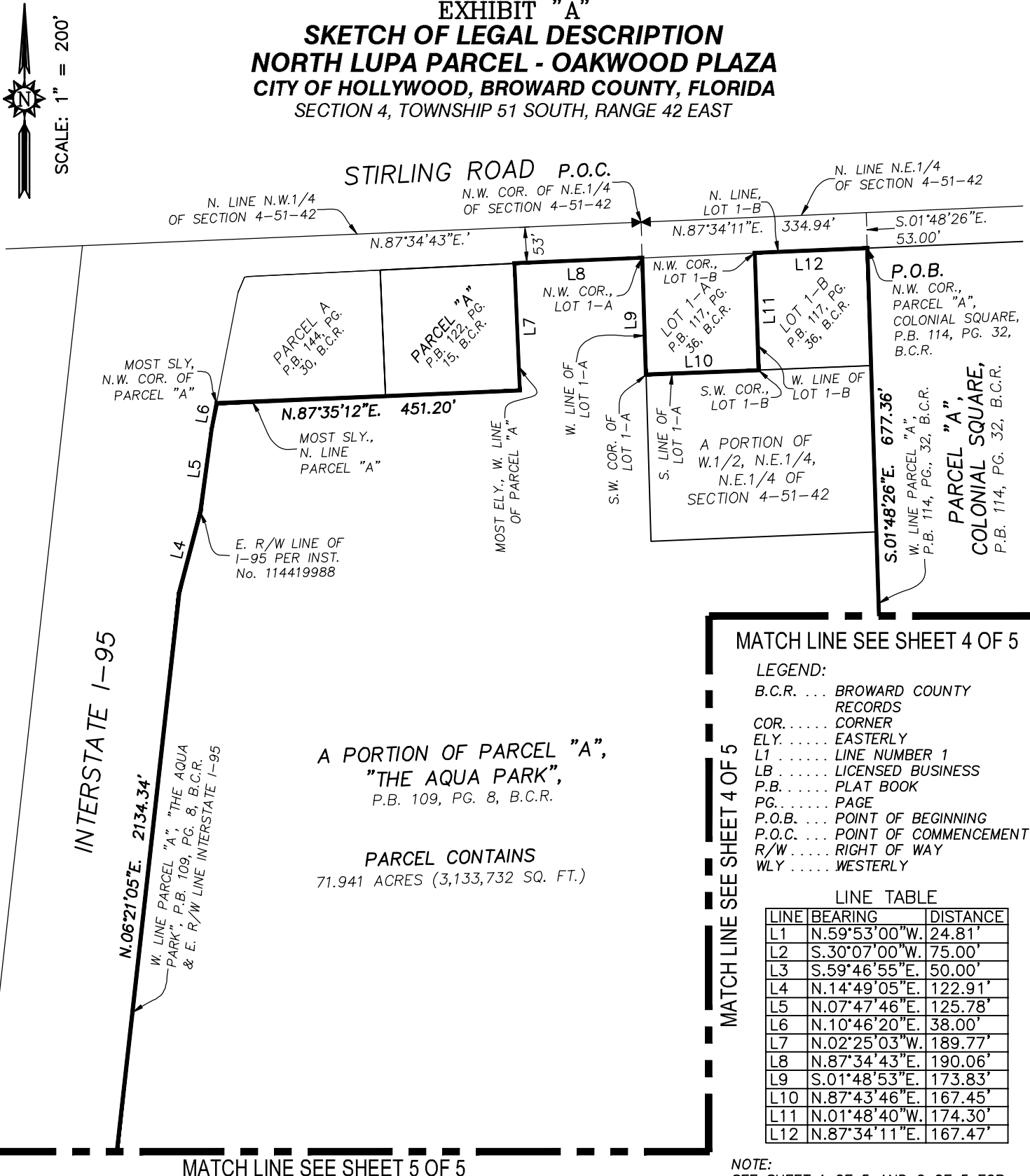
SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, FLORIDA AND CONTAINING 71.941 ACRES (3,133,732 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE NORTH LINE OF NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTIONS 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 3, 4 AND 5 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

SCALE: 1" = 200'



MATCH LINE SEE SHEET 4 OF 5

LEGEND:

