

OFF 14066 PAGE 947
REC 14022 PAGE 902
N A 530
CILINTA AVE



This instrument prepared by:
Anitra D. Lanczi, Assistant County Attorney
Broward County Attorney's Office
Governmental Center, Suite 423
115 South Andrews Avenue
Ft. Lauderdale, FL 33301
Phone: (954) 357-7600

INSTR # 101597992
OR BK 32599 PG 1510
RECORDED 01/09/2002 02:42 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1922

PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT

GRANTOR:
CITY OF HOLLYWOOD
P O BOX 2207
HOLLYWOOD FL 33022

FOLIO NO. SEE EXHIBIT B

LEGAL DESCRIPTION: SEE EXHIBIT B

GRANTEE: Broward County, a political subdivision of the State of Florida
Governmental Center, Room 423
115 South Andrews Avenue
Fort Lauderdale, FL 33301

DATE: November 7, 20⁰¹

In consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is acknowledged, GRANTOR grants to GRANTEE, its agents, successors and assigns, an assignable easement and right-of-way in, on, over and across the land described in Schedule "A" (the "Easement Area") for use by GRANTEE, its representatives, agents, contractors, and assigns to construct; preserve; survey; operate; maintain; repair; rehabilitate; and replace; a public beach together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms; to nourish and renourish periodically; to move, temporarily store, and remove equipment and supplies; to erect and remove temporary structures; and to perform any other work necessary and incident to the construction, periodic renourishment and maintenance of the Broward County Shore Protection Project (the "Project"), together with the right of public use only on the Easement Area; to facilitate preservation of the beach, dunes and vegetation; to remove from the Easement Area debris and obstructions within the limits of the Easement Area.

Reserving, however, to the GRANTOR, and the heirs, successors and assigns of GRANTOR, the right to construct beach access structures in accordance with any applicable Federal, State or local laws or regulations, provided that such structures shall not violate the integrity of the beach or dune in shape, dimension or functions, and that prior approval of the plans and specifications for such structures is obtained from the designated representative of the GRANTEE, and provided further that such structures are subordinate to the construction, operation, maintenance, repair, rehabilitation and replacement of the project; and further reserving to the GRANTOR, and the heirs, successors and assigns of GRANTOR all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

This easement shall commence on the date the United States Army Corps of Engineers ("Corps") or the GRANTEE awards the contract for construction of the Project. This easement may not be otherwise conveyed, transferred, altered, encumbered, or impaired without the written consent of the Department of the Army acting by and through the Assistant Secretary of the Army for Civil Works or a designated representative.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed on the date first above written.

Signed, sealed and delivered
in the presence of:

Janet D Andrea
Witness signature
Marion Grinke
Witness signature

GRANTOR:
Mara Giuliani
Mara Giuliani, Mayor
JANET D'ANDREA
Witness print name
MARION GRINKE
Witness print name

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 11 day of Nov., 2001, by Mara Giuliani, who is personally known to me or who has produced _____ as identification.

My Commission Expires:



(Seal)
Michele Anzalone
Signature of Notary Public
Michele Anzalone
(Typed or printed name)

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
CITY OF HOLLYWOOD, FLORIDA, ONLY.

BY: Daniel L. Abbott
DANIEL L. ABBOTT
CITY ATTORNEY

SCHEDULE A

That portion of the property described as the "Legal Description" that is landward of the Erosion Control Line and seaward of any bulkhead, seawall, revetment, privacy wall, or fence that exists on the property.

EXHIBIT B

1.- HOLLYWOOD CENTRAL BEACH, Plat Book 4, Page 20. Sheets B & D.

From the North boundary of the City of Hollywood to the Centerline of Sheridan Street. Ownership by O.R. Book 7896, Page 42 & 43. Also O.R. Book 10142, Page 392 & 393.

2.- HOLLYWOOD BEACH SECOND ADDITION, Plat Book 4, Page 6.

From the Centerline of Sheridan Street to the Centerline of Arkansas Street. Ownership by O.R. Book 7896, Page 42 & 43 and also by O.R. Book 10142, Page 392 and 393.

3.- HOLLYWOOD BEACH FIRST ADDITION, Plat Book 1, Page 31.

From the Centerline of Arkansas Street to the Centerline of Johnson Street. Ownership by Deed Book 241, page 341 & 342; Deed Book 276, page 402 & 403; Deed Book 421, Page 138 & 139.

4.- HOLLYWOOD BEACH, Plat Book 1, Page 27.

From the Centerline of Johnson Street to the south line of Section 13, Township 51 South, Range 42 East. Ownership by the following Instruments:

Deed Book 204, Pages 293 to 296
Deed Book 238, Pages 219 to 224
Deed Book 276, Pages 384 to 386
O.R. Book 6278, Pages 255 to 263
O.R. Book 10498, Page 48
O.R. Book 10504, Page 57

5.- ATLANTIC SHORES NORTH BEACH SECTION, Plat Book 9, Page 36.

From the Southline of Section 13, Township 51 South, Range 42 East to the Southline of the North one-half (1/2) of Section 24, Township 51 South, Range 42 East.
Access to the Beach from Surf Road is guaranteed by the Court decision Recorded in O.R. Book 2974, Pages 538 to 540.

6.-BEVERLY BEACH, Plat Book 22, Page 13.

From the Southline of the North one-half (1/2) of Section 24, Township 51 South, Range 42 East to the southline of Section 24, Township 51 South, Range 42 East.

A 7.5 foot easement for right of ingress and egress to the public beach guarantee by easement agreement recorded in O.R. Book 7905, Pages 368 and 369.

7.-ACCESS AGREEMENT BETWEEN DIPLOMAT TOWERS AND THE CITY OF HOLLY WOOD over the South one-half (1/2) of the North one-half (1/2) of Lot 15 in Block 14, Plat of Beverly Beach, for ingress and egress of the Public from State Road A-1-A to the public beach.

8.- AMENDED PLAT OF SEMINOLE BEACH, Plat Book 1, Page 15.

From the Southline of Section 24, Township 51 South, Range 42 East to the South Boundary of the City of Hollywood. The only access to the public beach East of the Erosion Control line as established by maps recorded in Miscellaneous Plat Book 5, Page 7, Broward County, Florida, is by Hallandale Avenue within the City of Hallandale.

9. - RIGHTS-OF-WAYS

Balboa Street
Walnut Street
DeSoto Street
Palm Street
Elm Street
Oak Street

Franklin Street
Perry Street
Evans Street
Allen Street
Meade Street
Custer Street

17

ORDINANCE NO. 2002-61

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE SECOND ANNUAL 2002 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; BY AMENDING THE WETLANDS MAP AS PART OF THE BROWARD COUNTY LAND USE PLAN NATURAL RESOURCES MAP SERIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on June 20, 2002, and October 24, 2002, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on July 9, 2002, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on November 12, 2002, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections, recommendations and comments of the Department of Community Affairs were considered; and

WHEREAS, the Board of County Commissioners after due consideration of all matters hereby finds that the following amendment to the 1989 Broward County

Approved and adopted by the Board of County Commissioners on 11/12/02

Adopted by Planning Council

RETURN TO DOCUMENT CONTROL

5

1 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
2 County Comprehensive Plan; complies with the requirements of the Local Government
3 Comprehensive Planning and Land Development Regulation Act; and is in the best interests
4 of the health, safety and welfare of the residents of Broward County; and

5 WHEREAS, the proposed amendment constitutes an amendment as part of Broward
6 County's permitted second annual amendments to the Plan for 2002;

7 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
8 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

9 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
10 Amendment PCNRM 02-2, which is an annual amendment to update the Wetlands Map of
11 the Broward County Land Use Plan Natural Resources Map Series, as set forth in Exhibit
12 A, attached hereto and incorporated herein.

13 Section 2. SEVERABILITY.

14 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
15 unconstitutional by any court of competent jurisdiction, then said holding shall in no way
16 affect the validity of the remaining portions of this ordinance.

17 Section 3. EFFECTIVE DATE.

18 1. The effective date of the plan amendment set forth in this ordinance shall be:

19 (a) The date a final order is issued by the Department of Community Affairs
20 finding the amendment to be in compliance in accordance with Section
21 163.3184.

22 (b) The date a final order is issued by the Administration Commission finding the
23 amendment to be in compliance in accordance with Section 163.3184. The
24 Department's notice of intent to find a plan amendment in compliance shall be

1 deemed to be a final order if no timely petition is filed challenging the
2 amendment.

3 2. This Ordinance shall become effective as provided by law.

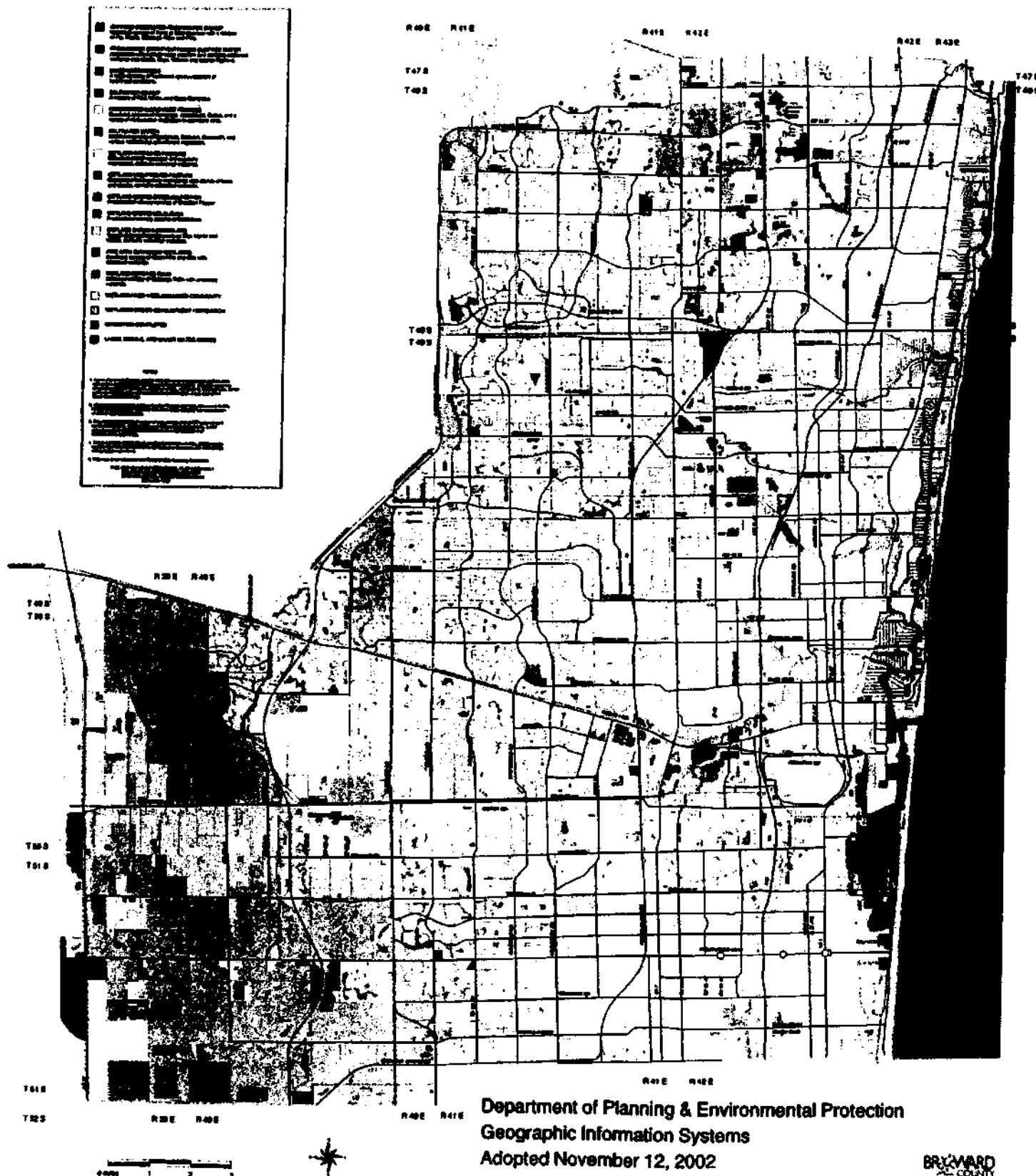
4 **ENACTED** November 12, 2002

5 **FILED WITH THE DEPARTMENT OF STATE** November 18, 2002

6 **EFFECTIVE** November 18, 2002
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22 SLC/1
11/13/2
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EXHIBIT A TO ORDINANCE Broward County Wetlands



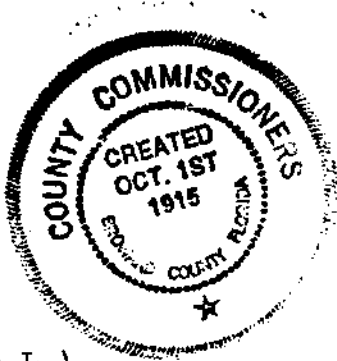
STATE OF FLORIDA)

) SS

COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance Number 2002-61 as the same appears of record in minutes of meeting of said Board of County Commissioners meeting held on the 12th day of November 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of November 2002.



(S E A L)

ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Blasindo T. Aragon
Deputy Clerk

MDU BROADBAND SERVICES AGREEMENT

GRANT OF EASEMENT

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

AT&T Broadband
Attention: Commercial Accounts Director
900 South Dixie Highway
Hallandale, Florida 33009

THIS GRANT OF EASEMENT ("Easement"), dated December 1, 2002, is made pursuant to that certain MDU Broadband Services Agreement dated 1st day of December, 2002, by Neptune Hollywood Beach Club, Inc. ("GRANTOR"), the fee owner of certain real property located in Broward County, Florida, and commonly known as Neptune Hollywood Beach Club, and located at 2012 North Surf Road, Hollywood, Florida, 33019 (the "Premises"), the legal description of which is attached hereto as Exhibit "A" and incorporated herein by this reference as though fully set forth, to TCI TKR OF HOLLYWOOD, INC., a Delaware corporation with offices located at 900 South Dixie Highway, Hallandale, Florida, 33009, ("GRANTEE") for good and valuable consideration, the adequacy and receipt of which are hereby acknowledged.

A. GRANT OF EASEMENT AND ACCESS RIGHTS. GRANTOR, on behalf of itself, its successors and assigns, hereby grants and conveys to GRANTEE, its successors and assigns, a non-exclusive Easement in gross on, over, under, within, and through the Premises (both land and improvements) as necessary or desirable for: (i) the routing and installation of, in accordance with mutually approved plans, the Facilities (as defined in the MDU Broadband Service Agreement), (ii) the maintenance, service, use, removal and operation of such Facilities, and (iii) the marketing and provision of the Services to the Residents of the Premises, together with rights of access, ingress and egress on and over the Premises as necessary for the use and enjoyment of the Easement herein granted. In addition, GRANTEE shall have the right to construct and install (in accordance with the Plans as set forth below) and use any cabling, wiring, (including home-run cable wiring and telephony inside wiring), power supplies, risers, conduits, distribution wiring and facilities, cross-connect facilities and/or distribution frames, and any rights of way and entrance facilities within and into the Premises and all buildings thereon, as necessary or useful, or which may become necessary or useful, for the provision of Services to the Residents, whether owned, installed, controlled or maintained by GRANTEE or not. GRANTOR hereby also grants GRANTEE the right to install on the roof of any building on the Premises an antenna or other equipment, as necessary or desirable for the provision of Services to the Residents, together with any wiring or cabling from the antenna to the rest of the Facilities. GRANTOR agrees that GRANTEE may from time to time enter into various agreements or arrangements with its approved assignees, designees, agents or authorized vendors (collectively, "Agents") and access to the Premises granted by GRANTOR pursuant to this Section will extend to such Agents. GRANTOR will provide GRANTEE's employees and Agents access to necessary portions of the Premises not readily accessible upon reasonable notice to perform installation and maintenance functions. In the event of an outage or other emergency, GRANTOR will provide access to necessary portions of the Premises twenty-four (24) hours a day, seven (7) days a week so that GRANTEE may perform emergency repairs. GRANTEE will be allowed access to a residential unit by GRANTOR only with the Resident present. The Easement hereby granted, and the covenants and agreements provided herein, shall run with the land and the burden upon the applicable Premises shall bind GRANTOR, and each and every subsequent owner thereof, for the Term of this Agreement.

B. TERM OF EASEMENT. This easement shall commence on the date appearing in the first paragraph hereof and shall continue for an initial period of five (5) years. Thereafter, this easement shall be automatically renewed for consecutive terms of two (2) years each, unless otherwise terminated by the parties as set forth in the Agreement. The notice of termination of the easement will be deemed to have been properly given, served and received only as follows: (i) if delivered by messenger, when delivered (ii) if delivered by a reputable overnight express courier, freight prepaid, when delivered or (iii) if mailed by deposit in the United States Mail, certified or registered, postage prepaid, return receipt requested, when received or refused.

C. WARRANTIES. GRANTOR and the individual(s) signing for GRANTOR, represents and warrants that he/she/it has full power and authority to execute this Grant of Easement, and that any and all necessary corporate and/or partnership action authorizing same has been taken.

EXECUTED on this 21 day of December, 2002.

Grantor:

By: Robert Guckert
Name: Robert Guckert
Title: Manager
(Print or type)

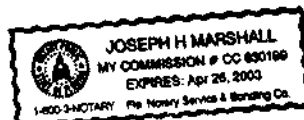
STATE OF Florida

COUNTY OF Broward

On this 21 day of December, 2002, before me personally appeared Robert Guckert to me personally known, who being duly sworn, did say that he signed the foregoing instrument and that said instrument was signed and sealed on behalf of Neptune Hollywood Beach Club in his/her capacity as Manager and acknowledged said instrument to be the free act and deed of Neptune Hollywood Beach Club.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first above written.

[SEAL]



Notary Public: Joseph H. Marshall

My Commission Expires: _____

WITNESS Paula E. Judge DATE 11-22-02

WITNESS Mark R. G. DATE 11/22/02

(2)

EXHIBIT A

To
MDU Service Agreement
dated
December 1, 2002
between
Neptune Hollywood Beach Club, Inc.
and
TCT TKR OF HOLLYWOOD, INC., a Delaware corporation

Legal Description

Neptune Hollywood Beach Club, Inc.
2012 North Surf Road
Hollywood, Florida 33019
Property FEI ID # 592202682

**CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 06-H-108

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA, DIRECTING THE OFFICE OF PLANNING TO PREPARE A DESIGNATION REPORT FOR A LOCAL HISTORIC PRESERVATION OVERLAY DISTRICT GENERALLY LOCATED FROM THE NORTH SIDE OF SHERMAN STREET TO THE NORTH SIDE OF JEFFERSON STREET, EAST OF SURF ROAD, INCLUDING THE BROADWALK AND THE HOLLYWOOD BEACH HOTEL AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the City of Hollywood Historic Preservation Board (the Board), among other things, preserves and conserves properties of historical, architectural and archeological merit in the City, and protects and encourages the revitalization of historic sites and districts which have special historic, architectural or archeological value to the public; and

WHEREAS, requests for designation of a Local Historic Preservation Overlay District may be made by the City Manager, pursuant to Section 5.6.D.1 of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, the City Manager, as Applicant (File Number 05-H-108), requests the designation of a Local Historic Preservation Overlay District generally located from the North side of Sherman Street to the North side of Jefferson Street, East of Surf Road, including the Broadwalk and the Hollywood Beach Hotel as more specifically outlined in Exhibit "A"; and

WHEREAS, after a majority vote, the Board directed the Office of Planning to prepare a Designation Report for consideration by the Board; and

WHEREAS, the Board has the authority to recommend the designation of areas, places, buildings, as individual sites, that are significant to the City's history, or possess an integrity of location, design, setting, material or workmanship pursuant to Section 5.6.C. of the City of Hollywood Zoning and Land Development Regulations; and

Return to: Office of Planning
City of Hollywood
2600 Hollywood Blvd, Room 315
Hollywood, FL 33020

(HISTORIC PRESERVATION BOARD RESOLUTION NO. 06-H-108)

WHEREAS, the Designation Report shall describe the historic, architectural and/or historic archeological significance of the property, and recommend Evaluation used by the Board to evaluate the appropriateness and compatibility of the proposed developments affecting the designated area pursuant to Section 5.6.D.3 of the City of Hollywood Zoning and Land Development Regulations; and

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That it hereby recommends the Office of Planning to prepare a Designation Report for consideration by the Board of the Local Historic Preservation Overlay District generally located from the North side of Sherman Street to the North side of Jefferson Street, East of Surf Road, including the Broadwalk and the Hollywood Beach Hotel.

Section 2: That the Office of Planning is hereby directed to forward a copy of this resolution to the Planning and Zoning Board.

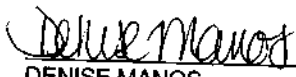
PASSED AND ADOPTED THIS 18TH DAY OF DECEMBER, 2006.

RENDERED THIS THE 10 DAY OF Jan, 2007.

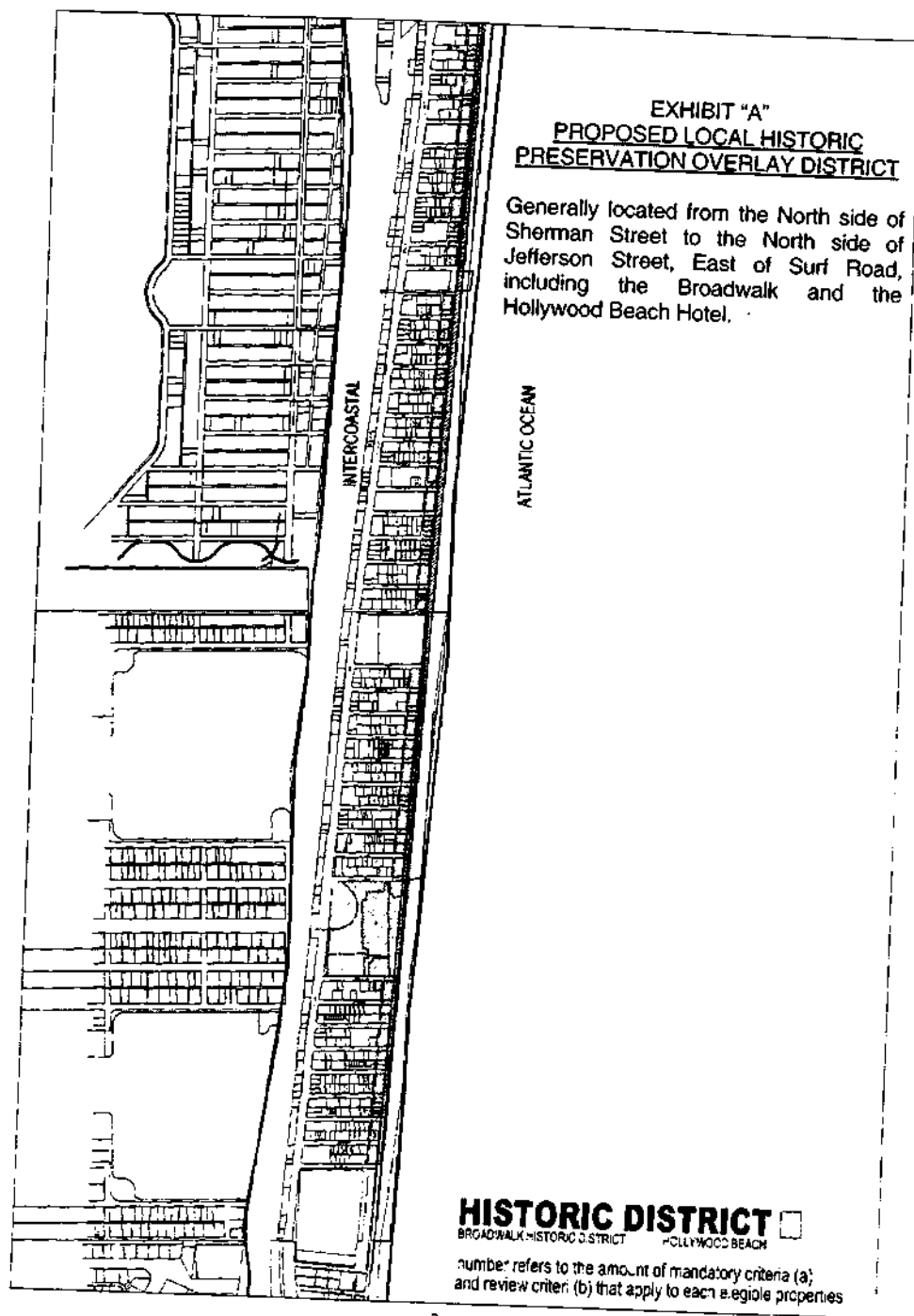


LOUIS FRIEND, VICE-CHAIR

APPROVED AS TO FORM & LEGALITY
For the use and reliance of the Historic
Preservation Board, City of Hollywood, Florida only



DENISE MANOS,
BOARD ATTORNEY



3

**CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 06-H-108

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA, RECOMMENDING A PROPOSED DESIGNATION BE TRANSMITTED TO THE PLANNING AND ZONING BOARD FOR A LOCAL HISTORIC PRESERVATION OVERLAY DISTRICT ON HOLLYWOOD BEACH GENERALLY LOCATED FROM THE NORTH SIDE OF SHERMAN STREET TO THE NORTH SIDE OF JEFFERSON STREET AND EAST OF SURF ROAD, INCLUDING THE BROADWALK AND THE HOLLYWOOD BEACH HOTEL (GENERALLY LOCATED AT 101 NORTH OCEAN DRIVE) PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the City of Hollywood Historic Preservation Board, (the Board) among other things, preserves and conserves properties of historical, architectural and archeological merit in the City, and protects and encourages the revitalization of historic sites and districts which have special historic, architectural or archeological value to the public; and

WHEREAS, the Historic Preservation Board (the Board) has the authority to recommend the designation of areas, places, buildings, as individual sites, that are significant to the City's history, or possess an integrity of location, design, setting, material or workmanship pursuant to Section 5.6.C. of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, requests for designation of an individual Historic Site, District, or Multiple Property Resource Listing Overlay District may be made by the City Manager pursuant to Section 5.6.D.1 of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, the Board reviewed the Preliminary Designation Report at its meeting on December 18, 2006, and directed staff to prepare a Final Designation Report for consideration; and

WHEREAS, the City Manager, as the Applicant, (File Number 06-H-108), requests the Historic Preservation Board forward the Final Designation Report for A Local Historic Preservation Overlay District on Hollywood Beach for the properties generally

Return to: Office of Planning
City of Hollywood
2600 Hollywood Blvd, Room 315
Hollywood, FL 33020

located from the north side of Sherman Street to the north side of Jefferson Street and east of Surf Road, including the Boardwalk and the Hollywood Beach Hotel (Generally located at 101 north Ocean Drive) to the Planning and Zoning Board with a recommendation of approval; and

WHEREAS, an advertised public hearing was held on May 29, 2007 to consider the Applicant's request; and

WHEREAS, the Designation Report shall describe the historic, architectural and/or historic archeological significance of the Local Historic Preservation Overlay District, and recommended Evaluation Guidelines to be used by the Board to evaluate the appropriateness and compatibility of the proposed developments affecting the designated area; and

WHEREAS, the Designation Report shall include an analysis of the proposed designation set forth in Section 5.6.D.3.a. based on the following criteria:

1. Integrity of location, design, setting, materials, workmanship, and association.

2. In addition to the above criteria, the designation of any individual site or district requires compliance with at least one of the following additional criteria as set forth in Section 5.6.D.3.b:

- a) Association with events that have made a significant contribution to the broad patterns of our history;
- b) Association with the lives of persons significant in our past;
- c) Embodiment of distinctive characteristics of a type, period, or method of construction;
- d) Possession of high artistic values;
- e) Representation of the work of a master;
- f) Representation of a significant and distinguishable entity whose components may lack individual distinction; and
- g) Yield, or likelihood of yielding information important in prehistory or history.

WHEREAS, the Board considered the criteria listed in Section 5.6.D.3, and found the Local Historic Preservation Overlay District to comply with the all applicable criteria; and

(HISTORIC PRESERVATION BOARD RESOLUTION NO. 06-H-108)

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That it hereby recommends the proposed designation be transmitted to the Planning and Zoning Board for consideration and action.

Section 2: That the Office of Planning is hereby directed to forward a copy of this resolution to the Planning and Zoning Board.

PASSED AND ADOPTED THIS 29th DAY OF MAY, 2007.


TERRY CANTRELL, CHAIR PRO TEM

APPROVED AS TO FORM & LEGALITY
For the use and reliance of the Historic
Preservation Board, City of Hollywood, Florida only


DENISE MANOS,
BOARD ATTORNEY

Contract # 335

(10) **RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT
AGREEMENT, PHASE III UNDERGROUND UTILITY CONVERSION
HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY**

This Agreement made and entered into this 28 day of November, 2016, by and between the Hollywood, Florida Community Redevelopment Agency ("CRA") and VVG REAL ESTATE INVESTMENTS LLC, a Florida Limited Liability Company authorized to do business in the State of Florida whose principal office is located at 2711 South Ocean Drive #3605 Hollywood, FL 33019 ("Property Owner"), owner of the property located at 2012 N Surf Road, Hollywood, FL 33019 ("Property").

WHEREAS, the CRA is burying all overhead utility lines, including AT&T, Comcast, and FPL lines, in the area east of A1A from Oklahoma Street north to Lee Street ("Project"); and

WHEREAS, the Project involves a streetscape component which includes the installation of decorative pavers on the streets and streetends; and

WHEREAS, the Property is located adjacent to the Project area; and

WHEREAS, the CRA has identified a need to relocate the drainage areas on the Property in order to prevent damage to the new pavers installed within the Project area; and

WHEREAS, the relocation of the drainage areas will be performed at no cost to the Condo Association/Property Owner; and

WHEREAS, in order to perform relocation of the drainage areas on the Property, the Condo Association/Property Owner will need to grant a right of entry permit and a temporary construction easement to the CRA and its contractor;

WHEREAS, it is the responsibility of the Condo Association/Property Owner to notify all unit owners and tenants of the Property about the project and the temporary easement;

NOW, therefore, in consideration of the benefit of the free relocation of the drainage areas, the Condo Association/Property Owner permits the CRA and its contractor the right of reasonable entry and temporary construction easement upon the Property. The right of entry permit and the temporary construction easement are for the portion of the Property that is shown on the drawing attached as Exhibit "A."

The Condo Association/Property Owner agrees to the following:

(3)

1. The Condo Association/Property Owner will allow the CRA and its contractor reasonable access to enter and reenter the Property for a period of up to 12 months from the date of this agreement for the purpose of relocating the drainage areas.

2. The Condo Association/Property Owner hereby agrees that this agreement shall not be considered a permanent easement. Upon the completion of the work to relocate the drainage areas, the improvements will become a part of the common elements of the Property and shall be the sole responsibility of the Condo Association/Property Owner.

3. The Condo Association/Property Owner hereby agrees that the CRA and its contractor shall not be liable for the drainage area upon completion of the work.

IN WITNESS WHEREOF, the CRA has caused this Agreement to be signed and executed on its behalf by its Executive Director, and approved as to form and legality by its General Counsel, and the Condo Association/Property Owner has caused this agreement to be signed and executed by V. Gataullin, an authorized representative, this 29 day of November, 2016.

Hollywood, Florida Community Redevelopment Agency

ATTEST: [Signature]

Phyllis Lewis, Secretary

BY: [Signature]

Jorge Carnejo, Executive Director

APPROVED AS TO FORM AND LEGALITY for the use and reliance of the Hollywood, Florida Community Redevelopment Agency, only.

[Signature]
Jeffrey P. Sheffel, General Counsel

VVG REAL ESTATE INVESTMENTS LLC

BY: [Signature]

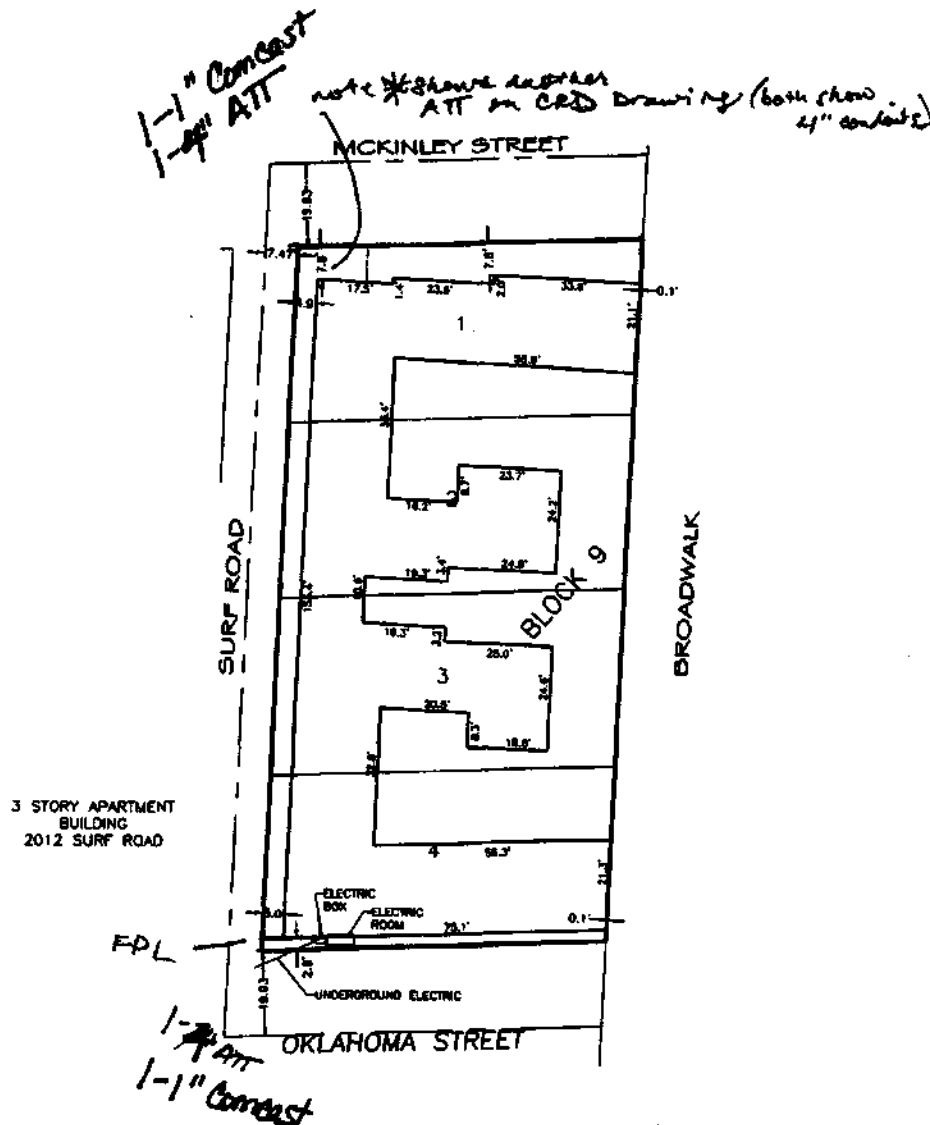
Vadim Gataullin, Registered Agent

NOTARY

[Signature]
G. SHEVCHENKO
MY COMMISSION # EE 628704
EXPIRES: August 21, 2016
Bonded Three Dollar Notary Services

DESCRIPTION:

LOTS 1-4, BLOCK 9, "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

**NOTES**

- 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY FOR RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MASTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
- 2) FOR THE PURPOSE OF UTILITY PERMITTING AND RE-CONSTRUCTION. NOT A BOUNDARY SURVEY.
- 3) ADDITION OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- 4) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF NEVADA STREET.

NOT VALID
WITHOUT THE
SIGNATURE
AND
ORIGINAL
MAILED SEAL
OF THE
FLORIDA
LICENSED
SURVEYOR
AND MAPPER

REVISION	DATE	BY

SPECIFIC PURPOSE SURVEY

FOR THE PURPOSE OF UTILITY PERMITTING AND RE-CONSTRUCTION. NOT A BOUNDARY SURVEY.

[Signature]
STEFAN K. SEELY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7016

Contract # 336

**RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT
AGREEMENT, PHASE III UNDERGROUND UTILITY CONVERSION
HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY**

This Agreement made and entered into this 29 day of November, 2016, by and between the Hollywood, Florida Community Redevelopment Agency ("CRA") and VVG REAL ESTATE INVESTMENTS LLC, a Florida Limited Liability Company authorized to do business in the State of Florida whose principal office is located at 2711 South Ocean Drive #3605 Hollywood, FL 33019 ("Property Owner"), owner of the property located at 2012 N Surf Road, Hollywood, FL 33019 ("Property").

WHEREAS, the CRA is burying all overhead utility lines, including AT&T, Comcast, and FPL lines, in the area east of A1A from Oklahoma Street north to Lee Street ("Project"); and

WHEREAS, the Project involves a streetscape component which includes the installation of decorative pavers on the streets and streetends; and

WHEREAS, the Property is located adjacent to the Project area; and

WHEREAS, the CRA has identified a need to relocate the drainage areas on the Property in order to prevent damage to the new pavers installed within the Project area; and

WHEREAS, the relocation of the drainage areas will be performed at no cost to the Condo Association/Property Owner; and

WHEREAS, in order to perform relocation of the drainage areas on the Property, the Condo Association/Property Owner will need to grant a right of entry permit and a temporary construction easement to the CRA and its contractor;

WHEREAS, it is the responsibility of the Condo Association/Property Owner to notify all unit owners and tenants of the Property about the project and the temporary easement;

NOW, therefore, in consideration of the benefit of the free relocation of the drainage areas, the Condo Association/Property Owner permits the CRA and its contractor the right of reasonable entry and temporary construction easement upon the Property. The right of entry permit and the temporary construction easement are for the portion of the Property that is shown on the drawing attached as Exhibit "A."

The Condo Association/Property Owner agrees to the following:

③

1. The Condo Association/Property Owner will allow the CRA and its contractor reasonable access to enter and reenter the Property for a period of up to 12 months from the date of this agreement for the purpose of relocating the drainage areas.

2. The Condo Association/Property Owner hereby agrees that this agreement shall not be considered a permanent easement. Upon the completion of the work to relocate the drainage areas, the improvements will become a part of the common elements of the Property and shall be the sole responsibility of the Condo Association/Property Owner.

3. The Condo Association/Property Owner hereby agrees that the CRA and its contractor shall not be liable for the drainage area upon completion of the work.

IN WITNESS WHEREOF, the CRA has caused this Agreement to be signed and executed on its behalf by its Executive Director, and approved as to form and legality by its General Counsel, and the Condo Association/Property Owner has caused this agreement to be signed and executed by V. Gataullin, an authorized representative, this 29 day of November, 2016.

Hollywood, Florida Community Redevelopment Agency

ATTEST: [Signature]
Phyllis Lewis, Secretary

BY: [Signature]
Jorge Camejo, Executive Director

APPROVED AS TO FORM AND
LEGALITY for the use and reliance
of the Hollywood, Florida Community
Redevelopment Agency, only.

[Signature]
Jeffrey P. Sheffel, General Counsel

VVG REAL ESTATE INVESTMENTS LLC

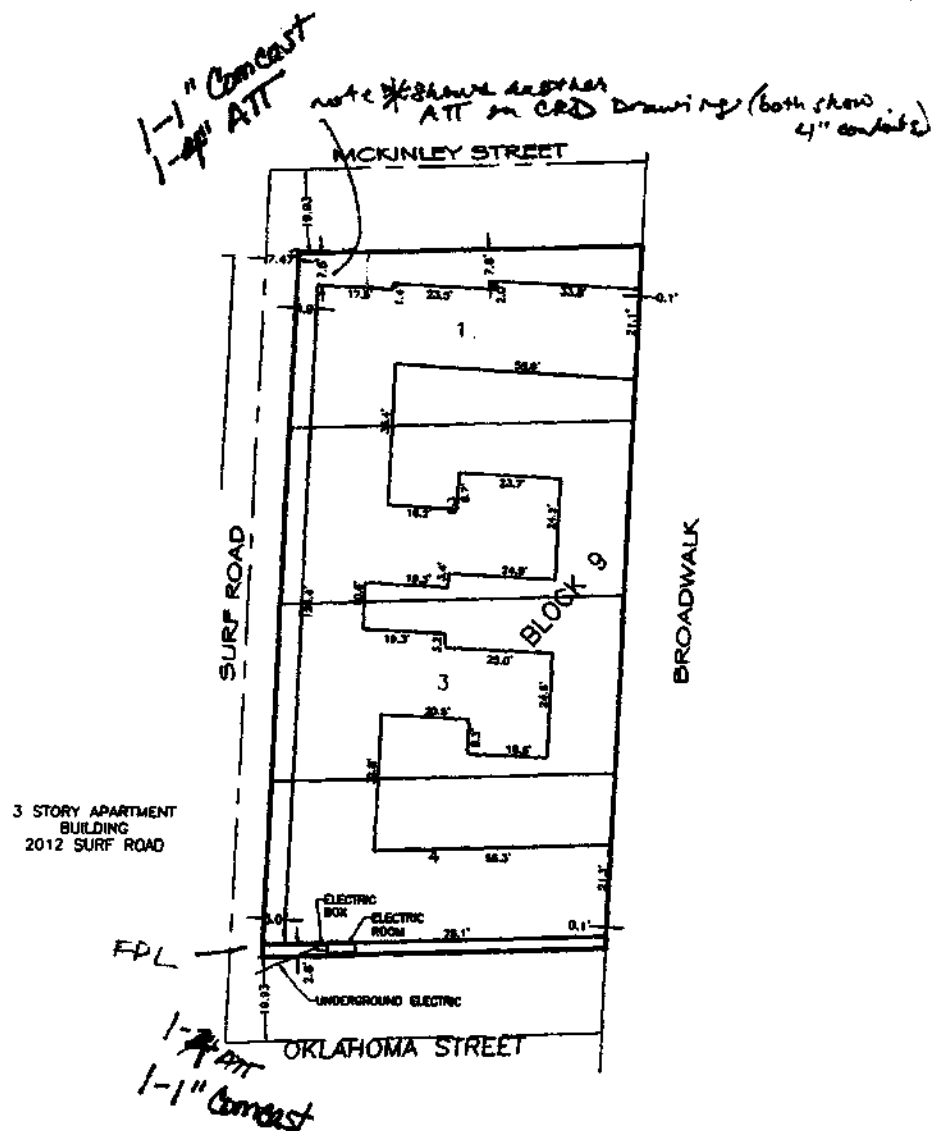
BY: [Signature]
Vadim Gataullin, Registered Agent

NOTARY

[Signature]
G. SHEVCHENKO
MY COMMISSION # EE-828704
EXPIRES: August 21, 2016
Bonded Three Budget Notary Services

35
36**DESCRIPTION:**

LOTS 1-4, BLOCK 9, "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

**NOTES**

- 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. ENCLOSURES AND RIGHTS-OF-WAY FOR RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
- 2) FOR THE PURPOSE OF UTILITY PERMITTING AND RE-CONSTRUCTION, NOT A BOUNDARY SURVEY.
- 3) ADDITION OR OMISSIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITH OUT WRITTEN CONSENT OF THE SIGNING PARTY.
- 4) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF NEVADA STREET.

NOT VALID
WITHOUT THE
SIGNATURE
AND
ORIGINAL
SEAL OF
THE
FLORIDA
LICENSED
SURVEYOR
AND MAPPER

REVISION	DATE	BY

SPECIFIC PURPOSE SURVEY

JOE F. HARRIS (DAVE GOSWICK)
SCALE 1" = 20' PER INCH
REVISION NO. 001 (CORRECTION TO SURVEY)

STEWART E. GIBBS, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4974

GIBBS LAND SURVEYORS
2151 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33060 (954) 943-7666
LICENSED BUSINESS NO. 7018



NATIONAL TITLE AND ABSTRACT COMPANY

ABSTRACTS • TITLE INSURANCE • CLOSING SERVICES

TITLE SEARCH REPORT

Search Number: 23-102169
Street Address: 2115 N OCEAN DRIVE
County: Broward

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

Landmark Abstract Agency

As to the following described property to wit:

Lots 13, 14 and 15, Block 10, of HOLLYWOOD BEACH FIRST ADDITION, according to the map or plat thereof, as recorded in Plat Book 1, at Page 31, of the Public Records of Broward County, Florida, LESS PORTION OF SAID LOTS FOR ROAD R/W PER R/W MAP 12-13, LESS ADDITIONAL PORTION OF LOT 14 BLOCK 10 FOR ROAD R/W PER MISC MAP 8-197 AS SHOWN.

Note: The legal description for the properties referenced in this search was obtained from the property appraiser (Folio 514212-01-1510) and should not be used. A survey must be obtained to determine the complete and accurate legal description.

LAST RECORD TITLE HOLDER: Astrid 4, LLC, a Florida limited liability company

DEEDS & CONVEYANCES: See page 2 of 4

MORTGAGES AND OTHER ENCUMBRANCES: See page 2 of 4

COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS: See page 3 of 4

RIGHT-OF-WAY: See page 3 of 4

FOLIO NUMBER: 514212-01-1510

CURRENT TAXES: Taxes for the year 2022 show PAID.

DELINQUENT: YES: _____ **NO:** X **Tax Certificate No:** NONE

This report consists of Encumbrances, Name Search Data, Conveyance history, etc. The Omission of any section indicates **NOTHING FOUND**, for that section ALL "subject to" Mortgages have been satisfied by statute or of record unless specifically shown.

The foregoing title search report reflects comprehensive search of the Official Records of Broward County, Florida showing the present ownership of the real property described above together with all outstanding encumbrances and potential encumbrances affecting said lands. This report is not to be constructed as an opinion of title.

CERTIFIED from February 20, 1923, through August 18, 2023, at 2:30 p.m.

BY: _____
John G. Sanchez- Examiner



NATIONAL TITLE AND ABSTRACT COMPANY

ABSTRACTS • TITLE INSURANCE • CLOSING SERVICES

TITLE SEARCH REPORT

Search Number: 23-102169
Street Address: 2115 N OCEAN DRIVE
County: Broward

DEEDS & CONVEYANCES:

1. Warranty Deed from Te-Mar-Jo Motels, Inc., a corporation existing under the laws of the State of New Jersey, to John Bergamo and Santa Bergamo, his wife, dated December 1971, filed December 13, 1971, and recorded in Official Records Book 4705, Page 836.
2. Warranty Deed from John Bergamo and Santa Bergamo, husband and wife, to Gilles A. Grenier and Denise T. Grenier, husband and wife, dated September 27, 1978, filed October 23, 1978, and recorded in Official Records Book 7830, Page 972.
3. Quit-Claim Deed from Gilles A. Grenier and Denise T. Grenier, his wife, and Elizabeth Grenier, an unremarried widow, to Silver Spray Motel, Inc., dated June 14, 1993, filed June 29, 1993, and recorded in Official Records Book 20832, Page 846.
4. Warranty Deed from Silver Spray Motel, Inc., a Florida corporation, to Pawel Borowiec, a single man, dated September 5, 2001, filed September 18, 2001, and recorded in Official Records Book 32119, Page 1309.
5. Warranty Deed from Pawel Borowiec, a single man, to Agrugen LLC, a Florida Limited Liability Company, dated October 1, 2010, filed October 6, 2010, and recorded in Official Records Book 47426, Page 1507.
6. Warranty Deed from Agrugen LLC, a Florida Limited Liability Company, to Astrid 4, LLC, a Florida limited liability company, dated June 18, 2018, filed July 3, 2018, and recorded in Instrument # 115180975.

MORTGAGES AND OTHER ENCUMBRANCES:

1. Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, between Astrid 4 LLC, a Florida limited liability company, and Marquis Bank, a Florida banking corporation, dated June 27, 2018, filed July 3, 2018, and recorded in Instrument # 115180976.
2. UCC Financing Statement Form, filed July 3, 2018, and recorded in Instrument # 115180978.
3. Cross-Collateralization and Cross Default Agreement filed March 5, 2018, and recorded in Instrument # 115653341.
4. Cross-Collateralization and Cross Default Agreement filed July 6, 2022, and recorded in Instrument # 118254657.
5. Amendment to Cross-Collateralization and Cross Default Agreement filed August 25, 2022, and recorded in Instrument # 118363212.



NATIONAL TITLE AND ABSTRACT COMPANY

ABSTRACTS • TITLE INSURANCE • CLOSING SERVICES

TITLE SEARCH REPORT

Search Number: 23-102169
Street Address: 2115 N OCEAN DRIVE
County: Broward

COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

1. All matters contained in the Plat of HOLLYWOOD BEACH FIRST ADDITION, filed February 20, 1923, and recorded in Plat Book 1, Page 31.
2. Provisions contained in the Warranty Deed filed April 21, 1925, and recorded in Deed Book 55, Page 5.
3. Provisions contained in the Warranty Deed filed April 29, 1925, and recorded in Deed Book 199, Page 1.
Note: Best copy available.
4. Declaration filed June 8, 1954, and recorded in Official Records Book 387, Page 537.
5. Ordinance No. 0-72-39, filed March 30, 1978, and recorded in Official Records Book 7489, Page 390.
6. Grant of Easement filed October 27, 1986, and recorded in Official Records Book 13844, Page 475.
7. Ordinance No. 86-90 filed December 26, 1986, and recorded in Official Records Book 14022, Page 900; Re-Recorded filed January 9, 1987, and recorded in Official Records Book 14066, Page 945.
8. Perpetual Palm Tree Easement filed May 14, 1998, and recorded in Official Records Book 28220, Page 750.
9. Perpetual Beach Storm Damage Reduction Easement filed January 9, 2002, and recorded in Official Records Book 32599, Page 1510.
10. Ordinance No. 2002-61, filed November 21, 2002, and recorded in Official Records Book 34145, Page 1891.
11. Right of Entry Permit and Temporary Construction Easement Agreement filed January 17, 2017, and recorded in Instrument # 114152542.

RIGHT-OF-WAY:

1. Official Map and Survey of a portion of State Road A-1-A filed February 12, 1951, and recorded in Map Book 1, Page 38.
2. Official Map and Survey of a portion of State Road A-1-A filed February 15, 1965, and recorded in Map Book 6, Page 6.
3. Eminent Domain Proceedings in favor of Broward County commenced in Case No. 68-919.
4. State of Florida State Road Department Right of Way Map filed January 9, 1992, and recorded in Right of Way Book 12, Page 13.
5. State of Florida Department of Transportation Maintenance Map Specific Purpose Survey filed December 27, 2016, and recorded in Instrument # 114118312 and Misc. Map Book 8, Page 197.



NATIONAL TITLE AND ABSTRACT COMPANY

ABSTRACTS • TITLE INSURANCE • CLOSING SERVICES

TITLE SEARCH REPORT

Search Number: 23-102169
Street Address: 2115 N OCEAN DRIVE
County: Broward

NAME SEARCH:

Astrid 4, LLC

EXCLUDED MATTERS:

1. Recorded mortgages and liens that have been satisfied of record or barred by operation of law.
2. Matters recorded in the County Official Records against any name than exactly as listed in this Report.
3. Recorded Matters (i) for which National Title and Abstract Company has otherwise assumed liability, (ii) which involve only matters for which coverage is excluded under the title insurance policy to be issued, or (iii) which in the judgment of National Title and Abstract Company would not properly be contained in an abstract of title.
4. Recorded restrictions, covenants, encumbrances, and interests, which have been terminated by recorded agreement or by operation of law.
5. Matters recorded or appearing anywhere other than in the Official Records maintained by the Clerk of the Circuit Court for the County in which the land covered by this Report is situated, pursuant to Section 28.222, Florida Statutes.

CONDITIONS FOR USE OF THIS REPORT IN ISSUING A TITLE INSURANCE COMMITMENT OR POLICY:

1. Review all documents referred to in this report.
2. Prepare the commitment or policy based upon (i) the foregoing reviews, (ii) your analysis of the present transaction, surveys, closing documents, and matters of which you have actual knowledge, but which are not shown in this Report, and (iii) the underwriting criteria contained in your agency agreement with your underwriter.
3. Other: None



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2115 N OCEAN DRIVE, HOLLYWOOD FL 33019	ID #	5142 12 01 1510
Property Owner	ASTRID 4 LLC	Millage	0513
Mailing Address	3350 SW 57 PL FORT LAUDERDALE FL 33312	Use	39-08
Abbr Legal Description	HOLLYWOOD BEACH FIRST ADD 1-31 B LOT 13,14 & 15 BLK 10, LESS POR OF SAID LOTS FOR RD R/W PER R/W MAP 12-13 B, LESS ADDITIONAL POR OF LOT 14 BLK 10 FOR RD R/W PER MISC MAP 8-197 B AS SHOWN		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$536,150	\$2,309,030	\$2,845,180	\$2,152,200	
2022	\$536,150	\$1,940,250	\$2,476,400	\$1,956,550	\$46,918.72
2021	\$536,150	\$1,242,540	\$1,778,690	\$1,778,690	\$40,070.75

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,845,180	\$2,845,180	\$2,845,180	\$2,845,180
Portability	0	0	0	0
Assessed/SOH	\$2,152,200	\$2,845,180	\$2,152,200	\$2,152,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,152,200	\$2,845,180	\$2,152,200	\$2,152,200

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/18/2018	WD-Q	\$2,193,000	115180975	\$45.07	11,896	SF
10/1/2010	WD-Q	\$1,200,000	47426 / 1507			
9/5/2001	WD*	\$1,000,000	32119 / 1309			
6/14/1993	QC*	\$100	20832 / 846			
1/1/1966	WD	\$100,000				
				Adj. Bldg. S.F. (Card, Sketch)		7081
				Units		21
				Eff./Act. Year Built: 1970/1969		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
7081								



[Vehicle Registration](#)

[Property Tax](#)

[Business Tax](#)

[Tourist Tax](#)

[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #514212-01-1510

Owner: ASTRID 4 LLC
Situs: 2115 N OCEAN DR

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)
VAB: ASSESS/ PETITION



[Get bills by email](#)

2022 Annual Bill

BROWARD COUNTY RECORDS, TAXES & TREASURY DIV.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE
2022 Annual Bill	687352	CL-0011030	0513	\$0.00

PAID
 [Print \(PDF\)](#)

If paid by: Nov 30, 2022
Please pay: \$0.00

Combined taxes and assessments: \$46,918.72

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.53060	\$1,956,550.00	\$0.00	\$1,956,550.00	\$10,820.90
VOTED DEBT	0.13840	\$1,956,550.00	\$0.00	\$1,956,550.00	\$279.79
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.45100	\$2,476,400.00	\$0.00	\$2,476,400.00	\$11,022.46
CAPITAL OUTLAY	1.50000	\$2,476,400.00	\$0.00	\$2,476,400.00	\$3,714.60
VOTER APPROVED DEBT LEVY	0.18730	\$2,476,400.00	\$0.00	\$2,476,400.00	\$463.93
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	\$1,956,550.00	\$0.00	\$1,956,550.00	\$63.98
OKEECHOBEE BASIN	0.10260	\$1,956,550.00	\$0.00	\$1,956,550.00	\$200.74
SEWMD DISTRICT 1	0.09480	\$1,956,550.00	\$0.00	\$1,956,550.00	\$185.48
SOUTH BROWARD HOSPITAL	0.10100	\$1,956,550.00	\$0.00	\$1,956,550.00	\$197.61
Total Ad Valorem Taxes	20.77520				\$43,838.72

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
CHILDREN'S SVCS COUNCIL OF BC	0.45000	\$1,956,550.00	\$0.00	\$1,956,550.00	\$860.45
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	\$1,956,550.00	\$0.00	\$1,956,550.00	\$14,608.53
DEBT SERVICE	0.68830	\$1,956,550.00	\$0.00	\$1,956,550.00	\$1,346.69
FL INLAND NAVIGATION	0.03200	\$1,956,550.00	\$0.00	\$1,956,550.00	\$62.61
Total Ad Valorem Taxes	20.77520				\$43,838.72

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
HLWD FIRE RESCUE ASSESSMENT		\$2,643.00
HLWD FIRE INSPECTION		\$437.00
Total Non-Ad Valorem Assessments		\$3,080.00

Parcel Details

Owner:	ASTRID 4 LLC	Account	514212-01-1510	Assessed value:	\$1,956,550
Situs:	2115 N OCEAN DR	Alternate Key	687352	School assessed value:	\$2,476,400
		Millage code	0513 - HOLLYWOOD 0513		
		Millage rate	20.77520		
		Escrow company:	PROFESSIONAL BANK (CL-0011030) 396 ALHAMBRA CIRCLE STE 255 CORAL GABLES, FL 33134		

2022 TAX AMOUNTS	LEGAL DESCRIPTION	LOCATION
Ad valorem:	\$43,838.72	HOLLYWOOD BEACH FIRST ADD 1-31 B
Non-ad valorem:	\$3,080.00	LOT 13.14 & 15 BLK 10, LESS POR OF
Total	\$46,918.72	SAID LOTS FOR RD R/W PER R/W MAP
Discountable:		12-13 B. LESS ADDITIONAL POR OF LOT
Total tax:	\$46,918.72	14 BLK 10 FOR RD R/W PER MISC MAP
		8-197 B AS SHOWN
		Book, page, item: ---
		Property class:
		Township: 51
		Range: 42
		Section: 12
		Use code: 39

Broward County Records, Taxes & Treasury Div.
Broward County Tax Collector 115 S. Andrews Ave. Room A100 Fort Lauderdale, FL 33301



[Vehicle Registration](#)

[Property Tax](#)

[Business Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #514212-01-1510

Owner: ASTRID 4 LLC
Situs: 2115 N OCEAN DR

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)
VAB: ASSESS/ PETITION










[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2022** for **\$45,041.97**.

Account History

BILL	AMOUNT DUE			STATUS		ACTION
2022 Annual Bill ①	\$0.00	Paid \$45,041.97	11/29/2022	Receipt #ELX-22-00000434		Print (PDF)
2021 Annual Bill ①	\$0.00	Paid \$38,467.92	11/22/2021	Receipt #EEX-21-00000489		Print (PDF)
2020 Annual Bill ①	\$0.00	Paid \$42,407.81	11/30/2020	Receipt #EEX-20-00001060		Print (PDF)
2019 ①						
2019 Annual Bill	\$0.00	Paid \$48,592.76	11/27/2019	Receipt #EEX-19-00000693		Print (PDF)
Refund		Processed \$5,617.26	03/20/2020	To CORELOGIC COMMERCIAL TAX SERVICE		
		Paid \$48,592.76				
2018 Annual Bill ①	\$0.00	Paid \$41,851.51	11/28/2018	Receipt #EEX-18-00000785		Print (PDF)
2017 Annual Bill ①	\$0.00	Paid \$43,303.36	01/23/2018	Receipt #WWW-17-00106437		Print (PDF)
2016 Annual Bill ①	\$0.00	Paid \$39,456.84	01/17/2017	Receipt #WWW-16-00095009		Print (PDF)
2015 Annual Bill ①	\$0.00	Paid \$37,692.00	02/29/2016	Receipt #WWW-15-00107195		Print (PDF)
2014 Annual Bill ①	\$0.00	Paid \$27,373.79	02/25/2015	Receipt #WWW-14-00038618		Print (PDF)
2013 Annual Bill ①	\$0.00	Paid \$27,032.62	02/20/2014	Receipt #WWW-13-00075418		Print (PDF)
2012 Annual Bill ①	\$0.00	Paid \$26,306.85	02/18/2013	Receipt #WWW-12-00060778		Print (PDF)
2011 Annual Bill ①	\$0.00	Paid \$26,020.30	03/19/2012	Receipt #WWW-11-00053285		Print (PDF)
Total Amount Due	\$0.00					

BILL	AMOUNT DUE	STATUS			ACTION	
<u>2010 Annual Bill</u> ①	\$0.00	Paid \$28,758.01	02/22/2011	Receipt # WWW-10-00038490		Print (PDF)
<u>2009</u> ①						
<u>2009 Annual Bill</u>	\$0.00	Paid \$24,618.29	02/22/2010	Receipt # 13A-09-00003908		Print (PDF)
		Payment \$11,000.00	01/27/2010	Receipt # 13A-09-00003515		
Refund		Processed \$6,348.15	06/22/2010	To BOROWIEC,PAWEŁ		
		Paid \$35,618.29				
<u>2008 Annual Bill</u> ①	\$0.00	Paid \$35,250.08	04/07/2009	Receipt # 2008-5000537		Print (PDF)
<u>2007 Annual Bill</u> ①	\$0.00	Paid \$40,116.42	03/23/2008	Receipt # 2007-5000672		Print (PDF)
<u>2006</u> ①						
<u>2006 Annual Bill</u>	\$0.00	Paid \$56,323.05	11/30/2006	Receipt # 2006-9507223		Print (PDF)
Refund		Processed \$13,751.72	08/06/2007	To BOROWIEC,PAWEŁ		
		Paid \$56,328.65				
<u>2005 Annual Bill</u> ①	\$0.00	Paid \$19,897.50	03/30/2006	Receipt # 2005-3304048		Print (PDF)
<u>2004 Annual Bill</u> ①	\$0.00	Paid \$14,179.20	02/21/2005	Receipt # 2004-9266440		Print (PDF)
Total Amount Due	\$0.00					

71-192168

Warranty Deed

This Indenture, Made this 2nd day of December, A.D. 1971.

Between TE-MAR-JO HOTELS, INC.,

, a corporation

existing under the laws of the State of New Jersey

, having its principal place of

business in the County of Cumberland

and State of New Jersey

and lawfully authorized to transact business in the State of Florida, party of the first part, and

JOHN BERGAMO and SANTA BERGAMO, his wife,
2115 North Ocean Drive, Hollywood, Broward County,
Florida

of the County of Broward

and State of Florida

parties of the second part **Witnesseth:**

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of Broward and State of Florida, to-wit:

Lots Thirteen (13), Fourteen (14), and Fifteen (15),
in Block Ten (10) of HOLLYWOOD BEACH FIRST ADDITION
according to the plat thereof recorded in Plat
Book 1, Page 31, of the public records of Broward
County, Florida; said lands situate, lying and being
in Broward County, Florida.

JACK MUELLER, COUNTY RECORDER

71 DEC 13 AM 11:20

635610
ALBANY
COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
IN DEPOSIT
\$00.30

DOCUMENTARY
STAMP TAX
DEPT. OF REVENUE
IN DEPOSIT
\$00.55

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

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, executed by its secretary, the day and year above written.

Corporate
Seal

John H. Ramirez
Secretary

Witness, sealed and delivered in presence of us:

John H. Ramirez
Santa Bergamo

John Bergamo
President

This instrument prepared by:
Address

Joseph L. Saunders
Attorney-at-Law
1911 Harrison Street
Hollywood, Florida 33020

DE 4705 pag 836

67

State of Florida,
County of Broward.

NOTARY PUBLIC
JAMES W. WHEELER
COMMISSION EXPIRES AUG. 9, 1974
BONDED THROUGH FRED W. GUSTELACH

I Hereby Certify that on the 2nd day of December

A.D. 1973, before me personally appeared JOHN BERGAMO
and SAMUEL PINIZZOTTO

TE-MAR-JO MOTELS, INC.

President and Secretary respectively of
a corporation under the laws of

the State of New Jersey

to me known to be the persons who signed the foregoing
instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such
officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corpora-
tion, and that the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Hollywood

in the County of Broward

and State of Florida

the day and year last aforesaid.

My commission expires

James W. Wheeler

Notary Public, State of Florida

NOTARY PUBLIC, STATE OF FLORIDA IN LARGE
MY COMMISSION EXPIRES AUG. 9, 1974
BONDED THROUGH FRED W. GUSTELACH

RECORDED IN OFFICIAL RECORD BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT



WALDO FORM 4-4

Warranty Deed
(FROM CORPORATION)

TO

Date

ABSTRACT OF DESCRIPTION

REF: 4705 REC 837



This instrument was prepared by:

Name REUBEN M. SCHNEIDER, ESQ.

Address P. O. Box 650

Hollywood, Florida

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

78-274255

This Indenture.

Made this

27th

day of

September

1978.

JOHN BERGAMO and SANTA BERGAMO, husband and wife,

of the County of

Broward

State of

Florida

grantor, and

GILLES A. GRENIER and DENISE T. GRENIER, husband and wife,
and ELIZABETH GRENIER

whose post office address is 2115 North Ocean Drive, Hollywood,

of the County of

Broward

State of

Florida

grantee.

Witnesseth. That said grantor, for and in consideration of the sum of -----\$10.00-----

TEN and NO/100

Dollars.

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lots Thirteen (13), Fourteen (14), and Fifteen (15), in Block Ten (10) of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 1 at Page 31 of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

SUBJECT TO taxes for the year 1978 and subsequent years, and conditions, restrictions, limitations, and easements of record, if any; a mortgage in favor of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BROWARD COUNTY, dated October 6, 1972, and filed in O. R. Book 5025 at Page 628, Broward County Records, in the approximate principal sum of \$ 94,977.80, which mortgage the grantees herein assume and agree to pay; a purchase money second mortgage in favor of grantors herein in the sum of \$143,000.00, and a purchase money third mortgage in favor of grantors herein in the sum of \$20,000.00. SUBJECT to Final Judgment and Amended Final Judgment in Circuit Court Case 68-919, Broward County. It is the intent of the grantors to vest an undivided one-half interest in and to Gilles A. Grenier and Denise T. Grenier, husband and wife, and an undivided one-half interest in and to Elizabeth Grenier.

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

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

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year last above written.

Signed, sealed and delivered in our presence:

Reuben M. Schneider

John Bergamo

(Seal)

Elizabeth Grenier

Santa Bergamo

(Seal)

SANTA BERGAMO, his wife

(Seal)

(Seal)

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JOHN BERGAMO and SANTA BERGAMO, husband and wife,

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of September 1978.

My commission expires:

Record and return to:
Town & Country Title Company
6600 Tart Street
Hollywood, Florida

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 17 1982
RECEIVED BY GENERAL REG. UNDERWRITER

Notary Public

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
R. B. KAUTH
CLERK COUNTY ADMINISTRATION

© R/Siele R-5224

REC-7830 PAGE 072

402/15

93274484 QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 14 day of June, 1993, by

GILLES A. GRENIER and DENISE T. GRENIER, his wife and
ELIZABETH GRENIER, an unmarried widow

whose post office address is: 2115 North Ocean Drive
Hollywood, Florida

first party to

SILVER SPRAY MOTEL, INC.

whose post office address is: 2115 North Ocean Drive
Hollywood, Florida

WITNESSETH, that the said first party, for and in consideration of
the sum of TEN AND NO/100TH DOLLARS (\$10.00), in hand paid by the said
second party, the receipt whereof is hereby acknowledged, does hereby
remit, release and quit-claim unto the said second party forever, all
the right, title, interest, claim and demand which the said first party
has in and to the following described lot, piece or parcel of land,
situate, lying and being in the County of BROWARD, State of FLORIDA, to-
wit:

Lots Thirteen (13), Fourteen (14), and Fifteen (15), in Block
Ten (10) of HOLLYWOOD BEACH FIRST ADDITION, according to the
Plat thereof, recorded in Plat Book 1, Page 31 of the Public
Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the
appurtenances thereunto belonging or in anywise appertaining, and all
the estate, right, title, interest, lien, equity and claim whatsoever of
the said first party, either in law or equity, to the only proper use,
benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed
these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF:

[Signature]
Witness: RUDOLPH M. DI LASCIO, JR.

[Signature]
GILLES A. GRENIER

[Signature]
DENISE T. GRENIER

[Signature]
Witness: JAMES G. BARRY

[Signature]
ELIZABETH GRENIER

STATE OF FLORIDA :
COUNTY OF BROWARD : SS

I HEREBY CERTIFY that on this 14th day of June, 1993 before me an
officer duly qualified to take acknowledgments, personally appeared
GILLES A. GRENIER and DENISE T. GRENIER, his wife and
ELIZABETH GRENIER, an unmarried widow
who produced Florida Drivers Licenses as photo identification and who
did not take an oath, and who executed the foregoing instrument.

RPR ↓

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

[Signature]
NOTARY NAME: JAMES G. BARRY
NOTARY PUBLIC STATE OF FLORIDA
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Law Office of
Rudolph M. Di Lascio, Jr., P.A.
5798 Johnson Street



JAMES G. BARRY
My Comm. expires Mar. 4, 1994
Qualified Notary Public-Notary

933 JUN 29 AM 11:37

8K20832PC7846

0
M/M

②

CERTIFIED COPY OF CORPORATE RESOLUTION

The undersigned, as President and Secretary of Silver Spray Motel, Inc a Florida Corporation, hereby certify that the following resolutions were duly adopted at a meeting of the Shareholders and Directors of Silver Spray Motel, Inc, held on the 5th day of September 5, 2001, at which a quorum was present and acting throughout and that the same has not been amended or rescinded and remains in full force and effect.

BE IT RESOLVED, that Silver Spray Motel, Inc shall sell the property it owns at 2115 North Ocean Drive, Hollywood, Florida pursuant to that Sale and and Purchase Agreement and Addendum thereto.

BE IT FURTHER RESOLVED, that Gilles Grenier as President of Silver Spray Motel, Inc, is authorized and empowered to execute all documents relating to said sale.

The undersigned certifies that the Federal Tax Identification Number of Silver Spray Motel, Inc is 59-1936326 and the Shareholders, Officers and Directors are more specifically designated below.

Gilles Grenier, President, Director and Secretary

Denise Grenier, Treasurer, Director

Elizabeth Grenier, Vice Director

Attest:


Denise Grenier, Treasurer


Gilles Grenier, President & Secretary

(corporate seal)

Prepared by and return to:

Empire Title Services, Inc.
20801 Biscayne Blvd. Suite 308
Aventura, FL 33180
File Number: E10-0287

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 1st day of October, 2010 between PAWEL BOROWIEC, a single man, whose post office address is 2305 N. Ocean Drive, Hollywood, FL 33019, grantor, and AGUGEN LLC, a Florida Limited Liability Company, whose post office address is 2115 N. Ocean Dr., Hollywood, FL 33019, grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and business)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lots 13, 14 and 15, Block 10, of HOLLYWOOD BEACH FIRST ADDITION, according to the plat thereof, as recorded in Plat Book 1, at Page 31, of the Public Records of Broward County, Florida.

Parcel Identification Number: 5142-12-01-1510

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

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

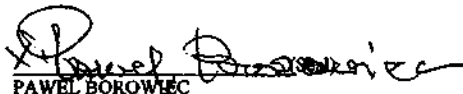
Signed, sealed and delivered in our presence:



Witness Name: Richard P. Breger



Witness Name: Maricel Carr


PAWEL BOROWIEC

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of October, 2010 by PAWEL BOROWIEC, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC STATE OF FLORIDA
Richard P. Breger
Commission # DD665826
Expires: MAY 28, 2011
BOWLING GREEN ATLANTIC BOWLING CO., INC.


Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by:

Tomas A. Pastori, Esq.

Garcia-Menocal, Irias & Pastori LLP

Return to:

Dana Rothman, Esq.

The Jacobs Law Group

20700 West Dixie Highway

Aventura, FL 33180

Warranty Deed

This Warranty Deed made this 18 day of June, 2018 between AGUGEN LLC, a Florida limited liability company ("Grantor"), whose post office address is 1722 Sheridan Street, #656, Hollywood, FL 33020, and ASTRID 4, LLC, a Florida limited liability company ("Grantee"), whose post office address is 3350 SW 57th Place, Fort Lauderdale, FL 33312:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lots 13, 14 and 15, Block 10, of HOLLYWOOD BEACH FIRST ADDITION, according to the map or plat thereof, as recorded in Plat Book 1, at Page 31, of the Public Records of Broward County, Florida, LESS POR OF SAID LOTS FOR RD R/W PER R/W MAP 12-13 B, LESS ADDITIONAL POR OF LOT 14 BLK 10 FOR RD R/W PER MISC MAP 8-197 B AS SHOWN.

Parcel Identification Number: 5142-12-01-1510

Commonly known as: 2115 N Ocean Drive, Hollywood, FL 33019

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

[Continued on Next Page]

[Jurat]

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

AGUGEN, LLC., a
Florida limited liability company.

Fernando Diaz
Witness Name: Fernando Diaz
Thomas Pastori
Witness Name: Thomas Pastori

Pedro Damiani
PEDRO DAMIANI as Manager
of AGUGEN, LLC

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me this 18 day of June, 2018 by PEDRO DAMIANI, as Manager of AGUGEN, LLC, a Florida limited liability company, on behalf of the company. He [] is personally known to me or [X] has produced a driver's license FL DL D550-677-70-0440 as identification.

[Notary Seal]

Thomas Pastori
Notary Public

Printed Name: Thomas Pastori



This Instrument Was Prepared By,
Record and Return To:

Kearey O. Wan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, Florida 33130

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING

THIS MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (the "Mortgage"), as of the 27 day of June, 2018, between **ASTRID 4 LLC**, a Florida limited liability company (the "Mortgagor"), as mortgagor and debtor, whose principal place of business is 3350 SW 57th Place, Ft. Lauderdale, Florida 33312, and **MARQUIS BANK**, a Florida banking corporation (the "Mortgagee"), as mortgagee and secured party, whose address is 355 Alhambra Circle, Suite 1200, Coral Gables, Florida 33134.

ARTICLE I

DEFINITIONS, HEADINGS, RULES OF
CONSTRUCTION AND SECURITY AGREEMENT

1.1 Definitions. As used in this Mortgage and in the exhibits attached hereto, the following terms shall have the following meanings herein specified, such definition to be applicable equally to the singular and plural forms of such terms:

1.1.1 Commitment: The commitment letter from mortgagee to Mortgagor dated June 4, 2018.

1.1.2 Default Rate: The Default Rate as defined in the Note.

1.1.3 Environmental Law: Any law, enactment, statute, code, ordinance, order, rule, regulation, judgment, decree, writ, injunction, franchise, permit, certificate, license, authorization, or other direction or requirement of any Governmental Authority, as same may be amended from time to time, whether now in existence or established or hereafter enacted,

EXHIBIT A

Legal Description:

Lots 13, 14 and 15, Block 10, of HOLLYWOOD BEACH FIRST ADDITION, according to the map or plat thereof, as recorded in Plat Book 1, at Page 31, of the Public Records of Broward County, Florida, LESS POR OF SAID LOTS FOR RD R/W PER R/W MAP 12-13 B, LESS ADDITIONAL POR OF LOT 14 BLK 10 FOR RD R/W PER MISC MAP 8-197 B AS SHOWN.

A/k/a 2115 N Ocean Drive, Hollywood, FL 33019

Parcel Identification Number: 5142-12-01-1510

**STATE OF FLORIDA UNIFORM COMMERCIAL CODE
FINANCING STATEMENT FORM**

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON Kearey Wan, Esq. (305) 789-3200	
B. Email Address: kwan@stearnsweaver.com	
C. SEND ACKNOWLEDGEMENT TO:	
Name	Kearey Wan, Esq.
Address	Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 150 West Flagler Street, Suite 2200
Address	Miami, FL 33130
City/State/Zip	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (1a OR 1b) - Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME ASTRID 4 LLC				
1.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1.c MAILING ADDRESS Line One 3350 SW 57 PLACE		This space not available.		
MAILING ADDRESS Line Two	CITY FT. LAUDERDALE	STATE FL	POSTAL CODE 33312	COUNTRY USA

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (2a OR 2b) - Do Not Abbreviate or Combine Names

2.a ORGANIZATION'S NAME				
2.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2.c MAILING ADDRESS Line One		This space not available.		
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - INSERT ONLY ONE SECURED PARTY (3a OR 3b)

3.a ORGANIZATION'S NAME MARQUIS BANK				
3.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3.c MAILING ADDRESS Line One 355 ALHAMBRA CIRCLE, SUITE 1200		This space not available.		
MAILING ADDRESS Line Two	CITY CORAL GABLES	STATE FL	POSTAL CODE 33134	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

SEE ATTACHED RIDER TO FINANCING STATEMENT.

5. ALTERNATE DESIGNATION (if applicable)	<input type="checkbox"/> LESSEE/LESSOR	<input type="checkbox"/> CONSIGNEE/CONSIGNOR	<input type="checkbox"/> BAILEE/BAILOR
	<input type="checkbox"/> AG LIEN	<input type="checkbox"/> NON-UCC FILING	<input type="checkbox"/> SELLER/BUYER

6. Florida DOCUMENTARY STAMP TAX - YOU ARE REQUIRED TO CHECK EXACTLY ONE BOX

☒ All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.

☐ Florida Documentary Stamp Tax is not required.

