

PLANNING DIVISION



File No. (Internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 2411 STIRLING RD, HOLLYWOOD FL 33312

Lot(s): 1 Block(s): 1 Subdivision: _____

Folio Number(s): 5042-32-47-0020

Zoning Classification: C-4 Land Use Classification: GBUS

Existing Property Use: Autosales/Repair/Carwash Sq Ft/Number of Units: 2,729

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

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

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

Explanation of Request: Preliminary Site Plan Review of Car Wash demo and construction of new offices for the existing Jiffy Lube.

Number of units/rooms: 1 Units Sq Ft: 5,691 (New Office)

Value of Improvement: N/A Estimated Date of Completion: Jan. 2018

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

Name of Current Property Owner: Atlantic Coast Enterprises, LLC

Address of Property Owner: 12 High St. Norwalk, Ct 06851

Telephone: (800)336-5823 Fax: (203)838-7852 Email Address: _____

Name of Consultant/Representative/Tenant (circle one): CPH, Inc.

Address: 1992 SW 1st St. Miami, FL 33135 Telephone: (305)274-4805

Fax: _____ Email Address: kbechtelheimer@cphcorp.com

Date of Purchase: 03/12/2013 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 1-31-17

PRINT NAME: Albert Chance

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

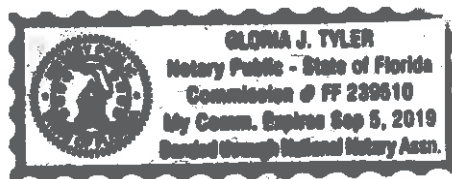
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning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

Sworn to and subscribed before me
this 31 day of January

Gloria J Tyler
Notary Public

State of Florida

My Commission Expires: 9/5/19 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Signature of Current Owner

Print Name

MIAMI-DADE COUNTY, FLORIDA
SECTION 2-TOWNSHIP 53 SOUTH-RANGE 40 EAST



OWNER

ATLANTIC GROWTH ENTERPRISES, LLC.
100 W. CYPRESS CREEK RD. SUITE 900
FT. LAUDERDALE, FLORIDA 33309
(954) 267-9244 EXT. 6303

CPH, INC.

1992 SW 1ST STREET
MIAMI, FLORIDA 33135
(305) 274-4805
ATTN.: JASON JAMES, P.E.

EXACTA COMMERCIAL LAND SURVEYORS
3460 FAIRLANE FARMS ROAD, SUITE 6
WELLINGTON, FLORIDA 33414
(561) 314-0769

ATTN.: JAVIER DE LA ROCHA, PSM

CPH, INC.

1992 SW 1ST STREET
MIAMI, FLORIDA 33135
(305) 274-4805
ATTN.: ILKER UZUN, A.I.A., NCARB. LEED AP BD+C

CPH, INC.

500 WEST FULTON STREET SANFORD,
FLORIDA 32771
(407) 322-6841
ATTN.: JAMES K. WINTER, RLA, CLARB

ELECTRIC

FPL
4000 DAVIE ROAD EXTENSION
HOLLYWOOD, FLORIDA 33024
(954) 442-6300
ATTN.: NANCY DIAZ-QUINONES

BROWARD COUNTY

2555 WEST COPANS RD.
POMPANO BEACH, FLORIDA 33069
(954) 831-3250
ATTN.: TBD

BROWARD COUNTY

2555 WEST COPANS RD.
POMPANO BEACH, FLORIDA 33069
(954) 831-3250
ATTN.: TBD

CITY OF HOLLYWOOD

TECHNICAL ADVISORY COMMITTEE
2600 HOLLYWOOD BLVD.,
FLORIDA 33020
(954) 921-3471
ATTN.: TBD

PARCEL "A", "STIRLING CORPORATE PARK", AS RECORDED IN PLAT BOOK 130, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

THAT CERTAIN PARCEL CONVEYED TO SILVER-MARC ASSOCIATES BY THE DEED RECORDED IN OFFICIAL RECORDS BOOK 17239, PAGE 452, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL "A", STIMMING CORPORATE PARK", AS RECORDED IN PLAT BOOK 130, PAGE 30, BEGINNING PUBLIC RECORDS OF KNOWNS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEHINING AT CORNER OF PARCEL "A", RUN N 80°00'00" E, ALONG THE SOUTH LINE OF PARCEL "A" 21.00 FEET;

THENCE N 00°00'00" E 55.82 FEET;

THENCE N 00°00'00" E 23.00 FEET;

THENCE N 80°00'00" E 3.00 FEET;

THENCE N 00°00'00" E 34.90 FEET;

THENCE N 80°00'00" W 0.33 FEET;

THENCE N 00°00'00" E 115.00 FEET;

THENCE N 80°00'00" E 4.67 FEET;

THENCE N 00°00'00" E 8.80 FEET TO A POINT ON THE NORTH LINE OF PARCEL "A";

THENCE N 80°00'00" E 108.00 FEET TO THE NORTHEAST CORNER OF PARCEL "A";

THENCE S 00°00'00" W, ALONG THE WEST LINE OF PARCEL "A" 297.00 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT THE FOLLOWING:

THAT CERTAIN PARCEL CONVEYED TO ALABAMA LAND AND TIMBER COMPANY BY THE DEED RECORDED IN OFFICIAL RECORDS BOOK 26215, PAGE 891, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A" OF STIRLING CORPORATE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A", RUN S 80°00'00" W ALONG THE SOUTH LINE OF PARCEL "A", 71.77 FEET;
THENCE N 22°23'57" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF STERLING ROAD, 13.57 FEET;
THENCE N 00°00'17" W, 236.16 FEET TO A POINT ON THE NORTH LINE OF PARCEL "A";
THENCE N 80°00'00" E, ALONG SAID NORTH LINE OF PARCEL "A", 85.25 FEET TO THE EAST LINE OF SAID PARCEL "A";
THENCE S 09°48'35" W, ALONG THE EAST LINE OF PARCEL "A", 287.00 FEET TO THE POINT OF BEGINNING.

