

# 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):

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance          |
| <input type="checkbox"/> Planning and Development Board          | <input type="checkbox"/> Historic Preservation Board    | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission                         | <input type="checkbox"/> Administrative Approval        |  |

## PROPERTY INFORMATION

**Location Address:** 901 S. State Road 7, Hollywood, FL 33023

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 5141 24 26 0010

Zoning Classification: S-MU Land Use Classification: Office

Existing Property Use: Office (demolished/vacant) Sq Ft/Number of Units: 10,987sf

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): pre-app only

## DEVELOPMENT PROPOSAL

Explanation of Request: new freestanding emergency room

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> (10,987 S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> SQFT 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"/> SQFT FT.)

**Name of Current Property Owner:** Miami Beach Healthcare Group, Ltd.

Address of Property Owner: One Park Plaza, Nashville, TN 37203

Telephone: 915-344-2000 Email Address: corprealestate@hcahealthcare.com

**Applicant** Heidi Davis Knapik Consultant ☒ Representative ☐ Tenant ☐

Address: 450 East Las Olas Blvd, STE 1400, Fort Lauderdale, FL 33301 Telephone: 954-468-1391

Email Address: hdavis@gunster.com

Email Address #2: tyler.cain@hdarchitects.com

Date of Purchase: 04/12/2024 Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

**Noticing Agent** (FTAC & Board submissions only) : \_\_\_\_\_

E-mail Address: \_\_\_\_\_

## CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: \_\_\_\_\_

Date: 4/28/25

**PRINT NAME:** Todd Maxwell, Vice President, Columbia Hospital Corporation of Miami Beach, the general partner of Miami Beach Healthcare Group, Ltd.

Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_

Date: 4/30/25

**PRINT NAME:** Heidi Davis Knapik

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_

Date: \_\_\_\_\_

### Current Owner Power of Attorney

I, as Vice President of Columbia Hospital Corporation of Miami Beach, the general partner of Miami Beach Healthcare Group, Ltd.,  
~~I/XXX~~ the current owner of the described real property and that I am aware of the nature and effect the request for site plan for TAC  
Heidi Davis Knapik to my property, which is hereby made by me or I am hereby authorizing Heidi Davis Knapik 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 28th day of April, 2025

Maureen W. Schuler  
Notary Public

State of Tennessee

My Commission Expires: 7-6-26 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



Todd Maxwell  
Signature of Current Owner

Todd Maxwell, Vice President of Columbia Hospital Corporation of Miami Beach, the general partner of Miami Beach Healthcare Group, Ltd.

Print Name



**PARAMOUNT TITLE SERVICES, INC.**  
**12555 Orange Drive, Suite 216**  
**Davie, Florida 33330**  
**Phone: (954) 467-6607 - Fax: (954) 467-3280**

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**OWNERSHIP AND ENCUMBRANCE REPORT**  
**Search No.: 25-312-4**

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**THE UNDERSIGNED** does hereby certify that a search has been made of the Official Records of Broward County, State of Florida:

**As to the following described property, to wit:**

Parcel A, **Victory of Hollywood**, according to the Plat thereof, recorded in Plat Book 183, Page 646, Public Records Broward County, Florida.

**Said Records reflect the present apparent Ownership and all outstanding and potential Encumbrances for the land described above, to wit:**

**TITLE HOLDER:** Miami Beach Healthcare Group, Ltd., a Florida limited partnership

**ACQUIRED BY:** **SPECIAL WARRANTY DEED:** VRD at Hollywood, LLC, a Texas limited liability company TO Miami Beach Healthcare Group, Ltd., a Florida limited partnership, dated April 12, 2024, filed April 15, 2024, Instrument Number 119511912.

**ENCUMBRANCES:** SEE ATTACHED

**NAME SEARCH:** NONE

**SHOWN FOR REFERENCE:** NONE

**PROPERTY INDEX NO.:** 5141-24-26-0010

**CURRENT TAXES:** \$75,715.04

**STATUS:** PAID

**DELINQUENT:** NO

The foregoing Ownership and Encumbrance Report reflects a comprehensive search of the Public Records of Broward County, Florida, showing the present Ownership for the real property described above, together with all outstanding Encumbrances and potential Encumbrances affecting said lands. This report is not to be construed as an opinion of title.

CERTIFIED from Date of Plat through the 10<sup>th</sup> day of April 2025, at 11:00 O'clock P.M.

Paramount Title Services, Inc.

*Evelyn Branas*

Evelyn Branas  
Examiner

**OWNERSHIP AND ENCUMBRANCE REPORT**  
**Search No.: 25-312-4**

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**ENCUMBRANCES:**

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS AND DEDICATIONS AS SET FORTH ON PLAT OF **Redfield Acres**, Plat Book 16, Page 58, Public Records Broward County, Florida.
2. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS AND DEDICATIONS AS SET FORTH ON PLAT OF **West Hollywood Villas**, Plat Book 30, Page 47, Public Records Broward County, Florida.
3. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND DEDICATIONS AS SET FORTH ON PLAT OF **Victory at Hollywood**, Plat Book 183, Page 646, Public Records Broward County, Florida.
4. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO R.P. Davie, filed in Deed Book 49, Page 213. (Miami-Dade recording)
5. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO The Tatum land Company, dated September 24, 1917, filed March 5, 1918 in Deed Book 7, Page 576.
6. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO W.H. Terry, dated May 30, 1924, filed June 30, 1924 in Deed Book 36, Page 58.
7. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Sun Land Company, dated June 11, 1943 July 7m 1943 in Deed Book 423, Page 282.
8. **QUIT CLAIM DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Fidelity Investment Co., Inc., a Florida corporation, dated September 23, 1959, filed September 30, 1959 in O.R. Book 1685, Page 137.
9. **RELEASE OF RESERVATIONS:** Central and Southern Florida Flood Control District, a Florida public corporation TO Fidelity Investment Co., Inc., dated September 25, 1959, filed September 30, 1959 in O.R. Book 1685, Page 492.
10. **ORDINANCE:** City Commission of the City of Hollywood, Florida TO the Public, dated January 5, 1966, filed January 16, 1966 in O.R. Book 3153, Page 568.
11. **EASEMENT:** Hollywood Federal Savings & Loan Association TO Florida Power & Light Company, dated October 9, 1966, filed December 6, 1966 in O.R. Book 3334, Page 185.
12. **EASEMENT:** Bruce C. Egan and Helen P. Egan TO Florida Power & Light Company, dated February 27, 1967, filed March 7, 1967 in O.R. Book 3381, Page 904.



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**OWNERSHIP AND ENCUMBRANCE REPORT**  
**Search No.: 25-312-4**

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13. **RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO the Public, dated February 17, 1978, filed in O.R. Book 7438, Page 472.
14. **EASEMENT:** Hollywood Federal Savings and Loan Association TO Florida Power & Light Company, dated October 16, 1979, filed October 23, 1979 in O.R. Book 8514, Page 95.
15. **EASEMENT:** Bayshore Developers V, L.C. TO Broward County, a political subdivision of the State of Florida, dated June 18, 1997, filed July 11, 1997 in 26700, Page 688.
16. **RESOLUTION:** Department Review Board of the City of Hollywood, Florida TO the Public, dated November 5, 2010, filed November 29, 2010 in O.R. Book 47544, Page 1860.
17. **SUBORDINATION OF UTILITY INTERESTS:** State of Florida Department of Transportation TO Florida Power & Light Company, dated July 21, 2011, filed August 11, 2011 in O.R. Book 48108, Page 1085.
18. **RESOLUTION:** Planning and Development Board of the City of Hollywood, Florida TO the Public, dated July 20, 2017, filed November 29, 2017, Under Instrument No. 114746286.
19. **RESOLUTION:** Planning and Development Board of the City of Hollywood, Florida TO the Public, dated June 12, 2023, filed June 14, 2023, Instrument Number 118921677.
20. **SECURITY/LIEN AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS:** Broward County, a political subdivision of the State of Florida AND VRD at Hollywood, LLC, dated October 24, 2023, filed October 26, 2023, Instrument Number 119191731.
21. **NOTICE OF COMMENCEMENT:** Miami Beach Healthcare Group, Ltd d/b/a Aventura Hospital Medical Center TO Layton Construction Company, LLC, dated December 10, 2024, filed December 11, 2024, Instrument Number 119949140.





# HCA FLORIDA AVENTURA HOSPITAL HOLLYWOOD FSER

HDA PROJECT NO. 225003.00  
HCA PROJECT NO. 3092000043

DATE:  
04/24/2025

HCA DESIGN MANAGER: STEVEN BOWEN  
HCA CONSTRUCTION MANAGER: ANDREW BARNETT

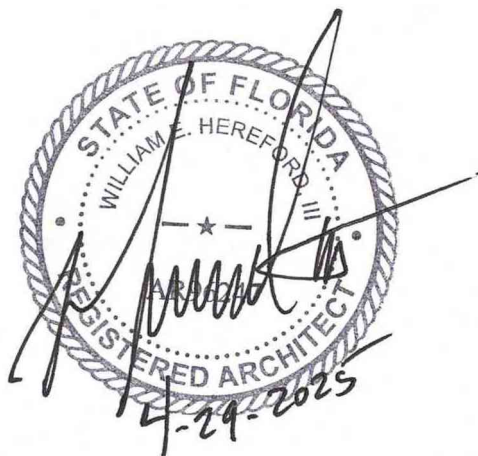


PROJECT STATUS: DESIGN DEVELOPMENT



**HEREFORD · DOOLEY**  
ARCHITECTS

11 LEA AVENUE · SUITE 601  
NASHVILLE · TENNESSEE · 37210  
P · 615 · 244 · 7399  
F · 615 · 244 · 6697  
WWW.HDARCHITECTS.COM



## HEREFORD DOOLEY ARCHITECTS ARCHITECTURAL DESIGNERS

11 LEA AVENUE, SUITE 601  
NASHVILLE, TN 37210  
PROJECT ARCHITECT / ENGINEER / MANAGER: WILLIAM E. HEREFORD, III

## EXP U.S. SERVICES, INC. CIVIL ENGINEER

201 ALHAMBRA CIRCLE, STE 800  
CORAL GABLES, FL 33134  
PROJECT ARCHITECT / ENGINEER / MANAGER: NICHOLAS KARPATHY

HOLLYWOOD FREESTANDING ER  
901 S. STATE ROAD 7, HOLLYWOOD, FL 33023

### LEGAL DESCRIPTION:

A PORTION OF LOTS 1 AND 2, BLOCK 1, AND THE ALLEY ADJACENT THERETO, "WEST HOLLYWOOD VILLAS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF LOTS 1 AND 2, BLOCK 1, "REDFIELD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 58, OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE NORTH 89°49'33" EAST ON THE NORTH LINE OF SAID NORTHEAST 1/4 FOR 94.30 FEET; THENCE SOUTH 00°10'27" EAST 35.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°49'33" EAST ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET AS SHOWN ON SAID "WEST HOLLYWOOD VILLAS" 390.39 FEET; THENCE SOUTH 00°08'18" EAST 276.62 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 1, "WEST HOLLYWOOD VILLAS", ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF DEWEY STREET; THENCE SOUTH 89°50'12" WEST ON SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE 399.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. 441), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 06100-2527; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES AND DISTANCES: 1) NORTH 55°22'09" WEST 17.73 FEET; 2) NORTH 02°08'08" WEST 230.68 FEET; 3) NORTH 41°24'14" EAST 47.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 115,134 SQUARE FEET (2.6431 ACRES), MORE OR LESS.