7. OPTIONAL FILER REFERENCE DATA
39212.0135

RIDER TO FINANCING STATEMENT

This Financing Statement covers the following types and items of property (the "Mortgaged Property"):

All property rights of any kind whatsoever, whether real, personal, mixed, or otherwise, and whether tangible or intangible, described in that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Mortgage") dated June __, 2018, from Debtor ("Mortgagor"), as identified hereinabove, in favor of the Secured Party ("Mortgagee"), as identified hereinabove, encumbering that certain parcel of real estate (the "Land") situate in Broward County, Florida, and legally described on Exhibit "A" attached hereto and made a part hereof, together with all rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages, projections, appurtenances, water rights including riparian and littoral rights, streets, ways, alleys, and strips and gores of land now or hereafter in any way belonging, adjoining, crossing, or pertaining to the Land; and all of the following property of Mortgagor whether now owned or existing, or hereafter acquired or arising, located in, or on, or pertaining to, or used or intended to be used in connection with or resulting or created from the ownership or development or management or operation of the Land:

(i) all "Improvements" (as said term is defined in the Mortgage) and landscaping;

(ii) all "Fixtures" (as said term is defined in the Mortgage) and goods to become Fixtures;

(iii) all accounts, accounts receivable, other receivables, contract rights, chattel paper, instruments and documents; any other obligations or indebtedness owed to Mortgagor from whatever source arising; all rights of Mortgagor to receive any performance or any payments in money or kind; all guaranties of the foregoing and security therefor; all of the right, title and interest of Mortgagor in and with respect to the goods, services, or other property that gave rise to or that secure any of the foregoing, and all rights of Mortgagor as an unpaid seller of goods and services, including, but not limited to, the rights to stoppage in transit, replevin, reclamation, and resale;

(iv) all goods, including, without limitation, all machinery, equipment, furniture, furnishings, building supplies and materials, appliances, business machines, tools, aircraft and motor vehicles of every kind and description, and all warranties and guaranties for any of the foregoing;

(v) all Inventories (as defined in the mortgage), merchandise, raw materials, parts, supplies, work-in-process and finished products intended for sale, of every kind and description, in the custody or possession, actual or constructive, of Mortgagor including such inventory as is temporarily out of the custody or possession of Mortgagor, any returns upon any accounts and other proceeds, resulting from the sale or disposition of any of the foregoing, including, without limitation, raw materials, work-in-process, and finished goods;

(vi) all franchise, license, management or other agreements with respect to the operation of the Mortgaged Property or the business conducted therein (provided all of such

agreements shall be subordinate to this Mortgage, and Mortgagee shall have no responsibility for the performance of Mortgagor's obligations thereunder);

(vii) all general intangibles, including, without limitation, payment intangibles, corporate or other business records and books, computer records whether on tape disc or otherwise stored, blueprints, surveys, architectural or engineering drawings, plans and specifications, trademarks, tradenames, goodwill, software, symbols, telephone numbers, licenses, governmental approvals, franchises, permits, payment and performance bonds, tax refund claims, and agreements with utility companies, together with any deposits, prepaid fees and charges paid thereon;

(viii) all "Leases" and "Rents" (as said terms are defined in the Mortgage);

(ix) all judgments, awards of damages and settlements from any condemnation or eminent domain proceedings regarding the Land, the Improvements or any of the Mortgaged Property;

(x) all insurance policies required by the Mortgage, the unearned premiums therefor and all loss proceeds thereof;

(xi) all awards and refunds hereafter made with respect to any "Imposition" (as said term is defined in the Mortgage);

(xii) all rights of Mortgagor as "developer," "declarant" or "sponsor" under any declaration or other document encumbering the Land or any portion thereof;

(xiii) all rights to water and sewer connections and transferable development rights and transportation, school, water and road impact fee credits;

(xiv) all other personal property, including, without limitation, management contracts, construction contracts, architectural contracts, service contracts, engineering contracts, advertising contracts, contracts for purchase and sale of any of the Mortgaged Property, purchase orders, equipment leases, monies in escrow accounts, reservation agreements, prepaid expenses, deposits and down payments with respect to the sale or rental of any of the Mortgaged Property, options and agreements with respect to additional real property for use or development of the Mortgaged Property, end-loan commitments, surveys, abstracts of title, all brochures, advertising materials, condominium documents and prospectuses; and

(xv) all proceeds, products, replacements, additions, betterments, extensions, improvements, substitutions, renewals and accessions of any of the foregoing.

THE DEBTOR IS THE FEE SIMPLE OWNER OF THE PROPERTY.

EXHIBIT A

Legal Description:

Lots 13, 14 and 15, Block 10, of HOLLYWOOD BEACH FIRST ADDITION, according to the map or plat thereof, as recorded in Plat Book 1, at Page 31, of the Public Records of Broward County, Florida, LESS POR OF SAID LOTS FOR RD R/W PER R/W MAP 12-13 B, LESS ADDITIONAL POR OF LOT 14 BLK 10 FOR RD R/W PER MISC MAP 8-197 B AS SHOWN.

A/k/a 2115 N Ocean Drive, Hollywood, FL 33019

Parcel Identification Number: 5142-12-01-1510

This document prepared by and
Record and return to:

Jennifer Levin, Esq.
Fromberg, Perlow & Kornik, P.A.
20295 N.E. 29th Place, Suite 200
Aventura, FL 33180

CROSS-COLLATERALIZATION AND CROSS DEFAULT AGREEMENT

THIS CROSS-COLLATERALIZATION AND CROSS-DEFAULT AGREEMENT ("Agreement") is made this 28th day of February, 2019, by and among **MARQUIS BANK**, a Florida Bank (the "Lender") having an address of 355 Alhambra Circle, Suite 1200, Coral Gables, Florida 33134, and **ASTRID 2 LLC**, a Florida limited liability company ("Astrid 2") having an address at 3350 SW 57th Place, Ft. Lauderdale, Florida 33312; **ASTRID 3 LLC**, a Florida limited liability company ("Astrid 3") having an address at 3350 SW 57th Place, Ft. Lauderdale, Florida 33312; **ASTRID 4 LLC**, a Florida limited liability company ("Astrid 4") having an address at 3350 SW 57th Place, Ft. Lauderdale, Florida 33312; and **ASTRID 5 LLC**, a Florida limited liability company ("Astrid 5") having an address at 3350 SW 57th Place, Ft. Lauderdale, Florida 33312 (Astrid 2, Astrid 3, Astrid 4, and Astrid 5 are collectively "Borrowers" or "Mortgagors").

WHEREAS, Lender is the holder of that certain Mortgage and Security Agreement dated on or about the date hereof by and between Astrid 5 and Lender, recorded March 4, 2019, under Instrument No. 115651266, of the Public Records of Broward County, Florida (the "Astrid 5 Mortgage"), which Astrid 5 Mortgage encumbers the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF ("Astrid 5 Property").

WHEREAS, Lender is the holder of that certain Mortgage and Security Agreement dated on or about the 27th day of June, 2018, by and between Astrid 4 and Lender, recorded July 3, 2018, in under Document No. 115180976, of the Public Records of Broward County, Florida (the "Astrid 4 Mortgage"), which Astrid 4 Mortgage encumbers the following described property:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF ("Astrid 4 Property").

WHEREAS, Lender is the holder of that certain Mortgage and Security Agreement dated on or about the 26th day of February, 2018, by and between Astrid 3 and Lender, recorded March 1, 2018, in under Document No. 114921398, of the Public Records of Broward County, Florida (the "Astrid 3 Mortgage"), which Astrid 3 Mortgage encumbers the following described property:

SEE EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF ("Astrid 3 Property").

WHEREAS, Lender is the holder of that certain Mortgage and Security Agreement dated the 16th day of August, 2017, by and between Astrid 2 and Lender, recorded September 6, 2017, under Document No. 114601364, of the Public Records of Broward County, Florida (the "Astrid 2 Mortgage"), which Astrid 2 Mortgage encumbers the following described property:

SEE EXHIBIT "D" ATTACHED HERETO AND MADE A PART HEREOF ("Astrid 2 Property").

WHEREAS, Lender has required and Mortgagors have agreed to cross-collateralize and cross-default the Astrid 2 Mortgage, the Astrid 3 Mortgage, the Astrid 4 Mortgage, and the Astrid 5 Mortgage (collectively "Astrid Mortgages") and Mortgagors have agreed to provide security and collateral to ensure payment of the Astrid Mortgages, and in connection therewith Mortgagors have placed mortgages on the property described on Exhibits "A", "B", "C", and "D" (collectively "Property") in favor of Lender as further security.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties intending to be legally bound, agree as follows:

1. The above set forth recitals are true and correct and incorporated herein as though fully set forth.
2. Any default in any of the promissory notes from Borrowers in favor of Lender (collectively "Astrid Notes"), secured by the Astrid Mortgages and other loan documents given by Borrowers to Lender in connection with the Astrid Notes and Astrid Mortgages (collectively "Astrid Loan Documents"), shall, at the option of the Lender, constitute a default in the other Astrid Mortgages, the other Astrid Notes, and the other Astrid Loan Documents.
3. Lender at its option in the event of any such default may enforce all of its rights and remedies as provided in the Astrid Mortgages, the Astrid Notes which they secure, and the Astrid Loan Documents given to Lender by Borrowers and/or Mortgagors with respect to the Astrid Mortgages. Lender may at its option proceed against any or all of the Property encumbered by the Astrid Mortgages until all of the amounts due Lender pursuant to the Astrid Notes, Astrid Mortgages, and other Astrid Loan Documents have been fully repaid.
4. Lender and Borrowers and/or Mortgagors specifically agree that the Borrowers and/or Mortgagors may not assign, mortgage, obtain future advances, pledge or otherwise voluntarily or involuntarily transfer or attempt to transfer, alienate or further encumber any of any of the Mortgagors' respective properties as described in Exhibits "A", "B", "C", and "D" unless otherwise consented to by Lender in writing.
5. Lender and Borrowers and/or Mortgagors specifically agree that neither Astrid 2, Astrid 3, Astrid 4 nor Astrid 5 shall sell, transfer, convey and/or otherwise dispose of the Property as described on Exhibits "A", "B", "C", and "D" and any such sale, transfer, conveyance shall be deemed a default pursuant to the terms of the Astrid Mortgages and all other Astrid Loan Documents. Further, each of the Borrowers warrants and represents that it is a Florida limited liability company. In the event of any sale, transfer, conveyance or other disposition of any of the membership interests of any of Astrid 2, Astrid 3, Astrid 4, or Astrid 5, same shall constitute a default pursuant to the terms of the Astrid Notes, Astrid Mortgages, and/or other Astrid Loan Documents associated with the respective loans as determined by Lender in its sole discretion.
6. Each Mortgagor acknowledges that: (i) it has received value for, the receipt of which is hereby acknowledged by each of the Borrowers and Mortgagors, and each is benefitted by this Cross-Collateralization and Cross-Default Agreement, and (ii) each has a direct monetary interest in connection with the other or in the indebtedness of the other.
7. No revocation, termination, amendment, waiver or consent with respect to any provision of this Agreement shall in any event be effective, unless the same shall be in writing and signed by the parties hereto and then such revocation, termination, amendment, waiver or consent shall be effective only in the specific instance and for the specific purpose for which it is given.

8. If any provision of this Agreement is held unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

9. This Agreement is to be construed and enforced in accordance with the laws of the State of Florida, without regard to its conflicts of law provisions. Proper venue and jurisdiction shall be in any one of Miami-Dade County or Broward County, Florida, in Lender's sole discretion.

10. This Agreement shall be interpreted without regard to any presumption or rule requiring construction against the party causing this Agreement to be drafted.

11. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.


12. If any litigation arises as a result of the terms, conditions or provisions of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable attorneys' fees and paralegals' fees at all trial and appellate levels, as well as all costs and expenses.

13. **THE PARTIES HERETO INTENTIONALLY, KNOWINGLY AND VOLUNTARILY WAIVE ANY AND ALL RIGHTS TO A TRIAL BY JURY IN CONNECTION WITH OR PURSUANT TO ANY DISPUTE AMONG THE PARTIES RELATED TO OR ARISING FROM THIS AGREEMENT.**


[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the parties have executed this Agreement the day, month, and year set forth above.

Signed, sealed and delivered in the presence of: ASTRID 2 LLC, a Florida limited liability company


Print Name: Ana Cosculluela

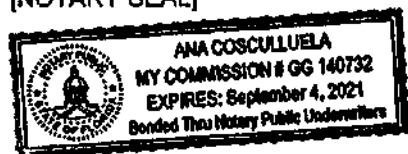

By: MARC J. EISENMANN, Manager



Print Name: Ana Cosculluela

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 28 day of February, 2019, by MARC J. EISENMANN, as Manager, of ASTRID 2 LLC, a Florida limited liability company, on behalf of the Company. S/He/They is/are ☒ personally known to me or ☐ has/have produced a Driver's License as identification.

[NOTARY SEAL]




Print Name: _____
NOTARY PUBLIC, State of Florida
My Commission Expires: _____

[SIGNATURES CONTINUED ON FOLLOWING PAGE.]

Signed, sealed and delivered in the presence of:

ASTRID 3 LLC, a Florida limited liability company

Print Name: Ana Cosculluela

By: Marc J. Eisenmann

MARC J. EISENMANN, Manager

Print Name: Brandon Diaz

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 28 day of February, 2019, by MARC J. EISENMANN, as Manager, of ASTRID 3 LLC, a Florida limited liability company, on behalf of the Company. S/He/They is/are ☒ personally known to me or ☐ has/have produced a Driver's License as identification.

[NOTARY SEAL]



Print Name: Ana Cosculluela

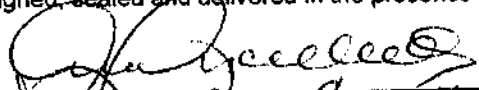
NOTARY PUBLIC, State of Florida

My Commission Expires: _____

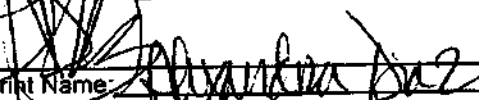
[SIGNATURES CONTINUED ON FOLLOWING PAGE.]

Signed, sealed and delivered in the presence of:

ASTRID 4 LLC, a Florida limited liability company


Print Name: Ana Cosculluela

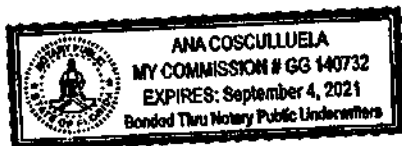

By: MARC J. EISENMANN, Manager


Print Name: Ana Cosculluela

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 28 day of February, 2019, by MARC J. EISENMANN, as Manager, of ASTRID 4 LLC, a Florida limited liability company, on behalf of the Company. S/He/They is/~~are~~ personally known to me or ☐ has/have produced a Driver's License as identification.

[NOTARY SEAL]




Print Name: _____
NOTARY PUBLIC, State of Florida
My Commission Expires: _____

[SIGNATURES CONTINUED ON FOLLOWING PAGE.]

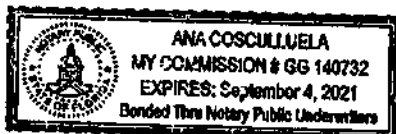
Signed, sealed and delivered in the presence of: ASTRID 5 LLC, a Florida limited liability company

Print Name: Ana Cosculluela By: Marc J. Eisenmann
Print Name: Marcelo Diaz MARC J. EISENMANN, Manager

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 8 day of February, 2019, by MARC J. EISENMANN, as Manager, of ASTRID 5 LLC, a Florida limited liability company, on behalf of the Company. S/He/They is/are personally known to me or has/have produced a Driver's License as identification.

[NOTARY SEAL]





Print Name: Ana Cosculluela
NOTARY PUBLIC, State of Florida
My Commission Expires: _____

[SIGNATURES CONTINUED ON FOLLOWING PAGE.]

Signed, sealed and delivered in the presence of: MARQUIS BANK, a Florida bank


Print Name: Andrea Corral

By: 
Print Name & Title: Janet Henfield, SVP


Print Name: Natasha Uthandi

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 28 day
of February, 2019, by Janet Henfield - Green as
Senior Vice President of MARQUIS BANK, a Florida bank, on behalf of the bank.
S/He is ☒ personally known to me or ☐ has produced a Florida Driver's License as identification.

[NOTARY SEAL]



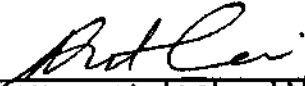

Print Name: Natasha Uthandi
NOTARY PUBLIC, State of Florida
My Commission Expires: Sep 13, 2021

EXHIBIT "A"

ASTRID 5 PROPERTY

Lot 13, Block 7, excepting the South 7" thereof in HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, LESS the Westerly 12.81 feet, sold to the State of Florida, State Road Department.

And

Lots 14, 15 and 16, less the Westerly 12.81 feet of Lots 14 and 15, Block 7, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

EXHIBIT "B"

ASTRID 4 PROPERTY

Lots 13, 14 and 15, Block 10, of HOLLYWOOD BEACH FIRST ADDITION, according to the map or plat thereof, as recorded in Plat Book 1, at Page 31, of the Public Records of Broward County, Florida, LESS POR OF SAID LOTS FOR RD R/W PER R/W MAP 12-13 B, LESS ADDITIONAL POR OF LOT 14 BLK 10 FOR RD R/W PER MISC MAP 8-197 B AS SHOWN.

EXHIBIT "C"

ASTRID 3 PROPERTY

Lots 8 and 9, Block 8 of HOLLYWOOD BEACH FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 1, Page 31, Public Records of Broward County, Florida.

EXHIBIT "D"

ASTRID 2 PROPERTY

Lots 5 and 6, Block 13 of HOLLYWOOD BEACH FIRST ADDITION, according to the plat thereof recorded in Plat Book 1, page 31 of the public records of Broward County, Florida.

G:\Merquis Bank\Astrid 5 LLC\Loan Documents\Cross-Collateralization and Cross-Default Agreement.docx

THIS INSTRUMENT PREPARED BY:
LINDA ROTH, ESQ.
LINDA ROTH, P.A.
2333 Brickell Avenue, Suite A-1
Miami, FL 33129

CROSS COLLATERALIZATION AND CROSS-DEFAULT AGREEMENT

THIS CROSS-COLLATERALIZATION AND CROSS-DEFAULT AGREEMENT (the "Agreement") is made and entered into this 25th day of January, 2022, by and between ASTRID 2 LLC, a Florida limited liability company (hereinafter referred to as "ASTRID 2"), ASTRID 3 LLC, a Florida limited liability company (hereinafter referred to as "ASTRID 3"), ASTRID 4 LLC, a Florida limited liability company (hereinafter referred to as "ASTRID 4"), ASTRID 5 LLC, a Florida limited liability company (hereinafter referred to as "ASTRID 5"), ASTRID 10 LLC, a Florida limited liability company (hereinafter referred to as "ASTRID 10"), and MARC EISENMANN, Individually and ASTRID EISENMANN, Individually (jointly and severally the "GUARANTOR") and PROFESSIONAL BANK, a Florida banking corporation (hereinafter referred to as the "Lender").

WITNESSETH:

WHEREAS, on August 16, 2017, Marquis Bank ("Original Lender") extended certain loans and extensions to ASTRID 2 in the original principal amount of \$1,620,000.00 (the "Astrid 2 Loan"), which Astrid 2 Loan bears Loan #14007353, was evidenced by ASTRID 2's execution of a promissory note of even date therewith in said amount (the "Astrid 2 Note"), and has a current outstanding principal balance of \$ 1, \$ 1,476,880.30 as of the date hereof.

WHEREAS, to secure repayment of the Astrid 2 Loan, Astrid 2 executed and delivered in favor of Original Lender, a Mortgage recorded under Clerk's File Number 114601364 of the Public Records of Broward County, Florida (the "Astrid 2 Mortgage"), an Assignment of Leases, Rents and Profits executed and delivered by Astrid 2 in favor of Lender recorded under Clerk's File Number 114601365 of the Public Records of Broward County, Florida (the "Astrid 2 Assignment"), and UCC-1 Financing Statements recorded under Clerk's File Number 114601366 of the Public Records

of Broward County, Florida and under File Number 201702644853 with the Florida Secured Transaction Registry (the "Astrid 2 Financing Statements"), all encumbering Astrid 2's personal property more particularly described therein and the real property more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Astrid 2 Property").

WHEREAS, on February 26, 2018, Original Lender extended certain loans and extensions to ASTRID 3 in the original principal amount of \$1,053,500.00 (the "Astrid 3 Loan"), which Astrid 3 Loan bears Loan #14007505, was evidenced by ASTRID 3's execution of a promissory note of even date therewith in said amount (the "Astrid 3 Note") and has a current outstanding principal balance of \$1,013,822.00; as of the date hereof.

WHEREAS, to secure repayment of the Astrid 3 Loan, Astrid 3 executed and delivered in favor of Original Lender, a Mortgage recorded under Clerk's File Number 114921398 of the Public Records of Broward County, Florida (the "Astrid 3 Mortgage"), an Assignment of Leases, Rents and Profits recorded under Clerk's File Number 114921399 of the Public Records of Broward County, Florida (the "Astrid 3 Assignment"), and UCC-1 Financing Statements recorded under Clerk's File Number 114921400 of the Public Records of Broward County, Florida and under File Number 201804345448 with the Florida Secured Transaction Registry (the "Astrid 3 Financing Statements"), all encumbering Astrid 3's personal property more particularly described therein and the real property more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Astrid 3 Property") and a Cross Collateralization and Cross Default Agreement recorded under Instrument No. 114922507 of the Public Records of Broward County, Florida (the "First Cross Collateralization and Cross Default Agreement" which cross collateralized and cross defaulted the Astrid 2 Loan and the Astrid 3 Loan.

WHEREAS, on June 27, 2018, Original Lender extended certain loans and extensions to ASTRID 4 in the original principal amount of \$1,772,250.00 (the "Astrid 4 Loan"), which Astrid 4 Loan bears Loan ##14007617, was evidenced by ASTRID 4's execution of a promissory note of even date therewith in said amount (the "Astrid 4 Note") and has a current outstanding principal balance of \$1,658,758.00 as of the date hereof.

WHEREAS, to secure repayment of the Astrid 4 Loan, Astrid 4 executed and delivered in favor of Original Lender, a Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded under Clerk's File Number 115180976 of the Public Records of Broward County, Florida (the "Astrid 4 Mortgage"), and UCC-1 Financing Statements recorded under Clerk's File Number 115180978 of the Public Records of Broward County, Florida and under File Number 201807233926 with the Florida Secured Transaction Registry (the "Astrid 4 Financing Statements"), all encumbering Astrid 4's personal property more particularly described therein and the real property more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Astrid 4 Property").

WHEREAS, on February 28, 2019, Original Lender extended certain loans and extensions to ASTRID 5 in the original principal amount of \$1,856,250.00 (the "Astrid 5 Loan"), which Astrid 5 Loan bears Loan No. #14007838, was evidenced by ASTRID 5's execution of a promissory note of even date therewith in said amount (the "Astrid 5 Note"), with current outstanding principal balance of \$1,766,800 as of the date hereof.

WHEREAS, to secure repayment of the Astrid 5 Loan, Astrid 5 executed and delivered in favor of Original Lender, a Mortgage recorded under Clerk's File Number 115651266 of the Public Records of Broward County, Florida (the "Astrid 5 Mortgage"), an Assignment of Leases, Rents and Profits recorded under Clerk's File Number 115651268 of the Public Records of Broward County, Florida (the "Astrid 5 Assignment"), and UCC-1 Financing Statements recorded under Clerk's File Number 115651267 of the Public Records of Broward County, Florida and under File Number 201907928713 with the Florida Secured Transaction Registry (the "Astrid 5 Financing Statements"), all encumbering Astrid 5's personal property more particularly described therein and the real property more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Astrid 5 Property") and a Cross Collateralization and Cross Default Agreement recorded under Instrument No. 115653341 of the Public Records of Broward County, Florida (the "Second Cross Collateralization and Cross Default Agreement"), which cross collateralized and cross defaulted the Astrid 2 Loan, Astrid 3 Loan, Astrid 4 Loan and the Astrid 5 Loan.

WHEREAS, Lender is the successor by merger to Original Lender.

WHEREAS, Lender is extending certain loans and extensions of credit to ASTRID 10 in the original principal amount of SIX MILLION ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$6,105,000.00) (the "Astrid 10 Loan") as evidenced by Astrid 10's execution and delivery of a promissory note (the "Astrid 10 Note") in favor of Lender of even date therewith in said amount.

WHEREAS, to secure repayment of the Astrid 10 Note, Astrid 10 has executed and delivered in favor of Lender a mortgage (the "Astrid 10 Mortgage"), which Astrid 10 Mortgage is being recorded simultaneously herewith amongst the Public Records of Broward County, Florida, as well as an Assignment of Leases, Rents and Profits (the "Astrid 10 Assignment"). which Astrid 10 Assignment is also being recorded simultaneously herewith amongst the Public Records of Broward County, Florida, and t and UCC-1 Financing Statements which are also being recorded simultaneously herewith amongst the Public Records of Broward County, Florida and with the Florida Secured Transaction Registry (the "Astrid 10 Financing Statements"), all encumbering Astrid 10's personal property more particularly described therein and the real property more particularly described on Exhibit "E" attached hereto and made a part hereof (the "Astrid 10 Property").

WHEREAS, the Astrid 2 Loan, the Astrid 3 Loan, Astrid 4 Loan, and the Astrid 5 Loan shall hereinafter be collectively referred to as the "Existing Loans". The Astrid 2 Note, the Astrid 3 Note,

Astrid 4 Note, and the Astrid 5 Note shall hereinafter be collectively referred to as the "Existing Notes". The Astrid 2 Mortgage, the Astrid 3 Mortgage, Astrid 4 Mortgage, and the Astrid 5 Mortgage shall hereinafter be collectively referred to as the "Existing Mortgages". The Astrid 2 Financing Statements, the Astrid 3 Financing Statements, the Astrid 4 Financing Statements, and the Astrid 5 Financing Statements, shall hereinafter be collectively referred to as the "Existing Financing Statements". The Existing Note, the Existing Mortgages, the Existing Financing Statements, the First Cross Collateralization and Cross Default Agreement and the Second Cross Collateralization and Cross Default Agreement and all other documents executed in connection with the Existing Loans shall hereinafter be collectively referred to as the "Existing Loan Documents". Astrid 2, Astrid 3, Astrid 4, and Astrid 5 shall hereinafter be collectively referred to as the "Other Obligors".

WHEREAS, the GUARANTOR has executed and delivered in favor of Lender their unconditional and unlimited guaranties of the Existing Loans and the Astrid 10 Loan (the "Guaranties").

WHEREAS, as a condition precedent to the making of the Astrid 10 Loan, Lender requires that the Existing Loans and the Astrid 10 Loan be cross collateralized and cross defaulted with each other.

WHEREAS, it is the parties' intentions that the Existing Loans, and the Astrid 10 Loan be cross collateralized and cross-defaulted, it being specifically acknowledged and agreed that the Lender would be unwilling to enter into the Astrid 10 Loan, unless and until the parties hereto enter into and execute this Agreement in order to further secure the timely and complete payment and performance of their obligations to Lender.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as is set forth in their entirety.
2. Cross Collateralization-Existing Mortgages. It is hereby declared and agreed that the Existing Mortgages shall be deemed to have been executed and delivered by the Other Obligors in favor of the Lender, as collateral security for the timely and complete payment and performance of all obligations of Astrid 10 and/or the Other Obligors to Lender, including, but not limited to, the Existing Notes, the Astrid 10 Note and any and all renewals, modifications or extensions thereof.

The Existing Mortgages, in addition to securing payment of the Existing Loans, shall also be deemed to secure the payment of the Astrid 10 Loan, as evidenced by the Astrid 10 Note, and all present and future indebtedness and obligations of Astrid 10 to Lender under the Astrid 10 Loan,

whether direct or indirect, contingent or absolute, now existing or hereafter created, and all renewals, modifications and extensions thereof. It is therefore agreed that, notwithstanding the status of the obligations which the Existing Mortgages specifically secure, and even if all of such obligations shall be paid in full and the indebtedness satisfied, none of the collateral securing any loans extended by Lender in favor of the Other Obligors, or Lender in favor of Astrid 10, or Lender in favor of any guarantor or endorser thereof shall be released, and the Existing Mortgages will not be satisfied of record and will remain a lien against the Property for as long as the Other Obligors and/or Astrid 10 and/or any guarantor or endorser thereof, are indebted to Lender on any obligation, it being the intention of the parties hereto that the Existing Mortgages be and shall continue as additional security and collateral to secure any and all indebtedness owed by the Other Obligors or Astrid 10 and/or any guarantor or endorser thereof to Lender.

3. Cross Collateralization-Astrid 10 Mortgage. It is hereby declared and agreed that the Astrid 10 Mortgage shall be deemed to have been executed and delivered by Astrid 10 in favor of the Lender, as collateral security for the timely and complete payment and performance of all obligations of Astrid 10, and/or the Other Obligors, to Lender, including, but not limited to, the Existing Notes, the Astrid 10 Note and any and all renewals, modifications or extensions thereof.

The Astrid 10 Mortgage, in addition to securing payment of the Astrid 10 Loan, shall also be deemed to secure the payment of the Existing Loans, as evidenced by the Existing Note, and all present and future indebtedness and obligations of the Other Obligors to Lender under the Existing Loans, whether direct or indirect, contingent or absolute, now existing or hereafter created, and all renewals, modifications and extensions thereof. It is therefore agreed that, notwithstanding the status of the obligations which the Astrid 10 Mortgage specifically secures, and even if all of such obligations shall be paid in full and the indebtedness satisfied, none of the collateral securing any loans extended by Lender in favor of Astrid 10, or Lender in favor of the Other Obligors, or Lender in favor of any guarantor or endorser thereof shall be released, and the Existing Mortgages will not be satisfied of record and will remain a lien against the Property for as long as the Other Obligors, and/or Astrid 10 and/or any guarantor or endorser thereof, are indebted to Lender on any obligation, it being the intention of the parties hereto that the Astrid 10 Mortgage be and shall continue as additional security and collateral to secure any and all indebtedness owed by Astrid 10, and/or the Other Obligors, and/or any guarantor or endorser thereof to Lender.

4. Cross Default. It is further understood and agreed by and between the parties hereto that, in the event of any default in the due observance or performance of any covenant, agreement or other provision hereof, or of the Existing Notes or the Astrid 10 Note (collectively the "Obligations"), or in any other documentation executed and/or delivered in connection therewith (collectively the "Loan Documentation") or in the event that any representation or warranty made herein, or in any other Loan Documentation, shall prove to be false or misleading in any material respect, or in the event of any default in the due observance or performance of any covenant, agreement, or other provision under any loans or extension Loan at any time outstanding, whether

now existing or hereafter created, from Lender in favor of Astrid 10, or in favor of the Other Obligors, or in favor of any other endorser or guarantor of such obligations, same shall constitute an event of default under all loans extended by Lender to Astrid 10 and/or the Other Obligors, and/ or any guarantor or endorser of such obligations, and in any such event, Lender may, at its option: (a) declare all indebtedness of principal and interest under all such loans forthwith to be due and payable whereupon all obligations of Astrid 10 and the Other Obligors, and such guarantors and endorsers to Lender under the Obligations evidenced by the Loan Documentation shall become due and payable in full both as to principal and interest, without presentment, demand, protest or notice of any kind, all of which are hereby expressly waived, anything contained herein or in any other Loan Documentation to the contrary notwithstanding; and (b) exercise any or all rights and remedies available to it under any other Loan Documentation.

5. Remedies Cumulative. All remedies, rights, powers and privileges afforded Lender under or in connection with this Agreement and the Loan Documentation shall be cumulative and not be exclusive of any remedies, rights, powers and privileges provided therein or by law. Lender may exercise any or all such remedies, rights, powers and privileges in any order of priority.

6. Other Security; Marshaling. Lender may take other security or release any of the security for the payment of any of the Existing Loans, the Astrid 10 Loan (collectively the "Loans") and may release any party primarily or secondarily liable therefor and may apply any other security held by it to the reduction or satisfaction of any of the Loans without prejudice to any of its rights and remedies under this Agreement or the Loan Documentation. Lender shall not be subject to any requirement for marshaling of assets in connection with any foreclosure of any lien or security interest or any other realization upon collateral with respect to the Loan Documentation or any exercise of any rights of setoff, and shall not be required to seek recourse against, or satisfaction of either the Loan Documentation from any one source before seeking recourse against, or satisfaction from, any other source.

7. Bankruptcy – Automatic Stay. Each of Astrid 10, and the Other Obligors hereby agrees, in consideration of the recitals and mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that in the event that it shall file with any bankruptcy court of competent jurisdiction or be the subject of any petition under Title 11 of the United States Code, the automatic stay imposed by Section 362 of Title 11 of the United States Code is waived, and such waiver constitutes "cause" pursuant to 11 U.S.C. §362(d)(1) for the immediate lifting of the automatic stay in favor of Lender, and each of Astrid 10 and the Other Obligors hereby knowingly and irrevocably waives all defenses and objections to such lifting of the automatic stay and will not directly or indirectly oppose or otherwise defend against Lender's efforts to gain relief from the automatic stay.

8. Costs and Fees. Astrid 10, the Other Obligors and GUARANTOR jointly and severally agree to pay all costs, expenses and professional fees incurred by Lender in connection with

the preparation, execution, delivery, and enforcement of this Agreement, including without limitation all court costs and reasonable attorney fees (whether or not suit be brought, and including any court costs and reasonable attorney fees incurred in connection with any trial, appellate, bankruptcy, administrative or arbitration proceeding).

9. No Waiver. No failure on the part of Lender to exercise, and no delay in exercising, any right, remedy, power or privilege under this Agreement or the under the Loan Documentation shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power or privilege under this Agreement or the Loan Documentation preclude any other or further exercise thereof or the exercise of any other such right, remedy, power or privilege, and no waiver whatsoever shall be valid unless in writing signed by Lender and then only to the extent specifically set forth in such writing.

10. Notices. Any notice, demand, request or consent required or permitted to be given or made hereunder by any party hereto shall be in writing, addressed to the other parties at such other parties' respective addresses as set forth at the beginning of this Agreement (or to such other address within the State of Florida as any party entitled to notice hereunder may by notice pursuant hereto specify to the other parties), and shall be: (a) personally delivered (including delivery by courier); (b) delivered by Federal Express or comparable overnight delivery service; or (c) transmitted by United States certified mail, return receipt requested, with postage prepaid. All notices and other communications shall be deemed to have been duly given on (i) the date of actual receipt of the same or (ii) the date of attempted delivery if delivery is refused.

11. Successors and Assigns. This Agreement shall inure to the benefit of Lender and its successors and assigns and shall be binding upon Astrid 10, the Other Obligors, GUARANTOR and their respective heirs, personal representatives, successors and assigns.

12. No Oral Amendments. This Agreement and any provisions hereof may not be modified, amended, waived, extended, changed, discharged or terminated orally, or by any act or failure to act on the part of any of Lender, the Other Obligors or GUARANTOR, but only by an agreement in writing signed by the party against whom the enforcement of any modification, amendment, waiver, extension, change, discharge or termination is sought.

13. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be deemed an original, but all of which together shall constitute one agreement, and separately executed counterpart signature pages may be annexed to the same or different counterparts of this Agreement without in any way negating the legality or binding effect thereof.

14. Entire Agreement. This Agreement constitutes the entire understanding among the parties hereto with respect to the subject matter hereof and supersedes all prior written or oral understandings of the parties, all of which are merged herein.

15. Miscellaneous. Each of the Obligations, and the security for each of them, shall be separately enforceable according to their respective terms. The Lender may institute separate proceedings with respect to any or all of the Loan Documentation, in such order and at such times as the Lender may elect. The pendency of any proceedings with respect to any or all of the Loan Documentation shall not be grounds for abatement or for hindering, delaying or preventing any proceedings with respect to any other of the Loan Documentation. The institution of proceedings under some of, but not under all of, the Loan Documentation shall not be construed as a splitting of a cause or action by the Lender.

16. The inapplicability or unenforceability of any provision of this Agreement, or of any instrument executed and delivered pursuant hereto, shall not limit or impair the operation or validity of any other provision of this Agreement or of any other such instrument.

17. Construction. This Agreement shall be governed, construed and shall be enforced in accordance with the laws of the State of Florida.

18. LENDER, ASTRID 10, GUARANTOR AND THE OTHER OBLIGORS HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF THE PARTIES. THIS PROVISION IS A MATERIAL INDUCEMENT FOR LENDER EXTENDING THE LOAN TO ASTRID 10.

IN WITNESS WHEREOF, this Cross Collateralization and Cross Default Agreement has been entered into as of the date first set forth herein above.


WITNESSES AS TO ASTRID 10 AND
ALL OTHER OBLIGORS AND
GUARANTOR:


Print Name: Vladimir G. Diaz

Print Name: _____

ASTRID 10:

ASTRID 10 LLC, a Florida limited liability
company

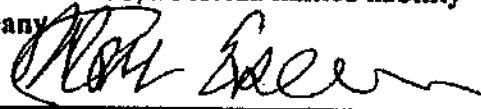
By: 
MARC EISENMANN, Manager

[OTHER OBLIGORS]

ASTRID 2 LLC, a Florida limited liability company

By: 
MARC EISENMANN, Manager

ASTRID 3 LLC, a Florida limited liability company

By: 
MARC EISENMANN, Manager

ASTRID 4 LLC, a Florida limited liability company


By: 
MARC EISENMANN, Manager

ASTRID 5 LLC, a Florida limited liability company

By: 
MARC EISENMANN, Manager

GUARANTOR:

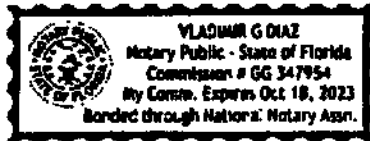

MARC EISENMANN, Individually


ASTRID EISENMANN, Individually

STATE OF FLORIDA }

COUNTY OF Broward }

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of January, 2022 by MARC EISENMANN, Individually and as the Manager of ASTRID 2 LLC, ASTRID 3 LLC, ASTRID 4 LLC, ASTRID 5 LLC and ASTRID 10 LLC, all Florida limited liability companies, on behalf of such companies, and who is personally known to me or who produced FL Driver's License as identification.



[Signature]
Print Name: Vladimir G. Diaz

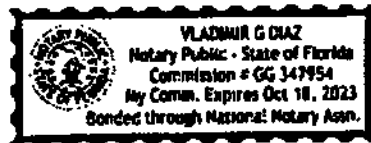
STATE OF FLORIDA }

COUNTY OF Broward }

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of January, 2022 by ASTRID EISENMANN, Individually and as the Manager of all Florida limited liability companies, on behalf of such companies, and who is personally known to me or who produced FL Driver's License as identification.

[Signature]
Print Name: Vladimir G. Diaz
Title or Rank: NOTARY
Serial Number (if any): GG347954
My commission expires: 10/18/23

[SEAL]



Luisa Zelkya
Print Name: Luisa Zelkya

PROFESSIONAL BANK

Pedro A. Lopez
Print Name: Pedro A. Lopez

By: Miriam Lopez
MIRIAM LOPEZ
Executive Vice President
Private Banking Group Leader

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 25th day of January, 2022 by MIRIAM LOPEZ as an Executive Vice President and Private Banking Group Leader of PROFESSIONAL BANK, a Florida banking corporation, on behalf of said corporations, and who is personally known to me or who produced FL Driver's License as identification.



[SEAL]

Linda Roth
Notary Public, State of Florida
Print Name: Linda Roth
Serial Number if any: _____
My Commission Expires: 3/11/22

EXHIBIT "A"

The Astrid 2 Property

Lots 5 and 6, Block 13, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1 at Page 31 of the Public Records of Broward County, Florida.

EXHIBIT "B"

ASTRID 3 Property

Lots 8 and 9, Block 8, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1 at Page 31 of the Public Records of Broward County, Florida.

EXHIBIT "C"
The ASTRID 4 Property

Lots 13, 14 and 15, in Block 10, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1 at Page 31 of the Public Records of Broward County, Florida, Less portion of said lots for road R/W MPA 12-13 B, Less Addiitonal Portion of Lot 14 Block 10 for Rd R/W per Misc Map 8-197 as shown

EXHIBIT "D"

THE ASTRID 5 PROPERTY

Lot 13, in Block 7, excepting the South 7' feet thereof in HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1 at Page 31 of the Public Records of Broward County, Florida, LESS the Westerly 12.81 feet sold to the State of Florida, State Road Department.

and

Lots 14, 15 and 16, less the Westerly 12.81 feet of Lots 14 and 15, in Block 7, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1 at Page 31 of the Public Records of Broward County, Florida.

EXHIBIT "E"

The Astrid 10 Property

Lots 1 through 5, 21 and 22, Block 9, of HOLLYWOOD BEACH FIRST ADDITION,
according to the Plat thereof, as recorded in Plat Book 1 at Page 31, of the Public Records
of Broward County, Florida.

THIS INSTRUMENT PREPARED BY:
LINDA ROTH, ESQ.
LINDA ROTH, P.A.
2333 Brickell Avenue, Suite A-1
Miami, FL 33129

AMENDMENT TO CROSS COLLATERALIZATION AND CROSS-DEFAULT
AGREEMENTS AND SPREADING AGREEMENT

THIS AMENDMENT TO CROSS-COLLATERALIZATION AND CROSS-DEFAULT AGREEMENTS AND SPREADING AGREEMENT (the "Amendment") is made and entered into this 17th day of August, 2022, by and between ASTRID 2 LLC, a Florida limited liability company (hereinafter referred to as "ASTRID 2"), ASTRID 3 LLC, a Florida limited liability company (hereinafter referred to as "ASTRID 3"), ASTRID 4 LLC, a Florida limited liability company (hereinafter referred to as "ASTRID 4"), ASTRID 5 LLC, a Florida limited liability company (hereinafter referred to as "ASTRID 5"), ASTRID 10 LLC, a Florida limited liability company (hereinafter referred to as "ASTRID 10"), and MARC EISENMANN, Individually and ASTRID EISENMANN, Individually (jointly and severally the "GUARANTOR") and PROFESSIONAL BANK, a Florida banking corporation (hereinafter referred to as the "Lender").

WITNESSETH:

WHEREAS, on August 16, 2017, Marquis Bank ("Original Lender") extended certain loans and extensions to ASTRID 2 in the original principal amount of \$1,620,000.00 (the "Astrid 2 Loan"), which Astrid 2 Loan bears Loan #14007353, was evidenced by ASTRID 2's execution of a promissory note of even date therewith in said amount (the "Astrid 2 Note").

WHEREAS, to secure repayment of the Astrid 2 Loan, Astrid 2 executed and delivered in favor of Original Lender, a Mortgage recorded under Instrument No. 114601364 of the Public Records of Broward County, Florida (the "Astrid 2 Mortgage"), an Assignment of Leases, Rents and Profits executed and delivered by Astrid 2 in favor of Lender recorded under Instrument No. 114601365 of the Public Records of Broward County, Florida (the "Astrid 2 Assignment"), and UCC-1 Financing Statements recorded under Instrument No. 114601366 of the Public Records of

Broward County, Florida and under File Number 201702644853 with the Florida Secured Transaction Registry (the "Astrid 2 Financing Statements"), all encumbering Astrid 2's personal property more particularly described therein and the real property more particularly described therein (the "Original Astrid 2 Property").

WHEREAS, on February 26, 2018, Original Lender extended certain loans and extensions to ASTRID 3 in the original principal amount of \$1,053,500.00 (the "Astrid 3 Loan"), which Astrid 3 Loan bears Loan #14007505, was evidenced by ASTRID 3's execution of a promissory note of even date therewith in said amount (the "Astrid 3 Note") and has a current outstanding principal balance of \$ 993,919.97 as of the date hereof.

WHEREAS, to secure repayment of the Astrid 3 Loan, Astrid 3 executed and delivered in favor of Original Lender, a Mortgage recorded under Instrument No. 114921398 of the Public Records of Broward County, Florida (the "Astrid 3 Mortgage"), an Assignment of Leases, Rents and Profits recorded under Instrument No. 114921399 of the Public Records of Broward County, Florida (the "Astrid 3 Assignment"), and UCC-1 Financing Statements recorded under Instrument No. 114921400 of the Public Records of Broward County, Florida and under File Number 201804345448 with the Florida Secured Transaction Registry (the "Astrid 3 Financing Statements"), all encumbering Astrid 3's personal property more particularly described therein and the real property more particularly described therein (the "Astrid 3 Property") and a Cross Collateralization and Cross Default Agreement recorded under Instrument No. 114922507 of the Public Records of Broward County, Florida (the "First Cross Collateralization and Cross Default Agreement which cross collateralized and cross defaulted the Astrid 2 Loan and the Astrid 3 Loan.

WHEREAS, on June 27, 2018, Original Lender extended certain loans and extensions to ASTRID 4 in the original principal amount of \$1,772,250.00 (the "Astrid 4 Loan"), which Astrid 4 Loan bears Loan ##14007617, was evidenced by ASTRID 4's execution of a promissory note of even date therewith in said amount (the "Astrid 4 Note") and has a current outstanding principal balance of \$1,626,951.72 as of the date hereof.

WHEREAS, to secure repayment of the Astrid 4 Loan, Astrid 4 executed and delivered in favor of Original Lender, a Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded under Instrument No. 115180976 of the Public Records of Broward County, Florida (the "Astrid 4 Mortgage"), and UCC-1 Financing Statements recorded under Instrument No. 115180978 of the Public Records of Broward County, Florida and under File Number 201807233926 with the Florida Secured Transaction Registry (the "Astrid 4 Financing Statements"), all encumbering Astrid 4's personal property more particularly described therein and the real property more particularly described therein (the "Astrid 4 Property").

WHEREAS, on February 28, 2019, Original Lender extended certain loans and extensions to ASTRID 5 in the original principal amount of \$1,856,250.00 (the "Astrid 5 Loan"), which Astrid 5

Loan bears Loan No. #14007838, was evidenced by ASTRID 5's execution of a promissory note of even date therewith in said amount (the "Astrid 5 Note"). with current outstanding principal balance of \$1,734,463.37 as of the date hereof.

WHEREAS, to secure repayment of the Astrid 5 Loan, Astrid 5 executed and delivered in favor of Original Lender, a Mortgage recorded under Instrument No. 115651266 of the Public Records of Broward County, Florida (the "Astrid 5 Mortgage"), an Assignment of Leases, Rents and Profits recorded under Instrument No. 115651268 of the Public Records of Broward County, Florida (the "Astrid 5 Assignment"), and UCC-1 Financing Statements recorded under Instrument No. 115651267 of the Public Records of Broward County, Florida and under File Number 201907928713 with the Florida Secured Transaction Registry (the "Astrid 5 Financing Statements"), all encumbering Astrid 5's personal property more particularly described therein and the real property more particularly described therein (the "Astrid 5 Property") and a Cross Collateralization and Cross Default Agreement recorded under Instrument No. 115653341 of the Public Records of Broward County, Florida (the "Second Cross Collateralization and Cross Default Agreement"), which cross collateralized and cross defaulted the Astrid 2 Loan, Astrid 3 Loan, Astrid 4 Loan and the Astrid 5 Loan.

WHEREAS, Lender is the successor by merger to Original Lender.

WHEREAS, on January 25, 2022, Lender extended certain loans and extensions to ASTRID 10 in the original principal amount of \$6,105,000.00 (the "Astrid 10 Loan"), which Astrid 10 Loan bears Loan No. 1210229-3 was evidenced by ASTRID 10's execution of a promissory note of even date therewith in said amount (the "Astrid 10 Note"). with current outstanding principal balance of \$6,033,685.24 as of the date hereof.

WHEREAS, to secure repayment of the Astrid 10 Loan, Astrid 10 executed and delivered in favor of Lender, a Mortgage recorded under Instrument No. 117904086 of the Public Records of Broward County, Florida (the "Astrid 10 Mortgage"), an Assignment of Leases, Rents and Profits recorded under Instrument No. 117904087 of the Public Records of Broward County, Florida (the "Astrid 10 Assignment"), and UCC-1 Financing Statements recorded under Instrument No. 117904088 of the Public Records of Broward County, Florida and under File Number 202200389211 with the Florida Secured Transaction Registry (the "Astrid 10 Financing Statements"), all encumbering Astrid 10's personal property more particularly described therein and the real property more particularly described therein (the "Astrid 10 Property") and a Cross Collateralization and Cross Default Agreement recorded under Instrument No. 118254657 of the Public Records of Broward County, Florida (the "Third Cross Collateralization and Cross Default Agreement"), which cross collateralized and cross defaulted the Astrid 2 Loan, Astrid 3 Loan, Astrid 4 Loan, Astrid 5 Loan and the Astrid 10 Loan.

WHEREAS, Astrid 2 requested that Lender release the lien of the Astrid 2 Mortgage, Astrid

2 Assignment and Astrid 2 Financing Statements from the Original Astrid 2 Property to facilitate Astrid 2's sale of the Original Astrid 2 Property. Astrid 2 has agreed to provide Lender with substitute collateral to secure payment of the Astrid 2 Loan (the "Substitute Collateral").

WHEREAAS, and in connection therewith, Astrid 2 has executed and delivered in favor of Lender a Mortgage and Security Agreement, Collateral Assignment of Leases, Rents and Profits and UCC-1 Financing Statements Spreading Agreement (the "Spreading Agreement"), which Spreading Agreement shall spread the lien of the Astrid 2 Mortgage, Astrid 2 Assignment and Astrid 2 Financing Statements to encumber the real property acquired by Astrid 2 and more particularly described on Exhibit "A" attached hereto and made a part hereof and the personal property located thereon (the "Astrid 2 Substitute Property"), which is also being recorded simultaneously herewith amongst the Public Records of Broward County, Florida.

WHEREAS, the Astrid 2 Loan, the Astrid 3 Loan, Astrid 4 Loan, the Astrid 5 Loan and the Astrid 10 Loan shall hereinafter be collectively referred to as the "Existing Loans". The Astrid 2 Note, the Astrid 3 Note, Astrid 4 Note, the Astrid 5 Note and the Astrid 10 Note shall hereinafter be collectively referred to as the "Existing Notes". The Astrid 2 Mortgage, as modified, the Astrid 3 Mortgage, Astrid 4 Mortgage, the Astrid 5 Mortgage and the Astrid 10 Mortgage shall hereinafter be collectively referred to as the "Existing Mortgages". The Astrid 2 Financing Statements, the Astrid 3 Financing Statements, the Astrid 4 Financing Statements, the Astrid 5 Financing Statements and the Astrid 10 Financing Statements, shall hereinafter be collectively referred to as the "Existing Financing Statements". The First Cross Collateralization and Cross Default Agreement, the Second Cross Collateralization and Cross Default Agreement, and the Third Cross Collateralization and Cross Default Agreement shall hereinafter be collectively referred to as the "Existing Cross Collateralization and Cross Default Agreements". The Existing Note, the Existing Mortgages, the Existing Financing Statements, the Existing Cross Collateralization and Cross Default Agreements, and all other documents executed in connection with the Existing Loans shall hereinafter be collectively referred to as the "Existing Loan Documents". Astrid 2, Astrid 3, Astrid 4, Astrid 5 and Astrid 10 shall hereinafter be collectively referred to as the "Obligors".

WHEREAS, the GUARANTOR has executed and delivered in favor of Lender their unconditional and unlimited guaranties of the Existing Loans (the "Guaranties").

WHEREAS, it is the parties' intentions that the Existing Loans shall continue to be cross collateralized and cross-defaulted, it being specifically acknowledged and agreed that the Lender would be unwilling to enter into the requested releases and substitution of collateral, unless and until the parties hereto enter into and execute this Agreement in order to amend the terms of the Existing Agreements and to confirm the continued cross collateralization and cross default of the Existing Loans.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby

agreed as follows:

1. The foregoing recitals are true and correct and are incorporated herein as is set forth in their entirety.

2. The parties acknowledge and agree that the Existing Cross Collateralization and Cross Default Agreements are hereby amended to delete the Original Astrid 2 Property on Exhibit "A" of the Existing Cross Collateralization and Cross Default Agreements.

3. The parties acknowledge and agree that the Existing Cross Collateralization and Cross Default Agreements are hereby amended to include the Astrid 2 Substitute Property, more particularly described on Exhibit "A" attached hereto and made a part hereof.

4. The parties hereby covenant and agree that the Existing Cross Collateralization and Cross Default Agreements are hereby, amended and spread to encumber the Astrid 2 Substitute Property, with the same force and effect as if said Additional Property were originally delineated in said Existing Cross Collateralization and Cross Default Agreements and that all of the terms, covenants and conditions of said Existing Cross Collateralization and Cross Default Agreements shall apply to the Astrid 2 Substitute Property. Any reference in the Existing Cross Collateralization and Cross Default Agreements shall be deemed to apply to the Astrid 2 Substitute Property.

5. This Amendment shall inure to the benefit of Lender and its successors and assigns and shall be binding upon the Obligors, GUARANTOR and their respective heirs, personal representatives, successors and assigns.

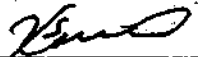
6. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be deemed an original, but all of which together shall constitute one agreement, and separately executed counterpart signature pages may be annexed to the same or different counterparts of this Agreement without in any way negating the legality or binding effect thereof.

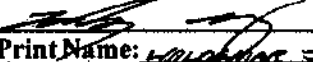
7. This Amendment constitutes the entire understanding among the parties hereto with respect to the subject matter hereof and supersedes all prior written or oral understandings of the parties, all of which are merged herein.

8. LENDER, GUARANTOR AND THE OBLIGORS HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF THE PARTIES. THIS PROVISION IS A MATERIAL INDUCEMENT FOR LENDER ENTERING INTO THE REQUESTED RELEASES AND MODIFICATIONS.

IN WITNESS WHEREOF, this Amendment to Cross Collateralization and Cross Default Agreements and Spreading Agreement has been entered into as of the date first set forth herein above.

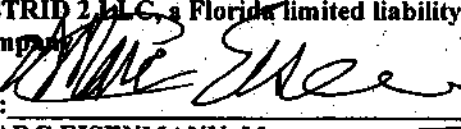
**WITNESSES AS TO ALL OBLIGORS
AND GUARANTOR:**


Print Name: Xiomara Sabido


Print Name: Yolanda J. Serrano

[OBLIGORS]:

ASTRID 2 LLC, a Florida limited liability
company

By: 
MARC EISENMANN, Manager

ASTRID 3 LLC, a Florida limited liability
company

By: 
MARC EISENMANN, Manager

ASTRID 4 LLC, a Florida limited liability
company

By: 
MARC EISENMANN, Manager

ASTRID 5 LLC, a Florida limited liability
company

By: 
MARC EISENMANN, Manager

ASTRID 10 LLC, a Florida limited liability
company

By:


MARC EISENMANN, Manager

GUARANTOR:

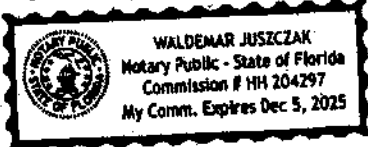

MARC EISENMANN, Individually


ASTRID EISENMANN, Individually

STATE OF FLORIDA }

COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of August, 2022 by MARC EISENMANN, Individually and as the Manager of ASTRID 2 LLC, ASTRID 3 LLC, ASTRID 4 LLC, ASTRID 5 LLC and ASTRID 10 LLC, all Florida limited liability companies, on behalf of such companies, and who is personally known to me or who produced FL Driver's License as identification.

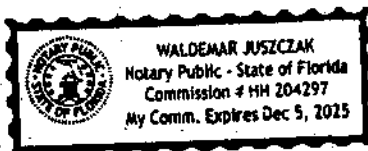



Print Name: WALDEMAR JUSZCZAK

STATE OF FLORIDA }

COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of August, 2022 by ASTRID EISENMANN, Individually, on behalf of such companies, and who is personally known to me or who produced FL Driver's License as identification.




Print Name: WALDEMAR JUSZCZAK

Title or Rank: NOTARY PUBLIC

Serial Number (if any): HH204297

My commission expires: 12.5.25

[SEAL]

D
Print Name: Patricia Diez-Arguelles

PROFESSIONAL BANK

By: [Signature]
MIRIAM LOPEZ,
Executive Vice President
Private Banking Group Leader

Anahy Galmes
Print Name: [Signature]

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of August, 2022 by MIRIAM LOPEZ as an Executive Vice President and Private Banking Group Leader of PROFESSIONAL BANK, a Florida banking corporation, on behalf of said corporations, and who is personally known to me or who produced FL Driver's License as identification.

[Signature]
Notary Public, State of Florida
Print Name: Anahy Galmes
Serial Number if any: _____
My Commission Expires: August 18, 2025

[SEAL]



ANAHY GALMES
Commission #HH151125
Expires August 18, 2025
Send us Your Budget Notary Services

EXHIBIT "A"

The Astrid 2 Substitute Property

Lot 12, Block 9, less the Westerly 12.80 feet of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1 at Page 31 of the Public Records of Broward County, Florida.

HOLLYWOOD BEACH. FIRST ADDITION

Hollywood Fla.

HOMESEEKER'S REALTY CO.

SCALE - 1" = 100'

A subdivision of a part of section twelve (12) in Township Fifty one (51) South of Range forty two (42) East, as follows: Starting from the SW corner of section twelve (12); run easterly upon and along southern section line of section twelve (12) five hundred and five (505) feet to a point of beginning on the East bank of F.C.L.C. & T. Can. Canal; thence run northerly upon and along the East bank of the F.C.L.C. & T. Can. Canal two thousand seven hundred and two tenths (2700.2) feet to a point on the half section line of section twelve (12); thence run easterly upon and along half section line of section twelve (12) six hundred and twenty five (625) feet to the high water mark of Atlantic Ocean; thence run northerly upon and along high water line of Atlantic Ocean two thousand six hundred and eighty six and twenty five hundredths (2686.25) feet to a point on the South line of section twelve (12); thence run westerly upon and along the South section line of section twelve (12) seven hundred and thirty three (733) feet to the point of the beginning on the East bank of the F.C.L.C. & T. Can. Canal.

I, the undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made under my direction in a recent survey in due conformity to the established boundaries of such lands, that the dimensions shown are correct to the best of my knowledge and belief.

By *Frank Chubb*, Engineer
License N° 872

State of Florida } ss.
Broward County }

Know all men by these presents that the HomeSeeker's Realty Company a Corporation under the Laws of Florida has caused to be made the above plat of "Hollywood Beach First Addition" a subdivision of the part of section twelve (12) in Township Fifty one (51) South of Range forty two (42) East; and that the said Corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways and walks, shown on said plat.

HomeSeeker's Realty Company

By *Joseph W. Young*, President
Attest *Lillian Allen*, Secretary

State of Florida } ss.
County of Duval }

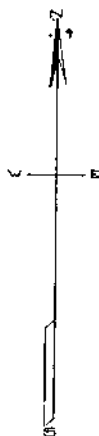
Mary M. Allen, a Notary Public in and for said County and State do hereby certify that at the date hereof there personally appeared before me *Joseph W. Young* and *Lillian Allen* to me well known to be respectively the President and Secretary of HomeSeeker's Realty Company, a Corporation organized and existing under and by virtue of the Laws of the State of Florida and in person severally acknowledged that they executed in their official capacity the above and foregoing plat of "Hollywood Beach First Addition" together with all assent, matter and reservations therein set forth as their free and voluntary act and the free and voluntary act of the said HomeSeeker's Realty Company for the uses and purposes therein set forth.

Witness my hand and Notarial Seal of Miami in said County a State this 26th day of February, A.D. 1923.

My Commission expires on the 1st day of July, 1924.
Mary M. Allen
Notary Public.



NOTICE TO THE PUBLIC
I HEREBY CERTIFY that the above and foregoing is a true and correct copy of the original of the above and foregoing plat of "Hollywood Beach First Addition" as the same appears on file in the office of the Clerk of the Board of Public Works of the City of Miami, Florida.
Witness my hand and Notarial Seal of Miami in said County a State this 26th day of February, A.D. 1923.
Mary M. Allen
Notary Public.



1923

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Frank Chubb
Engineer

1-31

WARRANTY DEED

THIS INSTRUMENT made this 18th day of April A. D. 1998 between the
 HOME SEEKERS REALTY COMPANY, a corporation organized and existing under and by virtue of the laws of
 the State of Florida, party of the first part, and Mrs. E. Maude Woessner of Indianapolis,
 party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$10,000
 to the said party of the second part, the sum of Ten Thousand Dollars (\$10,000) in cash,
 paid by the said party of the second part, the sum of Ten Thousand Dollars (\$10,000) in cash,
 has granted, sold, conveyed and confirmed unto the said party of the second part, the following
 described land, being a part of the County of Hendricks and State of Indiana, to-wit:

Lot 10, Block 1, Subdivision 1, of the
 ...
 ...
 ...

... of Hendricks County, Indiana, to-wit: ...
 ...
 ...

The said party of the first part, warrants and defends the title to the above described land, and will defend the title
 to the same against all persons claiming the same.

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 to the same against all persons claiming the same.

The said party of the first part, warrants and defends the title to the above described land, and will defend the title
 to the same against all persons claiming the same.

HOME SEEKERS REALTY COMPANY,

By *BC Young*, Secretary

By *Opie*, President

Witness my hand and the seal of the County of Hendricks, Indiana, this 18th day of April, 1998.

113846

PAGE 1

DEED 199 PAGE 2

STATE OF FLORIDA

COUNTY OF HENRY

I, H. A. FESLER, a Notary Public for the State of Florida at Large

DORRERY CERTIFY that C. L. GILLILAND

and YOUNG, both well known to me and known to me to be the

Vice-President and Secretary of the HOME SEEKERS REALTY COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Florida, severally acknowledged before me that they signed, sealed and delivered the within deed as the free and voluntary act and deed of the said corporation and of themselves as such officers, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18th day of April, A. D. 1928

H. A. Fesler
Notary Public State of Florida at Large.

My notarial commission expires on the 18th day of February, A. D. 1930

WARRANTY DEED

(If Free & Independent)

HOME SEEKERS REALTY COMPANY

TO

Y. & L. Young, Trustees

Date April 19, 1928

ABSTRACT OF INSTRUMENT

Lot 15, Block 10,

Map of a Beach Street Addition

STATE OF FLORIDA

COUNTY OF

On the day of

A. D. 1928, at which time the instrument

was read and the same was acknowledged

and proved to have been signed by the

of said company

IN WITNESS WHEREOF, I have hereunto

affixed seal and the seal of the State of Florida

is hereunto affixed in testimony whereof

I have hereunto set my hand and seal

at the City of Tallahassee, Florida



133846

NOTE ON FLORIDA

RECORDING DEPARTMENT

For instrument No. 199 and recorded

on April 19, 1928

at Tallahassee, Florida

BY R. M. Fesler

RECORD CLERK

By R. M. Fesler

Notary Public

PAGE 2

- 644418

REC. 387 537

"THIS DECLARATION made and entered into at Hollywood, Florida, this 20th day of OCT, 1954, by and between Mr. Rudy Gutstein, Parties of the First Part, and City of Hollywood, a Municipal corporation of Florida, Party of the Second Part:

W I T N E S S E T H:

WHEREAS, the Parties of the First Part have made application to the City of Hollywood for a building permit to erect an apartment building on the following described lands, situated in the City of Hollywood, Broward County, Florida:

(description of property)
East Forty (40) feet of Lots 13 and 14 and all of Lots 15 and 16 of Block 16 of Hollywood Beach, First Addition, Broward County, Hollywood, Florida.

and, WHEREAS, it is not permitted under the existing ordinances of the City of Hollywood to erect said building on said lots unless the property above described shall be considered and treated as a single lot or unit;

NOW THEREFORE, in consideration of the City of Hollywood granting a building permit to the Parties of the First Part, the undersigned Parties of the First Part covenant and agree with the City of Hollywood and other property owners in said subdivision as follows:

1. The acceptance and use of said permit shall forever bind the Parties of the First Part, their heirs and assigns, to retain the designated lots upon which the permit is issued as a unit and no transfer of any part or parcels of any of such property shall ever be made except as a unit, so long as said apartment building to be erected shall stand and so long as the provisions of Ordinance No. 967 of the City of Hollywood, or amendatory ordinances, are in effect.
2. The foregoing shall in all respects be adjudged and considered as a covenant running with the land and in the event of a violation of the same, the City of Hollywood, or any other property owner in the subdivision mentioned herein may enforce the said restrictions and cause the violation to be removed or abated; and the Parties of the First Part, their heirs or assigns shall pay all costs, including a reasonable attorney's fee, incident to the removal thereof.
3. This Declaration is executed pursuant to the provisions of Ordinance No. 967 of the City of Hollywood, Florida.

IN WITNESS WHEREOF, the Parties of the First Part have set their hands and seals the date and place first above written.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

Rudy Gutstein (SEAL)

(SEAL)

Signed, Sealed and Delivered
in the Presence of:

W.R. Lankford

H.W. Allen

Subscribed and sworn to before me,
a Notary Public of the State of
Florida, this 27 day of November,
1954.

Frank H. Marks

Notary Public, State of Florida at Large
My Comm. Ex. Expires April 14, 1955
Residing at Jacksonville, Duval Co. of N. F.

78- 76150

ORDINANCE NO. 0-72-39

CERTIFICATION
I certify this to be a true and correct copy
of the record in my office.
WITNESSED by my hand and official seal of
the City of Hollywood, Florida, this 23rd day of
August, 1972.

AN ORDINANCE CHANGING THE ZONING UPON THE
PROPERTIES LEGALLY DESCRIBED HEREIN FROM
THE EXISTING ZONING TO R-6A RESIDENTIAL DISTRICT,
AS ESTABLISHED BY ORDINANCE NO. 0-71-48,
OR TO B-1A BUSINESS DISTRICT, AS ESTABLISHED
BY ORDINANCE NO. 0-71-49.

WHEREAS, the City Commission, after due consideration
and public hearings as required by law, deems it in the public
interest to change the zoning upon the property herein described,

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF
THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the zoning upon the properties legally
described herein be and the same is hereby changed, as set forth
hereinafter, from the existing zoning to R-6A Residential District,
as established in Ordinance No. 0-71-48:

- (1) From RC-18 Multiple Family Dwelling District to R-6A:
 - (a) Lots 5-99, inclusive, Block 172, Hollywood Central Beach, as recorded in Plat Book 4, at Page 20 of the public records of Broward County, Florida.
- (2) From RC-42 Multiple Family Dwelling District to R-6A:
 - (a) Blocks 173, 195, 196, 197, 198, Lots 6-30, inclusive, Block 199; Blocks 200, 201, and 202, Hollywood Central Beach, as recorded in Plat Book 4, at Page 20, of the public records of Broward County, Florida.
- (3) From RC-44 Multiple Family Dwelling District to R-6A:
 - (a) Blocks 193 and 194, Hollywood Central Beach, as recorded in Plat Book 4, at Page 20 of the public records of Broward County, Florida.
- (4) From RC-46 Multiple Family Dwelling District to R-6A:
 - (a) Blocks 176, 177, 178-192, 204, 205 and the heretofore vacated and abandoned Dania Road, lying south of the north line of Block 199 of Hollywood Central Beach extended easterly, Hollywood Central Beach, as recorded in Plat Book 4, at Page 20 of the public records of Broward County, Florida.
 - (b) Lots 1-4, inclusive, Block "B", and Blocks 1 and "A", Hollywood Beach Second Addition, as recorded in Plat Book 4, at Page 6 of the public records of Broward County, Florida.

RECORD & RETURN TO:
ADRIAN, ARTHUR, REYNOLDS, RESNICK,
SCHNEIDER & MAGER, P.A.
P. O. BOX 222
HOLLYWOOD, FLORIDA 33022
ATTN: JACK F. WEND

(c) Block "C" of Hollywood Beach, as recorded in Plat Book 1, at Page 27 of the public records of Broward County, Florida.

(d) Lots 1, 2, 3 and parcel shown as Broadwalk, between Lots 1 and 2 and less part of Lot 3 as in OR 643/648 for State Road, of Hollywood Beach Resub of Block E as recorded in Plat Book 7, at Page 55 of the public records of Broward County, Florida.

(e) The following described property: Bounded on the south by the north limits of the City of Dania, bounded on the west by the west boundary of New River Sound, bounded on the north by the north boundary line of Section 25; Township 50 South, Range 42 East, and bounded on the east by the Atlantic Ocean.

(5) From RC-47 Multiple Family Dwelling District to R-6A:

(a) Lots 10 to 64, inclusive, Block "B"; Blocks 10-17, inclusive; and Lots 5 to 14, inclusive, and Lots 19 to 28, inclusive, Block 1; Lots 5 to 14, inclusive, and Lots 19 to 28, inclusive, Block 2; Lots 5 to 14, inclusive, and Lots 19 to 28, inclusive, Block 3; Lots 5 to 14, inclusive, and Lots 19 to 28, inclusive, Block 4; Lots 5 to 14, inclusive, and Lots 19 to 28, inclusive, Block 5; Lots 5 to 14, inclusive, and Lots 19 to 28, inclusive, Block 6; Lots 5 to 14, inclusive, and Lots 19 to 28, inclusive, Block 7; Lots 5 to 14, inclusive, and Lots 19 to 28, inclusive, Block 8; Lots 5 to 14, inclusive, and Lots 19 to 28, inclusive, Block 9, Hollywood Beach, as recorded in Plat Book 1, at Page 27 of the public records of Broward County, Florida.

(b) Lots 1 to 50, inclusive, Block "A"; Lots 18 to 26, inclusive, Block 1; Lots 5 to 12, inclusive, and Lots 17 to 24, inclusive, Block 2; Lots 5 to 12, inclusive, and Lots 17 to 24, inclusive, Block 3; Lots 5 to 24, inclusive, Block 4; Blocks 5, 6, 7, 8, 9, 10, 11, 12, and 13, Hollywood Beach First Addition, as recorded in Plat Book 1, at Page 31 of the public records of Broward County, Florida.

(c) Lots 5 to 55, inclusive, Block "B"; and Blocks 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, Hollywood Beach Second Addition, as recorded in Plat Book 4, at Page 6, of the public records of Broward County, Florida.

(6) From RC-50 Multiple Family Dwelling District to R-6A:

(a) Blocks 1 to 13 of the Subdivision of Atlantic Shores North Beach Section as recorded in Plat Book 9, at Page 36 of the public records of Broward County, Florida.

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- (7) From RC-51 Multiple Family Dwelling District to R-6A:
- (a) Blocks 1 to 13, inclusive, of Beverly Beach, as recorded in Plat Book 22, at Page 13 of the public records of Broward County, Florida.
- (8) From RC-52, Special Multiple Family Dwelling District to R-6A:
- (a) Block 14, Beverly Beach as recorded in Plat Book 22, at Page 13 of the public records of Broward County, Florida.
- (b) Lots 1 to 5, and Lots 10, 11, 12, Block 1, and the extension thereof to Ocean Drive.
- (9) From RC-53 Multiple Family Dwelling District to R-6A:
- (a) Lots 6, 7, 8, and 9, Block 1, and Lots 1 to 10, Block 2, Seminole Beach Amended, as recorded in Plat Book 1, at Page 15 of the public records of Broward County, Florida.
- (b) The east 25 feet of vacated right-of-way, known by plat as Atlantic Boulevard, beginning from Lot 6, Block 2, North, to dead ending at Lot 6, Block 1, together with a 20 foot easement lying east of Atlantic Boulevard, bounded on the north by Lot 9 of Block 1, and bounded on the south by Lot 1, of Block 2, of the Amended Plat of Seminole Beach, as recorded in Plat Book 1, Page 15 of the public records in and for Broward County, Florida.
- (10) From RC-55 Multiple Family Dwelling District to R-6A:
- (a) Lots 3 to 16, and Lot 19, Seacrest Park, as recorded in Plat Book 23, at Page 16 of the public records of Broward County, Florida.
- (11) From RC-57 Multiple Family Dwelling District to R-6A:
- (a) Lots 6 to 33, inclusive, Block 15, Beverly Beach, as recorded in Plat Book 22, at Page 13 of the public records of Broward County, Florida.

Section 2: That the zoning upon the properties legally described herein be and the same is hereby changed, as set forth hereinafter, from the existing zoning to B-1A Business District, as established in Ordinance No. O-71-49;

- (1) From BAA-49 Business District to B-1A:

(a) Lot 1 to 9, inclusive, Block B; Lot 12 to 64, inclusive, Block A; Lots 1 to 4, inclusive, and Lots 15 to 18, inclusive, Block 1; Lots 1 to 4, inclusive, and Lots 15 to 18, inclusive, Block 2; Lots 1 to 4,

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inclusive, and Lots 15 to 18, inclusive, Block 3; Lots 1 to 4, inclusive and Lots 15 to 18, inclusive, Block 4; Lots 1 to 4, inclusive, and Lots 15 to 18, inclusive, Block 5; Lots 1 to 4, inclusive, and Lots 15 to 18, inclusive, Block 6; Lots 1 to 4, inclusive, and Lots 15 to 18, inclusive, Block 7; Lots 1 to 4, inclusive, and Lots 15 to 18, inclusive, Block 8; Lots 1 to 4, inclusive, and Lots 15 to 18, inclusive, Block 9, of Hollywood Beach, as recorded in Plat Book 1, at Page 27 of the public records of Broward County, Florida.

(2) From BAA-58 Business District to B-1A:

(a) Lots 1, 2, 3, 4, and 5, Block 15, all of Block 16, of Beverly Beach, as recorded in Plat Book 22, at Page 13 of the public records of Broward County, Florida.

(b) That part of Van Buren Court lying between Blocks 15 and 16 of Beverly Beach, recorded in Plat Book 22, Page 13 of the public records of Broward County, Florida; and the 30 foot service road lying west of said Block 16 and the 40 foot service road lying between Blocks 16 and 17 of Beverly Beach, recorded in Plat Book 22, Page 13 of the public records of Broward County, Florida.

(3) From BA-43 Business District to B-1A:

(a) Blocks 174 and 175, the South Half (S $\frac{1}{2}$) of Lot 3, and all of Lots 4 and 5, Block 199, of Hollywood Central Beach, as recorded in Plat Book 4, at Page 20 of the public records of Broward County, Florida.

(4) From BA-48 Business District to B-1A:

(a) Lots 1 to 11, inclusive, Block A, all of Block F, Hollywood Beach, as recorded in Plat Book 1, at Page 27 of the public records of Broward County, Florida.

(b) Lots 1 to 17, inclusive, Block 1; Lots 1 to 4, inclusive, and Lots 13 to 16, inclusive, Block 2; Lots 1 to 4, inclusive, and Lots 13 to 16, inclusive, Block 3; Lots 1 to 4, inclusive, Block 4; Lots 51 to 64, inclusive, Block "A" of Hollywood Beach First Addition, as recorded in Plat Book 1, at Page 31 of the public records of Broward County, Florida.

(5) From BA-56 Business District to B-1A:

(a) All land lying in the Subdivision of Beverly Beach No. 2 as recorded in Plat Book 40, at Page 24 of the public records of Broward County, Florida.

(b) Lots 1, 2, 17, 18, of Seacrest Park, as recorded in Plat Book 23, at Page 16 of the public records of Broward County, Florida.

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All that parcel of land lying in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 26, Township 51 South, Range 42 East, described as follows:

Starting at the northeast corner of Section 26, Township 51 South, Range 42 East; thence run westerly along the north line of said Section 26 two hundred ninety-seven and four-tenths feet to a point on the west line of the right of way of State Road No. 140 as described in easement deed from Hallandale Beach Improvement Company, a Florida Corporation, to the State of Florida, dated April 13, 1932, and recorded in Deed Book 232, Page 265, of the public records of Broward County, Florida; thence run southerly along the west right-of-way line of State Road No. 140 a distance of five hundred ninety-six and three-tenths feet to a point, which is the point of beginning of the tract of land herein described; thence run northerly along the west right-of-way line of said State Road No. 140 a distance of two hundred feet to a point; thence run westerly at right angles to the east line of Section 26 a distance of five hundred one foot, more or less, to a point on the east right-of-way line of the Intra-Coastal Waterway as described in easement deed from Hallandale Beach Improvement Company, a Florida Corporation, to the United State of America, dated May 26, 1931, and recorded in Deed Book 227, page 419, of the public records of Broward County, Florida; thence run southerly along the east right of way of the Intra-Coastal Waterway a distance of two hundred feet, more or less, to a point on the east line of said right of way, due west of the point of beginning; thence run easterly on a line parallel to the north line of the tract hereby conveyed a distance of five hundred forty feet, more or less, to the point of beginning, being the same parcel of land, described as Block "C", of a survey of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 26, made by Frank C. Dickey, Registered Land Surveyor, dated June 1, 1946, a copy of which is attached to deed recorded in Deed Book 548, page 67, of the public records of Broward County, Florida; and

That portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 51 South, Range 42 East, described as follows:

Starting at the northeast corner of Section 26, Township 51 South, Range 42 East, run westerly two hundred ninety-seven and four-tenths feet to a point on the west line of the right of way of State Road No. 140; thence from said point run southerly along the west right-of-way line of State Road No. 140, a distance of three hundred ninety-six and three-tenths feet, being the point of beginning of the land

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herein conveyed; from said point of beginning run northerly along the right-of-way line of said State Road No. 140, a distance of two hundred feet to a point in the west line of said right of way; thence run westerly four hundred seventy-one and fifty-six hundredths feet to a point on the east right-of-way line of the Intracoastal Waterway; thence from said point run southerly along the east right-of-way line of the Intra-coastal Waterway, a distance of two hundred feet, more or less, to a point; thence run easterly on a line parallel to the north line hereof, a distance of five hundred twenty feet, more or less, to the point of beginning.

That portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Twp. 51 South, Range 42 East, starting at the northeast corner of Section 26, Twp. 51 South, Range 42 East; run westerly 297.4 feet to a point on the west line of the right of way of State Road No. 140; thence from said point run southerly along the west right-of-way line of State Road No. 140, a distance of 196.3 feet, being the point of beginning; from said point of beginning run northerly along the west right-of-way line of said State Road No. 140, a distance of 196.3 feet to the north line of Section 26, Twp. 51 South, Range 42 East; thence westerly along the north line of said Section 26, for a distance of four hundred twenty-five feet, more or less, to the East right-of-way line of the Intracoastal Waterway; thence southward along the said east right-of-way line of the Intra-coastal Waterway for a distance of 196.3 feet, more or less; thence easterly on a line, which runs at right angles to the east line of Section 26, to the point of beginning.

Starting at a point on the south line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Twp. 51 South, Range 42 East, at its intersection with the west property line of Atlantic Boulevard (sometimes called Surf Road) according to the Amended Plat of Seminole Beach, as shown in Plat Book 1, page 15 of Broward County Records; thence northward along the west property line of said Atlantic Boulevard to the point where it intersects the south property line of Lot 12, Block 1, of said Amended Plat of Seminole Beach, thence westward along the south property line of Lot 12, Block 1, which is also the north property line of Block 4 of the said Amended Plat of Seminole Beach, and continuing on the prolongation of this line to a point where it intersects the center line of Ocean Drive (also known as State Highway 1A), thence southward along the center line of Ocean Drive to a point where it intersects the south line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Twp. 51 South, Range 42 East; thence eastward along the south line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 51 South, Range 42 East to the point of beginning.

