



# CITY OF HOLLYWOOD, FLORIDA

## DEPARTMENT OF DEVELOPMENT SERVICES

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

### PLAT AND SUBDIVISION REGULATIONS APPLICATION

#### PETITIONER:

Petition # \_\_\_\_\_

(Please Print legibly or type)

Petitioner's Name:

SCHWEBKE-SHISKIN & ASSOCIATES, INC.  
c/o RONALD A. FRITZ, ASSISTANT VICE PRESIDENT

Address: 3240 CORPORATE WAY  
MIRAMAR, FL 33025

Phone Number: (954) 435-7010

Fax Number: (954) 438-3288

Cell Number: (954) 288-4474

Alternate Number: (954) 431-2868

Email: rfritz@shiskin.com

Relationship to Subject Property: ☐ Owner ☒ Agent: RONALD A. FRITZ, P.L.S.

#### SUBJECT PROPERTY:

Address: 910-940 S. DIXIE HWY, HOLLYWOOD, FL 33020

Legal Description: LOTS 1, 2, 3 & 15, BLOCK 1, ACCORDING TO THE PLAT OF  
"SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK  
19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD

#### PURPOSE OF APPLICATION: COUNTY, FLORIDA

<input type="checkbox"/> Plat Amendment/Delegation Request	\$911.00
<input type="checkbox"/> Plat	\$2,309.00
<input checked="" type="checkbox"/> Vacation of Roads and Easements	\$2,977.00

#### PETITIONER'S STATEMENT:

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

Petitioner's Signature: SCHWEBKE-SHISKIN & ASSOC. INC. c/o RONALD A. FRITZ, ASS. VICE PRES.

Date: 09/21/20

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

#### AUTHORIZATION FOR OWNER'S AGENT:

This is to certify that I am the owner of subject property described in the foregoing application to Plat and Subdivision Regulations and have authorized Schwebke-Shiskin & Associates, Inc. c/o Ron Fritz to make and file the aforesaid application.

Owner's Signature: \_\_\_\_\_

Date: 9/21/20

Address: 141 SE 1st Street Deerfield Beach, FL 33441

Phone Number: (954) 421-7888

Fax Number: ( ) \_\_\_\_\_

Cell Number: ( ) \_\_\_\_\_

Alternate Number: ( ) \_\_\_\_\_

Email: johna@stor-all.com

FOR OFFICE USE ONLY

Application received by: \_\_\_\_\_

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

Total amount received: \_\_\_\_\_



## Ron Fritz

---

**From:** payengineering@hollywoodfl.org  
**Sent:** Tuesday, September 29, 2020 12:09 PM  
**To:** Mark Bergquist  
**Subject:** Order Confirmation

It is recommended that you print a copy of this email for your records. It serves as a confirmation of your payment. Please do not reply to this email because it was sent from an unattended mailbox.

Order ID: A10A9E325CC6

Invoice: 163

Order Placed: Tuesday, September 29, 2020 09:08:27 AM PDT

Shipping Amount: \$0.00

Tax Amount: \$0.00

Amount of Transaction: \$2977.00

Payment Type: Visa

### BILL TO

-----

John Anderson  
141 SE 1st Street  
Deerfield Beach  
FL  
33441  
US  
954-421-1196  
markb@stor-all.com

### ORDER DESCRIPTION:

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Payment #163 for Vacation of Lands for Stor-All 910 S Dixie Highway

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Thank you for using our online payment service.

## Detail by Entity Name

Foreign Limited Liability Company

STOR-ALL SOUTH DIXIE HIGHWAY, LLC

### Filing Information

<b>Document Number</b>	M20000007535
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	08/28/2020
<b>State</b>	DE
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	09/17/2020
<b>Event Effective Date</b>	NONE

### Principal Address

701 WESTERN AVE  
GLENDALE, CA 91201

### Mailing Address

701 WESTERN AVE  
GLENDALE, CA 91201

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS ST  
TALLAHASSEE, FL 32301

### Authorized Person(s) Detail

#### **Name & Address**

Title MANAGER-MEMBER

PS FLORIDA ONE, INC.  
701 WESTERN AVE  
GLENDALE, CA 91201

Title MANAGER-MEMBER

STOR-ALL RENAISSANCE LLC

141 SE 1ST STREET  
DEERFIELD BEACH, FL 33441

### Annual Reports

**No Annual Reports Filed**

### Document Images

08/28/2020 -- Foreign Limited

[View image in PDF format](#)

**Detail by Entity Name**

Florida Limited Liability Company

**STOR-ALL RENAISSANCE LLC****Filing Information**

**Document Number** L14000170100  
**FEI/EIN Number** 47-2281033  
**Date Filed** 10/31/2014  
**State** FL  
**Status** ACTIVE  
**Last Event** LC STMNT OF RA/RO CHG  
**Event Date Filed** 01/30/2020  
**Event Effective Date** NONE

**Principal Address**

141 SE 1st Street  
DEERFIELD BEACH, FL 33441

Changed: 01/23/2019

**Mailing Address**

141 SE 1st Street  
DEERFIELD BEACH, FL 33441

Changed: 01/23/2019

**Registered Agent Name & Address**

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

Name Changed: 01/30/2020

Address Changed: 01/30/2020

**Authorized Person(s) Detail****Name & Address**

Title MGR

**JMA FAMILY INVESTMENTS LLC**

141 SE 1st Street  
DEERFIELD BEACH, FL 33441

Title MGR

**LWA INVESTMENTS LLC**

141 SE 1st Street  
DEERFIELD BEACH, FL 33441

**Annual Reports**

Report Year	Filed Date
2018	02/02/2018

2019	01/23/2019
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## Detail by Entity Name

Florida Limited Liability Company

JMA FAMILY INVESTMENTS LLC

### Filing Information

**Document Number** L14000169814  
**FEI/EIN Number** 47-2280896  
**Date Filed** 10/31/2014  
**State** FL  
**Status** ACTIVE

