

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: 901 S. Federal Hwy., Hollywood FL 33020

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

Folio Number(s): 5142-22-09-1530 and 5142-22-09-1360

Zoning Classification: FH-2 Land Use Classification: _____

Existing Property Use: Vacant Sq Ft/Number of Units: 1 residential

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): PACO only.

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

Explanation of Request: _____

Number of units/rooms: 100 units Sq Ft: _____

Value of Improvement: \$17,500,000 Estimated Date of Completion: 2020

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

Name of Current Property Owner: VK Development Group, LLC

Address of Property Owner: 3505 S. Ocean Drive, CU-1, Hollywood FL 33019

Telephone: 352-222-2526 Fax: _____ Email Address: nick@verarealty.com

Name of Consultant/Representative/Tenant (circle one): Representative Rodrigo Paredes.

Address: 3225 Aviation Ave, 6th Floor, Miami Telephone: 305-537-4704

Fax: _____ Email Address: rodrigo.p@htgf.com

Date of Purchase: 10/1/2018* Is there an option to purchase the Property? Yes ☒ No ()

If Yes, Attach Copy of the Contract. * see attached contract.

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

Address: _____

Email Address: _____

* Section 29 of attached contract contains Power of Attorney that has been provided by seller for this purpose.

PLANNING DIVISION



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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: 5/6/19

PRINT NAME: Rodrigo Paredes, Housing Trust Group, LLC

Date: 5/6/19

in representation of VK Development Group, LLC, via Power of Attorney on PSA

Signature of Consultant/Representative: 

Date: 5/6/19

PRINT NAME: Rodrigo Paredes, Housing Trust Group, LLC

Date: 5/6/19

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
State of Florida

Print Name

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

PRELIMINARY TAC - MAY 15, 2019



Fiori Village

901 SOUTH FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA

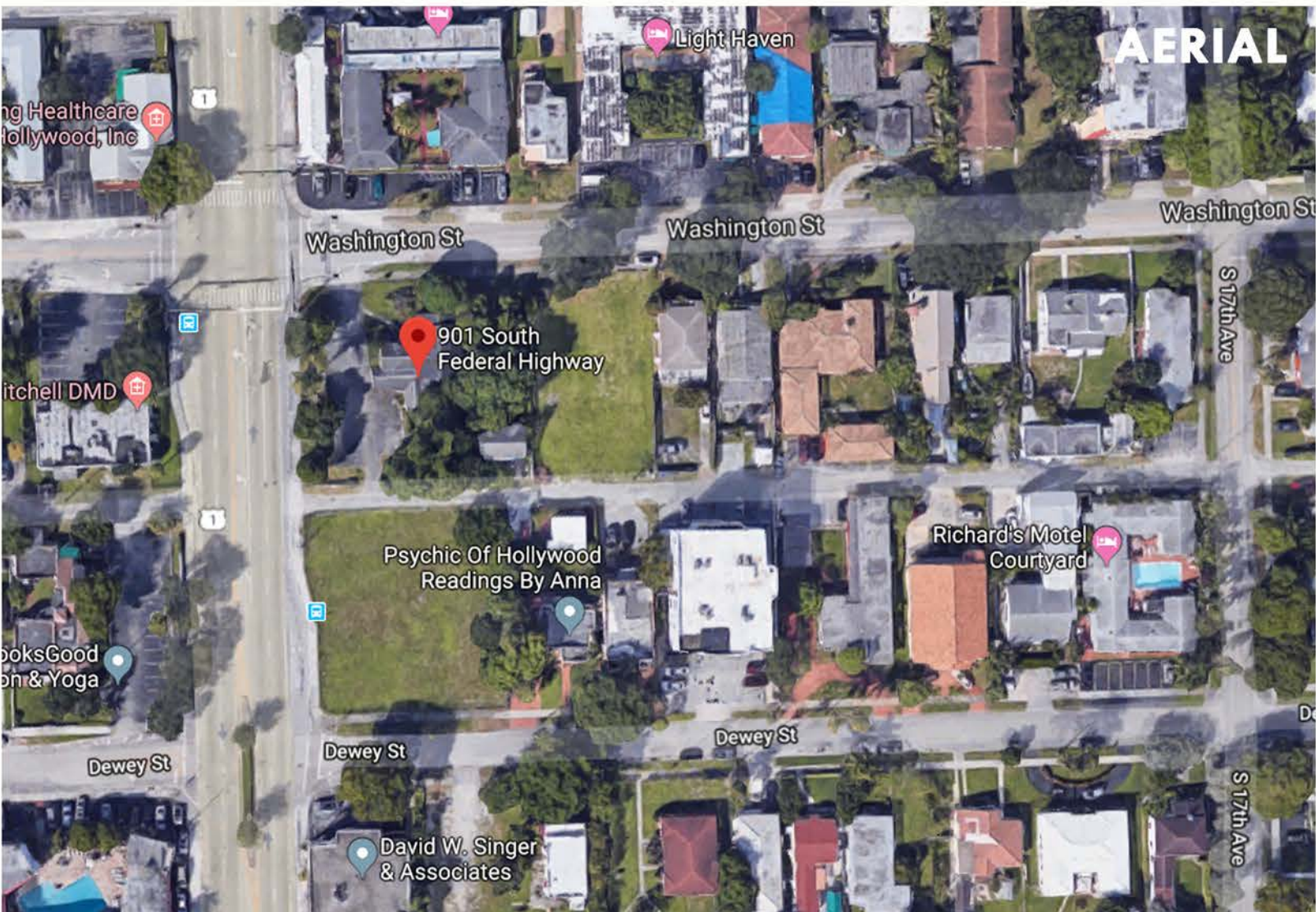
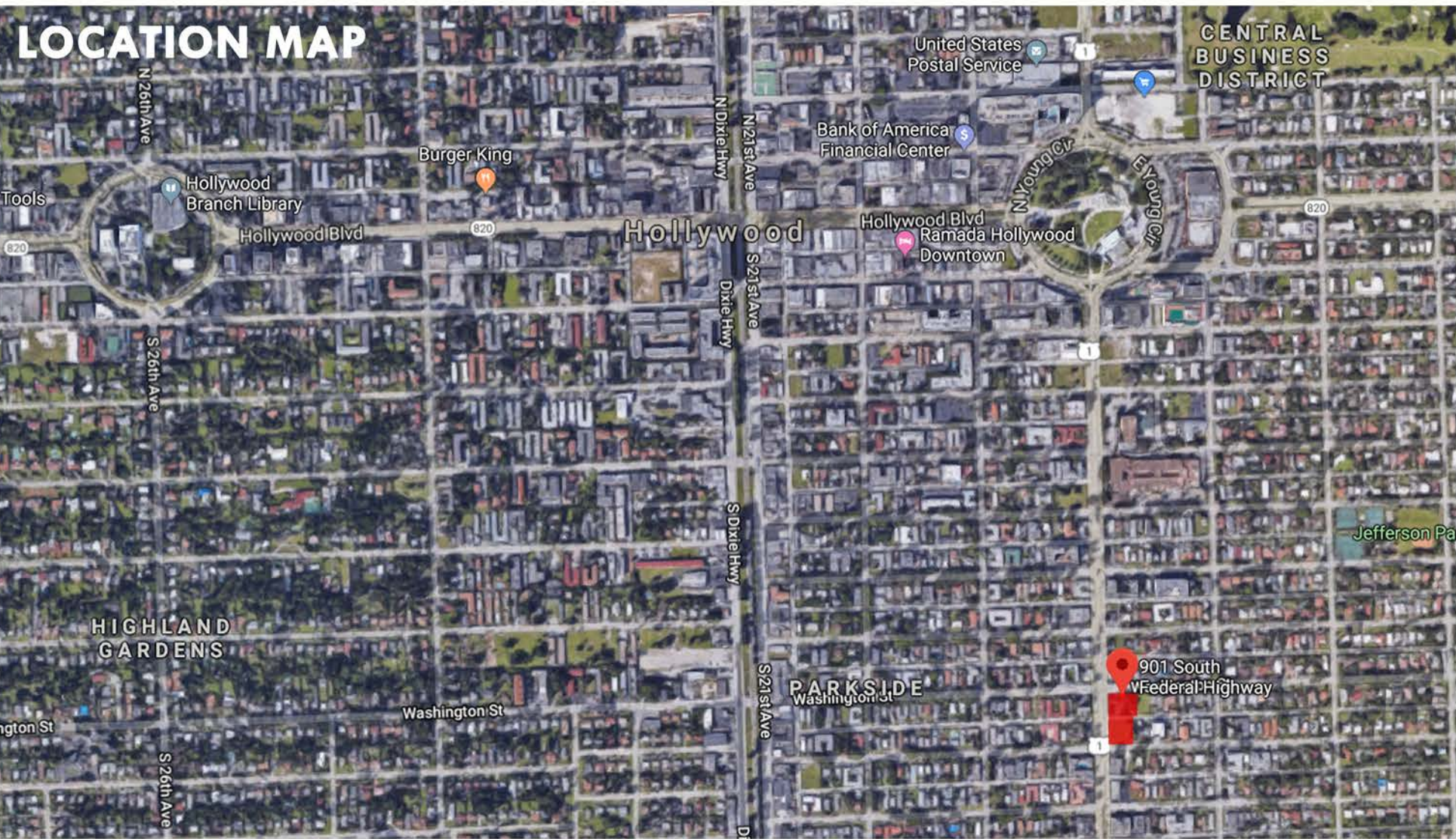
INDEX OF SHEETS	
SHEET NO.	SHEET NAME
A - 0.0	COVER SHEET
A - 1.00	SITE GROUND FLOOR PLAN
A - 1.01	TOWER SETBACK PLAN
A - 2.00	ELEVATIONS
A - 2.01	ELEVATIONS
A - 2.02	AXONOMETRIC VIEWS