ME 7489 me395

(c) The west 25 feet of vacated right-of-way, known by plat as Atlantic Boulevard, beginning from Lot 6, Block 2, North, to dead ending at Lot 6, Block 1, of the Amended Plat of Seminole Beach, as recorded in Plat Book 1, Page 15, of the public records of Broward County, Florida.

(6) From BB-68 Business District to B-1A:

All that parcel of land lying in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 51 South, Range 42 East, Broward County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 26; thence run $886^{\circ}-56'-53''$ W along the North line of said Section 26 for a distance of 297.4 (Deed) (297.15 Meas.) to a point on the West right-of-way line of U.S. Highway 1A (State Road #140 known as Ocean Beach Road) as described in easement deed from Hallandale Beach Improvement Co., a Florida Corporation, to the State of Florida dated April 13, 1932, and worded in Deed Book 232, Page 265 of the public records of Broward County, Florida; thence run $84^{\circ}-45'-23''$ W along the said West right-of-way line for a distance of 796.3 feet to the Point of Beginning of the parcel of land hereinafter to be described; thence continue $84^{\circ}-45'-23''$ W along the previously described course for a distance of 579.2 feet to a point lying on the South line of the NE $\frac{1}{4}$ of said Section 26; thence run westerly along the south line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 26 a distance of 575.00 feet more or less to a point, said point lying on the East right-of-way line of the Intracoastal Waterway as described in easement deed from the Hallandale Beach Improvement Co., a Florida Corporation, to the United States of America dated May 26, 1931 and recorded in Deed Book 227, Page 419 of the public records of Broward County, Florida; thence run north-easterly along the east right-of-way line of the said Intracoastal Waterway for a distance of 541.1 feet (Deed) (588.88 feet Calc.), more or less, to a point, 542.00 feet (Deed) (measured at right angles to the East line of said Section 26), west of the Point of Beginning; thence run east a distance of 542.00 feet (Deed) (564.68 feet Calc.) to the Point of Beginning.

Less the following described portion:

Commence at the Northeast corner of said Section 26; thence run $886^{\circ}-56'-53''$ W along the North line of said Section 26 for a distance of 297.4 (Deed) (297.15 Meas.) to a point on the west right-of-way line of U.S. Highway 1A (State Road #140 known as Ocean Beach Road) as described in easement deed from Hallandale Beach Improvement Co., a Florida Corporation, to the State of Florida dated April 13, 1932 and worded in Deed Book 232, Page 265 of the public records of

RE 7489 ME 396

Broward County, Florida; thence run S40°-45'-23"W along the said west right-of-way line for a distance of 1073.07 feet to the Point of Beginning of the parcel of land hereinafter to be described; thence continue S40°-45'-23"W along the previously described course for a distance of 300.67 feet to a point lying on the south line of the NE¼ of the NE¼ of said Section 26; thence run westerly along the south line of the NE¼ of the NE¼ of said Section 26 a distance of 276.77 feet (measured) to a point; thence deflecting to the right at an angle of 90°-00'-00" to the previously described course run northerly for a distance of 298.02 feet to a point; thence deflecting to the right at an angle of 90°-00'-00" to the previously described course run easterly for a distance of 293.11 feet to the Point of Beginning.

(7) From BB-2 Business District to B-1A:

All that part of the NE¼ of NE¼ of Section 26, Township 51 South, Range 42 East, lying south of Seacrest Park, east of the right of way of the F.E.C. Canal, north of Hallandale Beach Road and west of Ocean Beach Road (State Road No. 1A), more particularly described as follows: Commencing at the northeast corner of Section 26, Township 51 South, Range 42 East, thence running westerly along the north line of said Section 26, a distance of 297.4 feet to a point along the west line of the right of way of U.S. Road 1A (State Road 140, known as Ocean Beach Road) as described in easement deed from Hallandale Beach Improvement Co., a Florida Corporation, to the State of Florida, dated April 13, 1932, and recorded in Deed Book 232, page 265, of the public records of Broward County, Florida; thence running southerly along the west right-of-way line of the aforesaid U.S. Road 1A, a distance of 796.3 feet to a point, which is the Point of Beginning of the tract of land herein described; thence running southerly along of 579.2 feet to a point, being the South line of the NE¼ of the NE¼ of Section 26, Township 51 South, Range 42 East; thence running westerly along the said South line of the NE¼ of the NE¼ of said Section 26, a distance of 575 feet, more or less, to a point on the East right-of-way line of the Intracoastal Waterway as described in easement deed from the Hallandale Beach Improvement Company, a Florida Corporation, to the United States of America, dated May 26, 1931, and recorded in Deed Book 227, page 419 of the public records of Broward County, Florida; thence running northerly along the East right-of-way line of the said Intracoastal Waterway, a distance of 541.1 feet more or less, to a point 542 feet (measured on a line at right angles to the east line of said Section 26) west of the Point of Beginning; thence east 542 feet to the Point of Beginning;

RE 7489 ME397

being the same parcel of land described as Blocks E and F of a survey of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 51 South, Range 42 East, made by Frank C. Dickey, Registered Land Surveyor, dated June 1, 1946, and recorded in Deed Book 542, Page 270, of the public records of Broward County, Florida, together with riparian rights appertaining thereto, excepting the south 50 feet of said tract running from the West right-of-way line of U.S. A1A to the East right of way of the Intra-coastal Waterway which said tract of land was conveyed for road purposes to the State of Florida. Less therefrom that property described in Official Records Book 3706, page 330, of the public records of Broward County, Florida.

Section 3: That all sections or parts of sections of the Code of Municipal Ordinances, all ordinances or parts of ordinances and all resolutions or parts of resolutions, in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 4: That this ordinance shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED on first reading this 6 day of

February, 1972.

PASSED AND ADOPTED on second reading this 1 day of

March, 1972.

ATTEST:

Sam M. Hill
CITY CLERK

David R. Keating
MAYOR

This Instrument Prepared By:
D. L. DAVID, CITY ATTORNEY
POST OFFICE BOX 2207
HOLLYWOOD, FLORIDA 33022

RE 7489 me398

RECORDED IN THE OFFICE, RECORDS DEPT.
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

18601 NW 20 Ave.
Miami, FL 33169-1001

86-405199

GRANT OF EASEMENT

WHEREAS SILVER SPRAY MOTEL, a SUBS corporation ("Grantor"), owning all those certain lands situate in the County of BROWARD, State of FLORIDA, and divided into blocks, lots, streets, alleys, public utility easements, highways and public places, all as described in and shown on Map or Plat titled "Tract No. _____", and recorded in Book _____ of Maps at Pages _____, inclusive, Records of said County, desires to make provisions for television cable service by Share Cable Communications ("Grantee").

NOW, THEREFORE, the Grantor, for good and valuable consideration, does hereby grant to the Grantee, its successors and assigns, rights of way, easements and free access for ingress and egress to these premises and every part thereof at all times for the purpose of installing, maintaining and operating its cable television system in the area described as:

REAL ESTATE 1212 31 152 HOLLYWOOD BEACH FIRST ADD 1-31 BLOT
13 BLOT 13 LESS E 40' LESS RD. R/W 14 LESS E 40' LESS RD
R/W ALN 10

REAL ESTATE 1212 31 151 HOLLYWOOD BEACH FIRST ADD 1-31 BLOT
13 E 40, 14 E 40, 15 BLOT 10
Consisting of 2.2 units

Grantee will place its equipment for cable service in the described fashion and location Grantee agrees to install and maintain its equipment in an orderly manner with as little inconvenience as possible. Any areas disturbed will be restored to their original condition or better.

Dated: September 20, 1986.

50
Notary Public
Broward County, Florida

By: Denise Krenier
Grantor

By: [Signature]
Grantee

STATE OF FLORIDA
NOTARY PUBLIC
COMMISSION EXPI. APR. 16, 1988
COUNTY OF BROWARD
GENERAL REG. NO. 1100

STATE OF FLORIDA
NOTARY PUBLIC
COMMISSION EXPI. APR. 16, 1988
COUNTY OF BROWARD
GENERAL REG. NO. 1100
H. T. JOHNSON

Witness my hand and official seal this 25 day of September, 1986.

[Signature]
Notary Public

OCT 27 8 13 AM '86

OFF REC 13844 PG 475

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86497527

ORDINANCE NO. 86-90

AN ORDINANCE AMENDING THE MAP PORTION OF THE BROWARD COUNTY LAND USE PLAN, 1977, AS AMENDED; CHANGING THE LAND USE DESIGNATION AND DENSITY CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE CITY OF HOLLYWOOD; CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 95 ACRES IN SECTIONS 12 AND 13, TOWNSHIP 51, RANGE 42; BOUND ON THE WEST BY THE INTRACOASTAL WATERWAY, ON THE NORTH BY CAROLINA STREET, ON THE EAST BY THE BROADWALK AS EXTENDED AND ON THE SOUTH BY VAN BUREN STREET; AND GENERALLY INCLUDING ALL OF BLOCK 1, LOTS 1 THROUGH 5 INCLUSIVE OF BLOCK B OF HOLLYWOOD BEACH SECOND ADDITION AS RECORDED IN PLAT BOOK 4, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY; AND ALL OF BLOCKS 1 THROUGH 13 INCLUSIVE AND BLOCK A OF HOLLYWOOD BEACH FIRST ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY; AND ALL OF BLOCKS 1 THROUGH 10 INCLUSIVE, ALL OF BLOCKS A AND F INCLUSIVE, LOTS 1 THROUGH 14 INCLUSIVE OF BLOCK B OF HOLLYWOOD BEACH AS RECORDED IN PLAT BOOK 1, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY; AND ALL OF HOLLYWOOD BEACH RESUBDIVISION OF BLOCK E AS RECORDED IN PLAT BOOK 7, PAGE 55, OF THE PUBLIC RECORDS OF BROWARD COUNTY; IN THE CITY OF HOLLYWOOD, FROM "APPROXIMATELY 18 ACRES MEDIUM HIGH (25) RESIDENTIAL AND COMMERCIAL, 19 ACRES HIGH (50) RESIDENTIAL AND 58 ACRES MEDIUM HIGH (25) RESIDENTIAL" TO "COMMERCIAL"; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners by Request)

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The map portion of the Broward County Land Use Plan, 1977, as amended, is hereby amended to change the land use designation of the following property from "approximately 18 acres Medium High (25) Residential and Commercial, 19 acres High (50) Residential and 58 acres Medium High (25) Residential" to "Commercial":

Approximately 95 acres in Sections 12 and 13, Township 51, Range 42; bound on the west by the Intracoastal Waterway, on the north by Carolina Street, on the east by the Broadwalk as extended and on the south by Van Buren Street; and generally including all of Block 1, Lots 1 through 5 inclusive of Block B of Hollywood Beach Second Addition as recorded in Plat Book 4, Page 6, of the Public Records of Broward County; and all of Blocks 1 through 13 inclusive and Block A of Hollywood Beach First Addition as recorded in Plat Book 1, Page 31, of the Public Records of Broward County; and all of Blocks 1 through 10 inclusive, all of Blocks A and F inclusive, Lots 1 through 14 inclusive of Block B of Hollywood Beach as recorded in Plat Book 1, Page 27 of the Public Records of

Per County Commission, dated DEC 9 1986
Division of Planning
Return to Bureau

RETURN TO
FRONT RECORDING

86 DEC 26 PM 12 22

OFF 14022 PAGE 900

1 Broward County; and all of Hollywood Beach Resubdivision of Block
2 E as recorded in Plat Book 7, Page 55, of the Public Records of
3 Broward County; in the City of Hollywood, as depicted on Exhibit
4 "A" attached hereto and made a part hereof.

5 Section 2. SEVERABILITY

6 If any section, sentence, clause or phrase of this Ordinance is held
7 to be invalid or unconstitutional by any court of competent jurisdiction, then
8 said holding shall in no way affect the validity of the remaining portions of
9 this Ordinance.

10 Section 3. EFFECTIVE DATE

11 This Ordinance shall become effective as provided by law

12
13
14 ENACTED December 9, 1986

15
16
17 FILED WITH DEPARTMENT OF STATE December 19, 1986

18
19 EFFECTIVE December 24, 1986
20
21
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27
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32
33

RD:ed
CLS-I
6/19/86
PC# 101
#86-401.41

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that the above and
foregoing is a true and correct copy of
Ordinance No. 8670
as recorded in Board of County Commissioners
records.

WITNESS my hand and official seal this
17th day of December 1986
F. J. JOHNSON, County Administrator

By *[Signature]* Sec. 22

OFF 14022 PAGE 901

CHERIDAN ST.

TAFT ST.

JOHNSON ST.

HOLLYWOOD

WEST LAKE

Amendment Site

NORTH LAKE

HOLLYWOOD BLVD.


NORTH
1":2000'
EXHIBIT "A"
Planning Council #101

F. T. JOHNSON
COUNTY ADMINISTRATOR

SOUTH LAKE

WASHINGTON ST.

DIPLOMAT PRWY

CAROLINA

COCEAN

ATLANTIC

OFF 14022 PAGE 902
REC 14022 PAGE 902

VAN BUREN ST.

Abstract

1997

447 22

86497527

87009642

Re Rec.

ORDINANCE NO. 86-90

AN ORDINANCE AMENDING THE MAP PORTION OF THE BROWARD COUNTY LAND USE PLAN, 1977, AS AMENDED; CHANGING THE LAND USE DESIGNATION AND DENSITY CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE CITY OF HOLLYWOOD; CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 95 ACRES IN SECTIONS 12 AND 13, TOWNSHIP 51, RANGE 42; BOUND ON THE WEST BY THE INTRACOASTAL WATERWAY, ON THE NORTH BY CAROLINA STREET, ON THE EAST BY THE BROADWALK AS EXTENDED AND ON THE SOUTH BY VAN BUREN STREET; AND GENERALLY INCLUDING ALL OF BLOCK 1, LOTS 1 THROUGH 5 INCLUSIVE OF BLOCK B OF HOLLYWOOD BEACH SECOND ADDITION AS RECORDED IN PLAT BOOK 4, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY; AND ALL OF BLOCKS 1 THROUGH 13 INCLUSIVE AND BLOCK A OF HOLLYWOOD BEACH FIRST ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY; AND ALL OF BLOCKS 1 THROUGH 10 INCLUSIVE, ALL OF BLOCKS A AND F INCLUSIVE, LOTS 1 THROUGH 14 INCLUSIVE OF BLOCK B OF HOLLYWOOD BEACH AS RECORDED IN PLAT BOOK 1, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY; AND ALL OF HOLLYWOOD BEACH RESUBDIVISION OF BLOCK E AS RECORDED IN PLAT BOOK 7, PAGE 55, OF THE PUBLIC RECORDS OF BROWARD COUNTY; IN THE CITY OF HOLLYWOOD, FROM "APPROXIMATELY 18 ACRES MEDIUM HIGH (25) RESIDENTIAL AND COMMERCIAL, 19 ACRES HIGH (50) RESIDENTIAL AND 58 ACRES MEDIUM HIGH (25) RESIDENTIAL" TO "COMMERCIAL"; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners by Request)

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The map portion of the Broward County Land Use Plan, 1977, as amended, is hereby amended to change the land use designation of the following property from "approximately 18 acres Medium High (25) Residential and Commercial, 19 acres High (50) Residential and 58 acres Medium High (25) Residential" to "Commercial":

Approximately 95 acres in Sections 12 and 13, Township 51, Range 42; bound on the west by the Intracoastal Waterway, on the north by Carolina Street, on the east by the Broadwalk as extended and on the south by Van Buren Street; and generally including all of Block 1, Lots 1 through 5 inclusive of Block B of Hollywood Beach Second Addition as recorded in Plat Book 4, Page 6, of the Public Records of Broward County; and all of Blocks 1 through 13 inclusive and Block A of Hollywood Beach First Addition as recorded in Plat Book 1, Page 31, of the Public Records of Broward County; and all of Blocks 1 through 10 inclusive, all of Blocks A and F inclusive, Lots 1 through 14 inclusive of Block B of Hollywood Beach as recorded in Plat Book 1, Page 27 of the Public Records of

DEC 9 1986

Division of

Return to

RETURN TO
FRONT, RECORDING

DEC 26 PM 12 22

OFF 14066 PAGE 945
87 JAN 9 AM 10:10

REC 14022 PAGE 900

13 PM

1 Broward County; and all of Hollywood Beach Resubdivision of Block
2 E as recorded in Plat Book 7, Page 55, of the Public Records of
3 Broward County; in the City of Hollywood, as depicted on Exhibit
4 "A" attached hereto and made a part hereof.

5 Section 2. SEVERABILITY

6 If any section, sentence, clause or phrase of this Ordinance is held
7 to be invalid or unconstitutional by any court of competent jurisdiction, then
8 said holding shall in no way affect the validity of the remaining portions of
9 this Ordinance.

10 Section 3. EFFECTIVE DATE

11 This Ordinance shall become effective as provided by law

12
13 ENACTED December 9, 1986

14
15 FILED WITH DEPARTMENT OF STATE December 19, 1986

16
17 EFFECTIVE December 24, 1986

18
19
20
21
22 STATE OF FLORIDA
23 COUNTY OF BROWARD

24 I HEREBY CERTIFY that the above and
25 foregoing is a true and correct copy of
26 Ordinance No. 86-90
27 as recorded in Board of County Commission
28 records.

29 WITNESS my hand and official seal this
30 day of January, A.D., 1987
31 F. S. JOHNSON, County Administrator
32 By: *[Signature]* D.C.

33
STATE OF FLORIDA
COUNTY OF BROWARD

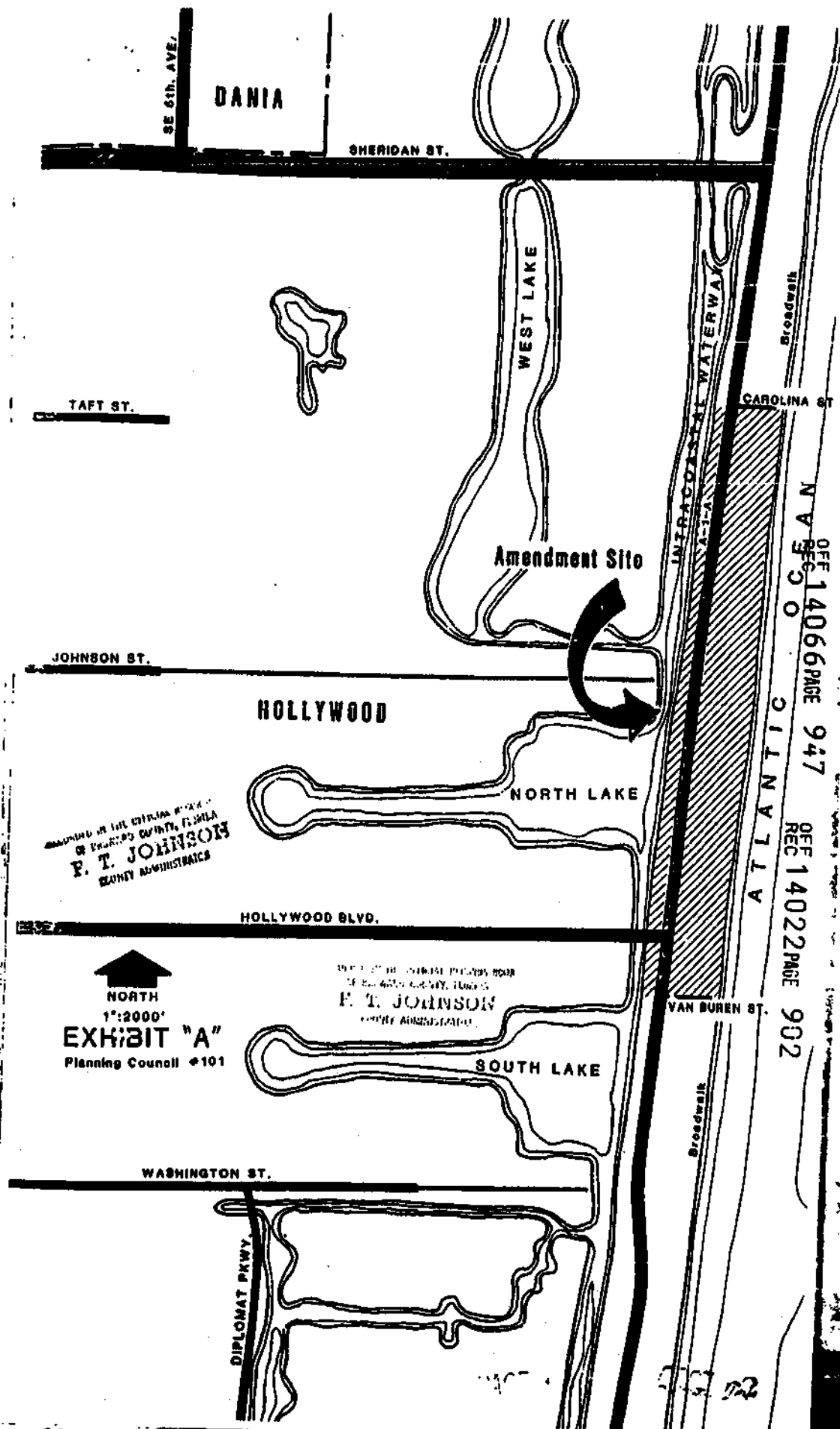
I HEREBY CERTIFY that the above and
foregoing is a true and correct copy of
Ordinance No. 86-90
as recorded in Board of County Commission
records.

WITNESS my hand and official seal this
17th day of December, A.D., 1986
F. S. JOHNSON, County Administrator
By: *[Signature]* D.C.

RD:ed
CL5-I
6/19/86
PC# 101
#86-401.41

OFF 14066 PAGE 946

OFF 14022 PAGE 901



SE 6th AVE

DANIA

SHERIDAN ST.

TAFT ST.

JOHNSON ST.

HOLLYWOOD

Amendment Site

NORTH LAKE

HOLLYWOOD BLVD.

RECORDED IN THE OFFICIAL RECORDS
OF MIAMI COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

NORTH
1"=2000'
EXHIBIT "A"
Planning Council #101

RECORDED IN THE OFFICIAL RECORDS
OF MIAMI COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

SOUTH LAKE

WASHINGTON ST.

DIPLOMAT PKWY

CAROLINA ST

OFF REC 14066 PAGE 947

OFF REC 14022 PAGE 902

CILLYA

VAN BUREN ST.

Broadway

98-284533 T#001
03-14-98 11:56AM

#43

Prepared By:
Alan Fallik
Senior Assistant City Attorney
City of Hollywood
2600 Hollywood Boulevard
Room 407
Hollywood, FL 33020

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
COUNTY ADMIN.

PERPETUAL PALM TREE EASEMENT

THIS EASEMENT made this 7th day of MAY, 1998, by Silver Spray Motel Inc., whose mailing address is 2115 N. Ocean Dr. Hyatt FL. 33019, grantor, to the CITY OF HOLLYWOOD, FLORIDA, and the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, their successors and assigns, grantees.

WITNESSETH: That the grantor, for valuable consideration, hereby grants unto the grantees, their successors and assigns, a perpetual easement for the purpose of planting and maintaining ONE palm trees on the following described lands in Broward County, Florida, viz.:

See Exhibit A attached hereto;

TO HAVE AND TO HOLD the same unto said grantees, their successors and assigns forever, and the grantor will defend the title to said lands against all persons claiming by, through or under said grantor.

IN WITNESS WHEREOF, the said grantor has signed these presents the day and year first above written.

Signed and delivered in the presence of: (Two witnesses required by Florida law)

Witness

Print Name: Arthur Walker

SILVER SPRAY MOTEL INC.

Grantor

By: Dennis Grenier

Print Name: DENSE GRENIER



1
DEFERRED ITEM
Return Document To
City of Hollywood Operations

Norman Viet, PLS
City of Hollywood - Engineering Dept.
2600 Hollywood Blvd., #308
Hollywood, FL 33020-0045

Return To:

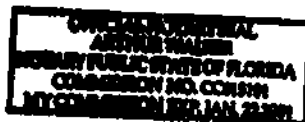
BR28220P80750

(32)

[Signature]
Witness
Print Name: *Anna Walker*

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me
this *7th* *of May*, 199*8*, by *DANIELA STANISKA* as
She of _____
He/she is personally known to me or has produced
as identification.



My commission expires:

Print Name: *Anna Walker*
Notary Public
Commission No: *CC615101*

BK28220P80751

STEPHEN H. GIBBS LAND SURVEYORS, INC.
2131 HOLLYWOOD BOULEVARD SUITE 201
HOLLYWOOD, FLORIDA 33020
PHONE: 954-923-7666 FAX: 954-923-7668

**CITY OF HOLLYWOOD
TREE LANDSCAPING ALONG STATE ROAD A-1-A
TREE SITE '43**

A portion of Block 10 of "HOLLYWOOD BEACH FIRST ADDITION", according to plat thereof as recorded in Plat Book 1, Page 31, of the public records of Broward County, Florida, being described as follows:

[Tree No. 1] Commencing at the northwest corner of said Block 10, run easterly along the northerly line of Block 10 a distance of 12.00 feet to a point on the easterly right-of-way line of State Road A-1-A as shown on the Florida Department of Right-Of-Way Map Project Number 86030-3504; thence southerly along said easterly right-of-way line a distance of 4.70 feet to a Point of Beginning; thence continue southerly along said easterly right-of-way line a distance of 5.00 feet; thence easterly perpendicular to said easterly right-of-way line a distance of 5.00 feet; thence northerly parallel with said easterly right-of-way line a distance of 5.00 feet; thence westerly a distance of 5.00 feet to the Point of Beginning.

*not sure of measurement but city
sprayed mark on spot for tree.
By*

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

EXHIBIT 'A'

DK10220P60752



This instrument prepared by:
Anitra D. Lanczi, Assistant County Attorney
Broward County Attorney's Office
Governmental Center, Suite 423
115 South Andrews Avenue
Ft. Lauderdale, FL 33301
Phone: (954) 357-7600

INSTR # 101597992
OR BK 32599 PG 1510
RECORDED 01/09/2002 02:42 PM
COMMISSION
BROWARD COUNTY
DOC STNP-D 0.70
DEPUTY CLERK 1922

PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT

GRANTOR:
CITY OF HOLLYWOOD
P O BOX 2207
HOLLYWOOD FL 33022

FOLIO NO. SEE EXHIBIT B

LEGAL DESCRIPTION: SEE EXHIBIT B

GRANTEE: Broward County, a political subdivision of the State of Florida
Governmental Center, Room 423
115 South Andrews Avenue
Fort Lauderdale, FL 33301

DATE: November 7, 20⁰¹

In consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is acknowledged, GRANTOR grants to GRANTEE, its agents, successors and assigns, an assignable easement and right-of-way in, on, over and across the land described in Schedule "A" (the "Easement Area") for use by GRANTEE, its representatives, agents, contractors, and assigns to construct; preserve; survey; operate; maintain; repair; rehabilitate; and replace; a public beach together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms; to nourish and renourish periodically; to move, temporarily store, and remove equipment and supplies; to erect and remove temporary structures; and to perform any other work necessary and incident to the construction, periodic renourishment and maintenance of the Broward County Shore Protection Project (the "Project"), together with the right of public use only on the Easement Area; to facilitate preservation of the beach, dunes and vegetation; to remove from the Easement Area debris and obstructions within the limits of the Easement Area.

Reserving, however, to the GRANTOR, and the heirs, successors and assigns of GRANTOR, the right to construct beach access structures in accordance with any applicable Federal, State or local laws or regulations, provided that such structures shall not violate the integrity of the beach or dune in shape, dimension or functions, and that prior approval of the plans and specifications for such structures is obtained from the designated representative of the GRANTEE, and provided further that such structures are subordinate to the construction, operation, maintenance, repair, rehabilitation and replacement of the project; and further reserving to the GRANTOR, and the heirs, successors and assigns of GRANTOR all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

This easement shall commence on the date the United States Army Corps of Engineers ("Corps") or the GRANTEE awards the contract for construction of the Project. This easement may not be otherwise conveyed, transferred, altered, encumbered, or impaired without the written consent of the Department of the Army acting by and through the Assistant Secretary of the Army for Civil Works or a designated representative.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed on the date first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Janet D'Andrea
Witness signature
Marion Griske
Witness signature

Mara Giuliani
Mara Giuliani, Mayor
JANET D'ANDREA
Witness print name
MARION GRISKE
Witness print name

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 11 day of Nov., 2001, by Mara Giuliani, who is personally known to me or who has produced — as identification.

My Commission Expires:



(Seal)

Michele Anzalone
Signature of Notary Public
Michele Anzalone
(Typed or printed name)

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
CITY OF HOLLYWOOD, FLORIDA, ONLY.

BY: *Daniel L. Abbott*
DANIEL L. ABBOTT
CITY ATTORNEY

SCHEDULE A

That portion of the property described as the "Legal Description" that is landward of the Erosion Control Line and seaward of any bulkhead, seawall, revetment, privacy wall, or fence that exists on the property.

EXHIBIT B

1.- HOLLYWOOD CENTRAL BEACH, Plat Book 4, Page 20. Sheets B & D.

From the North boundary of the City of Hollywood to the Centerline of Sheridan Street. Ownership by O.R. Book 7686, Page 42 & 43. Also O.R. Book 10142, Page 392 & 393.

2.- HOLLYWOOD BEACH SECOND ADDITION, Plat Book 4, Page 6.

From the Centerline of Sheridan Street to the Centerline of Arkansas Street. Ownership by O.R. Book 7686, Page 42 & 43 and also by O.R. Book 10142, Page 392 and 393.

3.- HOLLYWOOD BEACH FIRST ADDITION, Plat Book 1, Page 31.

From the Centerline of Arkansas Street to the Centerline of Johnson Street. Ownership by Deed Book 241, page 341 & 342; Deed Book 276, page 402 & 403; Deed Book 421, Page 138 & 139.

4.- HOLLYWOOD BEACH, Plat Book 1, Page 27.

From the Centerline of Johnson Street to the south line of Section 13, Township 51 South, Range 42 East. Ownership by the following instruments:

Deed Book 204, Pages 293 to 296
Deed Book 238, Pages 219 to 224
Deed Book 276, Pages 384 to 386
O.R. Book 6278, Pages 255 to 263
O.R. Book 10498, Page 48
O.R. Book 10504, Page 57

5.- ATLANTIC SHORES NORTH BEACH SECTION, Plat Book 9, Page 36.

From the Southline of Section 13, Township 51 South, Range 42 East to the Southline of the North one-half (1/2) of Section 24, Township 51 South, Range 42 East.
Access to the Beach from Surf Road is guaranteed by the Court decision Recorded in O.R. Book 2974, Pages 538 to 540.

6.-BEVERLY BEACH, Plat Book 22, Page 13.

From the Southline of the North one-half (1/2) of Section 24, Township 51 South, Range 42 East to the southline of Section 24, Township 51 South, Range 42 East.

A 7.5 foot easement for right of ingress and egress to the public beach guarantee by easement agreement recorded in O.R. Book 7905, Pages 368 and 369.

7.-ACCESS AGREEMENT BETWEEN DIPLOMAT TOWERS AND THE CITY OF HOLLY WOOD over the South one-half (1/2) of the North one-half (1/2) of Lot 15 in Block 14, Plat of Beverly Beach, for ingress and egress of the Public from State Road A-1-A to the public beach.

8.- AMENDED PLAT OF SEMINOLE BEACH, Plat Book 1, Page 15.

From the Southline of Section 24, Township 51 South, Range 42 East to the South Boundary of the City of Hollywood. The only access to the public beach East of the Erosion Control line as established by maps recorded in Miscellaneous Plat Book 5, Page 7, Broward County, Florida, is by Hallandale Avenue within the City of Hallandale.

9. - RIGHTS-OF-WAYS

Balboa Street
Walnut Street
DeSoto Street
Palm Street
Elm Street
Oak Street

Franklin Street
Perry Street
Evans Street
Allen Street
Meade Street
Custer Street

17

ORDINANCE NO. 2002-61

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE SECOND ANNUAL 2002 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; BY AMENDING THE WETLANDS MAP AS PART OF THE BROWARD COUNTY LAND USE PLAN NATURAL RESOURCES MAP SERIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on June 20, 2002, and October 24, 2002, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on July 9, 2002, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on November 12, 2002, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections, recommendations and comments of the Department of Community Affairs were considered; and

WHEREAS, the Board of County Commissioners after due consideration of all matters hereby finds that the following amendment to the 1989 Broward County

Adopted by 11/12/02 H 119 2pm

Submitted by Planning Council

RETURN TO DOCUMENT CONTROL

5

1 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
2 County Comprehensive Plan; complies with the requirements of the Local Government
3 Comprehensive Planning and Land Development Regulation Act; and is in the best interests
4 of the health, safety and welfare of the residents of Broward County; and

5 WHEREAS, the proposed amendment constitutes an amendment as part of Broward
6 County's permitted second annual amendments to the Plan for 2002;

7 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
8 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

9 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
10 Amendment PCNRM 02-2, which is an annual amendment to update the Wetlands Map of
11 the Broward County Land Use Plan Natural Resources Map Series, as set forth in Exhibit
12 A, attached hereto and incorporated herein.

13 Section 2. SEVERABILITY.

14 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
15 unconstitutional by any court of competent jurisdiction, then said holding shall in no way
16 affect the validity of the remaining portions of this ordinance.

17 Section 3. EFFECTIVE DATE.

18 1. The effective date of the plan amendment set forth in this ordinance shall be:

19 (a) The date a final order is issued by the Department of Community Affairs
20 finding the amendment to be in compliance in accordance with Section
21 163.3184.

22 (b) The date a final order is issued by the Administration Commission finding the
23 amendment to be in compliance in accordance with Section 163.3184. The
24 Department's notice of intent to find a plan amendment in compliance shall be

1) deemed to be a final order if no timely petition is filed challenging the
2 amendment.

3 2. This Ordinance shall become effective as provided by law.

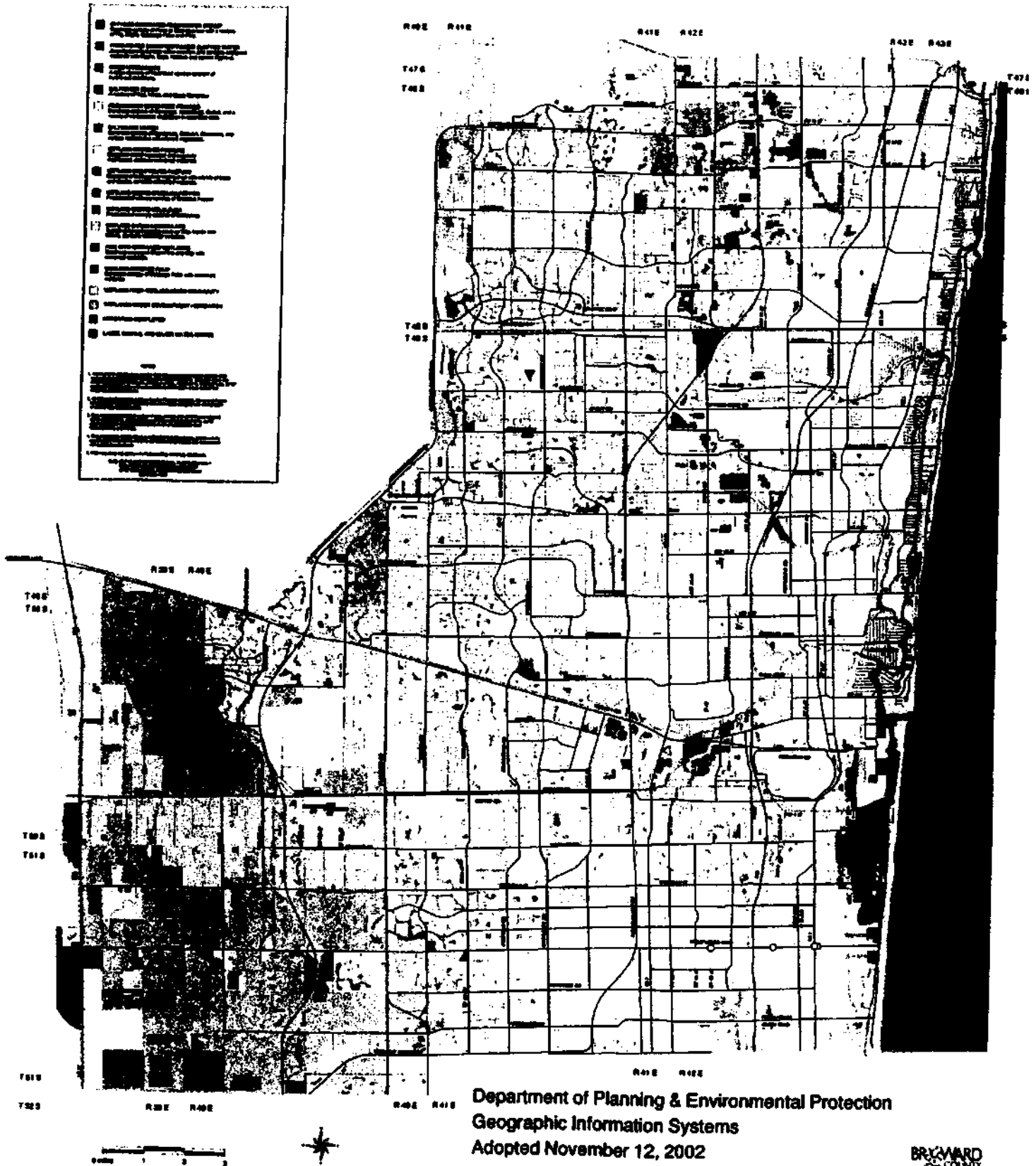
4 **ENACTED** November 12, 2002

5 **FILED WITH THE DEPARTMENT OF STATE** November 18, 2002

6 **EFFECTIVE** November 18, 2002
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22 SLC/m
11/13/2
23 #02-401.32
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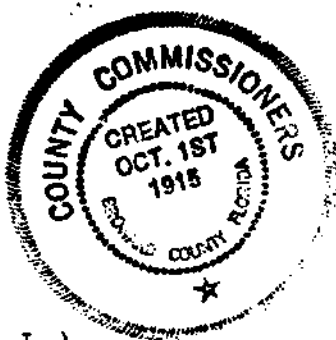
EXHIBIT A TO ORDINANCE Broward County Wetlands



STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance Number 2002-61 as the same appears of record in minutes of meeting of said Board of County Commissioners meeting held on the 12th day of November 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of November 2002.



(S E A L)

ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Blavindo T. Aragon
Deputy Clerk

13
Contract # 313

**RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT
AGREEMENT, PHASE III UNDERGROUND UTILITY CONVERSION
HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY**

This Agreement made and entered into this 14th day of October, 2016, by and between the Hollywood, Florida Community Redevelopment Agency ("CRA") and AGUGEN LLC, a Florida Limited Liability Company authorized to do business in the State of Florida whose principal office is located at 2115 N Ocean Drive Suite #24, Hollywood, FL: 33019 ("Property Owner"), owner of the property located at 2115 N Ocean Drive, Hollywood, FL 33019 ("Property").

WHEREAS, the CRA is burying all overhead utility lines, including AT&T, Comcast, and FPL lines, in the area east of A1A from Oklahoma Street north to Lee Street ("Project"); and

WHEREAS, the Project involves a streetscape component which includes the installation of decorative pavers on the streets and streetends; and

WHEREAS, the Property is located adjacent to the Project area; and

WHEREAS, the CRA has identified a need to relocate the drainage areas on the Property in order to prevent damage to the new pavers installed within the Project area; and

WHEREAS, the relocation of the drainage areas will be performed at no cost to the Condo Association/Property Owner; and

WHEREAS, in order to perform relocation of the drainage areas on the Property, the Condo Association/Property Owner will need to grant a right of entry permit and a temporary construction easement to the CRA and its contractor;

WHEREAS, it is the responsibility of the Condo Association/Property Owner to notify all unit owners and tenants of the Property about the project and the temporary easement;

NOW, therefore, in consideration of the benefit of the free relocation of the drainage areas, the Condo Association/Property Owner permits the CRA and its contractor the right of reasonable entry and temporary construction easement upon the Property. The right of entry permit and the temporary construction easement are for the portion of the Property that is shown on the drawing attached as Exhibit "A."

The Condo Association/Property Owner agrees to the following:

(4)

1. The Condo Association/Property Owner will allow the CRA and its contractor reasonable access to enter and reenter the Property for a period of up to 12 months from the date of this agreement for the purpose of relocating the drainage areas.

2. The Condo Association/Property Owner hereby agrees that this agreement shall not be considered a permanent easement. Upon the completion of the work to relocate the drainage areas, the improvements will become a part of the common elements of the Property and shall be the sole responsibility of the Condo Association/Property Owner.

3. The Condo Association/Property Owner hereby agrees that the CRA and its contractor shall not be liable for the drainage area upon completion of the work.

IN WITNESS WHEREOF, the CRA has caused this Agreement to be signed and executed on its behalf by its Executive Director, and approved as to form and legality by its General Counsel, and the Condo Association/Property Owner has caused this agreement to be signed and executed by SONIA ROVARELLA, an authorized representative, this 14 day of OCTOBER, 2016.

Hollywood, Florida Community Redevelopment Agency

ATTEST:

Phyllis Lewis
Phyllis Lewis, Secretary

BY:

Jorge Camejo
Jorge Camejo, Executive Director

APPROVED AS TO FORM AND
LEGALITY for the use and reliance
of the Hollywood, Florida Community
Redevelopment Agency, only.

Jeffrey P. Sheffield
Jeffrey P. Sheffield, General Counsel

AGUGEN LLC

BY:

S. Rovarella
Sonia Rovarella, Registered Agent

NOTARY

Acknowledgment by Individual

WELLS
FARGO

State of Florida

County of BROWARD

The foregoing instrument was acknowledged before me this 14th day
of OCTOBER, 20 16, by SONIA ROVARELLA (name
of person acknowledging).

☐ Personally known to me

☒ Produced Identification

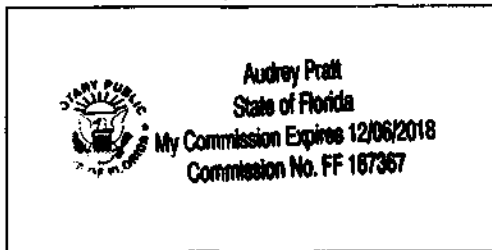
Type of Identification Produced FL DRIVER LICENSE

Notary signature 

Notary name (typed or printed) AUDREY PRATT

Title (e.g., Notary Public) NOTARY PUBLIC

Place Seal Here



Description of Attached Document

Type or Title of Document

PERMIT

Document Date

10-14-2016

Number of Pages

3

Signer(s) Other Than Named Above

SONIA ROVARELLA ONLY



F001-000DSG5350FL

cession thereof to be their free act and deed for the uses and purposes therein mentioned; and the said Consuela was the wife of the said Joe. P. Lee on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said deed of conveyance for the purpose of releasing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Fort Lauderdale in the County of Broward and State of Florida the day and year last aforesaid.

(M. P. SEAL)
(REVENUE STAMP \$.60)

By C. Swanson
Notary Public for the State of Florida at Large
My Commission expires January 14, 1928

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument was filed for record 21st day of April 1925 and recorded in book 55 of Deeds on page 4.

RECORDED & INDEXED
Frank A. Bryan
Clerk of Circuit Court
By L. R. Bunch

D. C.

445768

WARRANTY DEED

THIS INSTRUMENT, made this 26th day of March A. D. 1925 between the MOORE SHEDDEN REALTY COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Florida, party of the first part, and John J. Payne, of Milan, Tennessee party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS Dollars (\$10.00) to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns, the following described land, being in the County of Broward and State of Florida, to-wit:

Lots Thirteen-fourteen (13-14), Block Eleven (11)
Lots Thirteen-fourteen (13-14), Block Ten (10)
Lots Fourteen-fifteen (14-15), Block Nine (9)
according to the plat of "MELTWOOD BEACH, FIRST ADDITION"
a subdivision of Section Twelve (12) Township Fifty-one (51)
South, Range Forty-two (42) East, recorded in the office of
the Clerk of the Circuit Court in and for Broward County,
Florida, in Plat Book 1, at Page 21, thereof.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This deed is given subject to the following provisions:

- (a) The right at any and all times to lay and maintain city water and sewage pipes and to cut and maintain electric light and telephone poles across the rear end of said lot is hereby specifically reserved.
- (b) That no member of the aforesaid race shall, directly or indirectly, acquire any interest in the said premises, and in case of any violation of such covenants, title to the said premises shall ipso facto revert to the company.
- (c) That no building or addition thereto shall be erected upon the said premises excepting a permanent substantial building of good appearance costing not less than Twenty-five hundred dollars (\$2500.00) and then as needed, the grantee shall forthwith provide for proper sanitary disposition of sewage.
- (d) That in accepting this deed, the grantee, his heirs and assigns, agree that the foregoing restrictions are made as a part consideration of the purchase price and are covenants to run with the land and in case of violation of the second restriction hereinabove mentioned this deed shall ipso facto become null and void and the title and right of possession of and to said property aforesaid shall immediately revert and pass to the grantor, its successors and assigns.
- (e) That a violation of any or all of the other restrictions are and shall be considered nuisances, and the grantor, its successors or assigns, or any lot owner in the subdivision mentioned herein, may enforce the said restrictions and cause the said nuisance to be removed or abated, and the grantee his heirs or assigns shall pay all costs including reasonable attorney's fees incident to the removal of such nuisances.

WITNESS the corporate name and seal of the said party of the first part the day and year first above written.

(CORPORATE SEAL)
ATTEST:

M. A. Young
Secretary.
Signed, sealed and delivered in the presence of:
M. R. Richards
G. Gould

MOORE SHEDDEN REALTY COMPANY

By J. W. Young
President.

STATE OF FLORIDA
COUNTY OF DADE.

I, DANIEL J. DELANEY a Notary Public for the State of Florida at Large HEREBY CERTIFY that J. W. Young and R. A. Young, both well known to me and known to me to be the President and Secretary of the HOME SINKERS HEALTH COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Florida, severally acknowledged before me that they signed, sealed and delivered the within deed as the free and voluntary act and deed of the said corporation and of themselves as such officers, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of March A. D. 1928

(M. P. SEAL)
(REVENUE STAMP \$16.00)

Daniel J. Delaney
Notary Public State of Florida at Large.

My notarial commission expires on the 4th day of October A. D. 1928

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument was filed for record 21st day of April 1928 and recorded in book 68 of Deeds on page 6.

RECORDED VERIFIED
Frank B. Taylor
Clerk of Circuit Court

My D. C. Seal

D. C.

948760

QUIT-CLAIM DEED

THIS INSTRUMENT, made this 11th day of April A. D. 1928 between Ethel A. Williams and S. S. Williams, her husband, of the county of Broward and State of Florida parties of the first part, and C. S. Macdonald of the County of Broward and State of Florida party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of ten dollars and other valuable considerations Dollars in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have released, released and quit-claimed, and by these presents do release, release and quit-claim unto the said party of the second part and his heirs and assigns forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described lots, pieces or parcel of land, to-wit:

Lots Nineteen (19) and Twenty (20) of Block One Hundred Twenty (120) of Waverly Place, an addition to the town of Fort Lauderdale, according to the plat thereof recorded in Plat Book No. 2 page 19, of the public records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereto belonging or in anywise appertaining, unto all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal the day and year first above written.

signed, sealed and delivered in presence of:

S. C. Johnson
W. G. Alexander

Ethel A. Williams
S. S. Williams

(Seal)
(Seal)

State of Florida
County of Broward

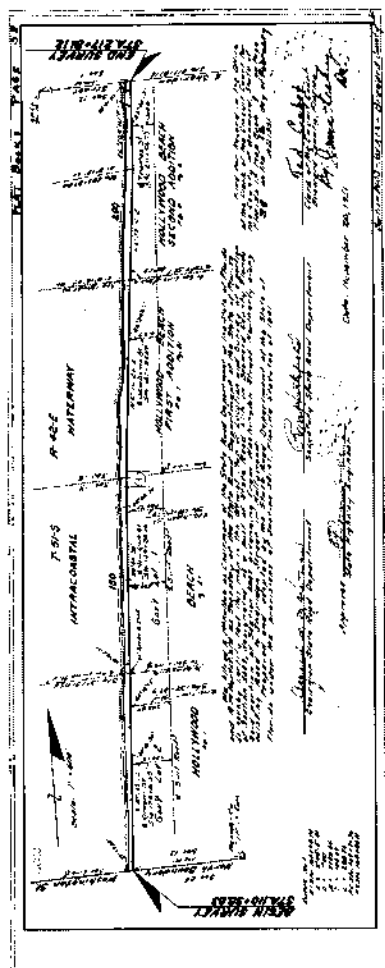
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments S. S. Williams and Ethel A. Williams, his wife to be well known to me and the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, that the said Ethel A. Williams known to me to be the wife of the said S. S. Williams on a separate and private examination taken and made by me and separately and apart from her said husband, did acknowledge that she executed the foregoing deed for the purpose of relinquishing, alienating and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed said deed and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

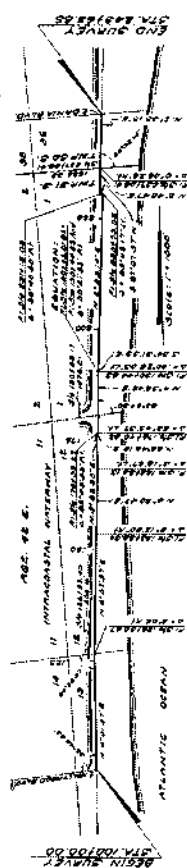
WITNESS my hand and official seal at Fort Lauderdale, County of Broward and State of Florida this 11 day of April A. D. 1928.

(M. P. SEAL)
(REVENUE STAMP \$4.00)

W. G. Alexander
Notary Public State of Florida at Large
My Commission Expires July 31st, 1928



Date January 4, 1963

[illegible][illegible]

BK 3599

68-18744

68-5599 R2727

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR BROWARD COUNTY. CIVIL ACTION

NO. 68- 919

BROWARD COUNTY, a political subdivision)
of the State of Florida,)
Petitioner,)
vs.) LIS PENDENS
CHARLES D. SPRINGER and ELIZABETH)
SPRINGER, his wife, et al.,)
Defendants.)

MISSING

Filed for Record
Clerk Circuit Court
Broward County, Fla.

68 FEB 14 AM 11:08

Notice is hereby given that BROWARD COUNTY, a political subdivision of the State of Florida, as Petitioner, has this day instituted suit in the Circuit Court of the Seventeenth Judicial Circuit of Florida in and For Broward County, by filing a Petition in Eminent Domain Proceedings, against all persons, firms or corporations as follows, and all persons or parties having or claiming any interest or lien in or against the following described parcels of land in Broward County, Florida, to-wit:

(a) The following persons and parties who are residents of the State of Florida, whose names and places of residence are set forth so far as ascertainable by diligent search together with the respective parcel numbers in which each is alleged to be interested:

W. H. MEEKS, JR., Broward County Tax Collector,
County Courthouse, Fort Lauderdale, Florida.
(As to interest in any parcels included herein.)

U. G. FINLAYSON, Director of Finance, City of Hollywood,
Administration Center, Hollywood City Hall,
Hollywood, Florida. (As to interest in any
parcels included herein.)

68 FEB 14 AM 11:46
RECORD NO. 1117

Court Dept.

TLC

JACK WHEELER, Clerk of the Circuit Court, Collector of Delinquent Taxes, County Courthouse, Fort Lauderdale, Florida. (As to interest in any parcels included herein.)

HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, c/o E. F. Weigle, President, 1909 Tyler Street, Hollywood, Florida. (Parcels 113, 130, 149, 174, 182, 202, 271, 273, 280)

HOME FEDERAL SAVINGS AND LOAN ASSOCIATION, Hollywood, Florida, c/o Thomas M. Wohl, President, 1720 Harrison Street, Hollywood, Florida. (Parcels 115, 123, 129).

THE FIRST NATIONAL BANK OF HOLLYWOOD, c/o William A. Hofman, President, 2001 Hollywood Boulevard, Hollywood, Florida. (Parcels 117, 187, 189, 272)

RALPH B. SPRINGER, JR., 1122 Polk Street, Hollywood, Florida. (Parcel 103)

JANE SPRINGER, 1122 Polk Street, Hollywood, Florida, (Parcel 103)

SPRINGER MOTOR CO., c/o Charles D. Springer, Secretary 340 N. Dixie Highway, Hollywood, Florida. (Parcel 103)

CHARLES D. SPRINGER, 1755 Tyler Street, Hollywood, Florida (Parcel 103)

ELIZABETH M. SPRINGER, 1755 Tyler Street, Hollywood, Florida. (Parcel 103)

GEORGE R. SPRINGER, 1010 S. North Lake Drive, Hollywood, Florida. (Parcel 103)

LEE SPRINGER, 1010 S. North Lake Drive, Hollywood, Florida. (Parcel 103)

ROBERT DALE, 410 N. Ocean Drive, Hollywood, Florida. (Parcel 105)

BETH DALE, 410 N. Ocean Drive, Hollywood, Florida. (Parcel 105)

SOLOMON DIETZ, 1042 Polk Street, Hollywood, Florida. (Parcels 106 and 107)

HARRIET DIETZ, 1042 Polk Street, Hollywood, Florida. (Parcels 106, 107)

FREDA DIETZ, 1026 Polk Street, Hollywood, Florida. (Parcels 106, 107)

SAMUEL DIETZ, 711 N. Ocean Drive, Hollywood, Florida. (Parcels 106, 107)

5599 729

HOLLYWOOD BANK & TRUST CO., c/o Robert Anderson, President,
1900 Tyler Street, Hollywood, Florida. (Parcel 107)

LAKEVIEW BUILDING, INC., c/o Charles D. Springer, Secretary-
Treasurer, 340 N. Dixie Highway, Hollywood, Florida.
(Parcels 108, 109)

AMANDA BICOS, 1447 Hollywood Boulevard, Hollywood, Florida.
(Parcel 111)

CATHY BICOS, 2450 Van Buren Street, Hollywood, Florida.
(Parcel 111)

CHRISTIE POLITIS, 2450 Van Buren Street, Hollywood, Florida.
(Parcel 111)

HELEN POLITIS, 2450 Van Buren Street, Hollywood, Florida.
(Parcel 111)

JOE SONKEN, 606 N. Ocean Drive, Hollywood, Florida. (Parcel 112)

HERBERT ALLISON, 912 N. Ocean Drive, Hollywood, Florida. (Parcel 113)

VIRGINIA ALLISON, 912 N. Ocean Drive, Hollywood, Florida. (Parcel 113)

JAMES J. FALDUTO, 5426 Buchanan Street, Hollywood, Florida.
(Parcel 113)

MARIE HALL, 906 N. Ocean Drive, Hollywood, Florida. (Parcel 113)

COSTAS JACOMIDIS, 1305 N. 31st Road, Hollywood, Florida.
(Parcels 114, 115)

SARAH JACOMIDIS, 1305 N. 31st Road, Hollywood, Florida. (Parcels 114, 115)

VINCENT CAPONE, 1014 N. Ocean Drive, Hollywood, Florida.
(Parcels 115, 121)

LOUIS GOTTLIEB, 1012 N. Ocean Drive, Hollywood, Florida.
(Parcel 115)

DELLA GOTTLIEB, 1012 N. Ocean Drive, Hollywood, Florida.
(Parcel 115)

MELVIN ALCHADER, 1010 N. Ocean Drive, Hollywood, Florida.
(Parcel 115)

RUSSELL KOHUTH, 1006 N. Ocean Drive, Hollywood, Florida. (Parcel 115)

CHARLES R. THOMPSON, 1000 N. Ocean Drive, Hollywood, Florida.
(Parcel 115)

A-1-A CORPORATION, c/o George L. Moxon, Resident Agent, 2801 E.
Oakland Park Boulevard, Fort Lauderdale, Florida. (Parcel 116)

RONALD L. TOMECEK, 609 N. Ocean Drive, Hollywood, Florida. (Parcel 117)

DARLENE S. TOMECEK, 609 N. Ocean Drive, Hollywood, Florida. (Parcel 117)

GEORGE MENEES, 319 Pierce Street, Hollywood, Florida. (Parcel 117)

DOLPHIN APARTMENTS, INC., c/o Myron Burnstein,
President, Home Federal Savings Building,
Hollywood, Florida. (Parcel 119)

VLADIMIR BRYLEWSKI, 915 N. Ocean Drive, Hollywood,
Florida. (Parcel 120)

LONGINA BRYLEWSKI, 915 N. Ocean Drive, Hollywood,
Florida. (Parcel 120)

STARDUST OF HOLLYWOOD, INC., c/o Dominic Emiliano,
President, 4115 Madison Street, Hollywood,
Florida. (Parcel 120)

LIFE INSURANCE COMPANY OF GEORGIA, c/o Broward Williams,
Insurance Commissioner, Doyle Carlton
Building, Tallahassee, Florida. (Parcel 120)

THOMAS M. WOHL, Executor of the Estate of Martin M.
Wohl, Deceased, 1720 Harrison Street,
Hollywood, Florida. (Parcels 122 and 132)

ALBERT C. COZENS, 313 Hays Street, Hollywood, Florida.
(Parcel 124)

HELEN COZENS, 313 Hays Street, Hollywood, Florida.
(Parcel 124)

H. L. ENGLEHART, 1410 N. Ocean Drive, Hollywood,
Florida. (Parcel 124)

BERTHA M. ENGLEHART, 1410 N. Ocean Drive, Hollywood,
Florida. (Parcel 124)

E. FRANKLIN BADGER, 1510 N. Ocean Drive, Hollywood,
Florida. (Parcel 125)

A. WINIFRED BADGER, 1510 N. Ocean Drive, Hollywood,
Florida. (Parcel 125)

GRACE NICHOLSON, 151 N. W. 31st Avenue, Fort Lauderdale,
Florida. (Parcel 125)

J. W. NICHOLSON, 151 N. W. 31st Avenue, Fort Lauderdale,
Florida. (Parcel 125)

ANNIE FROSK, 1600 N. Ocean Drive, Hollywood, Florida.
(Parcel 129)

BERTHA THIER, 510 - 76th Street, Miami, Florida.
(Parcel 130)

JOSEPH HOELZL, 1701 N. Ocean Drive, Hollywood, Florida.
(Parcels 131, 140)

ELEANORE HOELZL, 1701 N. Ocean Drive, Hollywood, Florida.
(Parcels 131, 140)

ESTATE OF AMANDA MONSON, c/o W. C. Mather, Resident Agent,
1909 Tyler Street, Hollywood, Florida. (Parcels 131, 200)

VIRGINIA ALLISON, 1205 N. Ocean Drive, Hollywood, Florida.
(Parcel 132)

MARY HISLOP, 1205 N. Ocean Drive, Hollywood, Florida. (Parcel 132)

THOMAS GRANATA, 1209 N. Ocean Drive, Hollywood, Florida. (Parcel 132)

MILDRED DOUGLAS, 1207 N. Ocean Drive, Hollywood, Florida. (Parcel 132)

WILLARD JENNINGS, 1211 N. Ocean Drive, Hollywood, Florida. (Parcel 132)

ROBERT GRACE, 1213 N. Ocean Drive, Hollywood, Florida. (Parcel 132)

SANKEN CORPORATION, c/o Joseph Perlmutter, President, 1201 N.
Ocean Drive, Hollywood, Florida. (Parcel 132)

HAROLD REINER, 1216 Johnson Street, Hollywood, Florida. (Parcel 133)

HELEN REINER, 1216 Johnson Street, Hollywood, Florida. (Parcel 133)

KATINKA OZEE, as Co-Executrix of the Estate of Ella Jo Stollberg,
Deceased, 1909 Harrison Street, Hollywood, Florida.
(Parcel 133)

RAYMOND A. WILCOX, as Co-Executor of the Estate of Ella Jo
Stollberg, Deceased, 1715 S. Surf Road, Hollywood,
Florida. (Parcel 133)

EMIL HERERRA, 1301 N. Ocean Drive, Hollywood, Florida. (Parcel 133)

MENA HERERRA, 1301 N. Ocean Drive, Hollywood, Florida. (Parcel 133)

MUNCH, INC. c/o George H. Munch, 1315 N. Ocean Drive, Hollywood,
Florida. (Parcel 134)

GEORGE H. MUNCH, as Trustee for MUNCH, INC., a dissolved Florida
corporation, 1315 N. Ocean Drive, Hollywood, Florida.
(Parcel 134)

LEONE HOPP MUNCH, as Trustee for MUNCH, INC., a dissolved Florida
corporation, 1315 N. Ocean Drive, Hollywood, Florida.

HOLLYWOOD SUN & SAND CO-OP, INC., c/o Alice Eklund, Secretary,
1315 N. Ocean Drive, Hollywood, Florida. (Parcel 134)

SARL INVESTMENT CORPORATION, c/o Saul A. Geronemus, President,
825 S. E. 6th Street, Fort Lauderdale, Florida.
(Parcel 135)

ATLANTIC FEDERAL SAVINGS & LOAN ASSOCIATION, c/o H. P. Groop, President, 1750 E. Sunrise Boulevard, Fort Lauderdale, Florida. (Parcel 135)

JACKSON'S MINIT MARKET, INC., c/o Julian Jackson, President, Atlantic Boulevard, Jacksonville, Florida. (Parcel 135)

ROBERT HANNAN, 1926 Hollywood Boulevard, Hollywood, Florida. (Parcel 136)

ELEANOR HANNAN, 122 N. 19th Avenue, Hollywood, Florida. (Parcel 136)

ELIZABETH FORAKER, 1360 Bayview Drive, Fort Lauderdale, Florida. (Parcel 136)

HAMILTON MUTUAL REALTY FUND, INC., c/o Corporation Trust Corporation, Florida Title Building, Jacksonville, Florida. (Parcel 136)

NICHOLAS TERRANOVA, 2632 Hollywood Boulevard, Hollywood, Florida. (Parcel 138)

ROSE TERRANOVA, 2632 Hollywood Boulevard, Hollywood, Florida. (Parcel 138)

MARION HARRIS, 1515 N. Ocean Drive, Hollywood, Florida. (Parcel 139)

HELEN M. WEBER, 2400 S. Surf Road, Hollywood, Florida. (Parcel 140)

JERRY I. SMITH, 1625 Cleveland Street, Hollywood, Florida. (Parcel 143)

ELLEN SMITH, 1625 Cleveland Street, Hollywood, Florida. (Parcel 143)

ELYDIA FUGATE, 1900 North Ocean Drive, Hollywood, Florida. (Parcel 144)

JOHN FUGATE, 1900 North Ocean Drive, Hollywood, Florida. (Parcel 144)

GREATER MIAMI FEDERAL SAVINGS & LOAN ASSOCIATION, c/o Robert M. Morgan, President, 101 S. E. 2nd Avenue, Miami, Florida. (Parcel 144)

HARRIS HOUSE "A", INC., c/o Fred Grant, Sr., President 325 N. Federal Highway, Hollywood, Florida. (Parcel 145)

HARRY C. HALL, 1575 N. E. 141st Street, Miami, Florida. (Parcel 145)

ELLIOTT HODGKINS, 2000 N. Ocean Drive, Hollywood, Florida. (Parcel 146)

VELMA HODGKINS, 2000 N. Ocean Drive, Hollywood, Florida.
(Parcel 146)

CHARLES McLOUGHLIN, 3550 N. W. 41st Street, Fort Lauderdale,
Florida. (Parcel 146)

IDA McLOUGHLIN, 3550 N. W. 41st Street, Fort Lauderdale,
Florida. (Parcel 146)

EDWARD H. PIERSKI, individually and as Administrator of the
Estate of Frank John Wood, a/k/a Frank G. Pierski,
Deceased, 2118 N. Ocean Drive, Hollywood, Florida.
(Parcel 147)

FIRST NATIONAL BANK OF HOLLYWOOD, as Ancillary Administrator
C.T.A. of Estate of Anna Pierski, deceased, c/o
William A. Hofman, President, 2001 Hollywood Boule-
vard, Hollywood, Florida. (Parcel 147)

LESTER S. JOHNSON, 2210 N. Ocean Drive, Hollywood, Florida.
(Parcel 149)

ETHEL JOHNSON, 2210 N. Ocean Drive, Hollywood, Florida.
(Parcel 149)

HARRY W. JOHNSON, 2210 N. Ocean Drive, Hollywood, Florida.
(Parcel 149)

MILLIE L. JOHNSON, 2210 N. Ocean Drive, Hollywood, Florida.
(Parcel 149)

MARY G. HALL, 1915 N. Ocean Drive, Hollywood, Florida.
(Parcel 157)

FRED P. HUGHES, 341 Oklahoma Street, Hollywood, Florida.
(Parcel 158)

BOBBE M. HUGHES, 341 Oklahoma Street, Hollywood, Florida.
(Parcel 158)

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF MIAMI, c/o
William H. Walker, Jr., President, 100 N. E.
1st Avenue, Miami, Florida. (Parcel 158)

E. B. WELLONS, 2007 N. Ocean Drive, Hollywood, Florida.
(Parcel 159)

IDA MAE WELLONS, 2007 N. Ocean Drive, Hollywood, Florida.
(Parcel 159)

WILLIAM J. SYMS, JR., 1114 S. Lake Drive, Hollywood, Florida,
and THOMAS LYNCH, 2501 Pierce Street, Hollywood,
Florida, as Trustees under the Last Will and
Testament of William J. Syms, Sr., deceased.
(Parcel 160)

BK 3599

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ELIZABETH V. SYMS, 919 Van Buren Street, Hollywood, Florida.
(Parcel 160)

TE-MAR-30 HOTELS, INC., c/o John Bergamo, President, 2115 N.
Ocean Drive, Hollywood, Florida. (Parcel 161)

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF DADE COUNTY,
c/o E. Thomas Wilburn, President, 361 E. Las Olas
Blvd., Fort Lauderdale, Florida. (Parcels 161, 175,
181)

GEORGE HOMROSKY, 2719 Dewey Street, Hollywood, Florida.
(Parcel 161)

MARY ANNE HOMROSKY, 2719 Dewey Street, Hollywood, Florida.
(Parcel 161)

JOHN H. HOMROSKY, 2719 Dewey Street, Hollywood, Florida. (Parcel
161)

EFFIE HOMROSKY, 2719 Dewey Street, Hollywood, Florida. (Parcel
161)

DELSEA DRIVE SHOP-RITE, INC., c/o Josephine Guaracini, President,
6560 N.W. 10th Street, Hollywood, Florida. (Parcel 161)

IRMA H. MATTHEWS, 2301 No. Ocean Drive, Hollywood, Florida.
(Parcel 167)

JAMES G. MATTHEWS, 2301 No. Ocean Drive, Hollywood, Florida.
(Parcel 167)

THE MIAMI BEACH FIRST NATIONAL BANK, c/o James L. Newman, Asst.
Vice President, 1651 Alton Road, Miami Beach, Florida.
(Parcels 169, 179)

MARY LOUISE STARVISH, 5500 S. W. Woodland Lane, Fort Lauderdale,
Florida. (Parcels 169, 179)

EUGENE G. STARVISH, 5500 S. W. Woodland Lane, Fort Lauderdale,
Florida. (Parcels 169, 179)

HARRY KATZ, 1011 S. 26th Ave., Hollywood, Florida (Parcels 169,
179)

JACK DRESNICK, 2031 Harrison Street, Hollywood, Florida. (Parcels
169, 179)

PEARL DRESNICK, 2031 Harrison Street, Hollywood, Florida. (Parcels
169, 179)

LAURABELL KIMMEL as resident agent for A. Arthur Sherman, Admin-
istrator of the Estate of Helen Finkelstein, deceased,
633 N. W. 28th Court, Fort Lauderdale, Florida.
(Parcels 169, 179)

LEAH CUNHA, 2618 N. Ocean Drive, Hollywood, Florida. Parcel 170)

MANUEL CUNHA, 2618 N. Ocean Drive, Hollywood, Florida. (Parcel 170)

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JOSEPH A. SALSILLE, 2800 North Ocean Drive, Hollywood,
Florida. (Parcels 174, 183)

JENNIE SALSILLE, 2800 North Ocean Drive, Hollywood, Florida.
(Parcels 174, 183)

HAZEL LOGAN, 2900 North Ocean Drive, Hollywood, Florida.
(Parcels 175, 177)

R. R. MORROW, 437 North Hibiscus Drive, Miami Beach, Florida.
(Parcels 178, 191)

LEAH M. MORROW, 437 North Hibiscus Drive, Miami Beach, Florida.
(Parcels 178, 191)

MARY P. COCCIA, 321 Wilson Street, Hollywood, Florida.
(Parcel 181)

ESTHER DOBKIN, Apt. 2N, 5055 Collins Avenue, Miami Beach,
Florida. (Parcel 182)

EDWARD DOBKIN, Apt. 2N, 5055 Collins Avenue, Miami Beach,
Florida. (Parcel 182)

HARRY L. RIST, 99½ Rainbow Drive, Star Route C, Fort Myers,
Florida 33903. (Parcel 183)

ELEANOR A. RIST, 99½ Rainbow Drive, Star Route C, Fort Myers,
Florida 33903. (Parcel 183)

HARRY A. FRIEDMAN, 330 Coolidge Street, Hollywood, Florida.
(Parcel 184)

LENA FRIEDMAN, 330 Coolidge Street, Hollywood, Florida.
(Parcel 184)

CITY NATIONAL BANK OF MIAMI, c/o Michael Franco, President,
25 West Flagler Street, Miami, Florida. (Parcel 184)

PARD DEVELOPERS, INC., c/o Ben Salter, President, 2429
Hollywood Boulevard, Hollywood, Florida. (Parcel 190)

CYRUS R. DREW, 3418 North Ocean Drive, Hollywood, Florida.
(Parcel 197)

VIRGINIA A. DREW, 3418 North Ocean Drive, Hollywood, Florida.
(Parcel 197)

JOHN S. A. MONSON, RUDOLPH F. A. MONSON and NORE S. MONSON,
as Executors of the Estate of AMANDA S. MONSON,
Deceased, c/o W. C. Mather, 1909 Tyler Street,
Hollywood, Florida. (Parcel 200)

3599 PG 736

REGINA T. GRAHAM, 3405 North Ocean Drive, Hollywood,
Florida. (Parcel 202)

JAMES T. GRAHAM, 3405 North Ocean Drive, Hollywood,
Florida. (Parcel 202)

BANK OF HALLANDALE, c/o H. E. Shaw, President, 801 East
Beach Boulevard, Hallandale, Florida. (Parcel
202)

EDGAR H. GALVIN, 2110 Dewey Street, Hollywood, Florida.
(Parcels 203, 273)

RUTH E. GALVIN, 2110 Dewey Street, Hollywood, Florida.
(Parcels 203, 273)

TARA HALL CONDOMINIUM, INC., c/o Daniel T. Tomasulo,
Secretary, Apt. 2, 2100 North Ocean Drive,
Hollywood, Florida. (Parcel 271)

ROBERT SCOTT, Apt. 5, 2100 N. Ocean Drive, Hollywood,
Florida. (Parcel 271)

RUTH SCOTT, Apt. 5, 2100 N. Ocean Drive, Hollywood,
Florida. (Parcel 271)

CLEM LINDSEY, Apt. 6, 2100 N. Ocean Drive, Hollywood,
Florida. (Parcel 271)

DORIS JANE LINDSEY, Apt. 6, 2100 N. Ocean Drive, Hollywood,
Florida. (Parcel 271)

WILLIAM M. SMITH, 800 S. South Lake Drive, Hollywood,
Florida. (Parcel 271)

BURNADETTE E. SMITH, 800 S. South Lake Drive, Hollywood,
Florida. (Parcel 271)

DANIEL T. TOMASULO, Apt. 2, 2100 N. Ocean Drive, Hollywood,
Florida. (Parcel 271)

DOROTHY M. TOMASULO, Apt. 2, 2100 N. Ocean Drive, Hollywood,
Florida. (Parcel 271)

WALTER W. SIEVERS, 720 S. South Lake Drive, Hollywood,
Florida. (Parcel 271)

MICHAEL B. BOWLER, Apt. 10, 2106 N. Ocean Drive, Hollywood,
Florida. (Parcel 271)

DOLPHIN ASSOCIATES, INC., c/o Richard A. Sarver, President,
341 Filmore Street, Hollywood, Florida.
(Parcel 272)

THE DANIA BANK, c/o Leonard Miller, President, 255 E. Dania
Beach Boulevard, Dania, Florida. (Parcel 272)

GOLDEN CREST DEVELOPMENT COMPANY, INC., c/o Louis P.
Vittali, President, 333 Oklahoma Street, Hollywood,
Florida. (Parcel 273)

ROY H. RICE, 2718 N. Ocean Drive, Hollywood Beach, Florida
(Parcel 280)

MARCELLA RICE, 2718 N. Ocean Drive, Hollywood Beach, Florida.
(Parcel 280)

HELEN R. HOFFMAN, 600 Hibiscus Drive, Golden Isle, Hallan-
dale, Florida. (Parcel 280)

(b) The following persons and parties who are believed
to be non-residents of the State of Florida, and whose last
known places of residence are as set forth below, so far as
ascertainable by diligent search and inquiry, and all persons
claiming by, through and under them together with the respective
parcel numbers in which each is alleged to be interested:

G. B. CHARNAS, 10155 Clifton Park Avenue, Evergreen Park,
42, Illinois, 60642. (Parcel 105)

HELEN P. CHARNAS, 10155 Clifton Park Avenue, Evergreen
Park 42, Illinois, 60642. (Parcel 105)

GRAHAM C. SEMMENS, 1723 - 12th Avenue, N.W., Calgary,
Province of Alberta, Canada. (Parcel 121)

NANCY R. SEMMENS, 1723 - 12th Avenue N.W., Calgary, Pro-
vince of Alberta, Canada. (Parcel 121)

HENRY H. BRUSMAN, P. O. Box 187, Vandalia, Ohio.
(Parcel 123)

FELIX J. MIODUCKI, 117 E. Parade Avenue, Buffalo,
New York. (Parcel 130)

LEONE HOPP MUNCH, as Trustee for MUNCH, INC., a dissolved Florida corporation, 1805 Lin-Lor-lane, Elgin, Illinois 60120 (Parcel 134)

THOMAS I. RALPH, 210 2A, Claymore Drive, Marietta, Georgia. (Parcel 136)

MARGARET E. RALPH, 210 2A, Claymore Drive, Marietta, Georgia. (Parcel 136)

JULIUS C. WEINBERG, 3310 Belvoir Boulevard, Beachwood 22, Ohio. (Parcels 176, 187)

BEATRICE WEINBERG, 3310 Belvoir Boulevard, Beachwood 22, Ohio. (Parcels 176, 187)

HERMAN C. WEINBERG, 3310 Belvoir Boulevard, Beachwood 22, Ohio. (Parcels 176, 187, 189)

IDA WEINBERG, 3310 Belvoir Boulevard, Beachwood 22, Ohio. (Parcels 176, 187, 189)

CHESTER PIROLLO, 1125 Winterton Street, Pittsburgh, Pennsylvania. (Parcel 182)

ADELINE PIROLLO, 1125 Winterton Street, Pittsburgh, Pennsylvania. (Parcel 182)

DOROTHY F. HINCHCLIFF, Executrix of the Estate of Alfred W. Hinchcliff. Deceased, 17495 Royalton Road, Strongsville, Ohio. (Parcel 187)

NEW YORK BANK FOR SAVINGS, c/o Alfred S. Mills, President, 280 Park Avenue, New York, New York. (Parcel 190)

EMIL JOSEPH, 35493 Valley Creek Road, Farmington, Michigan. (Parcel 192)

AGNES K. JOSEPH, 35493 Valley Creek Road, Farmington, Michigan. (Parcel 192)

JOSEPH J. TOMPOS, 7674 South Shore Drive, Chicago 49, Illinois. (Parcel 193)

MARTHA E. TOMPOS, 7674 South Shore Drive, Chicago 49, Illinois. (Parcel 193)

SELINA SCHWARIZ, Apt. 17-B, 3270 North Lake Shore Drive, Chicago, Illinois 60600. (Parcel 196)

DORA ROSENBERG, Apt. 17-B, 3270 Lake Shore Drive, Chicago, Illinois 60600. (Parcel 198)

RUDOLPH PASQUALONI, 819 Chapel Street, New Haven, Connecticut, 06510. (Parcel 271)

ARABEL J. CORBIN, Box 311, Route 1, Millersport, Ohio,
43046. (Parcel 271)

BETTIE DORIS CORBIN, Box 311, Route 1, Millersport, Ohio,
43046. (Parcel 271)

WILLIAM C. SHAW, 159 Point Beach Drive, Milford, Connecticut.
(Parcel 271)

WILLIAM C. SHAW, 159 Point Beach Drive, Milford, Connecticut.
(Parcel 271)

JOSEPH M. BENNETT, 1350 Bay Drive, W. Atlantic City, New
Jersey 08232. (Parcel 271)

JOSEPH M. BENNETT, 1350 Bay Drive, W. Atlantic City, New
Jersey 08232. (Parcel 271)

IVAN E. CHAUVIN, 14 Sunset Avenue, Farmingdale, New York,
11735. (Parcel 271)

VIOLE E. CHAUVIN, 14 Sunset Avenue, Farmingdale, New York
11735. (Parcel 271)

(c) The following persons whose places of residence are
unknown, after diligent search and inquiry, if alive, and if
deceased, the unknown heirs, devisees and all persons and
parties claiming under them whose names and places of residence
are unknown, together with the parcel numbers in which they
are alleged to be interested:

FRED DEL SORDO, Residence unknown. (Parcel 143)

EVELYN KUSHNER, Residence unknown. (Parcels 169, 179)

SYLVIA MEISTER, Residence unknown. (Parcels 169, 179)

ALEX LLOYD, Residence unknown. (Parcels 169, 179)

ETHEL KLETZKY, Residence unknown. (Parcels 169, 179)

C. W. YEAGER, Residence unknown. (Parcel 187)

HAZEL A. YEAGER, Residence unknown. (Parcel 187)

(d) The unknown husband and wives of any said individual
defendants.

