

ATTACHMENT A
Application Package
Part I



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 316

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

CLICK HERE FOR
FORMS, CHECKLISTS &
MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 2438/2442 JOHNSON ST, HOLLYWOOD, FL

Lot(s): 25,26 Block(s): 13 Subdivision: HOLLYWOOD 1st

Folio Number(s): 514216015110 - 514216015100

Zoning Classification: RM-18 Land Use Classification: MED (16) RES (MRES)

Existing Property Use: Single Family Residence Sq Ft/Number of Units: 12 UNITS- 1679.92 sq ft

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Variance for landscape open space from 40% required to 31.44% provided. Due to a 20' R.O.W. dedication required at front, we can't provide the required landscape area.

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="12"/> #Rooms <input type="text" value="36"/>
Proposed Non-Residential Uses	<input type="text" value="n/a"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="40"/> (Area: <input type="text" value="28,537.50"/> S.F.)
Parking (# of spaces)	PARK, SPACES: (# <input type="text" value="27"/>)
Height (# of stories)	(# STORIES) <input type="text" value="3"/> (<input type="text" value="41"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="30,583 SQ."/> FT.)

Name of Current Property Owner: KMA HOLLYWOOD 14 LLC

Address of Property Owner: 19790 W DIXIE HWY STE 1001 AVENTURA, FL 33160

Telephone: 3059331242 Email Address: VGARCIA@CAPITALBROKERSUSA.COM

Applicant CHRISTIAN GIRALDO Consultant ☐ Representative ☒ Tenant ☐

Address: 19790 W DIXIE HWY STE 1001 AVENTURA, FL 33160 Telephone: 3059331242

Email Address: VGARCIA@CAPITALBROKERSUSA.COM

Email Address #2: CGIRALDO@CAPITALBROKERSUSA.COM

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 05/01/2024

PRINT NAME: CHRISTIAN GIRALDO

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

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

LEGAL DESCRIPTION

The East 1/2 of Lot 25, Block 13, of "HOLLYWOOD LITTLE RANCHES" according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

And

Legal Description: Lot 26, Block 13, of "HOLLYWOOD LITTLE RANCHES" according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

PROJECT INFORMATION

New three story building consisting of 12 residential units and a roof terrace. Each unit has three bedrooms, three full bathrooms and one half bathroom.



AGUDELO ARCHITECT, P.A.

Phone: 786-738-8236

City of Hollywood
2600 Hollywood Blvd.
Hollywood, Fl. 33020

GENERAL CRITERIA STATEMENT

Project Name: **NOD Modern Living (12 residential units)**
Address: **2438–2442 Johnson St.**
Hollywood, Fl.

1. Architectural and Design Components

The Proposed Project is a 3-story Townhome development located on 2442-2438 Johnson St. The Architectural style used in this project is modern. The main entrance to the community is located on Johnson Street. The proposed parking area is located in the interior portion of the property, with all the units having a carport and the remainder spaces located in the rear area of the lot. All units are being provided with vehicle electrical charging stations.

All residential units consist of 3 bedrooms and 3.5 bathrooms with the units being of various sizes. All the of the units contain an open living area, dining area and kitchen areas. The balconies can be accessed directly from the living areas. The bedrooms are spacious with walk-in closets. Laundry rooms are found in all units. The proposed units will have a roof top terrace. The design of the buildings is clean, with simple geometry. The elements work together to create a familiar, warm and homelike feel.

2. Compatibility

The neighborhood, in which the proposed project is located, is comprised of one-story residential buildings with some buildings containing two or three stories.

The architectural language proposed with orthogonal and clean geometries and does not compete with the aesthetics of the sector. The proposed project will improve and modernize the streetscape of the neighborhood.

3. Scale/Massing

The proposed building's scale is in proportion to the surrounding areas.

As previously noted the architectural language proposed with orthogonal and clean geometries and complies with the height, width, length and lot coverage of the lot.

Some of the architectural details provided are cantilever frames enclosing the windows at the front, balconies at the interior sides. Aluminum railing and vertical gardens with lattices can be found throughout the facades. And lastly a rooftop terrace is being proposed at both buildings.