B.C.R. . . . BROWARD COUNTY
RECORDS

COR. CORNER

ELY. EASTERLY

L1 LINE NUMBER 1

LB LICENSED BUSINESS

P.B. PLAT BOOK

PG. PAGE

P.O.B. ... POINT OF BEGINNING

P.O.C. . . . POINT OF COMMENCEMENT

R/W.....RIGHT OF WAY

WLY WESTERLY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.59°53'00"W.	24.81'
L2	S.30°07'00"W.	75.00'
L3	S.59°46'55"E.	50.00'
L4	N.14°49'05"E.	122.91'
L5	N.07°47'46"E.	125.78'
L6	N.10°46'20"E.	38.00'
L7	N.02°25'03"W.	189.77'
L8	N.87°34'43"E.	190.06'
L9	S.01°48'53"E.	173.83'
L10	N.87°43'46"E.	167.45'
L11	N.01°48'40"W.	174.30'
L12	N.87°34'11"E.	167.47'

NOTE:
SEE SHEET 1 OF 5 AND 2 OF 5 FOR
THE LEGAL DESCRIPTION OF THE SKETCH
GRAPHICALLY SHOWN HEREON.

SHEET 3 OF 5

SKETCH NO.
18-8637 LUPA N.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927



SCALE: 1" = 200'

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 5 OF 5

LINE 677.32' S. OF
AND PARALLEL
WITH THE N. LINE
OF PARCEL "A",
P.B. 114, PG.32, B.C.R.

N.87°34'11"E.
334.84'

A PORTION OF
PARCEL "A",
COLONIAL SQUARE,
P.B. 114, PG. 32, B.C.R.

E. LINE PARCEL "A",
P.B. 114, PG.
32, B.C.R.

S.01°48'00"E. 770.97'

TRACT "A",
"JOHN L.A. BOND PLAT",
P.B. 111, PG. 38, B.C.R.

E. LINE TRACT "A",
P.B. 111, PG.
38, B.C.R.

E. LINE TRACT "A", JOHN L.A. BOND,
& W. R/W LINE C-10 CANAL
S.30°07'00"W. 1267.83'

W. R/W LINE
C-10 CANAL
C-10 CANAL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.59°53'00"W.	24.81'
L2	S.30°07'00"W.	75.00'
L3	S.59°46'55"E.	50.00'
L4	N.14°49'05"E.	122.91'
L5	N.07°47'46"E.	125.78'
L6	N.10°46'20"E.	38.00'
L7	N.02°25'03"W.	189.77'
L8	N.87°34'43"E.	190.06'
L9	S.01°48'53"E.	173.83'
L10	N.87°43'46"E.	167.45'
L11	N.01°48'40"W.	174.30'
L12	N.87°34'11"E.	167.47'

LEGEND:

B.C.R. ... BROWARD COUNTY RECORDS
COR. CORNER
ELY. EASTERLY
L1 LINE NUMBER 1
LB LICENSED BUSINESS
P.B. PLAT BOOK

LEGEND:

PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R/W RIGHT OF WAY
WLY WESTERLY

NOTE:

SEE SHEET 1 OF 5 AND 2 OF 5 FOR
THE LEGAL DESCRIPTION OF THE SKETCH
GRAPHICALLY SHOWN HEREON.

SHEET 4 OF 5

SKETCH NO.
18-8637 LUPA N.

4341 S.W. 62nd Avenue
Davie, Florida 33314

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



SCALE: 1" = 200'

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 4 OF 5

MATCH LINE SEE SHEET 4 OF 5

A PORTION OF PARCEL "A",
"THE AQUA PARK",
P.B. 109, PG. 8, B.C.R.

PARCEL CONTAINS
71.941 ACRES (3,133,732 SQ. FT.)