DEVELOPER



HOUSING TRUST GROUP

3225 Aviation Ave. Ste 602
Miami, FL 33133



CIVIL ENGINEERING/
LANDSCAPE ARCHITECTS



1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC.NO. AA-C002151 T.305.448.7383



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

Fiori Village
901 SOUTH FEDERAL
HIGHWAY, HOLLYWOOD FL

OWNER:

HTG
Housing Trust Group

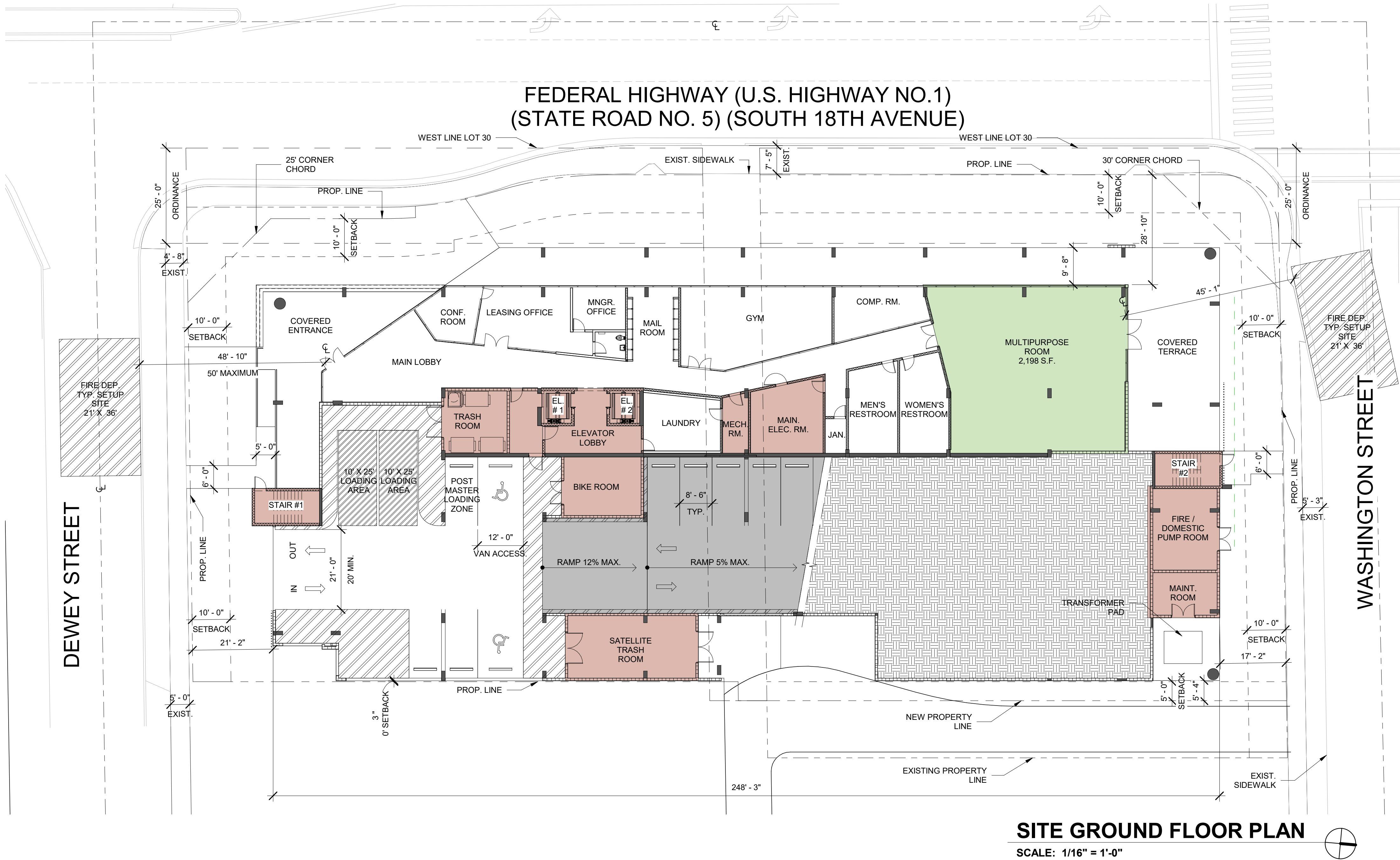
3225 Aviation Ave. Ste 602
Miami, FL 33133

PHASE:

Preliminary Site Plan
Review

PERMIT No.:

SITE GROUND FLOOR PLAN



SITE DATA

LEGAL DESCRIPTION:

LOT 1, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

ALL THAT PART OF SAID LOT 1, BLOCK 8, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST WHICH LIES WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 24.50 TO THE POINT OF BEGINNING; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 52.60 FEET TO A POINT OF CURVE WHICH IS CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG SAID REVERSE CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO THE END OF SAID REVERSE CURVE; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 24.97 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND THE END OF THE HEREIN DESCRIBED LINE; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALL AS SHOWN ON THE RIGHT OF WAY MAP FOR SECTION 86010-2510, STATE ROAD NO. 5.

