

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 06/29/2023

Location Address: 2100 N. Federal Highway, Hollywood, Florida 33020

See Legal Description
Lot(s): attached as Exhibit "A" Block(s): _____ Subdivision: _____

Folio Number(s): 5142 10 13 0010

Zoning Classification: FH-2 Land Use Classification: Regional Activity Center (RAC)

Existing Property Use: One-Story Commercial Building Sq Ft/Number of Units: 13,597 sq. ft.

Is the request the result of a violation notice? () Yes (X) 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): No

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: Applicant is seeking preliminary site approval and, ultimately, site approval.

Number of units/rooms: 200 units Sq Ft: 10,155 sq. ft.

Value of Improvement: \$45M Estimated Date of Completion: Q4 2025/Q1 2026

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Bardi VP, LLC

Address of Property Owner: 8000 SW 117 Ave, Suite 206, Miami, Florida 33183

Telephone: 305-915-7737 Fax: 305-275-7410 Email Address: thestarlifegroup@gmail.com

Name of Consultant/Representative/Tenant (circle one): Peterson, Baldor & Maranges, PLLC

Address: 8000 SW 117 Ave, Suite 206, Miami, Florida 33183 Telephone: 305-270-3773

Fax: 305-275-7410 Email Address: michael@pbmlegal.net; brittany@pbmlegal.net

Date of Purchase: 02/13/2023 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Starlife Development, LLC

Registered Agent: Gevorg Shahbazyan Address: 3080 SW 44th Court, Fort Lauderdale, FL 33312

Email Address: miamiredboxrealtor@gmail.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 06.29.23

PRINT NAME: Gevorg Shahbazyan

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: Michael P. Peterson

Date: 6/29/23

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

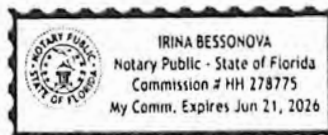
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Gevorg Shahbazyan to my property, which is hereby made by me or I am hereby authorizing BARDI UP LLC to be my legal representative before the Technical Advisory Committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 29 day of June, 2023

Notary Public
State of Florida



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

Signature of Current Owner

BARDI UP LLC

Print Name

Gevorg Shahbazyan

Exhibit “A”

Legal Description

Lots 1 through 10, inclusive, less the East 7 feet of Lots 1 through 6, inclusive, in MONTEREY PARK, according to the Plat thereof, recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida;

LESS that part of Lot 1, MONTEREY PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida, in Section 10, Township 51 South, Range 42 East, which is included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 1 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 1

AND LESS that part of Lot 6 of said MONTEREY PARK which is included in the external area formed by a 15 foot radius arc which is tangent to the North line of said Lot 6 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 6.

LEGAL DESCRIPTION:

Lots 1 through 10, inclusive, less the East 7 feet of Lots 1 through 6, inclusive, in MONTEREY PARK, according to the Plat thereof, recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida;

LESS that part of Lot 1, MONTEREY PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida, in Section 10, Township 51 South, Range 42 East, which is included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 1 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 1

AND LESS that part of Lot 6 of said MONTEREY PARK which is included in the external area formed by a 15 foot radius arc which is tangent to the North line of said Lot 6 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 6.

ZONING INFORMATION PER CITY OF HOLLYWOOD
ZONING CODE PASSED 1/15/2020:

ZONE: FH2
EXISTING LAND USE: COMMERCIAL

MAXIMUM PRIMARY FRONTAGE SETBACK: 30 FT.
MINIMUM PRIMARY FRONTAGE SETBACK: 10 FT.
MINIMUM SECONDARY FRONTAGE SETBACK: 10 FT.
MINIMUM SIDE SETBACK:N/A
MINIMUM REAR SETBACK: 10FT.

Notes:
a) all clearances and / or encroachments shown hereon are of apparent nature. fence ownership by visual means. legal ownership of fences not determined.
b)this is an alta survey
c) code restriction and title search are not reflected on this survey.
d) the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
e) the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
f) underground encroachments, if any, not located.
g) 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 surveys, jointly established and adopted by alta and nsps, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 (a minimum of \$1,000,000) and 20(a) of table a thereof(see items addressed under 2021 alta/nsps minimum standard detail requirements table a items addressed on survey). the fieldwork was completed on 6/1/23.
h) if shown, bearings are to an assumed meridian (by plat)
i) if shown, elevations are referred to n.a.v.d. 1988
j) invert elevations for both storm and sewer structures were measured to the best of the surveyor's ability during the time field work was conducted.
k) the inverts were measured to the bottom of the pipes.
l)some inverts were immeasurable due to structure being filled and visibility of pipe obscured.