(e) The unknown heirs, devisees, legatees and grantees of the above named individual defendants who may be dead.

(f) The unknown assigne, successors in interest, trustees, of any other parties claiming by, through, under or against any and all of the above named corporations, whether existing or dissolved.

And against all persons and parties claiming or having any interest or claim as owners, mortgagees, judgment creditors, or lienholders of, upon or against the parcels of land hereinafter described:

PARCEL 103

The Easterly 12.67 feet of Lots 48, 49, 50, 51 and 52, Block A, of Hollywood Beach, according to the plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, SR A-1-A, Containing 2525 square feet, more or less.

PARCEL 105

The Easterly 12.67 feet of Lots 42, 43, 44, and 45, Block A, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, SR A-1-A, Containing 2020 square feet, more or less.

PARCEL 106

The Westerly 12.67 feet of Lots 15 and 16, Block 9, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 1010 square feet, more or less.

PARCEL 107

The Westerly 12.67 feet of Lots 17 and 18, Block 9, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida in Section 13, Township 51 South, Range 43 East, being that part of said lots

lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A. Containing 1010 square feet, more or less.

PARCEL 108

The Westerly 12.67 feet of Lots 15, 16, 17 and 18, Block 8, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, SR A-1-A, Containing 2020 square feet, more or less.

PARCEL 109

The Westerly 12.67 feet of Lots 15 and 16, Block 7, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 1010 square feet, more or less.

PARCEL 111

The Westerly 12.67 feet of the North 2.72 feet of Lot 17 and the Westerly 12.67 feet of Lot 18, Block 7, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East being that part of said Lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503 - State Road A-1-A, containing 539 square feet, more or less.

PARCEL 112

The Easterly 12.67 feet of Lots 28, 29, 30 and 31, Block A, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A, containing 2020 square feet, more or less.

PARCEL 113

The Easterly 12.67 feet of Lots 19 and 20, Block A, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A, containing 1010 square feet, more or less.

PARCEL 114

The Easterly 12.67 feet of Lot 18, Block A, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said Lot lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 505 square feet, more or less.

PARCEL 115

The Easterly 12.67 feet of Lots 13, 14, 15 and 16, Block A, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Base Line of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 2020 square feet, more or less.

PARCEL 116

The Westerly 12.67 feet of Lots 15, 16, 17 and 18, Block 6, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, SR A-1-A, containing 2020 square feet, more or less.

PARCEL 117

The Westerly 12.67 feet of Lots 15, 16, 17 and 18, Block 5, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 2020 square feet, more or less.

PARCEL 119

The Westerly 12.67 feet of Lots 17 & 18, Block 4 of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 1010 square feet, more or less.

PARCEL 120

The Westerly 12.67 feet of Lots 15, 16, 17 and 18, Block 2, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503 - State Road A-1-A, containing 2020 square feet, more or less.

PARCEL 121

The Westerly 12.67 feet of Lot 15, Block 1, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said Lot lying within

35 feet of the Base line of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 505 square feet, more or less.

PARCEL 122

The Westerly 12.67 feet of Lots 16, 17 and 18, Block 1, of Hollywood Beach, according to the Plat as recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Base line of Survey, according to the Right of Way map of Section 86030-2503, State Road A-1-A, containing 1515 square feet, more or less.

PARCEL 123

The Easterly 12.80 feet of Lots 53 and 54, Block A, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 50 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 1062 square feet, more or less.

PARCEL 124

The Easterly 12.80 feet of Lot 52, Block A, of Hollywood Beach, First Addition, according to the plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lot lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A, Containing 531 square feet, more or less.

PARCEL 125

The Easterly 12.80 feet of Lots 51, 50, 49, 48, 47, 46 and 45, Block A, of Hollywood Beach First Addition, according to the plat as recorded in Plat Book 1, Page 31 of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots, lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 3,716 square feet, more or less.

PARCEL 129

The Easterly 12.80 feet of Lots 43 and 44, Block A, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A, containing 1062 square feet, more or less.

PARCEL 130

The Easterly 12.81 feet of Lots 38, 39 and 40, Block A, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A, containing 1571 square feet, more or less.

PARCEL 131

The Easterly 12.81 feet of lots 32, 33, 34, 35, 36, and 37, Block A, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31 of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 3186 square feet, more or less.

PARCEL 132

The Westerly 12.80 feet of Lots 14, 15, 16 and 17, Block 1, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 2228 square feet, more or less.

PARCEL 133

The Westerly 12.80 feet of Lot 13, Block 2, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lot lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A, containing 531 square feet, more or less.

PARCEL 134

The Westerly 12.80 feet of Lots 14, 15 and 16, Block 2, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31 of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1593 square feet, more or less.

PARCEL 135

The Westerly 12.80 feet of Lot 13, Block 3, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lot lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 531 square feet, more or less.

PARCEL 136

The Westerly 12.80 feet of Lot 14, Block 3, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lot lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A, containing 531 square feet, more or less.

PARCEL 138

The Westerly 12.80 feet of Lot 16, Block 3, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lot, lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A, containing 531 square feet, more or less.

PARCEL 139

The Westerly 12.80 feet of Lots 13, 14, 15 and 16, Block 4, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 2124 square feet, more or less.

PARCEL 140

The Westerly 12.81 feet of Lots 12, 13, 14 and 15, Block 6, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A, containing 2124 square feet, more or less.

PARCEL 143

The Easterly 12.81 feet of Lot 31, Block A, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lot lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 531 square feet, more or less.

PARCEL 144

The Easterly 12.81 feet of Lots 29 and 30, Block A, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Base Line of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1062 square feet, more or less.

PARCEL 145

The easterly 12.81 feet of Lots 25, 26, 27 and 28, Block A, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 2124 square feet, more or less.

PARCEL 146

The easterly 12.81 feet of Lots 21, 22, 23 and 24, Block A, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 2124 square feet, more or less.

PARCEL 147

The easterly 12.81 feet of Lots 15, 16 and 17, Block A, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; EXCEPTING therefrom the South 38.46 feet of said Lot 17; Containing 1080 square feet, more or less.

PARCEL 149

The easterly 12.81 feet of Lots 11 and 12, Block A, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 1062 square feet, more or less.

PARCEL 157

The westerly 12.81 feet of Lots 14 and 15, Block B, of Hollywood Beach First Addition, according to the plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1062 square feet, more or less.

PARCEL 158

The westerly 12.81 feet of Lot 12, Block B, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lot lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 531 square feet, more or less.

PARCEL 159

The westerly 12.81 feet of Lots 13, 14 & 15, Block 9, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1593 square feet, more or less.

PARCEL 160

The westerly 12.81 feet of Lots 11 and 12, Block 10, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1062 square feet, more or less.

PARCEL 161

The westerly 12.81 feet of Lots 13 and 14, Block 10, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1062 square feet, more or less.

PARCEL 167

The westerly 12.81 feet of Lots 11, 12 & 13, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1593 square feet, more or less.

PARCEL 169

The easterly 12.83 feet of Lots 6 and 7, Block B, of Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1062 square feet, more or less.

PARCEL 170

The easterly 12.83 feet of Lots 8 and 9, Block B, of Hollywood Beach Second Addition, according to the plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1062 square feet, more or less.

PARCEL 174

The easterly 12.83 feet of Lots 16, 17, 18, 19 and 20, Block B, of Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6 of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 2632 square feet, more or less.

PARCEL 175

The easterly 12.83 feet of Lots 21, 22 and 23, Block B, of Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1593 square feet, more or less.

PARCEL 176

The easterly 12.83 feet of Lots 24, 26, 27, 28, 29, 30, 31, 32 and 33, and the easterly 12.61 feet of Lot 39, all in Block B, of Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A;

AND

That part of Lot 34 of said Block B of Hollywood Beach, more particularly described as follows:

BEGINNING on the southeast corner of said Lot 34, running westerly along the south line of said Lot 34, a distance of 12.83 feet; thence N. $06^{\circ}20'47''$ E a distance of 31.28 feet to the beginning of a curve to the left; thence Northerly along said curve having a central angle of $03^{\circ}18'27''$ and a radius of 2829.79 feet a distance of 10.49 through an angle of $00^{\circ}12'44''$ to a point on the north line of said Lot 34; thence easterly along the north line of said Lot 34, a distance of 12.85 feet to the northeast corner of said Lot 34; thence southerly along the east line of said Lot 34 a distance of 41.77 feet to the POINT OF BEGINNING;

AND

That part of Lots 36, 37 and 38 of said Block B of Hollywood Beach, more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 38, run westerly along the north line of said Lot 36, a distance of 12.61 feet; thence S $03^{\circ}02'20''$ West a distance of 11.82 feet to the beginning of a curve to the right; thence southerly along said curve having a central angle of $03^{\circ}18'27''$ and a radius of 2829.79 feet, a distance of 114.43 feet through an angle of $02^{\circ}19'03''$ to a point on the South line of said Lot 36; thence easterly along the south line of said Lot 36 a distance of 13.28 feet to the southeast corner of said Lot 36, thence northerly along the east line of said Lots 36, 37 and 38, a distance of 124.72 feet to the POINT OF BEGINNING; All containing 7450 square feet, more or less.

PARCEL 177

The easterly 12.83 feet of Lot 25, Block D, of Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lot lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 508 square feet, more or less.

PARCEL 178

That part of Lot 35, Block B, Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 35, run westerly along the south line of said Lot 35, a distance of 12.85 feet to a point on a curve concave to the west, and having a tangent bearing of N 06°08'03" E through said point; thence northerly along said curve having a central angle of 03°18'27" and a radius of 2829.79 feet a distance of 40 feet through an angle of 00°58'36" to the north line of said Lot 35, thence easterly along the north line of said Lot 35 a distance of 13.28 feet to the northeast corner of said Lot 35, thence southerly along the east line of said Lot 35 a distance of 40 feet to the POINT OF BEGINNING; containing 520 square feet, more or less.

PARCEL 179

The westerly 12.83 feet of Lots 10, 11 and 12, Block 2, of Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1593 square feet, more or less.

PARCEL 181

The westerly 12.83 feet of Lots 10 & 11, Block 3, of Hollywood Beach Second Addition according to the plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1062 square feet, more or less.

PARCEL 182

The westerly 12.83 feet of Lots 12 & 13, Block 3, of Hollywood Beach Second Addition according to the plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1062 square feet, more or less.

PARCEL 183

The Westerly 12.83 feet of Lots 10 and 11, Block 4, of Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6 of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A, containing 1062 square feet, more or less.

PARCEL 184

The westerly 12.83 feet of Lot 13, Block 4, of Hollywood Beach Second Addition according to the Plat as recorded in Plat Book 4, Page 6 of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 531 square feet, more or less.

PARCEL 187

The westerly 12.83 feet of Lot 13, Block 5, of Hollywood Beach Second Addition according to the plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lot 13, lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 531 square feet, more or less.

PARCEL 189

The westerly 12.83 feet of Lots 12 & 13, Block 6, of Hollywood Beach Second Addition, according to the plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 1062 square feet, more or less.

PARCEL 190

The westerly 12.83 feet of Lots 9, 10 and 11, Block 7, of Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A;

AND

That part of Lot 12, said Block 7 of Hollywood Beach Second Addition, more particularly described as follows:

COMMENCING at the northeast corner of said Lot 12, run westerly along the north line of said Lot 12 a distance of 89.55 feet to the POINT OF BEGINNING; thence continue westerly along the north line of said Lot 12 a distance of 12.76 feet to the northwest corner of said Lot 12, thence southerly along the West line of said Lot 12, a distance of 41.77 feet to the

3599 pg 751

southwest corner of said Lot 12, thence easterly along the south line of said Lot 12 a distance of 12.83 feet; thence N 06°20'47" E a distance of 21.41 feet to the beginning of a curve to the left, thence northerly along said curve having a central angle of 03°18'27" and a radius of 2899.79 feet a distance of 20.10 feet through an angle of 00°23'50" to the POINT OF BEGINNING; All containing 2121 square feet, more or less.

PARCEL 191

Those parts of Lots 9 and 10, Block 8, of Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, more particularly described as follows:

Commencing at the southeast corner of said Lot 9, run westerly along the south line of said Lot 9, a distance of 102.45 feet to the POINT OF BEGINNING; thence continue along the south line of said Lot 9 a distance of 12.21 feet to the southwest corner of said Lot 9; thence northerly along the west line of said Lots 9 and 10, a distance of 83.21 feet to the northwest corner of said Lot 10; thence easterly along the north line of said Lot 10 a distance of 12.51 feet to a point on a curve concave to the west and having a tangent bearing of N 03°28'33" E through said point; thence southerly along said curve having a central angle of 03°18'27" and a radius of 2899.79 feet, a distance of 84.93 feet through an angle of 01°40'41" to the POINT OF BEGINNING; containing 1006 square feet, more or less.

PARCEL 192

That part of Lots 11 and 12, Block 8, of Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, more particularly described as follows:

Commencing at the northeast corner of said Lot 12, run westerly along the North line of said Lot 12, a distance of 88.92 feet to the POINT OF BEGINNING; thence S 03°02'20" W a distance of 58.95 feet to the beginning of a curve to the right; thence southerly along said curve having a central angle of 03°18'27" and a radius of 2899.79 feet; a distance of 22.11 feet through an angle of 00°26'13" to a point on the South line of said Lot 11; thence westerly along the south line of said Lot 11 a distance of 12.51 feet to the southwest corner of said Lot 11; thence northerly along the west line of Lots 11 and 12 a distance of 83.02 feet to the northwest corner of said Lot 12; thence easterly along the north line of said Lot 12 a distance of 12.61 feet to the POINT OF BEGINNING; containing 1040 square feet, more or less.

PARCEL 193

The easterly 12.61 feet of Lots 41 & 42, Block B of Hollywood Beach Second Addition according to the plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section

12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 1042 square feet, more or less.

PARCEL 196

The Easterly 12.61 feet of Lots 48 and 49, Block B, of Hollywood Beach Second Addition according to the Plat as recorded in Plat Book 4, Page 6 of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1040 square feet, more or less.

PARCEL 197

The easterly 12.6 feet of the south 21.5 feet of Lot 51 and the easterly 12.6 feet of Lot 50, all in Block B, of Hollywood Beach Second Addition according to the plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 773 square feet, more or less.

PARCEL 198

The easterly 12.6 feet of the North 20 feet of Lot 51 and the Easterly 12.6 feet of Lots 52 & 53, all in Block B, of Hollywood Beach Second Addition according to the plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 1290 square feet, more or less.

PARCEL 200

The westerly 12.61 feet of Lots 9 & 10, Block 9, of Hollywood Beach Second Addition according to the plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 1042 square feet, more or less.

PARCEL 202

The westerly 12.60 feet of Lots 9 and 10, Block 10, of Hollywood Beach Second Addition according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; containing 1042 square feet, more or less.

PARCEL 203

A strip of land over, through and across Lots 9, 10, 11 and 12, Block 11 of Hollywood Beach Second Addition according to the Plat as recorded in Plat Book 4, Page 6 of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, said strip lying East of and adjacent to the west line of said Lots; said strip measuring 12.60 feet on the south line of said Lot 9, and 27.79 feet on the north line of said Lot 12; Containing 3347 square feet, more or less.

PARCEL 271

The easterly 12.81 feet of the South 38.46 feet of Lot 17 and the Easterly 12.81 feet of Lots 18 and 19, Block A, of Hollywood Beach First Addition, according to the Plat as recorded in Plat Book 1, Page 31 of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 1549 square feet, more or less.

PARCEL 272

The westerly 12.67 feet of Lots 15, 16, 17 and 18, Block 5, all of Hollywood Beach, according to the plat as recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida, in Section 13, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 2020 Square feet, more or less.

PARCEL 273

The westerly 12.60 feet of Lots 11 and 12, Block 10, of Hollywood Beach Second Addition according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said Lots lying within 35 feet of the Baseline of Survey according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 1042 square feet, more or less.

PARCEL 280

The easterly 12.83 feet of the South 7 feet of the North 25 feet of Lot 13, in Block B, of Hollywood Beach Second Addition, according to the Plat as recorded in Plat Book 4, Page 6, of the Public Records of Broward County, Florida, in Section 12, Township 51 South, Range 42 East, being that part of said lots lying within 35 feet of the Baseline of Survey, according to the Right of Way Map of Section 86030-2503, State Road A-1-A; Containing 90 square feet, more or less.

5599 PAGE 754

The relief sought as to said property is to condemn the fee simple absolute title to the lands heretofore described as the right of way for the public purpose of constructing and widening the roadbed, ditches, easements and borrow pits on that portion of Section 86030 of State Road A-1-A in Broward County, Florida, extending from Hollywood Boulevard, Hollywood, Florida, northerly to Sheridan Street, Hollywood, Florida; as is set forth in the Petition in Eminent Domain Proceedings and Declaration of Taking filed in this cause.

McGUNE, HIAASEN, CRUM & FERRIS
Attorneys for Petitioner
603 Broward National Bank Bldg.
Fort Lauderdale, Florida

By Earle W. Peterson, Jr.
Earle W. Peterson, Jr.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

-LEGEND-

- WATER VALVE
 • GAS VALVE
 • POWER POLE
 ◇ TEL POLE
 ◇ COMB POWER & TEL POLE
 ○ POLE WITH ANCHOR WIRE
 ○ MANHOLE
 • WATER METER
 • LIGHT STANDARD
 • CATCH BASIN
 • CONCRETE SIDEWALK
 ○ COCONUT OR ROYAL PALM
 ○ CABBAGE PALM OR PALMETTO
 ○ EVERGREEN TREE (PINE & OTHERS)
 ○ MEDIC
 ○ SPRINK
 ○ BRICK OR C.B.S WALL FENCE
 ○ WIRE OR RAIL FENCE
 ○ ADVERTISING SIGN
 ◇ FIRE HYDRANT
 ○ OUTLINE OF BUILDINGS
 ○ SHOP FRONT OF WAY LINE
 ○ EXIST. RIGHT OF WAY LINE
 ○ SURVEY BASE LINE
 • TELEPHONE BOOTH
 • BUILDING ENCROACHMENT
 (EXISTING)

ABBRÉVIATIONS

- | | |
|---------|-------------------------|
| S/W | RIGHT OF WAY |
| CONC. | CONCRETE |
| MLW | MLW IN MELA |
| IR.C. | HOW ROB IS CONCRETE |
| IR.P.C. | HOW P.P.W. CONCRETE |
| P.H.M. | PERMANENT REINFORCE |
| C.A.S. | CEMENT BLOCK STRUCTURES |
| ENC. | ENCLOSURES |

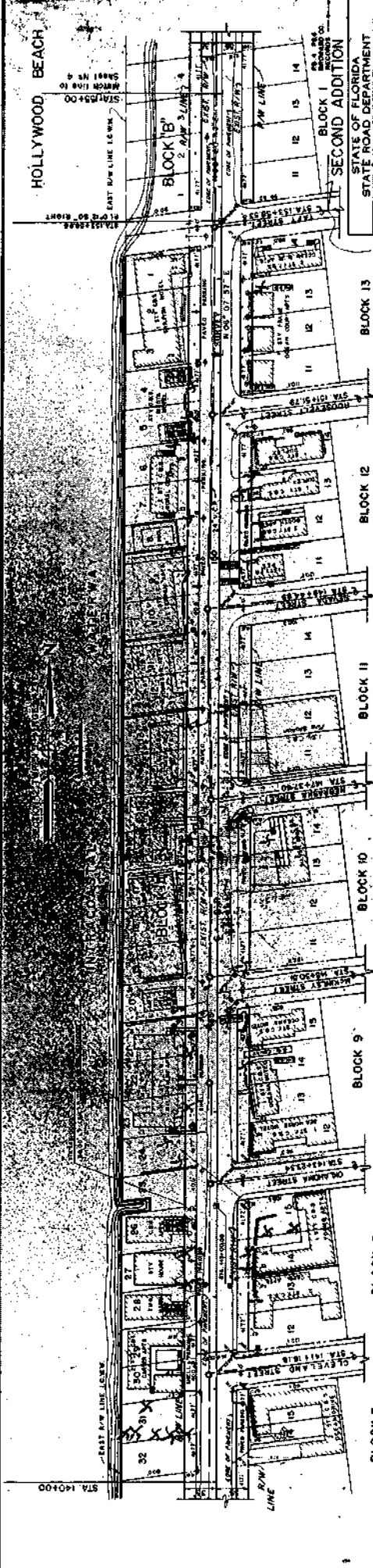
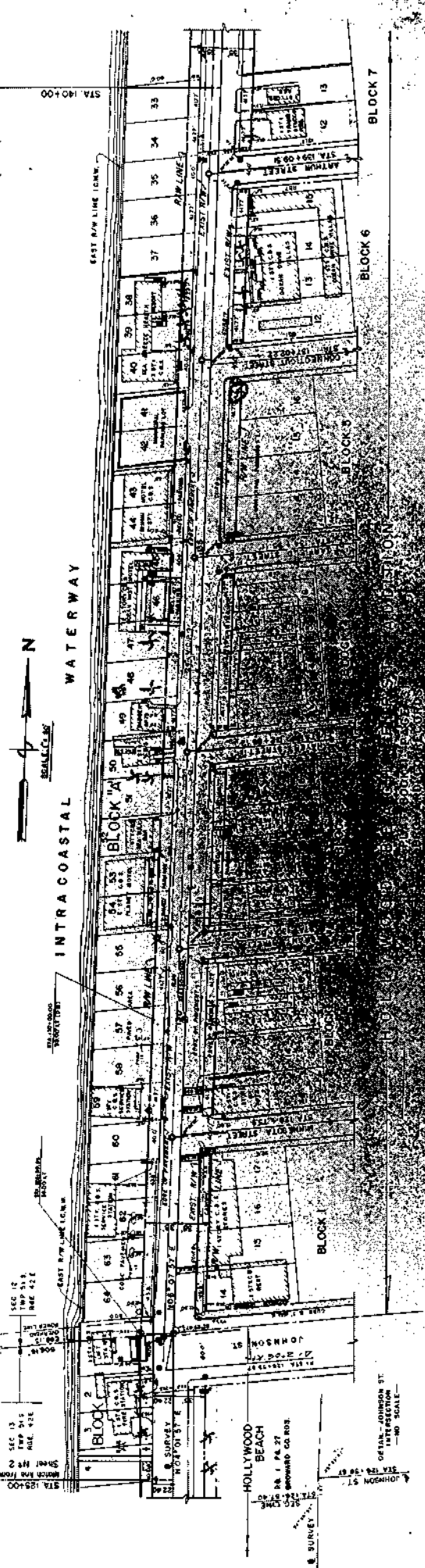
HOLLYWOOD BEACH
PLAT BOOK 1, PAGE 27,
BROWARD COUNTY RECORDS

[illegible]

ODD B E A - C M
PLAT. BOOK 1, PAGE 37
BROWARD COUNTY RECORDS

8/11/1935 Book 12 Page 3

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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STATE OF FLORIDA
STATE ROAD DEPARTMENT
RIGHT OF WAY MAP
STATE ROAD NO. 111-A
BROWARD COUNTY
SECTION 26050-2503
SHEET 1 OF 1

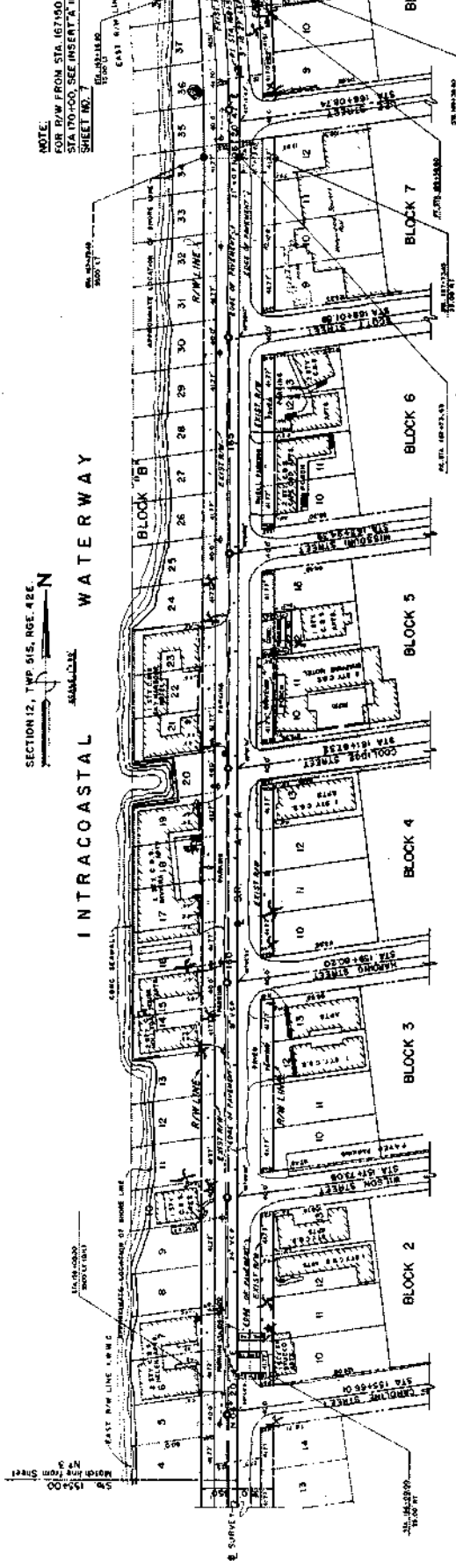
PLAT BOOK 1, PAGE 31
BROWARD CO. RECORDS.

12/10/1937

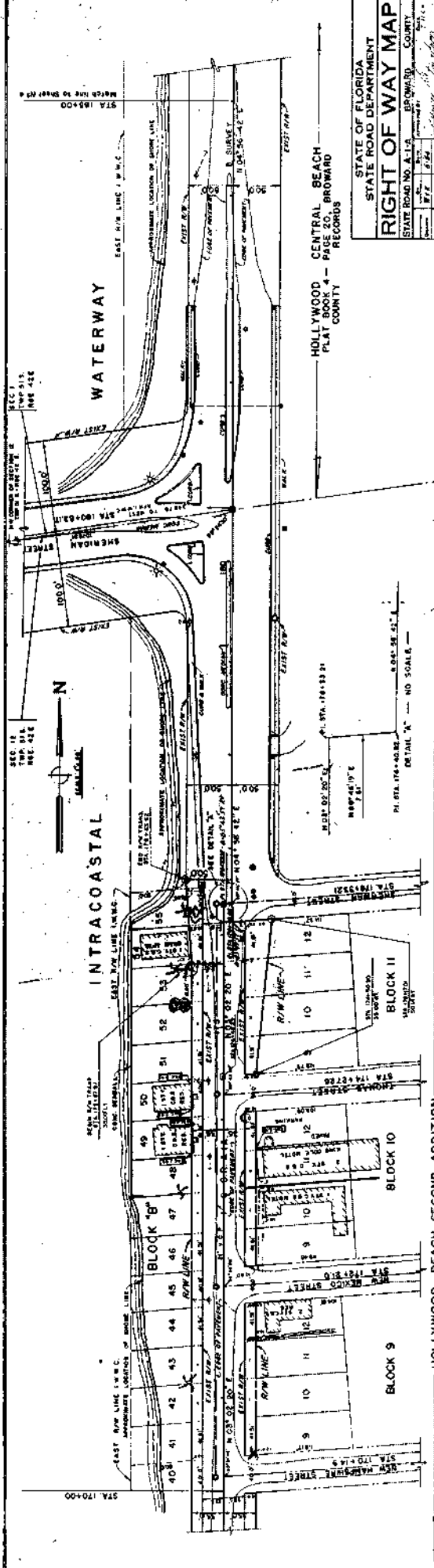
NO.	DATE	BY	REVISION
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2	1/10/38	W. H. BROWN	REVISED
3	2/10/38	W. H. BROWN	REVISED
4	3/10/38	W. H. BROWN	REVISED

NOTE:
FOR D/W FROM STA 167+00 TO
STA 170+00, SEE INSERT "A" IN
SHEET NO. 3

1. CURVE DATA
A. 167+00
B. 167+00
C. 167+00
D. 167+00
E. 167+00



HOLLYWOOD BEACH SECOND ADDITION
PLAT BOOK 4 - PAGE 6
BROWARD CO. RECORDS

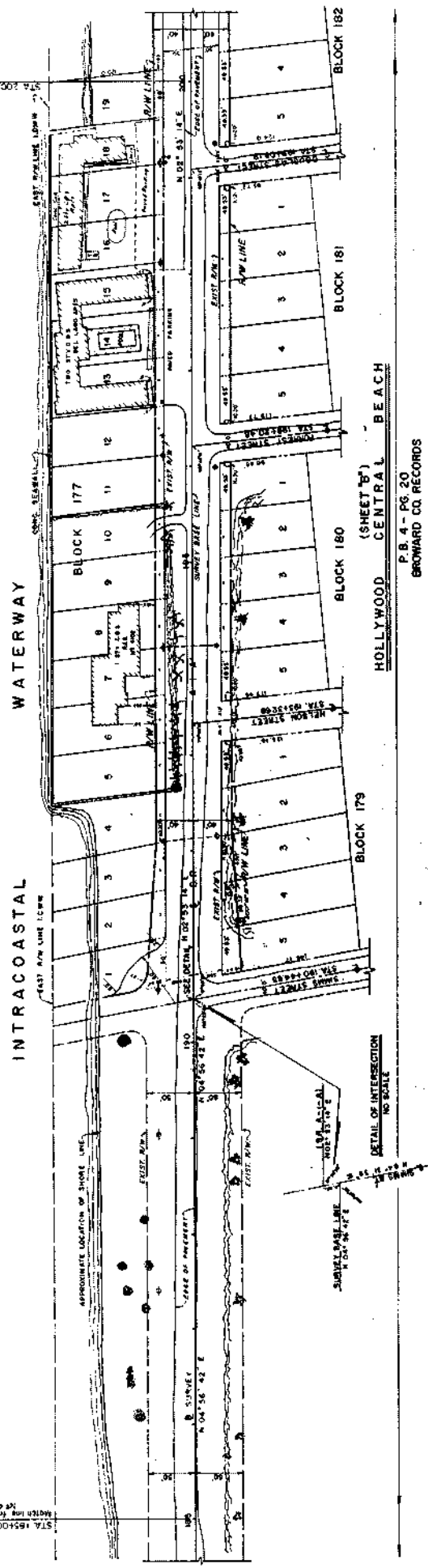


HOLLYWOOD BEACH SECOND ADDITION
PLAT BOOK 4 - PAGE 6
BROWARD CO. RECORDS

STATE OF FLORIDA STATE ROAD DEPARTMENT	
STATE ROAD NO. A-1-3	BROWARD COUNTY
PLAT NO. 174-40-52	SECTION 86030-2003
SHEET 4 OF 7	

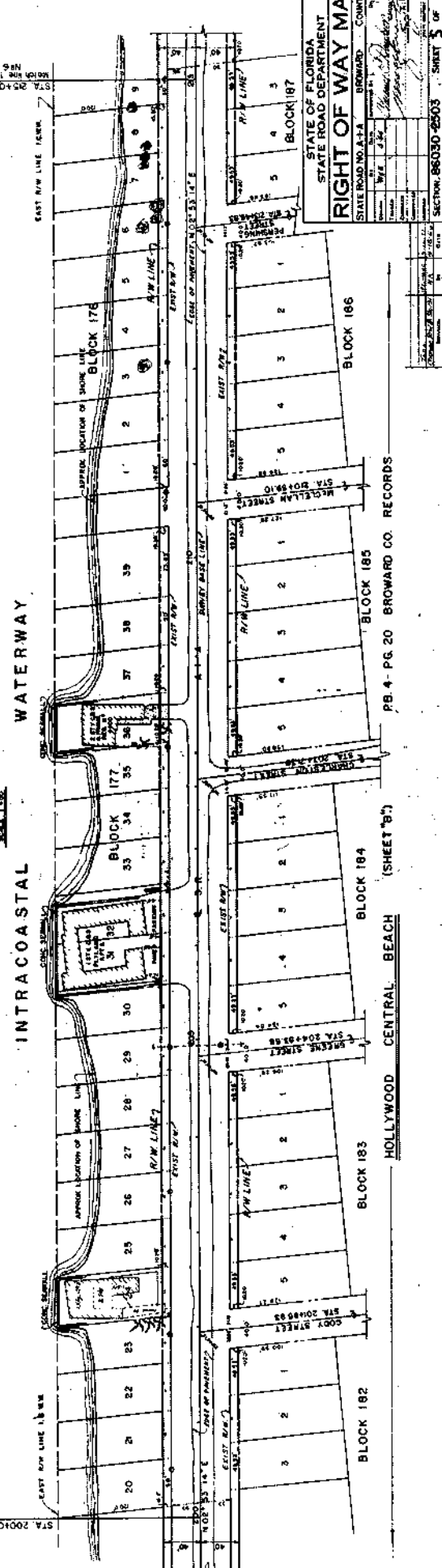
Block 12, Parcel 15

SECTION 1, TWP 35, RGE 42E.



P.B. 4 - PG 20
BROWARD CO. RECORDS

SECTION 1, TWP 35, RGE 42E.



P.B. 4 - PG 20 BROWARD CO. RECORDS

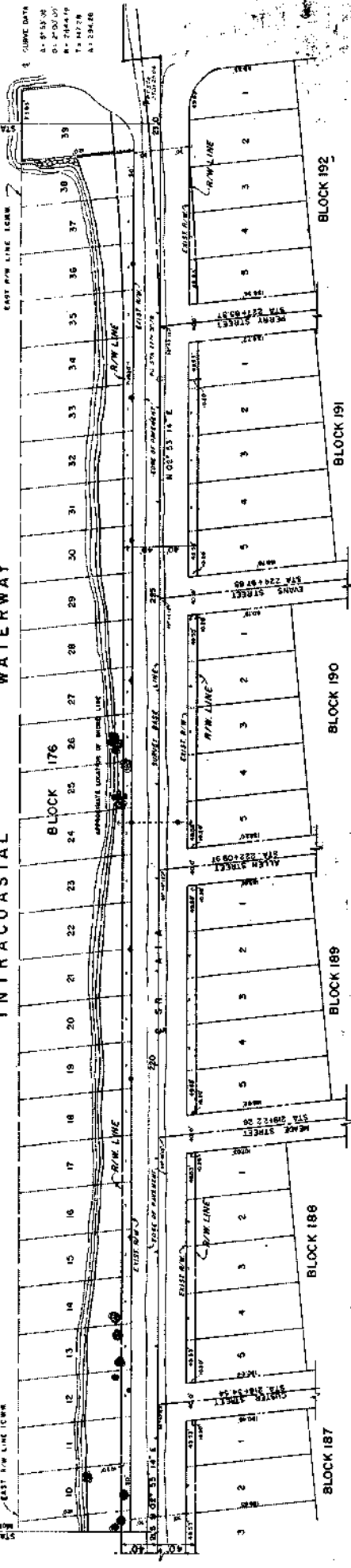
STATE OF FLORIDA	
STATE ROAD DEPARTMENT	
RIGHT OF WAY MAP	
STATE ROAD NO. 1-A	COUNTY
WEL	DATE
DESIGNED BY	CHECKED BY
DRAWN BY	APPROVED BY
SECTION 86030-2503	
SHEET 5 OF 5	

SECTION 1, TWP 31 S, RGE 42 E.

SECTION 1, TWP 31 S, RGE 42 E.

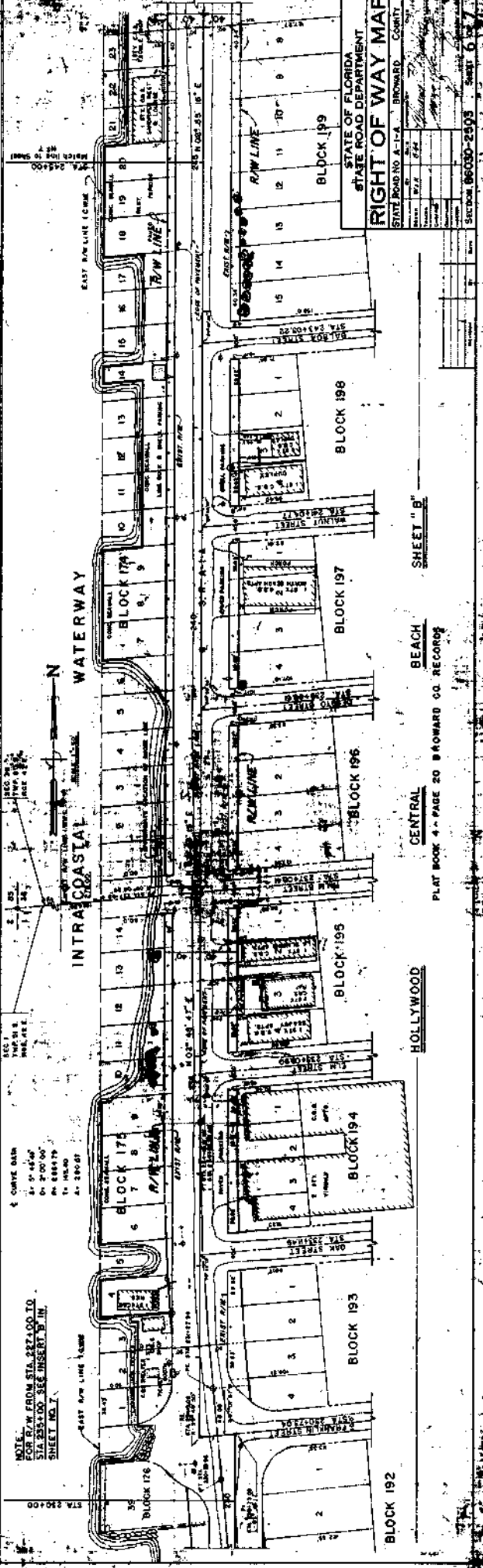
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INTRACOASTAL WATERWAY



CENTRAL BEACH SHEET "B"

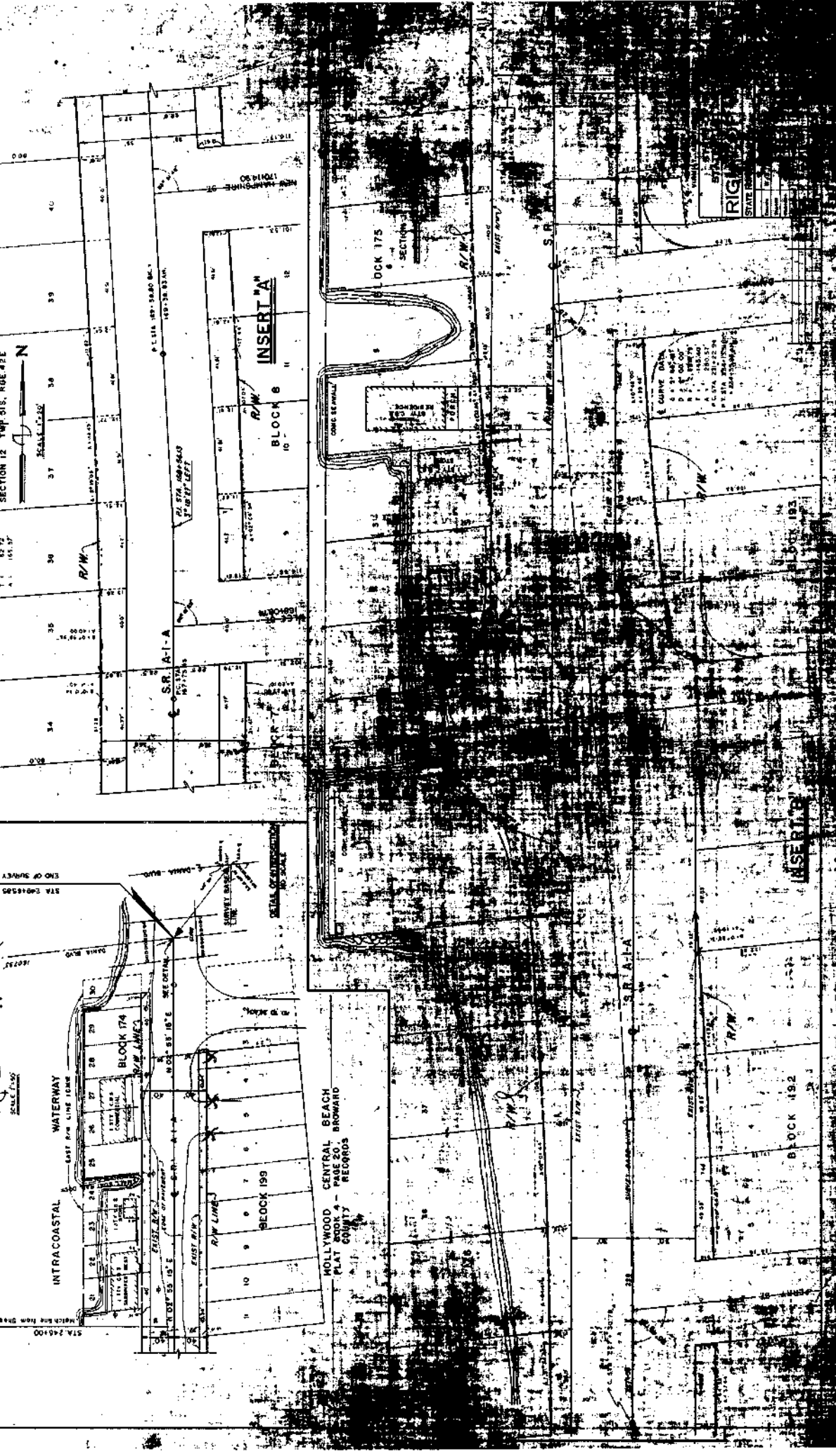
PLAT BOOK 4-PAGE 20 BROWARD CO. RECORDS



CENTRAL BEACH SHEET "B"

PLAT BOOK 4-PAGE 20 BROWARD CO. RECORDS

STATE OF FLORIDA	
STATE ROAD DEPARTMENT	
STATE ROAD NO. A-1-A	BROWARD COUNTY
SECTION 86030-2503	SHEET 637



MAINTENANCE MAP SPECIFIC PURPOSE SURVEY

LENGTH: 1.88 MILES

GENERAL NOTES

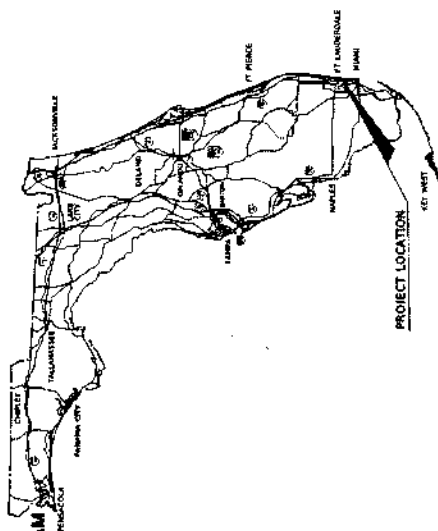
1. EASEMENTS AND OFFSETS RELATIVE TO THE STATE PLAT COORDINATES, FLORIDA 8427 ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED 1983, A MEASUREMENT OF 0°-16'12" E. AND 637.7 FEET, ESTABLISHED BETWEEN POINTS 16-5 AND 16-7, AS SHOWN ON SUBJECT SURVEY'S CORNER SHEETS 16-5 AND 16-7, AS APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 6 SURVEY DOCUMENT, DATED MAY 1, 1975.
2. STATIONS AND OFFSETS ARE RELATIVE TO THE BASELINE OF SURVEY; UNLESS OTHERWISE NOTED
3. ALL DIMENSIONS ON THIS PROJECT ARE CALCULATED UNLESS OTHERWISE NOTED
4. ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA
5. MAINTENANCE RIGHT OF WAY LINES SHOWN HEREON ARE INTENDED TO FOLLOW THE EXISTING BACK OF SIDEWALK
6. TOPOGRAHIC INFORMATION, CONTROL POINTS AND BASELINE OF SURVEY WERE PROVIDED BY FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 6 SURVEY DEPARTMENT
7. LOCATIONS ON SECTIONS TO WHICH THIS MAP APPLIES ARE BASED ON RECORDS IN OTHER THAN THE SAME PARTY OR SECTIONS TO WHICH THIS MAP APPLIES. ANY DISCREPANCY BETWEEN THE SECTIONS, PARTS OR PARTIES

MAINTENANCE ENGINEER CERTIFICATION

THIS IS TO CERTIFY THAT THE RIGHT OF WAY UNITS AS SHOWN ON THIS MAP WERE
 CEASED BY MYSELF AS HAVING BEEN MAINTAINED CONTINUOUSLY FOR FOUR (4) YEARS
 WITHOUT INTERRUPTION.

FRANCIS LEWIS
BIRMINGHAM OPERATIONS - 4161112111

MAINTENANCE MAP

[illegible][illegible]

SURVEYOR'S CERTIFICATION

THIS TRUST WAS ESTABLISHED FOR THE SPECIFIC PURPOSE OF ESTABLISHING A TRUST FUND AND LOCATING THE FUNDS OF MAINTAINED RIGHT OF WAY AS IDENTIFIED BY THE MAINTENANCE ENGINEER FOR THE TRANSPORTATION FACILITY SHOWN AND DEDICATED HEREON. HEAVY CERTAINITY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DESCRIPTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON FEBRUARY 22, 2015. I FURTHER CERTIFY THAT SAID SURVEYING IS IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPING ENGINEERS, AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, CHAPTER 63, SECTION 63.07, AND FLORIDA STATUTES.

FLORIDA PUBLIC
LABOR PROFESSIONAL SURVEYOR AND MAPPER NO. 6623
ADDRESS:
10305 NW 41 STREET
CORAL FLORIDA 33178
1260591-8777
DATE December 08 2016

MAINTENANCE MAP CERTIFICATION

THIS IS TO CERTIFY THAT SHEETS NUMBERED 1 TO 6, INCLUSIVE, CONSTITUTE A TRUE COPY OF THE STATE DEPARTMENT OF TRANSPORTATION MAINTENANCE PLAN FOR A PORTION OF STATE ROAD A.1.A. IN INDIAN COUNTY, FLORIDA.

THE PROPERTY LABELED MAINTENANCE LINE ON SAID SHEETS HAS BEEN VESTED IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE PROVISIONS OF SECTION 611, FLORIDA STATUTES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED THE SEAL OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, AT FORT LAUDERDALE, FLORIDA, THIS 16 DAY OF DECEMBER, A.D. 2016.

SPECIAL AGENT IN CHARGE
 DISTRICT SECRETARY
 DEPARTMENT OF TRANSPORTATION
 STATE OF CALIFORNIA

(ATTEST)

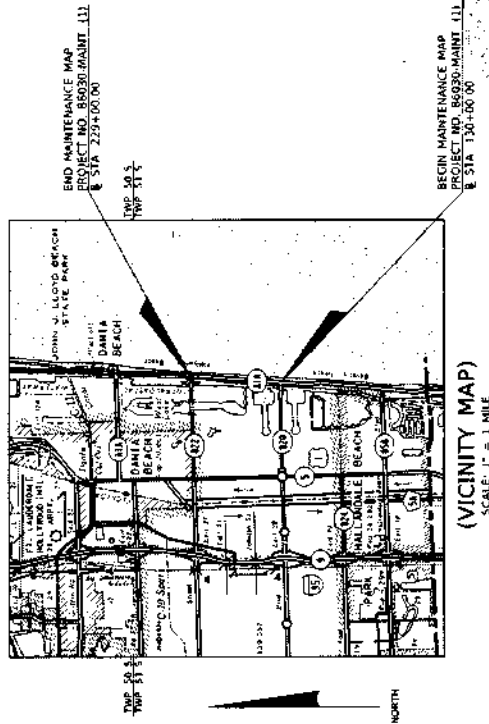
Maria P. Chandel

County Clerk

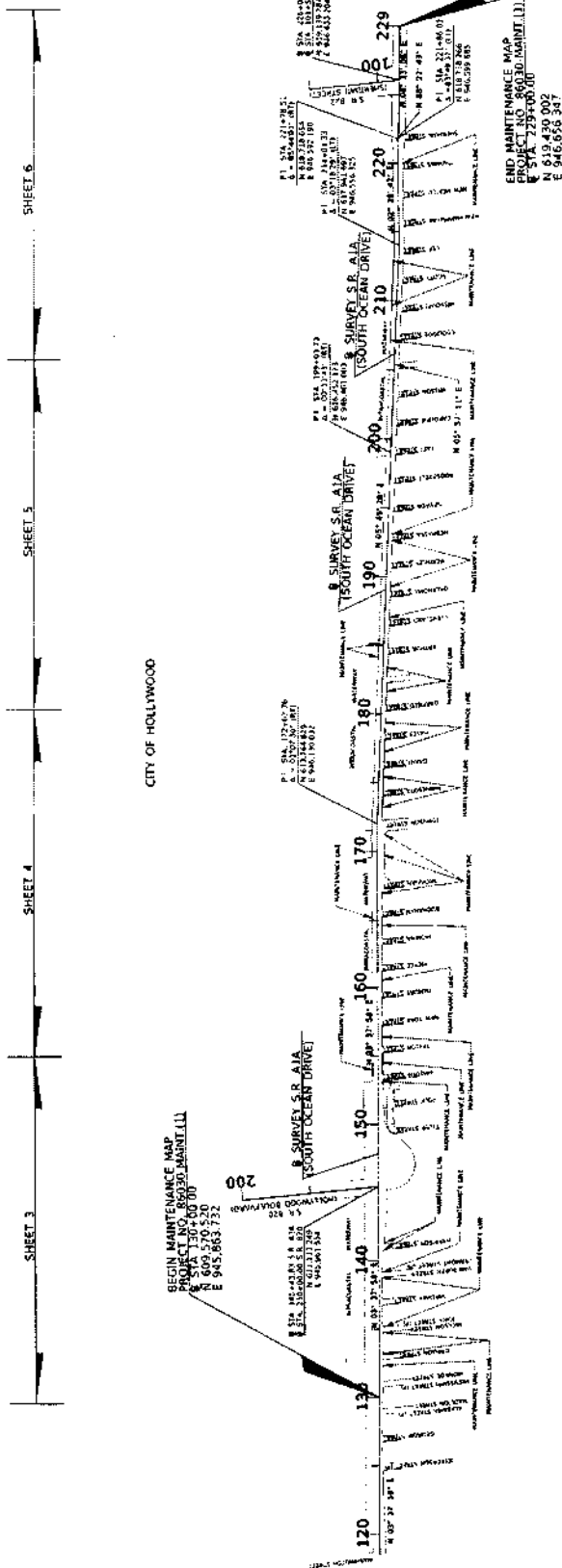
CLERK OF COURT CERTIFICATION

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF BROWARD, STATE OF FLORIDA, IN ROAD PLAY BOOK 8, PAGE 197, ON THE 07th DAY OF November, 2018.

Donnette Simpkins
CLERK OF THE CIRCUIT COURT
BROWARD COUNTY, FLORIDA



BEGIN MAINTENANCE MAP
PROJECT NO. B6930-MAINT
SIA 130+00 00



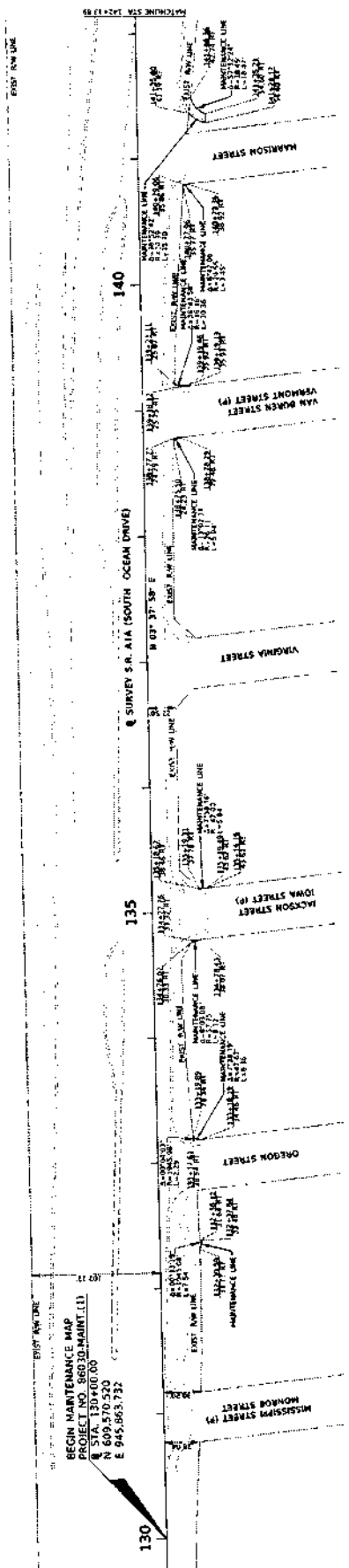
CITY OF HOLLYWOOD

END MAINTENANCE MAP
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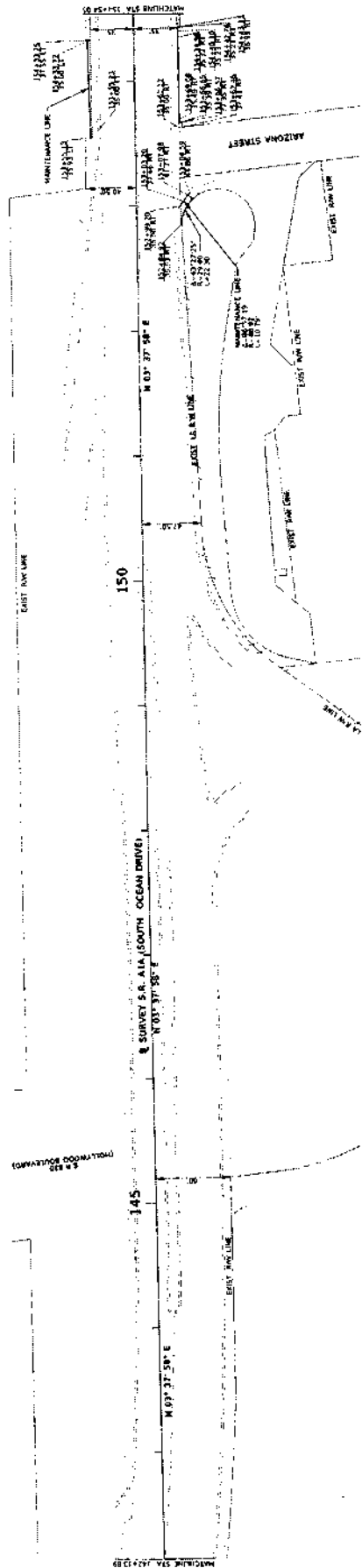
KEY MAP

[illegible][illegible]

CITY OF HOLLYWOOD



CITY OF HOLLYWOOD



SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

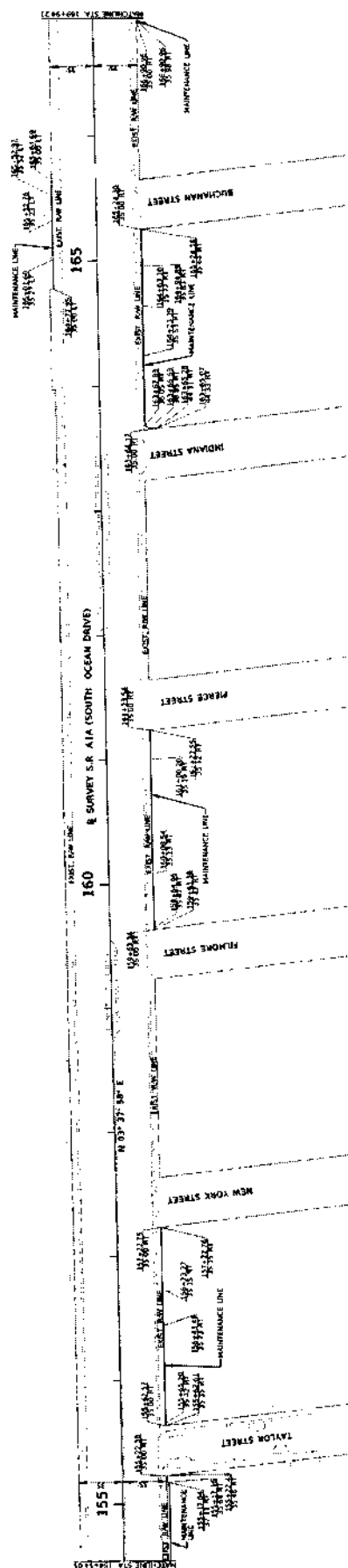
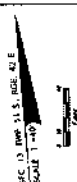
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FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

FROM MONROE ST. TO S.R. 822 (SHERIDAN STREET)

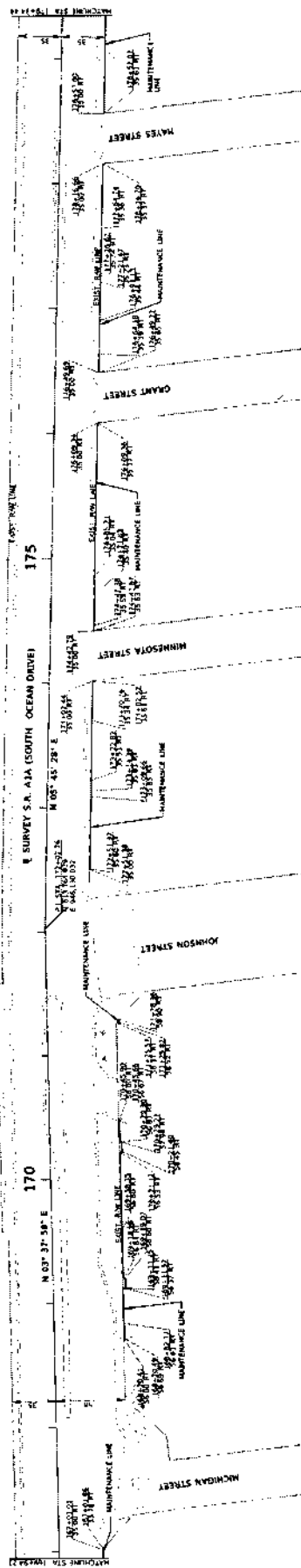
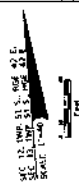
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BROWARD COUNTY					BROWARD COUNTY				
SHEET 3 OF 5					SHEET 3 OF 5				

FLORIDA DEPARTMENT OF TRANSPORTATION

CITY OF HOLLYWOOD



CITY OF HOLLYWOOD



SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

FROM MONROE ST. TO S.W. 822 (SHERIDAN STREET)

MAINTENANCE MAP FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING

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SECTION 550.30: NAJMT. (1)

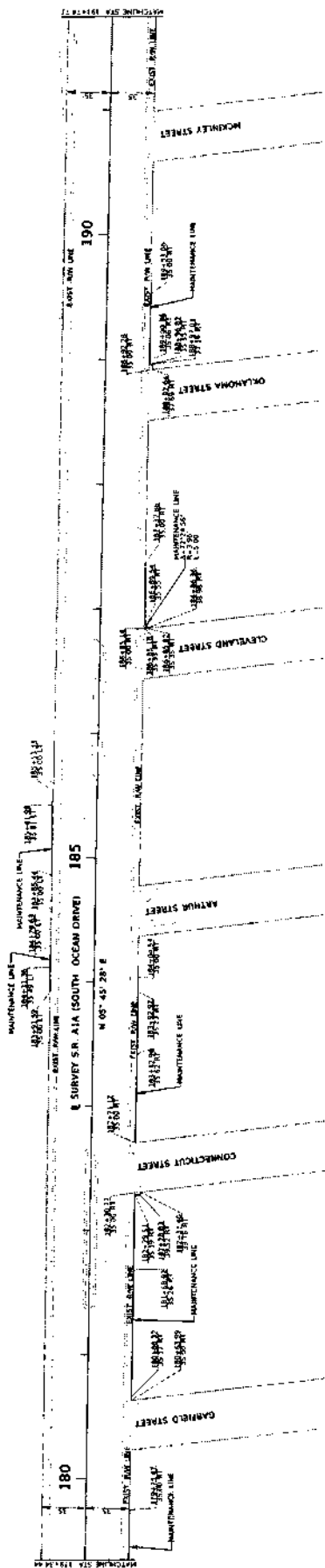
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— 1 —
SHEET 4 OF 6

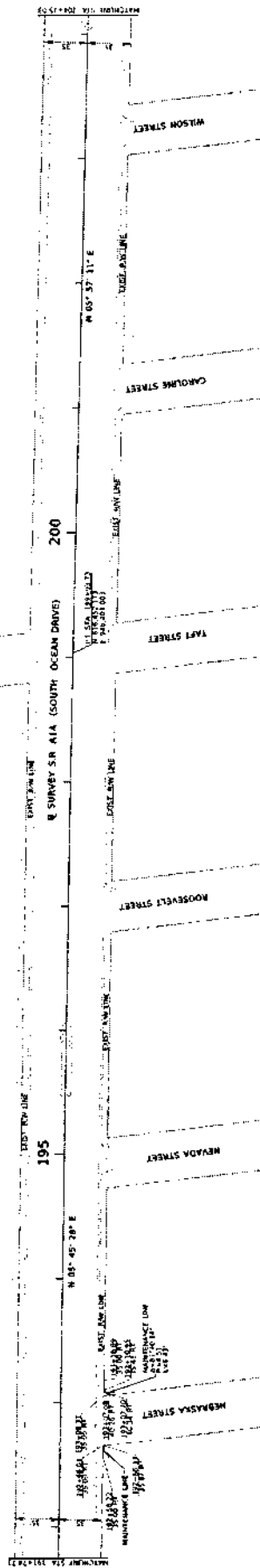
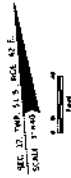
MDO POTENTIAL | The role of the MDO may vary by state.

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Page 5 of 6

CITY OF HOLLYWOOD



CITY OF HOLLYWOOD



SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

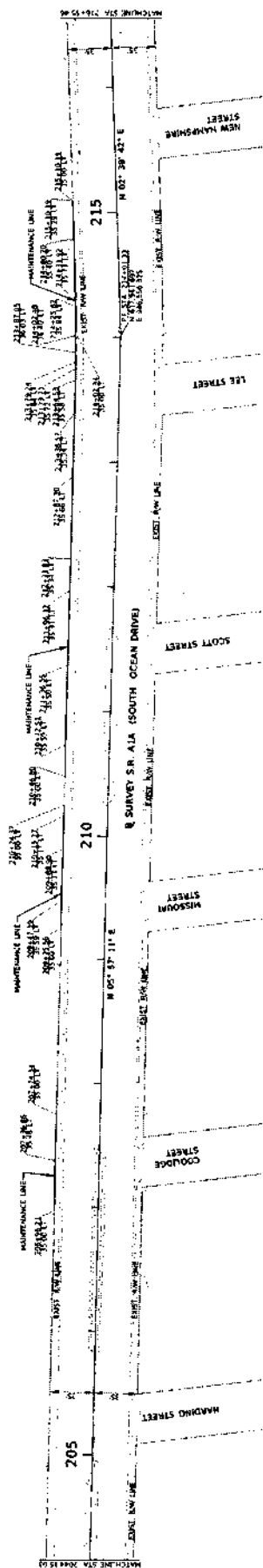
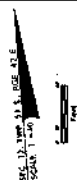
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FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

FROM MORRIS ST. TO S.R. 822 (SHERIDAN STREET)

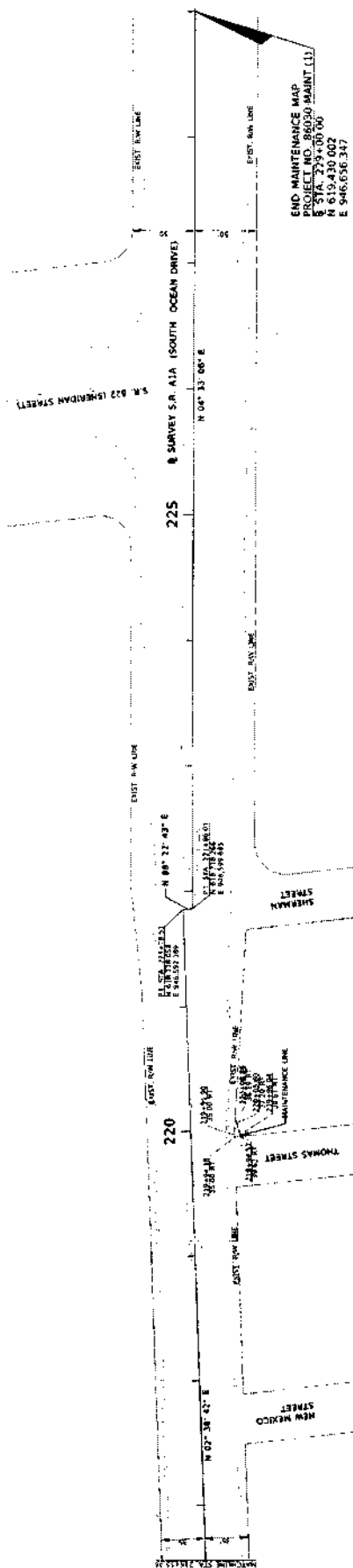
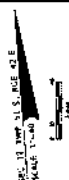
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SECTION 2	12	SECTION 114118312	SECTION 12	11/11/11	SECTION 12	SECTION 12
SECTION 3	13	SECTION 114118312	SECTION 13	11/11/11	SECTION 13	SECTION 13
SECTION 4	14	SECTION 114118312	SECTION 14	11/11/11	SECTION 14	SECTION 14
SECTION 5	15	SECTION 114118312	SECTION 15	11/11/11	SECTION 15	SECTION 15
SECTION 6	16	SECTION 114118312	SECTION 16	11/11/11	SECTION 16	SECTION 16
SECTION 7	17	SECTION 114118312	SECTION 17	11/11/11	SECTION 17	SECTION 17
SECTION 8	18	SECTION 114118312	SECTION 18	11/11/11	SECTION 18	SECTION 18
SECTION 9	19	SECTION 114118312	SECTION 19	11/11/11	SECTION 19	SECTION 19
SECTION 10	20	SECTION 114118312	SECTION 20	11/11/11	SECTION 20	SECTION 20

Page 6 of 6

CITY OF HOLLYWOOD



COOPERATION FOR ALL



SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

MAINTENANCE MAP

FROM MONROE ST. TO S.W. D22 (SHELDON STREET)

NOTES REPRODUCED BY:
FBI ALBANY
(44-449)
DATE FILED IN FILE NO.
FBI NO. 347A
SHEET 6 OF 6

SECTION 06030-MAINT (11)
BROWARD COUNTY

ROI, N/A

ROAD NO. A1A

[illegible][illegible]

DATE	DESCRIPTION	AMOUNT	BALANCE
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1990-01-15	PAYROLL	50.00	50.00
1990-02-01	RECEIVED	25.00	75.00
1990-02-15	PAYROLL	50.00	25.00
1990-03-01	RECEIVED	25.00	0.00
1990-03-15	PAYROLL	50.00	50.00
1990-04-01	RECEIVED	25.00	75.00
1990-04-15	PAYROLL	50.00	25.00
1990-05-01	RECEIVED	25.00	0.00
1990-05-15	PAYROLL	50.00	50.00
1990-06-01	RECEIVED	25.00	75.00
1990-06-15	PAYROLL	50.00	25.00
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1990-07-15	PAYROLL	50.00	50.00
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1990-08-15	PAYROLL	50.00	25.00
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1990-09-15	PAYROLL	50.00	50.00
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1993-02-15	PAYROLL	50.00	25.00

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DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

FLORIDA DEPT
SUP

MAINTENANCE MA

PROJECT INFO:

17 STORY MIXED USE RESIDENTIAL BUILDING
7 STORY GARAGE AND 2 STORY BEACH CLUB.

LAND DESCRIPTION:

ALL OF BLOCK 9, LESS THE WEST 12.8 FEET THEREOF FOR RIGHT-OF-WAY, "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 9 AND 10, BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 13, 14 AND 15, BLOCK 10, OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS PORTION OF SAID LOTS FOR ROAD RIGHT OF WAY PER RIGHT OF WAY MAP 12-13 BROWARD COUNTY, LESS ADDITIONAL PORTION OF LOT 14, BLOCK 10 FOR ROAD RIGHT OF WAY PER MISCELLANEOUS MAP 8-197 BROWARD COUNTY.

TOGETHER WITH:

LOTS 18 AND 19, BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 17, BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 16, BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



KallerArchitecture

GENERAL CRITERIA STATEMENT

OM RESIDENTIAL MIXED USE

2007 & 2115 N. Ocean Drive; 309, 333 & 341 Oklahoma Street;
320 & 324 McKinley Street; 320, 322, 324 & 326 Nebraska Street; 2012 N. Surf Road
Hollywood, Florida 33019
TAC #23-DP-73
Architect's Project #22107
February 20, 2024

1. *Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.*

The Proposed Project is a Seventeen Story Residential Mixed-Use Development located on North Ocean Drive, between Oklahoma and Nebraska Streets. The project is made up of three separate buildings, a seventeen-story residential mixed-use building, a six-story parking garage, and a two-story beach club with roof top deck.

The first floor of the seventeen-story building is made up of a two-story Restaurant facing North Ocean, Retail bays facing Oklahoma and McKinley Streets and the separate entrance Lobbies and Amenities of the two types of rental units in the building. The Lobbies to the dwelling units are accessed from an internal street that was added to traverse the Site, one way heading north, from Oklahoma to McKinley Street. On the east side of the internal street is the entrance to the Lobby and Amenities of the Work Force Rental Units, and on the west side is the entrance to the Lobby and Amenities of the Free Market Rental Units. Floors 2 to 5 have 114 Work Force Rental Units and floors 6 to 17 have 168 Free Market Rental Units. Each type of unit, collectively, has a Pool, Pool Deck with barbeque, Lounge, Gym and Party Room.

The architecture of the high-rise is modern but not stark. Large storefronts, earth tone colors and different textures on the façade, bring a warm and welcoming vibe to the building. Deep covered storefront Plazas at the commercial spaces, scales down the size of the project as experienced by pedestrians from the sidewalk. This

provides a welcoming shopping or browsing experience. The internal driveway with sidewalks also provides safe, pedestrian friendly access to and from the residential portion of the building. The units on the upper floors have large windows and doors which allow for light airy interiors, as well as enjoying the amazing views. Balconies serve as a private outdoor space where the whole environment, on a nice day, can be taken in. Both Pool and Pool Deck areas are raised, and both provide a clear unobstructed view of the beach and ocean.

The garage to the north is also modern. It too uses color to break up the massing and accentuate various elements of the structure. Like the high-rise, there is a commercial element at the base which relates directly to both McKinley and Nebraska Streets. Large storefronts and raised covered plazas provide a welcoming environment to passersby. The vehicular access to the garage is on McKinley Street directly across from the internal street under the residential building. There are 353 parking spaces provided. The parking spaces on the first floor have charging stations, a total of nine (9) are provided. There are six (6) parking deck levels that house car lifts in all the parking spaces except for the HC spaces. Each level has a floor to ceiling height of 14'-0" to allow for the clearance space required for the car lifts. Parking will be provided by a 24hr valet service. All cars will be dropped off and picked up in designated areas on the first floor of the garage, with entry to the garage on McKinley Street and exit on Nebraska. The garage is screened with varying colors of powder coated brown vertical galvanized metal slats. The slats are placed at varying widths apart to provide movement in the façade. In other places of the façade, the garage has a solid concrete wall embossed with the outline of beachgrass. This was done to provide interest and movement, with both treatments forming a solid and void feel. The garage design is clean and simple, and compliments, but does not compete with, the main residential building.

The Beach Club is the third building in the project. It is a modern two-story building located directly on the Boardwalk. The club's lower level is an open space where events can be hosted. No permanent furnishings, fixtures or equipment will be installed below the wave crest height and the space will be secured using roll down grill gates that allow water to flow through in the event of a storm surge. The lower level is also raised and the walls in the concrete base will be designed as breakaway walls. Smaller instances of flooding, like king tides, would flow through flood vents installed in the breakaway walls. The second floor is where the Restaurant, Bar, Kitchen, and Restrooms are located. There are large openings to the outside that will have impact resistant glass and metal folding doors. Air curtains above these openings will prevent the escape of the Airconditioning. The large openings on both floors allow people on the Boardwalk to see the "goings on" inside the Beach Club, and this will encourage them to join in. This is the formula that allows the most iconic bars on the beach their longevity. The roof top Pool and Pool Deck will have an entrance fee to use but all other spaces will be open to the public.

The three buildings are not copies of each other but instead, complement each other and the surroundings.

2. *Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.*

The compatibility of this project to the surroundings is seen in the breakup of the planes of the façade, the roof canopy overhangs, the raised planters, the repetitive narrow access stairs, among other things. The garage pays homage to its neighbor, the Nebraska Garage owned by the City of Hollywood. The open staircase, the metal screening as well as the embossed concrete wall panels are the major elements that tie the two together. The beach club maintains the low profile that is the dominant scale on the Broadwalk. Again, raised planters, roof canopy overhangs are also design elements that are found all over Hollywood Beach. FEMA flood regulations require the Beach Club to be raised above the Broadwalk, unlike other buildings that supersede these regulations and are flush with the walkway. The large openings provided that face the Broadwalk and cross streets, help to promote an interaction and connection between the interior and exterior spaces that might have been lost because of the required elevation difference.

3. *Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.*

The scale and massing for this project takes on a wider view and looks at the beach north of Hollywood Boulevard as a whole. While the two-story Beach Club easily ties in with the lower scale of the adjacent buildings on the Broadwalk, there is a gradual step up from there as you move west towards the high-rise portion of the main building. Rendering 4 shows this step up and shows that the Work Force unit part of the building is compatible with the nearby mid-rise residential buildings like La Playa on Cleveland Street. The high-rise portion closer to A1A, is compatible with the Margaritaville Hotel, whose high-rise also favors A1A.

The main building has three visually distinct sections. The first section is the base area that sits close to the street and sidewalks. This encourages interaction between

the commercial spaces and the people moving along the Right of Ways. The second is the four floors above. These floors have a massing that is long and narrow and painted in a deeper color it stands out from the rest of the building. Unlike the base it steps back, signaling privacy and safety. This is where the Work Force Units are located. It is nestled below the wide stance of the third section which is the high-rise above where the free-market units are. These three distinct sections allow for a massing that has a lot of movement, light, and shadow. All sides of the structure will show life and movement which is essential in the success of the commercial spaces within and near to the building.

4. *Landscaping. Landscaped area should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.*

The Project will feature a variety plant material. Landscaping will be lush and occur at different levels of the building.

The landscaping will be done in accordance with the Green Building Practices. This means a focus on native, salt tolerant and drought tolerant plant species.

Hardscapes will be pervious where possible and match the existing cross street design done by the CRA. Irrigation methods will be as conservation friendly as possible.

Altogether the landscape environment will soften, be visually pleasing and be a part of the Green Building Practices planned for this Project.

HOLLYWOOD BEACH FIRST ADDITION

Hollywood Fla.

HOMESEEKER'S REALTY CO.

SCALE - 1" = 100'

A subdivision of a part of Section Twelve (12) in Township fifty one (51) South, of Range forty two (42) East, described as follows, to wit: Starting from the SW corner of Section Twelve (12) run easterly upon and along southern section line of Section Twelve (12) five hundred five (505) feet to a point of beginning on the East bank of F.C.L.C. & T. Co's Canal, thence run northerly upon and along the East bank of the F.C.L.C. & T. Co's Canal two thousand seven hundred and two (2702.2) feet to a point on the half section line of Section Twelve (12); thence run easterly upon and along, half section line of section Twelve (12) six hundred twelve (612) feet to the high water mark of Atlantic Ocean, thence run meandering southerly upon and along high water line of Atlantic Ocean two thousand six hundred eighty six (2686.85) feet to a point on the South line of Section Twelve (12), thence run westerly upon and along of the South section line of Section Twelve seven hundred seventy three (773) feet to the point of the beginning on the East bank of the F.C.L.C. & T. Co's Canal.

I, the undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made under my direction in a recent survey in due conformity to the established boundaries of such lands; that the dimensions shown are correct to the best of my knowledge and belief.

By *Frank Chisely*, Engineer.
License No. 672

State of Florida } ss.
Broward County }

Now all men by these presents that the HomeSeeker's Realty Company a Corporation under the Laws of Florida has caused to be made the above plat of "Hollywood Beach First Addition" a subdivision of the part of Section Twelve (12) in Township fifty one (51) South, of Range forty two (42) East, and that the said Corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways and walks, shown on said plat.

By *Joseph W. Young*
Attest Secretary
Lillian Allen

State of Florida } ss.
County of Dade }

I, *Mary M. March*, a Notary Public in and for said County and State do hereby certify that at the date hereof there personally appeared before me Joseph W. Young and Lillian Allen to me well known to be respectively the President and Secretary of HomeSeeker's Realty Company a Corporation organized and existing under and by virtue of the Laws of the State of Florida and in person severally acknowledged that they executed in their official capacity the above and foregoing plat of "Hollywood Beach First Addition" together with all descriptive matter and reservations therein set forth as their free and voluntary act and the free and voluntary act of the said HomeSeeker's Realty Company for the uses and purposes therein set forth.

Witness my hand and Notarial Seal at Miami in said County a State this 22nd day of February, A.D. 1923.

