PLANNING DIVISION





File No. (internal use only):

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

	APPLICATION TYPE (CHECK ONE)	;	
CITY OF	☑ Technical Advisory Committee	☐ Historic Preservation Board	
	City Commission	☐ Planning and Development Board	
FLORIDA	Date of Application: 06/16/20	020	
Tel: (954) 921-3471	Location Address: <u>1935 - 194</u>	7 LINCOLN ST	
Fax: (954) 921-3347	Lot(s): Block(s):	Subdivision:	
	Folio Number(s): 5142 1501 2	750; 5142 15 01 2730	
	Zoning Classification: ND-2	Land Use Classification: RAC-HULT FAMILY	
This application must be completed in full and submitted with all documents	Existing Property Use: RESIDENTIAL	Sq Ft/Number of Units: ' <u>'</u> <u>'UN ITS</u>	
	Is the request the result of a violation notice	? () Yes (V) No If yes, attach a copy of violation.	
to be placed on a Board or	Has this property been presented to the Cit	ty before? If yes, check al that apply and provide File	
Committee's agenda.	Number(s) and Resolution(s): 1 - PR		
	☐ Economic Roundtable ☐ Technical Ad	dvisory Committee	
The applicant is responsible for obtaining the appropriate checklist for each type of application.	☐ City Commission ☐ Planning and		
	Explanation of Request: RESUD1	MIT FOR PRELIMINARY TAC	
	REVIEW		
Applicant(s) or their		20 00 00	
authorized legal agent must be	Number of units/rooms: 44	Sq Ft: 39,692 SF	
present at all Board or Committee meetings.	Value of Improvement: 43,500,000	_ Estimated Date of Completion:	
Commutee meetings.	Will Project be Phased? () Yes 1/No	If Phased, Estimated Completion of Each Phase	
At least one set of the			
submitted plans for each application must be signed	Name of Current Property Owner:GAF	FERNA INVESTMENTS LLC	
and sealed (i.e. Architect or	Address of Property Owner 570 NW	165 ST, RD. \$100 MIAMI, FL 33169	
Engineer).	Telephone: 386,366,3254 Fax:	Email Address: SILVIA LLOKCA G DOGNAIL	
Documents and forms can be accessed on the City's website at	Name of Consultant/Representative/Tenant	t (circle one): SILVIA LLORCA	
	Address: 1141 ADAMS ST, HOLLY WOOD Telephone: 386 366 3257		
	Fax: Email Address: SILVIALLOPCA GEOGRATE.CO.		
http://www.hollywoodfl.org/Do	Date of Purchase: Is there	e an option to purchase the Property? Yes () No (V)	
cumentCenter/Home/View/21	If Yes, Attach Copy of the Contract.		
	List Anyone Else Who Should Receive Notice of the Hearing:		
Address:		Address: Ema i l Address:	
The second second		Lilian Address.	

PLANNING DIVISION



File No. (internal use only):

GENERAL APPLICATION

2600 Hoslywood Boulevard Room 315 Hoslywood, FL 33022

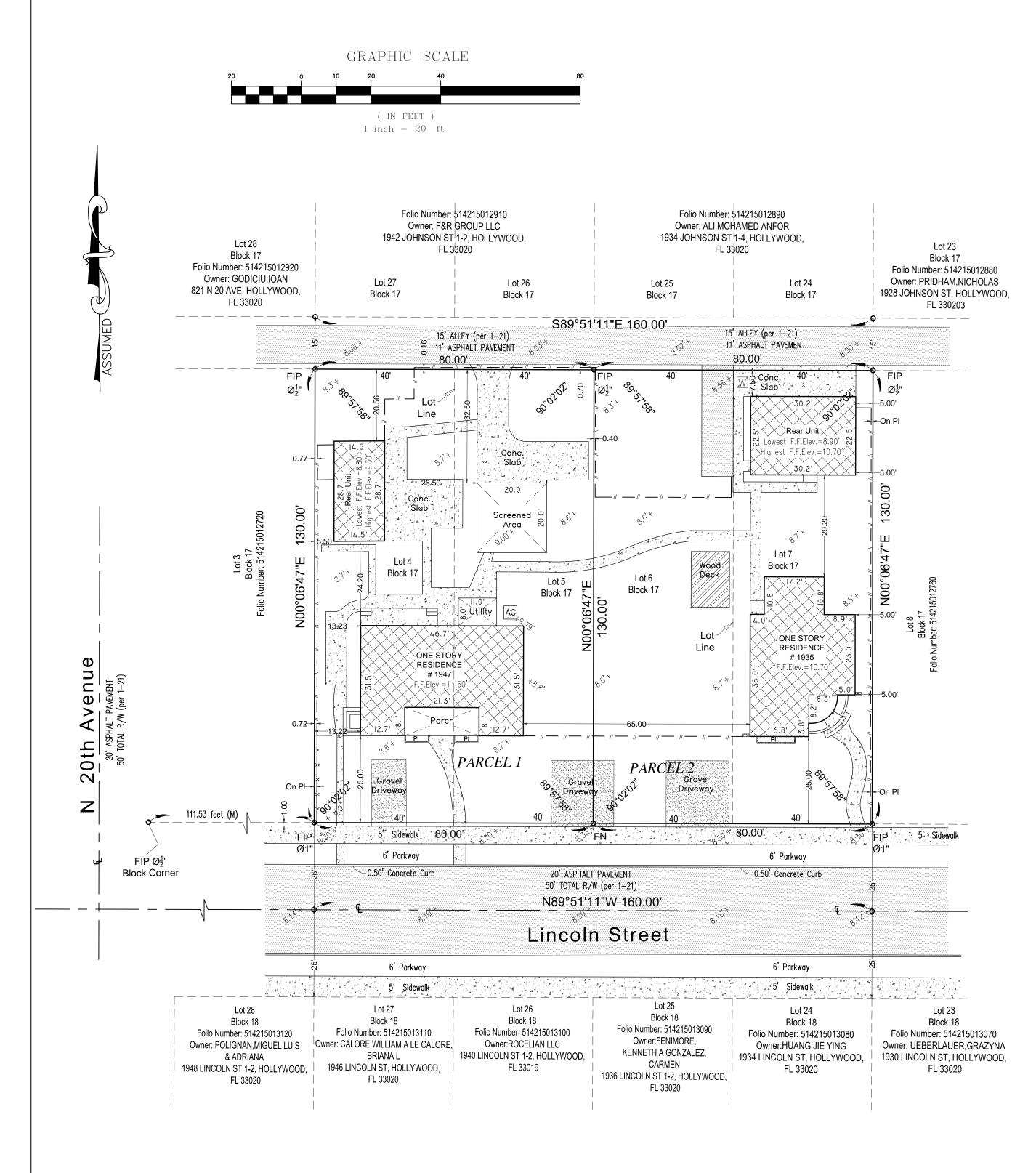
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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 our website at www.hollhwoodfl.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 Hotification 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.