### Principal Address

141 SE 1st Street  
DEERFIELD BEACH, FL 33441

Changed: 01/23/2019

### Mailing Address

141 SE 1st Street  
DEERFIELD BEACH, FL 33441

Changed: 01/23/2019

### Registered Agent Name & Address

ANDERSON, JEFFREY M  
141 SE 1st Street  
DEERFIELD BEACH, FL 33441

Address Changed: 01/23/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

ANDERSON, JEFFREY M  
141 SE 1st Street  
DEERFIELD BEACH, FL 33441

Title MGR

Anderson, Bert John  
141 SE 1st Street  
DEERFIELD BEACH, FL 33441

### Annual Reports

Report Year	Filed Date
2018	02/02/2018
2019	01/23/2019
2020	02/26/2020

### Document Images

02/26/2020 -- ANNUAL REPORT

[View image in PDF format](#)



April 18, 2019

Ronald A. Fritz, Assistant Vice President  
Schwebke-Shiskin and Associates, Inc.  
3240 Corporate Way  
Miramar, Florida 33025

Dear Mr. Fritz:

Re: Platting requirements for a parcel legally described as Lots 1, 2, 3 and 15, Block 1, "Sunnyside Estates," according to the Plat thereof, as recorded in Plat Book 19, Page 35, of the Public Records of Broward County, Florida. This parcel is generally located on the west side of Dixie Highway, between Dewey Street and Washington Street, in the City of Hollywood.

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

Planning Council staff has determined that replatting would not be required by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

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

The subject parcel is less than 10 acres (approximately 1.02 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.



# SUNNYSIDE ESTATES

## HOLLYWOOD, BROWARD COUNTY, FLORIDA

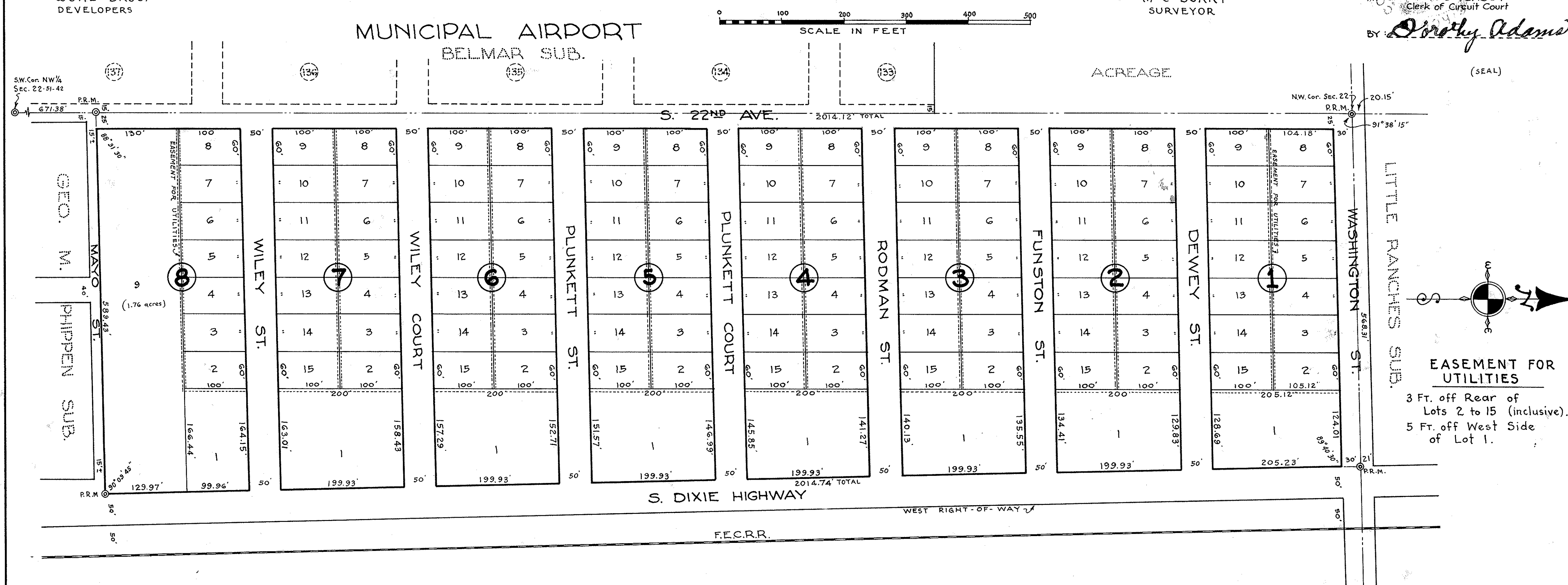
WOHL BROS.  
DEVELOPERSMUNICIPAL AIRPORT  
BELMAR SUB.M. E. BERRY  
SURVEYOR

## CIRCUIT COURT CLERK'S CERTIFICATE

Filed for record this 6<sup>th</sup> day of July  
A.D. 1945, in Plat Book 17, page 305 of the  
Public Records of Broward County,  
Florida. This plat complies with the  
provisions of Chapter 10275 (No. 253), Laws  
of the State of Florida.

ATTEST: TED CABOT  
Clerk of Circuit CourtBy: *Orthy Adams*

(SEAL)



## DESCRIPTION

All of Lots 7, 8, 9, 10, 11 and 12, of the subdivision of the Northwest Quarter (NW 1/4) of Section 22, Township 51 South, Range 42 East, according to plat thereof as recorded in Plat Book "5", page 58, of the public records of Dade County, Florida; said lands being located in the City of Hollywood, Broward County, Florida.

## SURVEYOR'S CERTIFICATE

I hereby certify that I have this day completed a survey of the hereon described lands as indicated, that Permanent Reference Monuments have been set as shown on attached plat, and that said plat is true and correct to the best of my knowledge and belief.