AND

LOTS 2, 3 AND WEST HALF OF LOT 4, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 27, 28, 29 AND 30, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

THE WESTERLY 7 FEET OF LOT 30, BLOCK 8 OF "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 30 WHICH LIES WITHIN 40 FEET EAST OF THE CENTERLINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD NO. 5, ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010-2510.

AND LESS

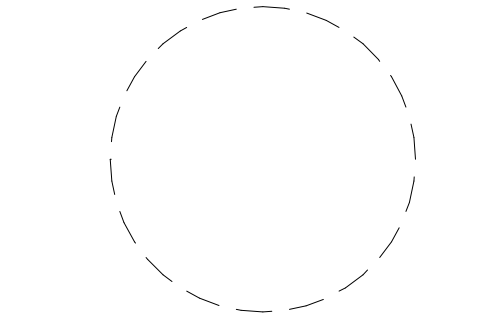
THAT PART OF LOT 30, BLOCK 8 OF "HOLLYWOOD SOUTH SIDE ADDITION" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE NORTH LINE OF SAID LOT 30 AND TANGENT TO A LINE WHICH IS 7 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 30.

PARKING BREAKDOWN		
	REQUIRED	PROVIDED
DENSITY: units x 1	100 X 1 = 100	100
VISITOR: 10 per unit	100 / 10 = 10	18
TOTAL SPACES	110	118
ACCESSIBLE: 5% of unit spaces 2 % of visitor spaces 1 space for leasing	100 X 0.05 = 5 10 X .02 = 2 1 = 8 spaces	8
ACCESSIBLE VAN: 1 for every 6 spc.	1	1
OFF-STREET LOADING: 60,000-119,999 = 3 (50-100 units = 1)	3 - 1 = 2 spaces	2

FUTURE LAND USE DESIGNATION:	MULTIFAMILY RESIDENTIAL EXCEPT FOR THE GROUND FLOOR			
ZONING DISTRICT:	FH-2 FEDERAL HIGHWAY MEDIUM HIGH MIXED USE DISTRICT			
SETBACKS:				
	BASE REQUIRED:	BASE PROVIDED:	TOWER REQUIRED:	TOWER PROVIDED
ALL FRONTS	10'-0" RESIDENTIAL	19'-1"	10'-0" RESIDENTIAL	18'-5"
SIDE INTERIOR	0'-0"	0'-3"	0'-0"	9'-5"
ALLEY	5'-0"	5'-3"	5'-0"	5'-3"
AREA CALCULATIONS:				
LOT AREA	37,305 SF	0.8564 ACRES		
BUILDING FOOTPRINT	27,255 SF	0.6256 ACRES	73.05%	
OPEN AREA	10,050 SF	0.2289 ACRES	26.95%	
PERVIOUS AREA	8,771 SF			
IMPERVIOUS AREA	1,279 SF			
HEIGHT:	ALLOWED: 10 STORIES, NOT TO EXCEED 140'-0"	PROVIDED: 8TH STORIES, 81'-10" T.O. ROOF SLAB		
RESIDENTIAL UNITS:	1 BEDROOM + 1 BATH UNIT	2 BEDROOM + 2 BATH UNIT	TOTAL UNITS	
QUANTITIES	50 UNITS	50 UNITS	100 UNITS	
A/C AREA	34,215 S.F.	46,675 S.F.		
NON-A/C AREA	2,405 S.F.	2,705 S.F.		
MAXIMUM FOOT CANDLE : 0.5 IF ADJACENT TO RESIDENTIAL				

REVISIONS		
Revision #	Revision Description	Date

SEAL:



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DATE: 4-2-2019
JOB No.: 2019-22
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:

A-1.00

PROJECT:

Fiori Village
901 SOUTH FEDERAL
HIGHWAY, HOLLYWOOD FL

OWNER:

HTG
Housing Trust Group

3225 Aviation Ave. Ste 602
Miami, FL 33133

PHASE:

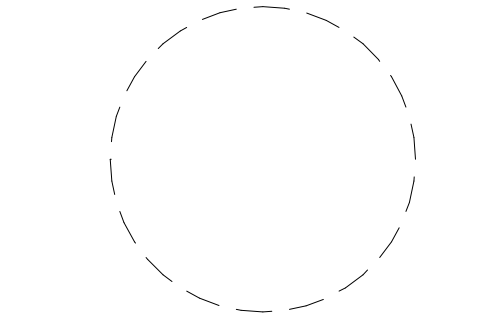
Preliminary Site Plan
Review

PERMIT No.:

TOWER SETBACK PLAN

REVISIONS		
Revision #	Revision Description	Date

SEAL:

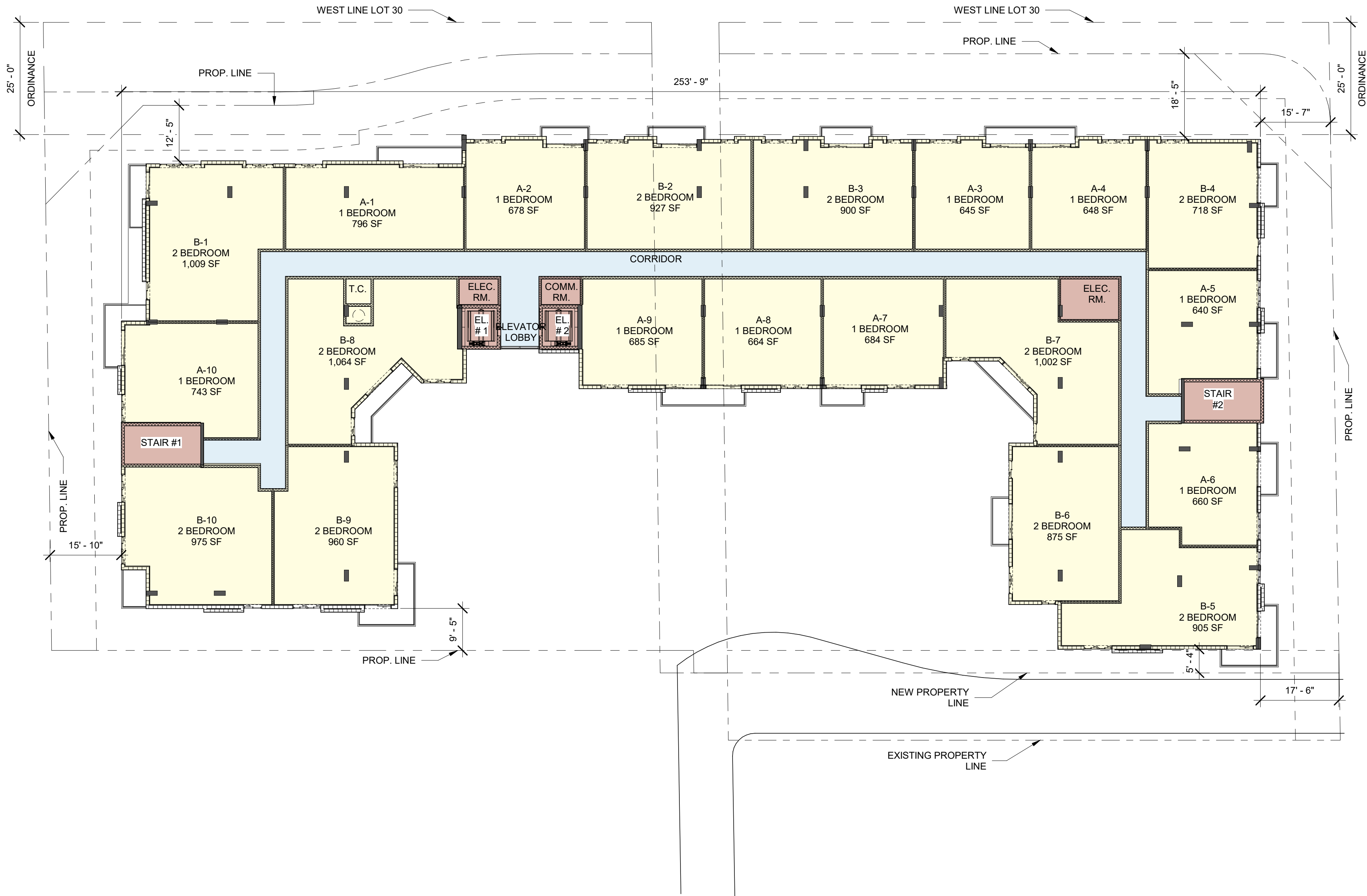


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DATE: 4-2-2019
JOB No.: 2019-22
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APPR BY: Approver

SHEET NUMBER:

A-1.01



1 TYP TOWER PLAN
SCALE: 1/16" = 1'-0"



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

Fiori Village
901 SOUTH FEDERAL
HIGHWAY, HOLLYWOOD FL

OWNER:

HTG
Housing Trust Group

3225 Aviation Ave. Ste 602
Miami, FL 33133

PHASE:

**Preliminary Site Plan
Review**

PERMIT No.:



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

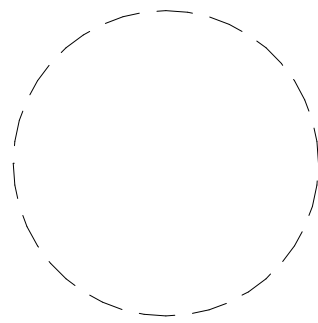


1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATIONS

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DATE: **4-2-2019**
JOB No.: **2019-22**
DRAWN BY: **Author**
APPR BY: **Approver**

SHEET NUMBER:

A-2.00

ELEVATION LEGEND			
1	LIGHT TEXTURE CEMENT PLASTER FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED)	5	BALCONY/TERRACE CONCRETE SLAB PROPERLY SLOPED TO EXTERIOR.
2	SMOOTH FINISH CEMENT PLASTER (AT ALL FEATURE WALLS UNLESS OTHERWISE NOTED)	6	42" HT. EXPANDED ALUMINUM MESH SCREEN / BALCONY RAILING (KYNAR FINISH). MESH SHALL REJECT 4" OBJECTS.
3	CONT. 1" WIDE STUCCO SCORE LINE. ALL LINES TO BE CONTINUOUS AND AT SAME HEIGHT THROUGHOUT ELEVATIONS	7	6'-0" HT. ALUMINUM PRIVACY PANEL (KYNAR)
4	CONCRETE EYEBROW W/ SLOPE AND APPLIED WATERPROOFING THROUGHOUT.	8	SLIDING DOOR W/ ALUMINUM (KYNAR FINISH) FRAME & IMPACT RESISTANT GLASS
		9	IMPACT RESISTANT ALUMINUM (KYNAR FINISH) STOREFRONT SYSTEM.
		10	ROLLING WINDOW W/ ALUMINUM (KYNAR FINISH) FRAME & IMPACT RESISTANT GLASS (TYP.)
		11	IMPACT RESISTANT METAL DOOR
		12	CONCRETE RECTANGULAR COLUMN
		13	PARAPET WALL
		14	STAIR CORE AT ROOF LEVEL
		15	ELEVATOR CORE AT ROOF LEVEL
		16	ACCESS STEPS/ STOOP.
		17	CONCRETE ARCHITECTURAL FIN
		18	GARAGE ENTRANCE
		19	ROUND CONCRETE COLUMN
		20	ADA ACCESS RAMP
		21	GARAGE SCREEN W/ 2" X 4" ALUMINUM TUBE FRAME (KYNAR FINISH)
		22	12" X 24" BUILDING SIGNAGE



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

Fiori Village
901 SOUTH FEDERAL
HIGHWAY, HOLLYWOOD FL

OWNER:

HTG
Housing Trust Group

3225 Aviation Ave. Ste 602
Miami, FL 33133

PHASE:

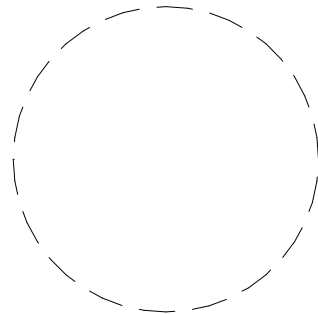
Preliminary Site Plan
Review

PERMIT No.:

ELEVATIONS

REVISIONS		
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DATE: 4-2-2019
JOB No.: 2019-22
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:

A-2.01



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION LEGEND			
1 LIGHT TEXTURE CEMENT PLASTER FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED)	5 BALCONY/TERRACE CONCRETE SLAB PROPERLY SLOPED TO EXTERIOR.	10 ROLLING WINDOW W/ ALUMINUM (KYNAR FINISH) FRAME & IMPACT RESISTANT GLASS (TYP.)	16 ACCESS STEPS/ STOOP.
2 SMOOTH FINISH CEMENT PLASTER (AT ALL FEATURE WALLS UNLESS OTHERWISE NOTED)	6 42" HT. EXPANDED ALUMINUM MESH SCREEN / BALCONY RAILING (KYNAR FINISH). MESH SHALL REJECT 4" OBJECTS.	11 IMPACT RESISTANT METAL DOOR	17 CONCRETE ARCHITECTURAL FIN
3 CONT. 1" WIDE STUCCO SCORE LINE. ALL LINES TO BE CONTINUOUS AND AT SAME HEIGHT THROUGHOUT ELEVATIONS	7 6'-0" HT. ALUMINUM PRIVACY PANEL (KYNAR)	12 CONCRETE RECTANGULAR COLUMN	18 GARAGE ENTRANCE
4 CONCRETE EYEBROW W/ SLOPE AND APPLIED WATERPROOFING THROUGHOUT.	8 SLIDING DOOR. W/ ALUMINUM (KYNAR FINISH) FRAME & IMPACT RESISTANT GLASS	13 PARAPET WALL	19 ROUND CONCRETE COLUMN
	9 IMPACT RESISTANT ALUMINUM (KYNAR FINISH) STOREFRONT SYSTEM.	14 STAIR CORE AT ROOF LEVEL	20 ADA ACCESS RAMP
		15 ELEVATOR CORE AT ROOF LEVEL	21 GARAGE SCREEN W/ 2" X 4" ALUMINUM TUBE FRAME (KYNAR FINISH)
			22 12" X 24" BUILDING SIGNAGE