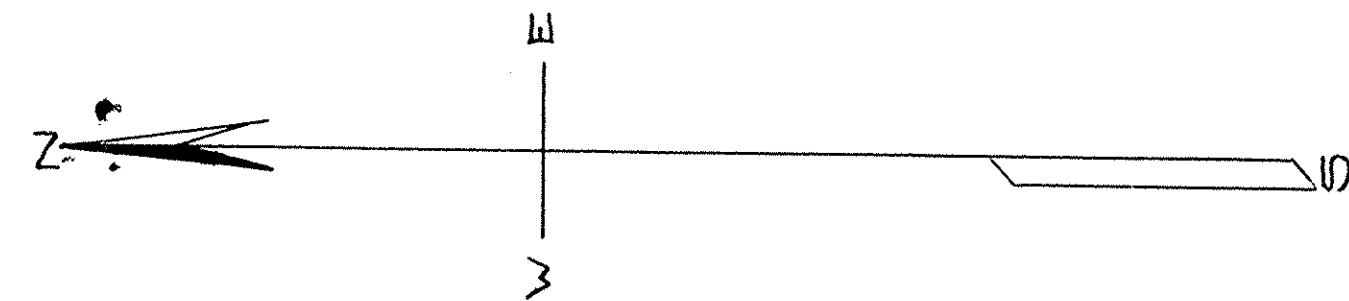
My Commission expires on the 24th day of July, 1926.

Harvey B. Maczka
Notary Public

NOTARY SEAL

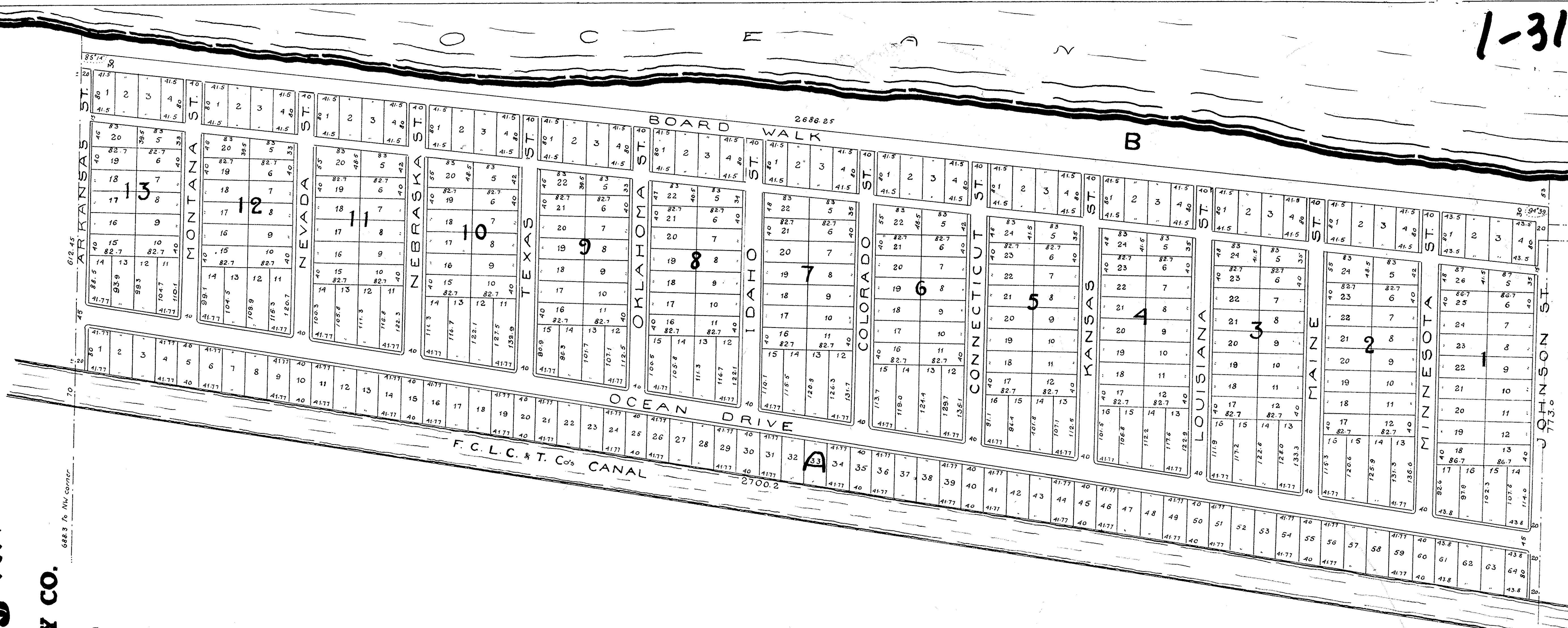


STATE OF FLORIDA
BROWARD COUNTY
I HEREBY CERTIFY that the above and foregoing is a true and correct copy of
Hollywood Beach First Addition Plat
as recorded in *Plat Book* Page *31*
WITNESS my hand and official seal in the City of Fort Lauderdale, Fla. this 21st day of *MAY* 1927
Earl H. Jones County Commissioner



19395

File 23
1 Plate
Frank A. Bryan
M. L. B. Sec. 1
1-31
19395
2-20-23



1-31



APTIM
6401 Congress Avenue, Suite 140
Boca Raton, FL 33487
Tel: +1 561 361 3148

January 12, 2024

Allen Konstam, Owner
Condra Property Group
4326 Post Avenue
Miami Beach, FL 33140
allen@condrapg.com

Re: Storm Recession Analysis for OM Residential Mixed Use in Hollywood, Florida 33019
Site 1 – 2007 N. Ocean Drive; 309, 333 & 341 Oklahoma Street; 320 & 324 McKinley Street
Site 2 – 2115 N Ocean Drive; 320, 322, 324, & 326 Nebraska Street
Site 3 – 2012 N Surf Road

Dear Mr. Konstam:

This letter summarizes the results of APTIM's analyses to determine the maximum wave crest elevation for the 100-year return period storm event across the above property. These calculations represent the minimum elevations for the lowest structural beams and should be forwarded to your design team.

The seaward most parcel is seaward of the Coastal Construction Control Line and will be subject to erosion of the existing beach and dune topography. As a result, we simulated the effects of the 100-year return period storm surge and wave action across the entire parcel. It should be noted that during a 100-year storm event, the storm surge will propagate across the beach, dune, and flow toward the Intracoastal Waterway at the peak of the storm. This occurs not just on your property, but the majority of the Hollywood barrier island as well. The results are provided in the following sections.

A. Storm Recession

Utilizing FDEP's storm recession model, CCCLr, and site-specific topography of the dune and upland areas, we estimated the 100-year return period storm recession to occur as indicated in the attached figure. Due to the low elevation of the proposed site, some of the property will be overtopped by storm surge during the peak of the storm. For this analysis, we utilized the following data:

1. 100-year return period storm surge elevation of 12.1 feet NAVD. South Broward County storm hydrograph was utilized.
2. Topography was taken from the Cousins Surveyors & Associates, Inc. survey of December 1, 2022, provided to APTIM. The offshore profile data were taken from the March 29, 2023 survey by Morgan & Eklund, Inc. for profile R-110 which occurs approximately 494 feet north of the property line.

The expected storm recession is shown in the attached figure. The storm recession removes a portion of the beach, any dune, and terminates to the east of the Coastal

Construction Control Line (CCCL). To assist with your structural engineering, the wave crest elevation was estimated for the structural supporting beams on the seaward edge of each structure. The wave crest elevation should correspond to the bottom of any structural beams supporting the finished habitable floor of the structure. Table 1 summarizes the wave crest at each structure.

Table 1: 100-Year Return Period Wave Crest Elevation

	Site 3	Site 1 – East	Site 1 – West	Site 2
Wave Crest Elevation	16.5 ft NAVD	16.1 ft NAVD	16.1 ft NAVD	16.1 ft NAVD
Scour Elevation	3.0 ft NAVD	4.7 ft NAVD	2.7 ft NAVD	4.4 ft NAVD

The storm recession analysis suggests that the existing beach profile will lower during the 100-year event; therefore, a conservative scour elevation can be assumed for pile stability at each structure. The conservative scour elevation for each structure is summarized in the Table 1.

All construction between the scour elevation and the wave crest elevation should be frangible (excluding shear walls, piles, and or columns).

B. Wave Forces on Piles

To assist your structural engineer with the foundation design, dynamic horizontal wave loads (without load factors) were estimated based on storm recession results from APTIM's analysis above. Table 2 summarizes the wave force loads for the piles for the seaward edge of the structures in each of the proposed Sites.

Table 2: Wave Force Load Summary

Site 3		
Pile size	Circular Piles	Rectangular Piles
12-inch	2200 lbs.	2500 lbs.
14-inch	2600 lbs.	2900 lbs.
All resultant loads act at +14.0 feet NAVD.		
Site 1 - East		
Pile Size	Circular Piles	Rectangular Piles
12-inch	900 lbs.	1000 lbs.
14-inch	1100 lbs.	1200 lbs.

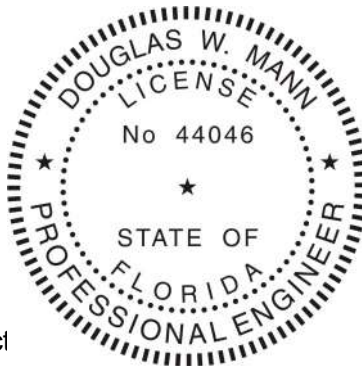
All resultant loads act at +12.7 feet NAVD.		
Site 1 – West		
Pile size	Circular Piles	Rectangular Piles
12-inch	900 lbs.	1000 lbs.
14-inch	1100 lbs.	1200 lbs.
All resultant loads act at +12.7 feet NAVD.		
Site 2		
Pile size	Circular Piles	Rectangular Piles
12-inch	900 lbs.	1000 lbs.
14-inch	1100 lbs.	1200 lbs.
All resultant loads act at +12.7 feet NAVD.		

If you have any questions, please call me.

Very truly yours,

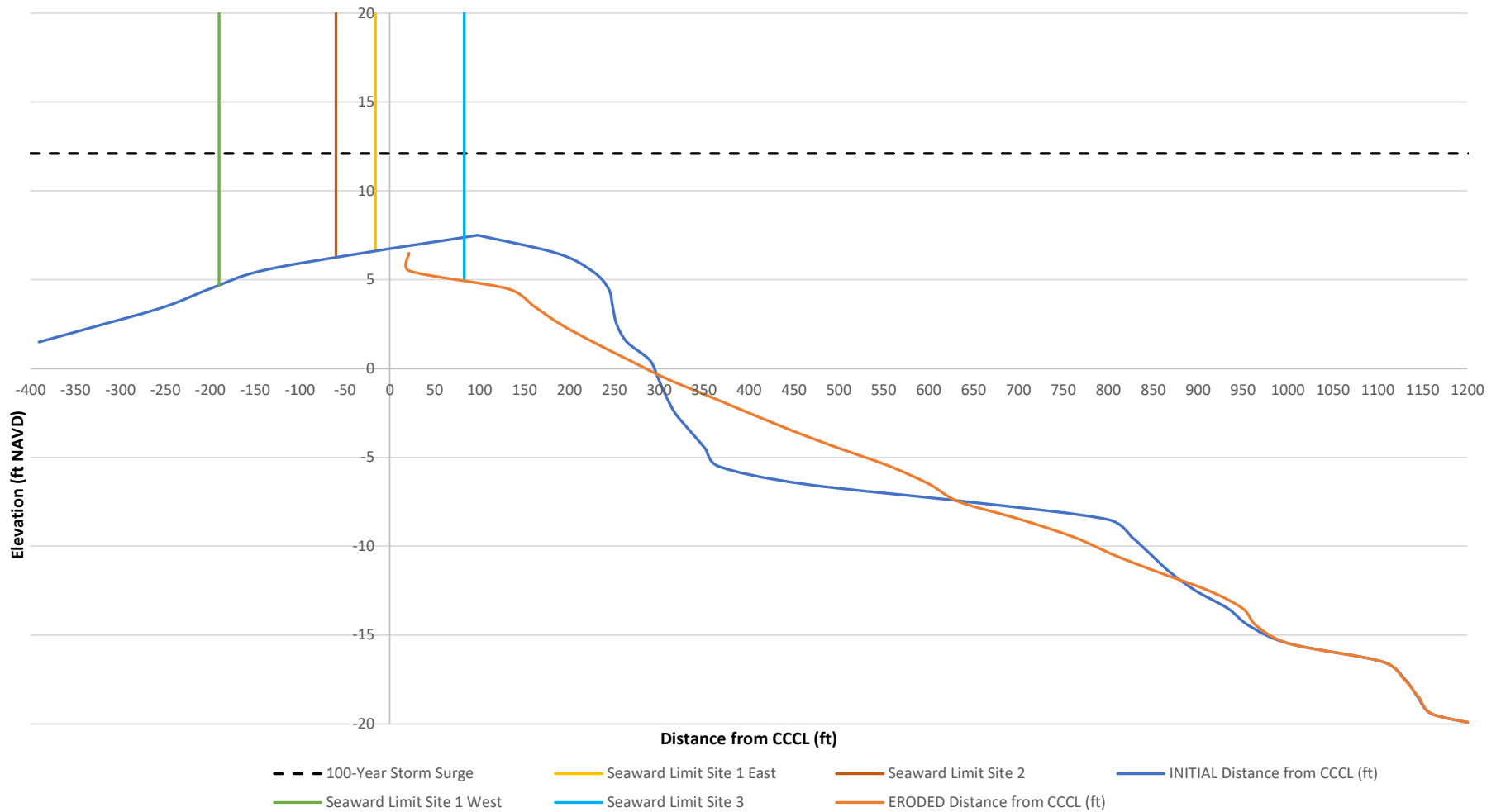


Douglas W. Mann, P.E., BC.CE.
Lead Coastal Engineer
Aptim Environmental & Infrastructure



This item has been digitally signed and sealed by Douglas W. Mann, P.E. on the specified date using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Storm Recession Analysis (FDEP Monument R-110)





January 3, 2024

Joseph B. Kaller, AIA, LEED AP BD+C, President
Kaller Architecture
2417 Hollywood Boulevard
Hollywood, Florida 33020

Via Email Only

Dear Mr. Kaller:

Re: Platting requirements for a parcel legally described as Lots 1-22, Block 9, and Lots 9, 10, and 13-19, Block 10, "Hollywood Beach First Addition," according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida; less a portion for right-of-way purposes. This parcel is generally located on the east side of Ocean Drive/State Road A1A, between Nebraska Street and Oklahoma 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 mixed-use 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 (BCLUP) 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 unified residential development, unless all of the following conditions are met:

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

The subject parcel is less than 10 acres (approximately 2.49 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. It is noted that lands dedicated for right-of-way purposes do not negatively impact whether or not a subject property meets the specifically delineated requirement.

Joseph B. Kaller
January 3, 2024
Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. 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 State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

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

Respectfully,



Barbara Blake Boy
Executive Director

BBB:HHA

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

Andria Wingett, Director, Development Services
City of Hollywood



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

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

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

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

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Condra Property Group
2. Project Name: OM Residential Mixed use
3. Project Address: 2007 & 2115 N Ocean Dr; 309, 333, 341 Oklahoma St.;
320 & 324 McKinley St.; 320, 322, 324 & 326 Nebraska St.; 2012 N Surf Rd.
4. Contact person: Allen Konstam
5. Contact number: 917 494 9723
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 228 Residential Units
8. Unit Fee per residential dwelling based on sq. ft.: 91 units @ \$1132; 137 units @ 1401
9. Unit Fee per hotel/motel room: _____
10. Total Park Impact Fee: \$294,949 Date: 10-11-23

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

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

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

Hydrant Flow Test Procedure





Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

KALLER ARCHITECTURE

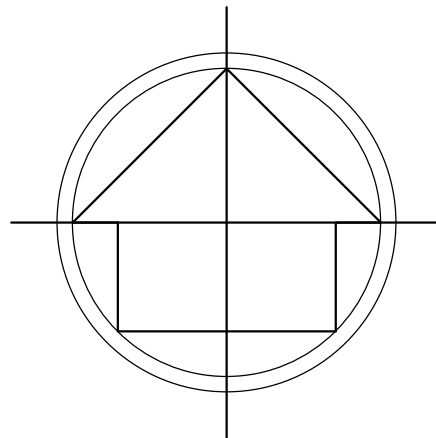
Date: 1/10/2024	Time: 2:45PM	Static Pressure - 	57
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant		F-1 Only	F-2 Only
			
FH003423	311 Nebraska St	55	55
		F-1& F-2 	55
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual)		GPM	
FH003428	309 Oklahoma St	1160	
F-2 Hydrant (Individual)		GPM	
FH003421	2307 N. Surf Rd	1130	
F-1 Hydrant (Both Flowing)		GPM	
		1160	
F-2 Hydrant (Both Flowing)		GPM	
		1060	

NOTES :

1. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
2. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
3. UNDERGROUND IMPROVEMENTS NOT SHOWN.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. STATE PLANE COORDINATES SHOWN ARE BASED ON THE HORIZONTAL CONTROL NETWORK NAD 83 (90). (NAD 83 (90) IS DEFINED AS THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 1990). (STATE PLANE COORDINATES ARE RELATIVE TO THE FLORIDA EAST ZONE COORDINATE SYSTEM).
6. BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #3941 ELEVATION = 8.53' (NAVD88)
7. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
8. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
9. THE PROPERTY HAS DIRECT ACCESS TO OKLAHOMA STREET, MCKINLEY STREET AND SURF ROAD, ALL A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 31 SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

10. THERE ARE 65 STRIPED PARKING SPACES ON THE PROPERTY, INCLUDING 1 HANDICAP SPACE.
11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
12. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
13. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
14. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
15. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.
16. ZONING= R-6A (RESIDENTIAL DISTRICT)

ALTA/NSPS LAND TITLE SURVEY

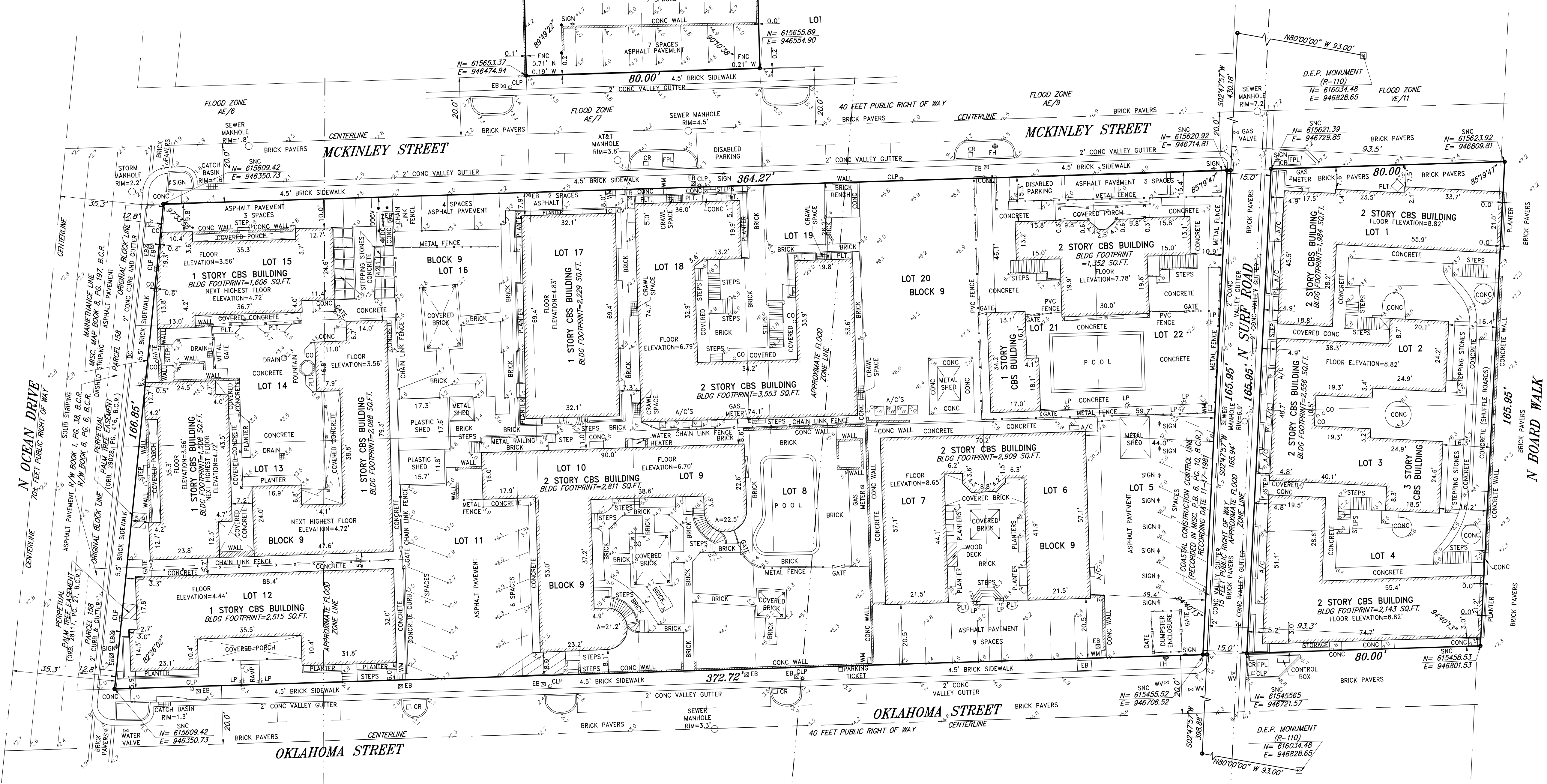


LOCATION MAP (NTS)

NET SITE AREA=80,797 SQ.FT. / 1.8548 ACRES
GROSS SITE AREA=110,509 SQ.FT. / 2.5369 ACRES

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588 H
ZONE	*
BASE FLOOD ELEVATION	*
EFFECTIVE DATE	08/18/14

* SEE SKETCH



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
FPL	FLORIDA POWER & LIGHT
-E-	OVERHEAD UTILITY LINES
+6.56	ELEVATION
EB	ELECTRIC BOX
LP	LIGHT POLE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
DDCV	DOUBLE DETECTOR CHECK VALVE
ICV	IRRIGATION CONTROL VALVE
CO	CLEAN OUT
WM	WATER METER
PLT.	PLANTER
WV	WATER VALVE
CLP	CONCRETE LIGHT POLE
CR	CABLE RISER
FH	FIRE HYDRANT

CERTIFIED TO:

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, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 01, 2022.

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766

CLIENT :

CONDRA
PROPERTY

ADDRESS:

2007 N OCEAN DRIVE
341 OKLAHOMA STREET
333 OKLAHOMA STREET
309 OKLAHOMA STREET
HOOLLYWOOD, FLORIDA 33019

ADDRESS:

324 MCKINLEY STREET
320 MCKINLEY STREET
212 N SURF ROAD
HOOLLYWOOD, FLORIDA 33019

REVISIONS

DATE	FB/PG	DWN	CKD
12/01/22	SKETCH	AM	REC
08/15/23	-----	AM	REC
09/07/23	-----	AM	REC

PROJECT NUMBER : 9886-22

SCALE : 1" = 20'

SHEET

1

OF

2

SHEETS

ALTA/NSPS LAND TITLE SURVEY

TITLE SEARCH REVIEW:

AS TO : 2012 N SURF ROAD
SEARCH NUMBER: 23-102173

LOTS 1 THROUGH 5, 21 AND 22, BLOCK 9, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE SEARCH REPORT PREPARED BY NATIONAL TITLE AND ABSTRACT COMPANY. CERTIFIED FROM FEBRUARY 20, 1923, THROUGH AUGUST 24, 2023, AT 2:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE SEARCH OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

- ALL MATTERS CONTAINED IN THE PLAT OF HOLLYWOOD BEACH FIRST ADDITION, FILED FEBRUARY 20, 1923, AND RECORDED IN PLAT BOOK 1, PAGE 31.
- ORDINANCE NO. 0-72-39 FILED MARCH 30, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 390. (AFFECTS/NOT PLOTTABLE)
- DECLARATION OF CONDOMINIUM ESTABLISHING NEPTUNE HOLLYWOOD BEACH CLUB, A CONDOMINIUM, FILED AUGUST 30, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 10370, PAGE 708; CONDITIONAL PLAN OF TERMINATION FILED MAY 31, 2013, AND RECORDED IN OFFICIAL RECORDS BOOK 49843, PAGE 1816; CERTIFICATE OF CONDITIONAL PLAN OF TERMINATION FILED OCTOBER 29, 2013, AND RECORDED IN OFFICIAL RECORDS BOOK 50293, PAGE 423. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 86-90 FILED DECEMBER 26, 1986, AND RECORDED IN OFFICIAL RECORDS BOOK 14022, PAGE 900; RE-RECORDED FILED JANUARY 9, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 14066, PAGE 945. (AFFECTS/NOT PLOTTABLE)
- PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT FILED JANUARY 9, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 2002-61 FILED NOVEMBER 21, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)
- GRANT OF EASEMENT FILED MAY 17, 2004, AND RECORDED IN OFFICIAL RECORDS BOOK 37469, PAGE 1155. (AFFECTS/NOT PLOTTABLE)
- CITY OF HOLLYWOOD HISTORIC PRESERVATION BOARD RESOLUTION NO. 06-H-108, FILED JANUARY 17, 2007, AND RECORDED IN OFFICIAL RECORDS BOOK 43442, PAGE 1499 AND FILED JUNE 4, 2007, AND RECORDED IN OFFICIAL RECORDS BOOK 44133, PAGE 758. (AFFECTS/NOT PLOTTABLE)
- RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FILED JANUARY 23, 2017, AND RECORDED IN INSTRUMENT# 114163608. (AFFECTS/NOT PLOTTABLE)
- RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FILED JANUARY 23, 2017, AND RECORDED IN INSTRUMENT# 114163609. (AFFECTS/NOT PLOTTABLE)

TITLE SEARCH REVIEW:

AS TO : 2007 N OCEAN DRIVE
SEARCH NUMBER: 23-102168

LOTS 13, 14, AND 15, LESS THE WEST 12.81 FEET OF EACH LOT, BLOCK 9, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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- PROVISIONS CONTAINED IN THE WARRANTY DEED FILED APRIL 21, 1925, AND RECORDED IN DEED BOOK 55, PAGE 5. (AFFECTS/NOT PLOTTABLE)
- PROVISIONS CONTAINED IN THE WARRANTY DEED FILED OCTOBER 3, 1925, AND RECORDED IN DEED BOOK 77, PAGE 138. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 0-72-39, FILED MARCH 30, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 390. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 86-90 FILED DECEMBER 26, 1986, AND RECORDED IN OFFICIAL RECORDS BOOK 14022, PAGE 900; RE-RECORDED FILED JANUARY 9, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 14066, PAGE 945. (AFFECTS/NOT PLOTTABLE)
- PERPETUAL PALM TREE EASEMENT FILED APRIL 28, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 28117, PAGE 27. (AFFECTS/PLOTTED)
- PERPETUAL PALM TREE EASEMENT FILED NOVEMBER 30, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 29028, PAGE 416. (AFFECTS/PLOTTED)
- PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT FILED JANUARY 9, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 2002-61, FILED NOVEMBER 21, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)
- EASEMENT AGREEMENT FILED APRIL 25, 2017, AND RECORDED IN INSTRUMENT# 114342774. (AFFECTS/NOT PLOTTABLE)

RIGHT-OF-WAY:

- OFFICIAL MAP AND SURVEY OF A PORTION OF STATE ROAD A-1-A FILED FEBRUARY 12, 1951, AND RECORDED IN MAP BOOK 1, PAGE 38. (AFFECTS/PLOTTED)
- OFFICIAL MAP AND SURVEY OF A PORTION OF STATE ROAD A-1-A FILED FEBRUARY 15, 1965, AND RECORDED IN MAP BOOK 6, PAGE 6. (AFFECTS/PLOTTED)

TITLE SEARCH REVIEW:

AS TO : 341 OKLAHOMA STREET #1-4
SEARCH NUMBER: 23-102172

LOT 12, BLOCK 9, LESS THE WESTERLY 12.80 FEET, OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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- ORDINANCE NO. 0-72-39, FLIED MARCH 30, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 390. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 86-90 RUED DECEMBER 26, 1966, AND RECORDED IN OFFICIAL RECORDS BOOK 14022, PAGE 900; RE-RECORDED FLIED JANUARY 9, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 14066, PAGE 945. (AFFECTS/NOT PLOTTABLE)
- PERPETUAL PALM TREE EASEMENT FLIED APRIL 28, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 28117, PAGE 27. (AFFECTS/PLOTTED)
- PERPETUAL PALM TREE EASEMENT FLIED NOVEMBER 30, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 29028, PAGE 416. (DOES NOT AFFECT/PLOTTED)
- PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT FILED JANUARY 9, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 2002-61 RUED NOVEMBER 21, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)
- RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FLIED JANUARY 16, 2018, AND RECORDED IN INSTRUMENT# 114831506. (AFFECTS/NOT PLOTTABLE)

RIGHT-OF-WAY:

- OFFICIAL MAP AND SURVEY OF A PORTION OF STATE ROAD A-1-A RUED FEBRUARY 12, 1951, AND RECORDED IN MAP BOOK 1, PAGE 38. (AFFECTS/PLOTTED)
- OFFICIAL MAP AND SURVEY OF A PORTION OF STATE ROAD A-1-A RUED FEBRUARY 15, 1965, AND RECORDED IN MAP BOOK 6, PAGE 6. (AFFECTS/PLOTTED)
- EMINENT DOMAIN PROCEEDINGS IN FAVOR OF BROWARD COUNTY COMMENCED IN CASE NO. 68-919. (AFFECTS/PLOTTED)
- STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FILED JANUARY 9, 1992, AND RECORDED IN RIGHT OF WAY BOOK 12, PAGE 13. (AFFECTS/NOT PLOTTABLE)
- STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MLLP SPECIFIC PURPOSE SURVEY FILED DECEMBER 27, 2016, AND RECORDED IN INSTRUMENT# 114118312 AND MISC. MAP BOOK 8, PAGE 197. (AFFECTS/PLOTTED)

TITLE SEARCH REVIEW:

AS TO : 333 OKLAHOMA STREET
SEARCH NUMBER: 23-102171

LOTS 8, 9, 10 AND 11, BLOCK 9, OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE SEARCH REPORT PREPARED BY NATIONAL TITLE AND ABSTRACT COMPANY. CERTIFIED FROM FEBRUARY 20, 1923, THROUGH AUGUST 18, 2023, AT 2:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE SEARCH OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

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- PROVISIONS CONTAINED IN THE WARRANTY DEED FILED MAY 4, 1935, AND RECORDED IN DEED BOOK 256, PAGE 108. (AFFECTS/NOT PLOTTABLE)
- PROVISIONS CONTAINED IN THE WARRANTY DEED FILED APRIL 2, 1940, AND RECORDED IN DEED BOOK 353, PAGE 421. (AFFECTS/NOT PLOTTABLE)
- PROVISIONS CONTAINED IN THE WARRANTY DEED FILED APRIL 2, 1940, AND RECORDED IN DEED BOOK 353, PAGE 423. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 0-72-39 FILED MARCH 30, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 390. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 86-90 FILED DECEMBER 26, 1986, AND RECORDED IN OFFICIAL RECORDS BOOK 14022, PAGE 900; RE-RECORDED FILED JANUARY 9, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 14066, PAGE 945(AFFECTS/NOT PLOTTABLE)
- PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT FILED JANUARY 9, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 2002-61 FILED NOVEMBER 21, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)
- RESOLUTION NO. 06-H-1007 FILED JANUARY 17, 2007, AND RECORDED IN OFFICIAL RECORDS BOOK 43442, PAGE 1496. (AFFECTS/NOT PLOTTABLE)

TITLE SEARCH REVIEW:

AS TO : 309 OKLAHOMA STREET
SEARCH NUMBER: 23-102170

LOTS 6 AND 7, BLOCK 9, OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE SEARCH REPORT PREPARED BY NATIONAL TITLE AND ABSTRACT COMPANY. CERTIFIED FROM FEBRUARY 20, 1923, THROUGH AUGUST 18, 2023, AT 2:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE SEARCH OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

- ALL MATTERS CONTAINED IN THE PLAT OF HOLLYWOOD BEACH FIRST ADDITION, FILED FEBRUARY 20, 1923, AND RECORDED IN PLAT BOOK 1, PAGE 31. (AFFECTS/PLOTTED)
- RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 25, PAGE 443 AND DEED BOOK 25, PAGE 444, AS AFFECTED BY RELEASE OF REVERTER RECORDED IN DEED BOOK 701, PAGE 467 AND DEED BOOK 701, PAGE 468. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO.0-72-39 FILED MARCH 30, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 390. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 86-90, FILED DECEMBER 26, 1986, AND RECORDED IN OFFICIAL RECORDS BOOK 14022, PAGE 900; RE-RECORDED FILED JANUARY 9, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 14066, PAGE 945. (AFFECTS/NOT PLOTTABLE)
- PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT FILED JANUARY 9, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 2002-61 FILED NOVEMBER 21, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)
- RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED DECEMBER 1, 2016, FILED JANUARY 23, 2017, AND RECORDED IN INSTRUMENT #114163610. (AFFECTS/NOT PLOTTABLE)

TITLE SEARCH REVIEW:

AS TO : 320 MCKINLEY STREET
SEARCH NUMBER: 23-102174

LOTS 9 AND 10, BLOCK 10 AND LOTS 18, 19 AND 20, BLOCK 9, OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, N/K/A HOLLYWOOD RE-VEL CO-OP, LESS UNIT #2, #6, AND #10

THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE SEARCH REPORT PREPARED BY NATIONAL TITLE AND ABSTRACT COMPANY. CERTIFIED FROM FEBRUARY 20, 1923, THROUGH AUGUST 24, 2023, AT 2:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE SEARCH OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

- ALL MATTERS CONTAINED IN THE PLAT OF HOLLYWOOD BEACH FIRST ADDITION, FILED FEBRUARY 20, 1923, AND RECORDED IN PLAT BOOK 1, PAGE 31. (AFFECTS/PLOTTED)
- ORDINANCE NO. 0-72-39, FILED MARCH 30, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 390. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 86-90 FILED DECEMBER 26, 1966, AND RECORDED IN OFFICIAL RECORDS BOOK 14022, PAGE 900; RE-RECORDED FILED JANUARY 9, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 14066, PAGE 945. (AFFECTS/NOT PLOTTABLE)
- PERPETUAL PALM TREE EASEMENT FILED MAY 14, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 28220, PAGE 750. (DOES NOT AFFECT/NOT PLOTTED)
- PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT FILED JANUARY 9, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 2002-61 FILED NOVEMBER 21, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)
- CERTIFICATE OF FILING FOR THE HOLLYWOOD RE-VET, INC., FILED MAY 24, 2006, AND RECORDED IN OFFICIAL RECORDS BOOK 42084, PAGE 1720; AMENDMENT FILED DECEMBER 29, 2009, AND RECORDED IN OFFICIAL RECORDS BOOK 46762, PAGE 1210; AMENDMENT FILED DECEMBER 29, 2009, AND RECORDED IN OFFICIAL RECORDS BOOK 46762, PAGE 1217; AMENDMENT FILED OCTOBER 2, 2015, AND RECORDED IN INSTRUMENT# 113264200. (AFFECTS/NOT PLOTTABLE)
- RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FILED JULY 31, 2017, AND RECORDED IN INSTRUMENT# 114531845. (AFFECTS/NOT PLOTTABLE)

TITLE SEARCH REVIEW:

AS TO : 324 MCKINLEY STREET
SEARCH NUMBER: 23-102175

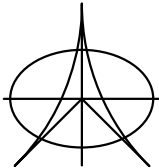
LOTS 16 AND 17, BLOCK 9 OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE SEARCH REPORT PREPARED BY NATIONAL TITLE AND ABSTRACT COMPANY. CERTIFIED FROM FEBRUARY 20, 1923, THROUGH AUGUST 24, 2023, AT 2:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE SEARCH OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

- ALL MATTERS CONTAINED IN THE PLAT OF HOLLYWOOD BEACH FIRST ADDITION, FILED FEBRUARY 20, 1923, AND RECORDED IN PLAT BOOK 1, PAGE 31. (AFFECTS/PLOTTED)
- ORDINANCE NO. 0-72-39, FILED MARCH 30, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 390. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 86-90 FILED DECEMBER 26, 1966, AND RECORDED IN OFFICIAL RECORDS BOOK 14022, PAGE 900; RE-RECORDED FILED JANUARY 9, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 14066, PAGE 945. (AFFECTS/NOT PLOTTABLE)
- PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT FILED JANUARY 9, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 2002-61 FILED NOVEMBER 21, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766

CLIENT :

CONDRA
PROPERTY

ADDRESS:

2007 N OCEAN DRIVE
341 OKLAHOMA STREET
333 OKLAHOMA STREET
309 OKLAHOMA STREET
HOLLYWOOD, FLORIDA 33019

ADDRESS:

324 MCKINLEY STREET
320 MCKINLEY STREET
2012 N SURF ROAD
HOLLYWOOD, FLORIDA 33019

R E V I S I O N S				DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY				12/01/22	SKETCH	AM	REC
ADDED NET AND GROSS SITE AREA				08/15/23	-----	AM	REC
REVIEWED TITLE SEARCHES				09/07/23	-----	AM	REC

PROJECT NUMBER : 9886-22

SCALE : 1" = 20'

SHEET
2
OF
2
SHEETS

ALTA/NSPS LAND TITLE SURVEY

NOTES :

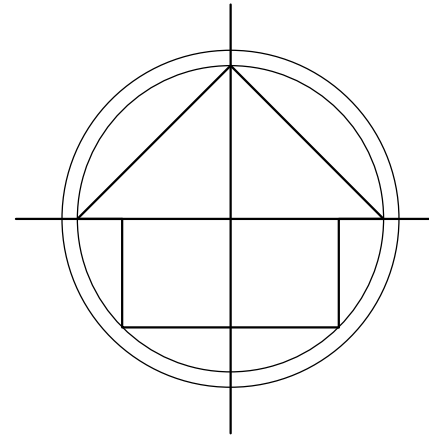
1. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
2. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
3. UNDERGROUND IMPROVEMENTS NOT SHOWN.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. STATE PLANE COORDINATES SHOWN ARE BASED ON THE HORIZONTAL CONTROL NETWORK NAD 83 (90). (NAD 83 (90) IS DEFINED AS THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 1990). (STATE PLANE COORDINATES ARE RELATIVE TO THE FLORIDA EAST ZONE COORDINATE SYSTEM).
6. BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #3941 ELEVATION = 8.53' (NAVD88)
7. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
8. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
9. THE PROPERTY HAS DIRECT ACCESS TO NEBRASKA STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 31 SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
10. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
11. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
12. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

CERTIFIED TO:

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, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

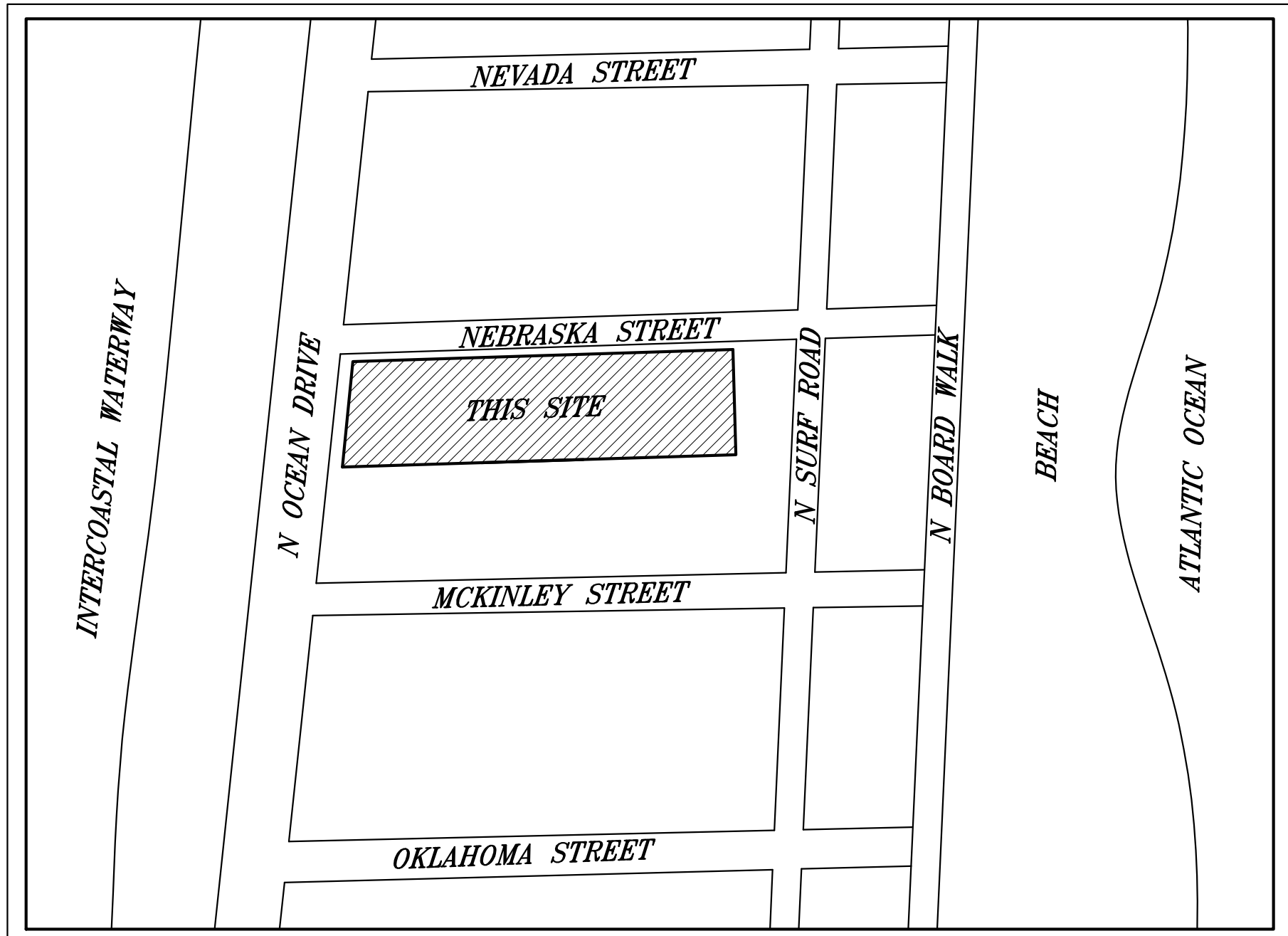
THE FIELDWORK WAS COMPLETED ON JANUARY 25, 2023.

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188



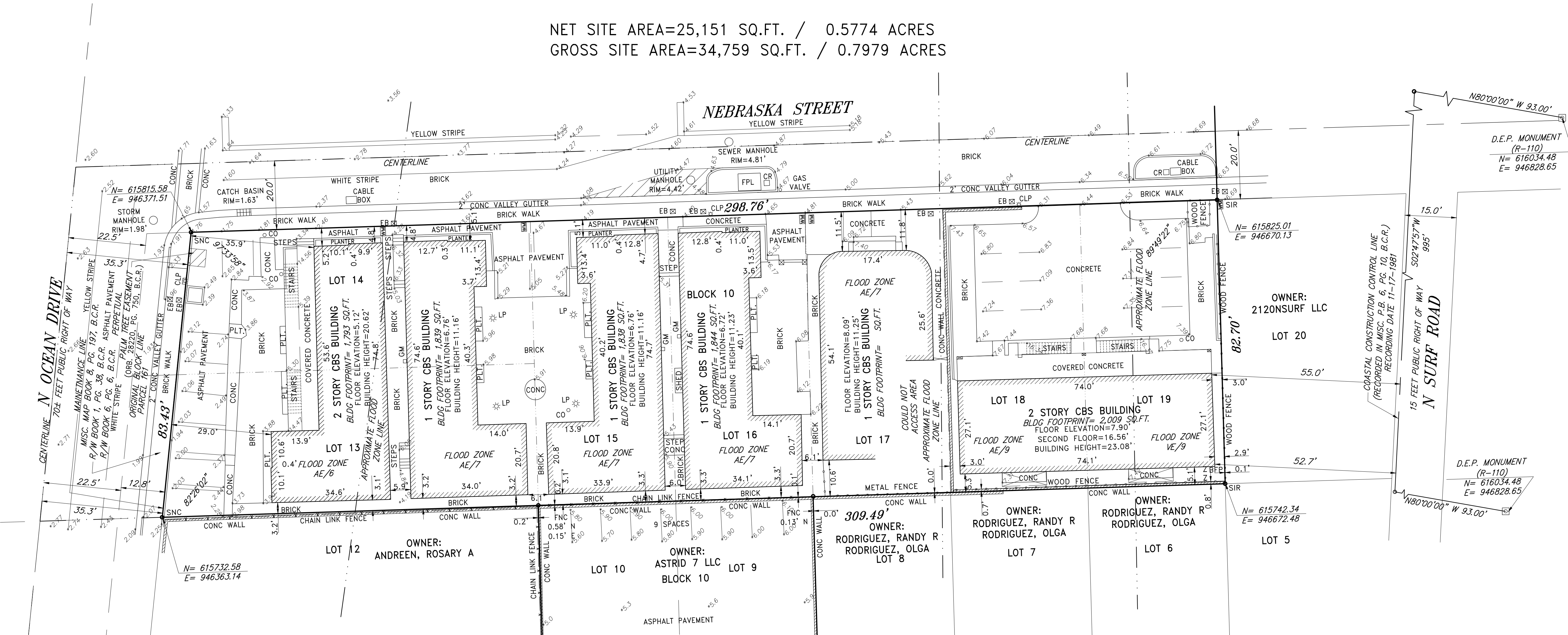
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588 H
ZONE	*
BASE FLOOD ELEVATION	*
EFFECTIVE DATE	08/18/14

* SEE SKETCH



LOCATION MAP (NTS)

NET SITE AREA=25,151 SQ.FT. / 0.5774 ACRES
GROSS SITE AREA=34,759 SQ.FT. / 0.7979 ACRES



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
FPL	FLORIDA POWER & LIGHT
-E-	OVERHEAD UTILITY LINES
EB	ELEVATION
LP	ELECTRIC BOX
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
DDCV	DOUBLE DETECTOR CHECK VALVE
ICV	IRRIGATION CONTROL VALVE
CO	CLEAN OUT
WM	WATER METER
PLV	PLANTER
CLP	WATER VALVE
CR	CONCRETE LIGHT POLE
FB	CABLE RISER
FD	FIRE HYDRANT

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

ALLEN
KONSTAM

ADDRESS:

2115 N OCEAN DRIVE
320 NEBRASKA STREET
322-324 NEBRASKA STREET
326 NEBRASKA STREET
HOLLYWOOD, FLORIDA 33019

REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	01/25/23	SKETCH	AM	REC
ADDED NET AND GROSS SITE AREA	08/15/23	-----	AM	REC
REVISED TITLE SEARCHES	09/07/23	-----	AM	REC

REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER : 9921-22

SCALE : 1" = 16'

SHEET

1

OF

2

SHEETS

ALTA/NSPS LAND TITLE SURVEY

TITLE SEARCH REVIEW:

AS TO : 2115 N OCEAN DRIVE
SEARCH NUMBER: 23-102169

LOTS 13, 14 AND 15, BLOCK 10, OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS PORTION OF SAID LOTS FOR ROAD R/W PER R/W MAP 12-13, LESS ADDITIONAL PORTION OF LOT 14 BLOCK 10 FOR ROAD R/W PER MISC MAP 8-197 AS SHOWN.

THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE SEARCH REPORT PREPARED BY NATIONAL TITLE AND ABSTRACT COMPANY. CERTIFIED FROM FEBRUARY 20, 1923, THROUGH AUGUST 24, 2023, AT 2:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE SEARCH OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

1. A.JI MATTERS CONTAINED IN THE PLAT OF HOLLYWOOD BEACH FIRST ADDITION, FILED FEBRUARY 20, 1923, AND RECORDED IN PLAT BOOK 1, PAGE 31. (AFFECTS/PLOTTED)
2. PROVISIONS CONTAINED IN THE WARRANTY DEED FILED APRIL 21, 1925, AND RECORDED IN DEED BOOK 55, PAGE 5. (AFFECTS/NOT PLOTTABLE)
3. PROVISIONS CONTAINED IN THE WARRANTY DEED FILED APRIL 29, 1925, AND RECORDED IN DEED BOOK 199, PAGE 1. (AFFECTS/NOT PLOTTABLE)
NOTE: BEST COPY AVAILABLE.
4. DECLARATION FILED JUNE 8, 1954, AND RECORDED IN OFFICIAL RECORDS BOOK 387, PAGE 537. (AFFECTS/NOT PLOTTABLE)
5. ORDINANCE NO. 0-72-39, FILED MARCH 30, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 390. (AFFECTS/NOT PLOTTABLE)
6. GRANT OF EASEMENT FILED OCTOBER 27, 1986, AND RECORDED IN OFFICIAL RECORDS BOOK 13844, PAGE 475. (AFFECTS/BLANKET IN NATURE)
7. ORDINANCE NO. 86-90 FILED DECEMBER 26, 1986, AND RECORDED IN OFFICIAL RECORDS BOOK 14022, PAGE 900; RE-RECORDED FILED JANUARY 9, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 14066, PAGE 945. (AFFECTS/NOT PLOTTABLE)
8. PERPETUAL PALM TREE EASEMENT FILED MAY 14, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 28220, PAGE 750. (AFFECTS/PLOTTED)
9. PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT FILED JANUARY 9, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510. (AFFECTS/NOT PLOTTABLE)
10. ORDINANCE NO. 2002-61, FILED NOVEMBER 21, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)
11. RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FILED JANUARY 17, 2017, AND RECORDED IN INSTRUMENT# 114152542. (AFFECTS/NOT PLOTTABLE)

RIGHT-OF-WAY:

1. OFFICIAL MAP AND SURVEY OF A PORTION OF STATE ROAD A-1-A FILED FEBRUARY 12, 1951, AND RECORDED IN MAP BOOK 1, PAGE 38. (AFFECTS/PLOTTED)
2. OFFICIAL MAP AND SURVEY OF A PORTION OF STATE ROAD A-1-A FILED FEBRUARY 15, 1965, AND RECORDED IN MAP BOOK 6, PAGE 6. (AFFECTS/PLOTTED)
3. EMINENT DOMAIN PROCEEDINGS IN FAVOR OF BROWARD COUNTY COMMENCED IN CASE NO. 68-919. (AFFECTS/PLOTTED)
4. STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FILED JANUARY 9, 1992, AND RECORDED IN RIGHT OF WAY BOOK 12, PAGE 13. (AFFECTS/NOT PLOTTABLE)
5. STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SPECIFIC PURPOSE SURVEY FILED DECEMBER 27, 2016, AND RECORDED IN INSTRUMENT# 114118312 AND MISC. MAP BOOK 8, PAGE 197. (AFFECTS/PLOTTED)

TITLE SEARCH REVIEW:

AS TO : 320 NEBRASKA STREET
SEARCH NUMBER: 23-102176

LOTS 18 AND 19, BLOCK 10 OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE SEARCH REPORT PREPARED BY NATIONAL TITLE AND ABSTRACT COMPANY. CERTIFIED FROM FEBRUARY 20, 1923, THROUGH AUGUST 24, 2023, AT 2:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE SEARCH OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

1. ALL MATTERS CONTAINED IN THE PLAT OF HOLLYWOOD BEACH FIRST ADDITION, FILED FEBRUARY 20, 1923, AND RECORDED IN PLAT BOOK 1, PAGE 31. (AFFECTS/PLOTTED)
2. ORDINANCE NO. 0-72-39, FILED MARCH 30, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 390. (AFFECTS/NOT PLOTTABLE)
3. ORDINANCE NO. 86-90 FILED DECEMBER 26, 1966, AND RECORDED IN OFFICIAL RECORDS BOOK 14022, PAGE 900; RE-RECORDED FILED JANUARY 9, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 14066, PAGE 945. (AFFECTS/NOT PLOTTABLE)
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED AUGUST 19, 1992, AND RECORDED IN OFFICIAL RECORDS BOOK 19796, PAGE 307. (AFFECTS/NOT PLOTTABLE)
5. PERPETUAL PALM TREE EASEMENT FILED MAY 14, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 28220, PAGE 750. (DOES NOT AFFECT/PLOTTED)
6. PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT FILED JANUARY 9, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510 (AFFECTS/NOT PLOTTABLE)
7. ORDINANCE NO. 2002-61 FILED NOVEMBER 21, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)
8. RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FILED JANUARY 17, 2017, AND RECORDED IN INSTRUMENT# 114152532. (AFFECTS/NOT PLOTTABLE)

TITLE SEARCH REVIEW:

AS TO : 326 NEBRASKA STREET
SEARCH NUMBER: 23-102178

LOT 16, BLOCK 10 OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE SEARCH REPORT PREPARED BY NATIONAL TITLE AND ABSTRACT COMPANY. CERTIFIED FROM FEBRUARY 20, 1923, THROUGH AUGUST 24, 2023, AT 2:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE SEARCH OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

1. ALL MATTERS CONTAINED IN THE PLAT OF HOLLYWOOD BEACH FIRST ADDITION, FILED FEBRUARY 20, 1923, AND RECORDED IN PLAT BOOK 1, PAGE 31. (AFFECTS/PLOTTED)
2. ORDINANCE NO. 0-72-39, FILED MARCH 30, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 390. (AFFECTS/NOT PLOTTABLE)
3. ORDINANCE NO. 86-90 FILED DECEMBER 26, 1966, AND RECORDED IN OFFICIAL RECORDS BOOK 14022, PAGE 900; RE-RECORDED FILED JANUARY 9, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 14066, PAGE 945. (AFFECTS/NOT PLOTTABLE)
4. PERPETUAL PALM TREE EASEMENT FILED MAY 14, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 28220, PAGE 750. (DOES NOT AFFECT/PLOTTED)
5. PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT FILED JANUARY 9, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510 (AFFECTS/NOT PLOTTABLE)
6. ORDINANCE NO. 2002-61 FILED NOVEMBER 21, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)
7. RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FILED JANUARY 17, 2017, AND RECORDED IN INSTRUMENT# 114152530. (AFFECTS/NOT PLOTTABLE)

TITLE SEARCH REVIEW:

AS TO : 322-324 NEBRASKA STREET
SEARCH NUMBER: 23-102177

LOT 17, BLOCK 10 OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

1. ALL MATTERS CONTAINED IN THE PLAT OF HOLLYWOOD BEACH FIRST ADDITION, FILED FEBRUARY 20, 1923, AND RECORDED IN PLAT BOOK 1, PAGE 31. (AFFECTS/PLOTTED)
2. ORDINANCE NO. 0-72-39, FILED MARCH 30, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 390. (AFFECTS/NOT PLOTTABLE)
3. ORDINANCE NO. 86-90 FILED DECEMBER 26, 1966, AND RECORDED IN OFFICIAL RECORDS BOOK 14022, PAGE 900; RE-RECORDED FILED JANUARY 9, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 14066, PAGE 945. (AFFECTS/NOT PLOTTABLE)
4. PERPETUAL PALM TREE EASEMENT FILED MAY 14, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 28220, PAGE 750. (DOES NOT AFFECT/PLOTTED)
5. PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT FILED JANUARY 9, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510 (AFFECTS/NOT PLOTTABLE)
6. ORDINANCE NO. 2002-61 FILED NOVEMBER 21, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. (AFFECTS/NOT PLOTTABLE)
7. CITY OF HOLLYWOOD HISTORIC PRESERVATION BOARD RESOLUTION NO. 06-H-107 FILED JANUARY 17, 2007, AND RECORDED IN OFFICIAL RECORDS BOOK 43442, PAGE 1496. (AFFECTS/NOT PLOTTABLE)
8. RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FILED JANUARY 17, 2017, AND RECORDED IN INSTRUMENT# 114152530. (AFFECTS/NOT PLOTTABLE)

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

ALLEN
KONSTAM

ADDRESS:

2115 N OCEAN DRIVE
320 NEBRASKA STREET
322-324 NEBRASKA STREET
326 NEBRASKA STREET
HOLLYWOOD, FLORIDA 33019

R E V I S I O N S		DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY		01/25/23	SKETCH	AM	REC
ADDED NET AND GROSS SITE AREA		08/15/23	-----	AM	REC
REVIWED TITLE SEARCHES		09/07/23	-----	AM	REC

R E V I S I O N S		DATE	FB/PG	DWN	CKD

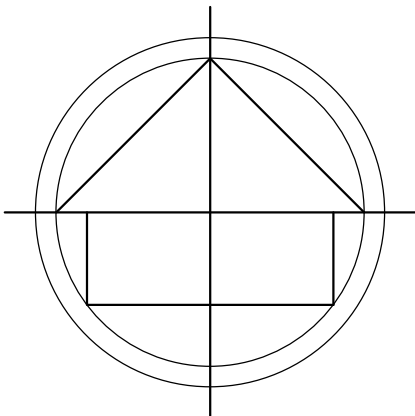
PROJECT NUMBER : 9921-22

SCALE : 1" = 16'

SHEET
2
OF
2
SHEETS

CLIENT :

CONDRA
PROPERTY



- 1

VILLAS OF POSITANO
3501 N OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019
BUILDING HEIGHT=133.6 FEET
- 2

BEACHSIDE RESIDENCES
3319 N OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019
(UNDER CONSTRUCTION)
- 3

HOLLYWOOD TOWERS
3101 N OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019
BUILDING HEIGHT=137.7 FEET
- 4

MARRIOTT HOTEL
2501 N OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019
BUILDING HEIGHT=119.3 FEET
- 5

NEBRASKA PARKING GARAGE
2301 N OCEAN DRIVE, HOLLYWOOD, FLORIDA 33019
BUILDING HEIGHT=87.8 FEET
- 6

LA PLAYA
1815 N SURF ROAD, HOLLYWOOD, FLORIDA 33019
BUILDING HEIGHT=82.7 FEET
- 7

GARFIELD PARKING GARAGE
398 GARFIELD STREET, HOLLYWOOD, FLORIDA 33019
BUILDING HEIGHT=79.3 FEET
- 8

MARGARITAVILLE RESORT
1111 N OCEAN DR, HOLLYWOOD, FL 33019
BUILDING HEIGHT=188.1 FEET
- 9

CRYSTAL TOWER
322 BUCHANAN ST, HOLLYWOOD, FL 33019
BUILDING HEIGHT=148.0 FEET
- 10

EDGEWATER BEACH TOWER
400 N SURF ROAD, HOLLYWOOD, FL 33019
BUILDING HEIGHT=122.6 FEET
- 11

HISTORIC HOLLYWOOD BEACH RESORT
101 N OCEAN DRIVE, HOLLYWOOD, FL 33019
BUILDING HEIGHT=116.1 FEET
- 12

HOLLYWOOD BEACH TOWER
301 HARRISON STREET, HOLLYWOOD, FL 33019
BUILDING HEIGHT=138.3 FEET
- 13

VICTORIA TOWERS
221 OCEAN DRIVE, HOLLYWOOD, FL 33019
BUILDING HEIGHT=120.7 FEET

OUR SITE: LAND DESCRIPTION:

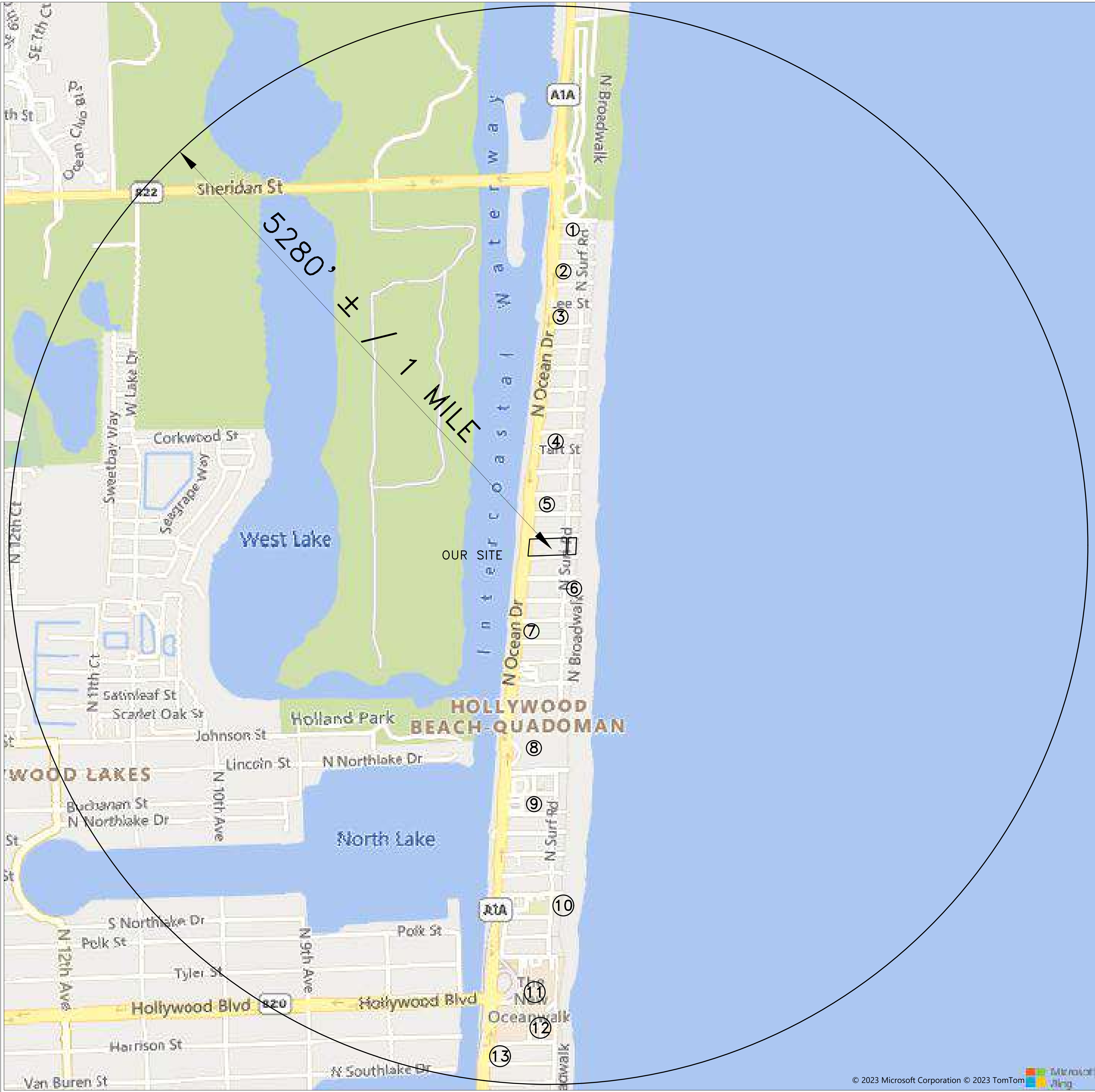
ALL OF BLOCK 9, LESS THE WEST 12.8 FEET THEREOF FOR
RIGHT-OF-WAY, "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 9 AND 10, BLOCK 10 OF "HOLLYWOOD BEACH FIRST
ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

PROJECT NUMBER : 9886-22



	PROPOSED 4" THICK CONCRETE		PROPOSED PAVERS
	PROPOSED 6" THICK CONCRETE		PROPOSED STABILIZED SOD
	PROPOSED ASPHALT RESTORATION		EXISTING PIPING AND APPURTENANCES
	PROPOSED GRADE ELEVATION		EXISTING BACKFLOW PREVENTOR
	PROPOSED FIRE HYDRANT		EXISTING CATCH BASIN
	PROPOSED WATER METER		EXISTING CLEANOUT
	PROPOSED VALVE		EXISTING ELEVATION
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING GAS METER
	PROPOSED CATCH BASIN		EXISTING MANHOLE (AS DESIGNATED)
	PROPOSED DRAINAGE MANHOLE		EXISTING MONITORING WELL
	PROPOSED YARD DRAIN		EXISTING SIGN (AS INDICATED)
	PROPOSED SIGN (AS INDICATED)		EXISTING VALVE BOX
	PROPOSED CLEANOUT		EXISTING WATER METER
	PROPOSED RPZ BACKFLOW PREVENTER		EXISTING CONCRETE POLE
	PROPOSED PIPING		EXISTING FENCE
	PROPOSED SURFACE FLOW		EXISTING FIRE HYDRANT
	PROPOSED SILT FENCE		EXISTING ELEVATIONS

ALL OF BLOCK 9, LESS THE WEST 12.8 FEET THEREOF FOR RIGHT-OF-WAY, "HOLLYWOOD BEACH FIRST ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 9 AND 10, BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 13, 14 AND 15, BLOCK 10, OF HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS PORTION OF SAID LOTS FOR ROAD RIGHT OF WAY PER RIGHT OF WAY MAP 12-13 BROWARD COUNTY, LESS ADDITIONAL PORTION OF LOT 14, BLOCK 10 FOR ROAD RIGHT OF WAY PER MISCELLANEOUS MAP 8-197 BROWARD COUNTY.

TOGETHER WITH:

LOTS 18 AND 19, BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 17, BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 16, BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

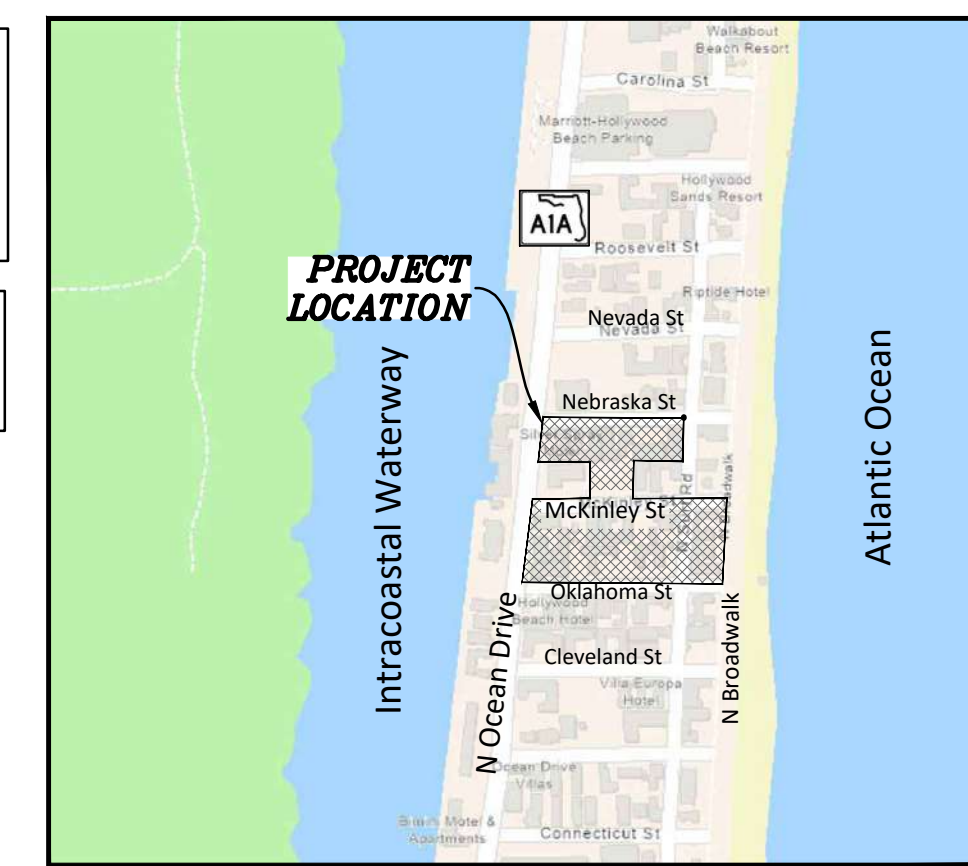
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

1. MAXIMUM SLOPE FOR HANDICAP PARKING SPACES & ACCESS AISLES TO BE 2%.
2. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED DEMOLITION & REMOVAL OF MATERIAL FROM SITE.
3. CONNECT ALL ROOF DRAINS TO DRAINAGE CATCH BASINS.
4. CONCRETE SIDEWALK TO BE COMPLIANCE WITH CITY OF HOLLYWOOD REQUIREMENTS.
5. CONCRETE FOR SIDEWALKS CROSSING DRIVEWAYS & IN THE PUBLIC RIGHT OF WAY BE 6" DEEP AND 3,000 PSI ON 12" COMPACTED SUBGRADE.
6. ON-SITE PEDESTRIAN SIDEWALKS TO BE 4" DEEP, 3,000 PSI ON 4" COMPACTED SUBGRADE.
7. CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING ANY EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
8. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
9. CONTRACTOR RESPONSIBLE FOR REPAIRING ALL EXISTING ITEMS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITIONS (AT A MINIMUM).
10. REFER TO ARCHITECT'S SITE PLAN FOR SITE LAYOUT AND DIMENSIONS.

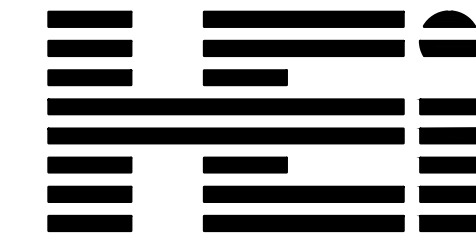
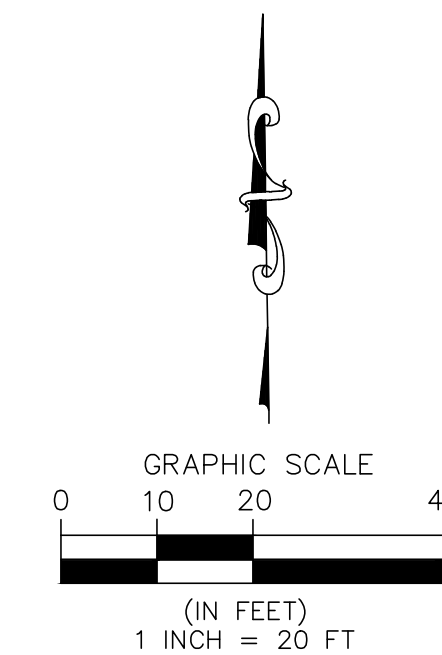
THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

MAP NUMBER 12011C0588H
ZONES AE & VE
BASE ZONE ELEVATION 6', 7', 9' & 11'
EFFECTIVE DATE 08/18/14

FOR ADA COMPLIANCE, ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

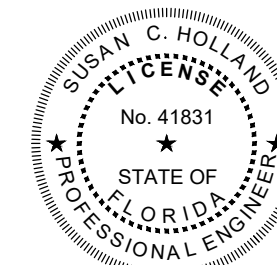


N.T.S.
SEC 12, TWSP 51S, RNG 42E



HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 SW 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831



This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SITE 1:
2007 N. OCEAN DRIVE
309, 333 & 341 OKLAHOMA ST.
320 & 324 MCKINLEY ST.

SITE 2:
2115 N. OCEAN DRIVE
320, 322, 324 & 326 NEBRASKA ST.

SITE 3:
2012 N. SURF ROAD
HOLLYWOOD, FLORIDA 33019

[illegible]

PAVING, GRADING & DRAINAGE PLAN

NO. OF SHEETS:	21
SHEET NO.:	C-1
PROJECT NO.	23-29



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig.

OM Residential Mixed Use - Site 1

01/09/24

2007 N. Ocean Drive, Hollywood, FL

Proj. 23-29

Prepared by **Susan C Holland, P.E.**

Reg. No. 41831

Pre-Development Drainage Calculations

Elevations are referenced to NAVD

**General Information**

Total Project Area =	1.40 Acres	
Paved Area =	0.72 Acres	
Building Area =	0.48 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.20 Acres	
Total Impervious Area =	1.20 Acres	(85.7%)
Total Pervious Area (TPA) =	0.20 Acres	(14.3%)
Existing Min. Floor Elevation =	Varies	
Existing Min. Crown of Road =	Varies	
Existing Average Finished Grade =	5.00 '	
Lake Control Stage =	0.00 '	
Flood Criteria (Dade County only) =	0.00 '	
October Water Table =	1.00 '	(future conditions)
<i>(Wet season water table)</i>		
Credit (Dade County only) =	0.00 "	
Discharge Off-site =		

Storm Event Information

Finished Floor Elevation

100 year 3 day event = 19.03 "

100 Year 1 day event = 14.00 "

Perimeter Grade Elevation

25 year 1 day event = 10.50 "

25 year 3 day event = 14.27 "

SCS Curve Number

Design Water Table Elevation = 1.00 '
Average Finished Grade = 5.00 '
Average Depth Water Table = 4.00 '

Compacted Water Storage - (CWS) = 6.75 "
(Flatwoods)

Ground Storage Under Pervious Area
(CWS/12 in/ft) x (TMPA) = 0.11 AC-FT

Soil Storage (S) = 0.96 "

SCS Curve Number (CN) = 91.21

Pre-Development Drainage Calculations

Stage / Storage

Area of Developed Site Grading = 0.92 Acres

(Lin. 3.5'-7.5')

Stage	Not Used	Surface Storage	Not Used	Total
1.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
1.50'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
2.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
2.50'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.50'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.00'	0.00 AC-FT	0.24 AC-FT	0.00 AC-FT	0.24 AC-FT
4.50'	0.00 AC-FT	0.46 AC-FT	0.00 AC-FT	0.46 AC-FT
5.00'	0.00 AC-FT	0.69 AC-FT	0.00 AC-FT	0.69 AC-FT
5.50'	0.00 AC-FT	0.92 AC-FT	0.00 AC-FT	0.92 AC-FT
6.00'	0.00 AC-FT	1.15 AC-FT	0.00 AC-FT	1.15 AC-FT
6.50'	0.00 AC-FT	1.38 AC-FT	0.00 AC-FT	1.38 AC-FT
7.00'	0.00 AC-FT	1.61 AC-FT	0.00 AC-FT	1.61 AC-FT
7.50'	0.00 AC-FT	1.84 AC-FT	0.00 AC-FT	1.84 AC-FT
8.00'	0.00 AC-FT	2.30 AC-FT	0.00 AC-FT	2.30 AC-FT
8.50'	0.00 AC-FT	2.76 AC-FT	0.00 AC-FT	2.76 AC-FT
9.00'	0.00 AC-FT	1.84 AC-FT	0.00 AC-FT	1.84 AC-FT
9.50'	0.00 AC-FT	2.07 AC-FT	0.00 AC-FT	2.07 AC-FT
10.00'	0.00 AC-FT	2.30 AC-FT	0.00 AC-FT	2.30 AC-FT
10.50'	0.00 AC-FT	2.53 AC-FT	0.00 AC-FT	2.53 AC-FT
11.00'	0.00 AC-FT	0.67 AC-FT	0.00 AC-FT	0.67 AC-FT
11.50'	0.00 AC-FT	1.34 AC-FT	0.00 AC-FT	1.34 AC-FT
12.00'	0.00 AC-FT	2.00 AC-FT	0.00 AC-FT	2.00 AC-FT
12.50'	0.00 AC-FT	3.34 AC-FT	0.00 AC-FT	3.34 AC-FT
13.00'	0.00 AC-FT	4.67 AC-FT	0.00 AC-FT	4.67 AC-FT

Project Name: OM Residential & Mixed Use Site 1 Pre Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 1 Pre Development

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

1 Day Rainfall: 14 inches

Area: 1.4 acres

Ground Storage: 0.96 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.00
4.00	0.24
5.00	0.69
6.00	1.15
7.00	1.61
8.00	2.30
8.50	2.76

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OM Residential	7.69	72.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OM Residential	2.09	0.00	0.00	0.00	2.09	0.00

Project Name: OM Residential & Mixed Use Site 1 Pre Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 1 Pre Development

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

1 Day Rainfall: 10.5 inches

Area: 1.4 acres

Ground Storage: 0.96 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.00
4.00	0.24
5.00	0.69
6.00	1.15
7.00	1.61
8.00	2.30
8.50	2.76

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OM Residential	6.83	72.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OM Residential	1.53	0.00	0.00	0.00	1.53	0.00

OM Residential Mixed Use - Site 1
2007 N. Ocean Drive, Hollywood, FL
Proj. 23-29

01/09/24

Prepared by Susan C Holland, P.E.
Reg. No. 41831

Post-Development Drainage Calculations

Elevations are referenced to NAVD

General Information

Total Project Area =	1.40 Acres	
Paved Area =	0.47 Acres	
Building Area =	0.78 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.15 Acres	
Total Impervious Area =	1.25 Acres	(89.3%)
Total Pervious Area (TPA) =	0.15 Acres	(10.7%)
Proposed Min. Floor Elevation =	10.00 '	
Proposed Min. Crown of Road =	NA	
Proposed Average Finished Grade =	8.00 '	
Lake Control Stage =	0.00 '	
Flood Criteria (Dade County only) =	0.00 '	
October Water Table =	1.00 '	(future conditions)
<i>(Wet season water table)</i>		
Credit (Dade County only) =	0.00 "	
Discharge Off-site =		

Storm Event Information

Finished Floor Elevation

100 year 3 day event = 19.03 "
100 Year 1 day event = 14.00 "

Perimeter Grade Elevation

25 year 1 day event = 10.50 "
25 year 3 day event = 14.27 "

OM Residential Mixed Use - Site 1
2007 N. Ocean Drive, Hollywood, FL
Proj. 23-29

1/9/2024

Exfiltration Trench Data

Trench Length = 136.0 '
Trench Width = 10.0 '
Trench Depth = 7.0 '
Pipe Diameter = 1.25 '
K = 0.00015 (estimated)

Exfiltration Trench Length

storm event = 2.50 "
H2 (depth to water table) = 4.5 '
Du (non-saturated trench depth) = 3.5 '
Ds (saturated trench depth) = 3.5 '

C Factor

Pervious = 0.6
Impervious = 0.9
Weighted C Factor = **0.87** $\frac{(0.15) \times (0.60) + (1.25) \times (0.90)}{1.4} = 0.87$

Post Development Drainage Calculations

SCS Curve Number

$$\begin{array}{rcl} \text{Design Water Table Elevation} & = & 1.00' \\ \text{Average Finished Grade} & = & 8.00' \\ \text{Average Depth Water Table} & = & 7.00' \end{array}$$

$$\begin{array}{rcl} \text{Compacted Water Storage - (CWS)} & = & 6.75'' \\ & & (\text{Flatwoods}) \end{array}$$

$$\begin{array}{rcl} \text{Ground Storage Under Pervious Area} \\ \text{(CWS/12 in/ft) x (TMPA)} & = & 0.08 \text{ AC-FT} \end{array}$$

$$\text{Soil Storage (S)} = 0.72''$$

$$\text{SCS Curve Number (CN)} = 93.26$$

Stage / Storage

Area of Developed Site Grading = 0.62 Acres

<i>(Lin. 7.5'-9')</i>				
Stage	Not Used	Surface Storage	Exfiltration Trench	Total
1.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
1.50 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
2.00 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
2.50 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
3.00 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
3.50 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
4.00 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
4.50 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
5.00 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
5.50 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
6.00 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
6.50 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
7.00 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
7.50 '	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT	0.22 AC-FT
8.00 '	0.00 AC-FT	0.16 AC-FT	0.22 AC-FT	0.38 AC-FT
8.50 '	0.00 AC-FT	0.31 AC-FT	0.22 AC-FT	0.53 AC-FT
9.00 '	0.00 AC-FT	0.47 AC-FT	0.22 AC-FT	0.69 AC-FT
9.50 '	0.00 AC-FT	0.78 AC-FT	0.22 AC-FT	1.00 AC-FT
10.00 '	0.00 AC-FT	1.09 AC-FT	0.22 AC-FT	1.31 AC-FT
10.50 '	0.00 AC-FT	1.40 AC-FT	0.22 AC-FT	1.62 AC-FT
11.00 '	0.00 AC-FT	1.71 AC-FT	0.22 AC-FT	1.93 AC-FT

Retention / Detention Requirements for Water Quality

First 1" of runoff

$$\text{Volume} = 1" \times 1\text{ft}/12" \times 1.40 \text{ Acres} = 0.12 \text{ AC-FT}$$

3 Year - 1 Hour event = 2.50 "

Total project area - roof area = 1.40 acres - 0.78 acres = 0.62 acres
0.62 acres - 0.15 acres (pervious area) = 0.47 acres
0.47 acres / 0.62 acres X 100% = 76% impervious
2.5" X 0.76 = 1.90" to be treated
1.90" X 1.40 acres = 2.66 acre-inches
Water quality provided in exfiltration trench.