Dated at Hollywood, Broward County, Florida, this 28<sup>th</sup> day of May, A.D. 1945.

*Maurice E. Berry*  
MAURICE E. BERRY

FLORIDA LAND SURVEYOR 371  
HOLLYWOOD, FLORIDA

## DEDICATION

STATE OF FLORIDA } S.S.  
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT MARTIN M. WOHL and OLGA K. WOHL his wife, and HARRY WOHL a RUTH WOHL, his wife, are the owners in fee simple of lands described thereon under the caption "DESCRIPTION", and have caused said lands to be platted in the manner shown hereon and known as "SUNNYSIDE ESTATES".

ALL streets and avenues shown on said plat are hereby dedicated to the perpetual use of the public, reserving, however, unto themselves their successors and assigns, the reversion thereof whenever discontinued by law.

In Witness Whereof we hereunto set our hands and seal this 1<sup>st</sup> day of June, A.D. 1945.

*Theodore Fisher*  
WITNESS

*Olga K. Wohl*  
WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.  
COUNTY OF BROWARD }

I hereby certify that on this day personally appeared before me, Martin M. Wohl and Olga K. Wohl, his wife, and Harry Wohl and Ruth Wohl, his wife, to me well known to be the persons described in and who executed the foregoing plat and instrument of dedication, and they severally acknowledged the execution thereof to be their free act and deed; and I further certify that the said Olga K. Wohl and Ruth Wohl on a separate and private examination taken apart from their said husbands did acknowledge that they executed said plat and instrument of dedication, freely and voluntarily, and without any compulsion, constraint, apprehension, or fear of or from their said husbands.

Witness my hand and official seal at Hollywood, Broward County, Florida, this 1<sup>st</sup> day of June, A.D. 1945.

MY COMMISSION EXPIRES: *Mar. 9, 1946*

(seal)

NOTARY PUBLIC

## CITY PLANNING BOARD CERTIFICATE

This is to certify that the Planning Board of the City of Hollywood, Florida has approved and accepted the attached plat of "SUNNYSIDE ESTATES" by resolution adopted this 4<sup>th</sup> day of May A.D. 1945.

*J. E. Newman*  
SECRETARY

## CITY CLERK'S CERTIFICATE

This is to certify that the attached plat of "SUNNYSIDE ESTATES" was approved and accepted for record by the City Commission of Hollywood, Florida by Resolution No. 1155 adopted this 19<sup>th</sup> day of June A.D. 1945; and that by said Resolution all streets there accepted in the name of said city.

APPROVED: *Wm. Phausy* CITY MANAGER  
*Charles C. Mann* CITY CLERK

## COUNTY COMMISSION

This plat was approved and accepted for record by Resolution, passed and adopted by the Board of County Commissioners of Broward County, Florida, this 26 day of June A.D. 1945.

(SEAL)

ATTEST: TED CABOT  
Clerk of Circuit Court

APPROVED: *H. C. Davis*  
H. C. DAVIS, COUNTY ENGINEER  
State Registry # 48

BY: *Edman*  
DEPUTY

M. E. BERRY  
SURVEYS - AERIAL PHOTOS - MAPS  
105 N. 20TH AVE.  
HOLLYWOOD, FLORIDA

**Ronald A. Fritz**

**April 18, 2019**

**Page Two**

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

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

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Leny Huaman, Planner, at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:LRH

cc: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood











C  
Manager - OSP Planning  
& Engineering Design

ATT Florida  
8601 W Sunrise Blvd  
Plantation, FL 33322

T: 954-472-2257  
KP2551@att.com

December 2, 2019

Ronald A. Fritz  
3240 Corporate Way,  
Miramar, FL 33025

Re: Vacation of Utility Easements Hollywood, FL 33020

5 foot wide utility easement, portion of lot 1, block 1 (P.B. 19, PG. 35 – B.C.R.)  
3 foot wide utility easement portion lot 2, block 1 (P.B. 19, PG. 35-B.C.R.)  
3 foot wide utility easement portion lot 15, block 1 (P.B. 19, PG. 35-B.C.R.)  
3 foot wide utility easement portion lot 3, block 1 (P.B. 19, PG. 35-B.C.R.)

Public records of Broward County, Florida.

Property Address: 910 S DIXIE HWY  
HOLLYWOOD, FL 33020.

Dear Customer:

Please be advised that based on the legal sketch and description provided, ATT does not object to the proposed vacation of the area. Per initial search, no existing AT&T facilities are recorded in this area however please note that any relocation of found existing facilities will be at the cost of the owner/developer Schwebke-Shiskin & Associates. The plan for such rearrangements will also need to be coordinated with and approved by AT&T.

Thank you for choosing AT&T Florida.

Respectfully,

Charles Patillo  
Manager - OSP Planning & Engineering Design  
ATT Florida  
954-472-2257





Oct 7th, 2020

Ronald A. Fritz  
Schwebke Shiskin Associates  
3240 Corporate Way  
Miramar, FL, 33025

Dear Mr. Fritz,

This letter is in response to your request for the release of a portion of a 5' utility easement.

In meeting with your request, FPL has no objection to releasing our rights in 5' utility easement in a portion of Lot 1, Block 1, P.B.19, Page 35 of the Public records of Broward County provided that the owner agrees to grant utility easements, find alternative routes, and pay for all reasonable costs and expenses incurred by FPL, including alternative easements and any necessary relocation costs, as determined by FPL in its sole discretion, in the event that any existing electric facilities in the easement of way becomes inadequate to provide electric service and an alternative route is required in FPL's sole discretion in order to provide electric service.