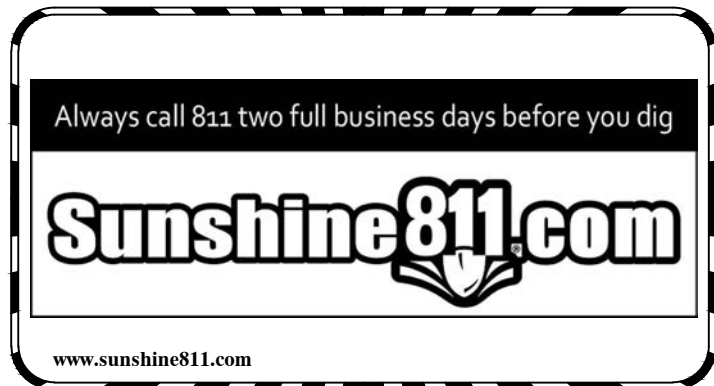
LESS: A PORTION OF PARCEL "A" COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A",
 RUN NORTH 00°48'59" EAST ON AN ASSUMED BEARING ALONG THE EAST LINE OF PARCEL "A", 64.91 FEET;
 THENCE NORTH 80°00'30" WEST, 15.11 FEET TO A POINT OF BEGINNING;
 THENCE CONTINUE NORTH 90°00'00" WEST, 24.53 FEET;
 THENCE SOUTH 12°48'22" EAST, 33.07 FEET;
 THENCE NORTH 90°00'30" EAST, 12.07 FEET;
 THENCE NORTH 00°46'35" EAST, 51.75 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS EXCEPT THE FOLLOWING

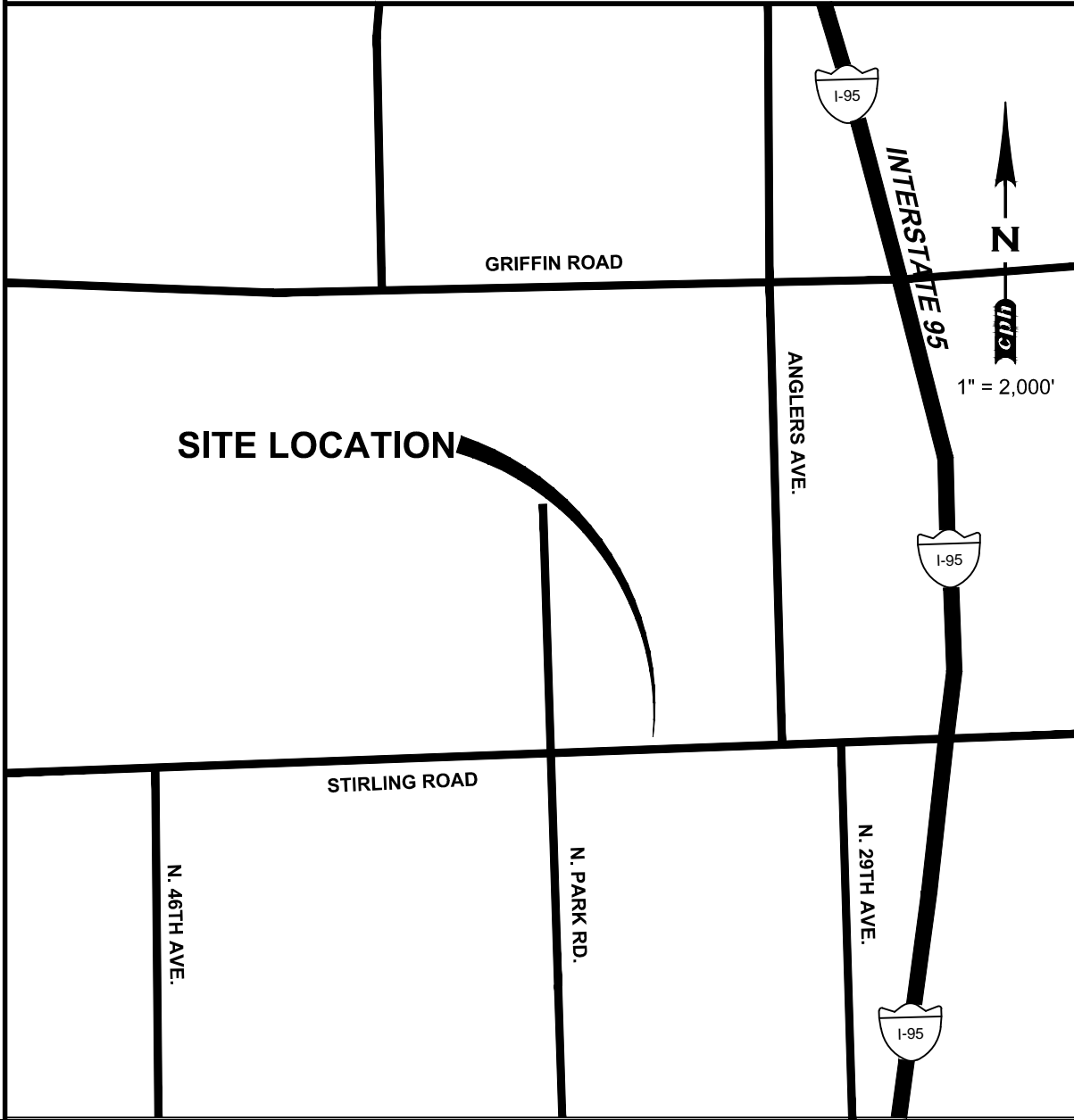
THAT CERTAIN PARCEL CONVEYED TO CAROL ANN FENELL REVOCABLE TRUST DATED FEBRUARY 8, 1996 BY THE DEED RECORDED IN OFFICIAL RECORDS BOOK 28232, PAGE 275, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A" OF STIRLING CORPORATE PARK, ACCORDING TO THE PLAN THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A",
 RUN NORTH 00°46'35" EAST ON AN ASSUMED BEARING ALONG THE EAST LINE OF PARCEL "A", 64.91 FEET;
 THENCE NORTH 90°00'00" WEST, 15.11 FEET TO A POINT OF BEGINNING;
 THENCE CONTINUE NORTH 90°00'00" WEST, 24.53 FEET;
 THENCE SOUTH 12°48'22" EAST, 53.07 FEET;
 THENCE NORTH 90°00'00" EAST, 12.07 FEET;
 THENCE NORTH 00°46'35" EAST, 51.76 FEET TO THE POINT OF BEGINNING.



MIAMI-DADE COUNTY, FLORIDA
SECTION 2-TOWNSHIP 53 SOUTH-RANGE 40 EAST



INDEX OF SHEETS

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- *C-2 GENERAL NOTES**
- *C-3 GENERAL NOTES**
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- C-5 SITE DIMENSION PLAN**
- *C-6 GRADING AND STORM DRAINAGE PLAN**
- *C-7 COMPOSITE UTILITY PLAN**
- *C-8 GENERAL DETAILS**
- *C-9 CITY DETAILS**
- *LP-1 LIGHTING PLAN**
- *L-1 LANDSCAPE PLAN**
- *L-2 LANDSCAPE NOTES AND DETAILS**
- *IR-1 IRRIGATION PLAN**
- *IR-2 IRRIGATION NOTES AND DETAILS**
- * (NOT PART OF SUBMITTAL)**

NOTICE
THE SIZE OF THESE PLANS MAY HAVE BEEN
SLIGHTLY ALTERED BY REPRODUCTION
PROCESSES, THIS MUST BE CONSIDERED WHEN
SCALING ANY REPRODUCED PLANS FOR THE
PURPOSE OF COLLECTING DATA.