### PROJECT SUMMARY:

THIS PROJECT IS A GROUND-UP CONSTRUCTION OF A NEW ONE STORY BUILDING OF APPROXIMATELY 10,987 SQUARE FEET TO BE USED AS AN 11-TREATMENT ROOM FREESTANDING EMERGENCY DEPARTMENT, AND WILL OPERATE AS A SATELLITE DEPARTMENT OF THE TRISTAR HENDERSONVILLE MEDICAL CENTER. THIS EMERGENCY DEPARTMENT INCLUDES A WAITING AREA, EXAM ROOMS, TRAUMA, LAB, NURSE STATION, RESTROOMS AND ASSOCIATED SPACES. THE PROJECT INCLUDES THREE COVERED ENTRY CANOPIES, ONE FOR EMERGENCY VEHICLE ACCESS, ONE FOR PUBLIC DROP OFF, AND ONE CONNECTING THE AMBULANCE CANOPY TO THE DECONTAMINATION ROOM DOOR. THERE ARE SEPARATE ENCLOSURES ON SITE FOR THE GENERATOR AND DUMPSTER.

IN PREPARATION FOR THE TECHNICAL ADVISORY COMMITTEE FOR PRELIMINARY SITE PLAN REVIEW ON MAY 19TH.

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PRO FORMA REVIEWS NOTES:

ALL THE FOLLOWING ITEMS, LISTED UNDER SCHEDULE B OF THE PRO FORMA PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FLORIDA MOIFIED – 2021 v. 01.00 (07-01–2021) ISSUING FILE NUMBER: NCS-1202987-NAS, FURNISHED BY CLIENT TO THE UNDERSIGNED TO SHOW ANY MATTER AFFECTING THE SUBJECT PROPERTY.

LIST OF DOCUMENTS:

- This item has been intentionally deleted.
- This item has been intentionally deleted.
- This item has been intentionally deleted.
- This item has been intentionally deleted.
- This item has been intentionally deleted.
- This item has been intentionally deleted.
- Any minerals or mineral rights leased, granted or retained by current or prior owners. (NOT REVIEW AS PART OF THIS SURVEY).

(NOT REVIEW AS PART OF THIS SURVEY).

(NOT REVIEW AS PART OF THIS SURVEY).

10. Matters shown on the Plat of Redfial Acres, recorded in Plat Book 16, Page 58. (ANY MATTERS WHICH ARE PLOTTABLE ARE SHOWN HEREON).

11. Matters shown on the Plat of West Hollywood Villas, recorded in Plat Book 30, Page 47; as affected by Ordinance No. 0–66–4, recorded in Book 3153, Page 568 of Official Records. (ANY MATTERS WHICH ARE PLOTTABLE ARE SHOWN HEREON).

12. Matters shown on the Plat of Victory at Hollywood, recorded in Plat Book 183, Page 646. (ANY MATTERS WHICH ARE PLOTTABLE ARE SHOWN HEREON).

13. Reservations contained in Deed No. 973 recorded in Deed Book 36, Page 58; as affected by Release of Reservations No. 1679, recorded in Book 1685, Page 492 of Official Records; as affected by Release of Reservations No. 11165, recorded in Book 7436, Page 472 of Official Records. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

14. Reservations contained in Deed recorded in Deed Book 49, Page 213; as affected by Quitclaim Deed, recorded in Book 1685, Page 137 of Official Records. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

15. Easement granted to Florida Power & Light Company by instrument recorded in Book 3334, Page 185 of Official Records; as affected by Subordination of Utility Interests, recorded in Book 48108, Page 1085 of Official Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON).

16. Easement granted to Florida Power & Light Company by instrument recorded in Book 3381, Page 905 of Official Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON).

17. Easement granted to Florida Power & Light Company by instrument recorded in Book 8514, Page 95 of Official Records. (DOES NOT APPLIES TO SUBJECT PROPERTY).

18. The terms, provisions, and conditions contained in that certain City of Hollywood Development Review Board Resolution No. 10–V–66, recorded in Book 47544, Page 1860 of Official Records. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

19. Covenants, Conditions and Restrictions as set forth in Quitclaim Deed recorded in Book 49342, Page 1492, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

20. This item has been intentionally deleted.

21. The terms, provisions, and conditions contained in that certain City of Hollywood Planning and Development Board Resolution No. 17–DP–09, recorded in Instrument No. 114746286. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

22. This item has been intentionally deleted.

23. This item has been intentionally deleted.

24. The terms, provisions, and conditions contained in that certain City of Hollywood Planning and Development Board Resolution No. 22–DP–36, recorded in Instrument No. 118921677. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

25. Terms and conditions of the Security/Lien Agreement Installation of Required Improvements between Broward County, a political subdivision of the state of Florida and VRD at Hollywood, LLC, its successors and assigns recorded in Instrument No. 119191731. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

26. Any additional 2023 taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board (NOT REVIEW AS PART OF THIS SURVEY).

27. ALTA/NSPS Land Title Survey, survey made by Ricardo Rodriguez, P.S.M. of Landmark Surveying & Associates Inc. dated February 8, 2024, last revised March, 12th, 2024, as project number 2111–0236–02 (the “Survey”) (DOES APPLY).

Note: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

PARAMOUNT TITLE SERVICES, INC.  
CERTIFIED through the 15th day of May 2022, at 11:00 o'clock P.M.  
OWNERSHIP AND ENCUMBRANCE  
REPORT  
Search No: 22-8866

ENCUMBRANCE REPORT:

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF REDFIED ACRES, PLAT BOOK PAGE 58, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY).

2. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF WEST HOLLYWOOD VILLAS, PLAT BOOK 30, PAGE 47, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY).

3. DEED: TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO R.P. DAVIE, FILED IN DEED BOOK 49, PAGE 213. (NAME-DAYE RECORDING). (NOT A MATTER OF SURVEY).

4. DEED: TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO THE TATUM LAND COMPANY, DATED OCTOBER 26, 1917, FILED MARCH 5, 1918 IN DEED BOOK 7, PAGE 576. (NOT A MATTER OF SURVEY).

5. DEED: TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO WILFERT, DATED MAY 30, 1924, FILED JUNE 30, 1924 IN DEED BOOK 36, PAGE 58. (NOT A MATTER OF SURVEY).

6. DEED: TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO SUN LAND, DATED JUNE 11, 1943JULY 7M 1943 IN DEED BOOK 423, PAGE 282. (NOT A MATTER OF SURVEY).

7. QUIT CLAIM DEED: TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO TOXITY INVESTMENT CO., INC., A FLORIDA CORPORATION, DATED SEPTEMBER 23, 1959, FILED SEPTEMBER 30, 1959 IN O.R. BOOK 1685, PAGE 137. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE).

8. RELEASE OF RESERVATIONS: CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, FLORIDA PUBLIC CORPORATION TO TOXITY INVESTMENT CO., INC. DATED SEPTEMBER 25, 1959, FILED SEPTEMBER 30, 1959 IN O.R. BOOK 1685, PAGE 492. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE).

9. ORDINANCE: CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA TO THE PUBLIC, DATED JANUARY 5, 1966, FILED JANUARY 16, 1966 IN O.R. BOOK 3153, PAGE 568. (AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SKETCH OF SURVEY).

10. EASEMENT: HOLLYWOOD FEDERAL SAVINGS & LOAN ASSOCIATION TO FLORIDA POWER & LIGHT COMPANY, DATED OCTOBER 9, 1966, FILED DECEMBER 6, 1966 IN O.R. BOOK 3334, PAGE 185. (AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SKETCH OF SURVEY (SEE EXCEPTION #13 OF THE TITLE OF REVIEW).

11. EASEMENT: BRUCE C. EGAN AND HELEN P. EGAN TO FLORIDA POWER & LIGHT COMPANY, DATED FEBRUARY 27, 1967, FILED MARCH 7, 1967 IN O.R. BOOK 3381, PAGE 904. (DOES NOT AFFECT THE SUBJECT PROPERTY).

12. RELEASE OF RESERVATIONS: SOUTH FLORIDA WATER MANAGEMENT DISTRICT, A FLORIDA PUBLIC CORPORATION TO THE PUBLIC, DATED FEBRUARY 17, 1978, FILED IN O.R. BOOK 7436, PAGE 472. (SEE EXCEPTION #13 OF THE TITLE OF REVIEW).

13. EASEMENT: HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION TO FLORIDA POWER & LIGHT COMPANY, DATED OCTOBER 16, 1979, FILED OCTOBER 23, 1979 IN O.R. BOOK 8514, PAGE 95. (DOES NOT AFFECT THE SUBJECT PROPERTY).

14. EASEMENT: BAYSHORE DEVELOPERS V. L.C. TO BROWARD COUNTY, PLATBOOK SUBDIVISION OF THE STATE OF FLORIDA, DATED JUNE 18, 1997, FILED JULY 11, 1997 IN O.R. BOOK 688. (DOES NOT AFFECT THE SUBJECT PROPERTY).

# ALTA/NSPS LAND TITLE SURVEY

## LOCATION AND VICINITY MAP

SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST  
LYING AND BEING IN BROWARD COUNTY FLORIDA  
(NOT TO SCALE)



LEGAL DESCRIPTION:

LEGAL DESCRIPTION AS SHOWN ON SCHEDULE “A”, OF THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF DECEMBER 12, 2023 AT 7:30 A.M., UNDER COMMITMENT NUMBER: NCS-1202987-NAS, ISSUING OFFICE FILE NUMBER: NCS-1202987-NAS, FURNISHED BY CLIENT.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A, OF VICTORY AT HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 646, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

SUBJECT PROPERTY (THE PROPERTY) MEANS THE REAL PROPERTY

SUBJECT PROPERTY (THE PROPERTY) AS FOLLOWS:

PARCEL ID.: 5141 24 26 0010

901 S. STATE ROAD 7  
HOLLYWOOD FL, 33023

AREA OF PROPERTY: 110,656.7 SQUARE FEET AND/OR  
2,540 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON LEGAL DESCRIPTION AS SHOWN ON SCHEDULE “A”, OF THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF DECEMBER 12, 2023 AT 7:30 A.M., UNDER COMMITMENT NUMBER: NCS-1202987-NAS, ISSUING OFFICE FILE NUMBER: NCS-1202987-NAS, FURNISHED BY CLIENT.

2) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS ALTA/NSPS LAND TITLE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WAS MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

3) ACCURACY: THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE MEETS AND EXCEEDS 1' FOOT IN 7,500 FEET AND THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY.

THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL BETWEEN THE TWO BENCHMARK NOTED BELOW. THE CALCULATED VALUE OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES BETWEEN THE TWO CONTROL POINTS BEING TESTED.

ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OR 1/100 OF A FOOT ON HARD SURFACES AND 1/10 OF A FOOT ON GROUND SURFACES.

WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.

4) UNDERGROUND FOUNDATIONS AND/OR FOOTINGS, IF ANY, THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE SUBJECT PROPERTY UNTO ANY OTHER ADJACENT PROPERTY ARE NOT SHOWN HEREON.

5) TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY.

6) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D.88), AND ALL ARE EXPRESSED IN FEET.

7) THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE “X”, THE BASE FLOOD ELEVATION N/A AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 1201102054, COMMUNITY No. 125113 , SUFFIX “J”, MAP REVISED: JULY 31, 2024.

8) BROWARD BENCH MARK USED: BC 193 ELEVATION= 8.20' (N.A.V.D.88)

– STATION DESCRIPTION

– DESCRIBED BY BROWARD COUNTY FLORIDA UNK

3.0 MI WEST FROM HOLLYWOOD, ABOUT 3.0 MILES WEST OF HOLLYWOOD CITY HALL ALONG STATE ROAD 820 (HOLLYWOOD BLVD) AT THE INTERSECTION OF NORTH 63 RD AVENUE, THE MARK IS IMMEDIATELY WEST OF THE FLORIDA TURNPIKE OVERPASS, 71 FEET NORTH OF THE CENTERLINE OF PAVEMENT OF HOLLYWOOD BLVD. AND 30 FEET WEST OF THE CENTERLINE OF PAVEMENT OF NORTH 63 RD AVENUE. THE MARK IS 123 FEET EAST OF THE EAST EXTERIOR WALL OF WEST HOLLYWOOD ELEMENTARY SCHOOL, 8.5 FEET NORTH OF THE NORTH EDGE OF A CONCRETE SIDEWALK, 7.5 FEET WEST OF THE WEST EDGE OF A CONCRETE SIDEWALK.

– STATION RECOVERY (2019)

RECOVERY NOTE BY US GEOLOGICAL SURVEY 2019 (FAK) RECOVERED IN GOOD CONDITION.

9) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

10) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS ALTA/NSPS LAND TITLE SURVEY IS “VICTORY AT HOLLYWOOD”, AS RECORDED IN PLAT BOOK 183, AT PAGE 646, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

11) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT

12) BEARINGS SHOWN HEREON AND NORTH ARROW DIRECTION ARE BASED ON AN ASSUMED VALUE OF N02°08'08”W, A PLAT BEARING, ALONGS THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. HIGHWAY 441), AS SHOWN HEREON.

13) UNDERGROUND UTILITIES DEPICTED HEREON ARE PROVIDED BY OTHERS. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. THE MARKS ARE APPROXIMATE, DIG CAREFULLY NEAR THEM. LANDMARK SURVEYING & ASSOCIATES, INC. DID NOT PERFORM AND/OR LOCATED ANY UNDERGROUND UTILITIES SHOWN HEREON. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.

14) THE SUBJECT PROPERTY HAS DIRECT AND UNIMPEDED PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM DEWEY ST. AND WASHINGTON ST., BOTH DEDICATED PUBLIC RIGHT-OF-WAYS.

15) THIS ALTA/NSPS LAND TITLE SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THIS CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY.

A) HILLMANN DEVELOPMENT ADVISORS, LLC.

SURVEYOR'S CERTIFICATE:

TO:HILLMANN DEVELOPMENT ADVISORS, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10 (ONLY WHERE PARTY WALLS ARE PRESENT; 11, 12, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE “A” THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 24th, 2025.

DATE OF PLAT OR MAP: APRIL 11th, 2025.

THE UNDERSIGNED FURTHER CERTIFIES THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS ALTA/NSPS LAND SURVEY MAP IS TRUE AND CORRECT, THAT IT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPER CHAPTER 54-17.050 THROUGH 54-17.052 OF THE FLORIDA ADMINISTRATIVE PURSUANT TO CHAPTER 472.02, FLORIDA STATUTE. SUBJECT TO NOTES AND NOTATION SHOWN HEREON.

Digitally signed  
by Ricardo  
Rodriguez  
Date: 2025.04.11  
19:09:43 -04'00'

SIGNED BY:  
RICARDO RODRIGUEZ, P.S.M., FOR THE FIRM  
Professional Surveyor and Mapper  
State of Florida, Registration No. 9536

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

TITLE REVIEWS NOTES:

ALL THE FOLLOWING DOCUMENTS, LISTED UNDER SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF DECEMBER 12, 2023 AT 7:30 A.M., UNDER COMMITMENT NUMBER:NCS-1202987-NAS, ISSUING OFFICE FILE NUMBER:NCS-1202987-NAS, FURNISHED BY CLIENT TO THE UNDERSIGNED TO SHOW ANY MATTER AFFECTING THE SUBJECT PROPERTY.

LIST OF DOCUMENTS:

10. Matters shown on the Plat of Redfial Acres, recorded in Plat Book 16, Page 58. (ANY MATTERS WHICH ARE PLOTTABLE ARE SHOWN HEREON).

11. Matters shown on the Plat of West Hollywood Villas, recorded in Plat Book 30, Page 47; as affected by Ordinance No. 0–66–4, recorded in Book 3153, Page 568 of Official Records. (ANY MATTERS WHICH ARE PLOTTABLE ARE SHOWN HEREON).

12. Matters shown on the Plat of Victory at Hollywood, recorded in Plat Book 183, Page 646. (ANY MATTERS WHICH ARE PLOTTABLE ARE SHOWN HEREON).

13. Reservations contained in Deed No. 973 recorded in Deed Book 36, Page 58; as affected by Release of Reservations No. 1679, recorded in Book 1685, Page 492 of Official Records; as affected by Release of Reservations No. 11165, recorded in Book 7436, Page 472 of Official Records. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

14. Reservations contained in Deed recorded in Deed Book 49, Page 213; as affected by Quitclaim Deed, recorded in Book 1685, Page 137 of Official Records. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

15. Easement granted to Florida Power & Light Company by instrument recorded in Book 3334, Page 185 of Official Records; as affected by Subordination of Utility Interests, recorded in Book 48108, Page 1085 of Official Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON).

16. Easement granted to Florida Power & Light Company by instrument recorded in Book 3381, Page 905 of Official Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON).

17. Easement granted to Florida Power & Light Company by instrument recorded in Book 8514, Page 95 of Official Records. (DOES NOT APPLIES TO SUBJECT PROPERTY).

18. The terms, provisions, and conditions contained in that certain City of Hollywood Development Review Board Resolution No. 10–V–66, recorded in Book 47544, Page 1860 of Official Records. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

19. Covenants, Conditions and Restrictions as set forth in Quitclaim Deed recorded in Book 49342, Page 1492, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

20. Temporary easement granted to the State of Florida Department of Transportation, its successors and assigns, according to instrument recorded in Book 49342, Page 1495 of Official Records. (EASEMENT TERMINATED UPON COMPLETION OF TRANSPORTATION PROJECT, BUT NO LATER THAN JULY 2019).

21. The terms, provisions, and conditions contained in that certain City of Hollywood Planning and Development Board Resolution No. 17–DP–09, recorded in Instrument No. 114746286. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

22. Easement granted to Florida Power & Light Company by instrument recorded in Instrument No. 114931986. (DOES NOT APPLIES TO SUBJECT PROPERTY).

23. Easement granted to Florida Power & Light Company by instrument recorded in Instrument No. 114970280. (DOES NOT APPLIES TO SUBJECT PROPERTY).

24. The terms, provisions, and conditions contained in that certain City of Hollywood Planning and Development Board Resolution No. 22–DP–36, recorded in Instrument No. 118921677. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

25. Terms and conditions of the Security/Lien Agreement Installation of Required Improvements between Broward County, a political subdivision of the state of Florida and VRD at Hollywood, LLC, its successors and assigns recorded in Instrument No. 119191731. (AFFECTS THE SUBJECT PROPERTY, HOWEVER NOT PLOTTABLE).

26. Any additional 2023 taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board (NOT REVIEW AS PART OF THIS SURVEY).

Note: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

ZONING RESTRICTION:

THE SUBJECT PROPERTY IS WITHIN THE JURISDICTION OF CITY OF HOLLYWOOD AND IS CURRENTLY ZONED S-MU, (SOUTH MIXED-USE DISTRICT USE TABLE).

\* Special Exception Uses: Day Care Facilities, Schools (K–12), Service Station.

– Main Permitted Uses:

Adult Educational Facilities 1

Amusement Uses

Antique, Consignment, Collectible, and Vintage Store

Artisan and Maker Manufacturing

Assembly of Pre-Manufactured Parts for Sale on the Premises

Automotive Rental

Automotive Repair, except north of Washington Street 2

Automotive Sales New 2

Automotive Sales Used, except north of Washington Street 2

Bar, Lounge, or Night Club

Cabinet, Furniture, Upholstery Shop

Car Wash

Coin Laundry 4

Commercial Uses

Contractor Shop (Indoor) 5

Dry Cleaners

Food Processing

Funeral Homes

Hotel

Light Manufacturing associated with Retail or Showroom

Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use6

Outdoor Storage, except north of Washington Street

Retail Sales (Outdoor)

Tattoo, Body Art, or Body Piercing 7

Any use customarily associated with one of the Main Permitted Uses.

Special Exception Uses:

Day Care Facilities

Schools (K–12)

Service Station

Prohibited Uses:

Adult Entertainment or Adult Related Uses

General and Heavy Manufacturing Uses

Bulk Sales, Storage, or Display of Lumber and Building Materials

Gun Shop

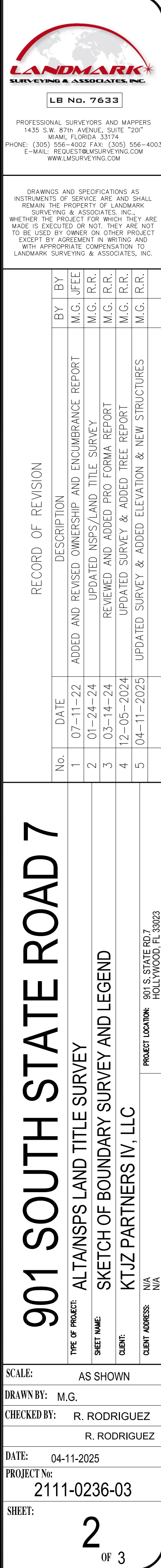
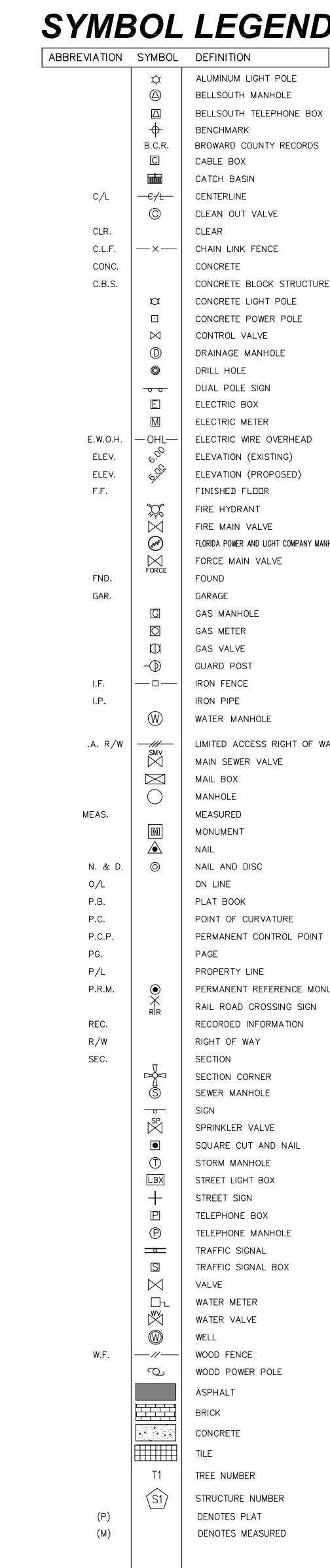
Pawn Shops

Psychic Help Uses

Any use not listed as a Main Permitted Use.