2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS TABLE A ITEMS ADDRESSED ON SURVEY

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. -**All monuments that were located are referenced depicted on survey.**

2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. -**Address of surveyed property was obtained by the surveyor and observed while conducting the fieldwork.**

3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. -**No flood zone graphical depiction; this survey is in flood zone “X”**

4. Gross land area (and other areas if specified by the client).-**The gross land area is ± 1.48 acres or ±64289.04 sq.ft.**

6. (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter. -**Zoning information depicted on sheet 1 of the survey under "Zoning Information per City of Hollywood."**

(b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter. -**Client did not provide the surveyor with a zoning report letter.**

7. (a) Exterior dimensions of all buildings at ground level. -**The exterior dimensions of the building are depicted on the survey.**

(b) Square footage of:

(1) exterior footprint of all buildings at ground level. -**The square footage of the footprint of the building is 12015.85 sq. ft.**

(c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. -**The measured height of the building is ±17.6.**

8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).-**Any aforementioned substantial features were surveyed and drawn on the survey.**

9.Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.-**There were 39 clearly idenfitable regular parking spaces and 1 handicap parking space.**

10.As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties. -**There were no divisions or party walls with respect to adjoining properties.**

11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:

(a) plans and/or reports provided by client-**No underground utilities were located, nor was there a request for underground utilities to be located.**

13. Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by “et al.” -**Names of adjoining owners are depicted on the survey.**

14. As specified by the client, distance to the nearest intersecting street.-**The nearest intersection is from the centerline of Liberty Street to the centerline of Shenandoah Street as depcited on the survey.**

16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. -**There was no evidence of any recent earth moving, building construction, or building additions observed while conducting fieldwork.**

17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. -**There was no information of any upcoming changes to the existing right of way lines given to the surveyor prior or during the conducting of the field work, and there was not any evidence of recent street or sidewalk construction.**

18. Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. -**All easements that were provided to the surveyor, if said easements were plottable, were plotted on the survey.**

19. Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map. -**Thomas J. Kelly Inc has professional liability insurance of up to \$2,000,000 and can provide a certificate of insurance upon request.**

20. (a)Evidence of site used as a solid waste dump, sump or sanitary landfill observed in the process of conducting fieldwork. -**There was no evidence that the subject property was being used as a solid waste dump, sump or sanitary landfill during the process of conducting fieldwork.**

CERTIFY TO:
BARDI VP, LLC
AMERTITLE, LLC

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS
HAVE DESIGNATED THE HEREIN
DESCRIBED LAND TO BE SITUATED

IN FLOOD ZONE: X
PANEL NO/SUFFIX: 569/H
COMMUNITY NO.: 120053
DATE OF FIRM: 8/18/2014

THE SUBJECT PROPERTY DOES NOT
LIE IN A SPECIAL FLOOD HAZARD AREA

LOCATION MAP OF PROJECT AREA
SCALE: N.T.S.
A PORTION OF LAND IN THE S. ½ S.E. ¼ N.E. ¼ NW ¼
SECTION 10 TOWNSHIP 51 SOUTH, RANGE 42 EAST

SCHEDULE B-II TITLE REVIEW:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 1368358

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-- Requirements are met. **NOT SURVEY RELATED.**

2. a. General or special taxes and assessments required to be paid in the year **2023** and subsequent years. **NOT SURVEY RELATED**
b. Rights or claims of parties in possession not recorded in the Public Records. **NONE VISIBLE**
c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. **A 6' CBS WALL ON THE WEST SIDE OF THE PROPERTY IS APPROXIMATELY 0.48' INTO LOT 12 AND UP TO 0.40' INTO LOT 11 AS DEPICTED ON THE SURVEY.**
d. Easements or claims of easements not recorded in the Public Records. **NONE VISIBLE**
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. **NOT SURVEY RELATED.**

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. N/A*

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **NOT SURVEY RELATED.**

5. Rights of the lessees under unrecorded leases. **NOT SURVEY RELATED.**

6. All matters contained on the Plat of MONTEREY PARK, as recorded in Plat Book 2, Page 46, Public Records of Broward County, Florida. **DEPICTED ON SURVEY**