The release is restricted to the following description (see attachment for complete description/sketch):

**LEGAL DESCRIPTION:**

THAT CERTAIN 5.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 1 OF SAID BLOCK 1 AND BEING BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 1, OF SAID BLOCK 1; AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 1, OF SAID BLOCK 1; ALL LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

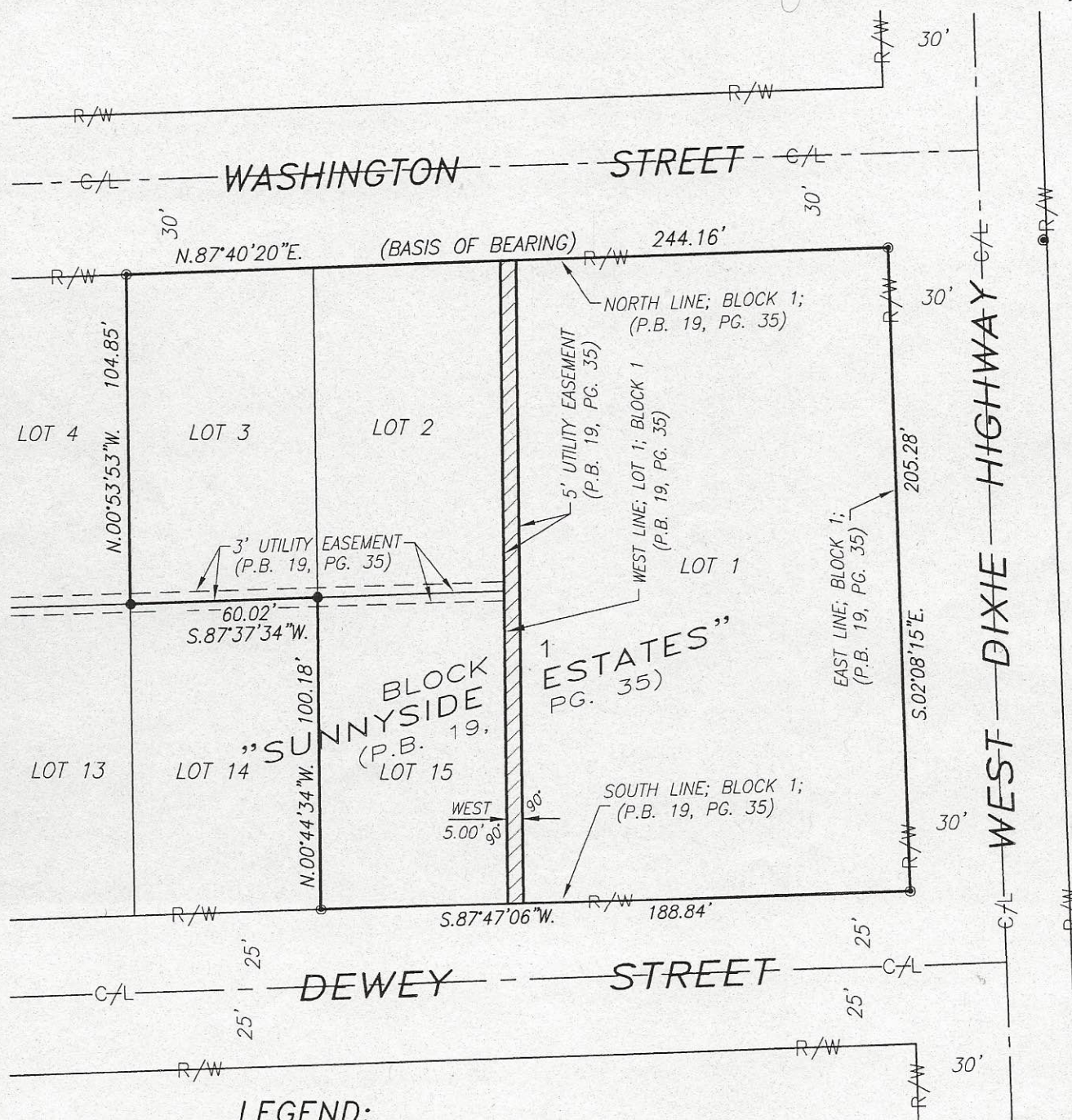
A handwritten signature in cursive script that reads 'Els Thijs'.

Els Thijs  
Associate Engineer



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

5.00 FOOT WIDE UTILITY EASEMENT TO BE VACATED  
A PORTION OF LOT 1, BLOCK 1 (P.B. 19, PG. 35 - B.C.R.)



## LEGEND:

P.B. - DENOTES PLAT BOOK  
O.R.B. - DENOTES OFFICIAL RECORDS BOOK  
PG. - DENOTES PAGE  
P.O.C. - DENOTES POINT OF COMMENCEMENT  
P.O.B. - DENOTES POINT OF BEGINNING  
R/W - DENOTES RIGHT-OF-WAY  
C/L - DENOTES CENTER LINE

SHEET 1 OF 2 SHEETS

## SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954) 435-7010 FAX No. (954) 438-3288

ORDER NO. 209888

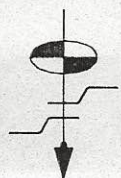
DATE: NOVEMBER 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

## REVISIONS





# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

5.00 FOOT WIDE UTILITY EASEMENT TO BE VACATED  
A PORTION OF LOT 1, BLOCK 1 (P.B. 19, PG. 35 - B.C.R.)

## LEGAL DESCRIPTION:

THAT CERTAIN 5.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 1 OF SAID BLOCK 1 AND BEING BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 1, OF SAID BLOCK 1; AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 1, OF SAID BLOCK 1; ALL LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

- 1) ORDERED BY: STOR-ALL ACQUISITIONS, LLC.
- 2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
- 3) THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) A PORTION OF BROWARD COUNTY, FLORIDA, TAX FOLIO No. 5142-22-22-0020.
- 6) THE PARCEL AS DESCRIBED HEREON CONTAINS 1,026 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2 SHEETS



### SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 209888

DATE: NOVEMBER 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

*Ronald A. Fritz*  
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

### REVISIONS





Oct 7th, 2020

Ronald A. Fritz  
Schwebke Shiskin Associates  
3240 Corporate Way  
Miramar, FL, 33025

Dear Mr. Fritz,

This letter is in response to your request for the release of a portion of a 3' utility easement.