STRUCTURE'S DATA TABLE				
NUMBER	STRUCTURE NAME	RIM ELEV.	INVERT ELEV.	BOTTOM ELEV.
51	STORM MANHOLE	7.96	N. 1.6" PIPE I.N.E.L.=2.96 E. 1.6" PIPE I.N.E.L.=2.96 S. 1.6" PIPE I.N.E.L.=2.96	1.56
52	CATCH BASIN	7.23	W. 1.6" PIPE I.N.E.L.=3.73	2.23
53	INLET	7.83	W. PIPE I.N.E.L.=4.33	2.83
54	STORM MANHOLE	8.05	N. 1.6" PIPE I.N.E.L.=3.85 E. 1.6" PIPE I.N.E.L.=3.65 S. 1.6" PIPE I.N.E.L.=2.85	2.65
55	SEW. MANHOLE	8.64	N. PIPE I.N.E.L.=(3)5.56 S. PIPE I.N.E.L.=(3)5.56	NO ACCESS
56	STORM MANHOLE	8.64	N. 1.6" PIPE I.N.E.L.=4.11 S. 1.6" PIPE I.N.E.L.=3.91	0.81
57	INLET	9.08	W. 1.6" PIPE I.N.E.L.=4.58	4.08
58	SEW. MANHOLE	9.79	E. 1.2" PIPE I.N.E.L.=2.59 W. 1.2" PIPE I.N.E.L.=2.79	NO ACCESS
59	SEW. MANHOLE	9.31	N. 1.6" PIPE I.N.E.L.=2.31 E. 1.6" PIPE I.N.E.L.=2.21	1.31
510	STORM MANHOLE	9.50	N. PIPE I.N.E.L.=(3)4.70 S. PIPE I.N.E.L.=(3)4.90	NO ACCESS
511	INLET	8.71	(NO VISIBLE PIPE)	0.51
512	INLET	8.06	(NO VISIBLE PIPE)	0.56
513	CATCH BASIN	8.18	(NO VISIBLE PIPE)	5.48
514	CATCH BASIN	8.73	SE. 1.2" PIPE I.N.E.L.=2.23 W. 1.2" PIPE I.N.E.L.=2.73	NO ACCESS
515	SEWER MANHOLE	8.27	E. 1.2" PIPE I.N.E.L.=6.40 W. 6" PIPE I.N.E.L.=5.07 W. 1.2" PIPE I.N.E.L.=2.17 NW. 1.2" PIPE I.N.E.L.=1.97	NO ACCESS
516	CATCH BASIN	8.10	(NO VISIBLE PIPE)	6.30
517	CATCH BASIN	10.65	E. 6" PIPE I.N.E.L.=9.35 S. 6" PIPE I.N.E.L.=9.35	8.65
518	STORM MANHOLE	11.59	E. 6" PIPE I.N.E.L.=1.29 S. 6" PIPE I.N.E.L.=9.19 W. 6" PIPE I.N.E.L.=1.39	NO ACCESS







Z:\Survey\5201\2111-0236\21110236-04\21110236-04 (Rv.0411.2025).dwg



Tree Table - 901 S State Rd 7 Hollywood, Florida Tree Table

Tree Number	Common Name	Genus Species	DBH (Inches)	Height Overall (Feet)	Spread (Feet)	Palm Height (CT/GW) (Feet)	Condition Rating (Percentage)	Appraised Value
1	cabbage palm	Sabal palmetto	9'		15'	20'	75%	\$225.00
2	cabbage palm	Sabal palmetto	8'		15'	28'	75%	\$292.50
3	cabbage palm	Sabal palmetto	10'		15'	21'	75%	\$236.25
4	pink trumpet tree	Tabebuia rosea	19'	35'	30'		60%	\$1,842.50
5	live oak	Quercus virginiana	12'	20'	30'		65%	\$1,794.00
6	black olive	Bucida buceras	14'	25'	30'		40%	\$1,456.00
7	black olive	Bucida buceras	19'	35'	40'		60%	\$2,964.00
8	cabbage palm	Sabal palmetto	7'		15'	20'	90%	\$270.00
9	cabbage palm	Sabal palmetto	8'		15'	20'	90%	\$270.00
10	cabbage palm	Sabal palmetto	7'		15'	24'	90%	\$324.00
11	cabbage palm	Sabal palmetto	9'		15'	19'	80%	\$228.00
12	cabbage palm	Sabal palmetto	10'		15'	23'	90%	\$310.50
13	Madagascar olive	Noronhia emarginata	16'	20'	30'		40%	\$1,600.00
14	Madagascar olive	Noronhia emarginata	11'	20'	20'		35%	\$962.50
15	sea grape	Coccoloba uvifera	39'	30'	50'		40%	\$2,808.00
16	cabbage palm	Sabal palmetto	10'		15'	23'	80%	\$276.00
17	cabbage palm	Sabal palmetto	8'		15'	25'	75%	\$281.25
18	cabbage palm	Sabal palmetto	6'		15'	26'	70%	\$273.00
19	cabbage palm	Sabal palmetto	8'		15'	28'	80%	\$336.00
20	cabbage palm	Sabal palmetto	9'		15'	27'	75%	\$303.75
21	mahogany	Swietenia mahagoni	29'	35'	50'		50%	\$2,827.50
22	black olive	Bucida buceras	20'	35'	40'		45%	\$2,340.00
23	Madagascar olive	Noronhia emarginata	13'	25'	20'		10%	\$325.00
24	cabbage palm	Sabal palmetto	8'		15'	22'	70%	\$231.00
25	cabbage palm	Sabal palmetto	10'		15'	18'	60%	\$162.00
26	cabbage palm	Sabal palmetto	14'		15'	10'	60%	\$90.00
27	Madagascar olive	Noronhia emarginata	7'	15'	15'		10%	\$175.00
28	Madagascar olive	Noronhia emarginata	10'	25'	20'		0%	\$0.00
29	Madagascar olive	Noronhia emarginata	12'	25'	20'		15%	\$450.00
30	Madagascar olive	Noronhia emarginata	13'	20'	20'		10%	\$325.00
31	Madagascar olive	Noronhia emarginata	9'	15'	20'		25%	\$562.50
32	Madagascar olive	Noronhia emarginata	13'	25'	20'		50%	\$1,625.00
33	black olive	Bucida buceras	21'	35'	40'		50%	\$2,730.00
34	cabbage palm	Sabal palmetto	8'		15'	30'	80%	\$360.00
35	cabbage palm	Sabal palmetto	8'		15'	27'	75%	\$303.75
36	cabbage palm	Sabal palmetto	14'		15'	14'	90%	\$189.00
37	pygmy date palm	Phoenix roebelenii	6'		5'	5'	80%	\$96.00
38	pygmy date palm	Phoenix roebelenii	4'		5'	5'	25%	\$30.00
39	pygmy date palm	Phoenix roebelenii	4'		5'	6'	80%	\$115.20
40	cabbage palm	Sabal palmetto	10'		15'	10'	80%	\$120.00
41	black olive	Bucida buceras	30'	40'	50'		55%	\$4,280.00
42	pygmy date palm	Phoenix roebelenii	4'		6'	6'	30%	\$57.60
43	pygmy date palm	Phoenix roebelenii	4'		6'	5'	60%	\$72.00
44	cabbage palm	Sabal palmetto	11'		15'	19'	80%	\$228.00
45	cabbage palm	Sabal palmetto	11'		15'	18'	65%	\$175.50
46	cabbage palm	Sabal palmetto	11'		15'	15'	60%	\$135.00
47	cabbage palm	Sabal palmetto	12'		15'	16'	80%	\$192.00
48	cabbage palm	Sabal palmetto	14'		15'	11'	50%	\$82.50
49	Strangler fig	Ficus aurea	16'	10'	20'		50%	\$1,280.00
50	live oak	Quercus virginiana	16'	25'	30'		50%	\$1,840.00
51	live oak	Quercus virginiana	11'	25'	20'		45%	\$1,138.50
52	live oak	Quercus virginiana	22'	20'	30'		50%	\$2,530.00
53	live oak	Quercus virginiana	15'	25'	20'		40%	\$1,380.00
54	live oak	Quercus virginiana	16'	25'	25'		55%	\$2,024.00
55	pink trumpet tree	Tabebuia rosea	8'	20'	15'		60%	\$840.00
56	cabbage palm	Sabal palmetto	10'		15'	25'	70%	\$262.50
Completed by:	ISA Certified Arborist Justin Rogers	FL9547A				Palm height measured in Clear Trunk or Gray Wood as applicable by species	Condition Ratings assigned in accordance with 10th Edition Guide for Plant Appraisal	



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS  
1435 S.W. 87th AVENUE, SUITE "20"  
MIAMI, FLORIDA 33174  
PHONE: (305) 556-4002 FAX: (305) 556-4003  
E-MAIL: REQUEST@LSURVING.COM  
WWW.LMSURVIVING.COM

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO LANDMARK SURVEYING & ASSOCIATES, INC.

RECORD OF REVISION				BY
No.	DATE	DESCRIPTION	M.G. R.R.	
1	07-11-22	ADDED AND REVISED OWNERSHIP AND ENCUMBRANCE REPORT	M.G. R.R.	
2	01-24-24	UPDATED NSPS/LAND TITLE SURVEY	M.G. R.R.	
3	03-14-24	REVIEWED AND ADDED PRO FORMA REPORT	M.G. R.R.	
4	12-05-2024	UPDATED SURVEY & ADDED TREE REPORT	M.G. R.R.	
5	04-11-2025	UPDATED SURVEY & ADDED ELEVATIONS & NEW STRUCTURES	M.G. R.R.	