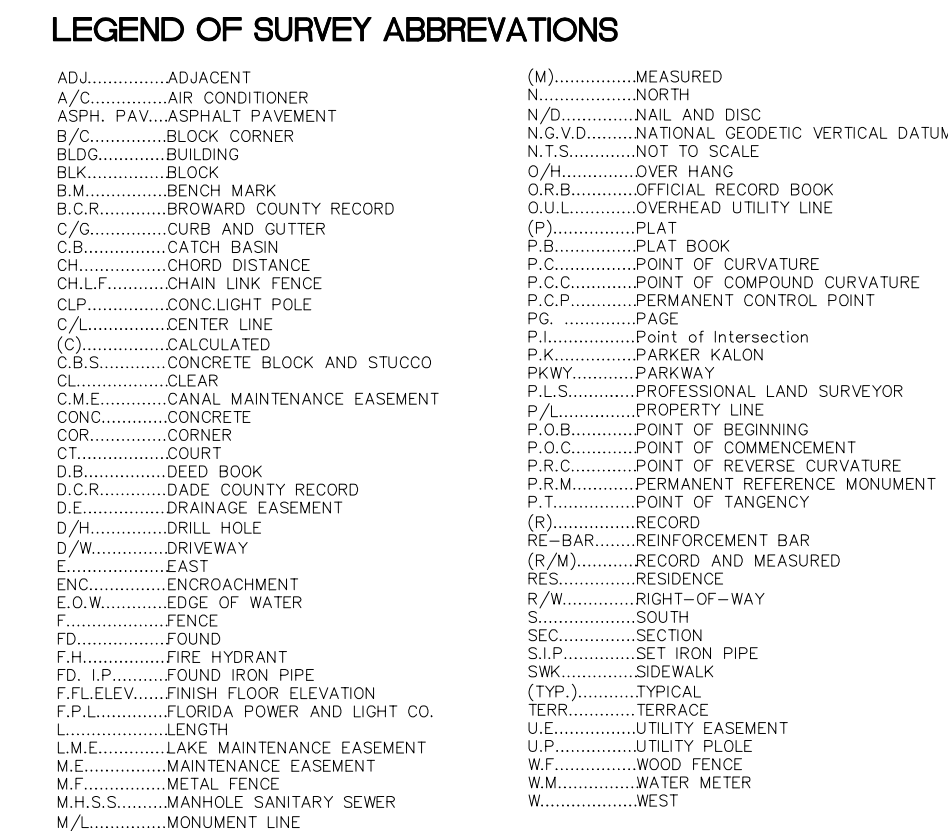
7. Ordinance No. 2005-18 recorded in O.R. Book 40082, Page 1783, Public Records of Broward County, Florida. **AFFECTS SUBJECT PROPERTY, BUT NOT SURVEY RELATED.**

8. Ordinance No. 2005-19 recorded in O.R. Book 40082, Page 1789, Public Records of Broward County, Florida. **AFFECTS SUBJECT PROPERTY, BUT NOT SURVEY RELATED.**

JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

SURVEY NOT VALID WITHOUT PAGES 1 AND 2 TOGETHER

REVISIONS	DATE	DRAWN BY	A.L.T.A./N.S.P.S. SURVEY	2100 N. FEDERAL HIGHWAY HOLLYWOOD, FL 33020	THOMAS J. KELLY INC. SURVEYORS-MAPPERS LAND PLANNERS	L.B. # 8077 9495 SW 99 STREET MIAMI FLORIDA 33176 TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD E-MAIL: tjksurveys@gmail.com		
BOUNDARY & TOPO	6/1/23	J.P.IV						
			SURVEY No. 23-0749	SCALE: 1:20 SHEET No. 1 of 2				



A horizontal number line is shown with tick marks at 0, 20, and 40. The word "Feet" is written at the right end of the line.