Exfilt Trench Lenght

OM Residential Mixed Use - Site 1
2007 N. Ocean Drive, Hollywood, FL
Proj. 23-29

1/9/2024

Post Development Drainage Calculations

Exfiltration Trench Length

C Pervious = 0.60

C Impervious = 0.90

Weighted C Factor = 0.87

storm event = 2.50

Trench width = 10.00

H2 (depth to water table) = 4.50

Du (non-saturated trench depth) = 3.50

Ds (saturated trench depth) = 3.50

Volume to be exfiltrated = 2.66 AC-IN (0.22 AC-FT)

$$L = \frac{2.66}{0.00015 \times [(4.5 \times 10) + (2 \times 4.5 \times 3.5) - (3.5)^2 + (2 \times 4.5 \times 3.5)] + [(.000139 \times 10 \times 3.5)]}$$

$$L = 138.34'$$

138 LF of exfiltration trench provided.

Project Name: OM Residential & Mixed Use Site 1 Post Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

1 Day Rainfall: 14 inches

Area: 1.4 acres

Ground Storage: 0.72 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.22
3.00	0.22
4.00	0.22
5.00	0.22
6.00	0.22
7.00	0.22
8.00	0.38
9.00	0.69
9.50	1.00
10.00	1.31
10.50	1.62
11.00	1.93

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

Structure: 1

From Basin: OM Residential & Mixed Use Site 1

To Basin: Offsitel

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 1 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.09	0.00	0.00	0.00	2.00	1.00
2.00	0.17	0.00	1.11	0.03	2.00	1.00
3.00	0.26	0.03	1.11	0.12	2.00	1.00
4.00	0.34	0.04	1.11	0.21	2.00	1.00
5.00	0.43	0.06	1.11	0.30	2.00	1.00
6.00	0.51	0.07	1.11	0.40	2.00	1.00
7.00	0.60	0.07	1.11	0.49	2.00	1.00
8.00	0.68	0.08	1.11	0.58	2.00	1.00
9.00	0.77	0.08	1.11	0.67	2.00	1.00
10.00	0.85	0.09	1.11	0.76	2.00	1.00
11.00	0.94	0.09	1.11	0.86	2.00	1.00
12.00	1.02	0.10	1.11	0.95	2.00	1.00
13.00	1.11	0.10	1.11	1.04	2.00	1.00
14.00	1.19	0.10	1.11	1.13	2.00	1.00
15.00	1.28	0.10	1.11	1.22	2.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
16.00	1.36	0.10	1.11	1.32	2.00	1.00
17.00	1.45	0.10	1.11	1.41	2.00	1.00
18.00	1.53	0.11	1.11	1.50	2.00	1.00
19.00	1.62	0.11	1.11	1.59	2.00	1.00
20.00	1.70	0.11	1.11	1.69	2.00	1.00
21.00	1.79	0.11	1.11	1.78	2.00	1.00
22.00	1.87	0.11	1.11	1.87	2.00	1.00
23.00	1.96	0.11	1.11	1.96	2.00	1.00
24.00	2.04	0.11	1.11	2.05	2.00	1.00
25.00	2.17	0.16	1.11	2.15	2.00	1.00
26.00	2.29	0.16	1.11	2.24	2.00	1.00
27.00	2.42	0.16	1.11	2.33	2.00	1.00
28.00	2.54	0.17	1.11	2.42	2.00	1.00
29.00	2.67	0.17	1.11	2.51	2.00	1.00
30.00	2.79	0.17	1.11	2.61	2.00	1.00
31.00	2.91	0.17	1.11	2.70	2.00	1.00
32.00	3.04	0.17	1.11	2.79	2.00	1.00
33.00	3.16	0.17	1.11	2.88	2.00	1.00
34.00	3.29	0.17	1.11	2.97	2.00	1.00
35.00	3.41	0.17	1.11	3.07	2.00	1.00
36.00	3.53	0.17	1.11	3.16	2.00	1.00
37.00	3.66	0.17	1.11	3.25	2.00	1.00
38.00	3.78	0.17	1.11	3.34	2.00	1.00
39.00	3.91	0.17	1.11	3.43	2.00	1.00
40.00	4.03	0.17	1.11	3.53	2.00	1.00
41.00	4.16	0.17	1.11	3.62	2.00	1.00
42.00	4.28	0.17	1.11	3.71	2.00	1.00
43.00	4.40	0.17	1.11	3.80	2.00	1.00
44.00	4.53	0.17	1.11	3.90	2.00	1.00
45.00	4.65	0.17	1.11	3.99	2.00	1.00
46.00	4.78	0.17	1.11	4.08	2.00	1.00
47.00	4.90	0.17	1.11	4.17	2.00	1.00
48.00	5.03	0.17	1.11	4.26	2.00	1.00
49.00	5.17	0.19	1.11	4.36	2.00	1.00
50.00	5.31	0.19	1.11	4.45	2.00	1.00
51.00	5.47	0.23	1.11	4.54	2.00	1.00
52.00	5.66	0.27	1.11	4.63	2.00	1.00
53.00	5.89	0.35	1.11	4.72	2.00	1.00
54.00	6.19	0.42	1.11	4.82	2.00	1.00
55.00	6.54	0.50	1.11	4.91	2.00	1.00
56.00	6.94	0.58	1.11	5.00	2.00	1.00
57.00	7.42	0.69	1.11	5.09	2.00	1.00
58.00	8.01	0.85	1.11	5.18	2.00	1.00
59.00	8.79	1.21	1.11	5.28	2.00	1.00
60.00	14.21	11.73	1.11	5.37	2.00	1.00
61.00	15.76	1.85	1.11	5.46	2.00	1.00
62.00	16.48	0.95	1.11	5.55	2.00	1.00
63.00	16.93	0.61	1.11	5.64	2.00	1.00
64.00	17.35	0.59	1.11	5.74	2.00	1.00
65.00	17.60	0.36	1.11	5.83	2.00	1.00
66.00	17.85	0.36	1.11	5.92	2.00	1.00
67.00	18.10	0.36	1.11	6.01	2.00	1.00
68.00	18.35	0.36	1.11	6.11	2.00	1.00
69.00	18.52	0.24	1.11	6.20	2.00	1.00
70.00	18.69	0.24	1.11	6.29	2.00	1.00
71.00	18.86	0.24	1.11	6.38	2.00	1.00
72.00	19.03	0.24	1.11	6.47	2.00	1.00

Structure: 2

From Basin: OM Residential & Mixed Use Site 1

To Basin: Offsite1

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 1 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.09	0.00	0.00	0.00	2.00	1.00
2.00	0.17	0.00	1.11	0.03	2.00	1.00
3.00	0.26	0.03	1.11	0.12	2.00	1.00
4.00	0.34	0.04	1.11	0.21	2.00	1.00
5.00	0.43	0.06	1.11	0.30	2.00	1.00
6.00	0.51	0.07	1.11	0.40	2.00	1.00
7.00	0.60	0.07	1.11	0.49	2.00	1.00
8.00	0.68	0.08	1.11	0.58	2.00	1.00
9.00	0.77	0.08	1.11	0.67	2.00	1.00
10.00	0.85	0.09	1.11	0.76	2.00	1.00
11.00	0.94	0.09	1.11	0.86	2.00	1.00
12.00	1.02	0.10	1.11	0.95	2.00	1.00
13.00	1.11	0.10	1.11	1.04	2.00	1.00
14.00	1.19	0.10	1.11	1.13	2.00	1.00
15.00	1.28	0.10	1.11	1.22	2.00	1.00
16.00	1.36	0.10	1.11	1.32	2.00	1.00
17.00	1.45	0.10	1.11	1.41	2.00	1.00
18.00	1.53	0.11	1.11	1.50	2.00	1.00
19.00	1.62	0.11	1.11	1.59	2.00	1.00
20.00	1.70	0.11	1.11	1.69	2.00	1.00
21.00	1.79	0.11	1.11	1.78	2.00	1.00
22.00	1.87	0.11	1.11	1.87	2.00	1.00
23.00	1.96	0.11	1.11	1.96	2.00	1.00
24.00	2.04	0.11	1.11	2.05	2.00	1.00
25.00	2.17	0.16	1.11	2.15	2.00	1.00
26.00	2.29	0.16	1.11	2.24	2.00	1.00
27.00	2.42	0.16	1.11	2.33	2.00	1.00
28.00	2.54	0.17	1.11	2.42	2.00	1.00
29.00	2.67	0.17	1.11	2.51	2.00	1.00
30.00	2.79	0.17	1.11	2.61	2.00	1.00
31.00	2.91	0.17	1.11	2.70	2.00	1.00
32.00	3.04	0.17	1.11	2.79	2.00	1.00
33.00	3.16	0.17	1.11	2.88	2.00	1.00
34.00	3.29	0.17	1.11	2.97	2.00	1.00
35.00	3.41	0.17	1.11	3.07	2.00	1.00
36.00	3.53	0.17	1.11	3.16	2.00	1.00
37.00	3.66	0.17	1.11	3.25	2.00	1.00
38.00	3.78	0.17	1.11	3.34	2.00	1.00
39.00	3.91	0.17	1.11	3.43	2.00	1.00
40.00	4.03	0.17	1.11	3.53	2.00	1.00
41.00	4.16	0.17	1.11	3.62	2.00	1.00
42.00	4.28	0.17	1.11	3.71	2.00	1.00
43.00	4.40	0.17	1.11	3.80	2.00	1.00
44.00	4.53	0.17	1.11	3.90	2.00	1.00
45.00	4.65	0.17	1.11	3.99	2.00	1.00
46.00	4.78	0.17	1.11	4.08	2.00	1.00
47.00	4.90	0.17	1.11	4.17	2.00	1.00
48.00	5.03	0.17	1.11	4.26	2.00	1.00
49.00	5.17	0.19	1.11	4.36	2.00	1.00
50.00	5.31	0.19	1.11	4.45	2.00	1.00
51.00	5.47	0.23	1.11	4.54	2.00	1.00
52.00	5.66	0.27	1.11	4.63	2.00	1.00
53.00	5.89	0.35	1.11	4.72	2.00	1.00
54.00	6.19	0.42	1.11	4.82	2.00	1.00
55.00	6.54	0.50	1.11	4.91	2.00	1.00
56.00	6.94	0.58	1.11	5.00	2.00	1.00
57.00	7.42	0.69	1.11	5.09	2.00	1.00
58.00	8.01	0.85	1.11	5.18	2.00	1.00
59.00	8.79	1.21	1.11	5.28	2.00	1.00
60.00	14.21	11.73	1.11	5.37	2.00	1.00
61.00	15.76	1.85	1.11	5.46	2.00	1.00
62.00	16.48	0.95	1.11	5.55	2.00	1.00
63.00	16.93	0.61	1.11	5.64	2.00	1.00
64.00	17.35	0.59	1.11	5.74	2.00	1.00
65.00	17.60	0.36	1.11	5.83	2.00	1.00
66.00	17.85	0.36	1.11	5.92	2.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	18.10	0.36	1.11	6.01	2.00	1.00
68.00	18.35	0.36	1.11	6.11	2.00	1.00
69.00	18.52	0.24	1.11	6.20	2.00	1.00
70.00	18.69	0.24	1.11	6.29	2.00	1.00
71.00	18.86	0.24	1.11	6.38	2.00	1.00
72.00	19.03	0.24	1.11	6.47	2.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.11	1.72	0.00	0.00
2	1.11	1.72	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OM Residential	2.00	0.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OM Residential	2.12	0.00	12.94	0.22	-10.61	0.00

Project Name: OM Residential & Mixed Use Site 2 Post Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 2

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

1 Day Rainfall: 10.5 inches

Area: 0.73 acres

Ground Storage: 0.72 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.13
3.00	0.13
4.00	0.13
5.00	0.13
6.00	0.13
7.00	0.13
8.00	0.28
9.00	0.57
10.00	0.87
11.00	1.16
11.50	1.31
12.00	1.46

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

Structure: 1

From Basin: OM Residential & Mixed Use Site 2

To Basin: Offsitel

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 1 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.06	0.00	0.00	0.00	2.00	1.00
2.00	0.13	0.00	0.00	0.00	2.00	1.00
3.00	0.19	0.00	1.11	0.07	2.00	1.00
4.00	0.26	0.01	1.11	0.16	2.00	1.00
5.00	0.32	0.02	1.11	0.25	2.00	1.00
6.00	0.38	0.02	1.11	0.34	2.00	1.00
7.00	0.45	0.02	1.11	0.44	2.00	1.00
8.00	0.51	0.03	1.11	0.53	2.00	1.00
9.00	0.57	0.03	1.11	0.62	2.00	1.00
10.00	0.64	0.03	1.11	0.71	2.00	1.00
11.00	0.70	0.03	1.11	0.80	2.00	1.00
12.00	0.77	0.03	1.11	0.90	2.00	1.00
13.00	0.83	0.03	1.11	0.99	2.00	1.00
14.00	0.89	0.04	1.11	1.08	2.00	1.00
15.00	0.96	0.04	1.11	1.17	2.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
16.00	1.02	0.04	1.11	1.26	2.00	1.00
17.00	1.09	0.04	1.11	1.36	2.00	1.00
18.00	1.15	0.04	1.11	1.45	2.00	1.00
19.00	1.21	0.04	1.11	1.54	2.00	1.00
20.00	1.28	0.04	1.11	1.63	2.00	1.00
21.00	1.34	0.04	1.11	1.73	2.00	1.00
22.00	1.41	0.04	1.11	1.82	2.00	1.00
23.00	1.47	0.04	1.11	1.91	2.00	1.00
24.00	1.53	0.04	1.11	2.00	2.00	1.00
25.00	1.63	0.06	1.11	2.09	2.00	1.00
26.00	1.72	0.06	1.11	2.19	2.00	1.00
27.00	1.81	0.06	1.11	2.28	2.00	1.00
28.00	1.91	0.06	1.11	2.37	2.00	1.00
29.00	2.00	0.06	1.11	2.46	2.00	1.00
30.00	2.09	0.06	1.11	2.55	2.00	1.00
31.00	2.19	0.06	1.11	2.65	2.00	1.00
32.00	2.28	0.06	1.11	2.74	2.00	1.00
33.00	2.37	0.06	1.11	2.83	2.00	1.00
34.00	2.46	0.06	1.11	2.92	2.00	1.00
35.00	2.56	0.06	1.11	3.01	2.00	1.00
36.00	2.65	0.07	1.11	3.11	2.00	1.00
37.00	2.74	0.07	1.11	3.20	2.00	1.00
38.00	2.84	0.07	1.11	3.29	2.00	1.00
39.00	2.93	0.07	1.11	3.38	2.00	1.00
40.00	3.02	0.07	1.11	3.47	2.00	1.00
41.00	3.12	0.07	1.11	3.57	2.00	1.00
42.00	3.21	0.07	1.11	3.66	2.00	1.00
43.00	3.30	0.07	1.11	3.75	2.00	1.00
44.00	3.40	0.07	1.11	3.84	2.00	1.00
45.00	3.49	0.07	1.11	3.94	2.00	1.00
46.00	3.58	0.07	1.11	4.03	2.00	1.00
47.00	3.68	0.07	1.11	4.12	2.00	1.00
48.00	3.77	0.07	1.11	4.21	2.00	1.00
49.00	3.87	0.08	1.11	4.30	2.00	1.00
50.00	3.98	0.08	1.11	4.40	2.00	1.00
51.00	4.11	0.09	1.11	4.49	2.00	1.00
52.00	4.24	0.10	1.11	4.58	2.00	1.00
53.00	4.42	0.13	1.11	4.67	2.00	1.00
54.00	4.64	0.16	1.11	4.76	2.00	1.00
55.00	4.90	0.19	1.11	4.86	2.00	1.00
56.00	5.21	0.23	1.11	4.95	2.00	1.00
57.00	5.57	0.27	1.11	5.04	2.00	1.00
58.00	6.01	0.33	1.11	5.13	2.00	1.00
59.00	6.59	0.47	1.11	5.22	2.00	1.00
60.00	10.66	4.58	1.11	5.32	2.00	1.00
61.00	11.82	0.72	1.11	5.41	2.00	1.00
62.00	12.36	0.37	1.11	5.50	2.00	1.00
63.00	12.69	0.24	1.11	5.59	2.00	1.00
64.00	13.01	0.23	1.11	5.68	2.00	1.00
65.00	13.20	0.14	1.11	5.78	2.00	1.00
66.00	13.39	0.14	1.11	5.87	2.00	1.00
67.00	13.58	0.14	1.11	5.96	2.00	1.00
68.00	13.77	0.14	1.11	6.05	2.00	1.00
69.00	13.89	0.09	1.11	6.15	2.00	1.00
70.00	14.02	0.09	1.11	6.24	2.00	1.00
71.00	14.14	0.09	1.11	6.33	2.00	1.00
72.00	14.27	0.09	1.11	6.42	2.00	1.00

Structure: 2

From Basin: OM Residential & Mixed Use Site 2

To Basin: Offsite1

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 1 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.06	0.00	0.00	0.00	2.00	1.00
2.00	0.13	0.00	0.00	0.00	2.00	1.00
3.00	0.19	0.00	1.11	0.07	2.00	1.00
4.00	0.26	0.01	1.11	0.16	2.00	1.00
5.00	0.32	0.02	1.11	0.25	2.00	1.00
6.00	0.38	0.02	1.11	0.34	2.00	1.00
7.00	0.45	0.02	1.11	0.44	2.00	1.00
8.00	0.51	0.03	1.11	0.53	2.00	1.00
9.00	0.57	0.03	1.11	0.62	2.00	1.00
10.00	0.64	0.03	1.11	0.71	2.00	1.00
11.00	0.70	0.03	1.11	0.80	2.00	1.00
12.00	0.77	0.03	1.11	0.90	2.00	1.00
13.00	0.83	0.03	1.11	0.99	2.00	1.00
14.00	0.89	0.04	1.11	1.08	2.00	1.00
15.00	0.96	0.04	1.11	1.17	2.00	1.00
16.00	1.02	0.04	1.11	1.26	2.00	1.00
17.00	1.09	0.04	1.11	1.36	2.00	1.00
18.00	1.15	0.04	1.11	1.45	2.00	1.00
19.00	1.21	0.04	1.11	1.54	2.00	1.00
20.00	1.28	0.04	1.11	1.63	2.00	1.00
21.00	1.34	0.04	1.11	1.73	2.00	1.00
22.00	1.41	0.04	1.11	1.82	2.00	1.00
23.00	1.47	0.04	1.11	1.91	2.00	1.00
24.00	1.53	0.04	1.11	2.00	2.00	1.00
25.00	1.63	0.06	1.11	2.09	2.00	1.00
26.00	1.72	0.06	1.11	2.19	2.00	1.00
27.00	1.81	0.06	1.11	2.28	2.00	1.00
28.00	1.91	0.06	1.11	2.37	2.00	1.00
29.00	2.00	0.06	1.11	2.46	2.00	1.00
30.00	2.09	0.06	1.11	2.55	2.00	1.00
31.00	2.19	0.06	1.11	2.65	2.00	1.00
32.00	2.28	0.06	1.11	2.74	2.00	1.00
33.00	2.37	0.06	1.11	2.83	2.00	1.00
34.00	2.46	0.06	1.11	2.92	2.00	1.00
35.00	2.56	0.06	1.11	3.01	2.00	1.00
36.00	2.65	0.07	1.11	3.11	2.00	1.00
37.00	2.74	0.07	1.11	3.20	2.00	1.00
38.00	2.84	0.07	1.11	3.29	2.00	1.00
39.00	2.93	0.07	1.11	3.38	2.00	1.00
40.00	3.02	0.07	1.11	3.47	2.00	1.00
41.00	3.12	0.07	1.11	3.57	2.00	1.00
42.00	3.21	0.07	1.11	3.66	2.00	1.00
43.00	3.30	0.07	1.11	3.75	2.00	1.00
44.00	3.40	0.07	1.11	3.84	2.00	1.00
45.00	3.49	0.07	1.11	3.94	2.00	1.00
46.00	3.58	0.07	1.11	4.03	2.00	1.00
47.00	3.68	0.07	1.11	4.12	2.00	1.00
48.00	3.77	0.07	1.11	4.21	2.00	1.00
49.00	3.87	0.08	1.11	4.30	2.00	1.00
50.00	3.98	0.08	1.11	4.40	2.00	1.00
51.00	4.11	0.09	1.11	4.49	2.00	1.00
52.00	4.24	0.10	1.11	4.58	2.00	1.00
53.00	4.42	0.13	1.11	4.67	2.00	1.00
54.00	4.64	0.16	1.11	4.76	2.00	1.00
55.00	4.90	0.19	1.11	4.86	2.00	1.00
56.00	5.21	0.23	1.11	4.95	2.00	1.00
57.00	5.57	0.27	1.11	5.04	2.00	1.00
58.00	6.01	0.33	1.11	5.13	2.00	1.00
59.00	6.59	0.47	1.11	5.22	2.00	1.00
60.00	10.66	4.58	1.11	5.32	2.00	1.00
61.00	11.82	0.72	1.11	5.41	2.00	1.00
62.00	12.36	0.37	1.11	5.50	2.00	1.00
63.00	12.69	0.24	1.11	5.59	2.00	1.00
64.00	13.01	0.23	1.11	5.68	2.00	1.00
65.00	13.20	0.14	1.11	5.78	2.00	1.00
66.00	13.39	0.14	1.11	5.87	2.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	13.58	0.14	1.11	5.96	2.00	1.00
68.00	13.77	0.14	1.11	6.05	2.00	1.00
69.00	13.89	0.09	1.11	6.15	2.00	1.00
70.00	14.02	0.09	1.11	6.24	2.00	1.00
71.00	14.14	0.09	1.11	6.33	2.00	1.00
72.00	14.27	0.09	1.11	6.42	2.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.11	2.28	0.00	0.00
2	1.11	2.28	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OM Residential	2.00	0.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OM Residential	0.82	0.00	12.84	0.13	-11.89	0.00

OM Residential Mixed Use - Site 2
2115 N. Ocean Drive, Hollywood, FL
Proj. 23-29

01/09/24

Prepared by Susan C Holland, P.E.
Reg. No. 41831

Pre-Development Drainage Calculations

Elevations are referenced to NAVD



This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

General Information

Total Project Area =	0.73 Acres	
Paved Area =	0.34 Acres	
Building Area =	0.25 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.14 Acres	
Total Impervious Area =	0.59 Acres	(80.8%)
Total Pervious Area (TPA) =	0.14 Acres	(19.2%)
Existing Min. Floor Elevation =	NA	
Existing Min. Crown of Road =	4.50 '	
Existing Average Finished Grade =	5.50 '	
Lake Control Stage =	0.00 '	
Flood Criteria (Dade County only) =	0.00 '	
October Water Table =	1.00 '	(future conditions)
<i>(Wet season water table)</i>		
Credit (Dade County only) =	0.00 "	
Discharge Off-site =		

Storm Event Information

Finished Floor Elevation

100 year 3 day event = 19.03 "
100 Year 1 day event = 14.00 "

Perimeter Grade Elevation

25 year 1 day event = 10.50 "
25 year 3 day event = 14.27 "

SCS Curve Number

$$\begin{array}{rcl} \text{Design Water Table Elevation} & = & \underline{1.00 \text{ '}} \\ \text{Average Finished Grade} & = & \underline{5.50 \text{ '}} \\ \text{Average Depth Water Table} & = & \underline{4.50 \text{ '}} \end{array}$$

$$\begin{array}{rcl} \text{Compacted Water Storage - (CWS)} & = & 6.75 \text{ ''} \\ & & (\text{Flatwoods}) \end{array}$$

$$\begin{array}{rcl} \text{Ground Storage Under Pervious Area} & & \\ (\text{CWS}/12 \text{ in/ft}) \times (\text{TMPA}) & = & 0.08 \text{ AC-FT} \end{array}$$

$$\begin{array}{rcl} \text{Soil Storage (S)} & = & 1.29 \text{ ''} \end{array}$$

$$\begin{array}{rcl} \text{SCS Curv Number (CN)} & = & 88.54 \end{array}$$

Stage / Storage

Area of Developed Site Grading = 0.48 Acres

<i>(Lin. 3'-6.5')</i>				
Stage	Not Used	Surface Storage	Not Used	Total
1.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
1.50'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
2.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
2.50'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.50'	0.00 AC-FT	0.12 AC-FT	0.00 AC-FT	0.12 AC-FT
4.00'	0.00 AC-FT	0.24 AC-FT	0.00 AC-FT	0.24 AC-FT
4.50'	0.00 AC-FT	0.36 AC-FT	0.00 AC-FT	0.36 AC-FT
5.00'	0.00 AC-FT	0.48 AC-FT	0.00 AC-FT	0.48 AC-FT
5.50'	0.00 AC-FT	0.60 AC-FT	0.00 AC-FT	0.60 AC-FT
6.00'	0.00 AC-FT	0.72 AC-FT	0.00 AC-FT	0.72 AC-FT
6.50'	0.00 AC-FT	0.84 AC-FT	0.00 AC-FT	0.84 AC-FT
7.00'	0.00 AC-FT	1.08 AC-FT	0.00 AC-FT	1.08 AC-FT
7.50'	0.00 AC-FT	1.32 AC-FT	0.00 AC-FT	1.32 AC-FT

Project Name: OM Residential & Mixed Use Site 2 Pre Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 2

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

1 Day Rainfall: 10.5 inches

Area: 0.73 acres

Ground Storage: 1.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.00
4.00	0.24
5.00	0.48
6.00	0.72
6.50	0.84
7.00	1.08
7.50	1.32

Offsite Receiving Body: Offsitet1

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=====	=====	=====	=====	=====

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
=====	=====	=====	=====	=====
OM Residential	6.24	72.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
OM Residential	0.78	0.00	0.00	0.00	0.78	0.00

Project Name: OM Residential & Mixed Use Site 2 Pre Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 2

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

1 Day Rainfall: 14 inches

Area: 0.73 acres

Ground Storage: 1.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.00
4.00	0.24
5.00	0.48
6.00	0.72
6.50	0.84
7.00	1.08
7.50	1.32

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OM Residential	6.97	72.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OM Residential	1.07	0.00	0.00	0.00	1.07	0.00

OM Residential Mixed Use - Site 2

01/09/24

2115 N. Ocean Drive, Hollywood, FL

Proj. 23-29

Prepared by Susan C Holland, P.E.

Reg. No. 41831

Post-Development Drainage Calculations

Elevations are referenced to NAVD

General Information

Total Project Area =	0.73 Acres	
Paved Area =	0.51 Acres	
Building Area =	0.14 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.08 Acres	
Total Impervious Area =	0.65 Acres	(89.0%)
Total Pervious Area (TPA) =	0.08 Acres	(11.0%)
Proposed Min. Floor Elevation =	10.00 '	
Proposed Min. Crown of Road =	NA	
Proposed Average Finished Grade=	8.00 '	
Lake Control Stage =	0.00 '	
Flood Criteria (Dade County only) =	0.00 '	
October Water Table =	1.00 '	(future conditions)
<i>(Wet season water table)</i>		
Credit (Dade County only) =	0.00 "	
Discharge Off- site=		

Storm Event Information

Finished Floor Elevation

100 year 3 day event = 19.03 "

100 Year 1 day event = 14.00 "

Perimeter Grade Elevation

25 year 1 day event = 10.50 "

25 year 3 day event = 14.27 "

Post-Development Drainage Calculations

SCS Curve Number

$$\begin{array}{rcl} \text{Design Water Table Elevation} & = & \underline{1.00' } \\ \text{Average Finished Grade} & = & \underline{8.00' } \\ \text{Average Depth Water Table} & = & \underline{7.00' } \end{array}$$

$$\begin{array}{rcl} \text{Compacted Water Storage - (CWS)} & = & 6.75' \\ & & (\text{Flatwoods}) \end{array}$$

$$\begin{array}{rcl} \text{Ground Storage Under Pervious Area} \\ \text{(CWS/12 in/ft) x (TMPA)} & = & 0.05 \text{ AC-FT} \end{array}$$

$$\text{Soil Storage (S)} = 0.74'$$

$$\text{SCS Curve Number (CN)} = 93.11$$

Post-Development Drainage Calculations

Stage / Storage

Area of Developed Site Grading = 0.59 Acres

<i>(Lin. 7.5'-12')</i>				
Stage	Not Used	Surface Storage	Exfiltration Trench	Total
1.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
1.50 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
2.00 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
2.50 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
3.00 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
3.50 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
4.00 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
4.50 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
5.00 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
5.50 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
6.00 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
6.50 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
7.00 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
7.50 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
8.00 '	0.00 AC-FT	0.15 AC-FT	0.13 AC-FT	0.28 AC-FT
8.50 '	0.00 AC-FT	0.30 AC-FT	0.13 AC-FT	0.43 AC-FT
9.00 '	0.00 AC-FT	0.44 AC-FT	0.13 AC-FT	0.57 AC-FT
9.50 '	0.00 AC-FT	0.59 AC-FT	0.13 AC-FT	0.72 AC-FT
10.00 '	0.00 AC-FT	0.74 AC-FT	0.13 AC-FT	0.87 AC-FT
10.50 '	0.00 AC-FT	0.89 AC-FT	0.13 AC-FT	1.02 AC-FT
11.00 '	0.00 AC-FT	1.03 AC-FT	0.13 AC-FT	1.16 AC-FT
11.50 '	0.00 AC-FT	1.18 AC-FT	0.13 AC-FT	1.31 AC-FT
12.00 '	0.00 AC-FT	1.33 AC-FT	0.13 AC-FT	1.46 AC-FT

Exfilt Trench Lenght

OM Residential Mixed Use - Site 2
2115 N. Ocean Drive, Hollywood, FL
Proj. 23-29

1/9/2024

Post-Development Drainage Calculations

Exfiltration Trench Length

C Pervious = 0.60
C Impervious = 0.90

Weighted C Factor = 0.87

storm event = 2.50
Trench width = 8.00
H2 (depth to water table) = 6.00

Du (non-saturated trench depth) = 4.50

Ds (saturated trench depth) = 1.50

Volume to be exfiltrated = 1.57 AC-IN (0.13 AC-FT)

$$L = \frac{1.57}{0.00015 \times [(6 \times 8) + (2 \times 6 \times 4.5) - (4.5)^2 + (2 \times 6 \times 1.5)] + [(0.000139 \times 8 \times 4.5)]}$$

$$L = 78.63'$$

83 LF of exfiltration trench provided.

Project Name: OM Residential & Mixed Use Site 2 Post Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 2

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

1 Day Rainfall: 10.5 inches

Area: 0.73 acres

Ground Storage: 0.72 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.13
3.00	0.13
4.00	0.13
5.00	0.13
6.00	0.13
7.00	0.13
8.00	0.28
9.00	0.57
10.00	0.87
11.00	1.16
11.50	1.31
12.00	1.46

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

Structure: 1

From Basin: OM Residential & Mixed Use Site 2

To Basin: Offsitel

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 1 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.06	0.00	0.00	0.00	2.00	1.00
2.00	0.13	0.00	0.00	0.00	2.00	1.00
3.00	0.19	0.00	1.11	0.07	2.00	1.00
4.00	0.26	0.01	1.11	0.16	2.00	1.00
5.00	0.32	0.02	1.11	0.25	2.00	1.00
6.00	0.38	0.02	1.11	0.34	2.00	1.00
7.00	0.45	0.02	1.11	0.44	2.00	1.00
8.00	0.51	0.03	1.11	0.53	2.00	1.00
9.00	0.57	0.03	1.11	0.62	2.00	1.00
10.00	0.64	0.03	1.11	0.71	2.00	1.00
11.00	0.70	0.03	1.11	0.80	2.00	1.00
12.00	0.77	0.03	1.11	0.90	2.00	1.00
13.00	0.83	0.03	1.11	0.99	2.00	1.00
14.00	0.89	0.04	1.11	1.08	2.00	1.00
15.00	0.96	0.04	1.11	1.17	2.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
16.00	1.02	0.04	1.11	1.26	2.00	1.00
17.00	1.09	0.04	1.11	1.36	2.00	1.00
18.00	1.15	0.04	1.11	1.45	2.00	1.00
19.00	1.21	0.04	1.11	1.54	2.00	1.00
20.00	1.28	0.04	1.11	1.63	2.00	1.00
21.00	1.34	0.04	1.11	1.73	2.00	1.00
22.00	1.41	0.04	1.11	1.82	2.00	1.00
23.00	1.47	0.04	1.11	1.91	2.00	1.00
24.00	1.53	0.04	1.11	2.00	2.00	1.00
25.00	1.63	0.06	1.11	2.09	2.00	1.00
26.00	1.72	0.06	1.11	2.19	2.00	1.00
27.00	1.81	0.06	1.11	2.28	2.00	1.00
28.00	1.91	0.06	1.11	2.37	2.00	1.00
29.00	2.00	0.06	1.11	2.46	2.00	1.00
30.00	2.09	0.06	1.11	2.55	2.00	1.00
31.00	2.19	0.06	1.11	2.65	2.00	1.00
32.00	2.28	0.06	1.11	2.74	2.00	1.00
33.00	2.37	0.06	1.11	2.83	2.00	1.00
34.00	2.46	0.06	1.11	2.92	2.00	1.00
35.00	2.56	0.06	1.11	3.01	2.00	1.00
36.00	2.65	0.07	1.11	3.11	2.00	1.00
37.00	2.74	0.07	1.11	3.20	2.00	1.00
38.00	2.84	0.07	1.11	3.29	2.00	1.00
39.00	2.93	0.07	1.11	3.38	2.00	1.00
40.00	3.02	0.07	1.11	3.47	2.00	1.00
41.00	3.12	0.07	1.11	3.57	2.00	1.00
42.00	3.21	0.07	1.11	3.66	2.00	1.00
43.00	3.30	0.07	1.11	3.75	2.00	1.00
44.00	3.40	0.07	1.11	3.84	2.00	1.00
45.00	3.49	0.07	1.11	3.94	2.00	1.00
46.00	3.58	0.07	1.11	4.03	2.00	1.00
47.00	3.68	0.07	1.11	4.12	2.00	1.00
48.00	3.77	0.07	1.11	4.21	2.00	1.00
49.00	3.87	0.08	1.11	4.30	2.00	1.00
50.00	3.98	0.08	1.11	4.40	2.00	1.00
51.00	4.11	0.09	1.11	4.49	2.00	1.00
52.00	4.24	0.10	1.11	4.58	2.00	1.00
53.00	4.42	0.13	1.11	4.67	2.00	1.00
54.00	4.64	0.16	1.11	4.76	2.00	1.00
55.00	4.90	0.19	1.11	4.86	2.00	1.00
56.00	5.21	0.23	1.11	4.95	2.00	1.00
57.00	5.57	0.27	1.11	5.04	2.00	1.00
58.00	6.01	0.33	1.11	5.13	2.00	1.00
59.00	6.59	0.47	1.11	5.22	2.00	1.00
60.00	10.66	4.58	1.11	5.32	2.00	1.00
61.00	11.82	0.72	1.11	5.41	2.00	1.00
62.00	12.36	0.37	1.11	5.50	2.00	1.00
63.00	12.69	0.24	1.11	5.59	2.00	1.00
64.00	13.01	0.23	1.11	5.68	2.00	1.00
65.00	13.20	0.14	1.11	5.78	2.00	1.00
66.00	13.39	0.14	1.11	5.87	2.00	1.00
67.00	13.58	0.14	1.11	5.96	2.00	1.00
68.00	13.77	0.14	1.11	6.05	2.00	1.00
69.00	13.89	0.09	1.11	6.15	2.00	1.00
70.00	14.02	0.09	1.11	6.24	2.00	1.00
71.00	14.14	0.09	1.11	6.33	2.00	1.00
72.00	14.27	0.09	1.11	6.42	2.00	1.00

Structure: 2

From Basin: OM Residential & Mixed Use Site 2

To Basin: Offsite1

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 1 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.06	0.00	0.00	0.00	2.00	1.00
2.00	0.13	0.00	0.00	0.00	2.00	1.00
3.00	0.19	0.00	1.11	0.07	2.00	1.00
4.00	0.26	0.01	1.11	0.16	2.00	1.00
5.00	0.32	0.02	1.11	0.25	2.00	1.00
6.00	0.38	0.02	1.11	0.34	2.00	1.00
7.00	0.45	0.02	1.11	0.44	2.00	1.00
8.00	0.51	0.03	1.11	0.53	2.00	1.00
9.00	0.57	0.03	1.11	0.62	2.00	1.00
10.00	0.64	0.03	1.11	0.71	2.00	1.00
11.00	0.70	0.03	1.11	0.80	2.00	1.00
12.00	0.77	0.03	1.11	0.90	2.00	1.00
13.00	0.83	0.03	1.11	0.99	2.00	1.00
14.00	0.89	0.04	1.11	1.08	2.00	1.00
15.00	0.96	0.04	1.11	1.17	2.00	1.00
16.00	1.02	0.04	1.11	1.26	2.00	1.00
17.00	1.09	0.04	1.11	1.36	2.00	1.00
18.00	1.15	0.04	1.11	1.45	2.00	1.00
19.00	1.21	0.04	1.11	1.54	2.00	1.00
20.00	1.28	0.04	1.11	1.63	2.00	1.00
21.00	1.34	0.04	1.11	1.73	2.00	1.00
22.00	1.41	0.04	1.11	1.82	2.00	1.00
23.00	1.47	0.04	1.11	1.91	2.00	1.00
24.00	1.53	0.04	1.11	2.00	2.00	1.00
25.00	1.63	0.06	1.11	2.09	2.00	1.00
26.00	1.72	0.06	1.11	2.19	2.00	1.00
27.00	1.81	0.06	1.11	2.28	2.00	1.00
28.00	1.91	0.06	1.11	2.37	2.00	1.00
29.00	2.00	0.06	1.11	2.46	2.00	1.00
30.00	2.09	0.06	1.11	2.55	2.00	1.00
31.00	2.19	0.06	1.11	2.65	2.00	1.00
32.00	2.28	0.06	1.11	2.74	2.00	1.00
33.00	2.37	0.06	1.11	2.83	2.00	1.00
34.00	2.46	0.06	1.11	2.92	2.00	1.00
35.00	2.56	0.06	1.11	3.01	2.00	1.00
36.00	2.65	0.07	1.11	3.11	2.00	1.00
37.00	2.74	0.07	1.11	3.20	2.00	1.00
38.00	2.84	0.07	1.11	3.29	2.00	1.00
39.00	2.93	0.07	1.11	3.38	2.00	1.00
40.00	3.02	0.07	1.11	3.47	2.00	1.00
41.00	3.12	0.07	1.11	3.57	2.00	1.00
42.00	3.21	0.07	1.11	3.66	2.00	1.00
43.00	3.30	0.07	1.11	3.75	2.00	1.00
44.00	3.40	0.07	1.11	3.84	2.00	1.00
45.00	3.49	0.07	1.11	3.94	2.00	1.00
46.00	3.58	0.07	1.11	4.03	2.00	1.00
47.00	3.68	0.07	1.11	4.12	2.00	1.00
48.00	3.77	0.07	1.11	4.21	2.00	1.00
49.00	3.87	0.08	1.11	4.30	2.00	1.00
50.00	3.98	0.08	1.11	4.40	2.00	1.00
51.00	4.11	0.09	1.11	4.49	2.00	1.00
52.00	4.24	0.10	1.11	4.58	2.00	1.00
53.00	4.42	0.13	1.11	4.67	2.00	1.00
54.00	4.64	0.16	1.11	4.76	2.00	1.00
55.00	4.90	0.19	1.11	4.86	2.00	1.00
56.00	5.21	0.23	1.11	4.95	2.00	1.00
57.00	5.57	0.27	1.11	5.04	2.00	1.00
58.00	6.01	0.33	1.11	5.13	2.00	1.00
59.00	6.59	0.47	1.11	5.22	2.00	1.00
60.00	10.66	4.58	1.11	5.32	2.00	1.00
61.00	11.82	0.72	1.11	5.41	2.00	1.00
62.00	12.36	0.37	1.11	5.50	2.00	1.00
63.00	12.69	0.24	1.11	5.59	2.00	1.00
64.00	13.01	0.23	1.11	5.68	2.00	1.00
65.00	13.20	0.14	1.11	5.78	2.00	1.00
66.00	13.39	0.14	1.11	5.87	2.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	13.58	0.14	1.11	5.96	2.00	1.00
68.00	13.77	0.14	1.11	6.05	2.00	1.00
69.00	13.89	0.09	1.11	6.15	2.00	1.00
70.00	14.02	0.09	1.11	6.24	2.00	1.00
71.00	14.14	0.09	1.11	6.33	2.00	1.00
72.00	14.27	0.09	1.11	6.42	2.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.11	2.28	0.00	0.00
2	1.11	2.28	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OM Residential	2.00	0.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OM Residential	0.82	0.00	12.84	0.13	-11.89	0.00

Project Name: OM Residential & Mixed Use Site 2 Post Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 2

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

1 Day Rainfall: 14 inches

Area: 0.73 acres

Ground Storage: 0.72 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.13
3.00	0.13
4.00	0.13
5.00	0.13
6.00	0.13
7.00	0.13
8.00	0.28
9.00	0.57
10.00	0.87
11.00	1.16
11.50	1.31
12.00	1.46

Offsite Receiving Body: Offsitet1

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

Structure: 1

From Basin: OM Residential & Mixed Use Site 2

To Basin: Offsitet1

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 1 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.09	0.00	0.00	0.00	2.00	1.00
2.00	0.17	0.00	1.11	0.03	2.00	1.00
3.00	0.26	0.01	1.11	0.12	2.00	1.00
4.00	0.34	0.02	1.11	0.21	2.00	1.00
5.00	0.43	0.03	1.11	0.30	2.00	1.00
6.00	0.51	0.03	1.11	0.40	2.00	1.00
7.00	0.60	0.04	1.11	0.49	2.00	1.00
8.00	0.68	0.04	1.11	0.58	2.00	1.00
9.00	0.77	0.04	1.11	0.67	2.00	1.00
10.00	0.85	0.05	1.11	0.76	2.00	1.00
11.00	0.94	0.05	1.11	0.86	2.00	1.00
12.00	1.02	0.05	1.11	0.95	2.00	1.00
13.00	1.11	0.05	1.11	1.04	2.00	1.00
14.00	1.19	0.05	1.11	1.13	2.00	1.00
15.00	1.28	0.05	1.11	1.22	2.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
16.00	1.36	0.05	1.11	1.32	2.00	1.00
17.00	1.45	0.05	1.11	1.41	2.00	1.00
18.00	1.53	0.06	1.11	1.50	2.00	1.00
19.00	1.62	0.06	1.11	1.59	2.00	1.00
20.00	1.70	0.06	1.11	1.69	2.00	1.00
21.00	1.79	0.06	1.11	1.78	2.00	1.00
22.00	1.87	0.06	1.11	1.87	2.00	1.00
23.00	1.96	0.06	1.11	1.96	2.00	1.00
24.00	2.04	0.06	1.11	2.05	2.00	1.00
25.00	2.17	0.08	1.11	2.15	2.00	1.00
26.00	2.29	0.09	1.11	2.24	2.00	1.00
27.00	2.42	0.09	1.11	2.33	2.00	1.00
28.00	2.54	0.09	1.11	2.42	2.00	1.00
29.00	2.67	0.09	1.11	2.51	2.00	1.00
30.00	2.79	0.09	1.11	2.61	2.00	1.00
31.00	2.91	0.09	1.11	2.70	2.00	1.00
32.00	3.04	0.09	1.11	2.79	2.00	1.00
33.00	3.16	0.09	1.11	2.88	2.00	1.00
34.00	3.29	0.09	1.11	2.97	2.00	1.00
35.00	3.41	0.09	1.11	3.07	2.00	1.00
36.00	3.53	0.09	1.11	3.16	2.00	1.00
37.00	3.66	0.09	1.11	3.25	2.00	1.00
38.00	3.78	0.09	1.11	3.34	2.00	1.00
39.00	3.91	0.09	1.11	3.43	2.00	1.00
40.00	4.03	0.09	1.11	3.53	2.00	1.00
41.00	4.16	0.09	1.11	3.62	2.00	1.00
42.00	4.28	0.09	1.11	3.71	2.00	1.00
43.00	4.40	0.09	1.11	3.80	2.00	1.00
44.00	4.53	0.09	1.11	3.90	2.00	1.00
45.00	4.65	0.09	1.11	3.99	2.00	1.00
46.00	4.78	0.09	1.11	4.08	2.00	1.00
47.00	4.90	0.09	1.11	4.17	2.00	1.00
48.00	5.03	0.09	1.11	4.26	2.00	1.00
49.00	5.17	0.10	1.11	4.36	2.00	1.00
50.00	5.31	0.10	1.11	4.45	2.00	1.00
51.00	5.47	0.12	1.11	4.54	2.00	1.00
52.00	5.66	0.14	1.11	4.63	2.00	1.00
53.00	5.89	0.18	1.11	4.72	2.00	1.00
54.00	6.19	0.22	1.11	4.82	2.00	1.00
55.00	6.54	0.26	1.11	4.91	2.00	1.00
56.00	6.94	0.30	1.11	5.00	2.00	1.00
57.00	7.42	0.36	1.11	5.09	2.00	1.00
58.00	8.01	0.44	1.11	5.18	2.00	1.00
59.00	8.79	0.63	1.11	5.28	2.00	1.00
60.00	14.21	6.12	1.11	5.37	2.00	1.00
61.00	15.76	0.96	1.11	5.46	2.00	1.00
62.00	16.48	0.49	1.11	5.55	2.00	1.00
63.00	16.93	0.32	1.11	5.64	2.00	1.00
64.00	17.35	0.31	1.11	5.74	2.00	1.00
65.00	17.60	0.19	1.11	5.83	2.00	1.00
66.00	17.85	0.19	1.11	5.92	2.00	1.00
67.00	18.10	0.19	1.11	6.01	2.00	1.00
68.00	18.35	0.19	1.11	6.11	2.00	1.00
69.00	18.52	0.12	1.11	6.20	2.00	1.00
70.00	18.69	0.12	1.11	6.29	2.00	1.00
71.00	18.86	0.12	1.11	6.38	2.00	1.00
72.00	19.03	0.12	1.11	6.47	2.00	1.00

Structure: 2

From Basin: OM Residential & Mixed Use Site 2

To Basin: Offsite1

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 1 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.09	0.00	0.00	0.00	2.00	1.00
2.00	0.17	0.00	1.11	0.03	2.00	1.00
3.00	0.26	0.01	1.11	0.12	2.00	1.00
4.00	0.34	0.02	1.11	0.21	2.00	1.00
5.00	0.43	0.03	1.11	0.30	2.00	1.00
6.00	0.51	0.03	1.11	0.40	2.00	1.00
7.00	0.60	0.04	1.11	0.49	2.00	1.00
8.00	0.68	0.04	1.11	0.58	2.00	1.00
9.00	0.77	0.04	1.11	0.67	2.00	1.00
10.00	0.85	0.05	1.11	0.76	2.00	1.00
11.00	0.94	0.05	1.11	0.86	2.00	1.00
12.00	1.02	0.05	1.11	0.95	2.00	1.00
13.00	1.11	0.05	1.11	1.04	2.00	1.00
14.00	1.19	0.05	1.11	1.13	2.00	1.00
15.00	1.28	0.05	1.11	1.22	2.00	1.00
16.00	1.36	0.05	1.11	1.32	2.00	1.00
17.00	1.45	0.05	1.11	1.41	2.00	1.00
18.00	1.53	0.06	1.11	1.50	2.00	1.00
19.00	1.62	0.06	1.11	1.59	2.00	1.00
20.00	1.70	0.06	1.11	1.69	2.00	1.00
21.00	1.79	0.06	1.11	1.78	2.00	1.00
22.00	1.87	0.06	1.11	1.87	2.00	1.00
23.00	1.96	0.06	1.11	1.96	2.00	1.00
24.00	2.04	0.06	1.11	2.05	2.00	1.00
25.00	2.17	0.08	1.11	2.15	2.00	1.00
26.00	2.29	0.09	1.11	2.24	2.00	1.00
27.00	2.42	0.09	1.11	2.33	2.00	1.00
28.00	2.54	0.09	1.11	2.42	2.00	1.00
29.00	2.67	0.09	1.11	2.51	2.00	1.00
30.00	2.79	0.09	1.11	2.61	2.00	1.00
31.00	2.91	0.09	1.11	2.70	2.00	1.00
32.00	3.04	0.09	1.11	2.79	2.00	1.00
33.00	3.16	0.09	1.11	2.88	2.00	1.00
34.00	3.29	0.09	1.11	2.97	2.00	1.00
35.00	3.41	0.09	1.11	3.07	2.00	1.00
36.00	3.53	0.09	1.11	3.16	2.00	1.00
37.00	3.66	0.09	1.11	3.25	2.00	1.00
38.00	3.78	0.09	1.11	3.34	2.00	1.00
39.00	3.91	0.09	1.11	3.43	2.00	1.00
40.00	4.03	0.09	1.11	3.53	2.00	1.00
41.00	4.16	0.09	1.11	3.62	2.00	1.00
42.00	4.28	0.09	1.11	3.71	2.00	1.00
43.00	4.40	0.09	1.11	3.80	2.00	1.00
44.00	4.53	0.09	1.11	3.90	2.00	1.00
45.00	4.65	0.09	1.11	3.99	2.00	1.00
46.00	4.78	0.09	1.11	4.08	2.00	1.00
47.00	4.90	0.09	1.11	4.17	2.00	1.00
48.00	5.03	0.09	1.11	4.26	2.00	1.00
49.00	5.17	0.10	1.11	4.36	2.00	1.00
50.00	5.31	0.10	1.11	4.45	2.00	1.00
51.00	5.47	0.12	1.11	4.54	2.00	1.00
52.00	5.66	0.14	1.11	4.63	2.00	1.00
53.00	5.89	0.18	1.11	4.72	2.00	1.00
54.00	6.19	0.22	1.11	4.82	2.00	1.00
55.00	6.54	0.26	1.11	4.91	2.00	1.00
56.00	6.94	0.30	1.11	5.00	2.00	1.00
57.00	7.42	0.36	1.11	5.09	2.00	1.00
58.00	8.01	0.44	1.11	5.18	2.00	1.00
59.00	8.79	0.63	1.11	5.28	2.00	1.00
60.00	14.21	6.12	1.11	5.37	2.00	1.00
61.00	15.76	0.96	1.11	5.46	2.00	1.00
62.00	16.48	0.49	1.11	5.55	2.00	1.00
63.00	16.93	0.32	1.11	5.64	2.00	1.00
64.00	17.35	0.31	1.11	5.74	2.00	1.00
65.00	17.60	0.19	1.11	5.83	2.00	1.00
66.00	17.85	0.19	1.11	5.92	2.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	18.10	0.19	1.11	6.01	2.00	1.00
68.00	18.35	0.19	1.11	6.11	2.00	1.00
69.00	18.52	0.12	1.11	6.20	2.00	1.00
70.00	18.69	0.12	1.11	6.29	2.00	1.00
71.00	18.86	0.12	1.11	6.38	2.00	1.00
72.00	19.03	0.12	1.11	6.47	2.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.11	1.72	0.00	0.00
2	1.11	1.72	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OM Residential	2.00	0.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OM Residential	1.10	0.00	12.94	0.13	-11.71	0.00

OM Residential Mixed Use - Site 3

01/09/24

2012 N. Surf Road, Hollywood, FL

Proj. 23-29

Prepared by Susan C Holland, P.E.

Reg. No. 41831

Pre-Development Drainage Calculations

Elevations are referenced to NAVD



This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

General Information

Total Project Area =	0.30 Acres	
Paved Area =	0.09 Acres	
Building Area =	0.15 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.06 Acres	
Total Impervious Area =	0.24 Acres	(80.0%)
Total Pervious Area (TPA) =	0.06 Acres	(20.0%)
Existing Min. Floor Elevation =	8.82 '	
Existing Min. Crown of Road =	7.00 '	
Existing Average Finished Grade =	8.00 '	
Lake Control Stage =	0.00 '	
Flood Criteria (Dade County only) =	0.00 '	
October Water Table =	1.00 '	(future conditions)
<i>(Wet season water table)</i>		
Credit (Dade County only) =	0.00 "	
Discharge Off-site =		

Storm Event Information

Finished Floor Elevation

100 year 3 day event = 19.03 "

100 Year 1 day event = 14.00 "

Perimeter Grade Elevation

25 year 1 day event = 10.50 "

25 year 3 day event = 14.27 "

SCS Curve Number

$$\begin{array}{rcl} \text{Design Water Table Elevation} & = & \underline{1.00' } \\ \text{Average Finished Grade} & = & \underline{8.00' } \\ \text{Average Depth Water Table} & = & \underline{7.00' } \end{array}$$

$$\begin{array}{rcl} \text{Compacted Water Storage - (CWS)} & = & 6.75'' \\ & & (\text{Flatwoods}) \end{array}$$

$$\begin{array}{rcl} \text{Ground Storage Under Pervious Area} & & \\ (\text{CWS}/12 \text{ in/ft}) \times (\text{TMPA}) & = & 0.03 \text{ AC-FT} \end{array}$$

$$\begin{array}{rcl} \text{Soil Storage (S)} & = & 1.35'' \end{array}$$

$$\begin{array}{rcl} \text{SCS Curv Number (CN)} & = & 88.11 \end{array}$$

Stage / Storage

Area of Developed Site Grading = 0.15 Acres

<i>(Lin. 7'-8.5')</i>				
Stage	Not Used	Surface Storage	Not Used	Total
1.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
1.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
2.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
2.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
6.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
6.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
7.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
7.50 '	0.00 AC-FT	0.04 AC-FT	0.00 AC-FT	0.04 AC-FT
8.00 '	0.00 AC-FT	0.08 AC-FT	0.00 AC-FT	0.08 AC-FT
8.50 '	0.00 AC-FT	0.11 AC-FT	0.00 AC-FT	0.11 AC-FT
9.00 '	0.00 AC-FT	0.19 AC-FT	0.00 AC-FT	0.19 AC-FT
9.50 '	0.00 AC-FT	0.26 AC-FT	0.00 AC-FT	0.26 AC-FT
10.00 '	0.00 AC-FT	0.34 AC-FT	0.00 AC-FT	0.34 AC-FT

Project Name: OM Residential & Mixed Use Site 3 Pre Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 3

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

1 Day Rainfall: 10.5 inches

Area: 0.3 acres

Ground Storage: 1.35 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.00
4.00	0.00
5.00	0.00
6.00	0.00
7.00	0.00
8.00	0.08
9.00	0.19
9.50	0.26
10.00	0.34

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OM Residential	9.86	72.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OM Residential	0.32	0.00	0.00	0.00	0.32	0.00

Project Name: OM Residential & Mixed Use Site 3 Pre Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 3

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

1 Day Rainfall: 14 inches

Area: 0.3 acres

Ground Storage: 1.35 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.00
4.00	0.00
5.00	0.00
6.00	0.00
7.00	0.00
8.00	0.08
9.00	0.19
9.50	0.26
10.00	0.34

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OM Residential	10.60	72.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OM Residential	0.44	0.00	0.00	0.00	0.44	0.00

OM Residential Mixed Use - Site 3

01/09/24

2012 N. Surf Road, Hollywood, FL

Proj. 23-29

Prepared by **Susan C Holland, P.E.**

Reg. No. 41831

Post-Development Drainage Calculations

Elevations are referenced to NAVD

General Information

Total Project Area =	0.30 Acres	
Paved Area =	0.12 Acres	
Building Area =	0.12 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.06 Acres	
Total Impervious Area =	0.24 Acres	(80.0%)
Total Pervious Area (TPA) =	0.06 Acres	(20.0%)
Proposed Min. Floor Elevation =	12.00 '	
Proposed Min. Crown of Road =	NA	
Proposed Average Finished Grade =	8.00 '	
Lake Control Stage =	0.00 '	
Flood Criteria (Dade County only) =	0.00 '	
October Water Table =	1.00 '	(future conditions)
<i>(Wet season water table)</i>		
Credit (Dade County only) =	0.00 "	
Discharge Off-site =		

Storm Event Information

Finished Floor Elevation

100 year 3 day event = 19.03 "

100 Year 1 day event = 14.00 "

Perimeter Grade Elevation

25 year 1 day event = 10.50 "

25 year 3 day event = 14.27 "

OM Residential Mixed Use - Site 3
2012 N. Surf Road, Hollywood, FL
Proj. 23-29

1/9/2024

Exfiltration Trench Data

Trench Length = 56.0 '
Trench Width = 8.0 '
Trench Depth = 6.0 '
Pipe Diameter = 1.25 '
K = 0.00015 (estimated)

Exfiltration Trench Length

storm event = 2.50 "
H2 (depth to water table) = 6.5 '
Du (non-saturated trench depth) = 5.0 '
Ds (saturated trench depth) = 1.0 '

C Factor

Pervious = 0.6
Impervious = 0.9
Weighted C Factor = **0.84** $\frac{(0.06) \times (0.60) + (0.24) \times (0.90)}{0.3} = 0.84$

SCS Curve Number

$$\begin{array}{rcl} \text{Design Water Table Elevation} & = & \underline{1.00' } \\ \text{Average Finished Grade} & = & \underline{8.00' } \\ \text{Average Depth Water Table} & = & \underline{7.00' } \end{array}$$

$$\begin{array}{rcl} \text{Compacted Water Storage - (CWS)} & = & 6.75'' \\ & & (\text{Flatwoods}) \end{array}$$

$$\begin{array}{rcl} \text{Ground Storage Under Pervious Area} \\ \text{(CWS/12 in/ft) x (TMPA)} & = & 0.03 \text{ AC-FT} \end{array}$$

$$\begin{array}{rcl} \text{Soil Storage (S)} & = & 1.35'' \end{array}$$

$$\begin{array}{rcl} \text{SCS Curve Number (CN)} & = & 88.11 \end{array}$$

Post-Development Drainage Calculations

Stage / Storage

Area of Developed Site Grading = 0.18 Acres

Stage	Not Used	<i>(Lin. 7.5'-8')</i>		Total
		Surface Storage	Exfiltration Trench	
1.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
1.50 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
2.00 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
2.50 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
3.00 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
3.50 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
4.00 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
4.50 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
5.00 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
5.50 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
6.00 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
6.50 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
7.00 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
7.50 '	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT	0.04 AC-FT
8.00 '	0.00 AC-FT	0.05 AC-FT	0.04 AC-FT	0.09 AC-FT
8.50 '	0.00 AC-FT	0.14 AC-FT	0.04 AC-FT	0.18 AC-FT
9.00 '	0.00 AC-FT	0.23 AC-FT	0.04 AC-FT	0.27 AC-FT
9.50 '	0.00 AC-FT	0.32 AC-FT	0.04 AC-FT	0.36 AC-FT
10.00 '	0.00 AC-FT	0.41 AC-FT	0.04 AC-FT	0.45 AC-FT

Retention / Detention Requirements for Water Quality

First 1" of runoff

$$\text{Volume} = 1" \times 1\text{ft}/12" \times 0.30 \text{ Acres} = 0.03 \text{ AC-FT}$$

3 Year - 1 Hour event = 2.5"

Total project area - roof area = 0.30 acres - 0.12 acres = 0.18 acres

0.18 acres - 0.06 acres (pervious area) = 0.12 acres

0.12 acres / 0.18 acres X 100% = 67% impervious

2.5" X 0.67 = 1.68" to be treated

1.68" X 0.30 acres = 0.50 acre-inches

Water quality provided in exfiltration trench.

Exfilt Trench Lenght

OM Residential Mixed Use - Site 3
2012 N. Surf Road, Hollywood, FL
Proj. 23-29
Post Development Drainage Calculations

1/9/2024

Exfiltration Trench Length

C Pervious = 0.60

C Impervious = 0.90

Weighted C Factor = 0.84

storm event = 2.50

Trench width = 8.00

H2 (depth to water table) = 6.50

Du (non-saturated trench depth) = 5.00

Ds (saturated trench depth) = 1.00

Volume to be exfiltrated = 0.50 AC-IN (0.04 AC-FT)

$$L = \frac{0.50}{0.00015 \times [(6.5 \times 8) + (2 \times 6.5 \times 5) - (5)^2 + (2 \times 6.5 \times 1)] + [(0.000139 \times 8 \times 5]}$$

$$L = 23.46'$$

56 LF of exfiltration trench provided.

Project Name: OM Residential & Mixed Use Site 3 Post Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 3

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

1 Day Rainfall: 10.5 inches

Area: 0.3 acres

Ground Storage: 1.35 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.04
3.00	0.04
4.00	0.04
5.00	0.04
6.00	0.04
7.00	0.04
8.00	0.09
8.50	0.18
9.00	0.27
9.50	0.36
10.00	0.45

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

Structure: 1

From Basin: OM Residential & Mixed Use Site 3

To Basin: Offsitel

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 1 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.06	0.00	0.00	0.00	2.00	1.00
2.00	0.13	0.00	0.00	0.00	2.00	1.00
3.00	0.19	0.00	0.00	0.00	2.00	1.00
4.00	0.26	0.00	0.00	0.00	2.00	1.00
5.00	0.32	0.00	1.11	0.07	2.00	1.00
6.00	0.38	0.00	1.11	0.16	2.00	1.00
7.00	0.45	0.00	1.11	0.25	2.00	1.00
8.00	0.51	0.01	1.11	0.35	2.00	1.00
9.00	0.57	0.01	1.11	0.44	2.00	1.00
10.00	0.64	0.01	1.11	0.53	2.00	1.00
11.00	0.70	0.01	1.11	0.62	2.00	1.00
12.00	0.77	0.01	1.11	0.71	2.00	1.00
13.00	0.83	0.01	1.11	0.81	2.00	1.00
14.00	0.89	0.01	1.11	0.90	2.00	1.00
15.00	0.96	0.01	1.11	0.99	2.00	1.00
16.00	1.02	0.01	1.11	1.08	2.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
17.00	1.09	0.01	1.11	1.17	2.00	1.00
18.00	1.15	0.01	1.11	1.27	2.00	1.00
19.00	1.21	0.01	1.11	1.36	2.00	1.00
20.00	1.28	0.01	1.11	1.45	2.00	1.00
21.00	1.34	0.01	1.11	1.54	2.00	1.00
22.00	1.41	0.01	1.11	1.63	2.00	1.00
23.00	1.47	0.01	1.11	1.73	2.00	1.00
24.00	1.53	0.01	1.11	1.82	2.00	1.00
25.00	1.63	0.02	1.11	1.91	2.00	1.00
26.00	1.72	0.02	1.11	2.00	2.00	1.00
27.00	1.81	0.02	1.11	2.09	2.00	1.00
28.00	1.91	0.02	1.11	2.19	2.00	1.00
29.00	2.00	0.02	1.11	2.28	2.00	1.00
30.00	2.09	0.02	1.11	2.37	2.00	1.00
31.00	2.19	0.02	1.11	2.46	2.00	1.00
32.00	2.28	0.02	1.11	2.56	2.00	1.00
33.00	2.37	0.02	1.11	2.65	2.00	1.00
34.00	2.46	0.02	1.11	2.74	2.00	1.00
35.00	2.56	0.02	1.11	2.83	2.00	1.00
36.00	2.65	0.02	1.11	2.92	2.00	1.00
37.00	2.74	0.02	1.11	3.02	2.00	1.00
38.00	2.84	0.02	1.11	3.11	2.00	1.00
39.00	2.93	0.02	1.11	3.20	2.00	1.00
40.00	3.02	0.03	1.11	3.29	2.00	1.00
41.00	3.12	0.03	1.11	3.38	2.00	1.00
42.00	3.21	0.03	1.11	3.48	2.00	1.00
43.00	3.30	0.03	1.11	3.57	2.00	1.00
44.00	3.40	0.03	1.11	3.66	2.00	1.00
45.00	3.49	0.03	1.11	3.75	2.00	1.00
46.00	3.58	0.03	1.11	3.84	2.00	1.00
47.00	3.68	0.03	1.11	3.94	2.00	1.00
48.00	3.77	0.03	1.11	4.03	2.00	1.00
49.00	3.87	0.03	1.11	4.12	2.00	1.00
50.00	3.98	0.03	1.11	4.21	2.00	1.00
51.00	4.11	0.04	1.11	4.30	2.00	1.00
52.00	4.24	0.04	1.11	4.40	2.00	1.00
53.00	4.42	0.05	1.11	4.49	2.00	1.00
54.00	4.64	0.06	1.11	4.58	2.00	1.00
55.00	4.90	0.08	1.11	4.67	2.00	1.00
56.00	5.21	0.09	1.11	4.77	2.00	1.00
57.00	5.57	0.11	1.11	4.86	2.00	1.00
58.00	6.01	0.13	1.11	4.95	2.00	1.00
59.00	6.59	0.19	1.11	5.04	2.00	1.00
60.00	10.66	1.86	1.11	5.13	2.00	1.00
61.00	11.82	0.29	1.11	5.23	2.00	1.00
62.00	12.36	0.15	1.11	5.32	2.00	1.00
63.00	12.69	0.10	1.11	5.41	2.00	1.00
64.00	13.01	0.09	1.11	5.50	2.00	1.00
65.00	13.20	0.06	1.11	5.59	2.00	1.00
66.00	13.39	0.06	1.11	5.69	2.00	1.00
67.00	13.58	0.06	1.11	5.78	2.00	1.00
68.00	13.77	0.06	1.11	5.87	2.00	1.00
69.00	13.89	0.04	1.11	5.96	2.00	1.00
70.00	14.02	0.04	1.11	6.05	2.00	1.00
71.00	14.14	0.04	1.11	6.15	2.00	1.00
72.00	14.27	0.04	1.11	6.24	2.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.11	4.27	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OM Residential	2.00	0.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OM Residential	0.32	0.00	6.24	0.04	-5.88	0.00

Project Name: OM Residential & Mixed Use Site 3 Post Development

Reviewer: Susan Holland

Project Number: 23-29

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: OM Residential & Mixed Use Site 3

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

1 Day Rainfall: 14 inches

Area: 0.3 acres

Ground Storage: 1.35 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.04
3.00	0.04
4.00	0.04
5.00	0.04
6.00	0.04
7.00	0.04
8.00	0.09
8.50	0.18
9.00	0.27
9.50	0.36
10.00	0.45

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

Structure: 1

From Basin: OM Residential & Mixed Use Site 3

To Basin: Offsitel

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 1 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.09	0.00	0.00	0.00	2.00	1.00
2.00	0.17	0.00	0.00	0.00	2.00	1.00
3.00	0.26	0.00	0.00	0.00	2.00	1.00
4.00	0.34	0.00	1.11	0.08	2.00	1.00
5.00	0.43	0.00	1.11	0.17	2.00	1.00
6.00	0.51	0.01	1.11	0.26	2.00	1.00
7.00	0.60	0.01	1.11	0.35	2.00	1.00
8.00	0.68	0.01	1.11	0.44	2.00	1.00
9.00	0.77	0.01	1.11	0.54	2.00	1.00
10.00	0.85	0.01	1.11	0.63	2.00	1.00
11.00	0.94	0.01	1.11	0.72	2.00	1.00
12.00	1.02	0.01	1.11	0.81	2.00	1.00
13.00	1.11	0.02	1.11	0.90	2.00	1.00
14.00	1.19	0.02	1.11	1.00	2.00	1.00
15.00	1.28	0.02	1.11	1.09	2.00	1.00
16.00	1.36	0.02	1.11	1.18	2.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
17.00	1.45	0.02	1.11	1.27	2.00	1.00
18.00	1.53	0.02	1.11	1.36	2.00	1.00
19.00	1.62	0.02	1.11	1.46	2.00	1.00
20.00	1.70	0.02	1.11	1.55	2.00	1.00
21.00	1.79	0.02	1.11	1.64	2.00	1.00
22.00	1.87	0.02	1.11	1.73	2.00	1.00
23.00	1.96	0.02	1.11	1.82	2.00	1.00
24.00	2.04	0.02	1.11	1.92	2.00	1.00
25.00	2.17	0.03	1.11	2.01	2.00	1.00
26.00	2.29	0.03	1.11	2.10	2.00	1.00
27.00	2.42	0.03	1.11	2.19	2.00	1.00
28.00	2.54	0.03	1.11	2.29	2.00	1.00
29.00	2.67	0.03	1.11	2.38	2.00	1.00
30.00	2.79	0.03	1.11	2.47	2.00	1.00
31.00	2.91	0.03	1.11	2.56	2.00	1.00
32.00	3.04	0.03	1.11	2.65	2.00	1.00
33.00	3.16	0.03	1.11	2.75	2.00	1.00
34.00	3.29	0.03	1.11	2.84	2.00	1.00
35.00	3.41	0.03	1.11	2.93	2.00	1.00
36.00	3.53	0.03	1.11	3.02	2.00	1.00
37.00	3.66	0.03	1.11	3.11	2.00	1.00
38.00	3.78	0.03	1.11	3.21	2.00	1.00
39.00	3.91	0.03	1.11	3.30	2.00	1.00
40.00	4.03	0.03	1.11	3.39	2.00	1.00
41.00	4.16	0.04	1.11	3.48	2.00	1.00
42.00	4.28	0.04	1.11	3.57	2.00	1.00
43.00	4.40	0.04	1.11	3.67	2.00	1.00
44.00	4.53	0.04	1.11	3.76	2.00	1.00
45.00	4.65	0.04	1.11	3.85	2.00	1.00
46.00	4.78	0.04	1.11	3.94	2.00	1.00
47.00	4.90	0.04	1.11	4.03	2.00	1.00
48.00	5.03	0.04	1.11	4.13	2.00	1.00
49.00	5.17	0.04	1.11	4.22	2.00	1.00
50.00	5.31	0.04	1.11	4.31	2.00	1.00
51.00	5.47	0.05	1.11	4.40	2.00	1.00
52.00	5.66	0.06	1.11	4.50	2.00	1.00
53.00	5.89	0.07	1.11	4.59	2.00	1.00
54.00	6.19	0.09	1.11	4.68	2.00	1.00
55.00	6.54	0.11	1.11	4.77	2.00	1.00
56.00	6.94	0.12	1.11	4.86	2.00	1.00
57.00	7.42	0.15	1.11	4.96	2.00	1.00
58.00	8.01	0.18	1.11	5.05	2.00	1.00
59.00	8.79	0.26	1.11	5.14	2.00	1.00
60.00	14.21	2.50	1.11	5.23	2.00	1.00
61.00	15.76	0.39	1.11	5.32	2.00	1.00
62.00	16.48	0.20	1.11	5.42	2.00	1.00
63.00	16.93	0.13	1.11	5.51	2.00	1.00
64.00	17.35	0.13	1.11	5.60	2.00	1.00
65.00	17.60	0.08	1.11	5.69	2.00	1.00
66.00	17.85	0.08	1.11	5.78	2.00	1.00
67.00	18.10	0.08	1.11	5.88	2.00	1.00
68.00	18.35	0.08	1.11	5.97	2.00	1.00
69.00	18.52	0.05	1.11	6.06	2.00	1.00
70.00	18.69	0.05	1.11	6.15	2.00	1.00
71.00	18.86	0.05	1.11	6.25	2.00	1.00
72.00	19.03	0.05	1.11	6.34	2.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.11	3.20	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OM Residential	2.00	0.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OM Residential	0.44	0.00	6.34	0.04	-5.86	0.00



January 8, 2024

FIRE FLOW CALCULATIONS
Site 1: OM Residential / Mixed Use
A Seventeen Story Mixed Use Building
2007 North Ocean Drive, Hollywood

These calculations are for a seventeen (17) story mixed use building, with a total ground floor square footage of 38,852 SF. The entire building is non-combustible construction.

Fire Flow Area = 98,528 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of the three largest floors, which is 98,528 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 3,500 gpm for 3 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

$$3,500 \text{ gpm} \times 75\% = 2,625 \text{ gpm (fire flow credit)}$$

$$3,500 \text{ gpm} - 2,625 \text{ gpm} = 875 \text{ gpm}$$

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

Fire flow required = 1,000 gpm



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January 8, 2024

FIRE FLOW CALCULATIONS
Site 2: OM Residential / Mixed Use
An Eight Story Retail & Parking Garage Building
2115 North Ocean Drive, Hollywood

These calculations are for an eight (8) story retail & parking garage building, with a total ground floor square footage of 25,291 SF. The entire building is non-combustible construction.

Fire Flow Area = 67,000 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of the three largest floors, which is 67,000 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 2,750 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

$$2,750 \text{ gpm} \times 75\% = 2,062 \text{ gpm (fire flow credit)}$$

$$2,750 \text{ gpm} - 2,062 \text{ gpm} = 688 \text{ gpm}$$

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

Fire flow required = 1,000 gpm



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January 8, 2024

FIRE FLOW CALCULATIONS
Site 3: OM Residential / Mixed Use
A Three Story Restaurant Building
2012 North Surf Road, Hollywood

These calculations are for a three (3) story restaurant building, with a total ground floor square footage of 8,129 SF. The entire building is non-combustible construction.