INTERSTATE 1-95

N.06°21'05"E. 2134.34'

W. LINE PARCEL "A", "THE AQUA PARK", P.B. 109, PG. 8, B.C.R. & E. R/W LINE INTERSTATE 1-95

S.E. COR.
OF PARCEL "A"

S.W. COR.
OF PARCEL "A"

S. LINE PARCEL "A", "THE AQUA PARK",
P.B. 109, PG. 8, B.C.R. &
N. R/W LINE C-10 SPUR CANAL

S. 88° 32' 24" W. 987.44'

-C-10 SPUR CANAL

111.03'

110'

130

LEGEND:

B.C.R. . . . BROWARD COUNTY RECORDS
COR. . . . CORNER
ELY. . . . EASTERLY
L1 LINE NUMBER 1
LB LICENSED BUSINESS
P.B. . . . PLAT BOOK

LEGEND:

PG. PAGE
P.O.B. . . . POINT OF BEGINNING
P.O.C. . . . POINT OF COMMENCEMENT
R/W. RIGHT OF WAY
WLY. WESTERLY

NOTE:
SEE SHEET 1 OF 5 AND 2 OF 5 FOR
THE LEGAL DESCRIPTION OF THE SKETCH
GRAPHICALLY SHOWN HEREON.

SHEET 5 OF 5

SKETCH NO.
18-8637 LUPA N.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
SOUTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL;

THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 37.297 ACRES (1,624,651 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON S.88°27'20"W. ALONG THE SOUTH LINE OF TRACT "E", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 2 AND 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION W ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD (AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.

DATE OF SIGNATURE: 4/8/20

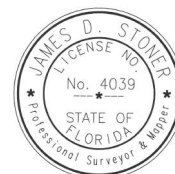
JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/02/2020	JDS	LSG	N/A