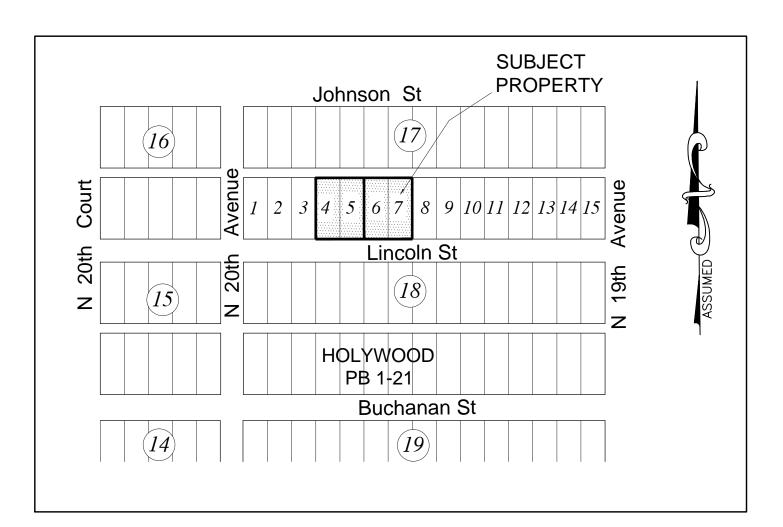
Signature of Current Owner	Date
PRINT NAME BELNARD MICIDLES	Date 06/16/2020
Signature of Consultant/Representative:	Date:
PRINT NAME SILV/A LLORCA	Date 06/16/2020
Signature of Tenant	Date
PRINT NAME	Date:
Current Owner Power of Attorney	
	the nature and effect the request for
I am the current owner of the described real property and that I am aware of to my property, which is hereby made	S DA LISE OL 1 WILL HOLDEN AND SOURCE A
the second of the described real property and that I am aware of	S OA 11S OL 1 SHILL HOLDEN SON SON SON SON
I am the current owner of the described real property and that I am aware of to my property, which is hereby made to be my legal representative before the	(Board and/or
am the current owner of the described real property and that I am aware of to my property, which is hereby made to be my legal representative before the Committee) relative to all matters concerning this application. Swom to and subscribed before me this 6 day of JUNE . 2020. MAMA NOR JA COLUMN COLUM	S OA 11S OL 1 SHILL HOLDEN SON SON SON SON
I am the current owner of the described real property and that I am aware of to my property, which is hereby made to be my legal representative before the Committee) relative to all matters concerning this application Swom to and subscribed before me this 16 day of JUNE 2020. MANA NCELA QUINDREZ Notary Public - State of Rombe Commission # 66 137:344 Commission #	gnatura of Currant Owner

ALTA/NSPS LAND TITLE SURVEY



LEGEND & ABBREVATIONS:

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 OfWay; Sec=Section; T=Tangent; S=South;SIP=Set Iron Pipe With Cap Stamped PLS 5927; UE=Utility Easement;UP=Utility;Pole; UTY=Utility;W=West; WF=Wood Fence; WM=Water Meter; WV=Water Valve; Q= Centerline;-x=Chain Link; ZZZ= Concrete Wall; =Degrees; Δ=Central Angle; Ø=Diameter; =Minutes; =Seconds; ###= Wood Fence



Location Map (SCALE 1"-300")

Property Address:

1947 LINCOLN STREET, HOLLYWOOD, FLORIDA, 33020 1935 LINCOLN STREET, HOLLYWOOD, FLORIDA, 33020

Legal Descriptior

Parcel 1: Lots 4 and 5, Block 17, HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. Folio Number: 514215012730

Parcel 2: Lots 6 and 7, Block 17, HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. Folio Number: 514215012750

TITLE NOTES:

SCHEDULE B-II, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT AGENT'S FILE REFERENCE: 697627 A1, DATED APRIL 11, 2019 AT 11.00 PM.