4. Landscaping

Landscaped area will contain a variety of native and other compatible plant types and will be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site will be preserved and or replaced (please refer to Landscaping Plans prepared by Landscape Architect). Irrigation for the landscaping will be provided.

VARIANCE BEING REQUESTED: REDUCTION OF REQUIRED 40% LANDSCAPE OPEN SPACE TO 31.44% PROVIDED

Variance:

1. Variances. Except as set forth in division F.2. below, no Variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.

- a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

RESPONSE: The requested variance (requesting that the required landscape open space of 40% be allowed to stay at the 31.44% we are providing) is aligned with the basic intent and purpose of the regulations established by the city code, it will not affect the stability, nor appearance of the neighborhood, nor city as it only entails the approval of 31.44% of landscaped open space, since the city requested a dedication of 20' (lineal x the width of the lot) at the front of the property and that has impacted the ability to provide the required 40%.

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

RESPONSE: the requested variance (requesting that the required landscape open space of 40% be allowed to stay at the 31.44% we are providing) will not be detrimental to the community and will be compatible with the surrounding land uses as it only entails the reduction of the open landscape space from 40% to 31.44%.

- c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and

RESPONSE: the requested variance (requesting that the required landscape open space of 40% be allowed to stay at the 31.44% we are providing) are consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

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

RESPONSE: the requested landscape open space variance is not in any way economically based or self imposed but rather a result of a required dedication at the front of the lot that made it necessary to reduce the landscape open space area.

- e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

RESPONSE: the requested variance (requesting that the required landscape open space of 40% be allowed to stay at the 31.44% we are providing) is needed to comply with the applicable laws.



2442 Johnson St. (SUBJECT PROPERTY)



2438 Johnson St. (SUBJECT PROPERTY)



1. 2430 Johnson St. (SIDE PROPERTY)



2. 2446 Johnson St. (SIDE PROPERTY)

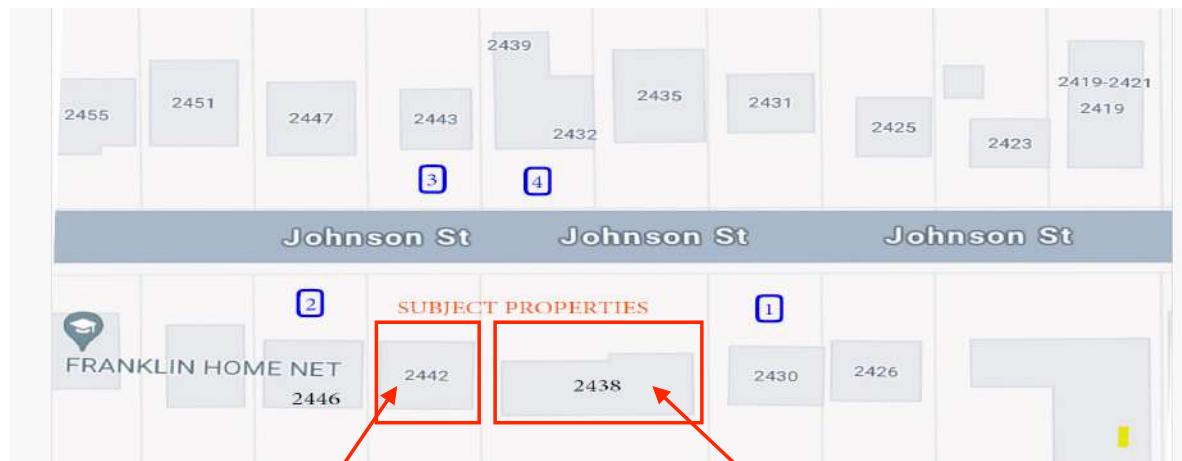


3. 2443 Johnson St. (ACROSS STREET)



4. 2439 Johnson St. (ACROSS STREET)

