PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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):

- [x] Technical Advisory Committee
- [ ] Historic Preservation Board
- [ ] City Commission
- [ ] Planning and Development Board

Date of Application:_____

Location Address: 3950 N 28th Terrace, Hollywood, FL 33020

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

Folio Number(s): 51-42-04-04-00-87

Zoning Classification: IM-1 Land Use Classification: Commercial/ Industrial

Existing Property Use: Commercial - Supermarket Sq Ft/Number of Units: 19,000 SF

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 al that apply and provide File Number(s) and Resolution(s): PACO on 4/5/21

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

Explanation of Request: Request of approval to redevelop the site with proposed Carvana Vending Machine site. Refer to Criteria Statement for additional details.

Number of units/rooms: Distribution Center Sq Ft: 2,220 SF (Dist. Center) 3,570 SF (Office)

Value of Improvement: $6,000,000 Estimated Date of Completion: May 2022

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

Name of Current Property Owner: Scozak Realty Inc.

Address of Property Owner: 3375 SW 3 Avenue, Ft. Lauderdale FL 33315

Telephone: _____ Fax: _____ Email Address:_____

Name of Consultant/Representative/Tenant (circle one): Jo Ryan

Address: 1930 W. Rio Salado Parkway, Tempe, AZ 85281 Telephone: (503) 515-7861

Fax: _____ Email Address: jo.ryan@carvana.com

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Michael Marrero, P.E.

Address: 355 ALHAMBRA CIR, SUITE 1400, CORAL GABLES 33134

Email Address: michael.marrero@kimley-horn.com

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

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: _____

PRINT NAME: Scott Daigy Date: _____

Signature of Consultant/Representative: Jo Ryan Date: 05/27/2021

PRINT NAME: Jo M. Ryan, AICP Senior Project Manager, Retail Dev't Date: 05/27/2021

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 1 day of June 2021

Notary Public State of Florida
Lori Y Tuxbury
My Commission HH 104807
Expires 03/15/2025

Lori Y Tuxbury
Notary Public
State of Florida

_____
Signature of Current Owner

Scott Daigy
Print Name

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

FIDELITY NATIONAL TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

File Number: 9523847 Reference: Scozak Realty, Inc.

Provided for: **John M. Milledge, Esq.**
Attention: John M. Milledge
200 SW First Avenue
Suite 800
Fort Lauderdale, Florida 33301

FIDELITY NATIONAL TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of Broward County, Florida through and including the date of May 18, 2021 at 11:00 p.m. on the land described:

A portion of the West ½ of the Northwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 4, Township 51 South, Range 42 East, Broward County, Florida, and a portion of Block E, South Florida Industrial Park, as recorded in Plat Book 63, Page 38, of the Public Records of Broward County, Florida, as more particularly described as follows:

From a point of the South line of said Block E, located 431.85 feet East of the point of intersection of the tangents to the curve at the Southwest corner of Block E, run North 0°10'54" East, parallel with the West line of said Block E, 551 feet to a Point of Beginning; thence, continue North 0°10'54" East, 300 feet; thence, South 89°54'08" East, 355.38 feet; thence, South 8°18'55" West, 303.11 feet; thence North 89°54'08" West, 312.50 feet to a Point of Beginning. Said lands situate, lying and being in Broward County, Florida.

Address: 3950 N 28th Terrace, Hollywood, Florida
Folio No. 5142 04 04 0087

That record title to the land as described and shown on the above description is as follows:

Warranty Deed filed November 15, 2019, recorded under Instrument No. 116179650, from W & P Holdings, L.L.C., a Florida limited liability company, to Scozak Realty, Inc., a Florida corporation.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

INTRUMENT	FILED	BOOK/PAGE
1. ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN	March 16, 2021	#117125870

THE FOLLOWING ITEMS ARE ADDITIONAL DOCUMENTS THAT ARE NOT EXAMINED OR REVIEWED.