Designed by:	J.L.J.	△
Drawn by:	L.A.Y.	△
Checked by:	K.B.	△
Approved by:	J.L.J.	△
Scale:	AS SHOWN	△
Date:	FEB. 2017	△
Job No.:	A 16001	△
© 2017	No.	Date
By	Revision	

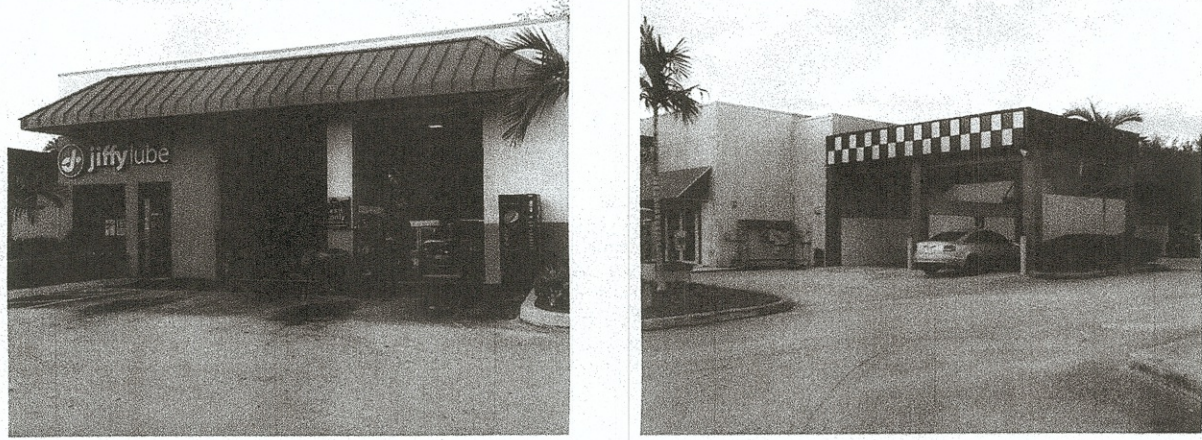
Plans Prepared By:
CPH, Inc.
1992 SW 1st. St.
Miami, FL 33135
Ph: 305.274.4805
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

COVER SHEET

JIFFY LUBE
2411 STIRLING ROAD
HOLLYWOOD, FLORIDA

Sheet No.
C-1

ALTAIACSM LAND TITLE SURVEY OF: 2411 STIRLING ROAD, HOLLYWOOD, FL.



VIEW 1
NOT TO SCALE

VIEW 2
NOT TO SCALE

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
ID. IDENTIFICATION
(P) DENOTES BEARING AND DISTANCE BASED ON PLATS OF RECORD
(C) CALCULATED
(R) DENOTES BEARING AND DISTANCE BASED ON RECORD INFORMATION
L.B. LICENSE BUSINESS
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
P.G. PAGE
P.O.B. POINT OF BEGINNING
U.E. UTILITY EASEMENT
OHV OVERHEAD WIRES
CL CENTERLINE
- LEGEND:
..... SIGN
..... CATCH BASIN
..... METAL LIGHT POLE
..... CONCRETE LIGHT POLE
..... WATER METER
..... BACK FLOW PREVENTER
..... ELECTRIC METER
..... METAL BOLLARD
..... GUY ANCHOR
..... UTILITY MANHOLE
..... WOOD POWER POLE
..... VIEW 1
..... NON-VEHICULAR ACCESS LINE

STATEMENT OF APPARENT ENCROACHMENTS:

(A) THE 6 FOOT CONCRETE WALL AROUND THE DUMPSTER AREA AT THE EAST SIDE OF THE PROPERTY ENCROACHES INTO THE EAST ADJACENT PROPERTY BY 5.8 FEET ON THE NORTH AND 6.4 FEET ON THE SOUTH.

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS NINE (9) REGULAR PARKING SPACES.

SURVEYOR'S REFERENCES:

1. PLAT OF STIRLING CORPORATE PARK, AS RECORDED IN PLAT BOOK 130, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. PLAT OF SECTIONS 28, 29, 30, 31 AND 32, AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
3. BROWARD COUNTY PROPERTY APPRAISER'S NETWORK.
4. BROWARD COUNTY OFFICIAL RECORDS SEARCH WEBSITE.
5. COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER No.: 4198718. COMMITMENT DATE: DECEMBER 26, 2012 AT 11:00 P.M.

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF HOLLYWOOD MEDIUM/HIGH INTENSITY COMMERCIAL DISTRICT (C-4).

SETBACK REQUIREMENTS:

0 FEET ADJACENT TO COMMERCIAL PROPERTY.
IF ADJACENT TO RESIDENTIAL ZONING DISTRICT: 15 FEET FOR 1 STORY, 15 FEET PLUS 10 FEET PER FLOOR, NOT TO EXCEED 55 FEET.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF HOLLYWOOD PLANNING AND ZONING DIVISION. THIS INFORMATION IS SUBJECT TO THE REVIEWER'S INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PRIOR SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF HOLLYWOOD PLANNING AND ZONING DIVISION AT (954) 921-3471.

TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. LEGAL DESCRIPTION, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER No.: 4198718. COMMITMENT DATE: DECEMBER 26, 2012 AT 11:00 P.M.

1. THRU 4. NOT A MATTER OF SURVEY.

5. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, THIS POLICY SPECIFICALLY EXCEPTS AND EXCLUDES FROM COVERAGE ANY RIGHT, TITLE, OR INTEREST IN OR TO ALL IMPROVEMENTS LOCATED UPON THAT PORTION OF THE REAL PROPERTY DESCRIBED ON SCHEDULE A DESCRIBED AS THE CAR WASH, WHICH WAS ALLEGED TO BE BIFURCATED FROM THE REALTY AND CONVEYED, TRANSFERRED AND SOLD TO STEVEN WALKER BY VIRTUE OF AN UNRECORDED BILL OF SALE DATED MARCH 12, 1993, AS DESCRIBED IN EXHIBIT "A" AND DEPICTED ON EXHIBIT "1" TO THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 24390, PAGE 465, AND ANY PORTION OF THE IMPROVEMENTS DESCRIBED ON SCHEDULE A DESCRIBED AS A CAR WASH, FRIGIDARE PUMPS AND VACUUM ISLAND, WHICH WERE ALLEGED TO BE TRANSFERRED TO TURBO WASH OF AMERICA, INC. IN THE PARTIAL RELEASE FORM ATTACHED TO THE NOTICE RECORDED IN OFFICIAL RECORDS BOOK 20576, PAGE 239. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

6. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF STIRLING CORPORATE PARK, AS RECORDED IN PLAT BOOK 130, PAGE 30, AS AFFECTED BY THE RATIFICATION OF PLAT RECORDED IN OFFICIAL RECORDS BOOK 14992, PAGE 992, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON. ALL OTHER MATTERS ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

7. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 3843, PAGE 410, AND IN OFFICIAL RECORDS BOOK 4563, PAGE 472, AND IN OFFICIAL RECORDS BOOK 4606, PAGE 46, THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

8. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO ORDINANCE NO. 84-29(Z) OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 12054, PAGE 181. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

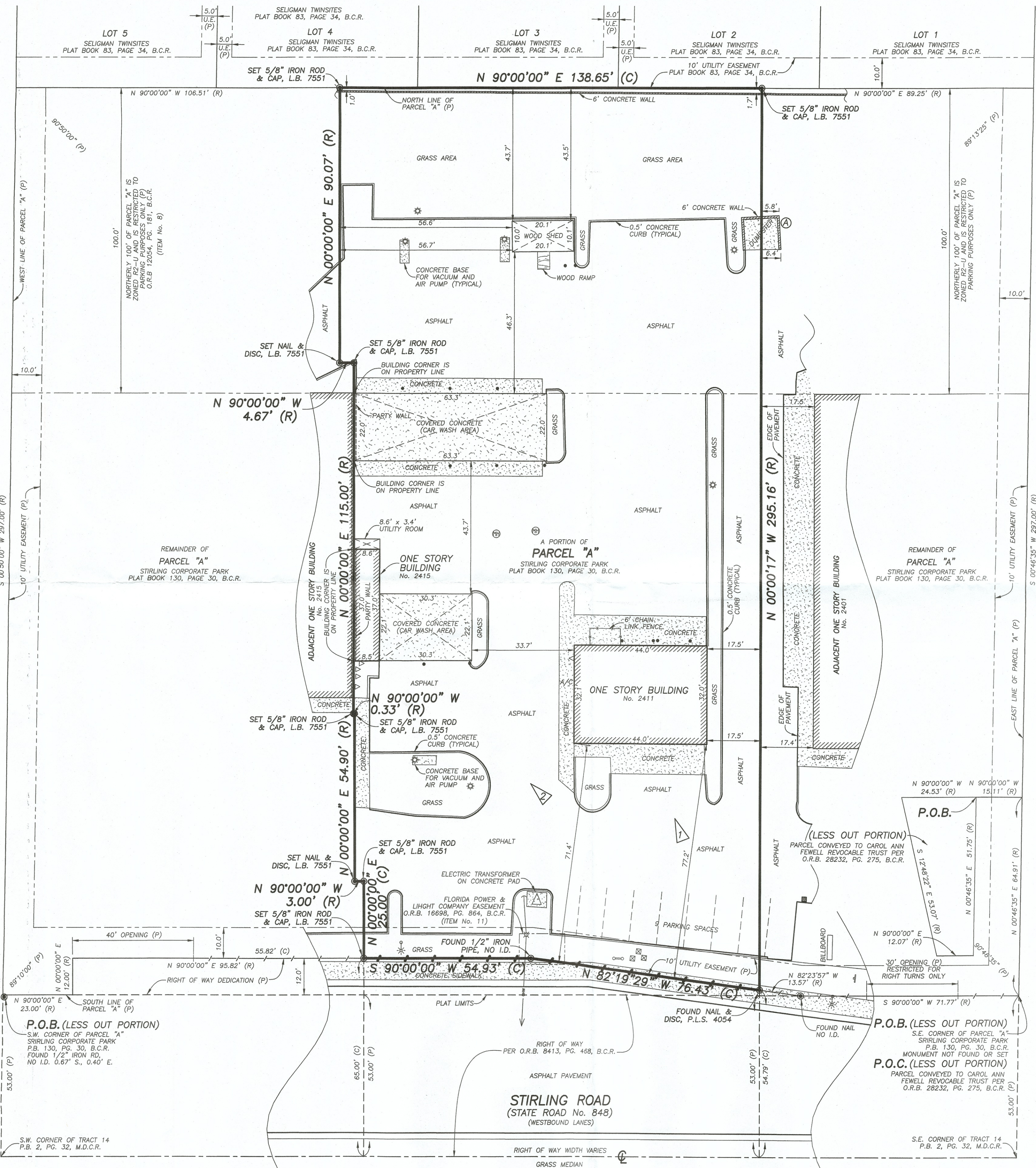
9. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO ORDINANCE NO. 0-88-08 OF THE CITY OF HOLLYWOOD, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 15275, PAGE 837, AND IN OFFICIAL RECORDS BOOK 16457, PAGE 70. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

10. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO A DEVELOPER'S AGREEMENT BETWEEN BROWARD COUNTY AND STIRLING CORPORATE PARK ASSOCIATES RECORDED IN OFFICIAL RECORDS BOOK 16429, PAGE 54. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

11. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS RECORDED IN OFFICIAL RECORDS BOOK 16698, PAGE 664. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

12. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO CROSS-ACCESS EASEMENTS, UTILITY EASEMENTS AND PARTY WALL AGREEMENT BETWEEN STIRLING CORPORATE PARK ASSOCIATES AND SILVER-MARC ASSOCIATES, LTD. RECORDED IN OFFICIAL RECORDS BOOK 17239, PAGE 454. THE EASEMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

13. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO ORDINANCE NO. 2002-61 OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.



LEGAL DESCRIPTION:

PARCEL "A", "STIRLING CORPORATE PARK", AS RECORDED IN PLAT BOOK 130, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

THAT CERTAIN PARCEL CONVEYED TO SILVER-MARC ASSOCIATES BY THE DEED RECORDED IN OFFICIAL RECORDS BOOK 17239, PAGE 452, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF PARCEL "A", STIRLING CORPORATE PARK, AS RECORDED IN PLAT BOOK 130, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A", RUN N 90°00'00" E, ALONG THE SOUTH LINE OF PARCEL "A" 23.00 FEET;
THENCE N 00°00'00" E 12 FEET;
THENCE N 90°00'00" E 95.82 FEET;
THENCE N 00°00'00" E 26.00 FEET;
THENCE N 90°00'00" W 3.00 FEET;
THENCE N 00°00'00" E 54.90 FEET;
THENCE N 90°00'00" W 0.33 FEET;
THENCE N 00°00'00" E 115.00 FEET;
THENCE N 90°00'00" W 4.67 FEET;
THENCE N 00°00'00" E 90.07 FEET TO A POINT ON THE NORTH LINE OF PARCEL "A";
THENCE N 90°00'00" W, ALONG SAID NORTH LINE 106.51 FEET TO THE NORTHWEST CORNER OF PARCEL "A";
THENCE S 00°50'00" W, ALONG THE WEST LINE OF PARCEL "A" 297.00 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT THE FOLLOWING:

THAT CERTAIN PARCEL CONVEYED TO ALABAMA LAND AND TIMBER COMPANY BY THE DEED RECORDED IN OFFICIAL RECORDS BOOK 20215, PAGE 891, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A" OF STIRLING CORPORATE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "A", RUN S 90°00'00" W ALONG THE SOUTH LINE OF PARCEL "A" 71.17 FEET;
THENCE N 82°23'57" W, ALONG THE NORTH RIGHT OF WAY LINE OF STIRLING ROAD, 13.57 FEET;
THENCE N 00°00'17" W, 295.16 FEET TO A POINT ON THE NORTH LINE OF PARCEL "A";
THENCE N 90°00'00" W, ALONG SAID NORTH LINE OF PARCEL "A", 89.25 FEET TO THE EAST LINE OF SAID PARCEL "A";
THENCE S 00°46'35" W, ALONG THE EAST LINE OF PARCEL "A", 297.00 FEET TO THE POINT OF BEGINNING.

LESS: A PORTION OF PARCEL "A" COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", RUN NORTH 90°00'00" EAST ON AN ASSUMED BEARING ALONG THE EAST LINE OF PARCEL "A", 64.91 FEET;
THENCE CONTINUE NORTH 90°00'00" WEST, 24.53 FEET;
THENCE SOUTH 12°48'22" EAST, 53.07 FEET;
THENCE NORTH 90°00'00" EAST, 12.07 FEET;
THENCE NORTH 00°46'35" EAST, 51.75 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS EXCEPT THE FOLLOWING:

THAT CERTAIN PARCEL CONVEYED TO CAROL ANN FEWELL REVOCABLE TRUST DATED FEBRUARY 8, 1996 BY THE DEED RECORDED IN OFFICIAL RECORDS BOOK 28232, PAGE 275, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A" OF STIRLING CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A",
RUN NORTH 00°46'35" EAST ON AN ASSUMED BEARING ALONG THE EAST LINE OF PARCEL "A", 64.91 FEET;
THENCE NORTH 90°00'00" WEST, 15.11 FEET TO A POINT OF BEGINNING;
THENCE CONTINUE NORTH 90°00'00" WEST, 24.53 FEET;
THENCE SOUTH 12°48'22" EAST, 53.07 FEET;
THENCE NORTH 90°00'00" EAST, 12.07 FEET;
THENCE NORTH 00°46'35" EAST, 51.75 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.82°19'29"W, ALONG THE NORTH RIGHT OF WAY LINE OF STIRLING ROAD, AS SHOWN ON QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 29543, PAGE 384, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=-7' (NGVD 29) AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0308 F, COMMUNITY NUMBER 125113, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 1992.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
9. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
11. THE PROPERTY SHOWN HEREON CONTAINS 0.89 ACRES (38,890 SQUARE FEET), MORE OR LESS.
12. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
13. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
14. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS SURVEY IS CERTIFIED TO:

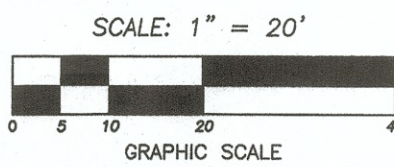
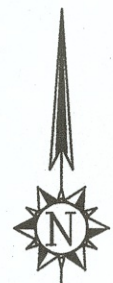
CARPORPONES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; PEOPLE'S UNITED BANK, ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR; MOSKOWITZ, MANDELL, SALIM & SIMONOWITZ, P.A.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

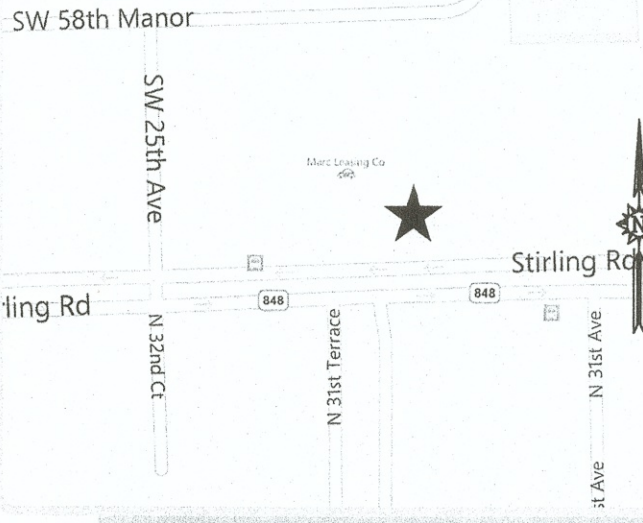
JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551



LOCATION MAP

NOT TO SCALE



TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

EXACTA
COMMERCIAL LAND SURVEYORS
L.B. 7551

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

ALTAIACSM LAND TITLE SURVEY

A PORTION OF
PARCEL "A"
STIRLING CORPORATE PARK
PLAT BOOK 130, PAGE 30, B.C.R.

Moskowitz, Mandell, Salim & Simonowicz, P.A.

DATE: 01/14/13

DRAWN BY: J.E.C.

CHECKED BY: JDLR

LAST FIELD DATE: 01/03/13

REVISIONS

JOB NO.