Fire Flow Area = 23,572 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of the three largest floors, which is 23,572 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 1,750 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

$1,750 \text{ gpm} \times 75\% = 1,312 \text{ gpm}$ (fire flow credit)

$1,750 \text{ gpm} - 1,312 \text{ gpm} = 438 \text{ gpm}$

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

Fire flow required = 1,000 gpm



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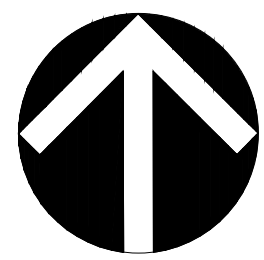
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The Mirror of Paradise

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SCALE 1"=20'-0"
DESIGNED BY GF
DRAWN BY ...
CHECKED BY GF
CAD DWG.
DATE 01.15.2024
REVISIONS

OM RESIDENTIAL - MIXED USE
HOLLYWOOD BEACH
FLORIDA

REMOVAL PLAN

SEE DT-2 FOR EXISTING TREES CHART

MITIGATION CALCULATIONS:

31 PALMS TO REMOVE 31 x \$350=\$10,850.00
40" DBH TO REMOVE 40/2 x \$350=\$7,000.00
TOTAL \$17,850.00

MITIGATION TREES PROVIDED:

29 PALMS 29 x \$350=\$10,150.00
TOTAL PROVIDED \$10,150.00

MITIGATION TO PAY TO CITY TREE FUND:

17.850.00 - 10.150.00= **\$7,700.00**

22 PALMS 8' AND MORE PRESERVED + 3 PALMS
NOT QUALIFYING AS TREE (LESS THAN 8'CT)

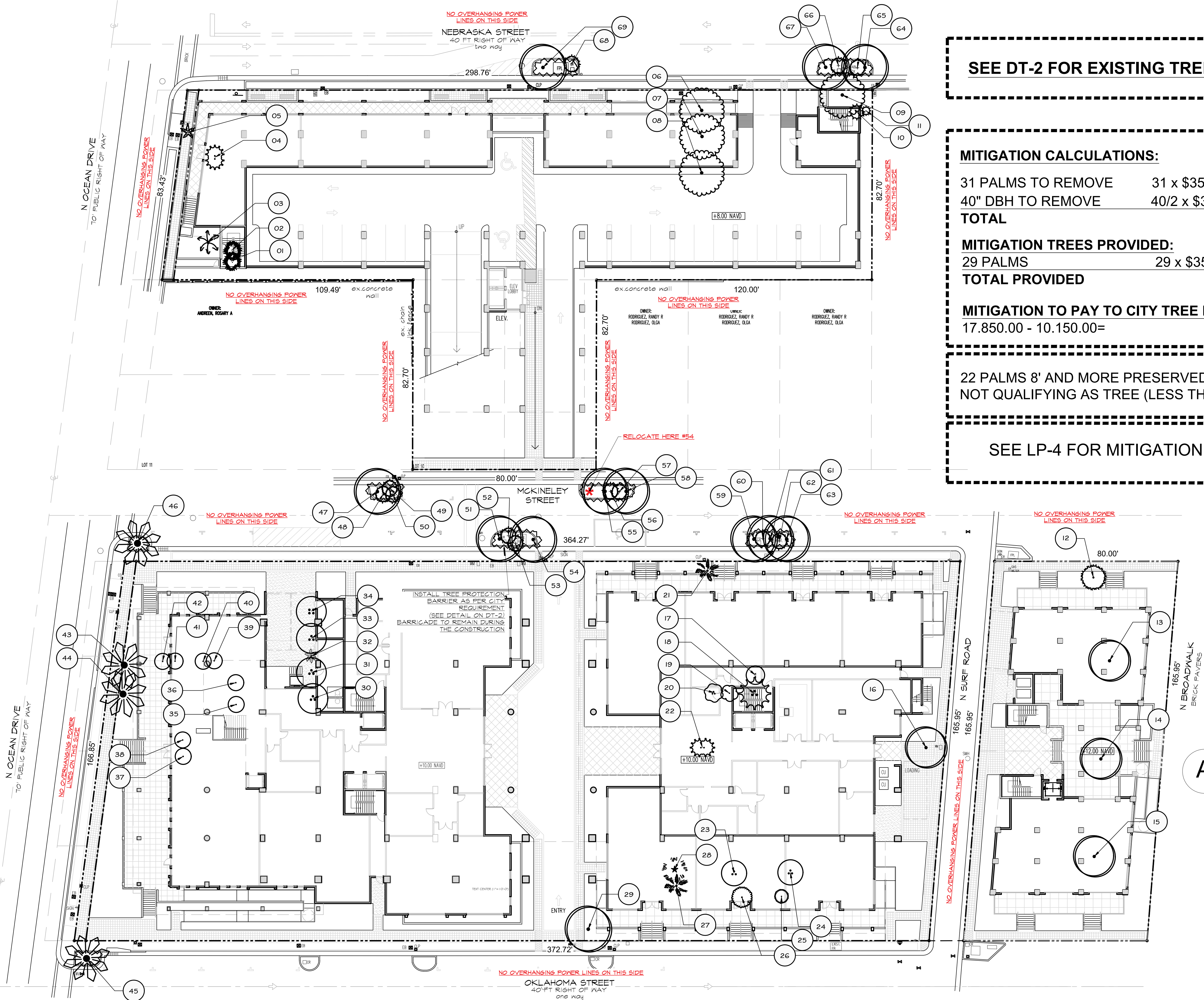
SEE LP-4 FOR MITIGATION TREES

A GENERAL LAYOUT
scale 1"=20'-0"

0 20 40 60 feet
SCALE: 1" = 20'

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IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

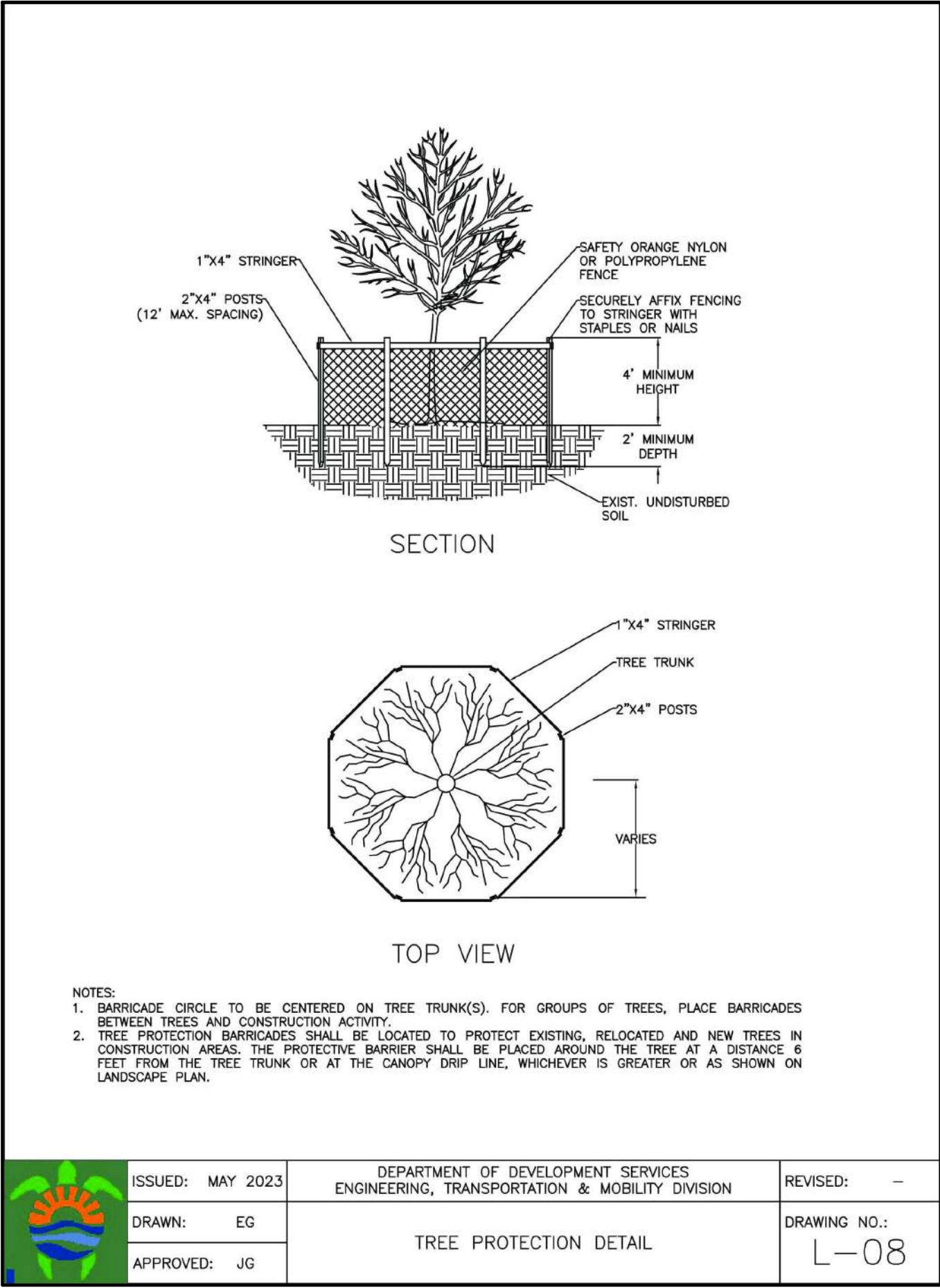


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	CONDITION	NOTES	ACTION
TREES									
	01	Ravenala madagascariensis	Traveler's Tree	-	18' OA			NOT QUALIFYING AS TREE	REMOVE
	02	Ravenala madagascariensis	Traveler's Tree	-	18' OA			NOT QUALIFYING AS TREE	REMOVE
	03	Syagrus romanzoffiana	Queen Palm	-	12' CT	11'	30%		REMOVE
	04	Ptychosperma elegans	Alexander Palm	-	20' CT, dbl	8'	30%		REMOVE
	05	Wodyetia bifurcata	Foxtail Palm	-	15' CT	7'	20%		REMOVE
	06	Conocarpus erectus f. sericeus	Silver Buttonwood	12"	18' OA	15'	60%		REMOVE
	07	Conocarpus erectus f. sericeus	Silver Buttonwood	10"	20' OA	15'	60%		REMOVE
	08	Conocarpus erectus f. sericeus	Silver Buttonwood	7"	20' OA	15'	60%		REMOVE
	09	Conocarpus erectus f. sericeus	Silver Buttonwood	11"	18' OA	12'	35%		REMOVE
	10	Phoenix roebelenii	Pygmy Date Palm	-	8' CT	7'	20%		REMOVE
	11	Phoenix roebelenii	Pygmy Date Palm	-	6' CT	4'	20%	NOT QUALIFYING AS TREE	REMOVE
	12	Sabal palmetto	Cabbage Palmetto	-	15' CT	11'	50%		REMOVE
	13	Cocos nucifera	Coconut Palm	-	35' CT	18'	30%		REMOVE
	14	Cocos nucifera	Coconut Palm	-	35' CT	18'	30%		REMOVE
	15	Cocos nucifera	Coconut Palm	-	35' CT	18'	30%		REMOVE
	16	Cocos nucifera	Coconut Palm	-	35' CT	18'	30%		REMOVE
	17	Veitchia montgomeryana	Montgomery Palm	-	12'-13' CT, dbl	8'	30%		REMOVE
	18	Ptychosperma elegans	Alexander Palm	-	12'-18' CT, multi	14'	30%		REMOVE
	19	Plumeria obtusa	Singapore White Plumeria	2"	9' OA	7'	60%	NOT QUALIFYING AS TREE	REMOVE
	20	Myrica cerifera	Wax Myrtle	1.5"+2"	10' OA	8'	30%	NOT QUALIFYING AS TREE	REMOVE
	21	Hyophorbe verschaffeltii	Spindle Palm	-	9' GW, 10' CT	10'	50%		REMOVE
	22	Ptychosperma elegans	Alexander Palm	-	15' CT dbl	8'	30%		REMOVE
	23	Adonidia merrillii	Christmas Palm	-	8'-10' CT, triple	11'	70%		REMOVE
	24	Adonidia merrillii	Christmas Palm	-	8'-10' CT, triple	11'	70%		REMOVE
	25	Conocarpus erectus f. sericeus	Silver Buttonwood	1.5"	9' OA	6'	35%	NOT QUALIFYING AS TREE	REMOVE
	26	Conocarpus erectus f. sericeus	Silver Buttonwood	1.5"	10' OA	9'	45%	NOT QUALIFYING AS TREE	REMOVE
	27	Hyophorbe verschaffeltii	Spindle Palm	-	8' GW, 9' CT	10'	50%		REMOVE
	28	Dypsis decaryi	Triangle Palm	-	6' CT	11'		NOT QUALIFYING AS TREE	REMOVE
	29	Cocos nucifera	Coconut Palm	-	30' CT	20'	30%		REMOVE
	30	Adonidia merrillii	Christmas Palm	-	12' CT, triple	13'	85%		REMOVE
	31	Adonidia merrillii	Christmas Palm	-	12' CT, triple	13'	85%		REMOVE
	32	Hyophorbe lagenicaulis	Bottle Palm	-	6' CT	6'	50%	NOT QUALIFYING AS TREE	REMOVE
	33	Adonidia merrillii	Christmas Palm	-	12' CT, triple	13'	85%		REMOVE
	34	Adonidia merrillii	Christmas Palm	-	12' CT, quadruple	13'	85%		REMOVE
	35	Adonidia merrillii	Christmas Palm	-	16' CT	7'	40%		REMOVE
	36	Adonidia merrillii	Christmas Palm	-	16' CT	7'	40%		REMOVE
	37	Adonidia merrillii	Christmas Palm	-	18' CT	7'	40%		REMOVE
	38	Adonidia merrillii	Christmas Palm	-	18' CT	7'	40%		REMOVE
	39	Adonidia merrillii	Christmas Palm	-	14' CT	7'	40%		REMOVE

PLANT SCHEDULE

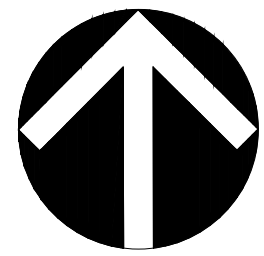
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	CONDITION	NOTES	ACTION
TREES									
	40	Adonidia merrillii	Christmas Palm	-	14' CT	7'	40%		REMOVE
	41	Adonidia merrillii	Christmas Palm	-	14' CT	7'	40%		REMOVE
	42	Adonidia merrillii	Christmas Palm	-	14' CT	7'	40%		REMOVE
	43	Phoenix dactylifera 'Medjool'	Medjool Date Palm	-	20' CT	20'	55%		REMOVE
	44	Phoenix dactylifera 'Medjool'	Medjool Date Palm	-	20' CT	20'	55%		REMOVE
TREES IN ROW									
	45	Phoenix dactylifera 'Medjool'	Medjool Date Palm	-	14' CT	20'	70%		TO REMAIN
	46	Phoenix dactylifera 'Medjool'	Medjool Date Palm	-	14' CT	20'	80%		TO REMAIN
	47	Cocos nucifera	Coconut Palm	-	18' CT	20'	90%		TO REMAIN
	48	Thrinax radiata	Florida Thatch Palm	-	10' CT	8'	90%		TO REMAIN
	49	Thrinax radiata	Florida Thatch Palm	-	10' CT	8'	90%		TO REMAIN
	50	Thrinax radiata	Florida Thatch Palm	-	10' CT	8'	90%		TO REMAIN
	51	Cocos nucifera	Coconut Palm	-	16' CT	20'	90%		TO REMAIN
	52	Thrinax radiata	Florida Thatch Palm	-	10' CT	8'	90%		TO REMAIN
	53	Thrinax radiata	Florida Thatch Palm	-	10' CT	8'	90%		TO REMAIN
	54	Cocos nucifera	Coconut Palm	-	16' CT	20'	90%		TO RELOCATE
	55	Cocos nucifera	Coconut Palm	-	16' CT	20'	90%		TO REMAIN
	56	Thrinax radiata	Florida Thatch Palm	-	8' CT	8'	80%		TO REMAIN
	57	Thrinax radiata	Florida Thatch Palm	-	8' CT	8'	80%		TO REMAIN
	58	Cocos nucifera	Coconut Palm	-	16' CT	20'	90%		TO REMAIN
	59	Cocos nucifera	Coconut Palm	-	12' CT	20'	90%		TO REMAIN
	60	Thrinax radiata	Florida Thatch Palm	-	8' CT	8'	90%		TO REMAIN
	61	Cocos nucifera	Coconut Palm	-	12' CT	20'	90%		TO REMAIN
	62	Thrinax radiata	Florida Thatch Palm	-	8' CT	8'	90%		TO REMAIN
	63	Cocos nucifera	Coconut Palm	-	12' CT	20'	90%		TO REMAIN
	64	Cocos nucifera	Coconut Palm	-	18' CT	20'	80%		TO REMAIN
	65	Thrinax radiata	Florida Thatch Palm	-	6' CT	8'	90%	NOT QUALIFYING AS TREE	TO REMAIN
	66	Thrinax radiata	Florida Thatch Palm	-	6' CT	8'	90%	NOT QUALIFYING AS TREE	TO REMAIN
	67	Cocos nucifera	Coconut Palm	-	18' CT	20'	80%		TO REMAIN
	68	Thrinax radiata	Florida Thatch Palm	-	7' CT	8'	80%	NOT QUALIFYING AS TREE	TO REMAIN
	69	Cocos nucifera	Coconut Palm	-	15' CT	20'	90%		TO REMAIN



The Mirror of Paradise

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LC 26000628

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www.florida-landscape.com
gabriela@themirrorofparadise.com



SCALE as shown
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DRAWN BY ...
CHECKED BY GF
CAD DWG.
DATE 01.15.2024
REVISIONS

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FLORIDA

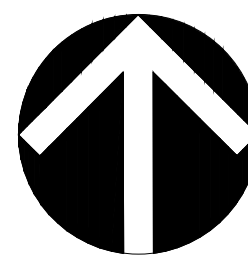
EXISTING TREES CHART, TREE PROTECTION DET.



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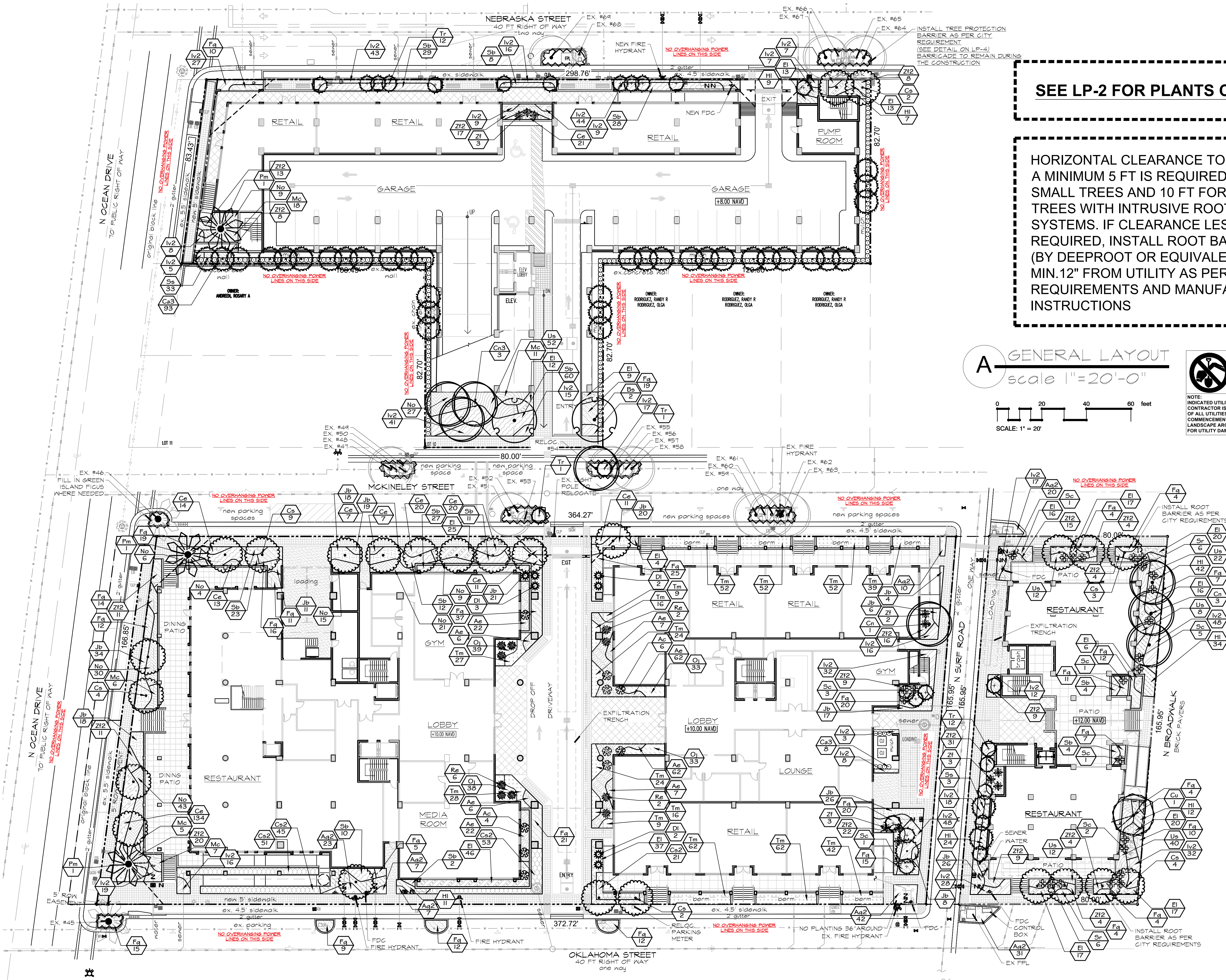
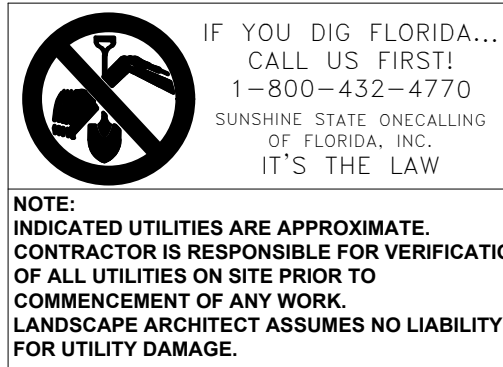
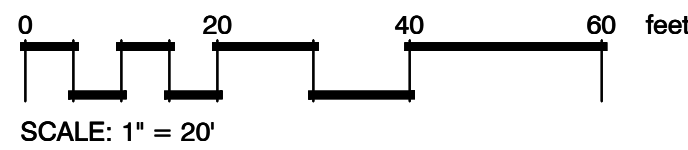
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LANDSCAPE PLAN GROUND LEVEL

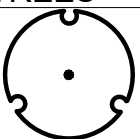
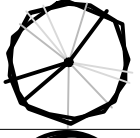
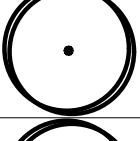
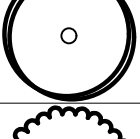
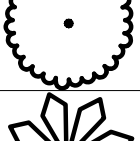
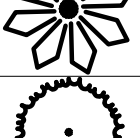
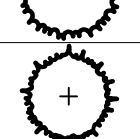

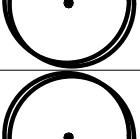
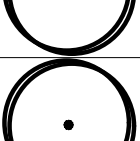
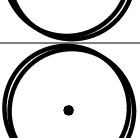
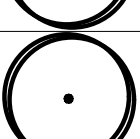
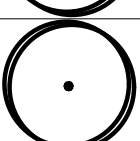
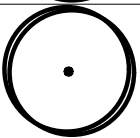
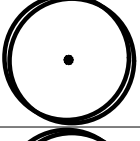
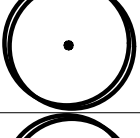
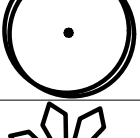
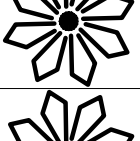
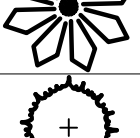
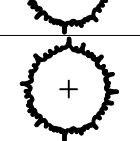
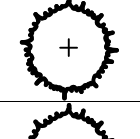
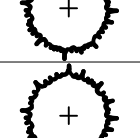
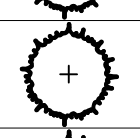
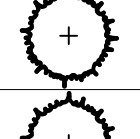
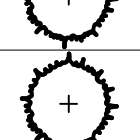
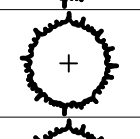

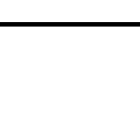

SEE LP-2 FOR PLANTS CHART

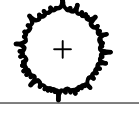
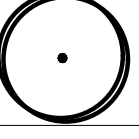
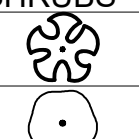
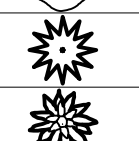
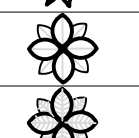
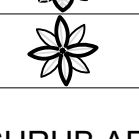
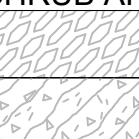
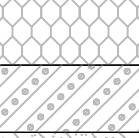
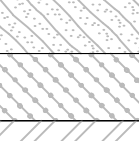
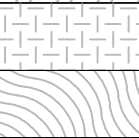




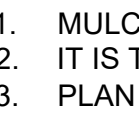



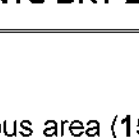
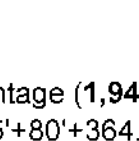
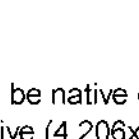
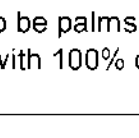



HORIZONTAL CLEARANCE TO UTILITIES,
A MINIMUM 5 FT IS REQUIRED FOR
SMALL TREES AND 10 FT FOR LARGE
TREES WITH INTRUSIVE ROOT
SYSTEMS. IF CLEARANCE LESS THAN
REQUIRED, INSTALL ROOT BARRIERS
(BY DEEPROOT OR EQUIVALENT)
MIN. 12" FROM UTILITY AS PER CITY
REQUIREMENTS AND MANUFACTURER
INSTRUCTIONS

A GENERAL LAYOUT
scale 1"=20'-0"



PLANT SCHEDULE GROUND LEVEL

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Bs	2	Bursera simaruba	Gumbo Limbo	min.14` -16` OA, 4:dbh	AS SHOWN	YES	HIGH
	Cu	1	Coccoloba uvifera	Sea Grape	min.16` OA, multistem, min. one stem 2'dbh	AS SHOWN	YES	HIGH
	Cn	4	Cocos nucifera	Coconut Palm	12:CT, curved	AS SHOWN	NO	HIGH
	Cn3	3	Cocos nucifera	Coconut Palm	16-25` CT curved, staggered	AS SHOWN	NO	HIGH
	Cs	25	Conocarpus erectus f. sericeus	Silver Buttonwood	min.12` OA, 2:dbh, matched	AS SHOWN	YES	HIGH
	Pm	3	Phoenix dactylifera 'Medjool'	Medjool Date Palm	min. 8` CT, matched	AS SHOWN	NO	HIGH
	Ss	36	Sabal palmetto	Cabbage Palmetto	min.8` CT, matched	AS SHOWN	YES	HIGH
	Tr	26	Thrinax radiata	Florida Thatch Palm	8` CT	AS SHOWN	YES	HIGH
EXISTING PALMS								
	59	1	Cocos nucifera	Coconut Palm	12` CT	EXISTING	NO	HIGH
	61	1	Cocos nucifera	Coconut Palm	12` CT	EXISTING	NO	HIGH
	63	1	Cocos nucifera	Coconut Palm	12` CT	EXISTING	NO	HIGH
	69	1	Cocos nucifera	Coconut Palm	15` CT	EXISTING	NO	HIGH
	51	1	Cocos nucifera	Coconut Palm	16` CT	EXISTING	NO	HIGH
	55	1	Cocos nucifera	Coconut Palm	16` CT	EXISTING	NO	HIGH
	58	1	Cocos nucifera	Coconut Palm	16` CT	EXISTING	NO	HIGH
	47	1	Cocos nucifera	Coconut Palm	18` CT	EXISTING	NO	HIGH
	67	1	Cocos nucifera	Coconut Palm	18` CT	EXISTING	NO	HIGH
	64	1	Cocos nucifera	Coconut Palm	18` CT	EXISTING	NO	HIGH
	46	1	Phoenix dactylifera 'Medjool'	Medjool Date Palm	14` CT	EXISTING	NO	HIGH
	45	1	Phoenix dactylifera 'Medjool'	Medjool Date Palm	14` CT	EXISTING	NO	HIGH
	49	1	Thrinax radiata	Florida Thatch Palm	10` CT	EXISTING	YES	HIGH
	48	1	Thrinax radiata	Florida Thatch Palm	10` CT	EXISTING	YES	HIGH
	52	1	Thrinax radiata	Florida Thatch Palm	10` CT	EXISTING	YES	HIGH
	53	1	Thrinax radiata	Florida Thatch Palm	10` CT	EXISTING	YES	HIGH
	66	1	Thrinax radiata	Florida Thatch Palm	6` CT	EXISTING	YES	HIGH
	65	1	Thrinax radiata	Florida Thatch Palm	6` CT	EXISTING	YES	HIGH
	68	1	Thrinax radiata	Florida Thatch Palm	7` CT	EXISTING	YES	HIGH
	56	1	Thrinax radiata	Florida Thatch Palm	8` CT	EXISTING	YES	HIGH
	57	1	Thrinax radiata	Florida Thatch Palm	8` CT	EXISTING	YES	HIGH
	60	1	Thrinax radiata	Florida Thatch Palm	8` CT	EXISTING	YES	HIGH
	62	1	Thrinax radiata	Florida Thatch Palm	8` CT	EXISTING	YES	HIGH

EXISTING PALMS								
	50	1	Thrinax radiata	Florida Thatch Palm	8` CT	EXISTING	YES	HIGH
RELOCATED PALMS								
	54	1	Cocos nucifera	Coconut Palm	16` CT	EXISTING	NO	HIGH
SHRUBS								
	Ac	10	Alocasia x 'Calidora'	Calidora Alocasia	7 gal.	AS SHOWN	NO	MODERATE
	Ca3	240	Chrysobalanus icaco 'Green Tip'	Green Tip Coco Plum	36"OA, ftb	24"OC	YES	HIGH
	DI	7	Dracaena fragrans 'Limelight'	Limelight Dracaena	7 gal, full	AS SHOWN	NO	MODERATE
	Re	10	Rhapis excelsa	Lady Palm	4` -5` OA, full	AS SHOWN	NO	HIGH
	Sr	12	Serenoa repens	Green Saw Palmetto	min.15 gal, 3` x3` , full	AS SHOWN	YES	HIGH
	Sc	14	Serenoa repens 'Cinerea'	Silver Saw Palmetto	min.15 gal, 3` x3` , full	AS SHOWN	YES	HIGH
	Zf	11	Zamia furfuracea	Cardboard Palm	7 gal	AS SHOWN	NO	HIGH
SHRUB AREAS								
	Ae	194	Aspidistra elatior	Cast Iron Plant	3 gal, full	24"OC	NO	MODERATE
	Ce	258	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum	3 gal	18"OC	NO	HIGH
	Cs2	170	Conocarpus erectus f. sericeus	Silver Buttonwood	24"OA, ftb	24"OC	YES	HIGH
	EI	288	Ernodea littoralis	Golden Creeper	3 gal	24"OC	YES	
	Fg	359	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal	24"OC	NO	HIGH
	HI	178	Hymenocallis latifolia	Spider Lily	3 gal, ftb	24"OC	YES	HIGH
	Iv2	584	Ilex vomitoria 'Schillings'	Yaupon Holly	3 gal, ftb	18"OC	YES	HIGH
	Jb	228	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	3 gal, full	24"OC	NO	HIGH
	Mc	47	Muhlenbergia capillaris	Pink Muhly Grass	3 gal, full	30"OC	YES	HIGH
	No	168	Nerium oleander	Dwarf Oleander	3 gal ftb	24"OC	NO	HIGH
	Oj	143	Ophiopogon japonicus	Mondo Grass	1 gal	18"OC	NO	LOW
	Sb	218	Spartina bakeri	Sand Cordgrass	3 gal, full	30"OC	YES	HIGH
	Us	146	Uniola paniculata	Sea Oats	1 gal	24"OC	YES	HIGH
	Zf2	215	Zamia floridana	Florida Coontie	3 gal	24"OC	YES	HIGH
GROUND COVERS								
	Ag2	140	Arachis glabrata	Perennial Peanut	1 gal	18"OC	NO	HIGH
	Tm	514	Trachelospermum asiaticum 'Minima'	Minima Asiatic Jasmine	1 gal	18"OC	NO	HIGH

- NOTES:
- MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

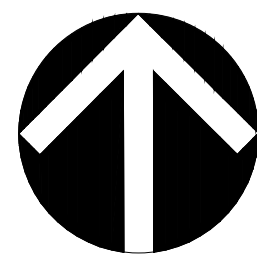
LANDSCAPE REQUIREMENTS BRT-25 & BWK-25	Required	Existing	Proposed	Total Provided
OPEN SPACE 1 tree/each 1,000 sf of pervious area (15,547.51/1,000=15.54)	16 trees		1 Medjool, 1 Seagrape, 6 Silver Buttonwood 24 Sabal (=8)	16 provided
STREET TREES 1 tree/each 50 lf of street frontage (1,940.63'/50'=38.8) (372.72'+80'+165.95'+165.95'+80'+364.27'+166.85'+80'+82.70'+298.76'+83.43')	39 trees	11 Coconut (3 2/3 trees). 2 Medjool, 9 Thatch (=3 trees)	15 Thatch (=5 trees) 2 Medjool, 4 Coconut (=1 1/3) 2 Gumbo, 3 Sabal (=1), 19 Silver buttowood,	39 provided
min. 60% of required trees to be native (55x.6=33) min. 50% of shrubs to be native (4,206x.5=2103) max. 50% of required trees to be palms (55x .5=27.5) Provide automatic irrigation with 100% of coverage	min.33 native trees min.2,103 (=50%) max.26 palms	19 Thatch (=3 trees) 2,112 (=50%) 2 palms 1:1, 20 palms 3:1 (6 2/3 trees)	28 trees, 42 palms (=14 trees) 50% provided 3 palms 1:1, 46 palms 3:1 (15 1/3 trees) irrigation system	45 (=82%)provided provided 27 provided provided
MITIGATION TREES			9 Sabal, 18 Thatch, 2 Medjool	29 palms-SEE DT-1 FOR MITIGATION CALC.



The Mirror of Paradise

Gabriela Fojt
LA 6667277
LC 26000628

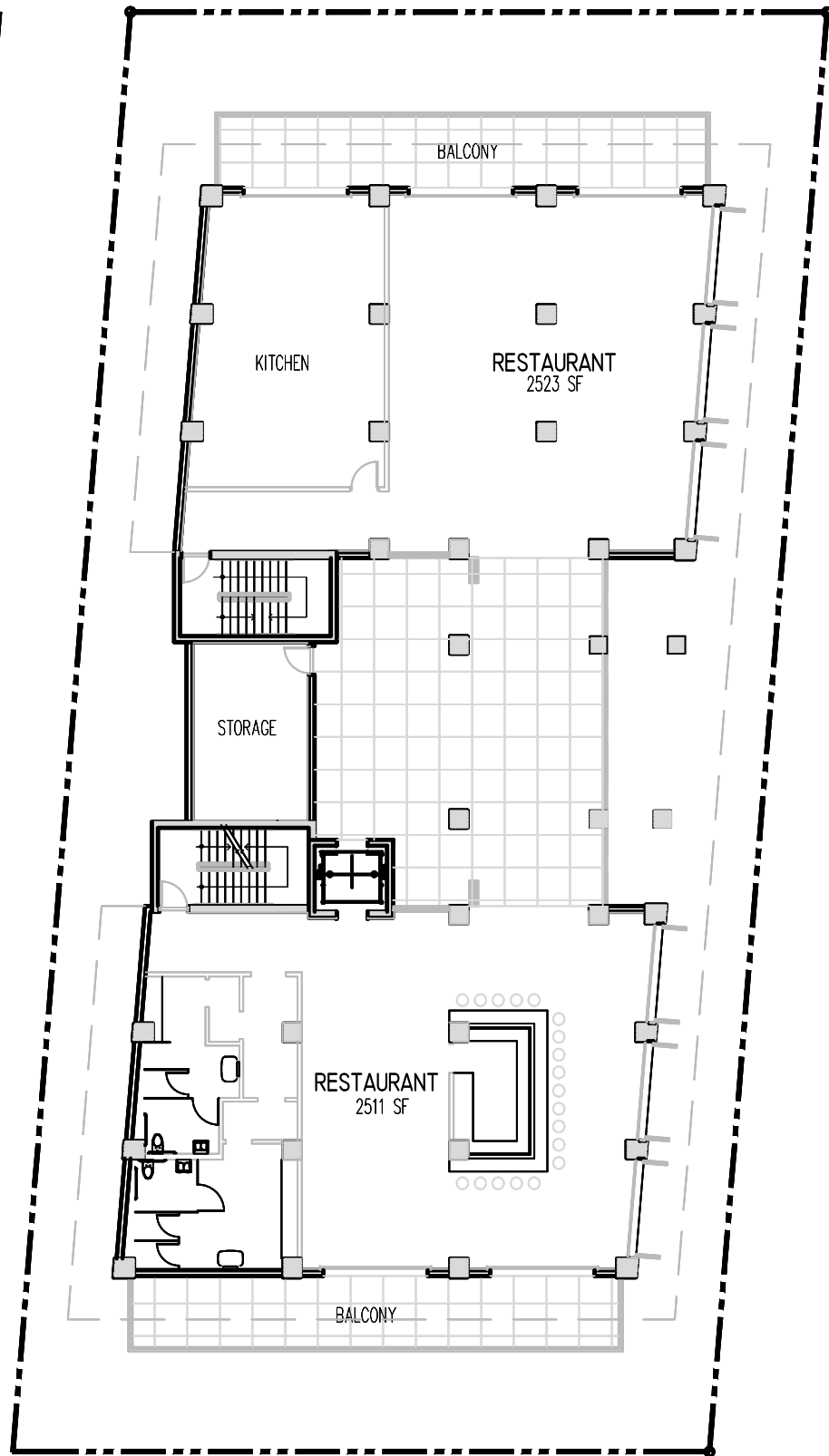
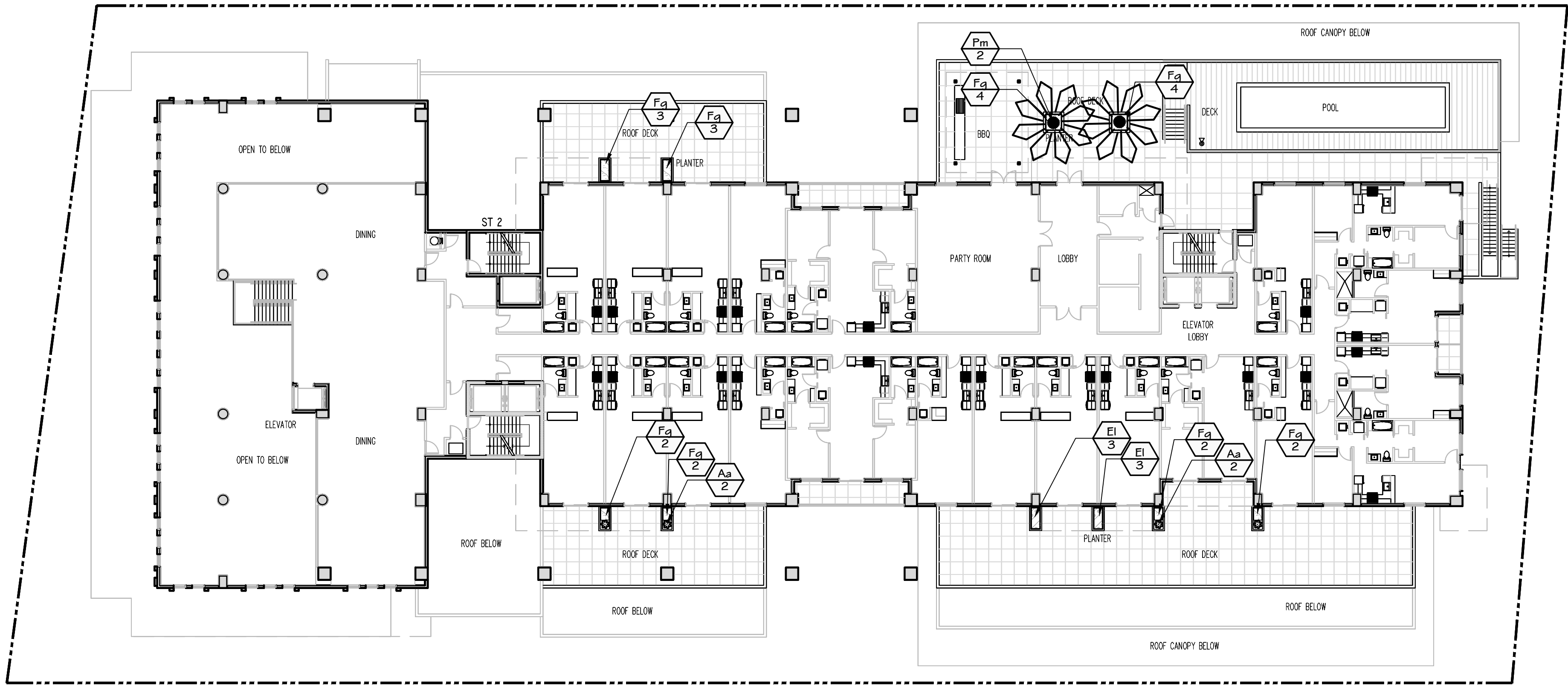
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www.florida-landscape.com
gabriela@themirrorofparadise.com



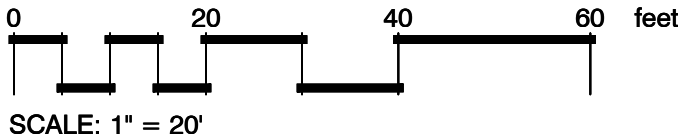
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DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	01.15.2024
REVISIONS	

OM RESIDENTIAL - MIXED USE
HOLLYWOOD BEACH
FLORIDA

GROUND LEVEL PLANT SCHEDULE & CODE CHART

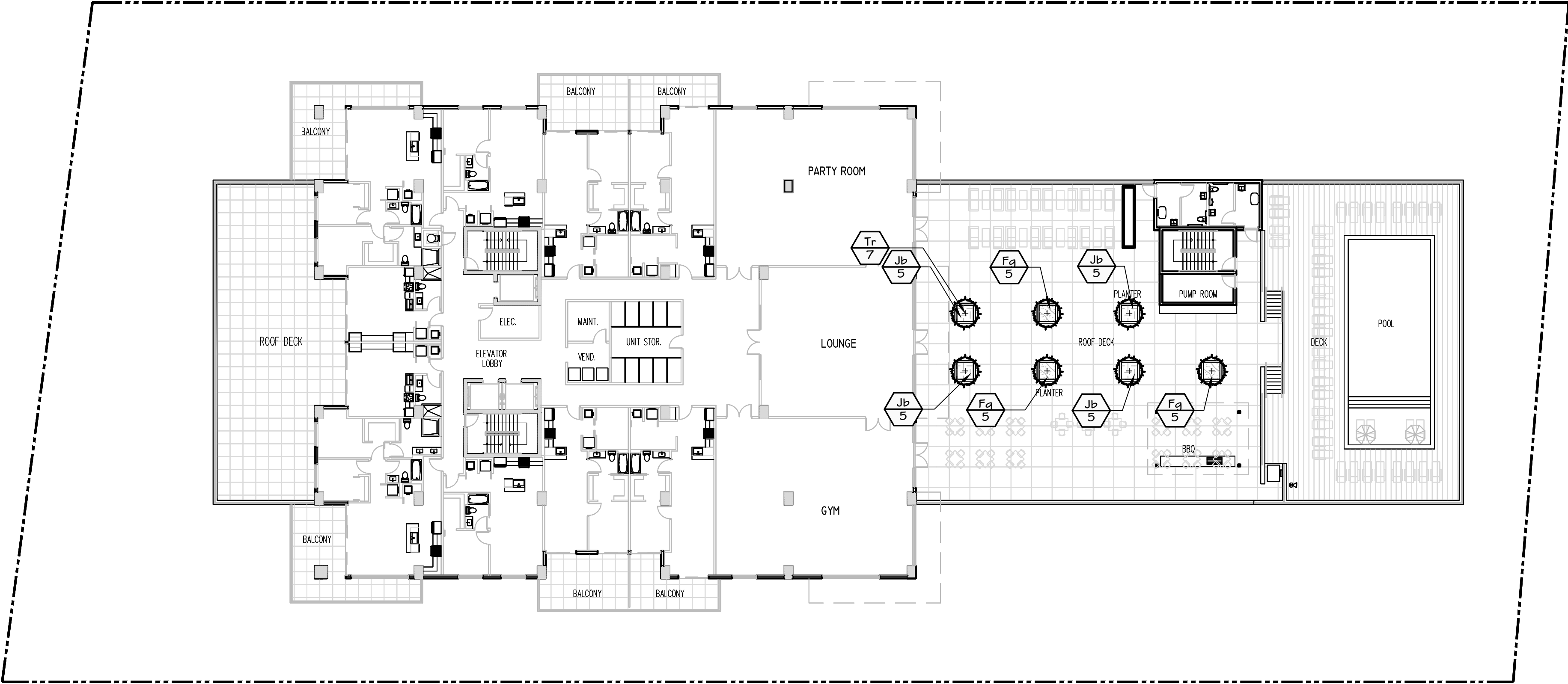


A 2ND FLOOR LAYOUT
scale 1"=20'-0"

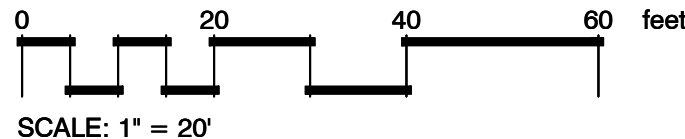


PLANT SCHEDULE 2ND FLOOR

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Pm	2	Phoenix dactylifera 'Medjool'	Medjool Date Palm	min. 8' CT, matched	AS SHOWN	NO	HIGH
SHRUBS								
	Aa	4	Agave attenuata	Foxtail Agave	3 gal.	AS SHOWN	NO	HIGH
SHRUB AREAS								
	Ei	6	Ernodea littoralis	Golden Creeper	3 gal	24"OC	YES	
	Fg	22	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal	24"OC	NO	HIGH



B 6TH FLOOR LAYOUT
scale 1"=20'-0"



PLANT SCHEDULE 6TH FLOOR

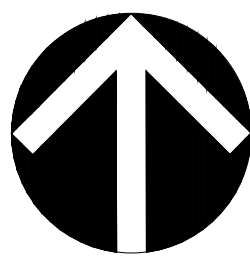
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Tr	7	Thrinax radiata	Florida Thatch Palm	8' CT	AS SHOWN	YES	HIGH
SHRUB AREAS								
	Fg	15	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal	24"OC	NO	HIGH
	Jb	20	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	3 gal, full	24"OC	NO	HIGH



The Mirror of Paradise

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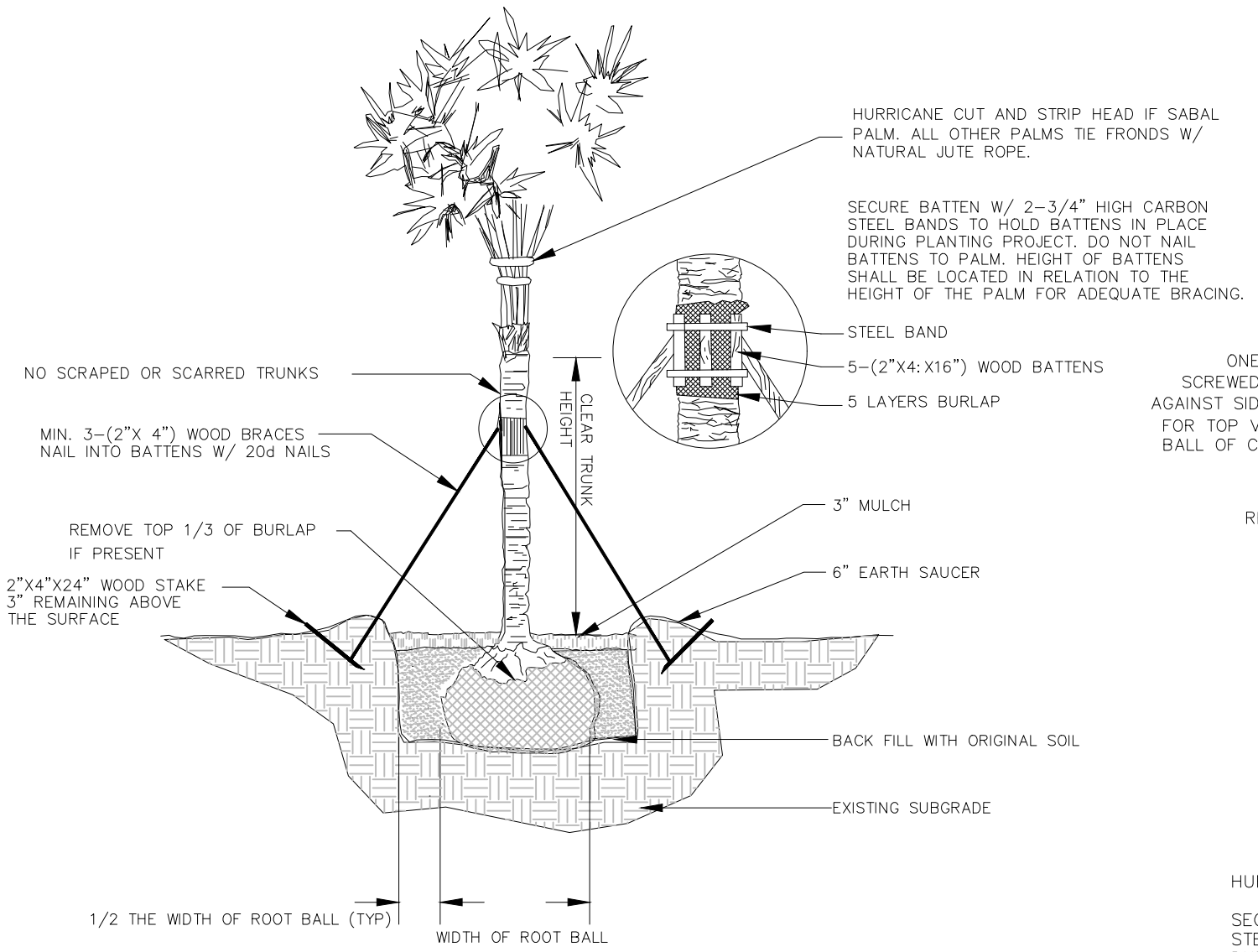
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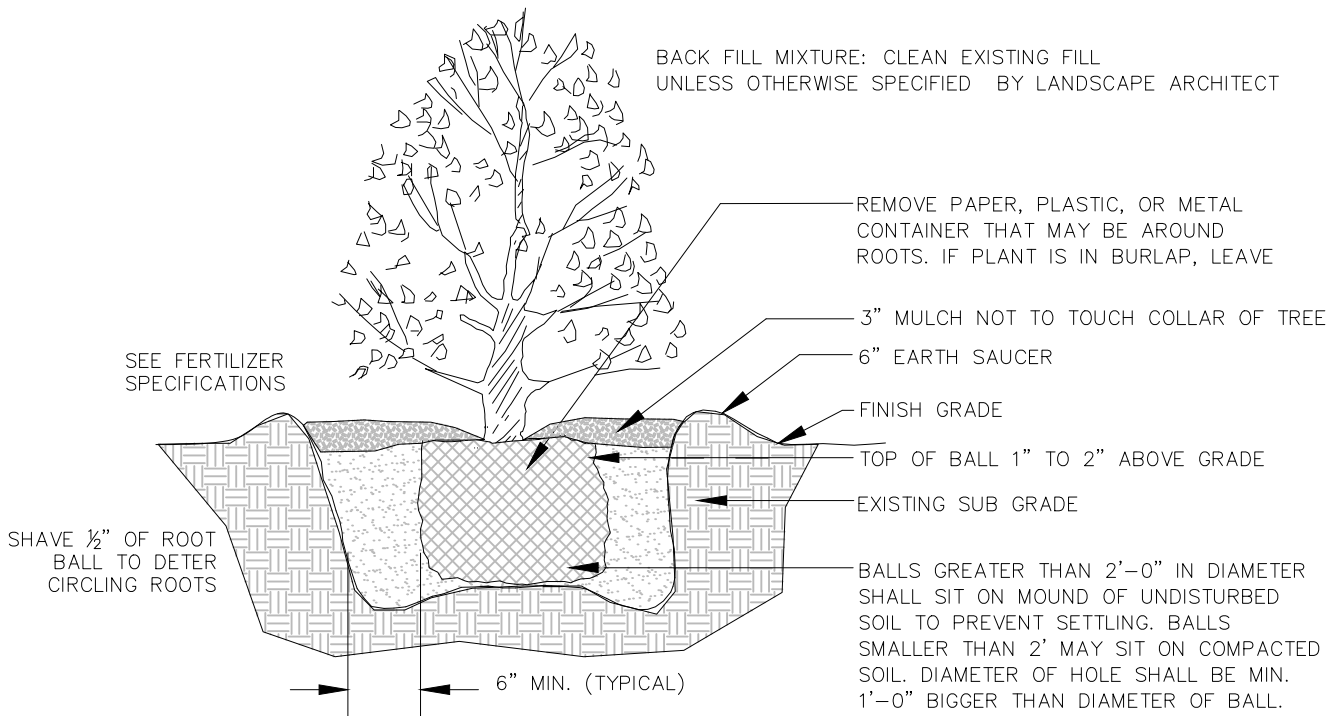
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CHECKED BY	GF
CAD DWG.	
DATE	01.15.2024
REVISIONS	

OM RESIDENTIAL - MIXED USE
HOLLYWOOD BEACH
FLORIDA

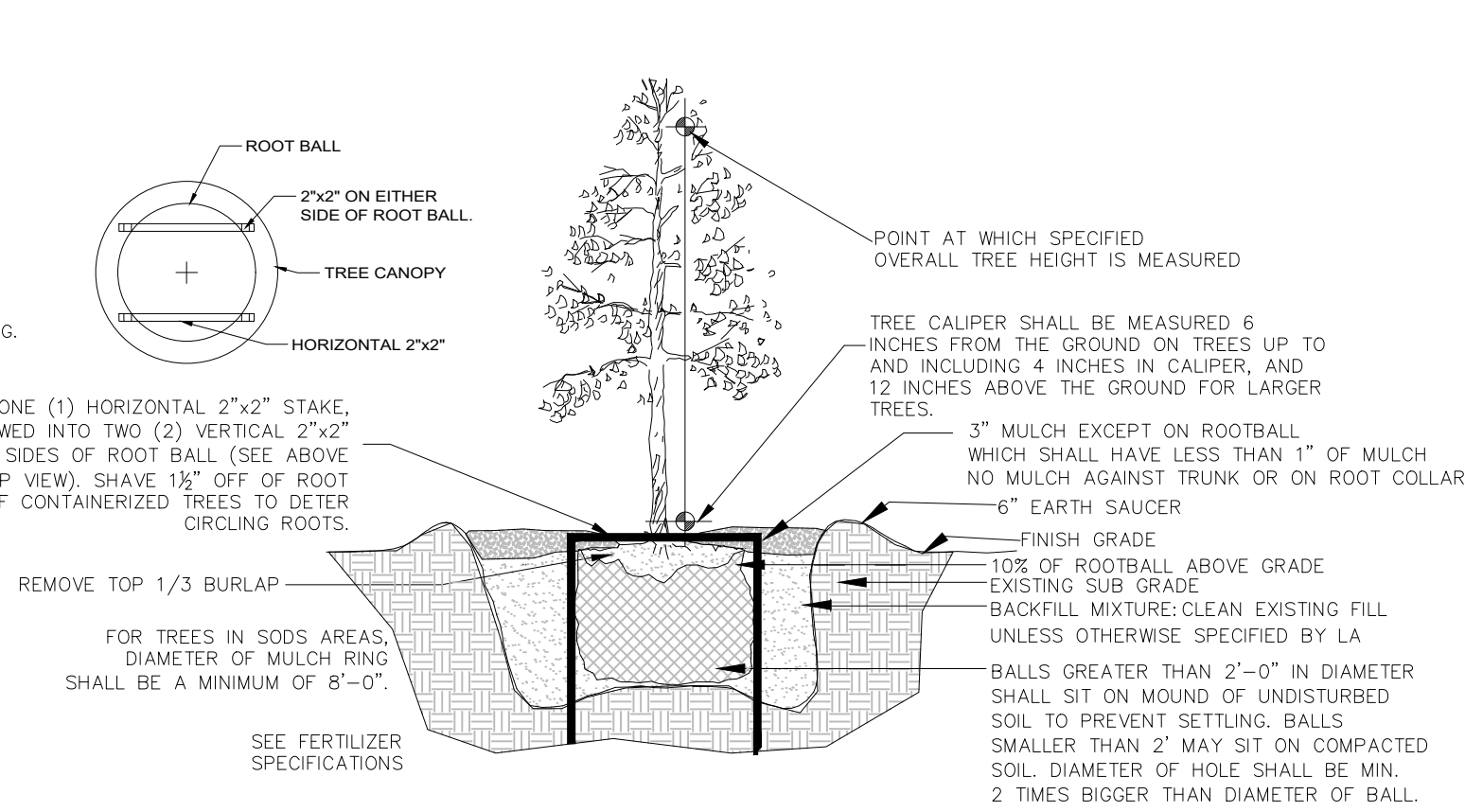
2ND & 6TH FLOOR LANDSCAPE PLAN



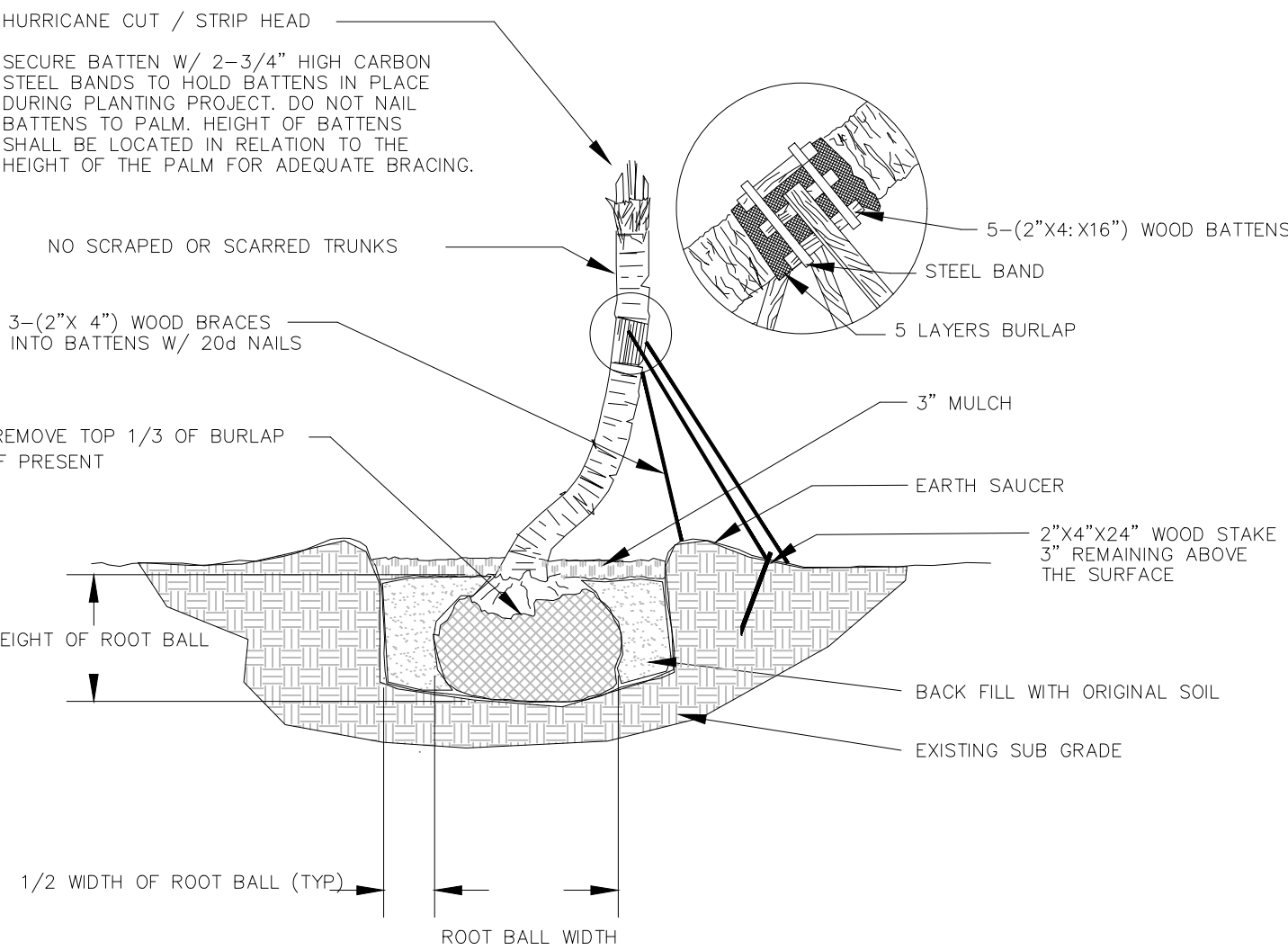
PALM PLANTING DETAIL



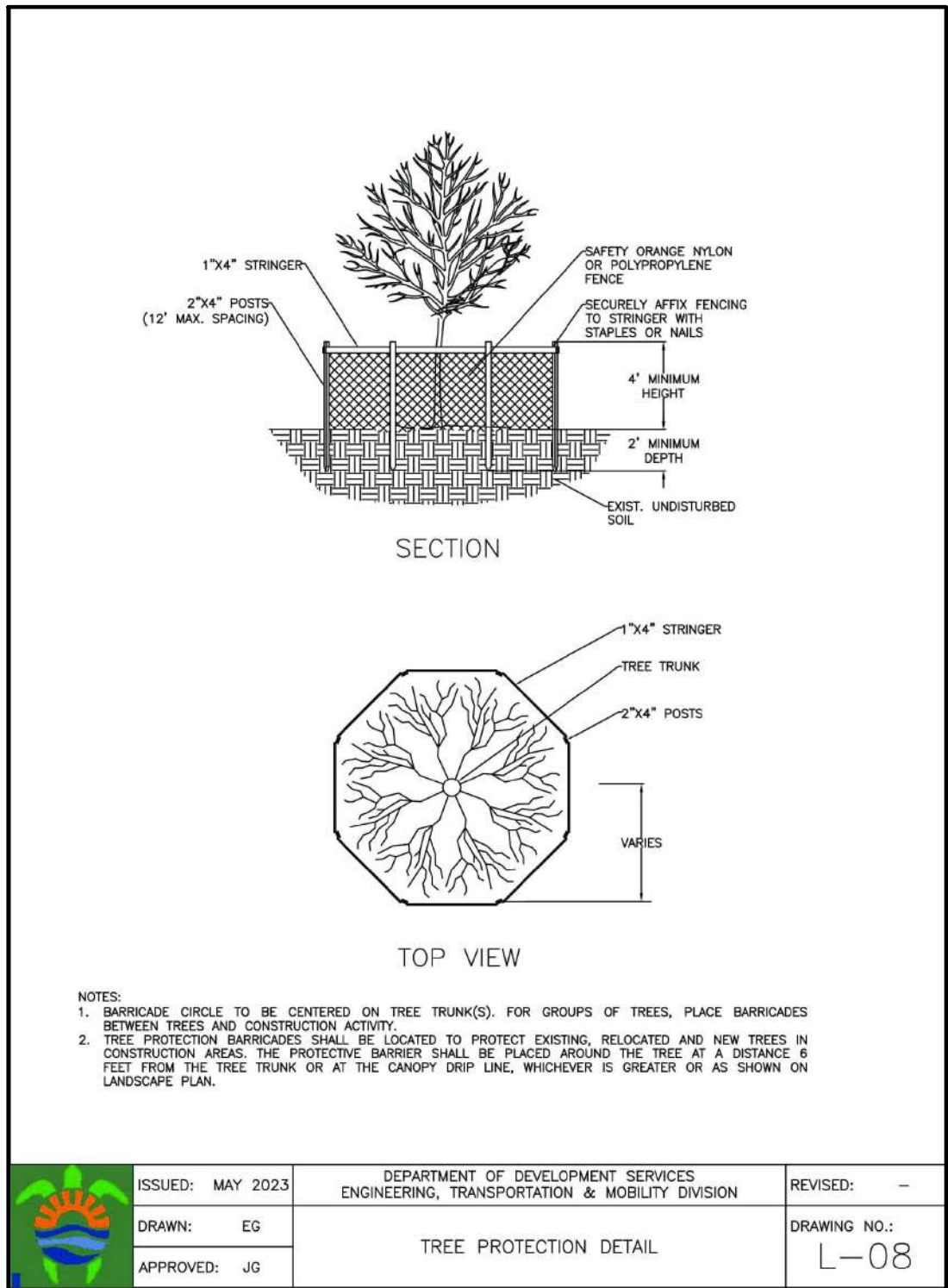
SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



CURVED SABAL PLANTING DETAIL



GENERAL LANDSCAPE NOTES	
1.	CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2.	CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3.	ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998.
4.	PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILDORGANITE PER 6 CU. YDS.
5.	TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
6.	APPLY 3\"/>
7.	CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8.	WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
9.	ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS.
10.	ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
11.	TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
12.	ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 100% ABOVE FINAL GRADE AT TIME OF PLANTING.
13.	LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.
HOLLYWOOD LANDSCAPE NOTES	
1.	PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
2.	THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil. STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

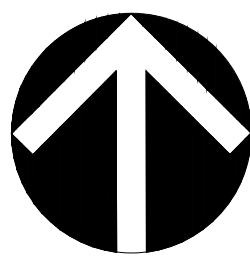
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



The Mirror of Paradise

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LC 26000628

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FL 33306
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gabriela@themirrorofparadise.com



SCALE	as noted
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	01.15.2024
REVISIONS	

OM RESIDENTIAL - MIXED USE
HOLLYWOOD BEACH
FLORIDA

NOTES & DETAILS



OM RESIDENTIAL MIXED USE

HOLLYWOOD BEACH FLORIDA

P.A.C.O. - JULY 17, 2023
PRELIMINARY TAC - SEPTEMBER 18, 2023
FINAL TAC - MARCH 4, 2024

PROJECT TEAM

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CONDRA PROPERTY GROUP et al
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PROJECT DATA

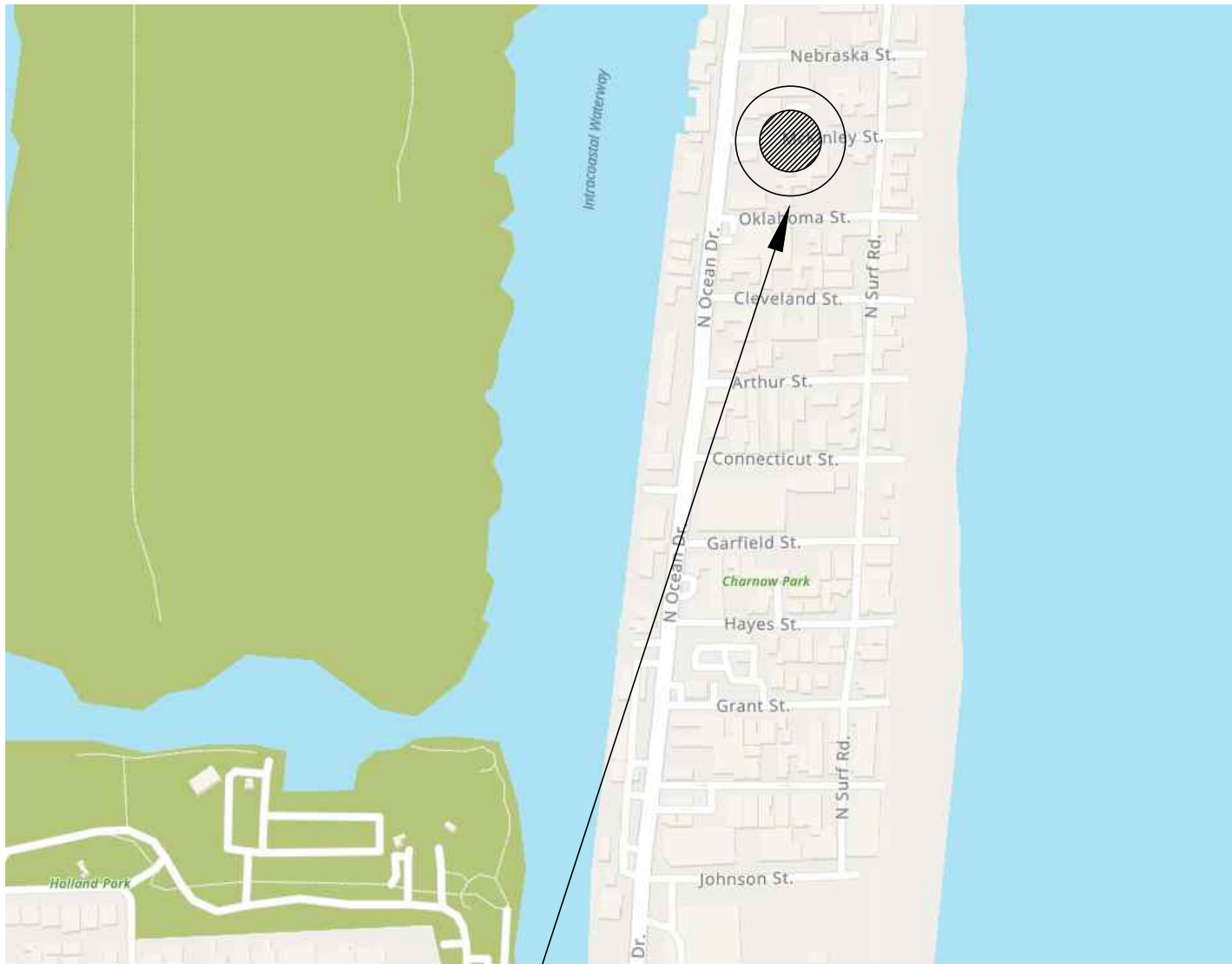
CODES:
FLORIDA BUILDING CODE 2020 ED.
FLORIDA FIRE PREVENTION CODE 7TH ED.
N.F.P.A. 101 2018 ED.
N.F.P.A. 1 2018 ED.

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

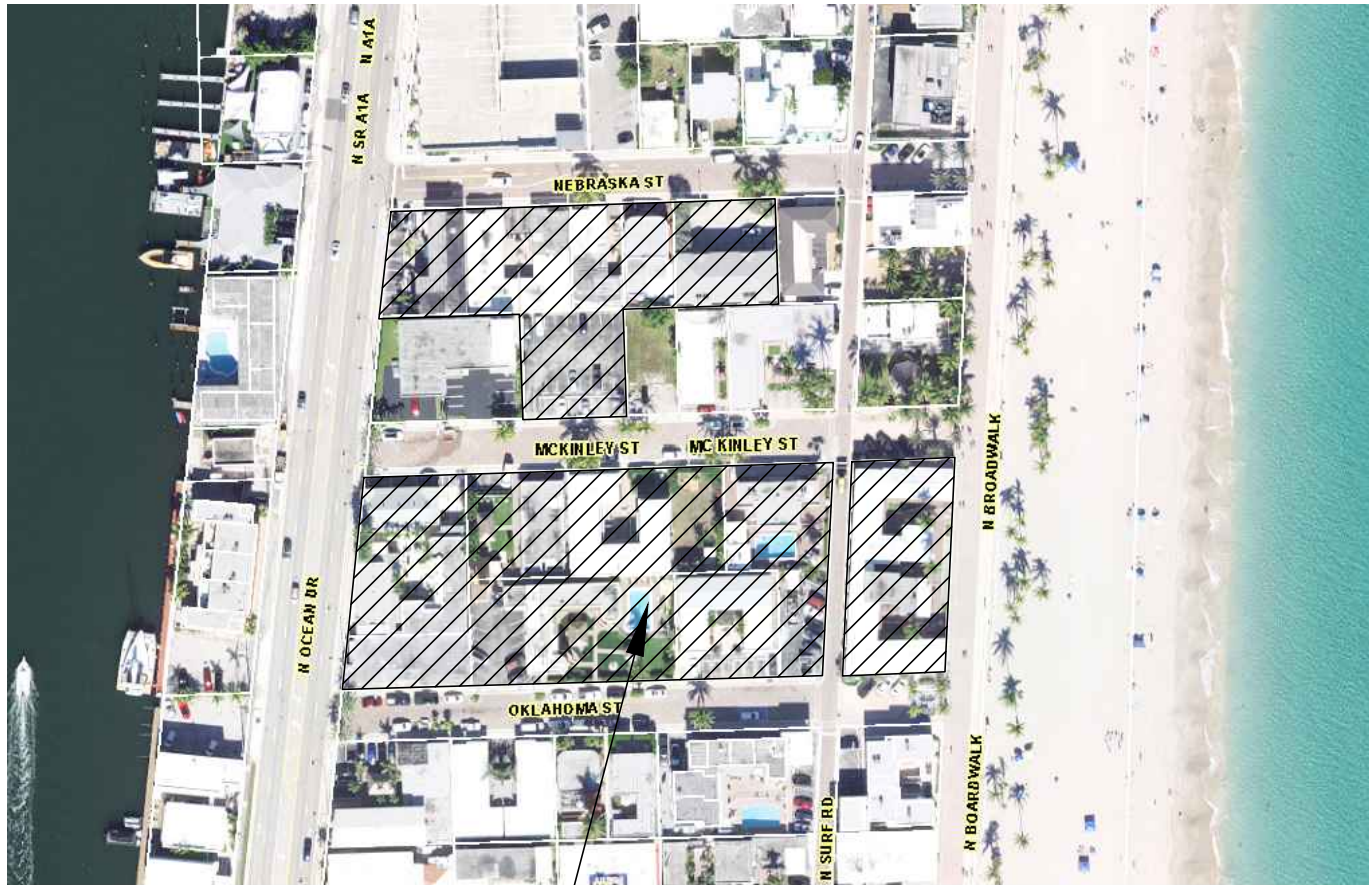
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| SP-0 | SURVEY | A-0 | SITE PHOTOGRAPHS |
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| SP-2 | SITE PLAN AND FIRST FLOOR PLAN | A-2 | SECOND FLOOR PLAN - SITE 1 & 3 |
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| | | A-19 | NOT USED |
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LOCATION MAP



SITE

AERIAL



SITE

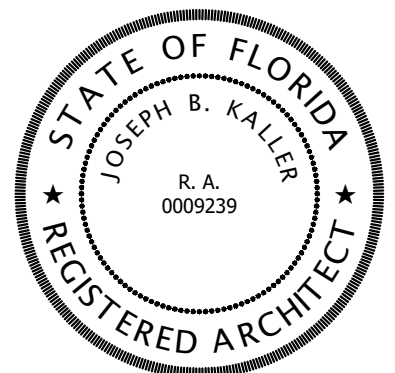
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SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

OM RESIDENTIAL

MIXED USE

2007 & 2115 N. OCEAN DR. 309. 333 & 341 OKLAHOMA ST.
2012 S. SURF RD. 320 & 324 MCKINLEY ST.
320, 322, 324 & 326 NEBRASKA ST.
HOLLYWOOD FL 33019

SHEET TITLE

FINAL TAC

REVISIONS
No. DATE DESCRIPTION

1	10-2-23	PRELIM TAC
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PROJECT NO.: 22107
DATE: 2-27-23
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CHECKED BY: JBK

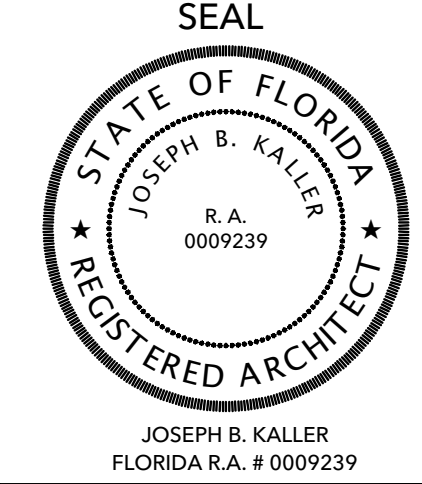
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SHEET 1 OF 1



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HOLLYWOOD FL 33019

SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	10-2-23	PRELIM TAC

PROJECT No.: 22107
DATE: 5-15-23
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-1

SHEET 2 OF 8

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-15-C AND BUK-15-HD-C ZONING DISTRICTS.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 10'0" AND 11'0" NAVD.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ALL PROPERTY LINES.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FFPC. 2019 NFPA 101 SECTION 18.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

GREEN CERTIFICATION:
NATIONAL GREEN BUILDING STANDARD CERTIFICATION

NOTE:
ALL CHANGES TO THE DESIGN REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

NFPA 1 (2010 ed.) CHAPTER 12.32
A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.32.1 AND 12.32.2

GREEN BUILDING AND ENVIRONMENTAL SUSTAINABILITY NOTE:

1. INSTALL ENERGY EFFICIENT LIGHT FIXTURES, ENERGY STAR OR WATER SENSE CERTIFIED APPLIANCES AND PROGRAMMABLE THERMOSTATS.
2. ENSURE THAT KITCHENS HAVE SPACE FOR RECYCLING BINS AND WHEREVER RASH BINS ARE PROVIDED.
3. USE SUSTAINABLE BUILDING AND FENCING MATERIALS.
4. USE LOW VOC MATERIALS.

ORDINANCE 2016-02
The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate or a fully functional electric vehicle-charging station.

NOTE:
BDA system is required per NFPA 1, 110. Broward County Building code Amendment 1102 also applies. BDA Plans to be submitted and approved by Broward County and the City of Hollywood. Contractor for the BDA system to have a RF license.

UNITY OF TITLE:
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DARK SKY COMPLIANCE:
EXTERIOR LIGHTING TO BE FULLY SHIELDED ABOVE.

SITE LEGEND

- CONCRETE PAVERS TO MATCH EXISTING
- EXTERIOR TILE AREA
- EXTERIOR PAVEMENT AREA
- PAVEMENT STRIPING
- NEW CONCRETE WALKWAY
- HC CURB RAMP
- DETECTABLE WARNING
- CURBING TO BE REMOVED
- NEW TYPE 'D' CURBING
- LINE OF ROOF/ CANOPY OR BALCONY ABOVE
- NEW PAVEMENT STRIPING

SEE SHEET SP-0 FOR SITE DATA

CRA NOTES:
1. THE ROW SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION, AND ANY DAMAGES SHALL BE RESTORED TO ORIGINAL CONDITIONS USING THE SAME MATERIAL AND METHODS. CONTACT THE CRA FOR PAVEMENT MANUFACTURER, COLOR INSTALLATION DETAILS.
2. ALL ROW IMPROVEMENTS AND NEW CURB CUTS FOR AUTOMOBILE AND TRASH/ RECYCLING PICKUP MUST BE COORDINATED WITH CRA STREETSCAPE WORK.
3. ALL EXISTING LANDSCAPE, HARDSCAPE, INFRASTRUCTURE ETC. SHALL BE PROTECTED, IN A MANNER APPROVED BY THE CRA, DURING CONSTRUCTION.