2. PLAT	March 24, 1967	PB 63/38
3. EASEMENT	October 26, 1970	4334/49

Name Search on the Fee Simple Title Owner only:

SCOZAK REALTY, INC.

and found the following:

NOTHING FOUND

PROPERTY INFORMATION REPORT
FILE NUMBER: 9523847

FIDELITY NATIONAL TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Broward State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Broward, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Broward County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statues (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Broward County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Broward, Florida and/or Office of the Clerk of Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

(1) Municipal and County Zoning Ordinances.
(2) Incorporation papers of municipalities.
(3) Decrees and Ordinances creating taxing and Drainage Districts.
(4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
(5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
(6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
(7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
(8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida filed subsequent to January 1, 1972.
(9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.
(10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years preceding the date of this Certificate.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 25th day of May, 2021.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By James Bazfield (JMP)

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

#10724

Prepared by and return to:

Christopher James Gertz, Esq.
Christopher J. Gertz, P.A.
888 South Andrews Avenue Suite 204
Fort Lauderdale, FL 33316
954-565-2601
File Number: Penn Dutch
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this _____ day of November, 2019 between W & P HOLDINGS, L.L.C., a Florida limited liability company whose post office address is 3950 North 28th Terrace, Hollywood, FL 33020, grantor, and Scozak Realty, Inc., a Florida corporation whose post office address is 2200 N. 30th Road, Hollywood, FL 33021, grantee:

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

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

> A portion of the W1/2 of the NW1/4 of the SE1/4 of the NW1/4 of Section 4, Township 51 South, Range 42 East, Broward County, Florida, and a portion of Block E, SOUTH FLORIDA INDUSTRIAL PARK, as recorded in Plat Book 63, Page 38, of the Public Records of Broward County, Florida, as more particularly described as follows:
>
> From a point of the South line of said Block E located 431.85 feet east of the point of intersection of the tangents to the curve at the southwest corner of Block E, run N.0°10'54" E, parallel with the west line of said Block E, 551 feet to a point of beginning; thence, continue N.0°10'54" E, 300 feet; thence, S.89°54'08" E, 355.38 feet; thence, S.8°18'55" W, 303.11 feet; thence N.89°54'08" W, 312.50 feet to a point of beginning. Said lands situate, lying and being in Broward County, Florida.
>
> Parcel Identification Number: 5142 04 04 0087

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: CJ Gertz

Witness Name:

Witness Name: CJ Gertz

Witness Name:

W & P HOLDINGS, L.L.C., a Florida limited liability company

By: Paul Salsburg
Paul Salsburg, Manager

By: William Salsburg
William Salsburg, Managing Member

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 7 day of November, 2019 by Paul Salsburg, Manager, and William Salsburg, Managing Member, of W & P HOLDINGS, L.L.C., a Florida limited liability company, on behalf of the limited liability company. They [_] are personally known to me or [X] have produced driver's licenses as identification.

[Notary Seal]

CHRISTOPHER J GERTZ
MY COMMISSION # GG 306692
EXPIRES: July 6, 2023
Bonded Thru Notary Public Underwriters

Notary Public: CJ Gertz

Printed Name: CJ Gertz

My Commission Expires: 7.6.23

5

CITY of HOLLYWOOD, FLORIDA

Code Compliance Division
2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3061 • Fax (954) 921-3924 • www.hollywoodfl.org

Order Of Imposition Of Fine and Claim Of Lien

Case Number: **V19-12609**
City of Hollywood
Broward County, Florida

Property Owner: **SCOZAK REALTY INC**
2051 GRIFFIN RD # B
FORT LAUDERDALE, FL 33312

Property Address: **3950 N 28 TER**
HOLLYWOOD, FL 33020

Legal: **SOUTH FLORIDA INDUSTRIAL PARK**
63-38 B & 4-51-42
POR OF TR E OF 63-38 B TOG WITH

CERTIFICATION
I certify this to be a true and correct copy of the record in
WITNESSETH my hand and official seal of the City of Hollywood, Florida, this the 9 **day of** March, **20** 21

The City of Hollywood Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

That the City of Hollywood Special Magistrate did issue on , a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) of code section(s) **157** as specified in said Final Order into compliance or be subject to a fine in the amount of **$500.00** PER DAY COMMENCING **12/01/2020**. Additionally, in accordance with section 162.09(2)(d), Fla. Statutes, and Chapter 36.29 (A)(1) of the Hollywood Code or Ordinance, additional fines in the amount of $ Ø were assessed to cover costs incurred by the City in enforcing its Code(s).