In meeting with your request, FPL has no objection to releasing our rights in the 3' utility easement in a portion of Lot 2, Block 1, P.B.19, Page 35 of the Public records of Broward County provided that the owner agrees to grant utility easements, find alternative routes, and pay for all reasonable costs and expenses incurred by FPL, including alternative easements and any necessary relocation costs, as determined by FPL in its sole discretion, in the event that any existing electric facilities in the easement of way becomes inadequate to provide electric service and an alternative route is required in FPL's sole discretion in order to provide electric service.

The release is restricted to the following description (see attachment for complete description/sketch):

**LEGAL DESCRIPTION:**

THAT CERTAIN 3.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN LOT 2, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 3.00 FEET OF LOT 2, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 2 OF SAID BLOCK 1 AND BEING BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 2, OF SAID BLOCK 1; AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 2, OF SAID BLOCK 1; ALL LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

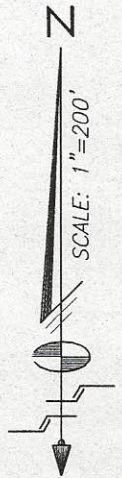
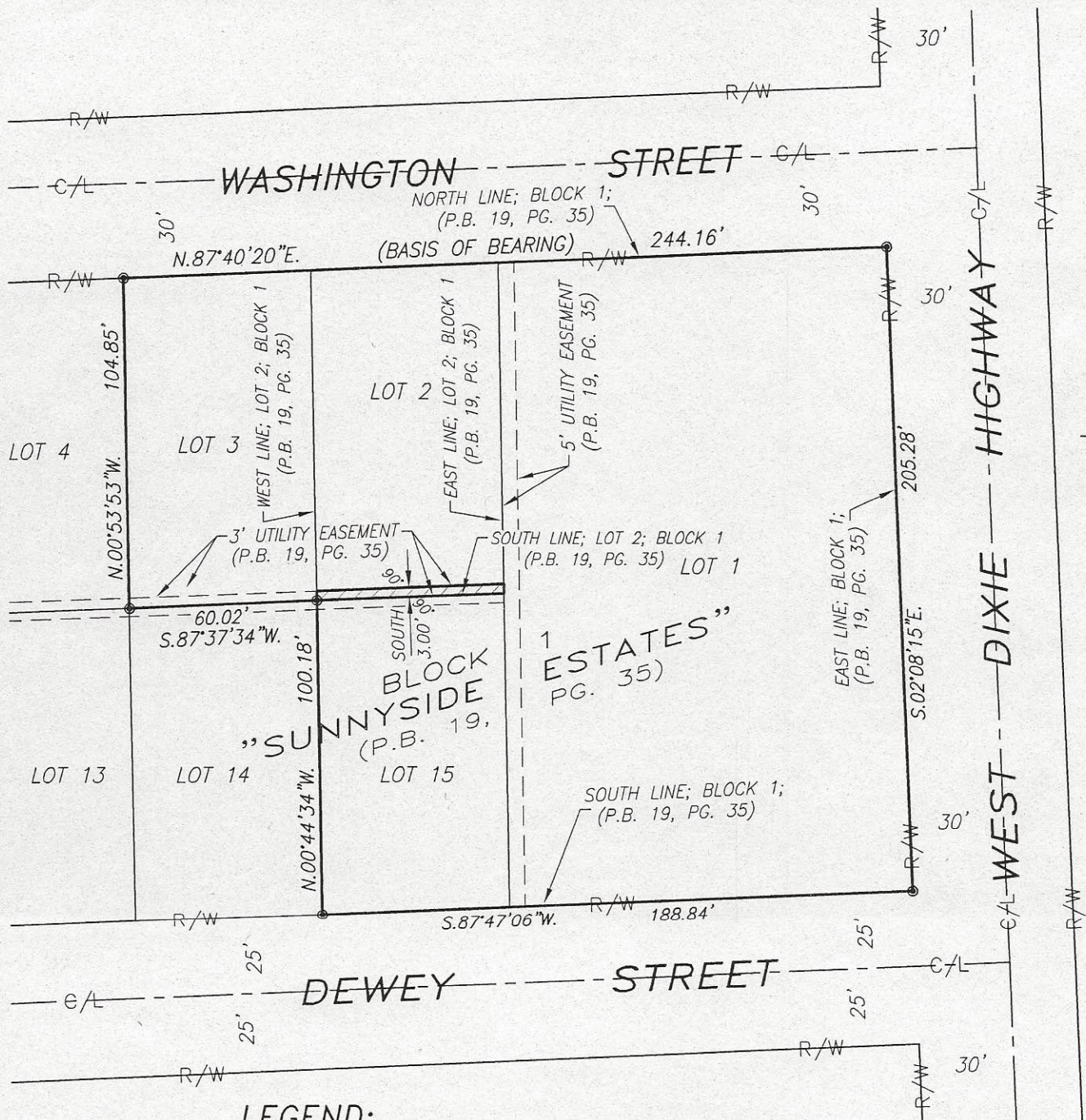
A handwritten signature in cursive script that reads 'Els Thijs'.