NEIGHBORING PROPERTIES



Subject Property 2442 Johnson St

Subject Property 2438 Johnson St

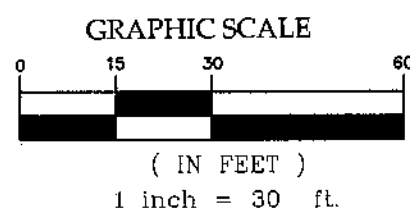








ALTA/NSPS LAND
TITLE SURVEY



5102 SW 131th AVENUE,
MIAMI, FLORIDA, 33175

ESTEBAN ORTIZ, PLSM.
LAND SURVEYOR & PLANNER

PH. (786) 541-4455
EMAIL: Survey.IG@YAHOO.COM

SURVEYOR'S REPORT

LEGAL DESCRIPTION FROM ORIGINAL SURVEY WAS REVISED TO MATCH LEGAL DESCRIPTION AS SHOWN ON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. COMMITMENT AGENT'S FILE REFERENCE: 21150162 DPI, DATED SEPTEMBER 9, 2021 AT 8:00 AM THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

-THE SUBJECT PROPERTY LIES WITHIN A ZONE DESIGNATED AS X, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 125113 (CITY OF HOLLYWOOD) AND PANEL NUMBER 0568H AND 0569H-H, AS LAST REVISED IN AUGUST 18, 2014.
-ELEVATIONS ARE RELATIVE TO THE NAVD 88 OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF BROWARD COUNTY, FLORIDA.
BENCH MARK #1944: ELEVATION: 13.438' FEET, BM DISC AT HOLLYWOOD, AT CITY HALL NEAR INTERSECTION OF HOLLYWOOD BLVD AND SOUTH 26 AVENUE, 17.4' SE OF THE NE CORNER OF THE CITY HALL, 8' EAST OF THE EAST WALL OF THE BUILDING.

THIS "ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY SURVEY", AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE MEASUREMENT OF HORIZONTAL DATA FOR THE SUBJECT PROPERTY AS DESCRIBED THEREON. THE COMPARATIVE VALUES BETWEEN FIELD, RECORD AND CALCULATED MEASUREMENTS AS MAY APPLY, ARE AS MORE FULLY SHOWN ON THE SURVEY MAP.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OTHER THAN THE ONES INDICATED ON THE UNDERLYING PLAT OR THE COMMITMENT FOR TITLE INSURANCE. AS PART OF THE SURVEY, THE RECORDED DOCUMENTS CITED IN THE ABOVE CAPTIONED COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SCHEDULE B, SECTION 2 WERE REVIEWED. (SEE TITLE NOTES)

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE STANDARD OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN THE APPLICABLE PROVISIONS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS VIA JOHNSON STREET ALONG THE SOUTH PROPERTY LINE.

THE NET LAND AREA +/- 21020.00 SqFt (0.48 ACRES)
THE GROSS LAND AREA +/- 23020.00 SqFt (0.53 ACRES)

THE ATTACHED SKETCH OF SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND CORRECT REPRESENTATION, OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND ALSO MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THRU 5J-17.05 2 F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS.

THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2022.
THIS SURVEY PREPARED BY ESTEBAN ORTIZ, DATED AUGUST 19, 2022, JOB No.: 22-815

CERTIFIED TO:
THIS SURVEY IS MADE FOR THE BENEFIT OF:

-KMA HOLLYWOOD 14 LLC & CITY OF HOLLYWOOD FLORIDA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 10(a), 11(a), 11(b), (BY OBSERVED EVIDENCE) 12, 13, 14, 15, 20(a), 20(b) AND 21 OF TABLE A THEREOF.

Property Address: 2438 JOHNSON Street, Hollywood, Florida, 33020.

Legal Description: Lot 26, Block 13, of "HOLLYWOOD LITTLE RANCHES" according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

TITLE NOTES:

SCHEDULE B-II, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

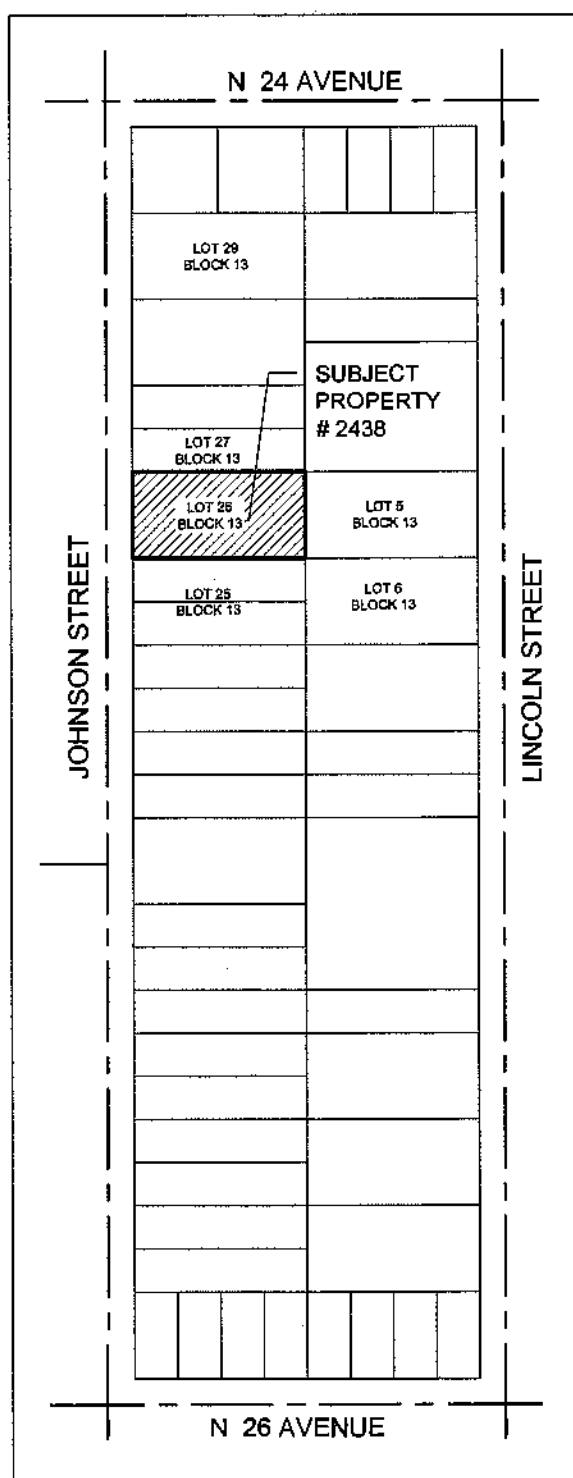
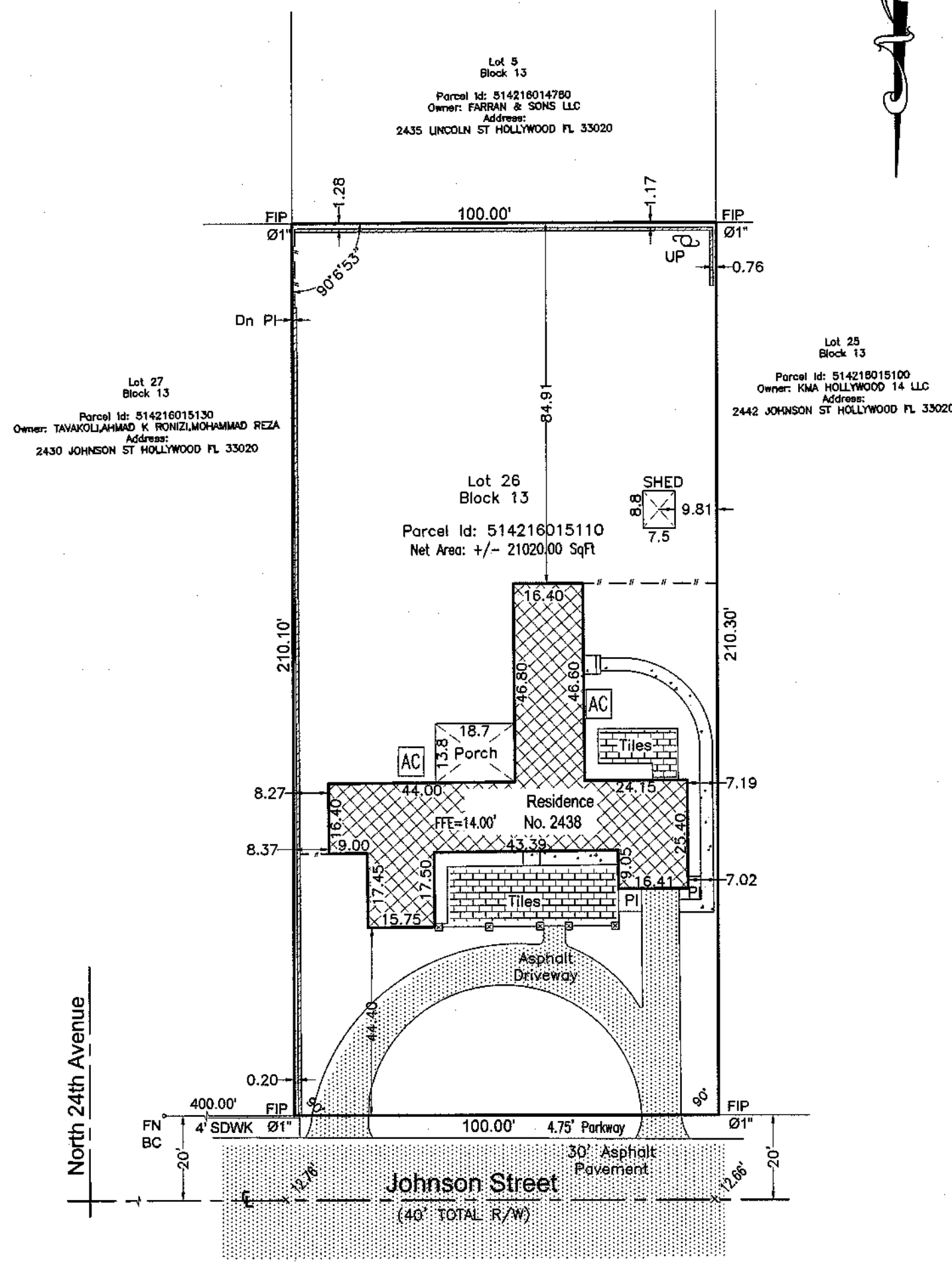
COMMITMENT AGENT'S FILE REFERENCE: 21150162 DPI,
DATED SEPTEMBER 9, 2021 AT 8:00 AM