That said violation occurred on real property described above, lying and being in Broward County, Florida.

That the Respondent(s) did not comply with the Final Order(s) by **failing to clean and paint exterior walls and repair or replace damaged roof** on or before the date specified therein.

That the Special Magistrate Clerk did forward a notice of the failure to comply with the Final Order, along with a copy of the Affidavit of Non-Compliance to the Respondent(s) by U.S. mail on 12/30/2020

The Respondent(s) did not request a subsequent hearing pursuant to Section 36.29(A) of the City of Hollywood Code of Ordinances.

IT IS THEREFORE THE ORDER OF THE SPECIAL MAGISTRATE THAT:

1. A fine in the amount of **$500.00** PER DAY COMMENCING **12/1/2020**, is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Enforcement Inspector. Additionally, in accordance with section 162.09(2)(d), Fla. Statutes, and Chapter 36.29 (A)(1) of the Hollywood Code or Ordinance, additional fines in the amount of $ Ø were assessed to cover costs incurred by the City in enforcing its Code(s).

2. The fine shall constitute a lien against the above-described real property and upon any other real or personal property owned by the respondent pursuant to Chapter 162, Florida Statutes, as currently enacted or as may be amended from time to time, and Chapter 36 of the City of Hollywood Code of Ordinances, as currently enacted or as may be amended from time to time, and the Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect. We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

2

CITY of HOLLYWOOD, FLORIDA

Code Compliance Division
2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3061 • Fax (954) 921-3924 • www.hollywoodfl.org

of Broward County, Florida.

DONE AND ORDERED this 24 day of February, 2021.

ATTEST: OFFICE OF THE SPECIAL MAGISTRATE
CITY OF HOLLYWOOD, FLORIDA

S Blanchard
Special Magistrate Clerk

Special Magistrate

(Order of Imposition of Fine and Claim of Lien)

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 2 day of March, 2021, by Shantrece Blanchard and Tom Ansbro, Clerk and Special Magistrate, respectively of the City of Hollywood, who are personally known to me and who did not take an oath.

Notary Public

Veronica Barnes
Print Name

Veroncia Barnes
COMMISSION # GG279034
EXPIRES: Nov. 26, 2022
Bonded Thru Aaron Notary