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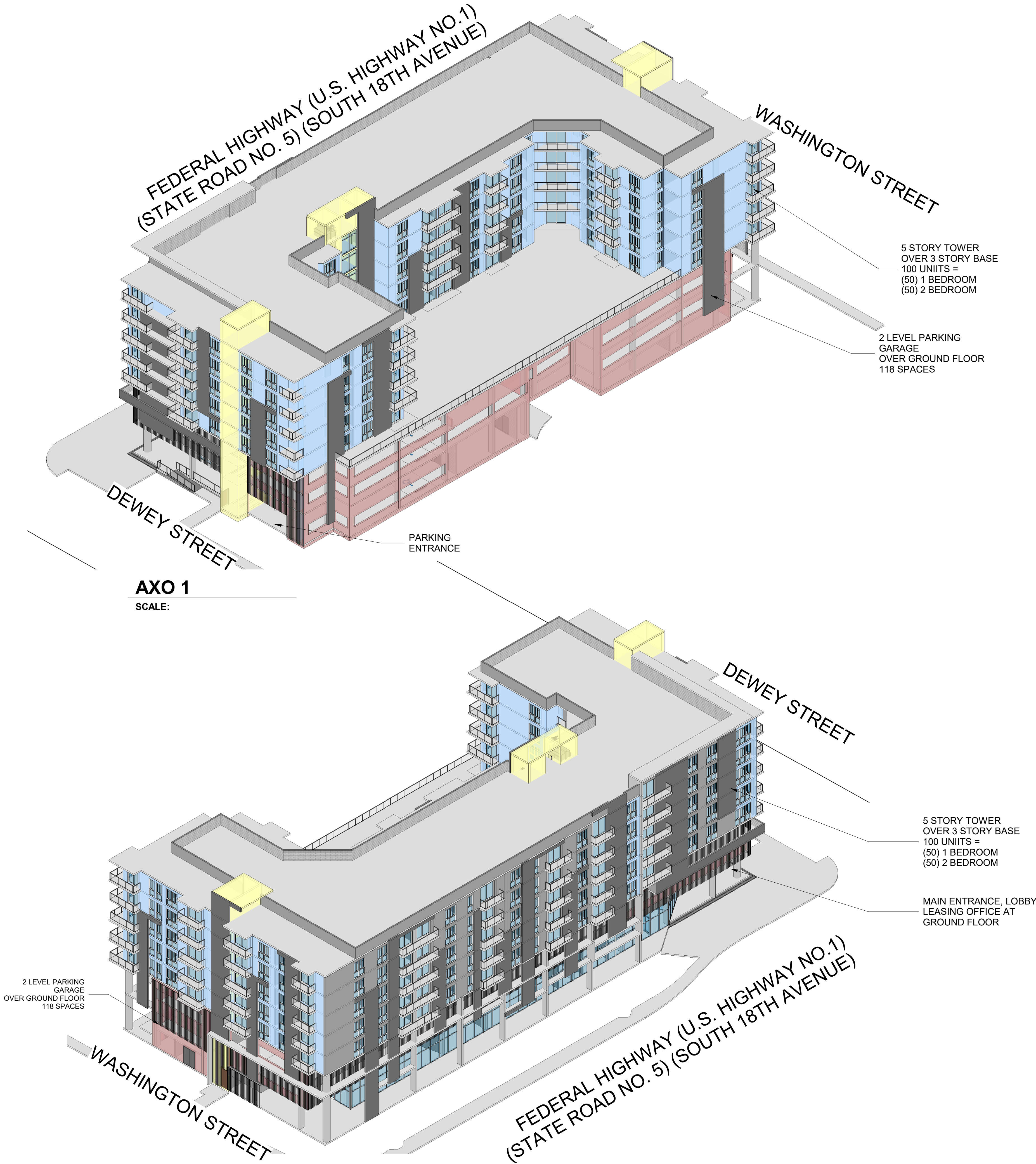
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PERMIT No.:

AXONOMETRIC VIEWS

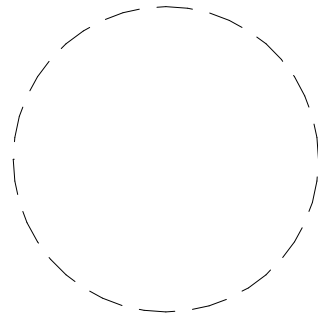


AXO 1
SCALE:

AXO 2
SCALE:

REVISIONS		
Revision #	Revision Description	Date

SEAL:

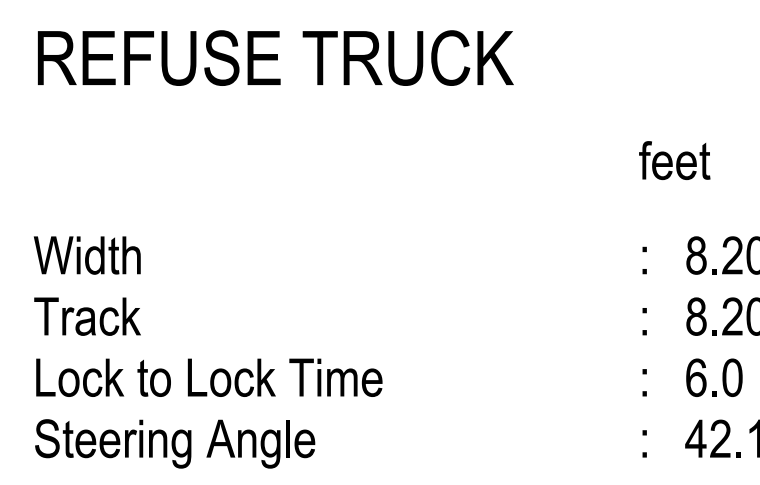
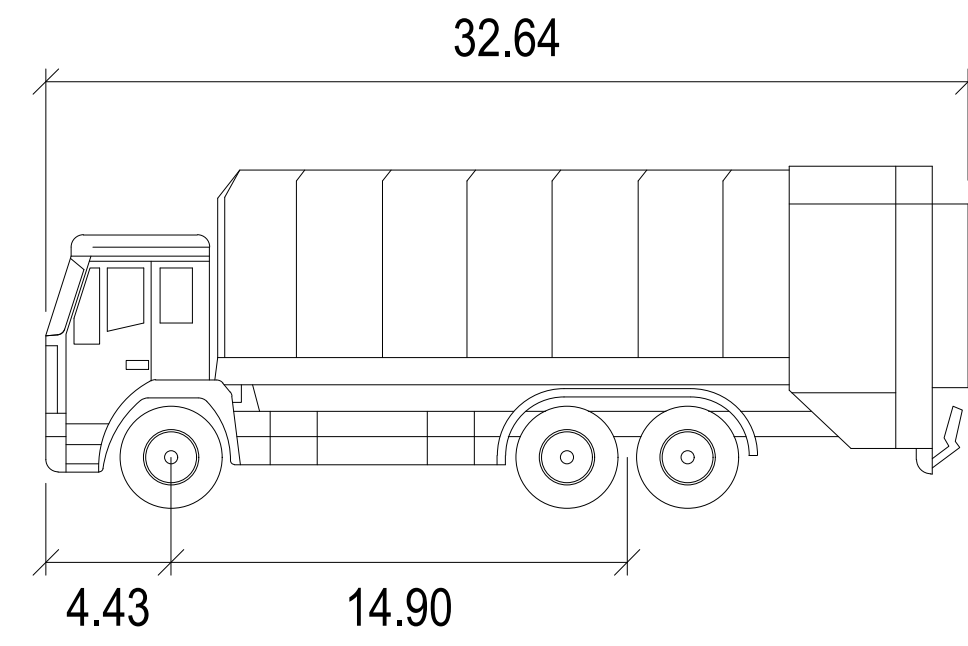