ITEM NO.

- THIS PARCEL IS SUBJECT TO ALL MATTERS CONTAINED ON THE PLAT OF TOWN OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY.
- THIS PARCEL IS SUBJECT TO RESTRICTIONS AS CONTAINED IN WARRANTY DEED FROM HOLLYWOOD LAND AND WATER COMPANY TO MICHAEL J. KELLY RECORDED IN DEED BOOK 160, PAGE 173, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

 (BLANKET NATURE-NON POTABLE)
- THIS PARCEL IS SUBJECT TO RESTRICTIONS RECORDED IN DEED BOOK 17, PAGE 104, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

 (BLANKET NATURE-NON POTABLE)

THE ABOVE NAMED DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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: 697627 A1, DATED APRIL 11, 2019 AT 11:00 PM, REVISED DECEMBER 5, 2019.

-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.

-BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH R/W LINE OF LINCOLN STREET; WHICH IS

-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 0569-L, AS LAST REVISED IN AUGUST 18, 2014.

-ELEVATIONS ARE RELATIVE TO NAVD 88 OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF BROWARD COUNTY, FLORIDA.

BENCH MARK # 1: BM 1895 (A C&GS BM DISC, ABOUT 0.75 MILES NORTH ALONG THE FL EAST COAST RAILWAY FROM THE STATION AT HOLLYWOOD, 0.2 MILE NORTH OF MILEPOST 348, NEAR THE CROSSING OF TAFT ST, 18' WEST OF THE WEST RAIL OF THE SOUTHBOUND TRACK, 39.5' EAST OF THE CENTERLINE OF OLD DIXIE, 3' SOUTH OF A POWER POLE, 2' NORTH OF A METAL WITNESS POST, $1\frac{1}{2}$ 'BELOW THE LEVEL OF THE TRACK AND SET IN THE TOP OF A CONCRETE POST PROJECTING 3" ABOVE THE LEVEL OF THE GROUND.)

ELEVATION: 11.076 (IN FEET) ,NGVD; CONVERTED TO NAVD 88= 9.476 FT

BENCH MARK # 2: BM 1896 (A C&GS DISC, ABOUT 0.1 MILE SOUTH ALONG THE FLA EAST COAST RAILWAY FROM THE STATION AT FT. LAUDERDALE, 0.35 MILE NORTH OF MILEPOST 349, 223' SOUTHWEST OF THE SOUTHWEST CORNER OF THE STATION, 24' SOUTH EAST CORNER OF AN OUTSIDE WAITING ROOM, 25.5 FEET EAST OF THE EAST RAIL OF THE NORTHBOUND TRACK 5' SOUTH OF THE EXTENDED CENTERLINE OF POLK ST $6\frac{1}{2}$ ' WEST OF THE WEST CURB OF NORTH 21 AVENUE, 1' BELOW THE LEVEL OF THE TRACK AND IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND.

ELEVATION: 10.932 (IN FEET) ,NGVD 29; CONVERTED TO NAVD 88= 9.332 FT

-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 MAPPERS 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 LINCOLN STREET, WHICH IS A PUBLIC DEDICATED RIGHT OF WAY.

-LAND INFORMATION 1947 LINCOLN STREET 1935 LINCOLN STREET
THE GROSS LAND AREA 12 400 SF
THE NET LAND AREA 10 400 SF
THE GROUND FLOOR AREA 1715 SF 1814 SF

-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 DECEMBER 05, 2019.

-THIS SURVEY PREPARED BY ESTEBAN ORTIZ, DATED DECEMBER 08, 2019, JOB No.: 19-1201

CERTIFIED TO:

THIS SURVEY IS MADE FOR THE BENEFIT OF:

- GAFERNA INVESTMENTS LLC

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, 5(SPOT ELEVATIONS) 6(b), 7(a), 7(b)(1), 8, 9, 10(a), 11(a), 11(b), (BY OBSERVED EVIDENCE) 12, 13, 14, 15, 20(a), 20(b) AND 21 OF TABLE A THEREOF.

ESTEBAN ORTIZ

PROFESSIONAL SURVEYOR AND MAPPER No.5927 STATE OF FLORIDA OWNER: GAFERNA INVESTMENTS LLC
ADDRESS: 1935 LINCOLN - 1947 LINCOLN ST,

HOLLYWOOD FL 33020

ENGINEER: JOSE ANTONIO MENDEZ

P.E. No: 53288

MENDEZ PROFESSIONAL ENGINEERING CORP.

1385 CORAL WAY # 203, MIAMI, FL 33141

Phone: 386-366-3254

Email: silviallorcag@gmail.com

CODE SUMMARY

PROPERTY INFORMATION:

- FOLIOS: 5142 15 01 2750; 5142 15 01 2730

- PROPERTY ADDRESS:

935 LINCOLN - 1947 LINCOLN ST, HOLLYWOOD FL 33020

- MILLAGE CODE: 0513

- USE CODE: 08 - 01

- CITY ZONING CODES: ND-

- CURRENT LAND USE: RAC - MULTIFAMILY

- EXISTING UNITS:

- PROPOSED USE: NEW MULTIFAMILY BUILDING, 44 UNITS

- LOT AREA: 20,800 Sq.Ft = 0.477 ACRES
- SUBDIVISION: HOLLYWOOD 1-21 B

LEGAL DESCRIPTION:

HOLLYWOOD 1-21 B LOTS 6 & 7 BLK 17 HOLLYWOOD 1-21 B LOTS 4 & 5 BLK 17

CODES & CITY:

-2017 FLORIDA RESIDENTIAL BUILDING CODE

-2017 FLORIDA PLUMBING CODE

-2017 FLORIDA ELECTRICAL CODE

-2017 FLORIDA ENERGY CODE

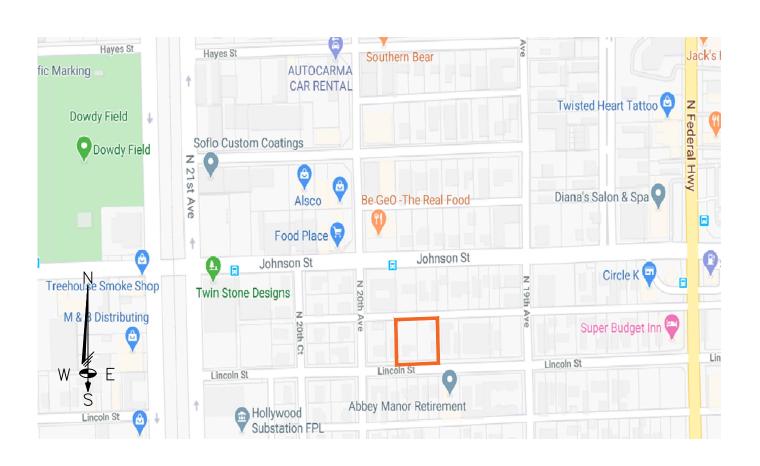
-NFPA 101

-CITY OF HOLLYWOOD BUILDINET.

-CITY OF HOLLYWOOD FIRE DEPT.

-CITY OF HOLLYWOOD ZONING & PLANNING DPT.

LOCATION MAP





INDEX

A-100 COVER SHEET
A-101 SITE PLAN
A-102 SECOND FLOOR
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A-105 FIFTH FLOOR

A-106 FRONT ELEVATION PLAN

A-107 REAR ELEVATION PLAN
A-108 EAST SIDE ELEVATION PLAN

A-109 WEST SIDE ELEVATION PLAN

A-110 MATERIALS & TREATMENTS PLAN ANNEX I: GENERAL APPLICATION

ANNEX II: CERTIFIED ALTA SURVEY
ANNEX III: OWNERSHIP & ENCUMBRANCE REPORT (0&E)

ANNEX IV: CD W/ PDF FORMAT

SUBMITTAL TO PRELIMINARY TAC MEETING ON JUNE 15th, 2020 RESUBMITTAL ON JULY 6th, 2020

PRESIDENT APARTMENTS

FOR:

GAFERNA INVESTMENTS, LLC.

LOCATED AT:

1935 - 1947 LINCOLN ST, HOLLYWOOD, FL 33020

COVER SHEET

SIDENT APARTMENT

OLA DESIGN & CONSTRUC 1433 MONROE ST HOLLYWOOD, FL 33020



P.E. No 53288

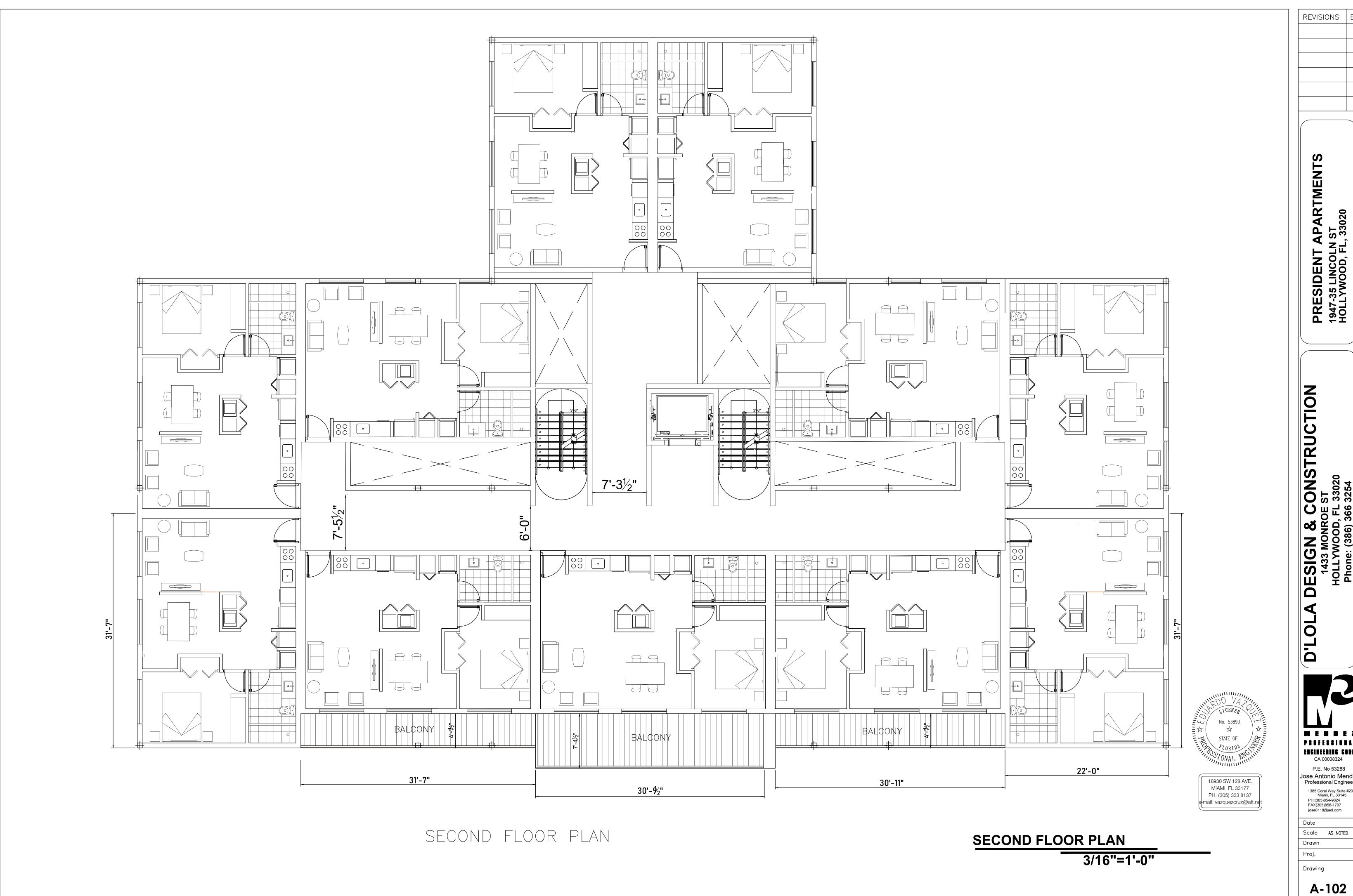
Jose Antonio Mendez
Professional Engineer