SHEET 1 OF 3

SKETCH NO.
18-8637 LUPA S.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

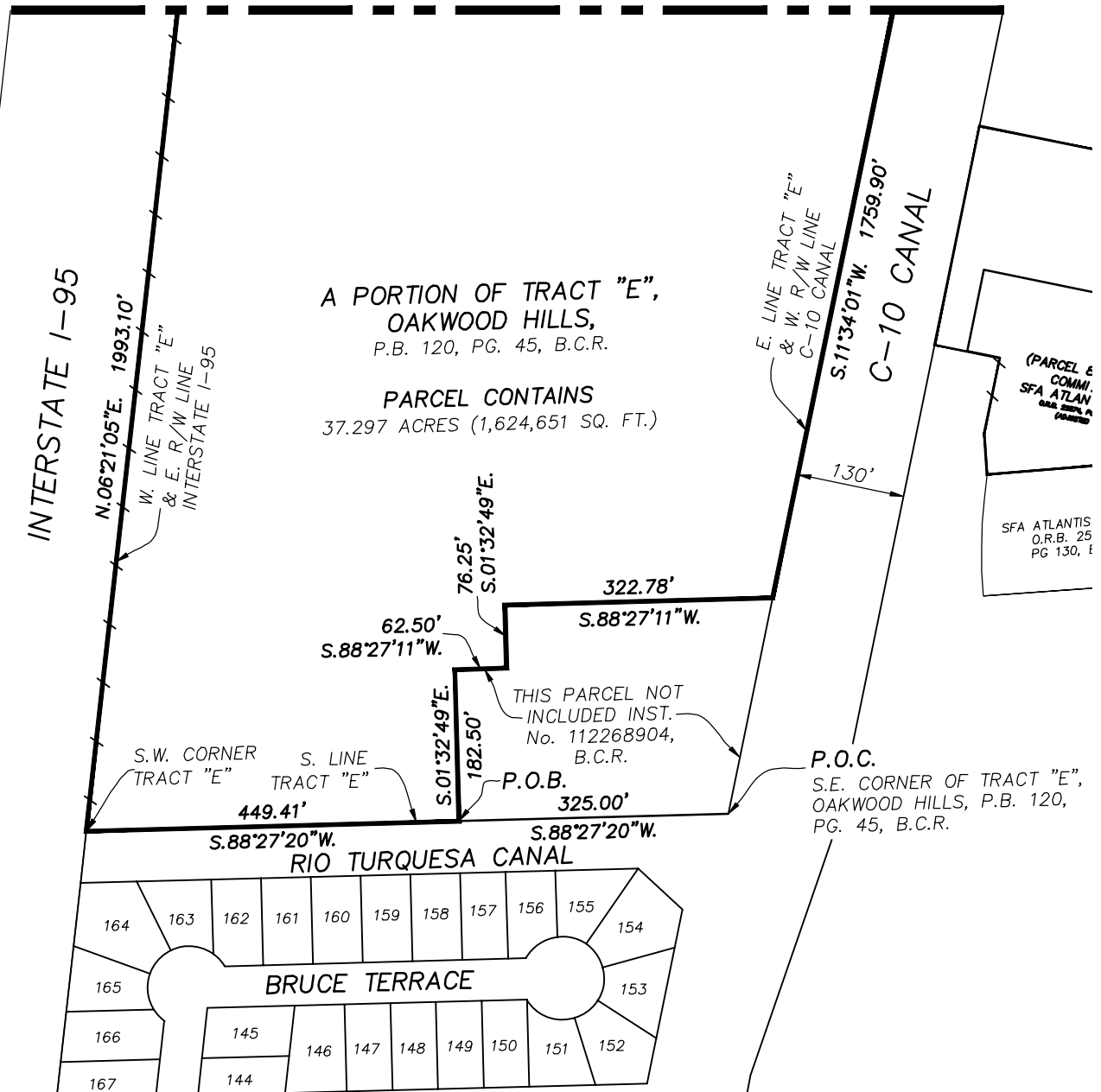
Tel. (954) 585-0997

Fax (954) 585-3927



EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
SOUTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

MATCH LINE SEE SHEET 3 OF 3



LEGEND:

B.C.R. ... BROWARD COUNTY RECORDS
C ... CENTERLINE
C1 ... CURVE NUMBER 1
L1 ... LINE NUMBER 1
LB ... LICENSED BUSINESS
P.B. ... PLAT BOOK
PG. ... PAGE
P.O.B. ... POINT OF BEGINNING

LEGEND:

P.O.C. ... POINT OF COMMENCEMENT
R/W ... RIGHT OF WAY
U.E. ... UTILITY EASEMENT
A ... ARC LENGTH
CA ... CENTRAL ANGLE
R ... RADIUS
— — — — — BREAK IN LINE SCALE

NOTE:
SEE SHEET 1 OF 3 FOR THE
LEGAL DESCRIPTION OF THE
SKETCH GRAPHICALLY SHOWN
HEREON.

SHEET 2 OF 3

SKETCH NO.
18-8637 LUPA S.