THOMAS J. KELLY INC.
LAND SURVEYORS

LEGEND
A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta = Chattahoochee
C = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Easement
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M. = Measured
M.F. = Metal Fence
M.H. = Manhole
N. = Monument Line
NON = Monument
N/A = Not Applicable
ND = Nail & Disc
NTS = Not to Scale
OIS = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
E = Property Line
PL = Plaster
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
RR = Railroad
PSM = Professional Surveyor Map
RW = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
WM = Water Meter
W.V. = Water Valve
Denotes Spot Elevations Taken

0 20 40
GRAPHIC SCALE
SCALE: 1"=20'
(SCALE IN FEET)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

a) All roads shown herein are public unless otherwise noted.
b) The location of any easement or encroachment is shown as a dashed line.
c) The location of any easement or encroachment is shown as a dashed line.
d) The location of any easement or encroachment is shown as a dashed line.
e) The location of any easement or encroachment is shown as a dashed line.
f) The location of any easement or encroachment is shown as a dashed line.
g) The location of any easement or encroachment is shown as a dashed line.
h) The location of any easement or encroachment is shown as a dashed line.
i) The location of any easement or encroachment is shown as a dashed line.
j) The location of any easement or encroachment is shown as a dashed line.
k) The location of any easement or encroachment is shown as a dashed line.
l) The location of any easement or encroachment is shown as a dashed line.
m) The location of any easement or encroachment is shown as a dashed line.
n) The location of any easement or encroachment is shown as a dashed line.
o) The location of any easement or encroachment is shown as a dashed line.
p) The location of any easement or encroachment is shown as a dashed line.
q) The location of any easement or encroachment is shown as a dashed line.
r) The location of any easement or encroachment is shown as a dashed line.
s) The location of any easement or encroachment is shown as a dashed line.
t) The location of any easement or encroachment is shown as a dashed line.
u) The location of any easement or encroachment is shown as a dashed line.
v) The location of any easement or encroachment is shown as a dashed line.
w) The location of any easement or encroachment is shown as a dashed line.
x) The location of any easement or encroachment is shown as a dashed line.
y) The location of any easement or encroachment is shown as a dashed line.
z) The location of any easement or encroachment is shown as a dashed line.

This property described as:
Lots 1 through 10, inclusive, less the East 7 feet of Lots 1 through 6, inclusive, in MONTEREY PARK, according to the Plat thereof, recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida, in Section 10, Township 51 South, Range 42 East, which is included in the external area formed by a 15 foot radius are which is tangent to the South line of said Lot 1 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 1

LESS that part of Lot 1, MONTEREY PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida, in Section 10, Township 51 South, Range 42 East, which is included in the external area formed by a 15 foot radius are which is tangent to the South line of said Lot 1 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 1

AND LESS that part of Lot 6 of said MONTEREY PARK which is included in the external area formed by a 15 foot radius are which is tangent to the North line of said Lot 6 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 6.

Certified to:
Bardi VP, LLC., a Florida Limited Liability Company
Old Republic National Title Insurance Company
Ameri Title, LLC.

Address:
2100 N Federal Hwy, Hollywood, FL 33020
folio: 514210130010

NOTES:
- Utilities shown are by location of surface evidence only (11).
- No evidence earth moving work, building construction of additions observed (16).
- No proposed Right-of-Way observed (17).
- No wetlands found within the property.
- Legal description based on documents provided.
- No evidence of solid Waste Dump found on site.
- No visible Encroachments in these Lots

As to vertical control: Elevations of well-identified features contained on this survey and map have been measured to an estimate vertical accuracy of 0.1" field-measured control for elevation information shown hereon is based on a level loop or closure to a second benchmark.