## 901 SOUTH STATE ROAD 7

TYPE OF PROJECT:	ALTAINSPS LAND TITLE SURVEY
SHEET NAME:	TREE REPORT
CLIENT:	KTJZ PARTNERS IV, LLC
CLIENT ADDRESS:	N/A
PROJECT LOCATION:	901 S. STATE RD 7 HOLLYWOOD, FL 33023

SCALE:	AS SHOWN
DRAWN BY:	M.G.
CHECKED BY:	R. RODRIGUEZ
	R. RODRIGUEZ
DATE:	04-11-2025
PROJECT No:	2111-0236-03
SHEET:	3 OF 3







Tree Disposition Table								
Tree #	Scientific Name	Common Name	DBH (in)	Height (ft)	Canopy (ft)	Condition	Disposition	Mitigation Required
1	<i>Sabal palmetto</i>	Sabal Palm	9	20	15	Good	Remain	
2	<i>Sabal palmetto</i>	Sabal Palm	8	26	15	Good	Remain	
3	<i>Sabal palmetto</i>	Sabal Palm	10	21	15	Good	Remain	
4	<i>Tabebuia rosea</i>	Pink Trumpet Tree	19	35	30	Moderate	Remove	19"
5	<i>Quercus virginiana</i>	Live Oak	12	20	30	Good	Remove	12"
6	<i>Bucida buceras</i>	Black Olive	14	25	30	Poor	Remain	
7	<i>Bucida buceras</i>	Black Olive	19	35	40	Moderate	Remain	
8	<i>Sabal palmetto</i>	Sabal Palm	7	20	15	Good	Remove	1:1
9	<i>Sabal palmetto</i>	Sabal Palm	8	20	15	Good	Remove	1:1
10	<i>Sabal palmetto</i>	Sabal Palm	7	24	15	Good	Remove	1:1
11	<i>Sabal palmetto</i>	Sabal Palm	9	19	15	Good	Remove	1:1
12	<i>Sabal palmetto</i>	Sabal Palm	10	23	15	Good	Remove	1:1
13	<i>Noronhia emarginata</i>	Madagascar Olive	16	20	30	Poor	Remain	
14	<i>Noronhia emarginata</i>	Madagascar Olive	11	20	20	Poor	Remain	
15	<i>Coccoloba uvifera</i>	Sea Grape	39	30	50	Poor	Remain	
16	<i>Sabal palmetto</i>	Sabal Palm	10	23	15	Good	Remove	1:1
17	<i>Sabal palmetto</i>	Sabal Palm	8	25	15	Good	Remove	1:1
18	<i>Sabal palmetto</i>	Sabal Palm	6	26	15	Good	Remove	1:1
19	<i>Sabal palmetto</i>	Sabal Palm	8	28	15	Good	Remove	1:1
20	<i>Sabal palmetto</i>	Sabal Palm	9	27	15	Good	Remove	1:1
21	<i>Swietenia mahagoni</i>	Mahogany	29	35	50	Moderate	Remain	
22	<i>Bucida buceras</i>	Black Olive	20	35	40	Moderate	Remain	
23	<i>Noronhia emarginata</i>	Madagascar Olive	13	25	20	Poor	Remove	-
24	<i>Sabal palmetto</i>	Sabal Palm	8	22	15	Good	Remove	-
25	<i>Sabal palmetto</i>	Sabal Palm	10	18	15	Moderate	Remove	-
26	<i>Sabal palmetto</i>	Sabal Palm	14	10	15	Moderate	Remove	-
27	<i>Noronhia emarginata</i>	Madagascar Olive	7	15	15	Poor	Remove	-
28	<i>Noronhia emarginata</i>	Madagascar Olive	10	25	20	Poor	Remove	-
29	<i>Noronhia emarginata</i>	Madagascar Olive	12	25	20	Poor	Remove	-
30	<i>Noronhia emarginata</i>	Madagascar Olive	13	20	20	Poor	Remove	-
31	<i>Noronhia emarginata</i>	Madagascar Olive	9	15	20	Poor	Remove	-
32	<i>Noronhia emarginata</i>	Madagascar Olive	13	25	20	Moderate	Remove	-
33	<i>Bucida buceras</i>	Black Olive	21	35	40	Moderate	Remove	-
34	<i>Sabal palmetto</i>	Sabal Palm	8	30	15	Good	Remove	-
35	<i>Sabal palmetto</i>	Sabal Palm	8	27	15	Good	Remove	-
36	<i>Sabal palmetto</i>	Sabal Palm	14	14	15	Good	Remove	-
37	<i>Phoenix roebelenii</i>	Pygmy Date Palm	6	5	5	Good	Remove	-
38	<i>Phoenix roebelenii</i>	Pygmy Date Palm	4	5	5	Poor	Remove	-
39	<i>Phoenix roebelenii</i>	Pygmy Date Palm	4	6	5	Good	Remove	-
40	<i>Sabal palmetto</i>	Sabal Palm	10	10	15	Good	Remove	1:1
41	<i>Bucida buceras</i>	Black Olive	30	40	50	Moderate	Remove	-
42	<i>Phoenix roebelenii</i>	Pygmy Date Palm	4	8	6	Poor	Remove	-
43	<i>Phoenix roebelenii</i>	Pygmy Date Palm	4	5	6	Moderate	Remove	-
44	<i>Sabal palmetto</i>	Sabal Palm	11	19	15	Good	Remove	-
45	<i>Sabal palmetto</i>	Sabal Palm	11	18	15	Good	Remove	-
46	<i>Sabal palmetto</i>	Sabal Palm	11	15	15	Moderate	Remove	-
47	<i>Sabal palmetto</i>	Sabal Palm	12	16	15	Good	Remain	
48	<i>Sabal palmetto</i>	Sabal Palm	14	11	15	Moderate	Remain	
49	<i>Ficus aurea</i>	Strangler Fig	16	10	20	Moderate	Remain	
50	<i>Quercus virginiana</i>	Live Oak	16	25	30	Moderate	Remain	
51	<i>Quercus virginiana</i>	Live Oak	11	25	20	Moderate	Remain	
52	<i>Quercus virginiana</i>	Live Oak	22	20	30	Moderate	Remain	
53	<i>Quercus virginiana</i>	Live Oak	15	25	20	Poor	Remain	
54	<i>Quercus virginiana</i>	Live Oak	16	25	25	Moderate	Remove	16"
55	<i>Tabebuia rosea</i>	Pink Trumpet Tree	8	20	15	Moderate	Remove	8"
56	<i>Sabal palmetto</i>	Sabal Palm	10	25	15	Good	Remain	

Total Proposed Removal Requiring Mitigation: 55" DBH  
11 Palm Trees

Notes:  
-Trees removed under separate permit with proposed mitigation of \$14,350 payment into Tree Trust Fund. These trees are not part of this application and are not included in mitigation requirements.  
-Palms to be Mitigated at 1:1 requirement with 1 Palm removed requiring replacement of (1) 12' Ht. 2" DBH tree

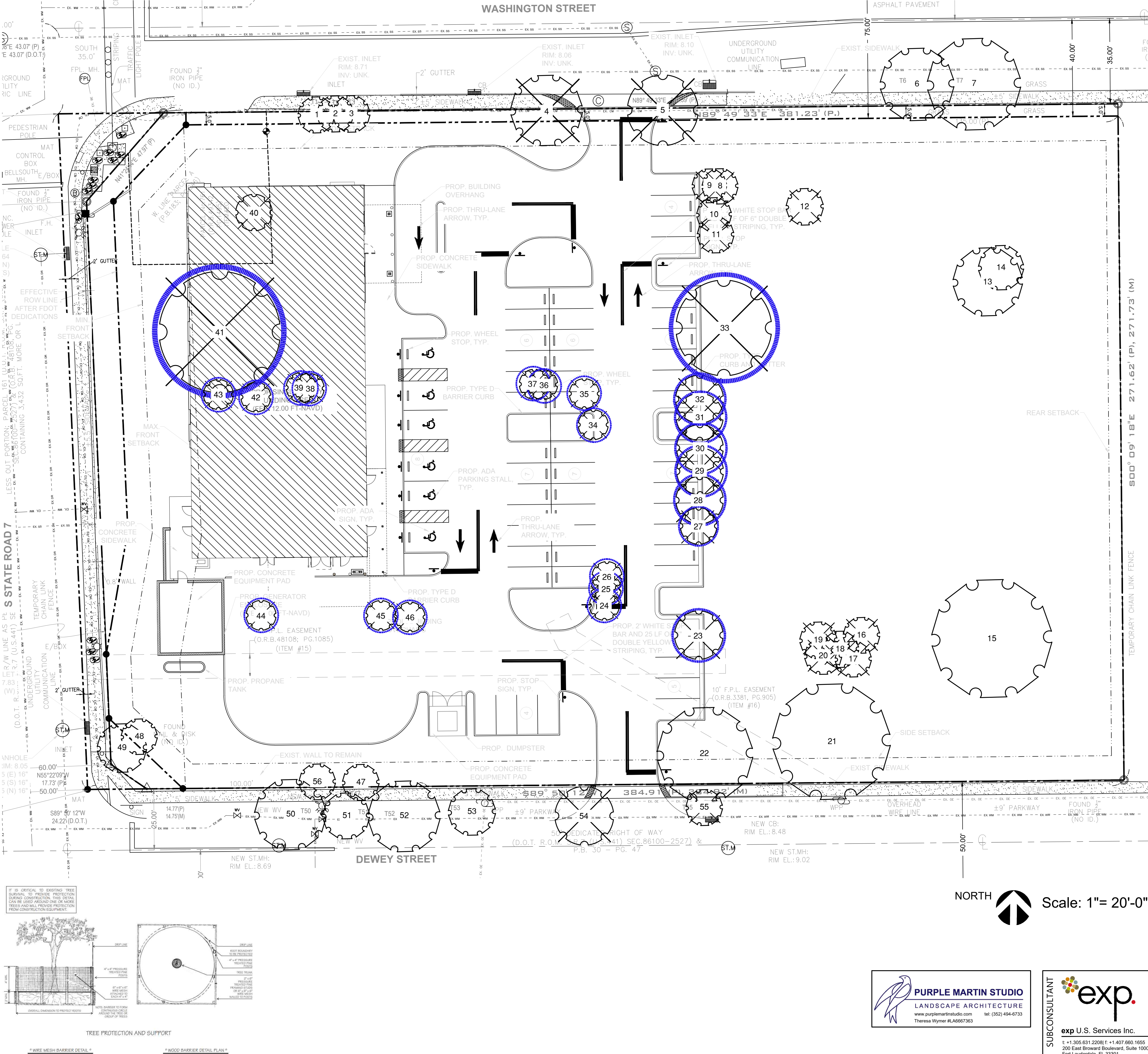
Mitigation Requirements:  
Total Removed Trees: 55" DBH + 11 Palm Trees

(39) 12' Ht. 2" DBH Trees Required  
(49) 12' Ht. 2" DBH Trees Proposed

Mitigation Requirements Met

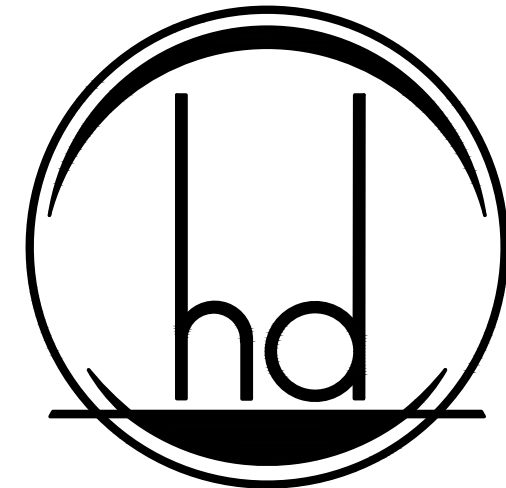
REFER TO SHEET L-2 FOR PROPOSED TREE SPECIES AND LOCATIONS.

TREE DISPOSITION LEGEND		
SYMBOL	QUAN.	
	15	TREE/PALM TO REMOVE
	18	TREE/PALM TO REMAIN
	23	TREE/PALM REMOVED UNDER SEPARATE PERMIT



# 1 TREE PROTECTION

SCALE: NTS



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PROJECT #  
225003.00  
CLIENT #3099500029

HOLLYWOOD FSER  
HCA FLORIDA AVENTURA HOSPITAL  
20000 BISCAYNE BOULEVARD, AVENTURA, FL 33180

STATUS  
DESIGN  
DEVELOPMENT

04/24/2025



TITLE  
TREE DISPOSITION  
PLAN

SHEET  
L-1









### PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

### MAINTENANCE:

-All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has a (01) year replacement guarantee from the date of the Final CO.

### SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratan' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.

-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

### GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

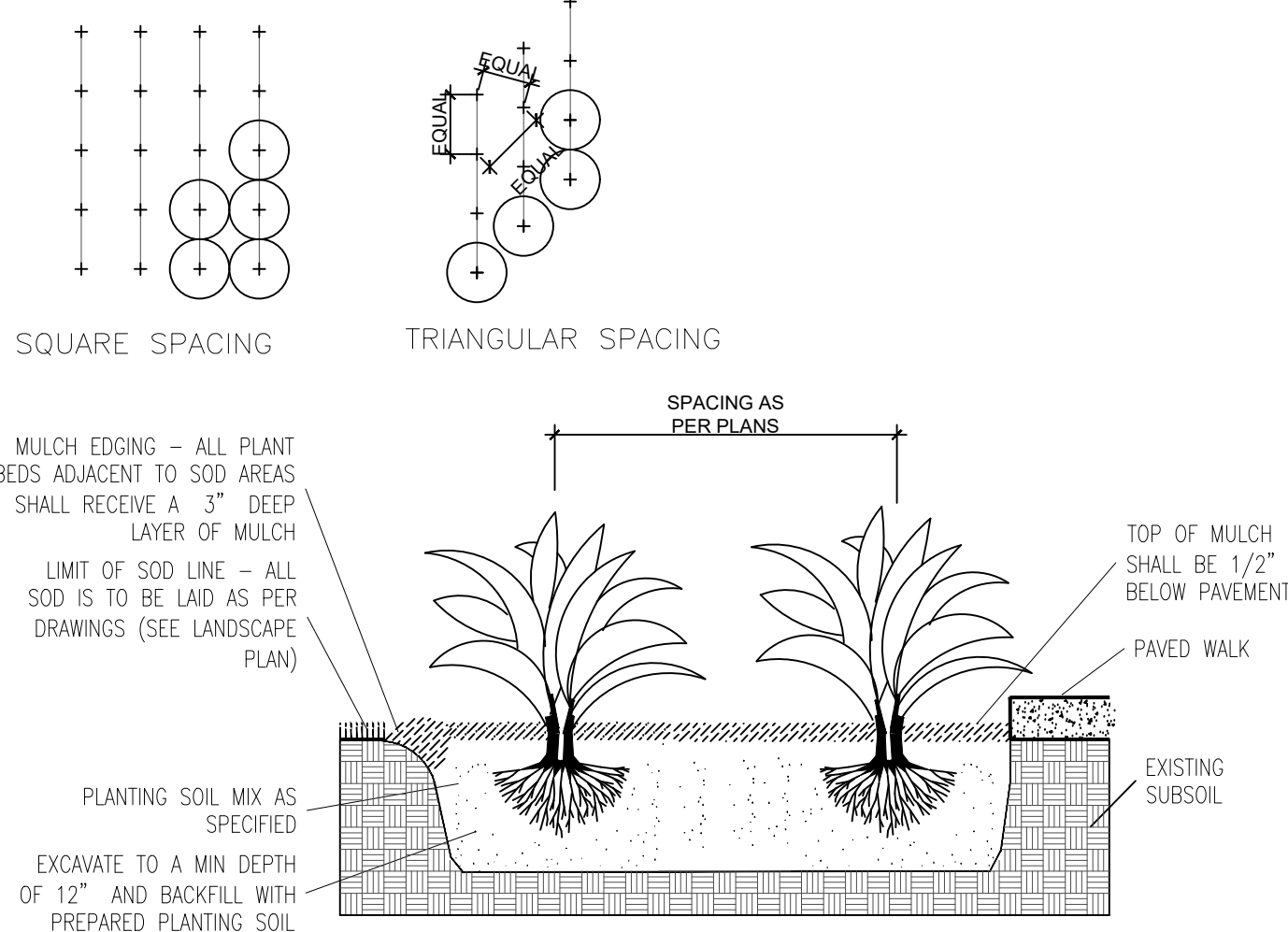
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

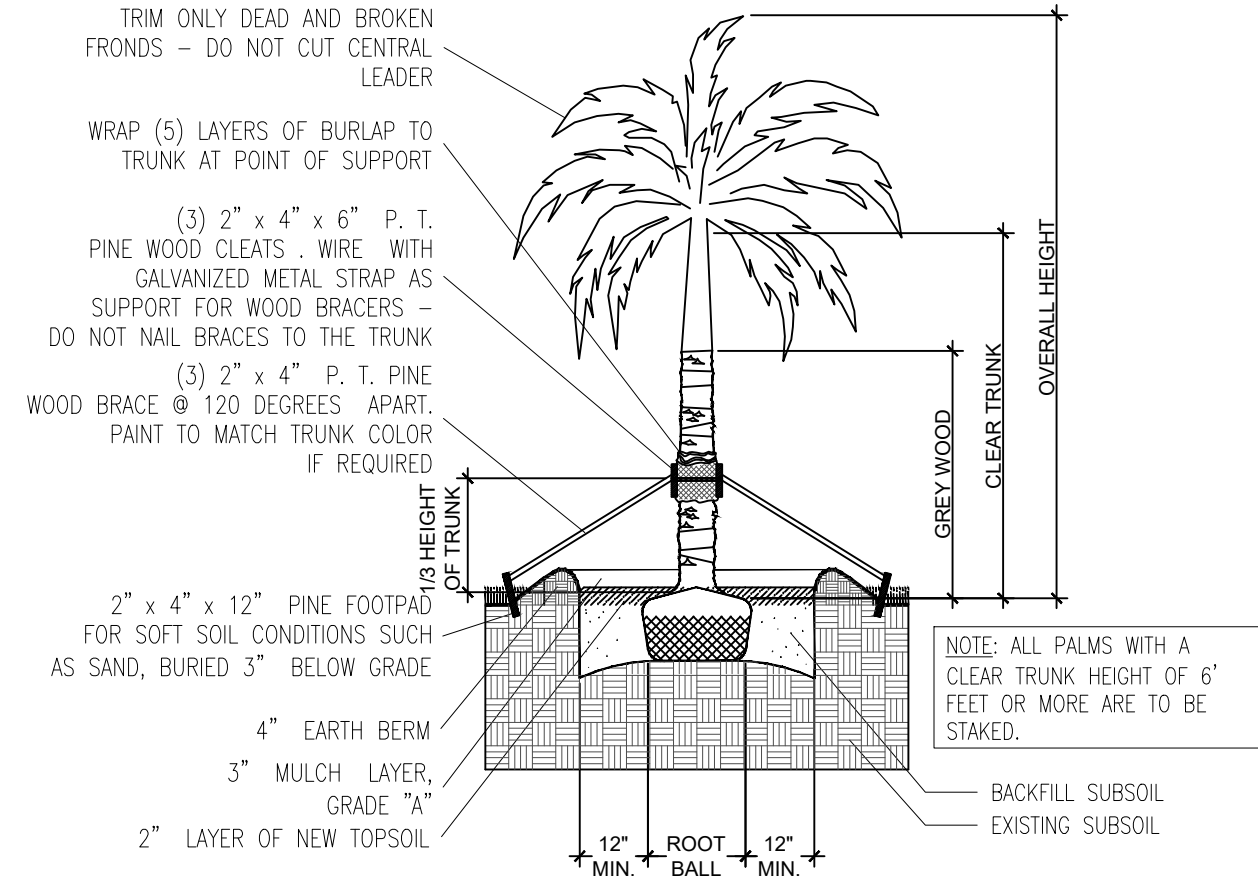
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

-Full 100% Irrigation design and drawings to be included as part of final design submittal.

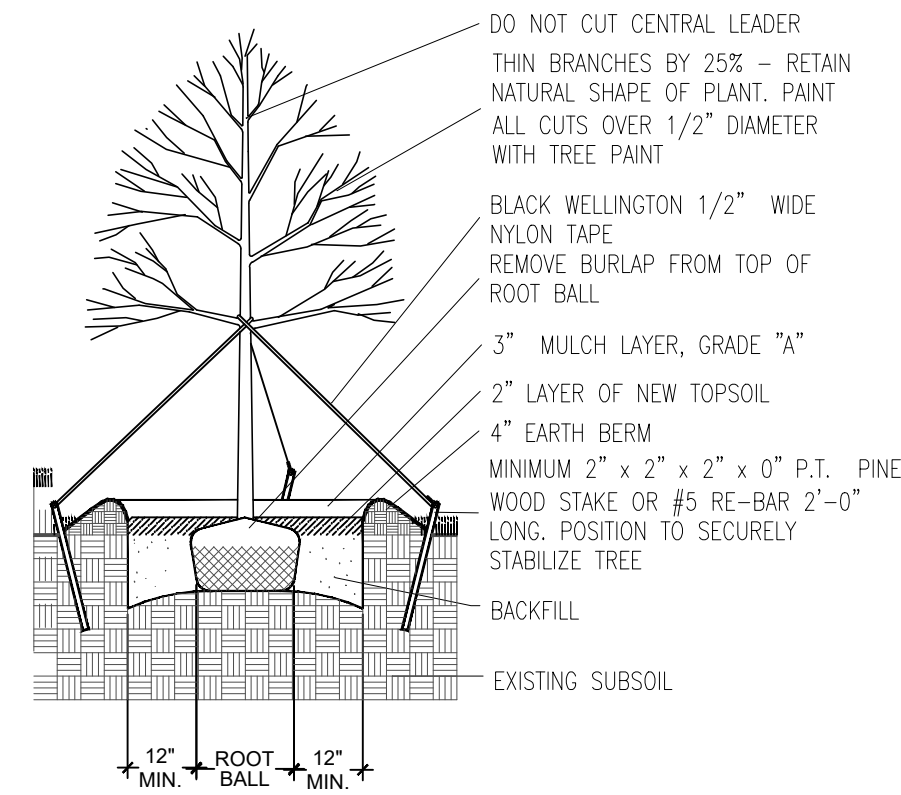
NOTE: IN MOST CASES, TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