1385 Coral Way Suite #203
Miami, FL 33145
PH:(305)854-9824
FAX(305)856-1797

Date
Scale AS NOTED
Drawn

Drawing

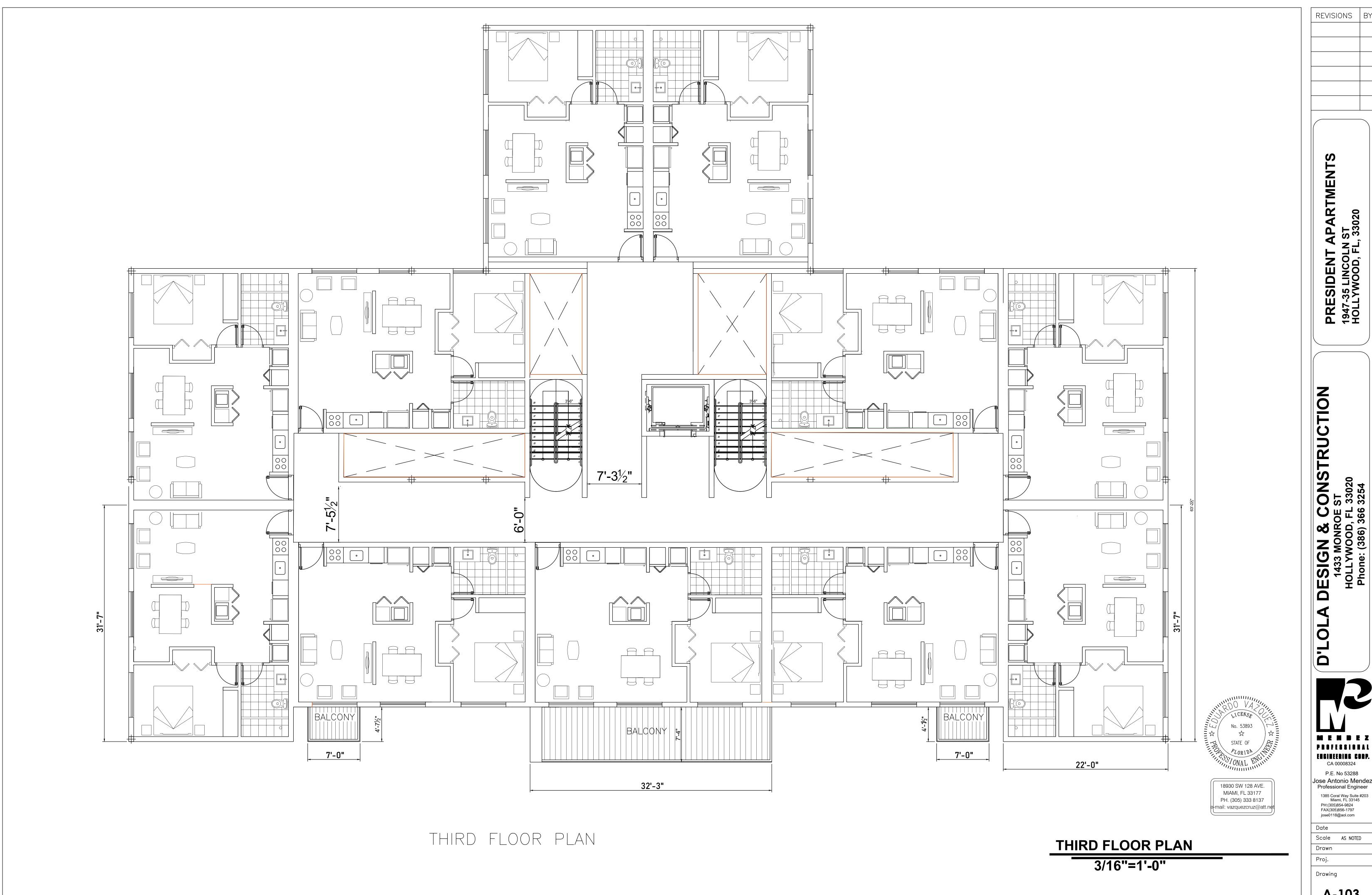






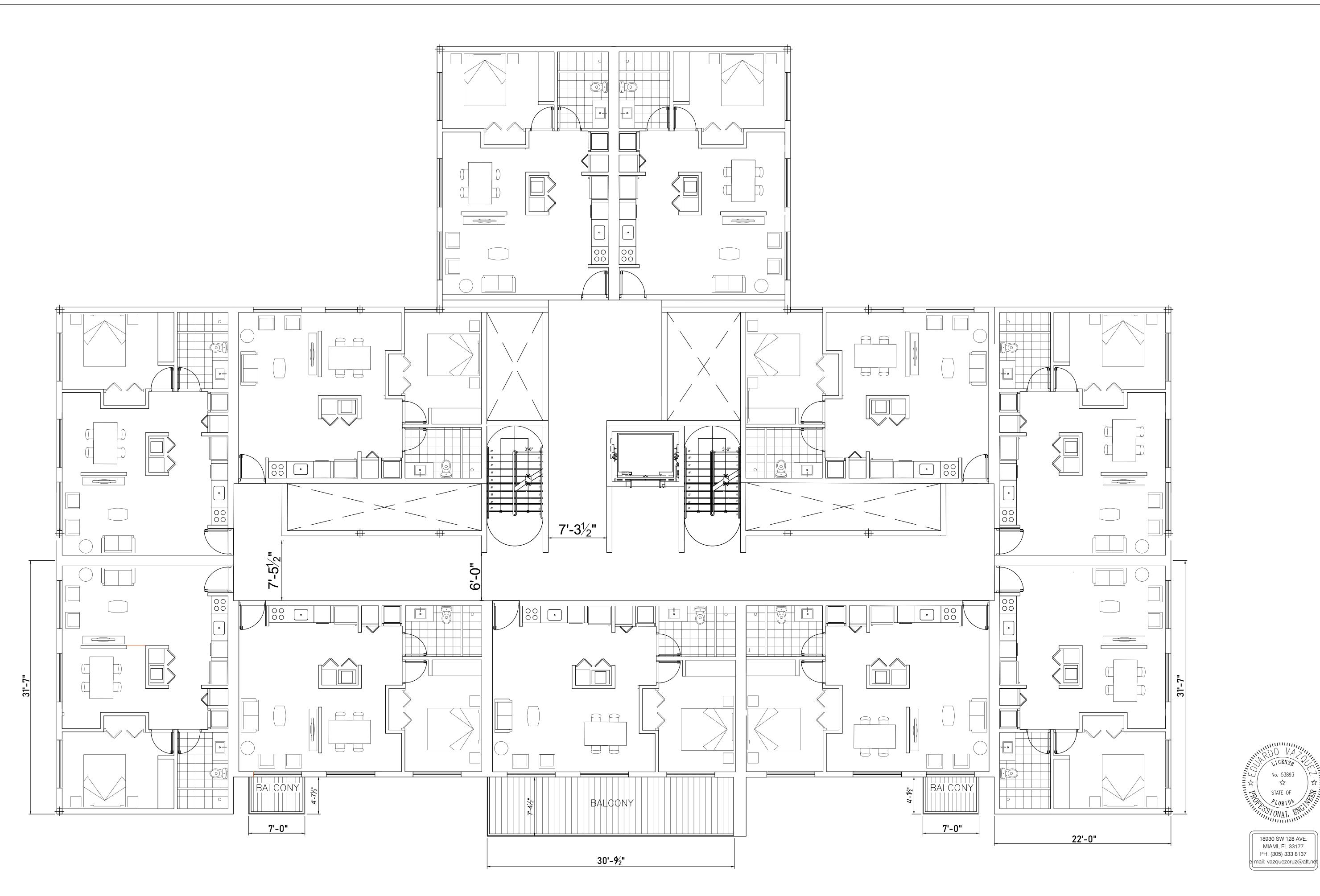
Jose Antonio Mendez. Professional Engineer 1385 Coral Way Suite #203 Miami, FL 33145 PH:(305)854-9824 FAX(305)856-1797 jose0118@aol.com

Scale AS NOTED



MENDEZ
PROFESSIONAL
ENGINEERING CORP.
CA 00008324

Jose Antonio Mendez. Professional Engineer



FOURTH FLOOR PLAN

FOURTH FLOOR PLAN

3/16"=1'-0"

PRESIDENT APARTN
1947-35 LINCOLN ST

REVISIONS

D'LOLA DESIGN & CONSTRU 1433 MONROE ST HOLLYWOOD, FL 33020

MENDEZ
PROFESSIONAL
ENGINERING CORP.
CA 00008324

P.E. No 53288

Jose Antonio Mendez.