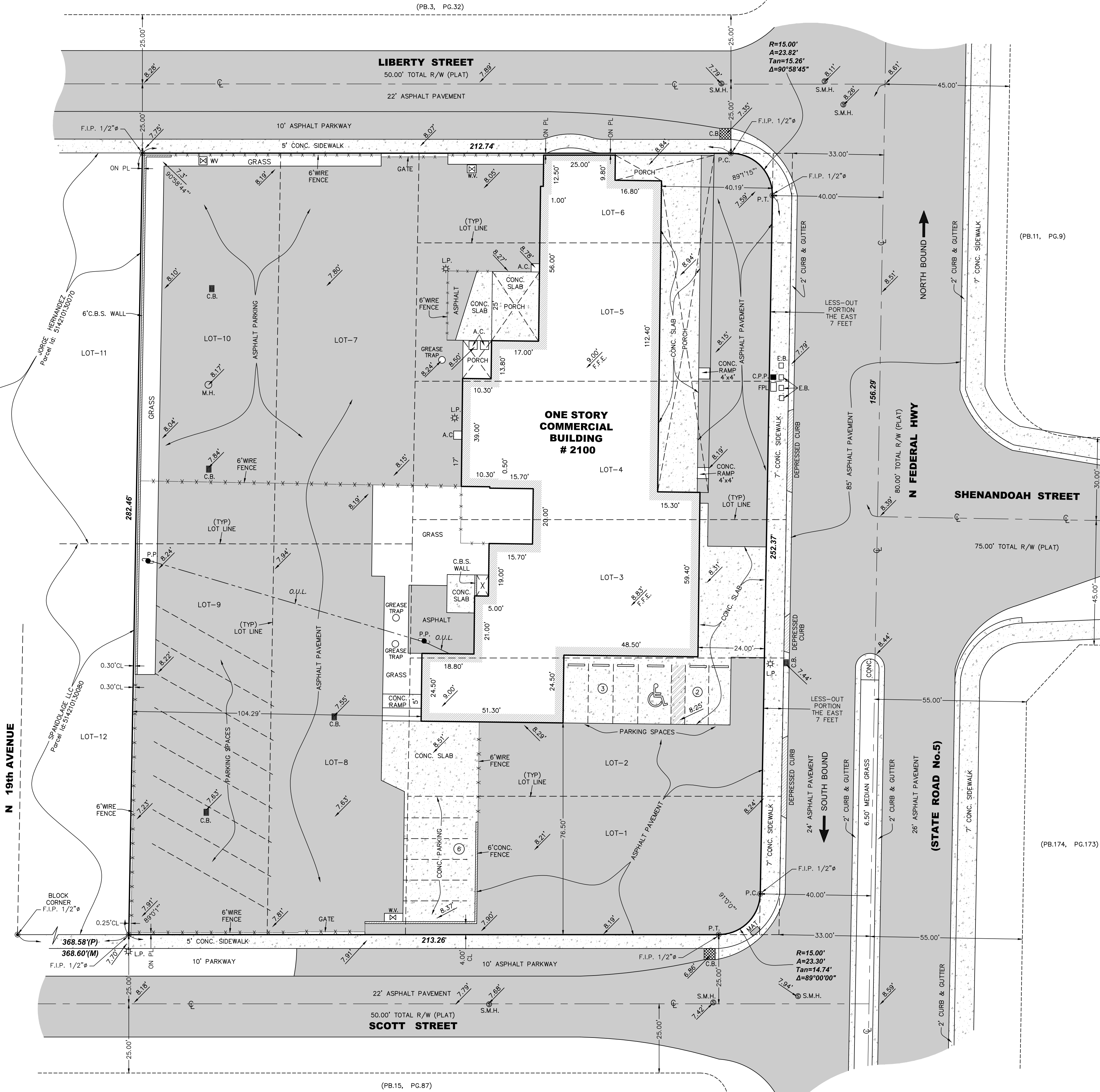
NOTES:
Elevations Show refer to NAVD 88
BM # C-243 Elev.=15.13' 1929
(Miami-Dade)

As to horizontal control: This survey meets and exceeds the linear closure of 1 in 15,000 feet for survey measurements, for control land boundaries for ALTA/ACSM Land Title Surveys, and is also classified as a Commercial/High Risk as required by the Florida Minimum Technical Standards (5J-17 F.A.C.) the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in the S $\frac{1}{2}$, S.E. $\frac{1}{4}$, N.E. $\frac{1}{4}$, N.W. $\frac{1}{4}$ Section 10, Township 51 South, Range 42 East City of Hollywood, Broward County, Florida



LOT AREA	BUILDING AREA
SQ. FT. ± 64284.91	SQ. FT. ± 12020.49
ACRES ± 1.475	ACRES ± 0.275

Bearing, if any, shown based on _____ Plat Meridian (reference) N/A			
REVISIONS: 12/14/22 UPDATE <input checked="" type="checkbox"/> 05/08/23 COUNTY CITY & FLOOD ZONE CORRECTED <input checked="" type="checkbox"/> 05/08/23 ELEVATIONS & DATUM CHANGED <input checked="" type="checkbox"/> 06/05/23 Additional elevations & elevation check <input checked="" type="checkbox"/>			
FLOOD ZONE X	COMM. No. 125113	PANEL No. 0569	SUFFIX H
F.I.R.M.D.A.T.E. 08/18/14	F.I.R.M.I.N.D.E.X. 08/18/14	BASE ELEV. N/A N.A.V.D.	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
I HEREBY CERTIFY: that this survey meets the minimum technical standards as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.			
RENE AGUIVESIVES 01/19/22 PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.			
Alvarez, Aguiquesives and Associates, Inc. Surveyors, Mappers and Land Planners 9789 Sunset Drive, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aasurvey@aol.com			
Field Date 11/29/21	Scale: 1"=20'	Drawn by: R.S.	Drwg. No. 21-23360



LOCATION MAP
(N.T.S.)