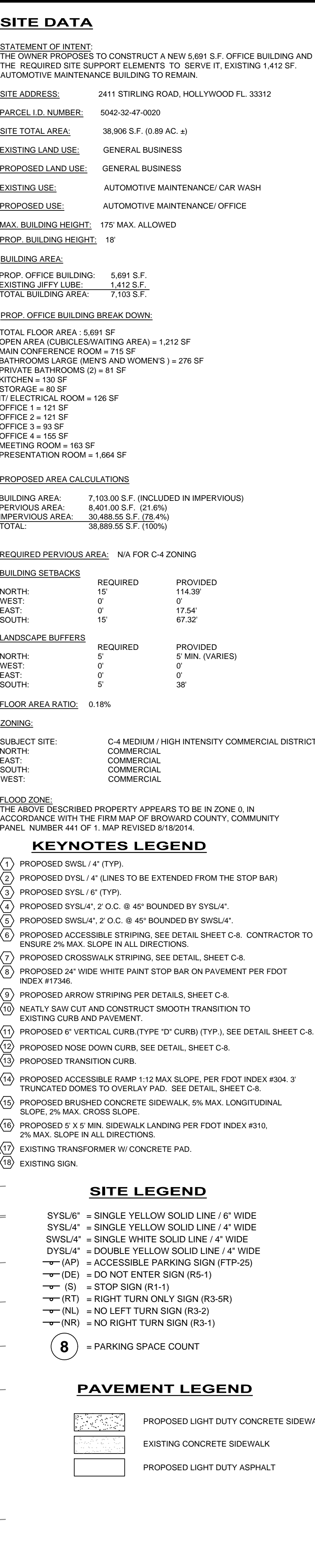
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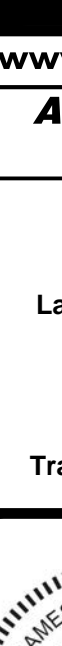
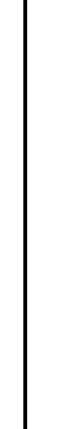
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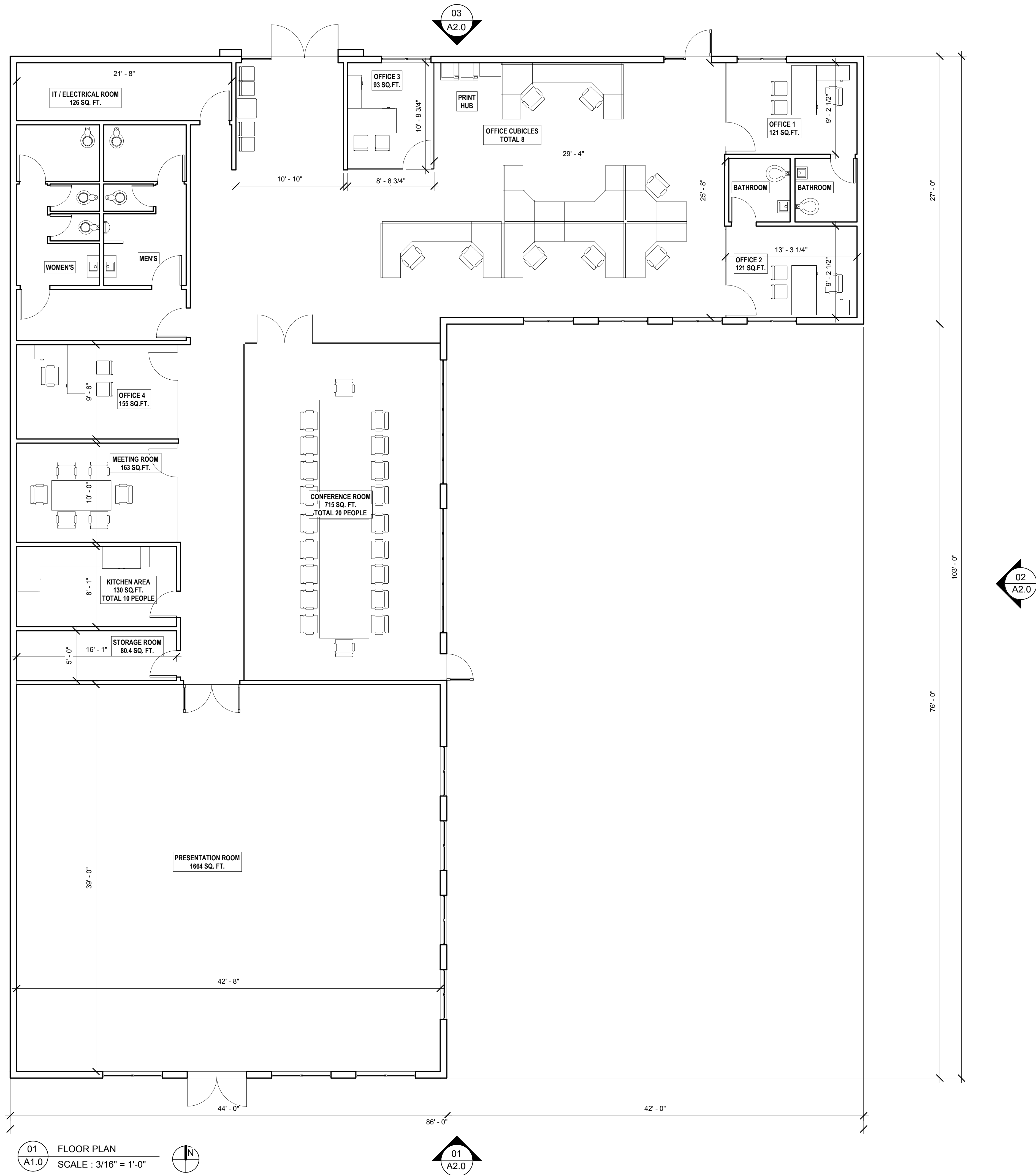
OF