Professional Engineer

1385 Coral Way Suite #203

Miami, FL 33145

PH:(305)854-9824

FAX(305)856-1797

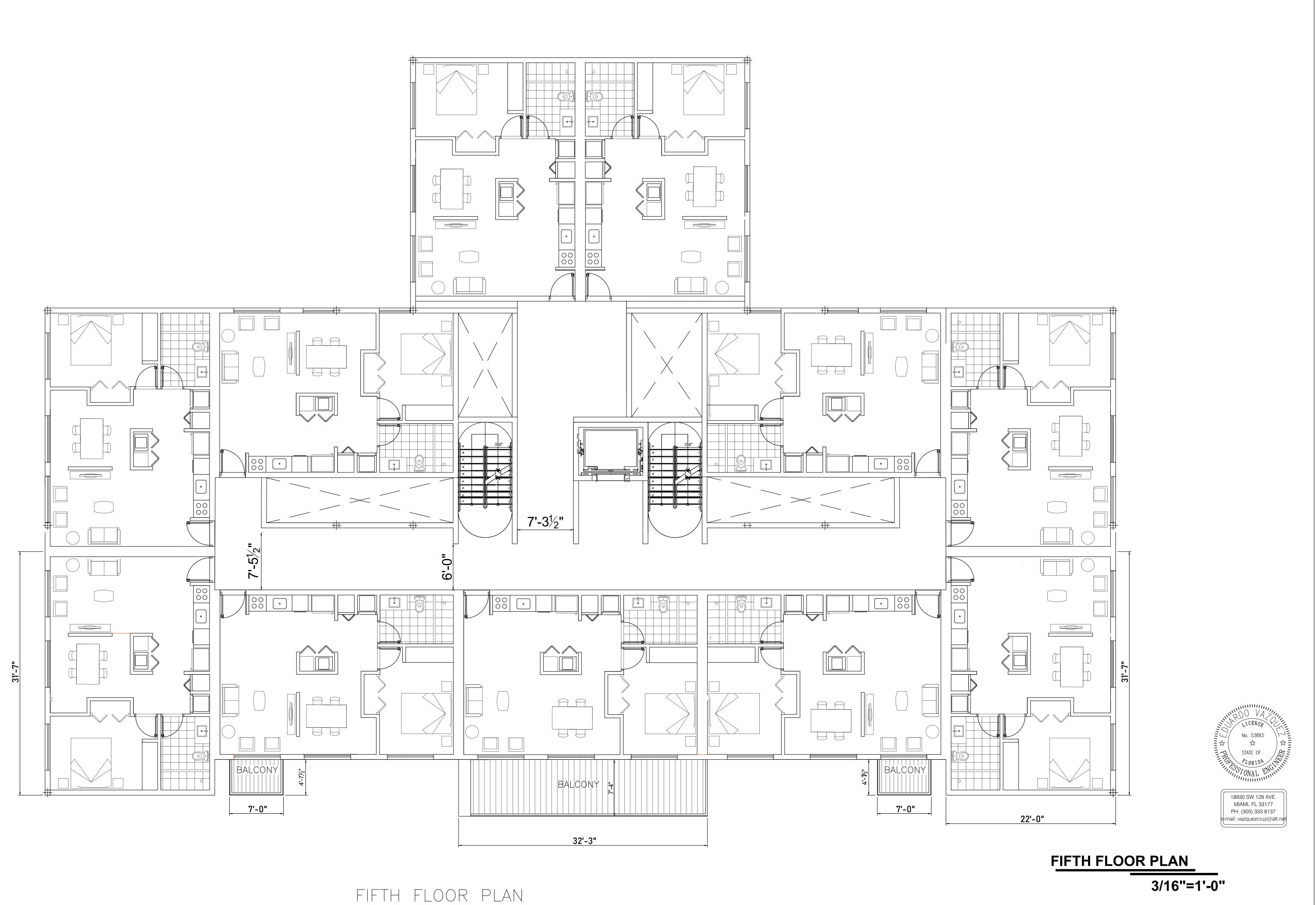
jose0118@aol.com

Date
Scale AS NOTED

Scale AS NOTED

Drawn

Proj.



D'LOLA



P.E. No 53288 Jose Antonio Mendez. Professional Engineer 1385 Coral Way Suite #203 Miami, FL 33145 PH:(305)854-9824 FAX(305)856-1797 jose0118@aol.com

Scale AS NOTED Drawn

Drawing

FRONT ELEVATION



18930 SW 128 AVE. MIAMI, FL 33177 PH. (305) 333 8137 e-mail: vazquezcruz@att.net

FRONT ELEVATION PLAN

3/16"=1'-0"

REVISIONS BY

SIDENT APARTMENT

PRESIDENT AI
1947-35 LINCOLN S
HOLLYWOOD, FL, 3

D'LOLA DESIGN & CONSTR 1433 MONROE ST HOLLYWOOD, FL 33020 Phone: (386) 366 3254

MENDEZ
PROFESSIONAL
ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez.

P.E. No 53288

Jose Antonio Mendez.
Professional Engineer

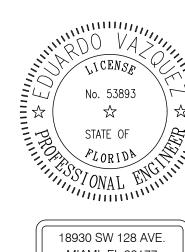
1385 Coral Way Suite #203
Miami, FL 33145
PH:(305)854-9824
FAX(305)856-1797
jose0118@aol.com

Date
Scale AS NOTED

Drawn
Proj.