TITLE REVIEW NOTES:
With reference to Old Republic National Title Insurance Company Commitment Order No. 1343897, dated November 23, 2022 at 11:00 P.M., I hereby certify as follows:

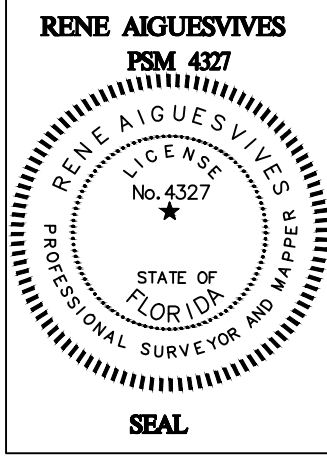
Schedule B - Section II:

- Item # 1: Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met. **NOT A MATTER OF SURVEY.**
- Item # 2: a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. **NOT A MATTER OF SURVEY.**
b. Rights or claims of parties in possession not recorded in the Public Records. **NONE VISIBLE.**
c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. **DEPICTED ON SURVEY.**
d. Easements or claims of easements not recorded in the Public Records. **NONE VISIBLE.**
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. **NOT A MATTER OF SURVEY.**
- Item # 3: Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. **N/A.**
- Item # 4: Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **NOT A MATTER OF SURVEY.**
- Item # 5: Rights of the lessees under unrecorded leases. **NOT A MATTER OF SURVEY.**
- Item # 6: All matters contained on the Plat of MONTEREY PARK, as recorded in Plat Book 2, Page 46, Public Records of Broward County, Florida. **DEPICTED ON SURVEY.**
- Item # 7: Ordinance No. 2005-18 recorded in O.R. Book 40082, Page 1783, Public Records of Broward County, Florida. **NOT A MATTER OF SURVEY.**
- Item # 8: Ordinance No. 2005-19 recorded in O.R. Book 40082, Page 1789, Public Records of Broward County, Florida. **NOT A MATTER OF SURVEY.**

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 Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a, b1) 8, 9, 11, 13 and 14, 16, 17 of Table A thereof. The field work was completed on 11/29/21.

Date of Plat or Map: 11/29/21

René Aguiquesives
Florida PSM # 4327



"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

21 HOLLYWOOD

2100 N Federal Hwy, Hollywood, FL 33020



Rev.	Date	Rev.	Date

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COVER

Date	07/03/2023	Sheet No.
Scale	N/A	A0.00
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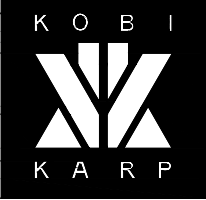
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LOCATION PLAN