01



<div>GENERAL NOTES</div>					
<div><div>5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.</div><div>6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.</div><div>7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND/BREAK.</div><div>8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.</div><div>9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER.</div><div>13. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.</div><div>14. ALL CURBED RADII ARE TO BE 10' AND 3" UNLESS OTHERWISE NOTED.</div><div>15. ALL SIGNS SHALL HAVE A 7'0" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST.</div><div>16. ALL STRIPING SHALL BE IN CONFORMANCE WITH LOCAL AGENCY REQUIREMENTS.</div><div>17. ADJUST ALL MANHOLE RINGS AND CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (AASHTO H-20 LOADING).</div><div>18. ENSURE ACCESSIBILITY STICKERS ARE PLACED ON ALL APPLICABLE DOORS.</div><div>19. TRANSITIONS TO BE FLUSH ALL ALONG THE ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THE MAXIMUM CONSTRUCTED LEVEL TRANSITION AT EVERY JOINT DOES NOT EXCEED THE MAXIMUM ALLOWABLE UNDER THE ADA AFTER SETTLEMENT, EXPANSION, CONTRACTION, ETC. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE DEVOTED WITH A SLOPE NOT STEEPER THAN 1:2.</div><div>20. FILL EXPANSION / CONTROL JOINT WITH EXTERIOR GRADE CONCRETE EXPANSION JOINT CAULKING. FILL ENTIRE LENGTH OF JOINT SUCH THAT ANY CHANGE IN ELEVATION DOES NOT EXCEED 1/4" IN ELEVATION FROM THE ADJACENT CONCRETE SURFACES WHEN CAULKING HAS CURED. FOR JOINTS WITH VOIDS DEEPER THAN 1/2", INSTALL CONTINUOUS FIBERBOARD EXPANSION JOINT FILLER BELOW CAULKING TO SUPPORT CAULKING ABOVE.</div></div>					
<div><div>PAVING SPECIFICATION</div><div>(MINIMUM 2" TOTAL COMPACTED ASPHALT THICKNESS)</div><div><p>THE GENERAL CONTRACTOR SHALL PROVIDE JIFFY LUBE WITH STRUCTURALLY AND COSMETICALLY SOUND DRIVEWAY AND PARKING AREAS ACCORDING TO THE FOLLOWING SPECIFICATIONS. ALL SUB-BASE SOIL, FILL AND BACK-FILL AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT. THE BASE MATERIAL SHALL CONSIST OF 6" MINIMUM COMPACTED THICKNESS CRUSHED LIME/ROCK (FOOT APPROVED WITH LBR = 100) PLACED AND COMPACTED TO 98% OF THE MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D-1557/AASHTO T-99). ALTERNATE BASE MATERIALS MAY BE USED BASED UPON RECOMMENDATIONS OF THE SOILS ENGINEER AND APPROVAL OF THE JIFFY LUBE PROJECT MANAGER. ALL ASPHALT SHALL BE STATE OF FLORIDA SPECIFICATION TYPE II-H MODIFIED WITH A MIN. "MARSHALL FIELD STABILITY TEST" OF 1,250 LBS. AND MINIMUM COMPACTED THICKNESS OF (2"). ALL TESTING SHALL BE DONE BY A COMPANY APPROVED BY THE JIFFY LUBE PROJECT MANAGER; SAID COMPANY SHALL BE DIRECTLY RESPONSIBLE TO AND SHALL CONSIDER JIFFY LUBE AS ITS ONLY CLIENT FOR THIS PROJECT. THE LOCATIONS OF ALL TESTS SHALL BE SELECTED BY THE JIFFY LUBE PROJECT MANAGER. THE SUB-BASE SHALL BE TESTED IN FOUR (4) LOCATIONS FOR BEARING VALUE AND COMPACTION. THE BASE SHALL BE TESTED IN FOUR (4) LOCATIONS FOR THICKNESS AND COMPACTION. THE ASPHALT SHALL BE TESTED IN FOUR (4) LOCATIONS FOR THICKNESS, TYPE AND STABILITY. ALL THE TESTING FOR EACH PRECEDING MATERIAL MUST BE SATISFACTORY BEFORE EACH SUCCESSIVE MATERIAL IS INSTALLED. JIFFY LUBE SHALL BE NOTIFIED OF THE TEST RESULTS OF ALL TESTS AND RE-TESTS. WHEN A TEST FAILS OR WHEN, IN THE OPINION OF THE JIFFY LUBE PROJECT MGR. AND/OR CONSTRUCTION MGR. THE INSTALLATION IS UNSATISFACTORY, REMEDIAL TESTING AND/OR REMEDIAL CORRECTIVE MEASURES SHALL BE DONE AT THE GENERAL CONTRACTOR'S EXPENSE AND SHALL BE INCLUDED IN HIS/HER C.S.S.</p><p>NOTE: ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE, G.C. WILL BE CHARGED.</p></div></div>					
<div><div>PARKING INFORMATION</div><table><tr><td><div>TOTAL SPACES REQUIRED</div><div>27</div></td><td><div>PARKING REQUIRED</div><div>1 SPACE PER 250 SF = 23 SPACES (OFFICE 5,691 SF)</div><div>1 SPACE PER 400 SF = 4 SPACES (AUTO REPAIR 1,412 SF)</div></td></tr><tr><td><div>TOTAL SPACES PROVIDED</div><div>33</div></td><td><div>23 PROPOSED SPACES: 8.5' X 19' STANDARD @ 90°</div><div>4 PROPOSED SPACES: 12' X 19' ACCESSIBLE @ 90°</div></td></tr></table></div>		<div>TOTAL SPACES REQUIRED</div> <div>27</div>	<div>PARKING REQUIRED</div> <div>1 SPACE PER 250 SF = 23 SPACES (OFFICE 5,691 SF)</div> <div>1 SPACE PER 400 SF = 4 SPACES (AUTO REPAIR 1,412 SF)</div>	<div>TOTAL SPACES PROVIDED</div> <div>33</div>	<div>23 PROPOSED SPACES: 8.5' X 19' STANDARD @ 90°</div> <div>4 PROPOSED SPACES: 12' X 19' ACCESSIBLE @ 90°</div>
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<div>WALK</div>					
<div><div><div>Always call 811 two full business days before you dig</div><div>Sunshine811.com</div><div>www.sunshine811.com</div></div></div>					

									
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Job No.: A16001									
Date: FEB. 2017									
Scale: 1" = 20'									
Approved by: J.L.J.									
Checked by: K.B.									
Drawn by: L.A.Y.									
Designed by: J.L.J.									
Plans Prepared By: CPH, Inc. 1992 SW 1st. St. Miami, FL 33135 Ph: 305.574.4805 Licenses: Eng. C.O.A. No. 3215 Survey L.B. No. 7143 Arch. Lic. No. AA2600026 Lndscap. Lic. No. LC0000298									
SITE DIMENSION PLAN JIFFY LUBE 2411 STIRLING ROAD HOLLYWOOD, FLORIDA									
Sheet No. C-2									

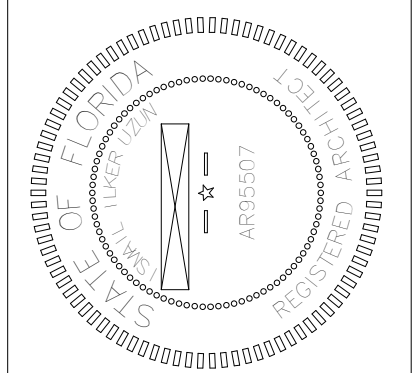


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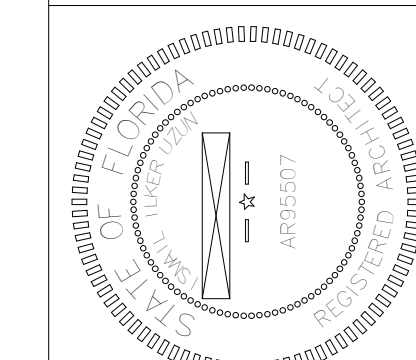


Designed by:	IIU	No.	Date	By
Drawn by:	IIU	No.	Date	
Checked by:	IIU	No.	Date	
Approved by:	IIU	No.	Date	
Scale:	AS NOTED	No.	Date	
Date:	01-15-17	No.	Date	
Job No.:	A16001	No.	Date	

Plans Prepared By :
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Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

FLOOR PLAN
PROPOSED OFFICE BUILDING
2411 STIRLING RD
HOLLYWOOD, FL 33312

Sheet No.
A1.0



Designed by:	IIIU	\triangle_7
Drawn by:		\triangle_6
Checked by:	IIIU	\triangle_5
Approved by:	IIIU	\triangle_4
Scale:	AS NOTED	\triangle_3
Date:	01-15-17	\triangle_2
Job No.:	A16001	\triangle_1