Els Thijs  
Associate Engineer



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

3.00 FOOT WIDE UTILITY EASEMENT TO BE VACATED  
A PORTION OF LOT 2, BLOCK 1 (P.B. 19, PG. 35 - B.C.R.)



## LEGEND:

P.B. - DENOTES PLAT BOOK  
O.R.B. - DENOTES OFFICIAL RECORDS BOOK  
PG. - DENOTES PAGE  
P.O.C. - DENOTES POINT OF COMMENCEMENT  
P.O.B. - DENOTES POINT OF BEGINNING  
R/W - DENOTES RIGHT-OF-WAY  
C/L - DENOTES CENTER LINE

SHEET 1 OF 2 SHEETS



## SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 209888

DATE: NOVEMBER 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

*Ronald A. Fritz*  
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

## REVISIONS



# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

3.00 FOOT WIDE UTILITY EASEMENT TO BE VACATED  
A PORTION OF LOT 2, BLOCK 1 (P.B. 19, PG. 35 - B.C.R.)

## LEGAL DESCRIPTION:


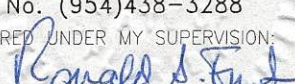
THAT CERTAIN 3.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN LOT 2, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 3.00 FEET OF LOT 2, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 2 OF SAID BLOCK 1 AND BEING BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 2, OF SAID BLOCK 1; AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 2, OF SAID BLOCK 1; ALL LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

- 1) ORDERED BY: STOR-ALL ACQUISITIONS, LLC.
- 2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
- 3) THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) A PORTION OF BROWARD COUNTY, FLORIDA, TAX FOLIO No. 5142-22-22-0020.
- 6) THE PARCEL AS DESCRIBED HEREON CONTAINS 180 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288		<b>REVISIONS</b>
	ORDER NO. <u>209888</u> DATE: <u>NOVEMBER 15, 2019</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767	





Oct 7th, 2020

Ronald A. Fritz  
Schwebke Shiskin Associates  
3240 Corporate Way  
Miramar, FL, 33025

Dear Mr. Fritz,

This letter is in response to your request for the release of a portion of a 3' utility easement.

In meeting with your request, FPL has no objection to releasing our rights in the 3' utility easement in a portion of Lot 3, Block 1, P.B.19, Page 35 of the Public records of Broward County provided that the owner agrees to grant utility easements, find alternative routes, and pay for all reasonable costs and expenses incurred by FPL, including alternative easements and any necessary relocation costs, as determined by FPL in its sole discretion, in the event that any existing electric facilities in the easement of way becomes inadequate to provide electric service and an alternative route is required in FPL's sole discretion in order to provide electric service.

The release is restricted to the following description (see attachment for complete description/sketch:

**LEGAL DESCRIPTION:**

THAT CERTAIN 3.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN LOT 3, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 3.00 FEET OF LOT 3, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 3 OF SAID BLOCK 1 AND BEING BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 3, OF SAID BLOCK 1; AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 3, OF SAID BLOCK 1; ALL LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

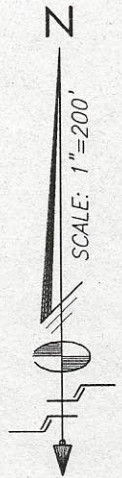
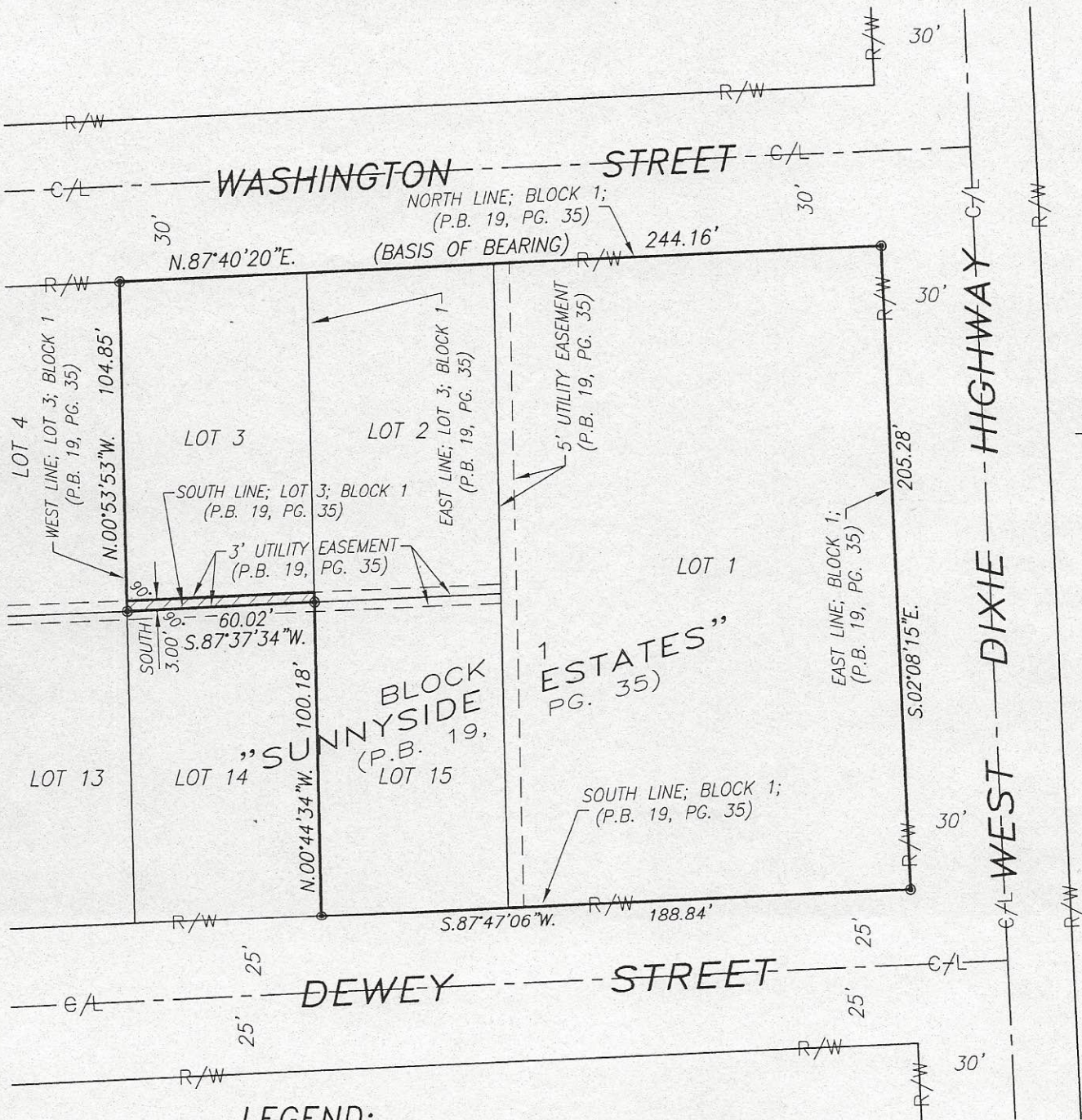
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Els Thijs  
Associate Engineer