ITEM ND.

1 THRU 6, 9 and 10: Not a survey-related matters.

7. This parcel is subject to Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida. Refer to Survey map for geometry and lot's configuration.

8. This parcel is subject to Ordinance recorded in Official Records Book 6136, page 244, Official Records Book 34145, page 1891. Refer to Survey map for Easement configuration. Provisions are of "blanket nature" therefore, "non-plottable".



LOCATION MAP
(NTS)

LEGEND & ABBREVIATIONS

A=Arc Length; AC=Air Conditioner; BC=Block Corner; BM=Bench Mark; BOB=Basis Of Bearings; CB=Catch Basin; CI=Clear; Conc=Concrete; Dr=Drive; E=East; Elev=Elevation; FDH=Found Drill Hole; FIR=Found Iron Rod; FFE=Finished Floor Elevation; FH=Fire Hydrant; FIP=Found Iron Pipe; FN=Found Nail; FT=Feet; LB=Licensed Business; LFE=Lowest Floor Elevation; LP=Light Pole; N=North; NGVD 1929=National Geodetic Vertical Datum of 1929; NTS=Not To Scale; OE=Overhead Cables; OH=Over Hang; Pb=Plat Book; PC=Point of Curvature; PCP=Permanent Control Point; PL=Plat or Property Line; PLS=Professional Land Surveyor; PLSM=Professional Land Surveyor and Mapper; POB=Point of Beginning; PRM=Permanent Reference Monument; R=Radius; (R)=Recorded Dimension; R/R=Right Of Way; Sec=Section; T=Tangent; S=South; SIP=Set Iron Pipe With Cap Stamped PLS 5927; UE=Utility Easement; UP=Utility Pole; UT=Utility; W=West; WF=Wood Fence; WM=Water Meter; WV=Water Valve; CL=Centerline; ---=Chain Link; ---=Concrete Wall; °=Degrees; Δ=Central Angle; Ø=Diameter; ' =Minutes; " =Seconds; ---=Wood Fence