1 LOCATION PLAN
SCALE: N.T.S.

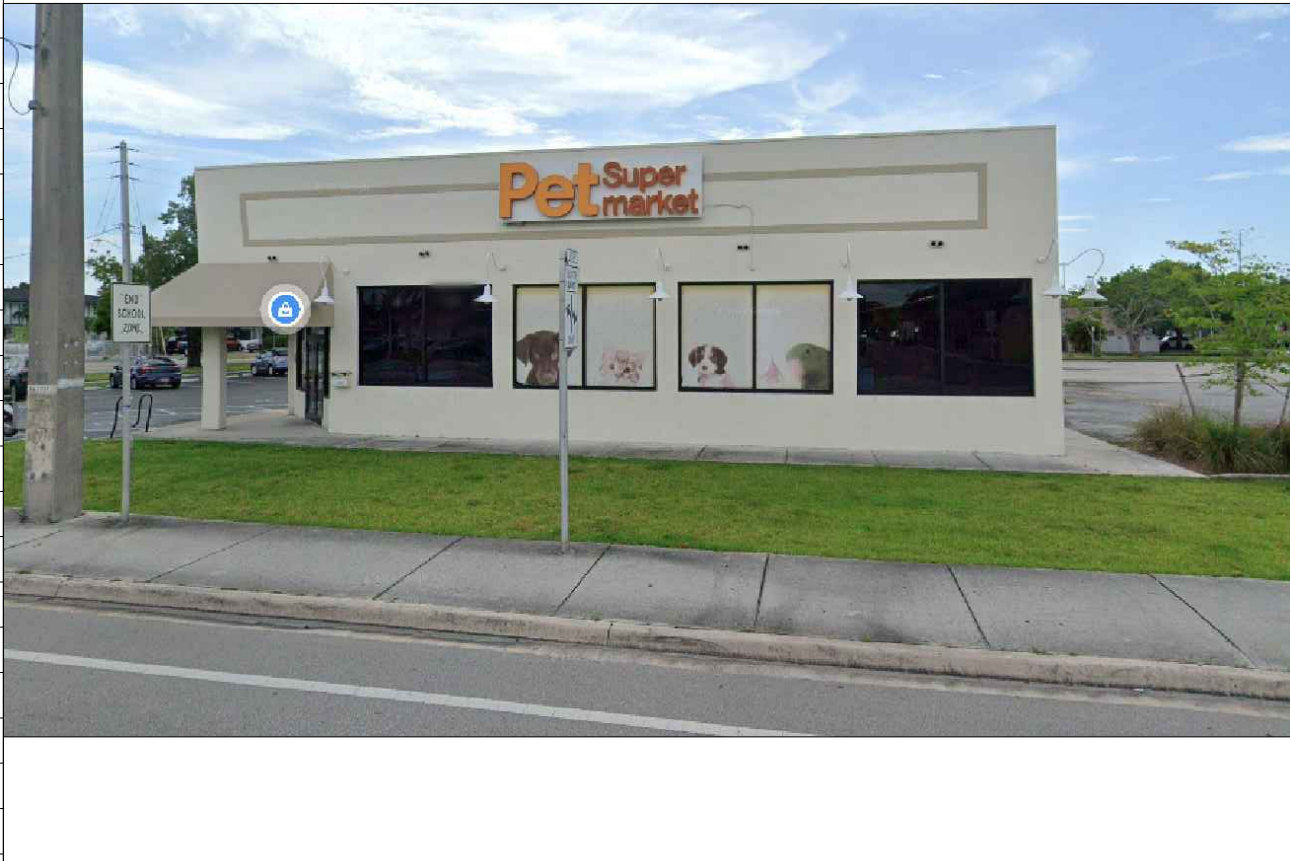
Date	07/03/2023	Sheet No.
Scale	N.T.S.	A0.04
Project	2302	



1 MODERN AUTO SALES
2200 N FEDERAL HWY



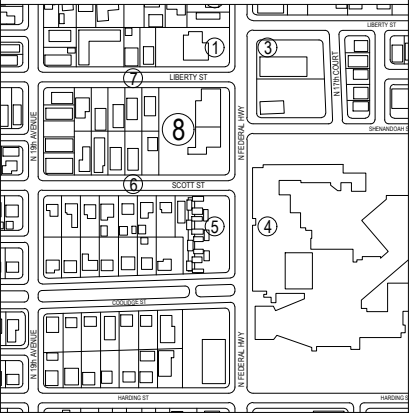
2 ARTIE'S SPORTSMEN'S LOUNGE
2218 N FEDERAL HWY