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

3.00 FOOT WIDE UTILITY EASEMENT TO BE VACATED  
A PORTION OF LOT 3, BLOCK 1 (P.B. 19, PG. 35 - B.C.R.)



## LEGEND:

P.B. - DENOTES PLAT BOOK  
O.R.B. - DENOTES OFFICIAL RECORDS BOOK  
PG. - DENOTES PAGE  
P.O.C. - DENOTES POINT OF COMMENCEMENT  
P.O.B. - DENOTES POINT OF BEGINNING  
R/W - DENOTES RIGHT-OF-WAY  
C/L - DENOTES CENTER LINE

SHEET 1 OF 2 SHEETS



## SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No.(954)435-7010 FAX No. (954)438-3288

ORDER NO. 209888

DATE: NOVEMBER 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

*Ronald A. Fritz*  
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

## REVISIONS



# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

3.00 FOOT WIDE UTILITY EASEMENT TO BE VACATED  
A PORTION OF LOT 3, BLOCK 1 (P.B. 19, PG. 35 - B.C.R.)

## LEGAL DESCRIPTION:


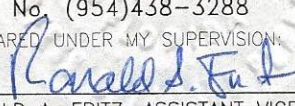
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## SURVEYOR'S NOTES:

- 1) ORDERED BY: STOR-ALL ACQUISITIONS, LLC.
- 2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
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SHEET 2 OF 2 SHEETS

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	ORDER NO. <u>209888</u>	PREPARED UNDER MY SUPERVISION:	
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Oct 7th, 2020

Ronald A. Fritz  
Schwebke Shiskin Associates  
3240 Corporate Way  
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Dear Mr. Fritz,

This letter is in response to your request for the release of a portion of a 3' utility easement.

In meeting with your request, FPL has no objection to releasing our rights in the 3' utility easement in a portion of Lot 15, Block 1, P.B.19, Page 35 of the Public records of Broward County provided that the owner agrees to grant utility easements, find alternative routes, and pay for all reasonable costs and expenses incurred by FPL, including alternative easements and any necessary relocation costs, as determined by FPL in its sole discretion, in the event that any existing electric facilities in the easement of way becomes inadequate to provide electric service and an alternative route is required in FPL's sole discretion in order to provide electric service.

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Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

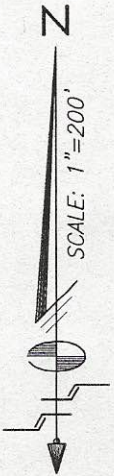
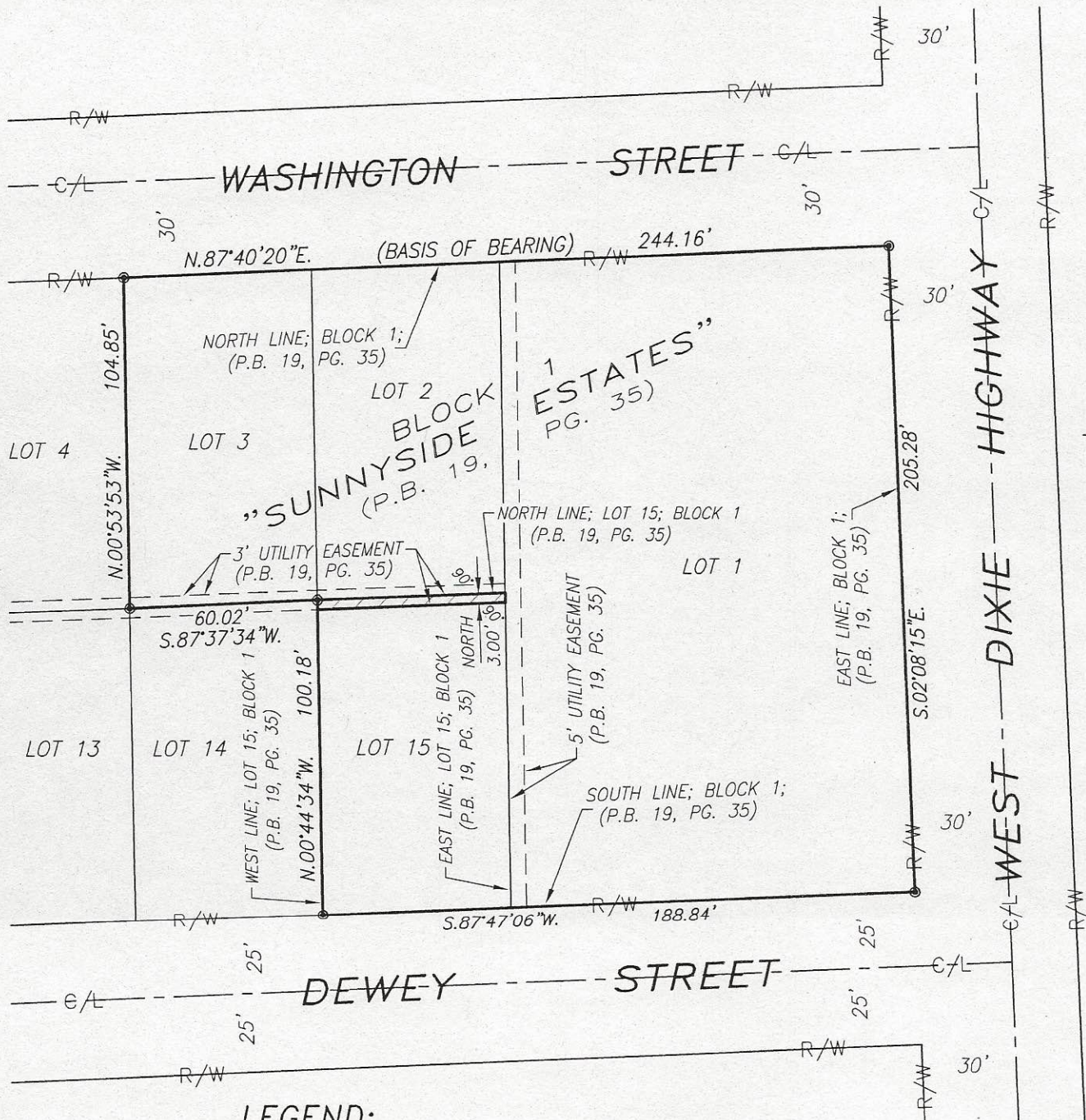
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Els Thijs  
Associate Engineer