SITE PLAN

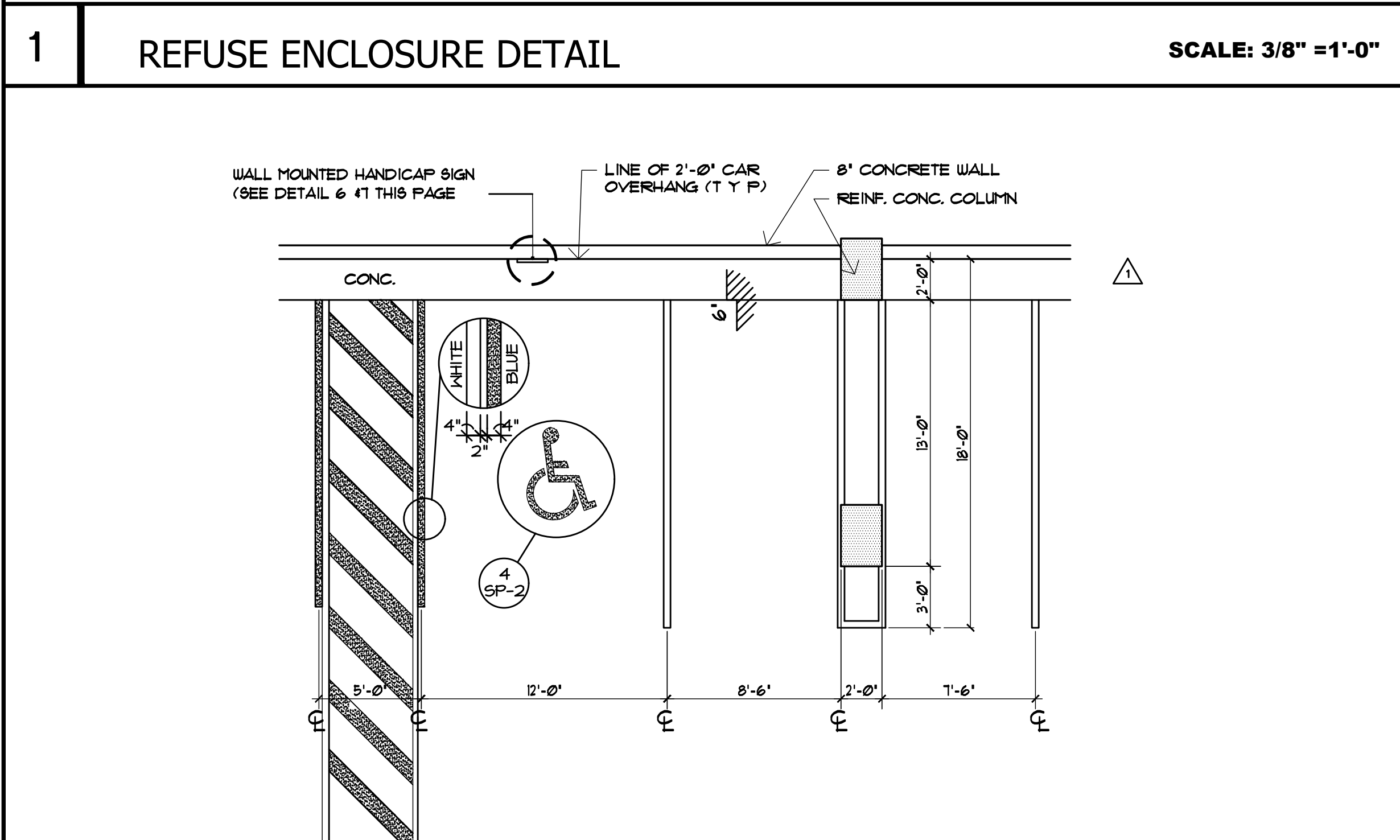
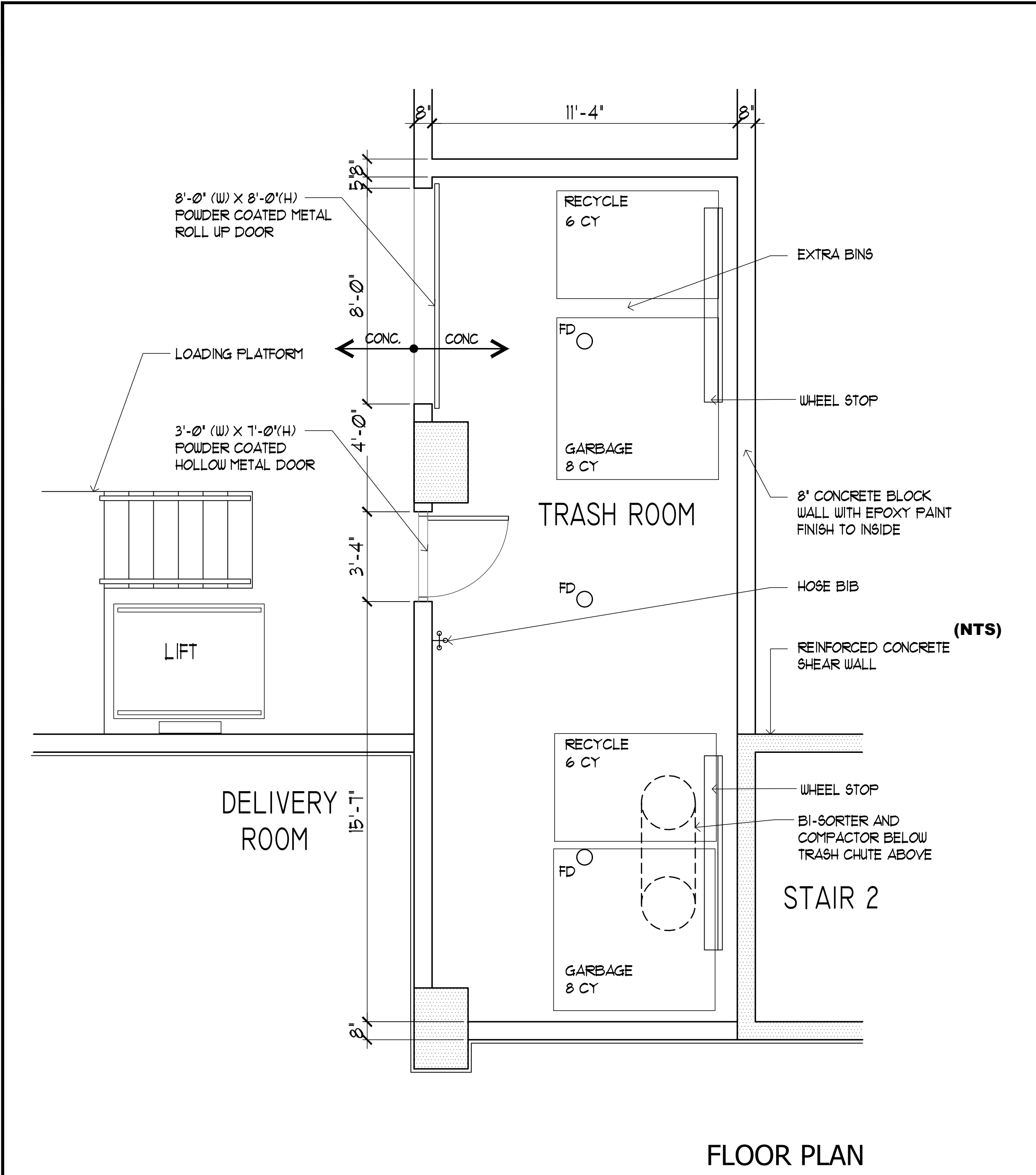
SCALE: 1" = 20'-0"

SITE 2

SITE 1

SITE 3

1



8 TYP. PARKING SPACE DETAILS (NTS) SCALE: 3/16" = 1'-0"

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

SLOPE AND RISE - THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

CLEAR WIDTH - 1. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR. 2. RAMP THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR.

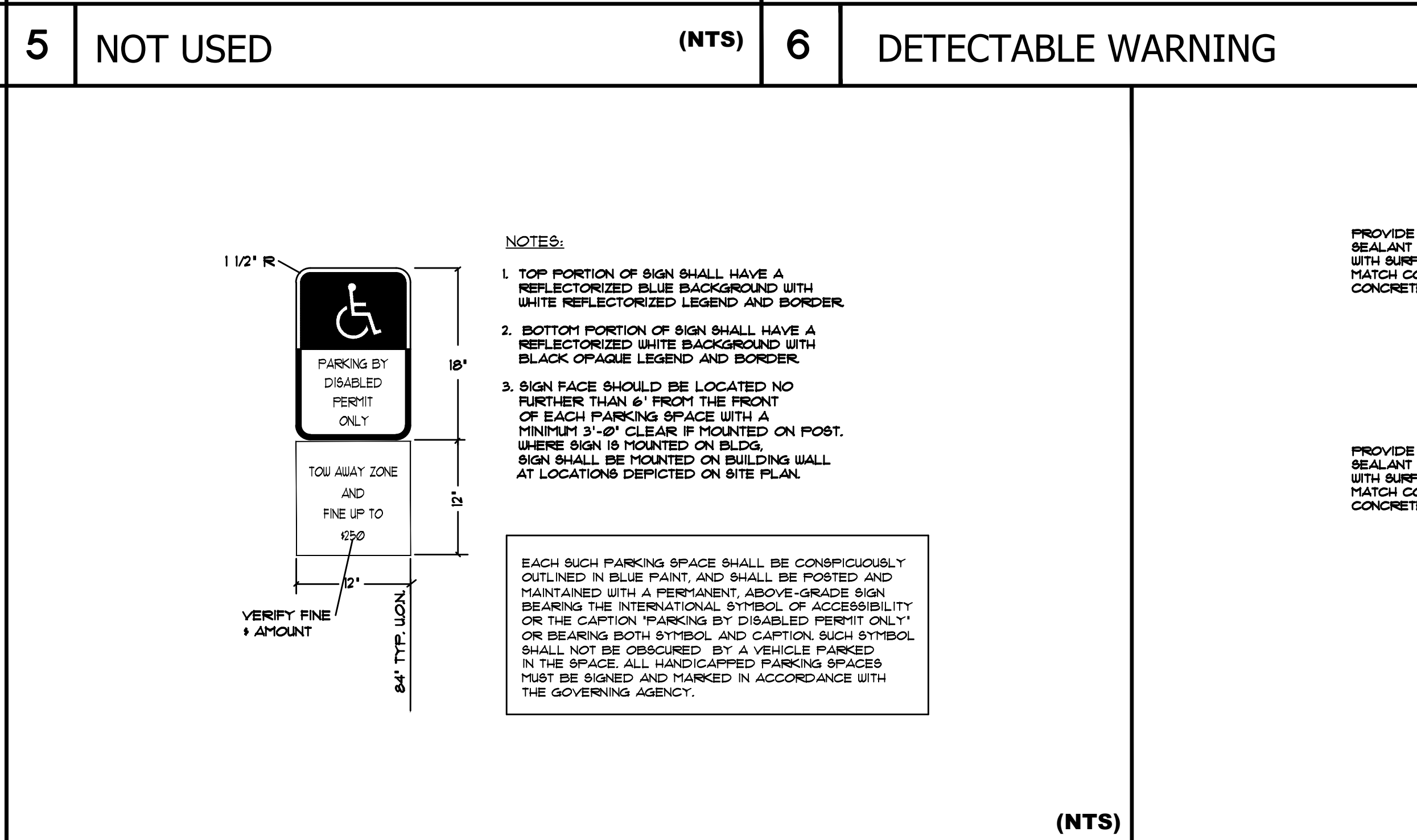
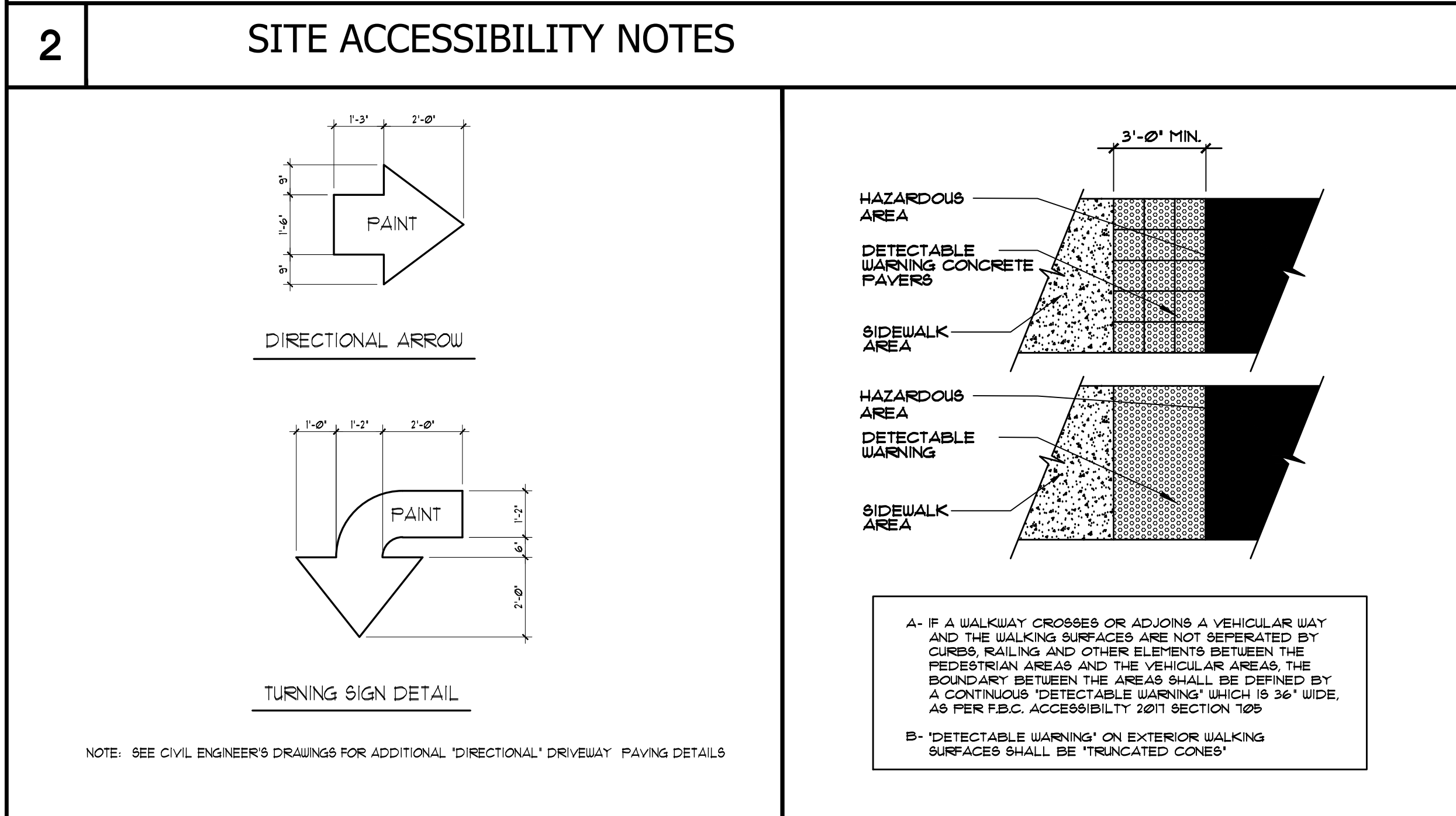
LANDINGS - RAMP SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES: 1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT. 2. IF RAMP CHANGES DIRECTION AT A LANDING, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES. 3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH ACCESSIBILITY 2000.

HANDRAILS - IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 12 IN THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES: 1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS, THE INSIDE HANDRAIL ON SWITCHBACK OR DOSSIES RAMPS SHALL ALWAYS BE CONTINUOUS. 2. HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE. 3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2" HIGH. 4. GRIPPING SURFACES SHALL BE CONTINUOUS. 5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES. 6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST. 7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

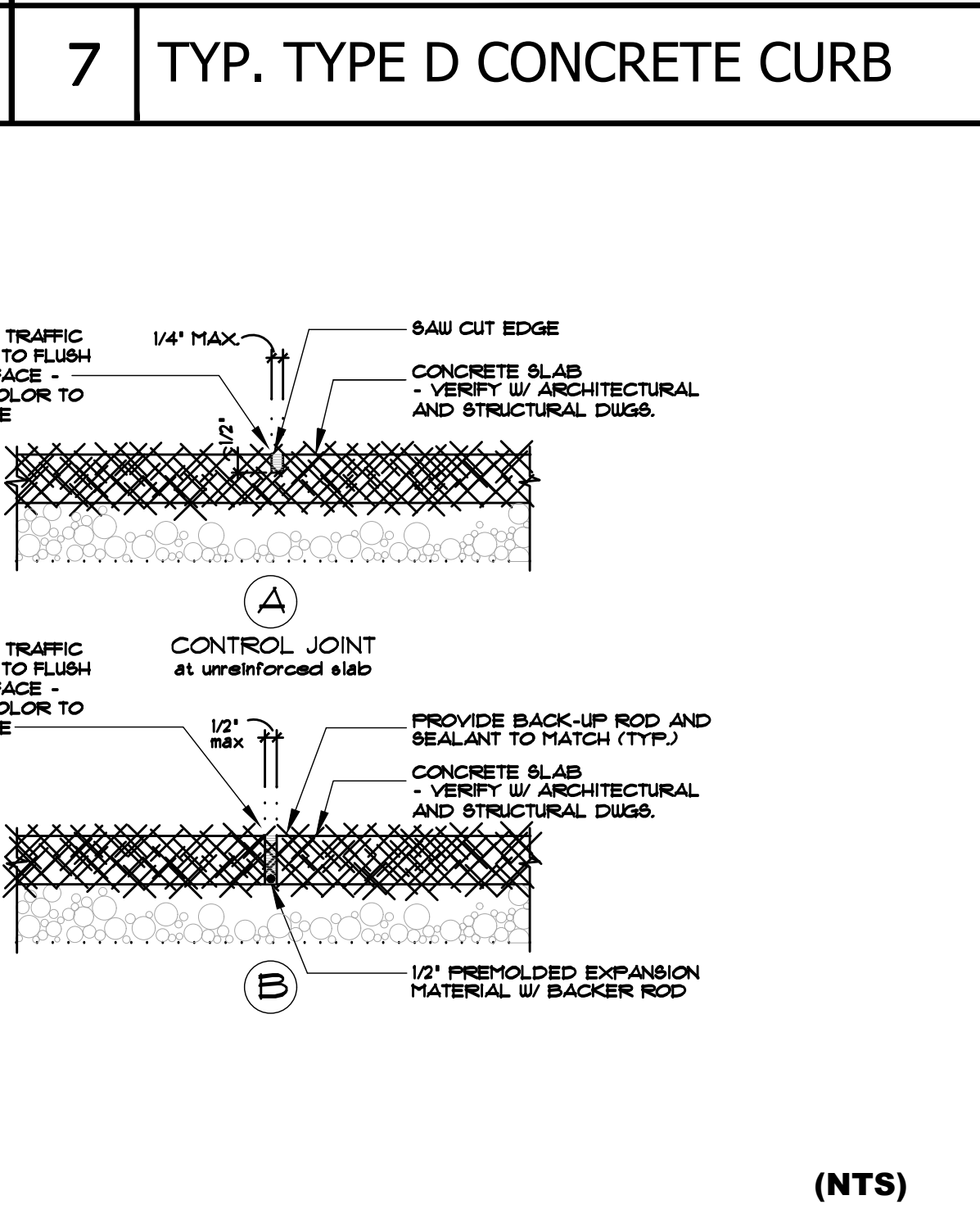
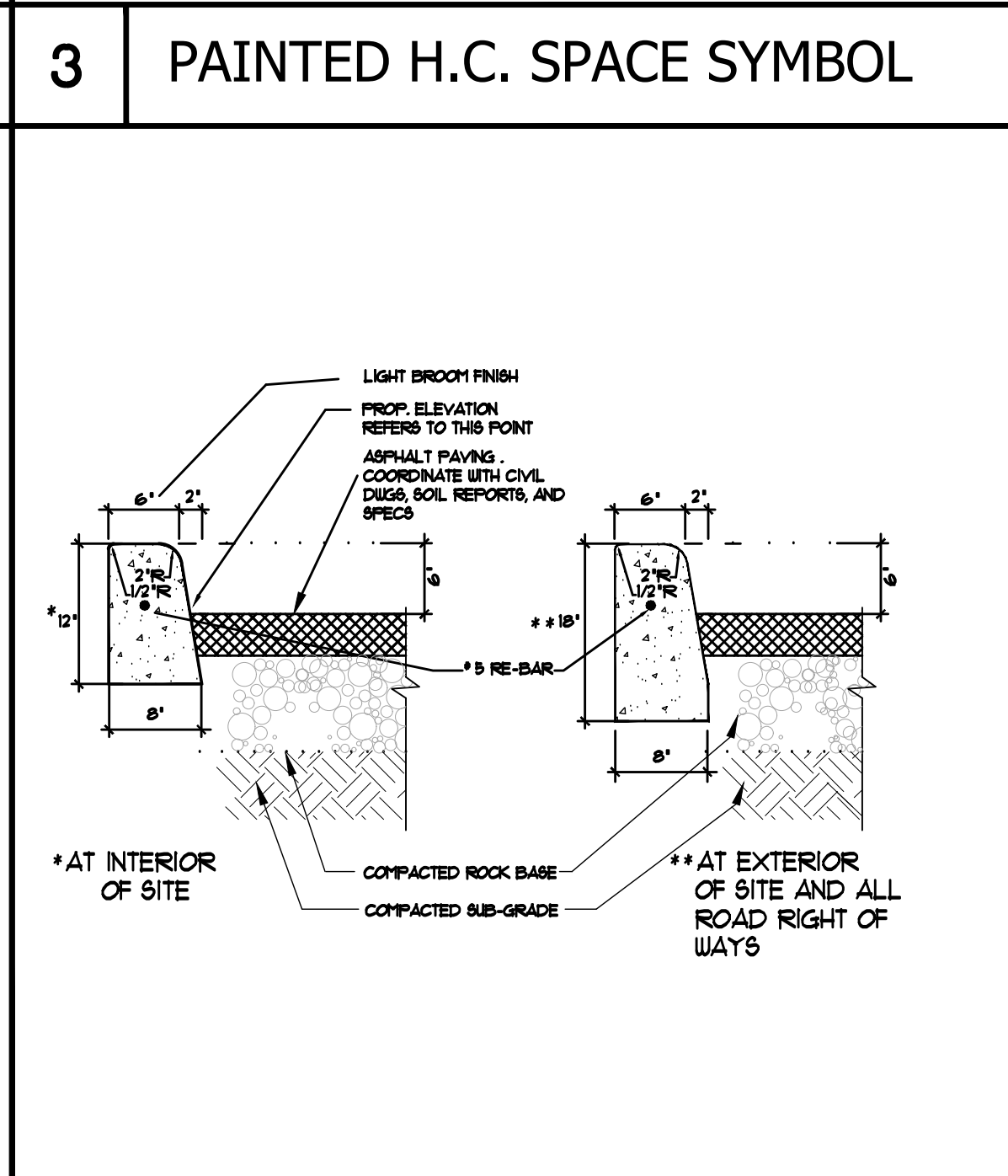
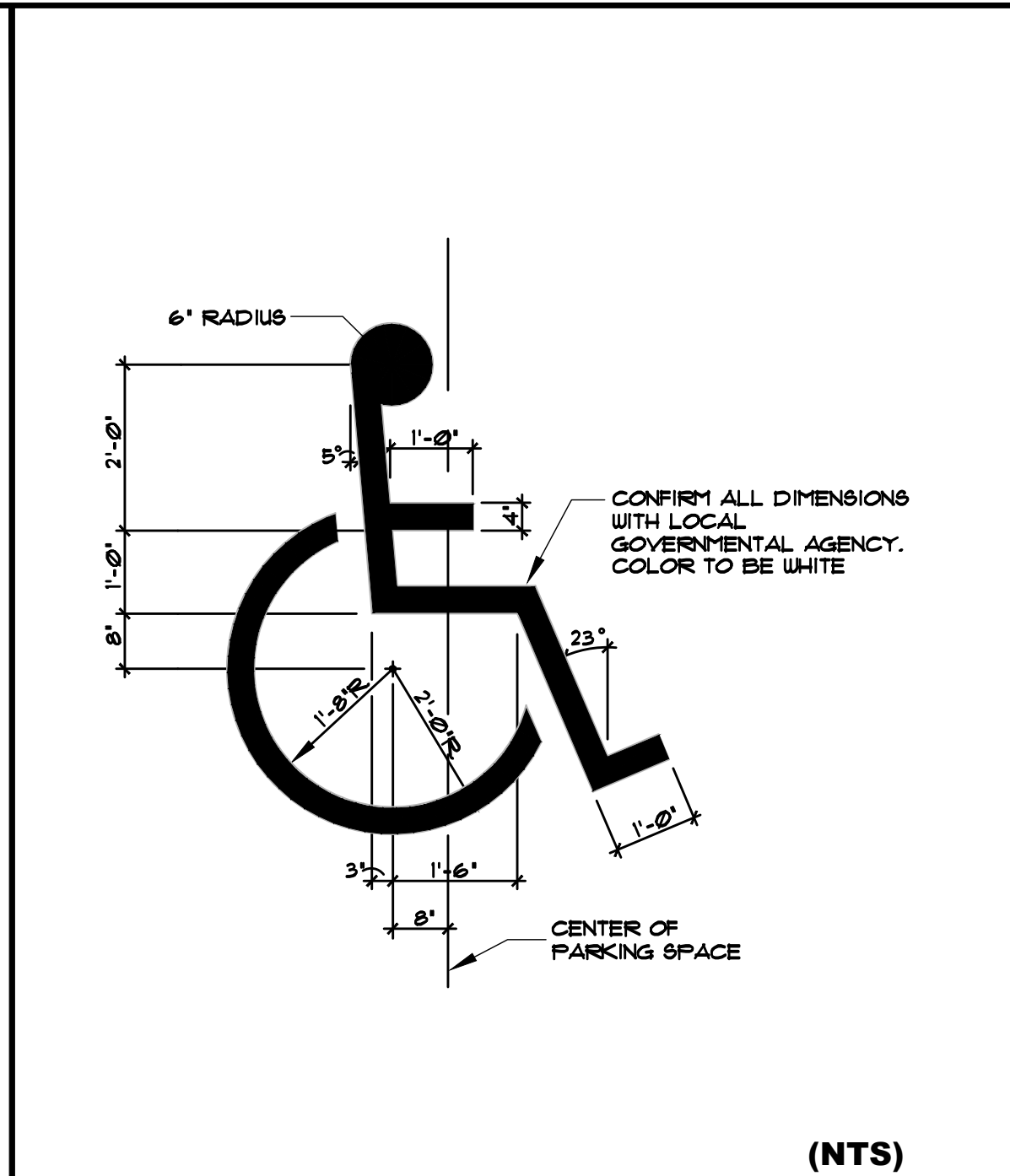
CROSS SLOPE SURFACES - THE CROSS SLOPE OR RAMP SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY WITH CHAPTER 4 OF THE 2010 ACCESSIBILITY CODE.

EDGE PROTECTION - RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN HIGH.

OUTDOOR CONDITIONS - OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



9 HANDICAPPED SIGNAGE DETAIL



10 TYP. CONC. SLAB JOINTS (NTS)

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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
OM RESIDENTIAL
MIXED USE
309, 333 & 341 OKLAHOMA ST.
2007 & 2115 N. OCEAN DR.
2012 S. SURF RD.
320 & 324 MCINLEY ST.
320, 322, 324 & 326 NEBRASKA ST.
HOLLYWOOD FL 33019

SITE DETAILS

REVISIONS	No.	DATE	DESCRIPTION
1	10-2-23	PRELIM TAC	

PROJECT No.: 22107
DATE: 5-15-23
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-2
SHEET 3 OF 4

	SPACE	AREA		GROSS AREA	
		AC	NON AC	AC	NON AC
1ST FL	CONDO LOBBY AND AMENITIES	7452		31490	7331
	RENTAL LOBBY AND AMENITIES	5159			
	RETAIL AREA	8869			
	RESTAURANT	7871			
	STAIRWELLS		1423		
	ELEVATORS		402		
	UTILITY AND STORAGE		741		
	LEASING OFFICE	1017			
	MAINTENANCE	509			
	TRASH ROOMS	387			
	FDCC	226			
PATIO/ DECKS AND BALCONIES		4765			
2ND FL	RESTAURANT	3496		20366	10580
	AFFORDABLE RENTAL UNITS	12438			
	LOUNGE/ PARTY ROOM	2114			
	STAIRWELL		602		
	ELEVATORS		402		
	CORRIDOR AND UTILITIES	2318			
PATIO/ DECKS AND BALCONIES		9663			
3RD FL	AFFORDABLE RENTAL UNITS	19125		21515	6787
	STAIRWELL		602		
	ELEVATORS		402		
	CORRIDOR AND UTILITIES	2390			
	PATIO/ DECKS AND BALCONIES		2587		
4TH FL	AFFORDABLE RENTAL UNITS	19125		21515	3591
	STAIRWELL		602		
	ELEVATORS		402		
	CORRIDOR AND UTILITIES	2390			
	PATIO/ DECKS AND BALCONIES		2587		
5TH FL	AFFORDABLE RENTAL UNITS	19125		21515	3591
	STAIRWELL		602		
	ELEVATORS		402		
	CORRIDOR AND UTILITIES	2390			
	PATIO/ DECKS AND BALCONIES		2587		
6TH FL	MARKET RATE RENTAL UNITS	7945		15649	15106
	STAIRWELL		615		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	2488			
	LOUNGE/ AMENITIES	5216			
	POOL BATHS		308		
	PUMP ROOM		142		
PATIO/ DECKS AND BALCONIES		13793			
7TH FL	MARKET RATE RENTAL UNITS	12666		15148	3892
	STAIRWELL		403		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	2482			
	PATIO/ DECKS AND BALCONIES		3241		
8TH FL	MARKET RATE RENTAL UNITS	12666		15148	3892
	STAIRWELL		403		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	1137			
	PATIO/ DECKS AND BALCONIES		3241		
9TH FL	MARKET RATE RENTAL UNITS	12666		15148	3892
	STAIRWELL		403		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	1137			
	PATIO/ DECKS AND BALCONIES		3241		
10TH FL	MARKET RATE RENTAL UNITS	12666		15148	3892
	STAIRWELL		403		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	1137			
	PATIO/ DECKS AND BALCONIES		3241		
11TH FL	MARKET RATE RENTAL UNITS	12666		15148	3892
	STAIRWELL		403		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	1137			
	PATIO/ DECKS AND BALCONIES		3241		
12TH FL	MARKET RATE RENTAL UNITS	12666		15148	3892
	STAIRWELL		403		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	1137			
	PATIO/ DECKS AND BALCONIES		3241		
13TH FL	MARKET RATE RENTAL UNITS	12666		15148	3892
	STAIRWELL		403		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	1137			
	PATIO/ DECKS AND BALCONIES		3241		
14TH FL	MARKET RATE RENTAL UNITS	12666		15148	3892
	STAIRWELL		403		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	1137			
	PATIO/ DECKS AND BALCONIES		3241		
15TH FL	MARKET RATE RENTAL UNITS	12666		15148	3892
	STAIRWELL		403		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	1137			
	PATIO/ DECKS AND BALCONIES		3241		
16TH FL	MARKET RATE RENTAL UNITS	12666		15148	3892
	STAIRWELL		403		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	1137			
	PATIO/ DECKS AND BALCONIES		3241		
17TH FL	MARKET RATE RENTAL UNITS	12327		15227	5597
	STAIRWELL		403		
	ELEVATORS		248		
	CORRIDOR AND UTILITIES	1137			
	PATIO/ DECKS AND BALCONIES		4946		
				298,757	91,503
TOTAL GROSS AREA				390,260 SF	

	SPACE	AREA		GROSS AREA	
		AC	NON AC	AC	NON AC
1ST FL	RETAIL	5235		5488	19021
	ELEVATOR LOBBY	253			
	GARAGE		14886		
	STAIRWELLS		286		
	ELEVATORS		730		
	UTILITY AND STORAGE		1824		
	PATIO/ DECKS AND BALCONIES		1295		
2ND FL	ELEVATOR LOBBY	67		67	16544
	GARAGE		15528		
	STAIRWELLS		286		
	ELEVATORS		730		
3RD FL	ELEVATOR LOBBY	67		67	16544
	GARAGE		15528		
	STAIRWELLS		286		
	ELEVATORS		730		
4TH FL	ELEVATOR LOBBY	67		67	16544
	GARAGE		15528		
	STAIRWELLS		286		
	ELEVATORS		730		
5TH FL	ELEVATOR LOBBY	67		67	16544
	GARAGE		15528		
	STAIRWELLS		286		
	ELEVATORS		730		
6TH FL	ELEVATOR LOBBY	67		67	16544
	GARAGE		15528		
	STAIRWELLS		286		
	ELEVATORS		730		
ROOF	STAIRWELLS		286		286
				5,823	102,027
107,850 SF					

	SPACE	AREA		GROSS AREA	
		AC	NON AC	AC	NON AC
1ST FL	LOUNGE	4660		4778	3352
	STAIRWELLS		381		
	ELEVATORS		86		
	TRASH ROOM	118			
	PATIO/ DECKS AND BALCONIES		2885		
2ND FL	RESTAURANT AND BAR	5034		5354	2702
	STAIRWELLS		381		
	ELEVATORS		86		
	RESTROOMS	320			
	PATIO/ DECKS AND BALCONIES		2235		
3RD FL	ELEVATOR LOBBY/ RESTROOMS	505		505	6881
	STAIRWELLS		381		
	ELEVATORS		86		
	POOL/ POOL DECK		6414		
10,637				12,935	
23,572 SF					

1 **SCALE: NTS**

SHEET 4 OF 8

AFFORDABLE RENTAL UNITS

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/ BALCONY	AC	BALCONY
2ND FLOOR RENTAL UNITS	201	STUDIO	522		12438	471
	202	1 BED	795			
	203	STUDIO	524	43.5		
	204	STUDIO	524	43.5		
	205	1 BED	795			
	206	STUDIO	519			
	207	1 BED	717			
	208	STUDIO	562			
	209	STUDIO	560			
	210	STUDIO	560			
	211	STUDIO	522			
	212	2 BED	975	168		
	213	STUDIO	522			
	214	STUDIO	560			
	215	STUDIO	560			
	216	STUDIO	563			
	217	STUDIO	563			
	218	STUDIO	560			
	219	STUDIO	560			
	220	STUDIO	522			
	221	2 BED	975	168		
3RD FLOOR	301	STUDIO	522		19125	2587
	302	1 BED	795	129		
	303	STUDIO	524	43.5		
	304	STUDIO	524	43.5		
	305	1 BED	795	129		
	306	STUDIO	519			
	307	1 BED	717	133		
	308	STUDIO	562	84		
	309	STUDIO	560	84		
	310	STUDIO	560			
	311	STUDIO	522			
	312	2 BED	975	168		
	313	STUDIO	522			
	314	STUDIO	560			
	315	STUDIO	560	97		
	316	STUDIO	563	201		
	317	STUDIO	661	183		
	318	1 BED	795	129		
	319	STUDIO	524	43.5		
	320	STUDIO	524	43.5		
	321	1 BED	795	129		
	322	STUDIO	661	183		
	323	STUDIO	563	201		
	324	STUDIO	560	97		
	325	STUDIO	560			
	326	STUDIO	522			
	327	2 BED	975	168		
	328	STUDIO	522			
	329	STUDIO	560			
	330	STUDIO	560	97		
	331	STUDIO	563	201		
4TH FLOOR	401	STUDIO	522		19125	2587
	402	1 BED	795	129		
	403	STUDIO	524	43.5		
	404	STUDIO	524	43.5		
	405	1 BED	795	129		
	406	STUDIO	519			
	407	1 BED	717	133		
	408	STUDIO	562	84		
	409	STUDIO	560	84		
	410	STUDIO	560			
	411	STUDIO	522			
	412	2 BED	975	168		
	413	STUDIO	522			
	414	STUDIO	560			
	415	STUDIO	560	97		
	416	STUDIO	563	201		
	417	STUDIO	661	183		
	418	1 BED	795	129		
	419	STUDIO	524	43.5		
	420	STUDIO	524	43.5		
	421	1 BED	795	129		
	422	STUDIO	661	183		
	423	STUDIO	563	201		
	424	STUDIO	560	97		
	425	STUDIO	560			
	426	STUDIO	522			
	427	2 BED	975	168		
	428	STUDIO	522			
	429	STUDIO	560			
	430	STUDIO	560	97		
	431	STUDIO	563	201		

AFFORDABLE RENTAL UNITS cont'd

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/ BALCONY	AC	BALCONY
5TH FLOOR	501	STUDIO	522		19125	2587
	502	1 BED	795	129		
	403	STUDIO	524	43.5		
	404	STUDIO	524	43.5		
	405	1 BED	795	129		
	406	STUDIO	519			
	407	1 BED	717	133		
	408	STUDIO	562	84		
	409	STUDIO	560	84		
	410	STUDIO	560			
	411	STUDIO	522			
	412	2 BED	975	168		
	413	STUDIO	522			
	414	STUDIO	560			
	415	STUDIO	560	97		
	416	STUDIO	563	201		
	417	STUDIO	661	183		
	418	1 BED	795	129		
	419	STUDIO	524	43.5		
	420	STUDIO	524	43.5		
	421	1 BED	795	129		
	422	STUDIO	661	183		
	423	STUDIO	563	201		
	424	STUDIO	560	97		
	425	STUDIO	560			
	426	STUDIO	522			
	427	2 BED	975	168		
	428	STUDIO	522			
	429	STUDIO	560			
	430	STUDIO	560	97		
	431	STUDIO	563	201		
TOTAL NET AREA					69,813	8,232

MARKET RATE RENTAL UNITS

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			HOTEL RM	AC	TERRACE/ BALCONY	AC
6TH FLOOR	601	1 BED-DEN	826	225	7945	3792
	602	1 BED-DEN	757	300		
	603	1 BED	711			
	604	2 BED	1111	436.5		
	605	STUDIO	580	934.5		
	606	STUDIO	580	934.5		
	607	2 BED	1086	436.5		
	608	1 BED	711			
	609	1 BED-DEN	757	300		
	610	1 BED-DEN	826	225		
7TH FLOOR	701	1 BED	784		12666	3241
	702	1 BED-DEN	967	471		
	703	1 BED-DEN	826	225		
	704	1 BED-DEN	757	300		
	705	1 BED	711			
	706	2 BED	1111	454		
	707	STUDIO	580	142		
	708	STUDIO	580	142		
	709	2 BED	1086	454		
	710	1 BED	711			
	711	1 BED-DEN	757	300		
	712	1 BED-DEN	826	225		
	713	1 BED-DEN	967	471		
	714	1 BED	784			
	715	2 BED	1219	528		
8TH FLOOR	801	1 BED	784		12666	3241
	802	1 BED-DEN	967	471		
	803	1 BED-DEN	826	225		
	804	1 BED-DEN	757	300		
	805	1 BED	711			
	806	2 BED	1111	454		
	807	STUDIO	580	142		
	808	STUDIO	580	142		
	809	2 BED	1086	454		
	810	1 BED	711			
	811	1 BED-DEN	757	300		
	812	1 BED-DEN	826	225		
	813	1 BED-DEN	967	471		
	814	1 BED	784			
	815	2 BED	1219	528		
9TH FLOOR	901	1 BED	784		12666	3241
	902	1 BED-DEN	967	471		
	903	1 BED-DEN	826	225		
	904	1 BED-DEN	757	300		
	905	1 BED	711			
	906	2 BED	1111	454		
	907	STUDIO	580	142		
	908	STUDIO	580	142		
	909	2 BED	1086	454		
	910	1 BED	711			
	911	1 BED-DEN	757	300		
	912	1 BED-DEN	826	225		
	913	1 BED-DEN	967	471		
	914	1 BED	784			
	915	2 BED	1219	528		
10TH FLOOR	1001	1 BED	784		12666	3241
	1002	1 BED-DEN	967	471		
	1003	1 BED-DEN	826	225		
	1004	1 BED-DEN	757	300		
	1005	1 BED	711			
	1006	2 BED	1111	454		
	1007	STUDIO	580	142		
	1008	STUDIO	580	142		
	1009	2 BED	1086	454		
	1010	1 BED	711			
	1011	1 BED-DEN	757	300		
	1012	1 BED-DEN	826	225		
	1013	1 BED-DEN	967	471		
	1014	1 BED	784			
	1015	2 BED	1219	528		
11TH FLOOR	1101	1 BED	784		12666	3241
	1102	1 BED-DEN	967	471		
	1103	1 BED-DEN	826	225		
	1104	1 BED-DEN	757	300		
	1105	1 BED	711			
	1106	2 BED	1111	454		
	1107	STUDIO	580	142		
	1108	STUDIO	580	142		
	1109	2 BED	1086	454		
	1110	1 BED	711			
	1111	1 BED-DEN	757	300		
	1112	1 BED-DEN	826	225		
	1113	1 BED-DEN	967	471		
	1114	1 BED	784			
	1115	2 BED	1219	528		

wood trellis



signage



screen overhang



retail/ restaurant storefront



wind barrier



glass garage doors



glass railing



folding doors



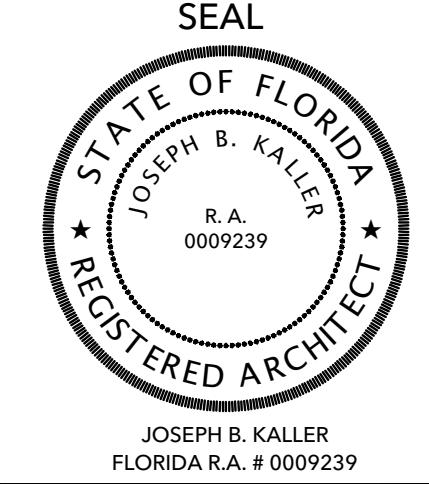
garage screen



roll up grill



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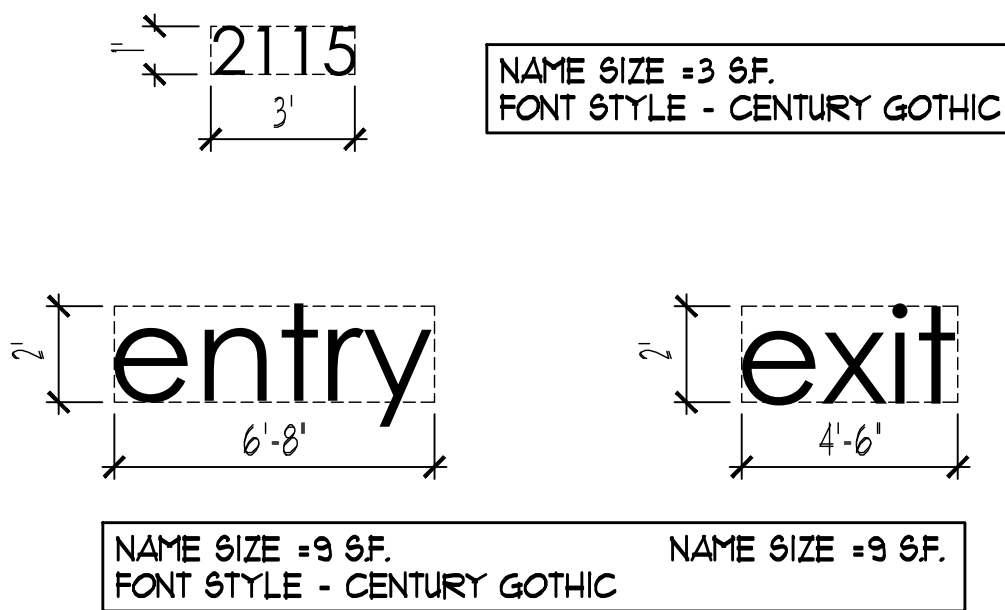
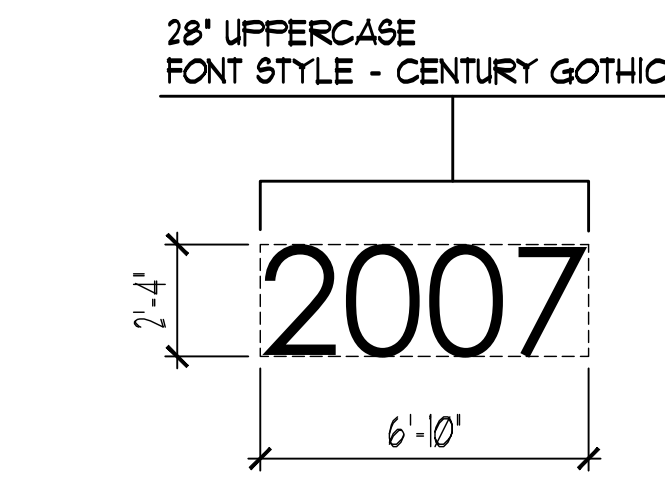
PROJECT TITLE
OM RESIDENTIAL
MIXED USE
2007 & 2115 N. OCEAN DR. 309, 333 & 341 OKLAHOMA ST.
2012 S. SURF RD. 320 & 324 MCKINLEY ST.
320, 322, 324 & 326 NEBRASKA ST.
HOLLYWOOD FL 33019

REVISIONS		
No.	DATE	DESCRIPTION
1	10-2-23	PRELIM TAC

PROJECT No.: 22107
DATE: 5-15-23
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-6
SHEET 7 OF 8

1 **SAMPLES**
SCALE: NTS

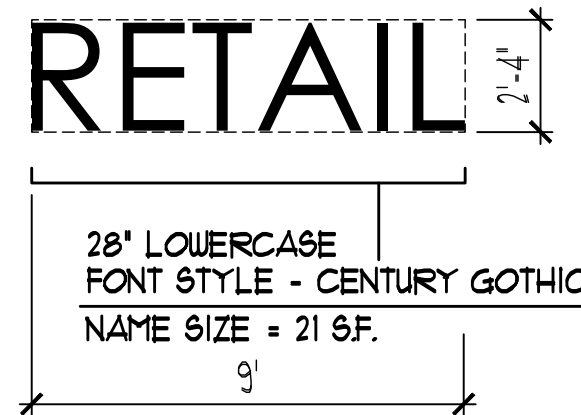
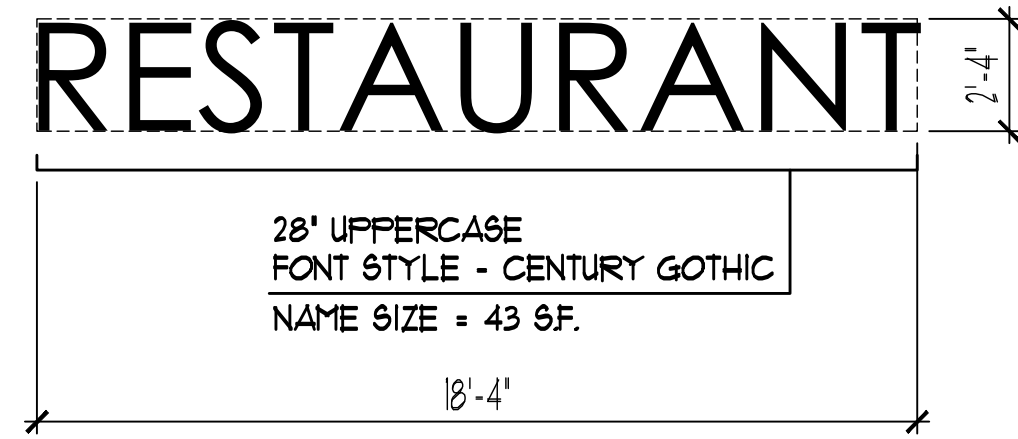


ALL WALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

MONUMENT SIGNAGE TO BE SOLID CHROME LETTERS UP LIT FROM FOUNTAIN

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-25-C AND BUK-23-HD-C ZONING DISTRICTS.

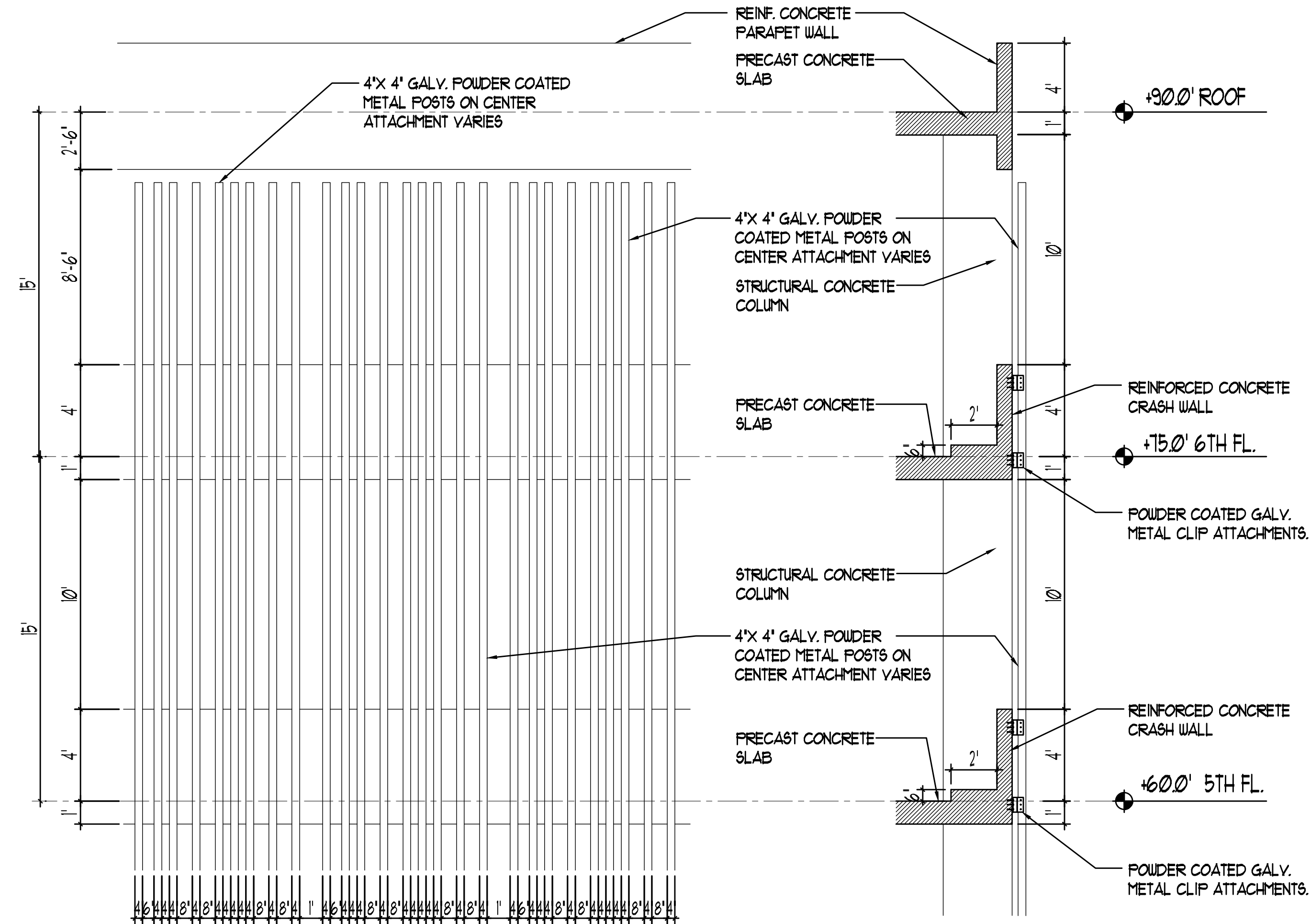
NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.



1 SIGNAGE

SCALE: 1/4"= 1'-0"

signage



2 GARAGE SCREEN

SCALE: 1/4"= 1'-0"

SPECIFICATIONS



TECHNICAL SPECIFICATIONS

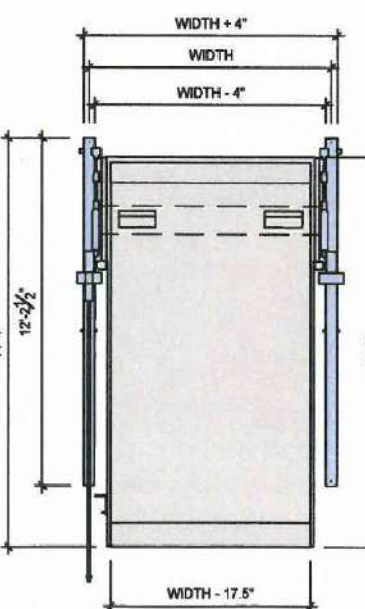
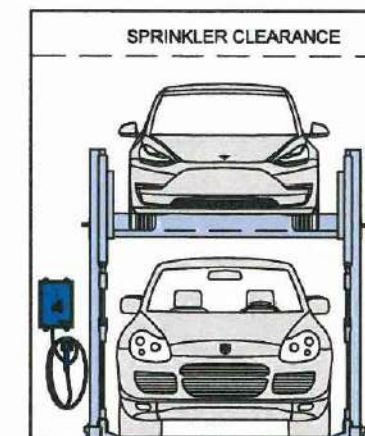
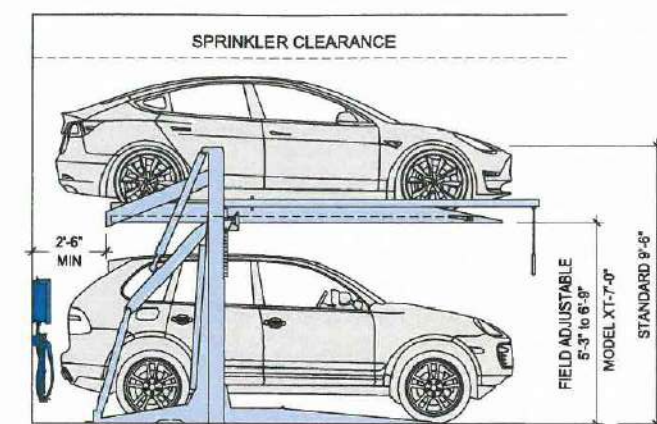
Code: ASME A17.1 Capacity: Up to 2000lbs (915kg) Speed: Up to 120 fpm (61 m/s) Max Cab Size: 238sq/ft Drive: Hydraulic Operation: Automatic
Controller: Programmable logic control (PLC) Power: 3 Phase Power Failure: Battery Back-up lowering (o) Emergency: Hands Free telephone Max Travel: 60ft (15m)
Max # of Stops: 6 Landing Doors: Vertical Bi-parting

* MAXIMUM TRAVEL DISTANCE CAN BE INCREASED IN CUSTOM DESIGNS.

3 AUTO ELEVATOR DETAILS

SCALE: NTS

SPEC SHEET PARKPLUS DP003 DOUBLE STACKER



Clearance	
S = Standard/SUV	C = Compact/Section
MODEL	HEIGHT
C/C	10'-6"
C/S	12'-2"
S/S	14'-0"
S/S*	14'-6"

Width	
MODEL	WIDTH
W01	7'-11"
W02	8'-3"
W03	8'-6"
W04	9'-0"
W05	Custom

Suitable for

- Standard passenger vehicles
- SUVs

Specifications

Load per Platform: 6,000 lbs.
Weight of Unit: 4'-3,055 lbs.
Length of Platform: 13'-6"
Length Incl. Overhang: 18'-6"
Width of Unit: 7'-11" to 9'-0"
Height of Unit: 9'-6" to 9'-10"
Operation: Hydraulic
Control: Push Button Pendant
*Custom Height and Width Available

Power Pack

Hydraulic Power System (HPS)
HPS1: 1-2 units (208-230V / 1 PH / 60 HZ / 2-3 HP / 18 FLA)
HPS-1P10: 1-30 units (208-230V / 1 PH / 60 HZ / 10 HP / 40 FLA)
HPS-3P10: 1-30 units (208-230V / 3 PH / 60 HZ / 10 HP / 28.4 FLA)

Electrical

1 Disconnect required per HPS
3 PH 208-230V / 40Amp
1 PH 208-230V / 60Amp
All control wiring is a Class 2 Circuit 24V

Applications

DP003 Double Stacker can be installed in attended/valet and self-park applications:

- Single & Multi-Family Residential Buildings
- Indoor & Outdoor Installations
- Low & High Rise Buildings
- Commercial Buildings
- Surface Lots



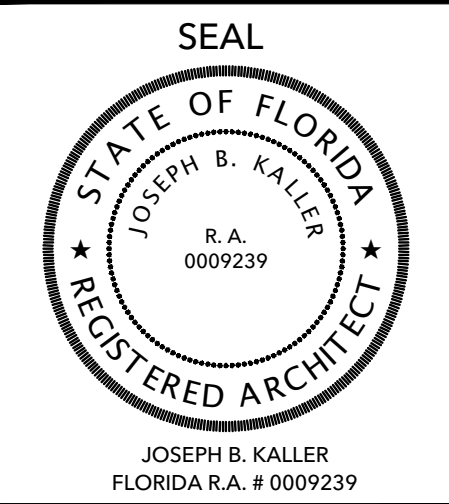
8-444-PARKPLUS

4 CAR LIFT DETAILS

SCALE: NTS



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320, 322, 324 & 326 NEBRASKA ST.
HOLLYWOOD FL 33019

SHEET TITLE

SIGNAGE AND GARAGE SCREEN

REVISIONS
No. DATE DESCRIPTION

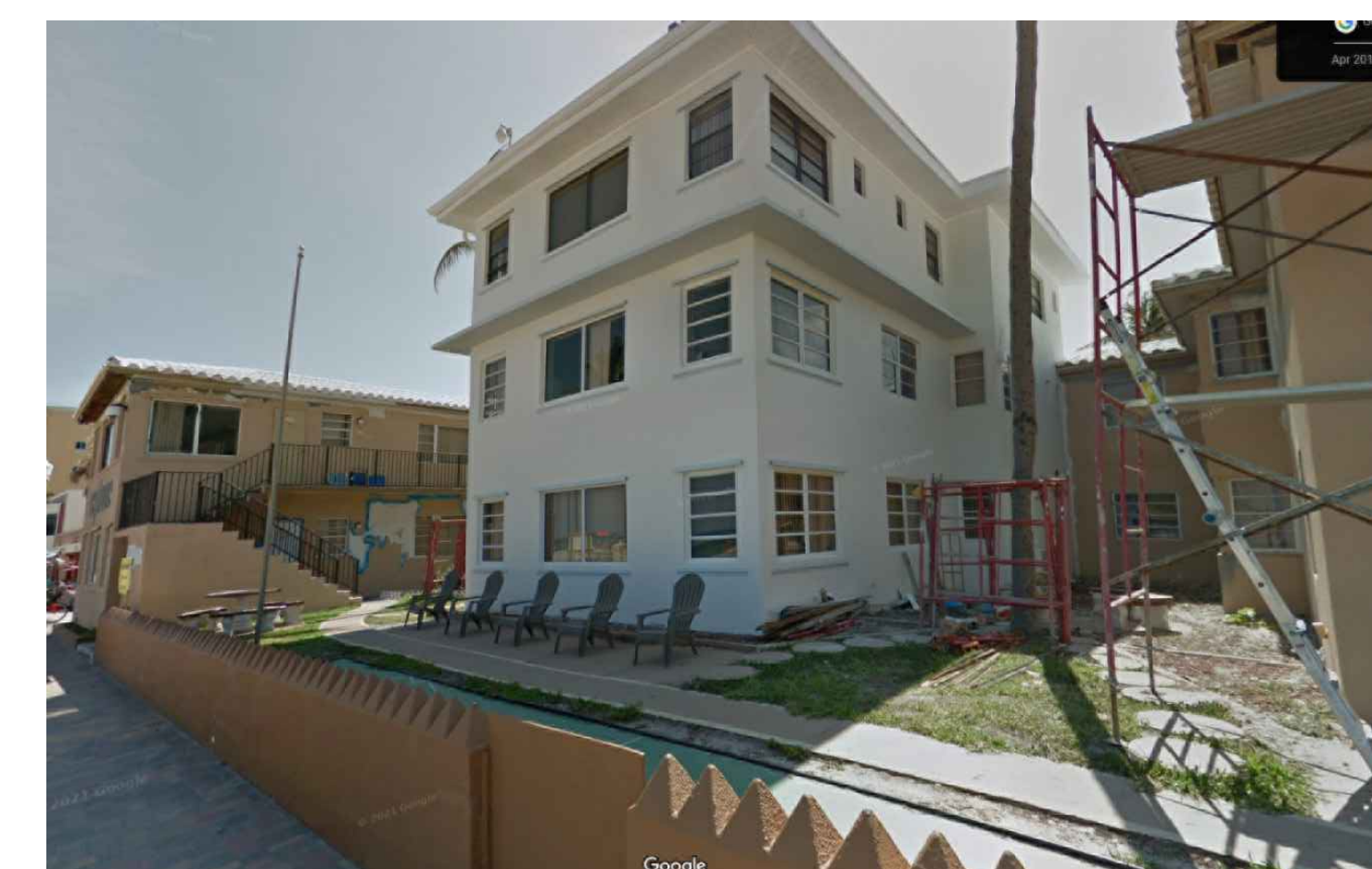
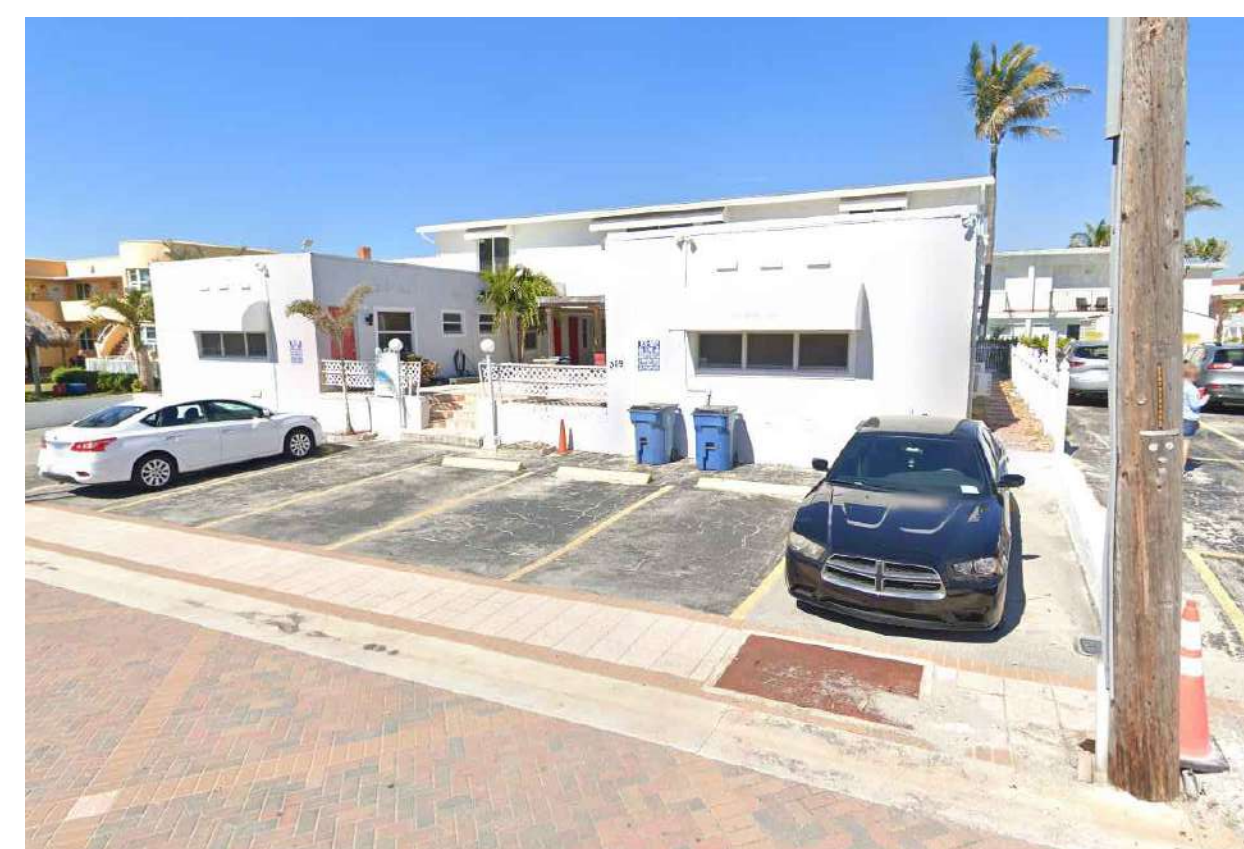
1	10-2-23	PRELIM TAC
2		
3		
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7		
8		
9		
10		

PROJECT No.: 22107
DATE: 5-15-23
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-7

SHEET 8 OF 8



1 SITE PICTURES

SCALE: NTS

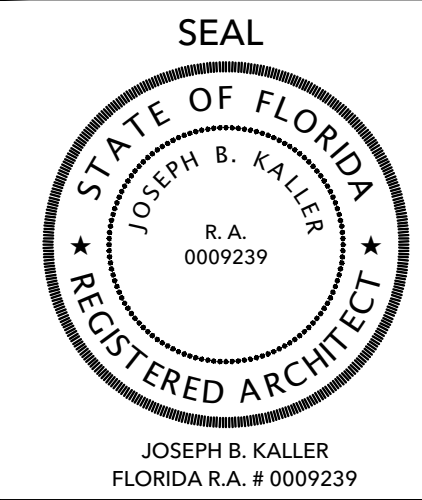
SCALE: NT



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SHEET TITLE

SITE PICTURES

SITES 1, 2 AND 3

[illegible]

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PROJECT No.: 22107
DATE: 2-27-23
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

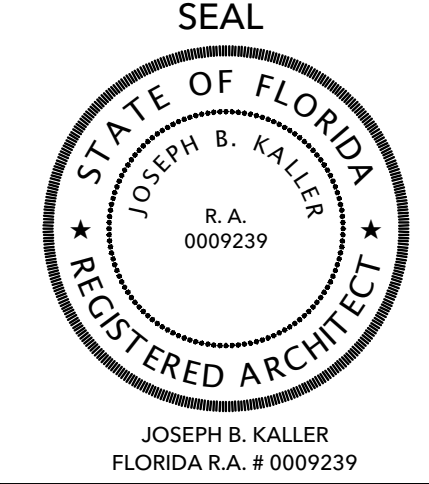
A-0

SHEET 1 OF 36



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HOLLYWOOD FL 33019

PROJECT TITLE

FIRST FLOOR PLAN
SITE 1 AND 3

SHEET TITLE

REVISIONS
No. DATE DESCRIPTION

1	10-2-23	PRELIM TAC

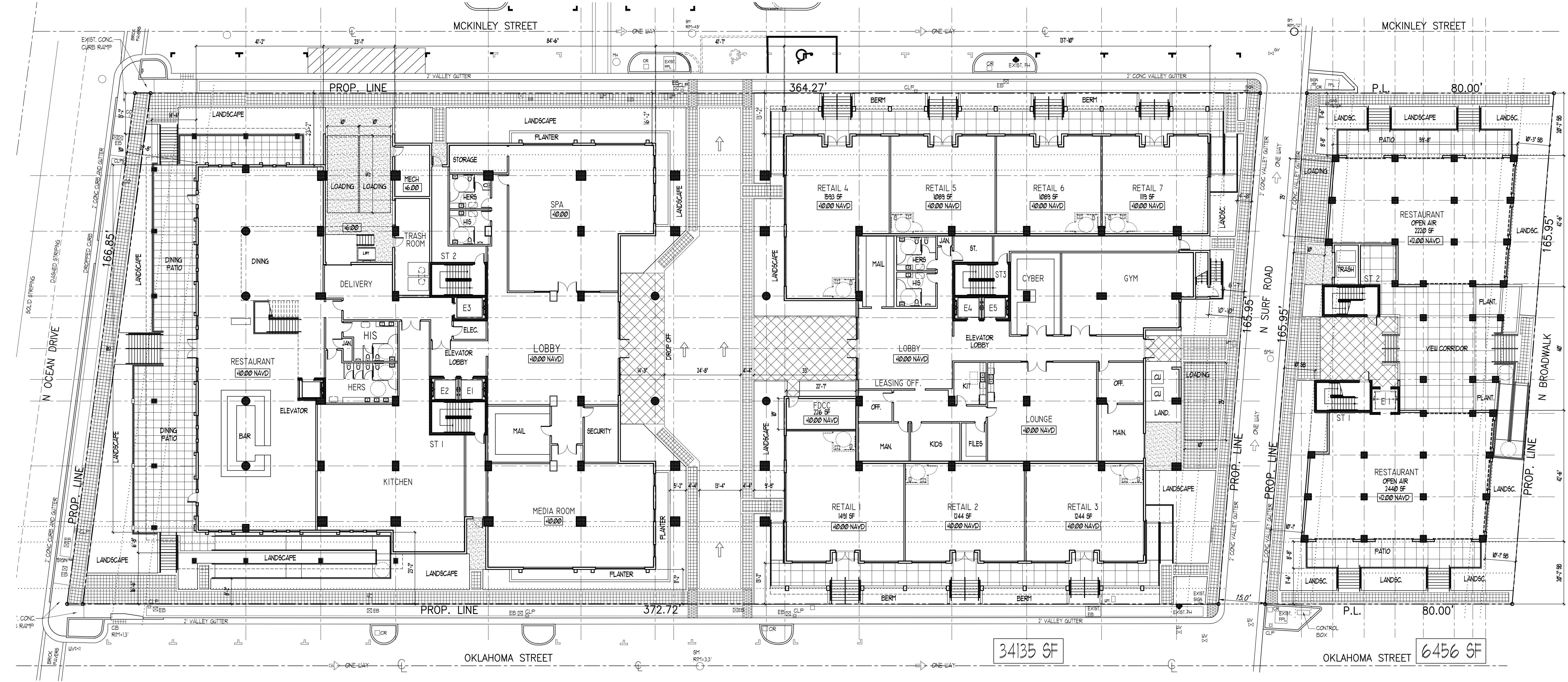
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DATE: 2-27-23
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SHEET

A-1

SHEET 2 OF 36



PLAN LEGEND

- CONCRETE PAVERS TO MATCH EXISTING
- EXTERIOR TILE AREA
- EXTERIOR PAVEMENT AREA
- PAVEMENT STRIPING
- NEW CONCRETE WALKWAY
- HC CURB RAMP
- DETECTABLE WARNING
- LINE OF ROOF/CANOPY OR BALCONY ABOVE



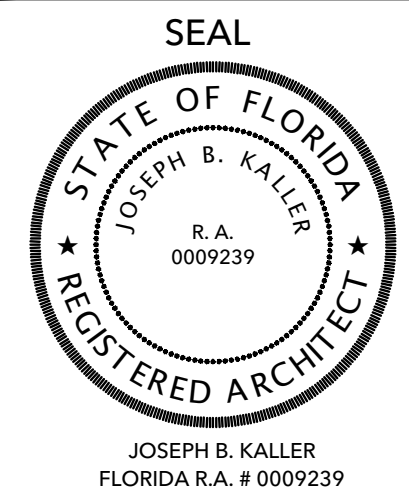
NORTH

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



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HEET TITLE

THIRD FLOOR PLAN

SITE 1 AND 3

[illegible]

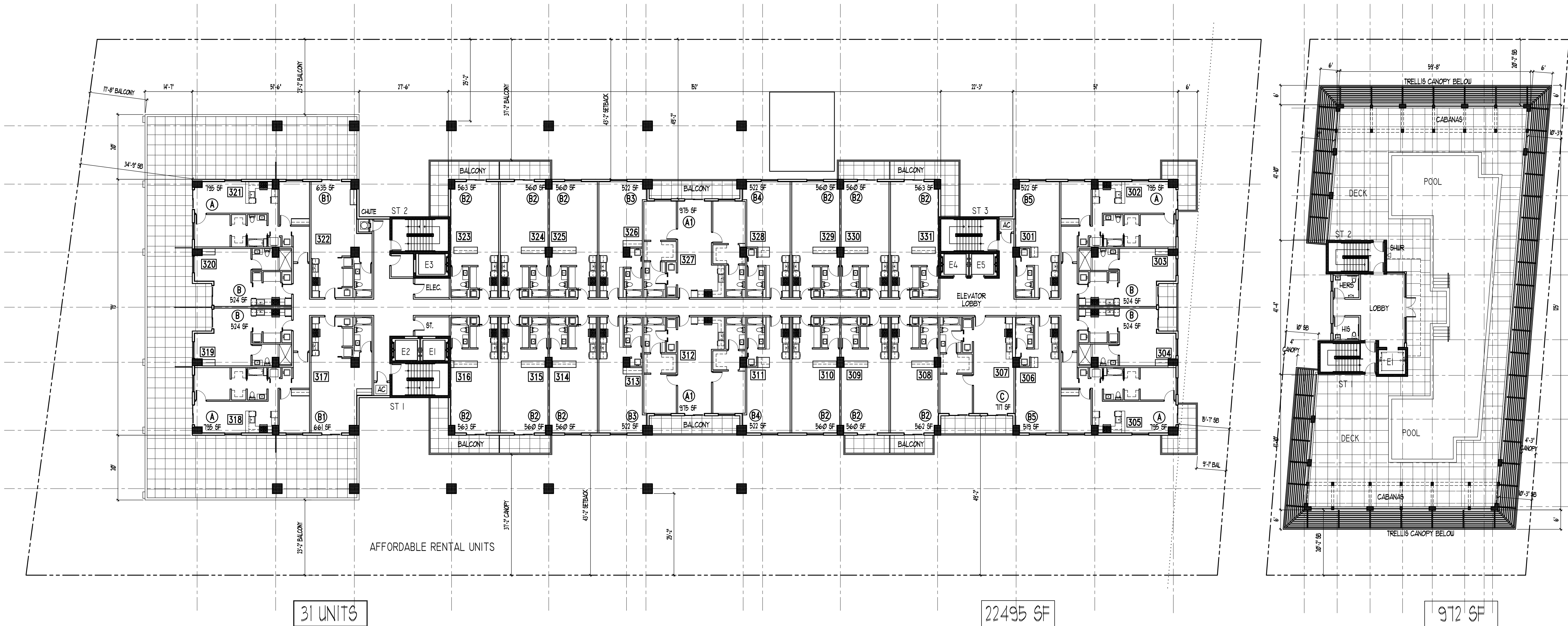
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SHEET

A-3

SHEET 4 OF 36



1 THIRD FLOOR PLAN



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PROJECT TITLE

SHEET TITLE
 FOURTH FLOOR PLAN
 SITE 1 AND 3

SHEET TITLE

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

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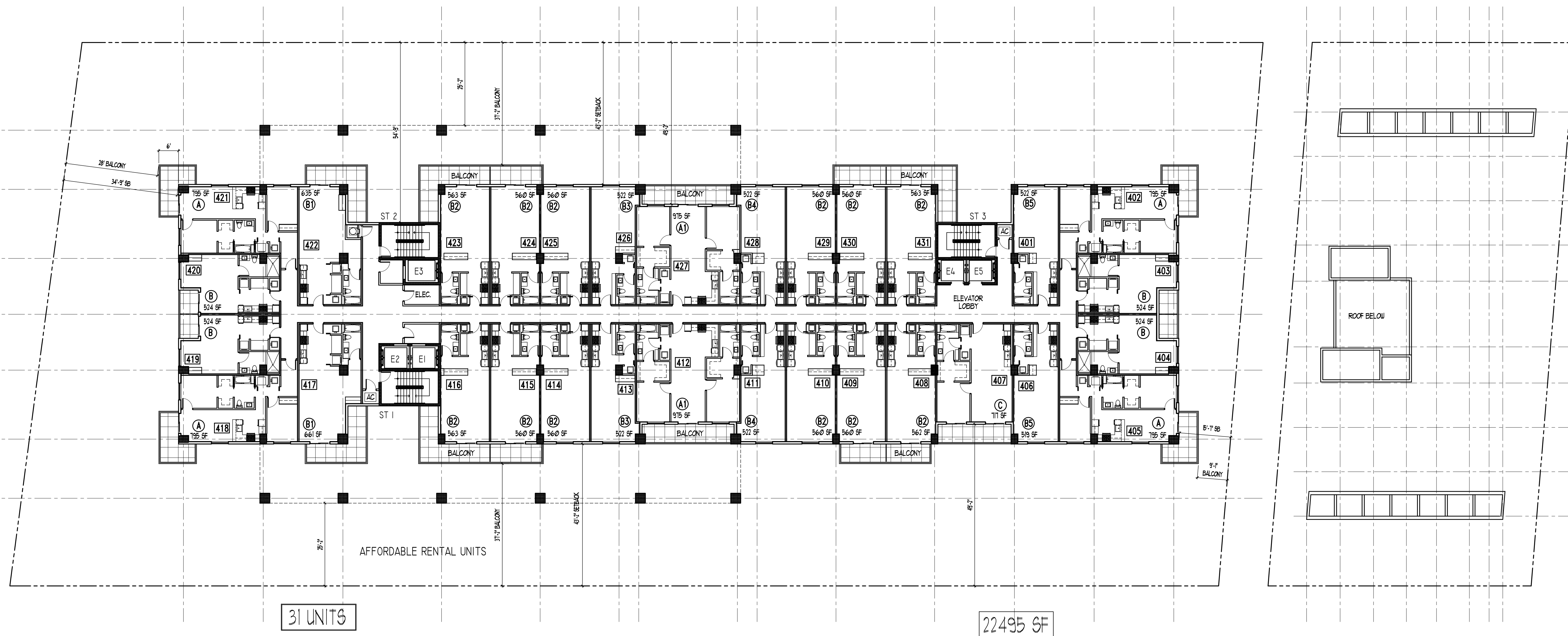
SHEET

A-4

SHEET 5 OF 36



1 FOURTH FLOOR PLAN

[illegible]