4341 S.W. 62nd Avenue
Davie, Florida 33314



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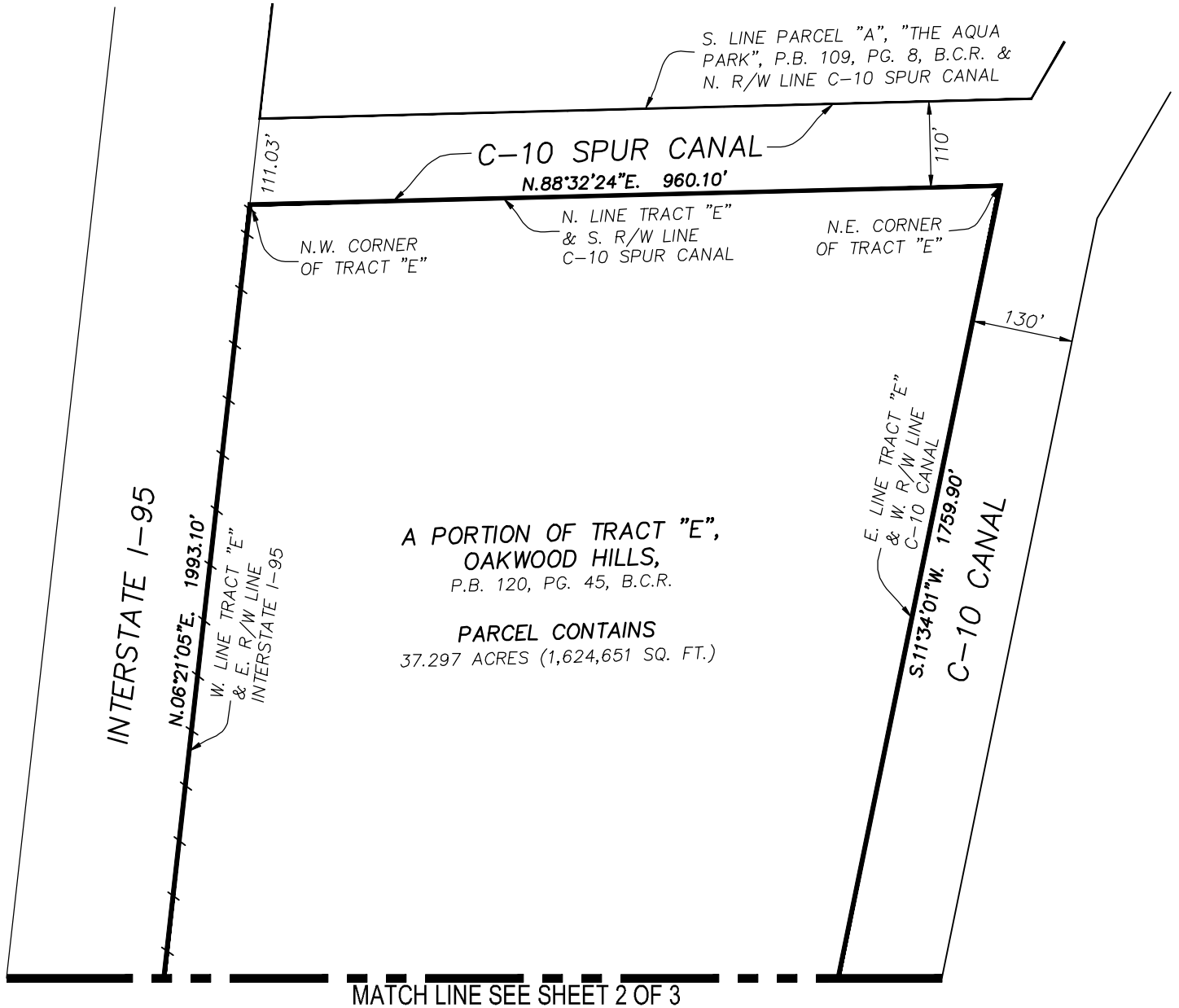
SURVEYORS - MAPPERS
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EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
SOUTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



MATCH LINE SEE SHEET 2 OF 3

LEGEND:

B.C.R. . . . BROWARD COUNTY RECORDS
C CENTERLINE
C1 CURVE NUMBER 1
L1 LINE NUMBER 1
LB LICENSED BUSINESS
P.B. PLAT BOOK
PG. PAGE
P.O.B. . . . POINT OF BEGINNING

LEGEND:

P.O.C. . . . POINT OF COMMENCEMENT
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT
A ARC LENGTH
CA CENTRAL ANGLE
R RADIUS
—|— BREAK IN LINE SCALE

NOTE:
SEE SHEET 1 OF 3 FOR THE
LEGAL DESCRIPTION OF THE
SKETCH GRAPHICALLY SHOWN
HEREON.

SHEET 3 OF 3

SKETCH NO.
18-8637 LUPA S.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

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Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
EAST LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C";

THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 36.83 FEET;

THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C";

THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET;

THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C");

THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET;

THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C";

THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET;

THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 2.422 ACRES (105,506 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON N.04°07'58"W. ALONG THE EAST LINE OF TRACT "C", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION W
ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD
AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.

DATE OF SIGNATURE: 4/8/20

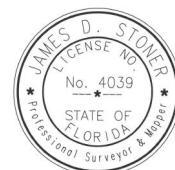
JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/07/2020	JDS	LSG	N/A



SHEET 1 OF 2

SKETCH NO.
18-8637 LUPA E.