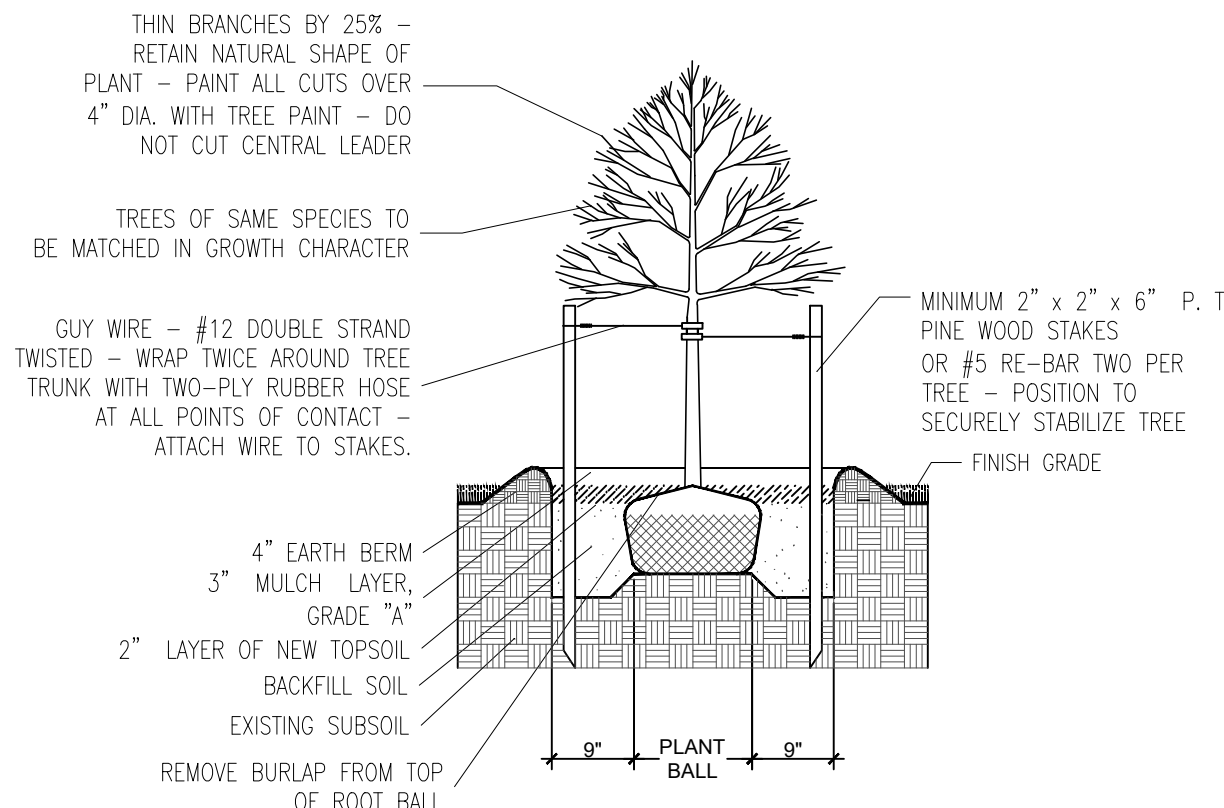
TYPICAL GROUNDCOVER PLANTING DETAIL



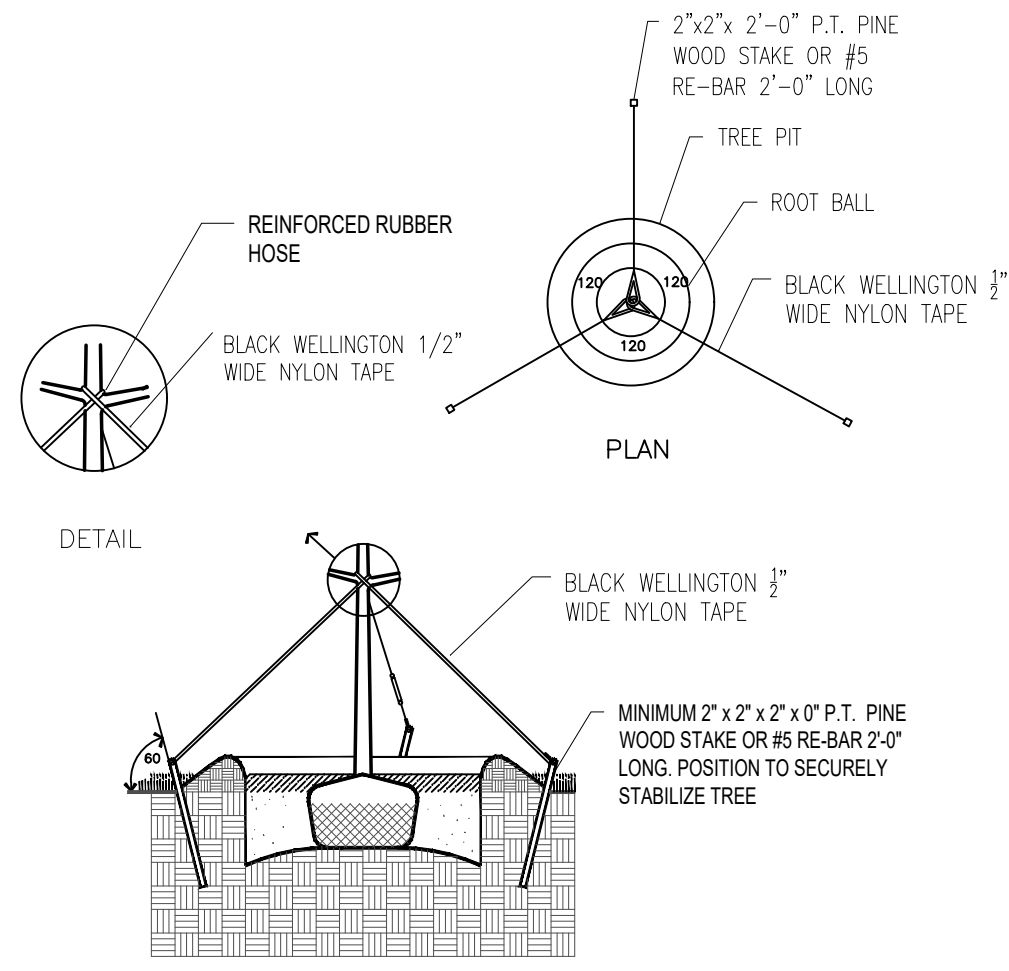
STRAIGHT TRUNK PALM PLANTING DETAIL



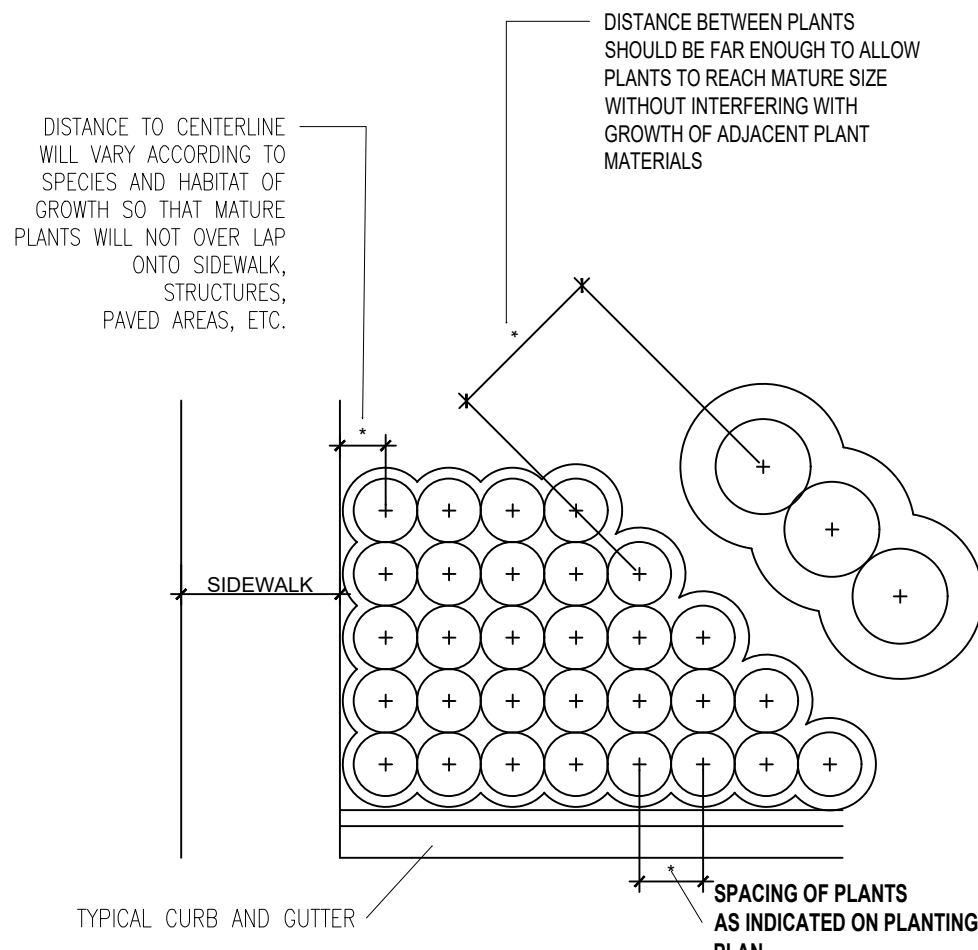
LARGE TREE PLANTING DETAIL



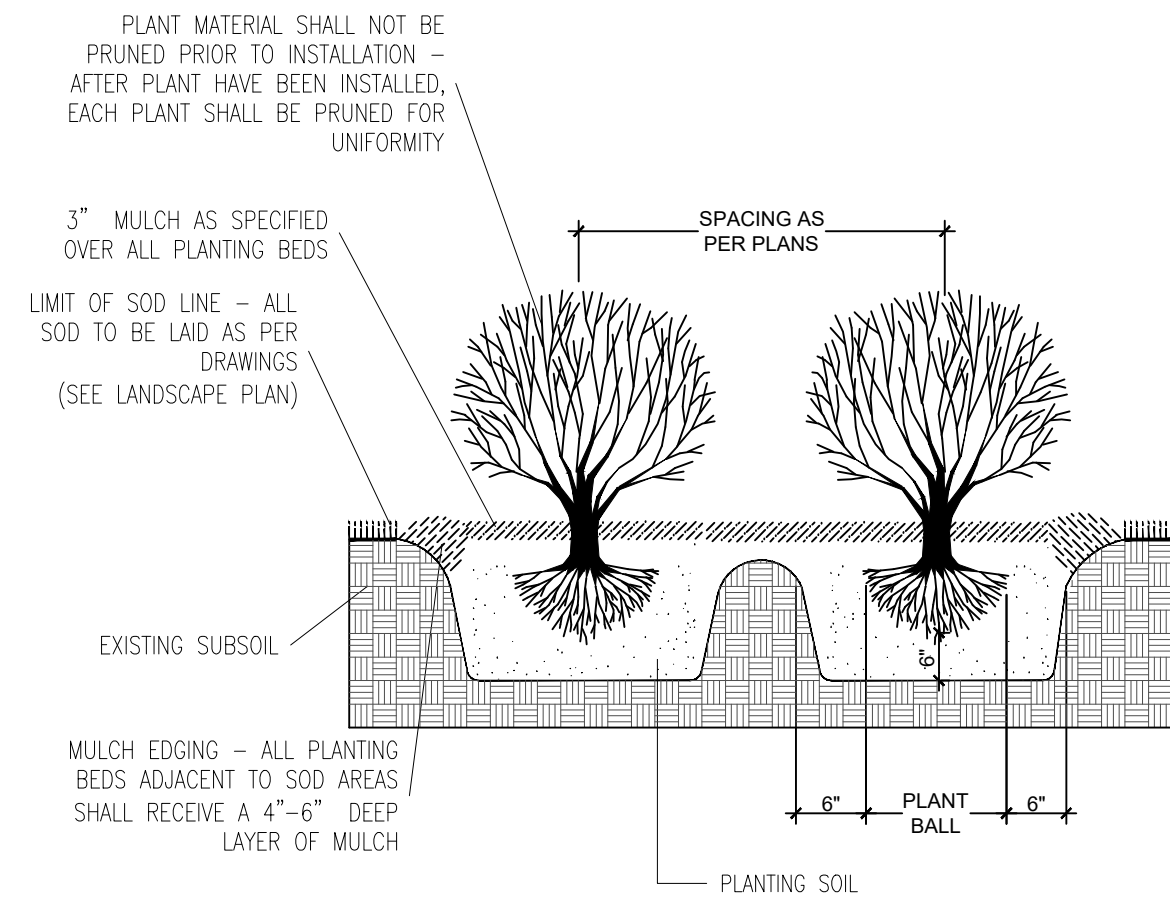
SMALL TREE PLANTING DETAIL



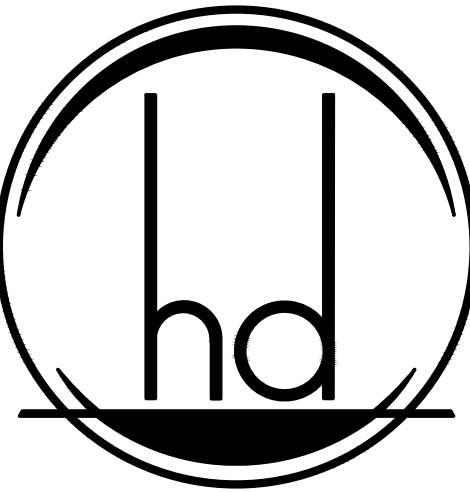
TYPICAL TREE GUYING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL SHRUB PLANTING DETAIL