LEGAL NOTES

This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property; This Survey is subject to dedications, limitations, restrictions, reservations or easements of rec.; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)

ORDER NO.
22-815

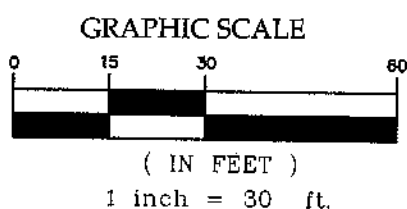
ESTEBAN ORTIZ
PROFESSIONAL SURVEYOR AND MAPPER No.5927
STATE OF FLORIDA

ALTA/NSPS LAND
TITLE SURVEY

5102 SW 131th AVENUE,
MIAMI, FLORIDA, 33175

ESTEBAN ORTIZ, PLSM.
LAND SURVEYOR & PLANNER

PH. (786) 541-4455
EMAIL: Survey.IG@YAHOO.COM



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TITLE NOTES:

SCHEDULE B-II, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

COMMITMENT AGENT'S FILE REFERENCE: 21150198 DP1,
DATED SEPTEMBER 13, 2021 AT 8:00 AM

ITEM NO.

1 THRU 6, 9 and 10: Not a survey-related matters.

7. This parcel is subject to Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida. Refer to Survey map for geometry and lot's configuration.

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SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE STANDARD OF PRACTICE AS SET FORTH THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN THE APPLICABLE PROVISIONS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS VIA JOHNSON STREET ALONG THE SOUTH PROPERTY LINE.

THE NET LAND AREA +/- 10517.50 SqFt (0.24 ACRES)
THE GROSS LAND AREA +/- 11517.50 SqFt (0.26 ACRES)

THE ATTACHED SKETCH OF SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND ALSO MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THRU 5J-17.05 2 F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS.

THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2022.
THIS SURVEY PREPARED BY ESTEBAN ORTIZ, DATED AUGUST 19, 2022, JOB No.: 22-816

CERTIFIED TO:

THIS SURVEY IS MADE FOR THE BENEFIT OF:

-KMA HOLLYWOOD 14 LLC & CITY OF HOLLYWOOD FLORIDA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(g), 7(b)(1), 8, 10(a), 11(a), 11(b), (b) OBSERVED EVIDENCE 12, 13, 14, 15, 20(a), 20(b) AND 21 OF TABLE A THEREOF.



ORDER NO.
22-816

ESTEBAN ORTIZ
PROFESSIONAL SURVEYOR AND MAPPER No. 5927
STATE OF FLORIDA

LEGEND & ABBREVIATIONS

A=Arc Length; AC=Air Conditioner; BC=Block Corner; BM=Bench Mark; BOB=Basis Of Bearings; CB=Catch Basin; Cl=Clear; Conc=Concrete; Dr=Drive; E=East; Elev=Elevation; FDH=Found Drill Hole; FIR=Found Iron Rod; FFE=Finished Floor Elevation; FH=Fire Hydrant; FIP=Found Iron Pipe; FN=Found Nail; FT=Feet; LB=Licensed Business; LFE=Lowest Floor Elevation; LP=Light Pole; N=North; NGVD 1929=National Geodetic Vertical Datum of 1929; NTS=Not To Scale; OE=Overhead Cables; OH=Over Hang; Pb=Plat Book; PC=Point of Curvature; PCP=Permanent Control Point; PL=Planter or Property Line; PLS=Professional Land Surveyor; PLSM=Professional Land Surveyor and Mapper; POB=Point Of Beginning; PRM=Permanent Reference Monument; R=Radius; (R)=Recorded Dimension; R/R=Rail Road; R/W=Right Of Way; Sec=Section; T=Tangent; S=South; SIP=Set Iron Pipe With Cap Stamped PLS 5927; UE=Utility Easement; UP=Utility Pole; UT=Utility; W=West; WF=Wood Fence; WM=Water Meter; WV=Water Valve; \varnothing =Centerline; ---=Chain Link; ---=Concrete Wall; °=Degrees; Δ =Central Angle; \varnothing =Diameter; ' =Minutes; " =Seconds; ---= Wood Fence

LOCATION MAP
(NTS)