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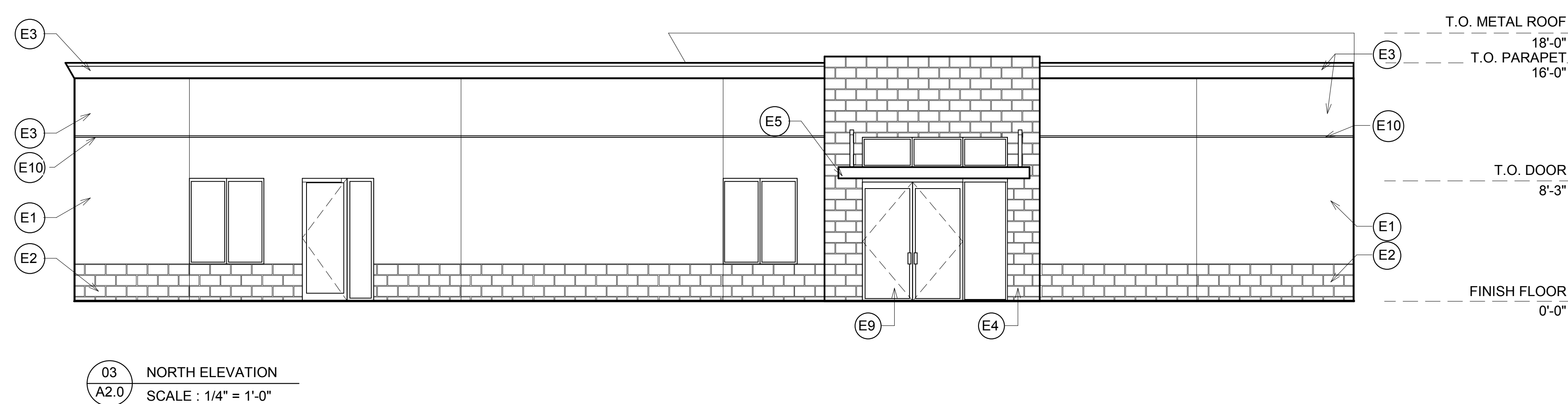
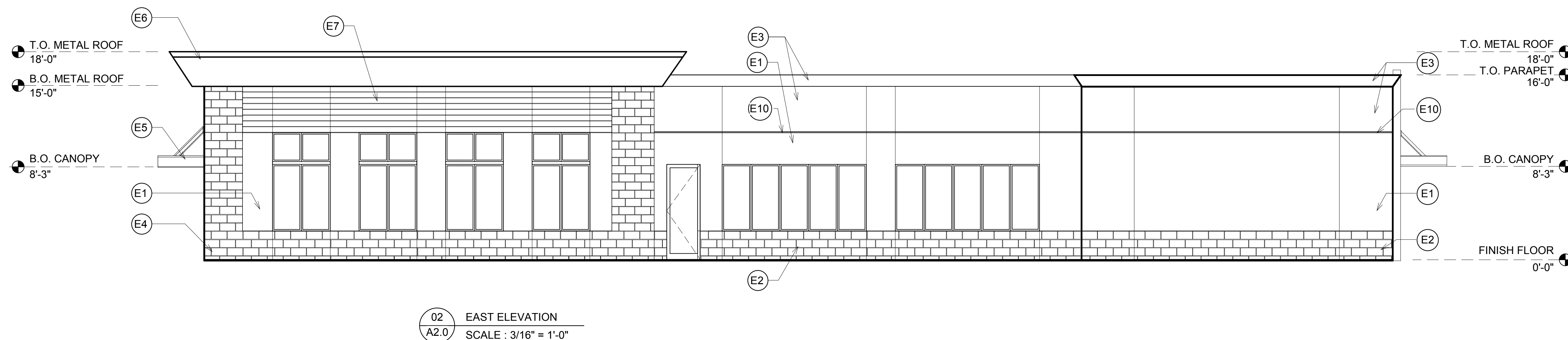
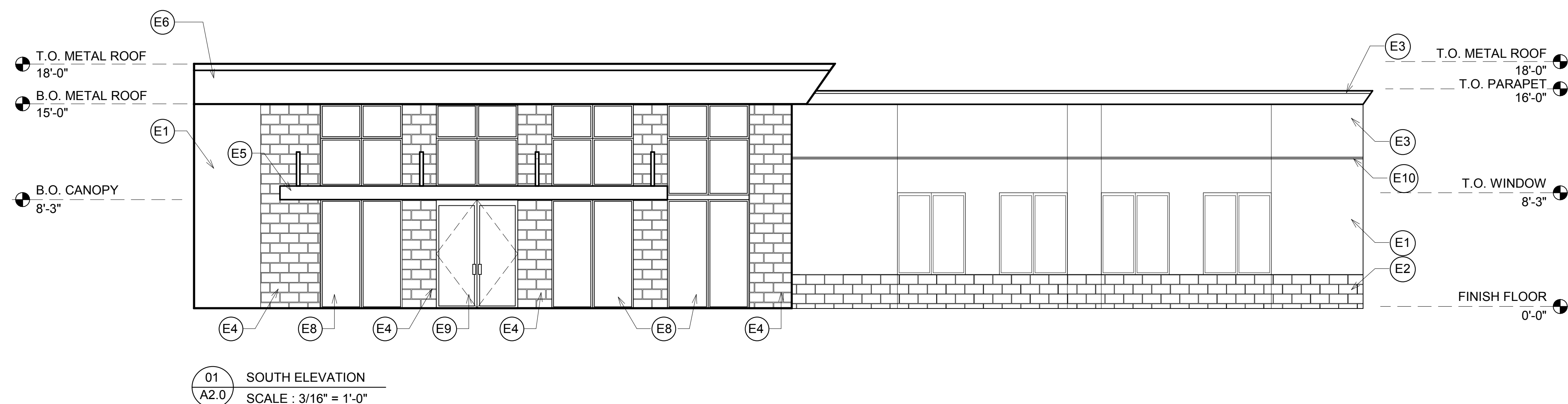
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ELEVATIONS

PROPOSED OFFICE BUILDING
2411 STIRLING RD
HOLLYWOOD, FL 33312

Sheet No.

A2.0



EXTERIOR FINISH SCHEDULE		
TAG	DESCRIPTION	NOTES
E1	WHITE STUCCO	
E2	SPLIT FACE BLOCK GRAY	
E3	GRAY STUCCO	
E4	MANUFACTURER STONE - CULTURED STONE COLOR: PARCHMENT	
E5	METAL CANOPY BLUE	
E6	METAL PANEL - SILVER	
E7	SCORED GRAY STUCCO	
E8	ALUM STOREFRONT -CLEAR ANODIZED	
E9	ALUM AUTOMATIC DOOR -CLEAR ANODIZED	
E10	REVEAL	