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DATE: 4-2-2019
JOB No.: 2019-22
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:

A-2.02

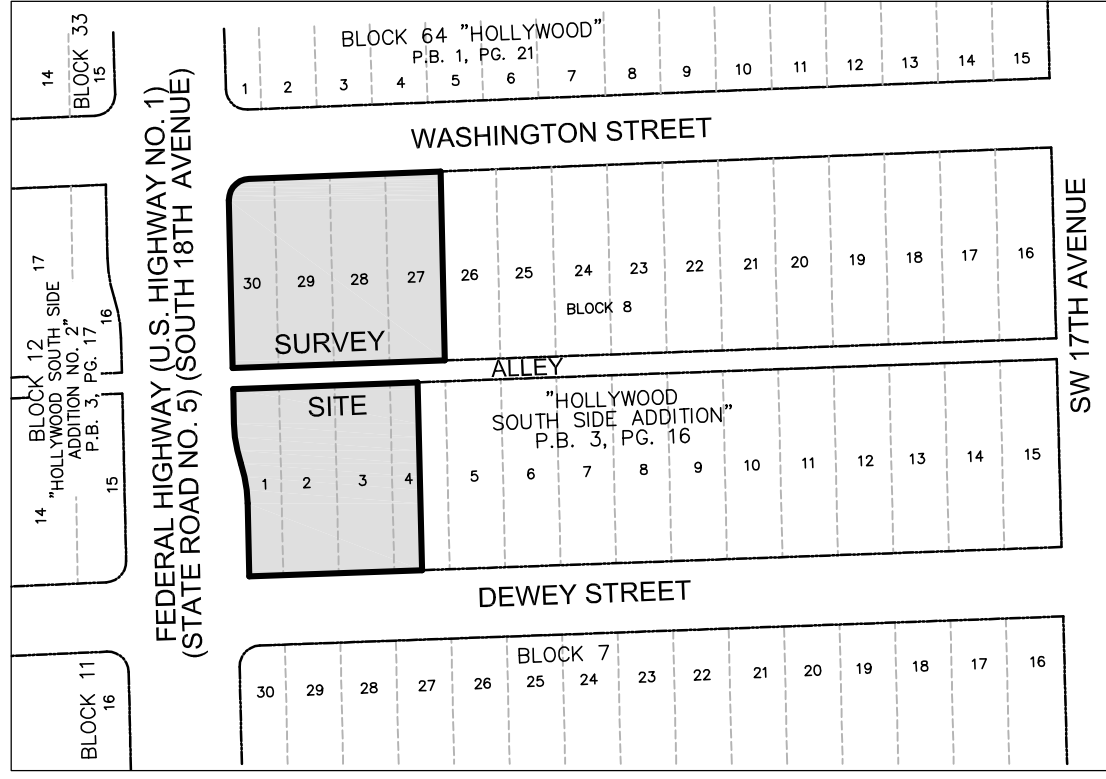
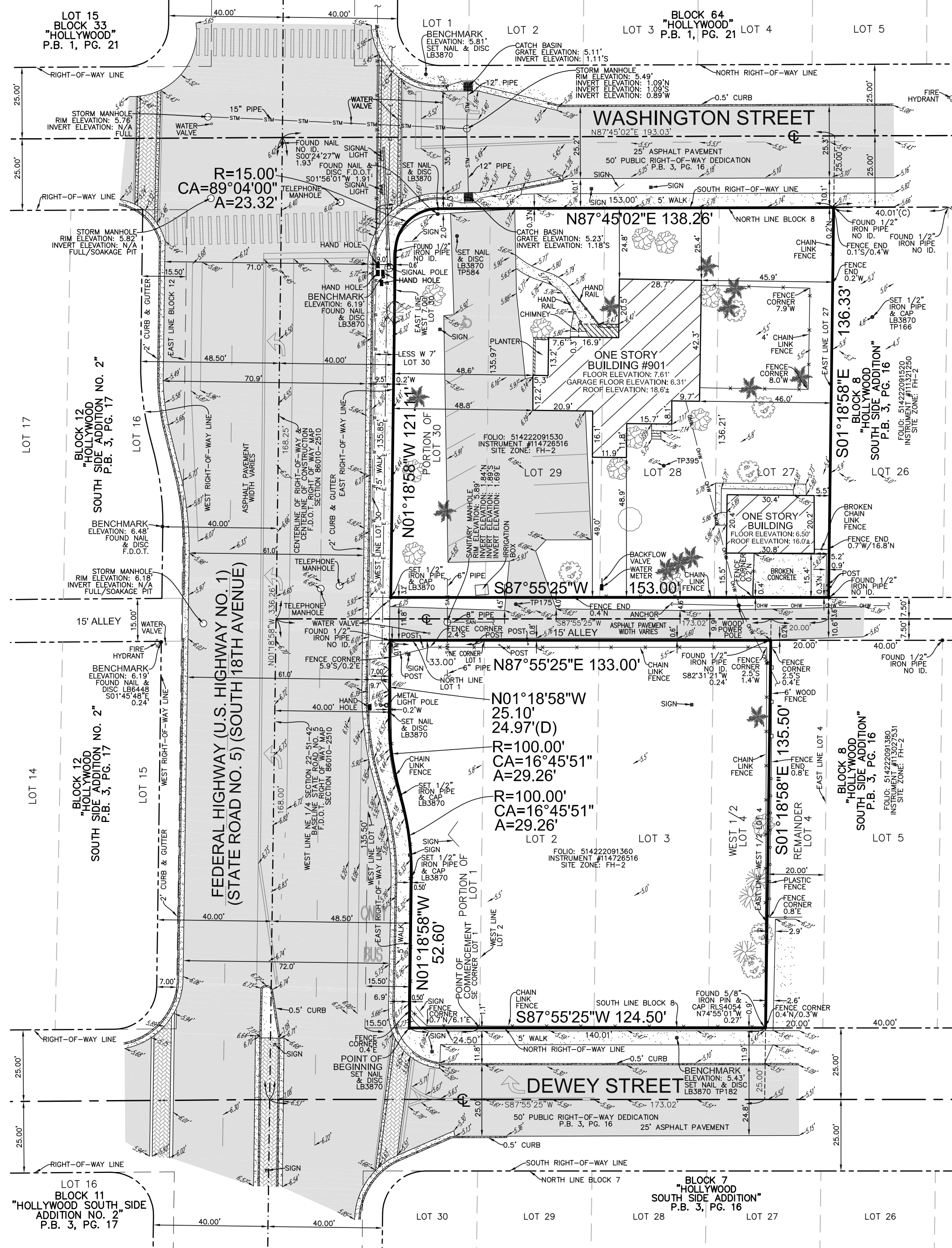