Drawing

REAR ELEVATION



18930 SW 128 AVE.
MIAMI, FL 33177
PH. (305) 333 8137
e-mail: vazquezcruz@att.net

REAR ELEVATION PLAN

3/16"=1'-0"

REVISIONS BY

ESIDENT APARTMENT

ISTRUCTION PF

D'LOLA DESIGN & CONS 1433 MONROE ST HOLLYWOOD, FL 33020

MENDEZ
PROFESSIONAL
ENGINERING GORP.
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FAX(305)856-1797
jose0118@aol.com

jose0118@aol.com

Date

Scale AS NOTFI

Scale AS NOTED

Drawn

Proj.
Drawing

REVISIONS BY

No. 53893

18930 SW 128 AVE. MIAMI, FL 33177

PH. (305) 333 8137 e-mail: vazquezcruz@att.net

EAST SIDE ELEVATION PLAN

3/16"=1'-0"

Date

Scale AS NOTED Drawn

Proj. Drawing

A-108

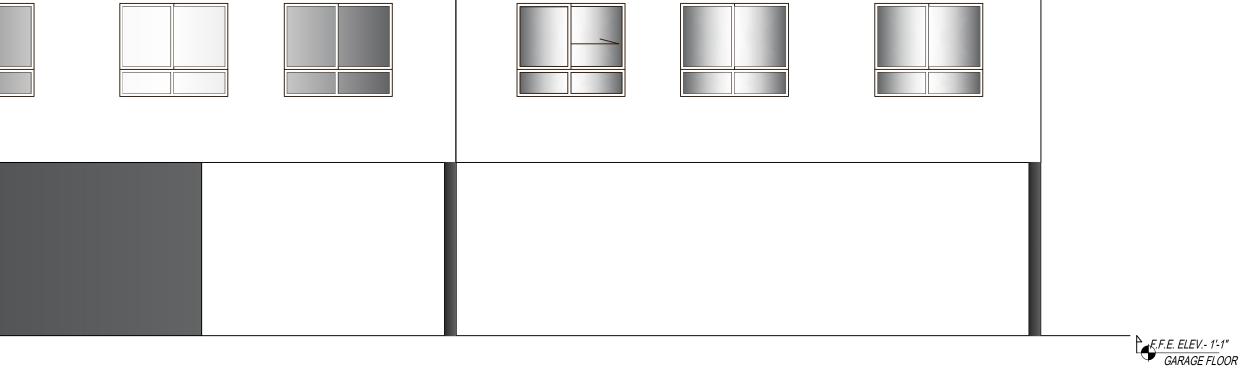
F.F.E. ELEV.+ 0'-0"

GROUND FLOOR F.F.E. ELEV.- 1'-1"
GARAGE FLOOR

F. ELEV.+ 60'-8"
ROOF STAIRS

F. ELEV.+ 58'-0"

DECORATIVE ELEMENT





REVISIONS BY

jose0118@aol.com

Date

Scale AS NOTED

Drawn

Proj.

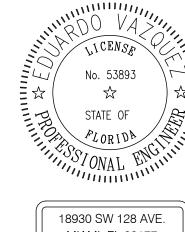
A-109

F. ELEV. + 58'-0"

DECORATIVE ELEMENT F.F.E. ELEV.+ 0'-0" GROUND FLOOR F.F.E. ELEV.- 1'-1" GARAGE FLOOR F.F.E. ELEV.- 1'-1"

GARAGE FLOOR

WEST SIDE ELEVATION



MIAMI, FL 33177 PH. (305) 333 8137 e-mail: vazquezcruz@att.net

3/16"=1'-0"

WEST SIDE ELEVATION PLAN

3/16"=1'-0"

APARTMENTS

PROFESSIONAL

ENGINEERING CORP. CA 00008324

P.E. No 53288 Jose Antonio Mendez. Professional Engineer 1385 Coral Way Suite #203 Miami, FL 33145 PH:(305)854-9824 FAX(305)856-1797 jose0118@aol.com

Scale AS NOTED

Drawing



March 11, 2020

OPINION OF TITLE

It is hereby certified that we have examined the complete Abstract of Title in connection with a pervious purchase transaction by the current owner, completely covering the period from the beginning to April 25, 2019, inclusive, of the following described real property:

Parcel I:

Lots 4 and 5, Block 17, Hollywood, according to the Plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida

Parcel II:

Lots 6 and 7, Block 17, Hollywood, according to the Plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida

Basing our opinion on said complete abstract covering said period we are of the opinion that as of this 11th day of March, 2020, the fee simple title to the above described property is vested in:

GAFERNA INVESTMENTS LLC, a Florida Limited Liability Company

Subject to the following encumbrances, lien, and other exceptions:

GENERAL EXCEPTIONS:

- 1. All taxes for the year in which this opinion is rendered and subsequent years.
- 2. Rights of parties in possession other than the above owner.
- 3. Facts that would be disclosed by an accurate survey.
- 4. Any unrecorded labor, mechanics or materialmen's liens.
- 5. Zoning and other restrictions imposed by governmental authority.



- 6. All matters contained on the Plat of TOWN OF HOLLYWOOD, as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.
- 7. Restrictions as contained in Warranty Deed from Hollywood Land and Water Company to Michael J. Kelley record in Deed Book 160, Page 173, Public Records of Broward County, Florida.
- 8. Restrictions recorded in Deed Book 17, Page 104, Public Records of Broward County, Florida.

I, the undersigned, further certify that I am an Attorney at Law duly admitted to practice in the State of Florida. And am a member in a good standing of the Florida Bar:

Respectfully submitted this _____ day of March, 2020.

Nancy B. Gonzalez, Esq. Attorney at Law