4341 S.W. 62nd Avenue
Davie, Florida 33314



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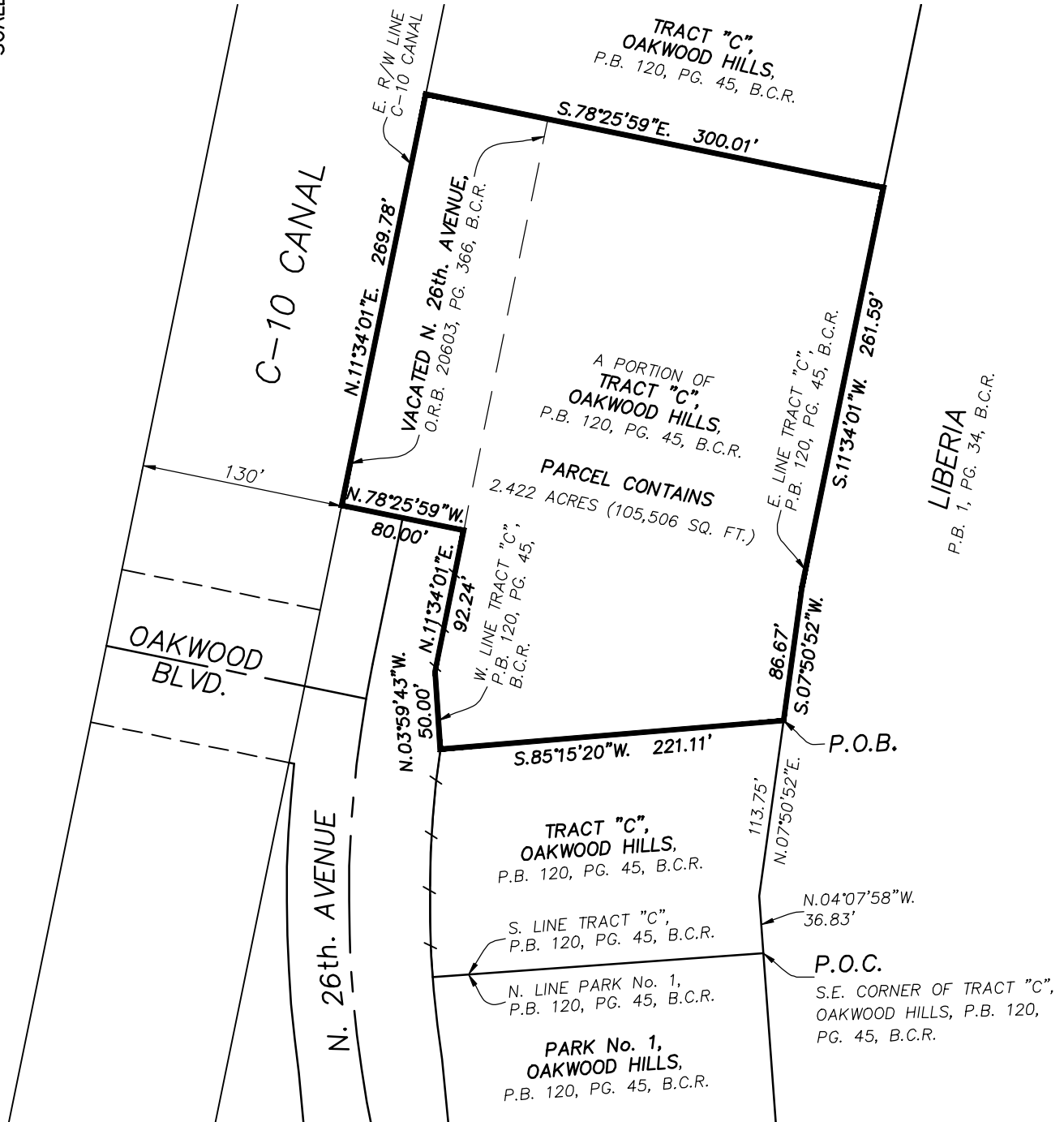
Tel. (954) 585-0997

Fax (954) 585-3927



SCALE: 1" = 100'

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
EAST LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



LEGEND:

B.C.R. BROWARD COUNTY RECORDS
C CENTERLINE
C1 CURVE NUMBER 1
L1 LINE NUMBER 1
LB LICENSED BUSINESS
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING

LEGEND:

P.O.C. POINT OF COMMENCEMENT
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT
A ARC LENGTH
CA CENTRAL ANGLE
R RADIUS
— — — — — BREAK IN LINE SCALE

NOTE:
SEE SHEET 1 OF 2 FOR THE
LEGAL DESCRIPTION OF THE
SKETCH GRAPHICALLY SHOWN
HEREON.

SHEET 2 OF 2

SKETCH NO.
18-8637 LUPA E.