LEGEND

- CONCRETE
ASPHALT PAVEMENT
PAVERS
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND WATER LINE
CENTERLINE
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
R RADIUS
CA CENTRAL ANGLE
A ARC LENGTH
FPL FLORIDA POWER & LIGHT COMPANY
F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
LB LICENSED BUSINESS
PALM TREE
OAK TREE
MANGO TREE
BAMBOO TREE
UNIDENTIFIED TREE

NOTES:

- 1) THIS SITE CONTAINS A TOTAL OF 38,106 SQUARE FEET (0.8748 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK 1896; ELEVATION: 9.07 FEET.
3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #125113 0569H; MAP DATE: 08/18/14.
4) THIS SITE LIES IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET BEING N87°45'02"E.
6) THE REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8) THIS SITE CONTAINS 11 FADED PARKING SPACES (10 REGULAR & 1 DISABLED).
9) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
10) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER: 7386943, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: 4/18/2019 AT 8:00 AM. THE FOLLOWING ITEMS ARE SCHEDULE B SECTION II EXCEPTIONS TO SAID COMMITMENT:
ITEMS 1, 2 & 3—STANDARD EXCEPTIONS NOT ADDRESSED.
ITEM 4—ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND..
ITEM 5—ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
ITEM 6—RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND ANY OTHER MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD SOUTH SIDE ADDITION, RECORDED IN PLAT BOOK 3, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA..
ITEM 7—RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 80, PAGE 183, (AS TO LOT 28) AND DEED BOOK 193, PAGE 121, (AS TO LOT 27) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
ITEM 8—RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 160, PAGE 431, AS AFFECTED BY RELEASE OF REVERTER IN DEED BOOK 574, PAGE 195, (AS TO LOT 1 AND 2) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
ITEM 9—RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 242, PAGE 160, (AS TO LOT 29 AND 30) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
ITEM 10—RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 578, PAGE 376, (AS TO LOT 3 AND THE WEST 1/2 OF LOT 4) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
ITEM 11—NOT ADDRESSED.



LEGAL DESCRIPTION:

LOT 1, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

ALL THAT PART OF SAID LOT 1, BLOCK 8, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST WHICH LIES WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 24.50 TO THE POINT OF BEGINNING; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 52.60 FEET TO A POINT OF CURVE WHICH IS CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG SAID REVERSE CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO THE END OF SAID REVERSE CURVE; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 24.97 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND THE END OF THE HEREIN DESCRIBED LINE; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALL AS SHOWN ON THE RIGHT OF WAY MAP FOR SECTION 86010-2510, STATE ROAD NO. 5.

AND

LOTS 2, 3 AND WEST HALF OF LOT 4, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 27, 28, 29 AND 30, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

THE WESTERLY 7 FEET OF LOT 30, BLOCK 8 OF "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 30 WHICH LIES WITHIN 40 FEET EAST OF THE CENTERLINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD NO. 5, ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010-2510.

AND LESS

THAT PART OF LOT 30, BLOCK 8 OF "HOLLYWOOD SOUTH SIDE ADDITION" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE NORTH LINE OF SAID LOT 30 AND TANGENT TO A LINE WHICH IS 7 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 30.

CERTIFICATION:

TO, HOUSING TRUST GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; STEARNS, WEAVER, MILLER, WEISSLER, ALHADEFF & SITTERSON, P.A.; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

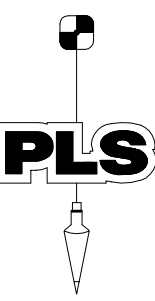
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b-1) 8, 9, 11 AND 13 OF TABLE A THEREOF.

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

5		
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NO.	REVISIONS	BY

HOUSING TRUST GROUP SITE
901 SOUTH FEDERAL HIGHWAY
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33020

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777
FAX: (954) 572-1778

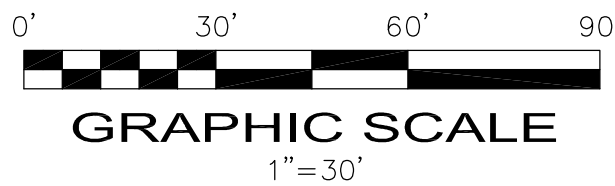
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 03/27/19