3 PET SUPERMARKET
2111 N FEDERAL HWY



4 SOUTH BROWARD HIGH SCHOOL
1901 N FEDERAL HWY



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K O B I
K A R P

CONTEXT VIEWS

Date	07/03/2023	Sheet No.
Scale	N/A	A0.10
Project	2302	



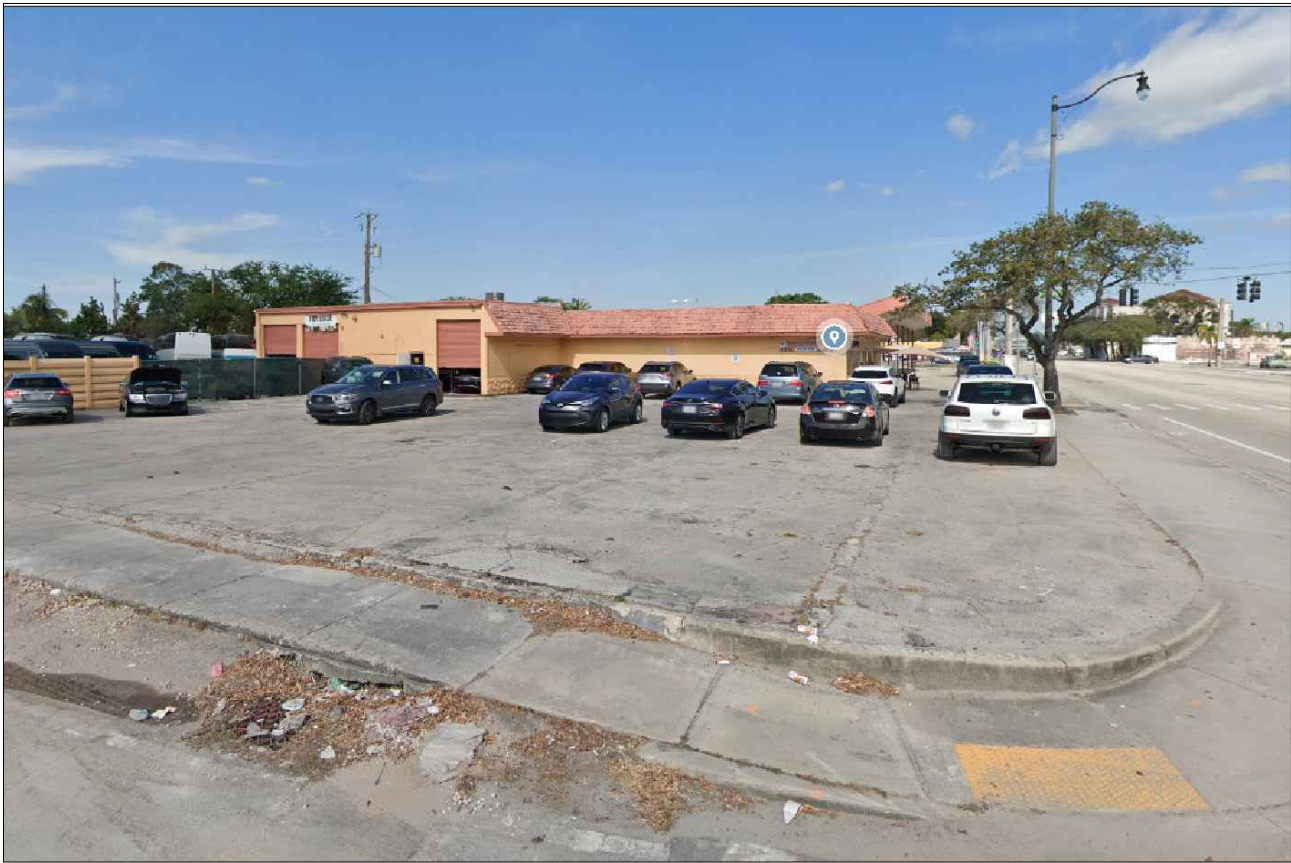
5 TRAVEL BUDGET INN
2000 N FEDERAL HWY



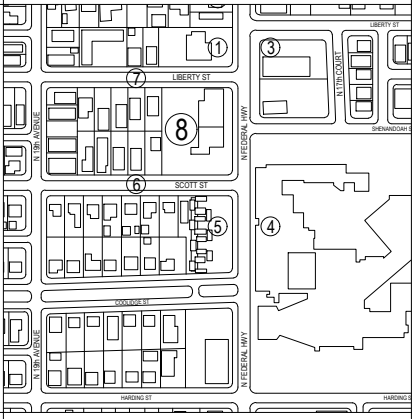
6 SCOTT ST SINGLE FAMILY RESIDENCES
SCOTT STREET



7 LIBERTY ST SINGLE FAMILY RESIDENCES
LIBERTY STREET



8 FUTURE SITE OF PROJECT
2100 N FEDERAL HWY



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CONTEXT VIEWS

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Scale	N/A	A0.11
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RENDERING
EAST VIEW

Date	07/03/2023	Sheet No.
Scale		A1.00
Project	2302	



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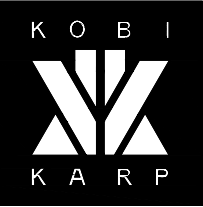
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RENDERING
EAST VIEW

Date	07/03/2023	Sheet No.
Scale		A1.01
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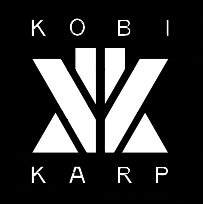
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RENDERING
WEST VIEW

Date	07/03/2023	Sheet No.
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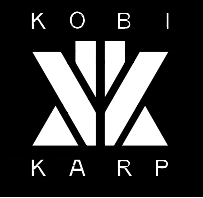
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RENDERING
POOL VIEW

Date	07/03/2023	Sheet No.
Scale		A1.03
Project	2302	

1 RENDERING
SCALE: N/A