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## LEGEND:

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SHEET 1 OF 2 SHEETS



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LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954) 435-7010 FAX No. (954) 438-3288

ORDER NO. 209888

DATE: NOVEMBER 15, 2019

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CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

*Ronald A. Fritz*  
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

## REVISIONS



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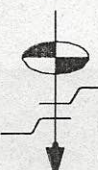
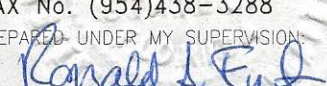
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SHEET 2 OF 2 SHEETS

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	ORDER NO. <u>209888</u> DATE: <u>NOVEMBER 15, 2019</u>	PREPARED UNDER MY SUPERVISION: 	
	THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767	



## Ron Fritz

---

**From:** Sabrina Lopez <slopez@prgconsulting.net>  
**Sent:** Wednesday, November 27, 2019 11:40 AM  
**To:** Ron Fritz  
**Cc:** leonard\_maxwell-newbold@cable.comcast.com; MATHIAS\_SABO@comcast.com; Davidson, Ricardo A  
**Subject:** Mark Up- TNMU ID-00724 - Washington St, West Dixie Hwy, Dewey St. Hollywood  
**Attachments:** CC MR TNMU - 00724 pg2.pdf

Good morning Mr. Fritz

Attached is a copy of the markups you requested. Comcast has aerial facilities located along this project route.

Please use these markups for any future meetings and/or discussions regarding your involvement.

Let me know if you have any questions or concerns.

Thank You,



Leonard Maxwell-Newbold  
Tech 3 Network Engineering / Regional Permit Manager  
2601 SW 145<sup>th</sup> Avenue Miramar, Florida 33027  
1-754-221-1254 office number / 1-954-444-5113 mobile number  
[Leonard\\_maxwell-newbold@cable.comcast.com](mailto:leonard_maxwell-newbold@cable.comcast.com)







## Ron Fritz

---

**From:** Domning, Joan <JDomning@tecoenergy.com>  
**Sent:** Thursday, November 21, 2019 9:48 AM  
**To:** Ron Fritz  
**Subject:** RE: Stor-All Hollywood - Easement Vacation

Ron,  
Please see the GIS map below showing our facilities.  
TCO-PGS does not have an objection to vacates you specified.  
Thank you,

*Joan Domning  
Senior Administrative Specialist  
Peoples Gas  
Distribution Engineering  
8416 Palm River Road  
Tampa, FL 33619  
Office: 813-275-3783  
Ext. 53783*







**From:** Ron Fritz <rfritz@shiskin.com>  
**Sent:** Thursday, November 21, 2019 9:41 AM  
**To:** Domning, Joan <JDomning@tecoenergy.com>  
**Subject:** RE: Stor-All Hollywood - Easement Vacation

Joan,

Thank you for your follow up.

I have attached the four easements that we need vacated due to the construction of a new facility.

Regards,  
Ron



RONALD A. FRITZ  
ASSISTANT VICE-PRESIDENT  
Schwebke-Shiskin & Associates, Inc.



**Ron Fritz**

---

**From:** Alicia Vereia-Feria <AVEREA-FERIA@hollywoodfl.org>  
**Sent:** Monday, November 18, 2019 9:54 AM  
**To:** Ron Fritz  
**Cc:** Clarissa Ip; Jose Garcia  
**Subject:** RE: [EXT]Stor-All Hollywood - Easement Vacation

Good morning, Sir.

Thank you for following up.  
We understand the urgency of your request.

For your use and records, the City of Hollywood Public Utilities Department has no objection to the vacating of the existing utility easements within the project limits.  
Additional approval may be necessary from the City's Engineering Department copied on this message.

Please do not hesitate to reach out to me should you need further information.  
Thank you for the opportunity to be of assistance.

**Alicia M. Vereia-Feria, CFM**

Engineer  
City of Hollywood, Florida  
Department of Public Utilities  
Engineering & Construction Services  
2600 Hollywood Blvd, Room 308  
Hollywood, FL 33022  
Phone: (954)921-3302  
[averea-feria@hollywoodfl.org](mailto:averea-feria@hollywoodfl.org)



ECSD Offices are open Monday – Thursday from 7:00 am to 6:00 pm  
Please consider the environment before printing this email

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**From:** Ron Fritz [mailto:[rfritz@shiskin.com](mailto:rfritz@shiskin.com)]  
**Sent:** Friday, November 15, 2019 4:56 PM  
**To:** Wilford Zephyr; Alicia Vereia-Feria  
**Subject:** FW: [EXT]Stor-All Hollywood - Easement Vacation  
**Importance:** High

Wilford/Alicia,

This is a follow up on the request letter of October 9, 2019, to vacate various utility easements.

As stated below the pertinent information was enclosed along with the Sketch and Legal Descriptions of the easements to be vacated.