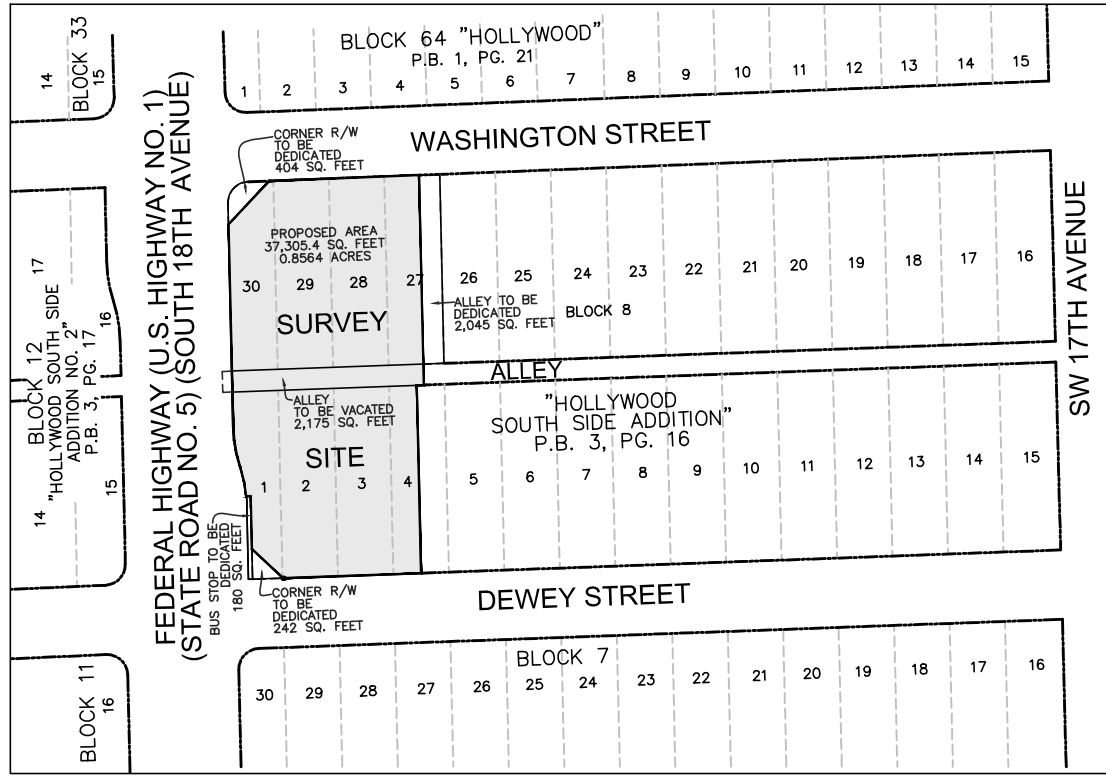
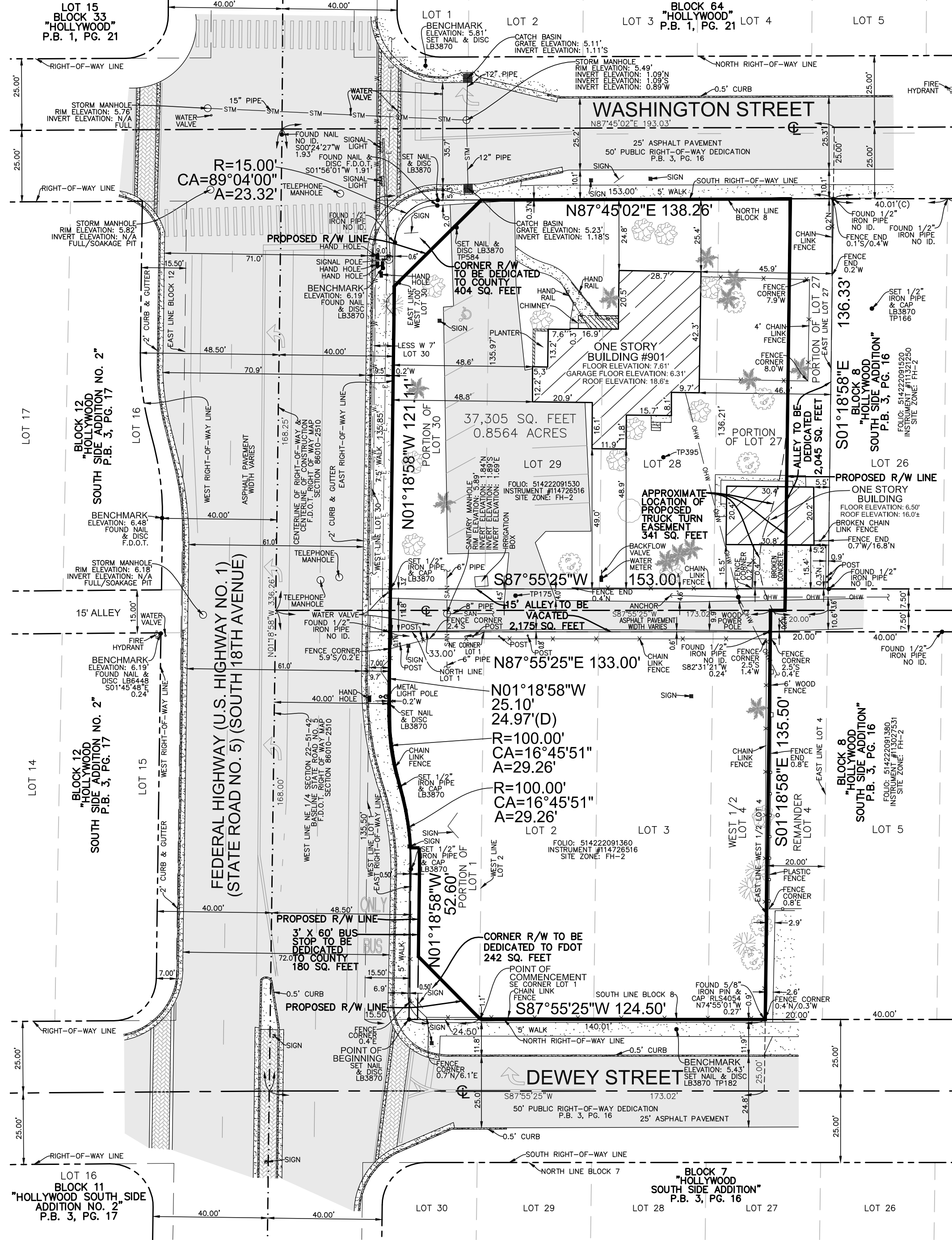
FILE: HOUSING TRUST GROUP
ORDER NO.: 65842

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- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - PAVERS
 - ELEVATION
 - CHW OVERHEAD WIRES
 - STM UNDERGROUND STORM SEWER LINE
 - SAN UNDERGROUND SANITARY SEWER LINE
 - E UNDERGROUND ELECTRIC LINE
 - W UNDERGROUND WATER LINE
 - C CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R RADIUS
 - CA CENTRAL ANGLE
 - A ARC LENGTH
 - FPL FLORIDA POWER & LIGHT COMPANY
 - F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
 - R/W RIGHT-OF-WAY
 - LB LICENSED BUSINESS
 - SQ. SQUARE
 - ★ PALM TREE
 - OAK TREE
 - MANGO TREE
 - BAMBOO TREE
 - UNIDENTIFIED TREE

- NOTES:**
- THIS SITE CONTAINS A TOTAL OF 38,106 SQUARE FEET (0.8748 ACRES) MORE OR LESS.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK 1896; ELEVATION: 9.07 FEET.
 - FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #125113 0569H; MAP DATE: 08/18/14.
 - THIS SITE LIES IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET BEING N87°45'02"E.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - THIS SITE CONTAINS 11 FADED PARKING SPACES (10 REGULAR & 1 DISABLED).
 - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
 - THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER: 7386943, REVISION NUMBER: 1, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: 12/28/2018 AT 8:00 AM, REVISED JANUARY 16, 2019. THE FOLLOWING ITEMS ARE SCHEDULE B SECTION II EXCEPTIONS TO SAID COMMITMENT:
 - ITEMS 1, 2 & 3—STANDARD EXCEPTIONS NOT ADDRESSED.
 - ITEM 4—INTENTIONALLY DELETED.
 - ITEM 5—STANDARD EXCEPTION NOT ADDRESSED.
 - ITEM 6—INTENTIONALLY DELETED.
 - ITEM 7—RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 80, PAGE 183, (AS TO LOT 28) AND DEED BOOK 193, PAGE 121, (AS TO LOT 27) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
 - ITEM 8—RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 160, PAGE 431, AS AFFECTED BY RELEASE OF REVERTER IN DEED BOOK 574, PAGE 195, (AS TO LOT 1 AND 2) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
 - ITEM 9—RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 242, PAGE 160, (AS TO LOT 29 AND 30) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
 - ITEM 10—RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 578, PAGE 376, (AS TO LOT 3 AND THE WEST 1/2 OF LOT 4) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
 - ITEM 11—NOT ADDRESSED.
 - THE SPECIFIC PURPOSE OF THIS SKETCH IS TO DEPICT THE PROPOSED ALLEY VACATION, ALLEY DEDICATION, RIGHT-OF-WAY CORNER CHORDS, RIGHT-OF-WAY BUS STOP AND TRUCK TURN EASEMENT ACCORDING TO PLANS PROVIDED BY CLIENT.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
LOT 1, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS
ALL THAT PART OF SAID LOT 1, BLOCK 8, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST WHICH LIES WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 24.50 TO THE POINT OF BEGINNING; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 52.61 FEET TO A POINT OF CURVE WHICH IS CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG SAID REVERSE CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO THE END OF SAID REVERSE CURVE; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 24.97 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND THE END OF THE HEREIN DESCRIBED LINE; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALL AS SHOWN ON THE RIGHT OF WAY MAP FOR SECTION 86010-2510, STATE ROAD NO. 5.

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- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274

5		
4		
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1	25989 SPECIFIC PURPOSE SKETCH 05/02/19	B.E.
NO.	REVISIONS	BY

HOUSING TRUST GROUP SITE
901 SOUTH FEDERAL HIGHWAY
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33020

SPECIFIC PURPOSE SKETCH



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 30'	FILE: HOUSING TRUST GROUP
CHECKED BY: J.F.P.	SURVEY DATE: 03/27/19	ORDER NO.: 65989