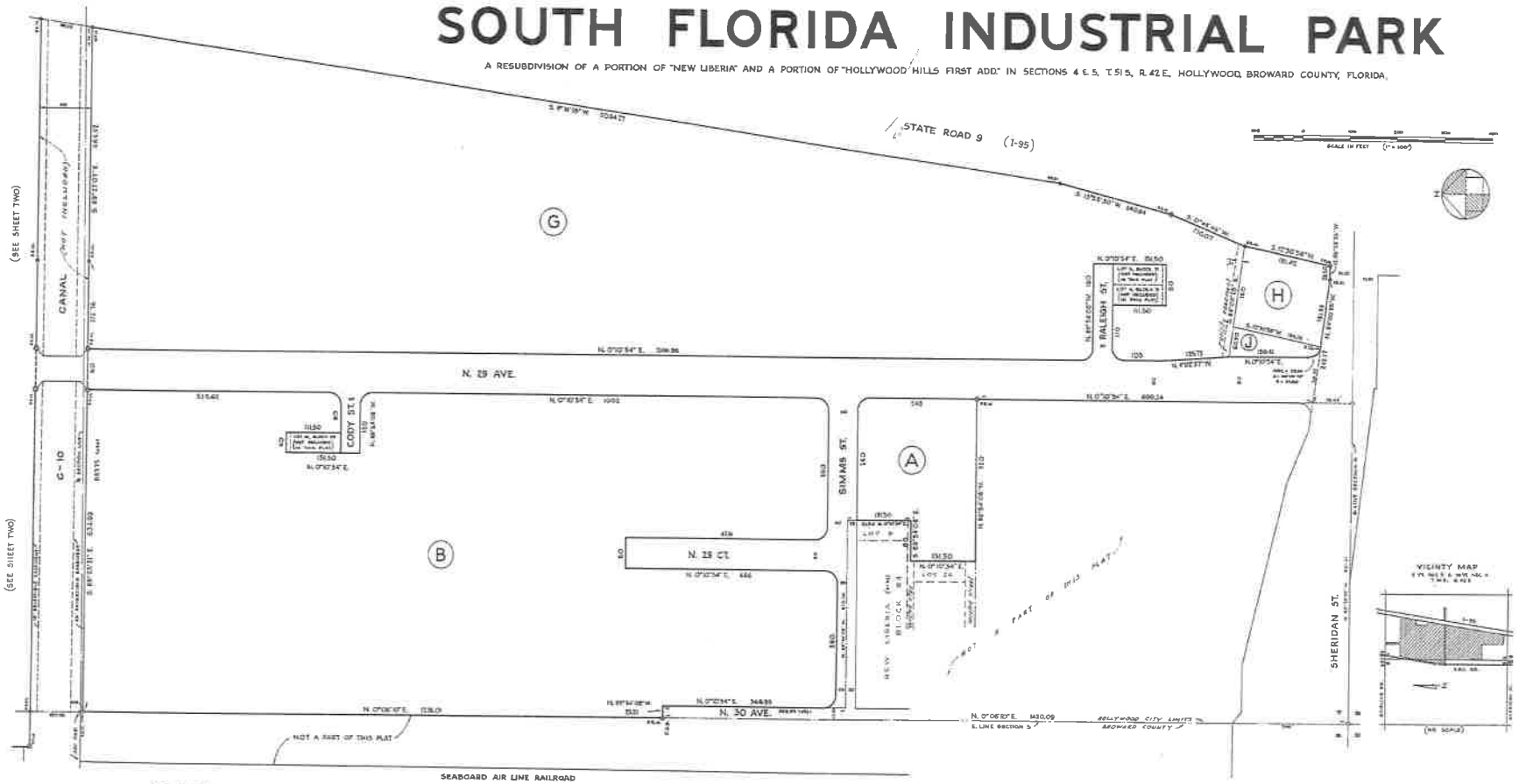
Note: Mail your payment to the above address made payable to the City of Hollywood.

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect. We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

SOUTH FLORIDA INDUSTRIAL PARK

A RESUBDIVISION OF A PORTION OF "NEW LIBERIA" AND A PORTION OF "HOLLYWOOD HILLS FIRST ADD." IN SECTIONS 4 & 5, T.51 S., R.42 E., HOLLYWOOD, BROWARD COUNTY, FLORIDA.