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PROJECT # 225003.00  
CLIENT #3099500029

HOLLYWOOD FSR

HCA FLORIDA AVENTURA HOSPITAL  
20900 BISCAYNE BOULEVARD, AVENTURA, FL 33180

DESIGN  
DEVELOPMENT

04/24/2025

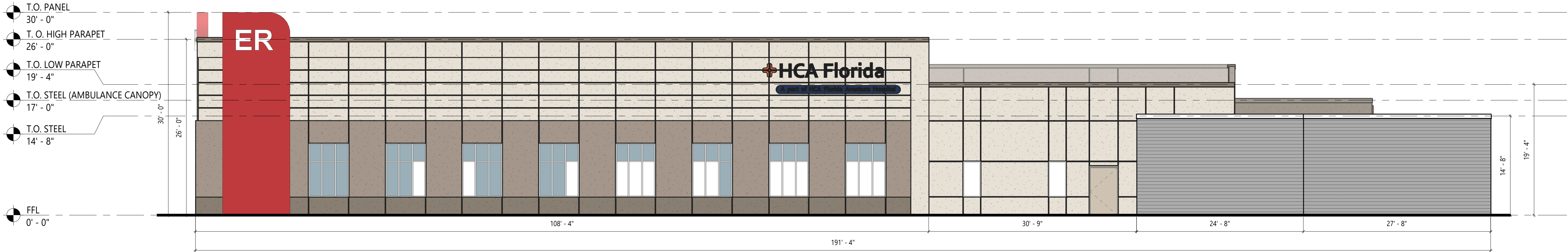


LANDSCAPE  
NOTES  
AND DETAILS

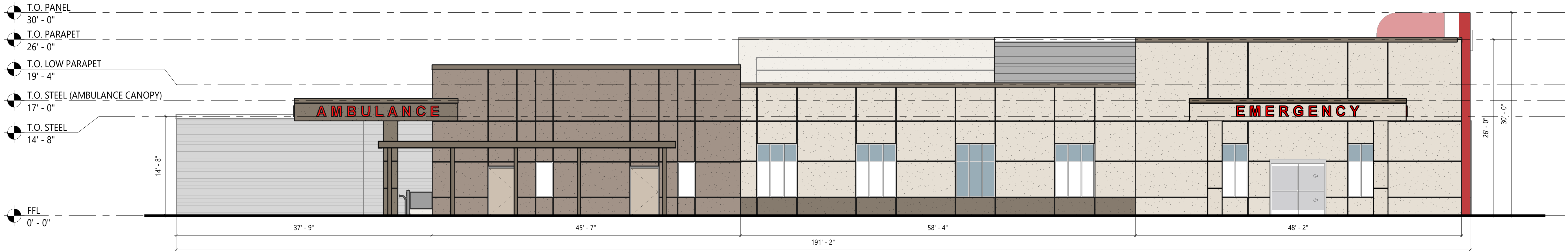
L-3



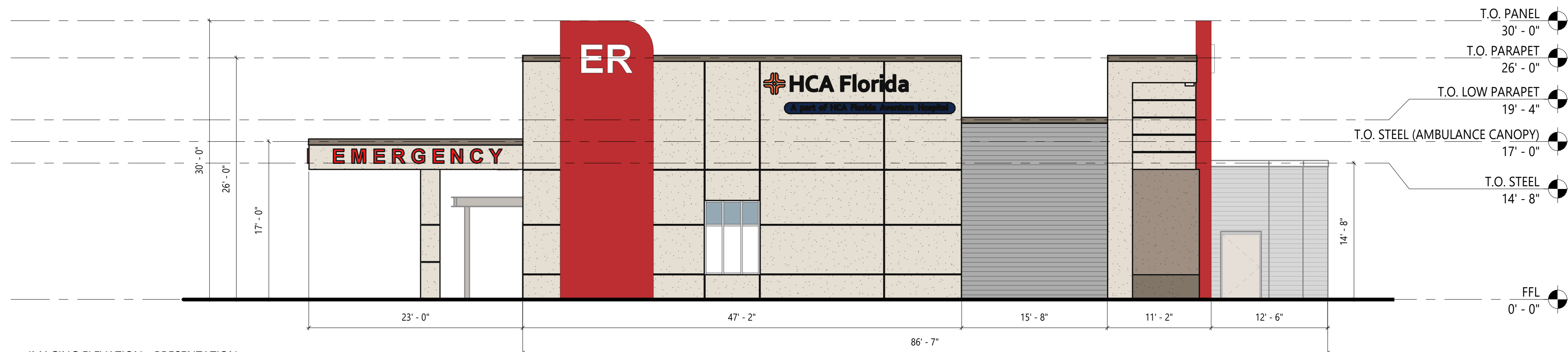
4/26/2025 10:10:01 PM  
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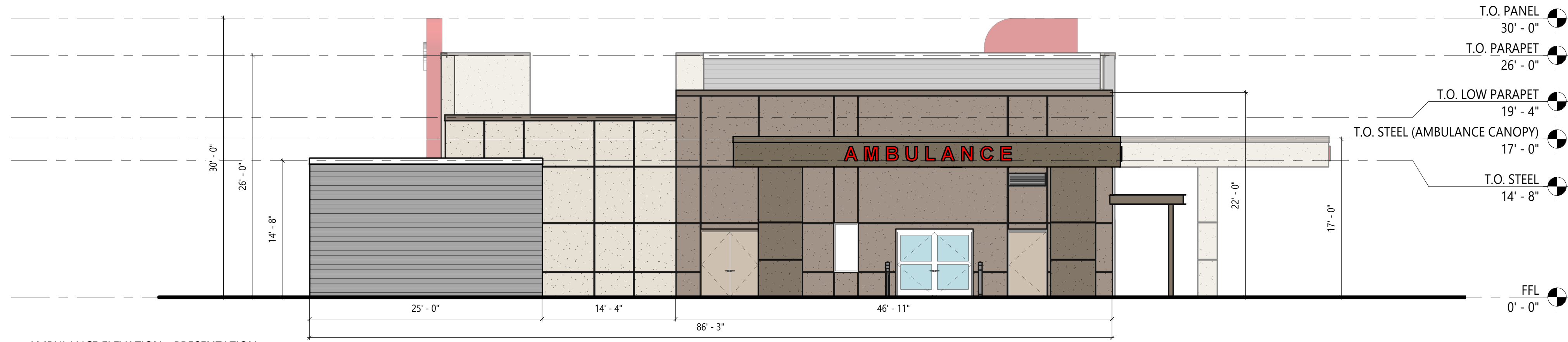
1 S STATE ROAD 7 ELEVATION - PRESENTATION  
SCALE: 1/8" = 1'-0"



2 EMERGENCY ELEVATION - PRESENTATION  
SCALE: 1/8" = 1'-0"



3 IMAGING ELEVATION - PRESENTATION  
SCALE: 1/8" = 1'-0"



4 AMBULANCE ELEVATION - PRESENTATION  
SCALE: 1/8" = 1'-0"

### ELEVATION LEGEND

PATTERN & MARKER	PRODUCT	COLOR / FINISH
	EIPS OVER CMU	SANDBLAST FINISH COLOR TO MATCH DRYVIT - SUEDE 105
	EIPS OVER CMU OR METAL STUDS	SANBLAST FINISH COLOR TO MATCH DRYVIT - SPECTRUM BROWN 142
	EIPS OVER CMU	SANDBLAST FINISH COLOR TO MATCH DRYVIT - NATURAL WHITE 103
	EIPS OVER CMU	SANDBLAST FINISH COLOR TO MATCH SW7033 - BRAINSTORM BRONZE
	PREFINISHED METAL COPING	KYNAR 500 - COLOR TO MATCH SW7033 - BRAINSTORM BRONZE
	CORRUGATED ROOF SCREEN WALL PANELS, COPING, EDGE AND CORNER TRIM	KYNAR 500 - COLOR TO MATCH SW7050 - USEFUL GRAY
	PREFINISHED METAL COPING	KYNAR 500 - COLOR TO MATCH NATURAL WHITE 103
	ALUMINUM WINDOW FRAMES	CLEAR ANODIZED
	GLAZING CLEAR / SPANDREL	GUARDIAN SUNGUARD SNX S1/23 SPANDREL - GRAY FRIT
	EXTERIOR HM DOORS, FRAMES AND LOUVERS	ALL COMPONENTS U.N.O. COLOR TO MATCH SW7033 - BRAINSTORM BRONZE
* REFER TO SPECS FOR MANUFACTURERS		



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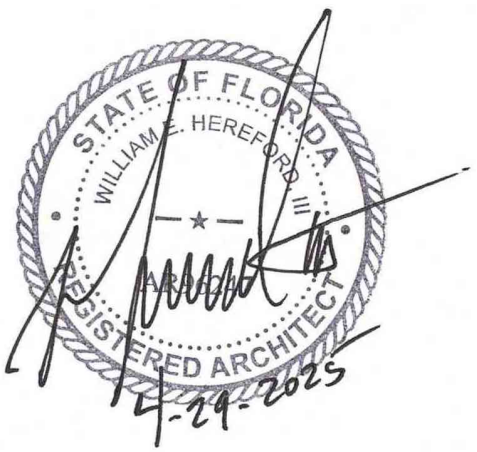
PROJECT # 225003.00

CLIENT #309200043

HOLLYWOOD FSER

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DEVELOPMENT



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AR # 104655

04/24/2025



DATES OF ISSUANCE

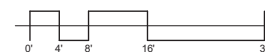
Presentation  
Elevations

A.1



**SCOPE LEGEND**

 NEW CONSTRUCTION



**1 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



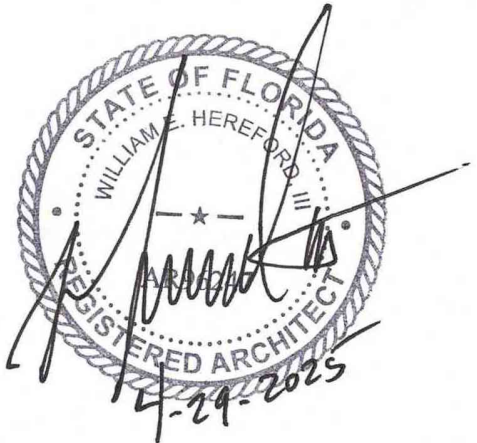


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04/24/2025



RENDERINGS

A.3