DESCRIPTION

A PORTION OF "HOLLYWOOD HILLS FIRST ADDITION" PLAT BOOK 6, PAGE 42, AND A PORTION OF "NEW LIBERIA", PLAT BOOK 6, PAGE 40, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF SECTION 4 AND SECTION 5, T51S, R42E, BROWARD COUNTY, FLORIDA, LYING EAST OF THE SEABOARD AIR LINE RAILROAD; AND LYING WEST OF I-95, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF SAID SEC. 5, RUN N. 0°16'10"E. ALONG THE EAST LINE OF SEC. 5, A DISTANCE OF 30.00 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE N. 0°16'10"E. ALONG SAID EAST LINE 75.00 FEET TO THE S. R/W LINE OF THE C-10 CANAL; THENCE, S.89°43'21"E. ALONG THE S. R/W LINE OF THE C-10 CANAL (NORTH FT. TRACK); CONTINUE ALONG SAID S. R/W LINE S.89°43'21"E. 1442.62 FEET TO THE W. R/W LINE OF I-95; THENCE, S.8°16'38"W. ALONG SAID W. R/W LINE 1086.57 FEET; THENCE, CONTINUE ALONG SAID W. R/W LINE S.28°07'31"W. 540.84 FEET; THENCE, CONTINUE ALONG SAID W. R/W LINE S.22°46'44"W. 1020.17 FEET; THENCE, CONTINUE ALONG SAID W. R/W LINE N.17°14'34"W. 150.00 FEET TO THE N. R/W LINE OF SHERIDAN ST.; THENCE, N.89°19'30"W. ALONG SAID N. R/W LINE 1439.75 FEET; THENCE, CONTINUE ALONG SAID N. R/W LINE N.89°40'25"W. 248.15 FEET; THENCE, N.0°16'10"E. 498.54 FEET; THENCE, N.89°43'50"W. 150 FEET; THENCE, N.0°16'10"E. 75.00 FEET; THENCE, N.89°43'50"E. 80 FEET; THENCE, N.0°16'10"E. 150.00 FEET; THENCE, N.89°43'50"W. 370 FEET; THENCE, N.0°16'10"E. 398.88 FEET; THENCE, N.89°43'50"W. 250 FEET TO THE POINT OF BEGINNING, AND

FROM THE SE CORNER OF SAID SEC. 5, RUN N.0°16'10"E. ALONG THE EAST LINE OF SEC. 5, A DISTANCE OF 2944.11 FEET TO A POINT OF BEGINNING ON THE N. R/W LINE OF THE C-10 CANAL; THENCE, N.89°55'07"W. ALONG SAID N. R/W LINE 898.38 FEET TO THE E. R/W LINE OF THE RAILROAD; THENCE, N.17°46'55"E. ALONG SAID E. R/W LINE 968.98 FEET TO A P.C.; THENCE, NORTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5696.58 FEET AND A CENTRAL ANGLE OF 6°06'40" AN ARC DISTANCE OF 606.04 FEET TO A P.T.; THENCE, CONTINUE ALONG SAID E. R/W LINE N.11°40'15"E. 948.95 FEET; THENCE, N.78°20'45"W. 80.00 FEET; THENCE, N.11°40'15"E. 100.00 FEET TO THE S. LINE OF THE NEW LIBERIA, BOOK 6, PAGE 40, PUBLIC RECORDS OF BROWARD COUNTY; THENCE, N.89°43'50"E. ALONG SAID S. LINE AND ALONG THE S. LINE OF THE NEW LIBERIA, BOOK 6, PAGE 40, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 1442.62 FEET TO THE W. R/W LINE OF I-95; THENCE, S.8°16'38"W. ALONG SAID W. R/W LINE 1086.57 FEET; THENCE, S.28°07'31"W. 540.84 FEET; THENCE, S.22°46'44"W. 1020.17 FEET TO THE N. R/W LINE OF THE C-10 CANAL; THENCE, N.89°55'07"W. 1898.95 FEET TO THE W. R/W LINE OF THE C-10 CANAL; THENCE, N.89°55'07"W. 498.95 FEET; THENCE, S.0°16'10"W. 1020.00 FEET; THENCE, S.89°55'07"E. 1020.00 FEET TO THE W. R/W LINE OF THE C-10 CANAL; THENCE, N.89°55'07"W. 498.95 FEET; THENCE, S.0°16'10"W. 1020.00 FEET TO THE POINT OF BEGINNING, AND

AND, THE E. 50 FEET OF THE W½ OF THE NW OF SAID SOVERNMENT LOT 4.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS, LOTS 9 AND 19, BLOCK 10; LOT 10, BLOCK 13; LOT 19, BLOCK 33; AND LOTS 4 & 5, BLOCK 71 AND THE HALF ALLEYS ADJACENT TO SAID LOTS, ACCORDING TO THE PLAT OF SAID "NEW LIBERIA".

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOLLYWOOD INC., A FLORIDA CORPORATION, AND SEABOARD INVESTMENT CO., A FLORIDA CORPORATION, AND THE COUNTY OF BROWARD, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON, AND HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON, AND TO BE KNOWN AS "SOUTH FLORIDA INDUSTRIAL PARK".

ALL THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF WE HEREUNTO SET OUR HANDS AND SEAL THIS 10th DAY OF FEBRUARY A.D. 1961

HOLLYWOOD INC.

William D. Horvitz — Stanley M. Beckerman — Jerry N. Stone — Leslie A. Street

WILLIAM D. HORVITZ, PRES. — STANLEY M. BECKERMAN, SEC.

IN WITNESS WHEREOF WE HEREUNTO SET OUR HANDS AND SEAL THIS Third DAY OF FEBRUARY A.D. 1961.

SEABOARD INVESTMENT CO.

William D. Horvitz — Stanley M. Beckerman — Jerry N. Stone — Leslie A. Street

WILLIAM D. HORVITZ, PRES. — STANLEY M. BECKERMAN, SEC.

IN WITNESS WHEREOF WE HEREUNTO SET OUR HANDS AND SEAL THIS 7th DAY OF February A.D. 1961

BROWARD COUNTY BY BOARD OF COUNTY COMMISSIONERS

J. W. Stevenson — Jack Wheeler — Louis E. Lyons — Margaret H. Pearlstine

CHAIRMAN — CLERK OF COUNTY COMMISSION — WITNESS

SEAL OF HOLLYWOOD INC. — SEAL OF SEABOARD INVESTMENT CO. — SEAL OF BROWARD COUNTY

ACKNOWLEDGMENTS

STATE OF FLORIDA } ss
COUNTY OF BROWARD }

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, WILLIAM D. HORVITZ AND STANLEY M. BECKERMAN, PRESIDENT AND SECRETARY, RESPECTIVELY OF HOLLYWOOD INC., TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT HOLLYWOOD, BROWARD COUNTY, FLORIDA, THIS 10 rd DAY OF FEBRUARY A.D. 1961

L. L. Byrnes
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: APR. 11, 1962

STATE OF FLORIDA } ss
COUNTY OF BROWARD }

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, WILLIAM D. HORVITZ AND STANLEY M. BECKERMAN, PRESIDENT AND SECRETARY, RESPECTIVELY OF SEABOARD INVESTMENT CO., TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT HOLLYWOOD, BROWARD COUNTY, FLORIDA, THIS 10 rd DAY OF FEBRUARY A.D. 1961

L. L. Byrnes
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: APR. 11, 1962

STATE OF FLORIDA } ss
COUNTY OF BROWARD }

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, J. W. STEVENSON AND JACK WHEELER, CHAIRMAN AND CLERK, RESPECTIVELY OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, THIS 16th DAY OF March A.D. 1961

Louis E. Lyons
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: Aug. 7, 1970

NOTARY SEAL — NOTARY SEAL — NOTARY SEAL

NOTES

CORNER RADII ARE 25 FEET UNLESS OTHERWISE INDICATED.
PARCEL DIMENSIONS ARE TO THE INTERSECTION OF T-44 TANGENTS.
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
⊙ INDICATES PERMANENT REFERENCE MONUMENTS (PRM)
LOTS DESIGNATED * NOT INCLUDED IN THIS PLAT" ARE A PART OF "NEW LIBERIA" (6-4)
ENCIRCLED LETTERS INDICATE PARCELS.

SURVEYORS' CERTIFICATE

I, MAURICE E. BERRY II, DO HEREBY CERTIFY THAT I HAVE MADE A RECENT SURVEY OF THE LANDS HEREON DESCRIBED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (PRM) WERE SET AT LOCATIONS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED AT HOLLYWOOD, BROWARD COUNTY, FLORIDA, THIS 13 DAY OF February A.D. 1961

Maurice E. Berry II
MAURICE E. BERRY II
REGISTERED SURVEYOR
STATE OF FLORIDA

P-24-67

63/38

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

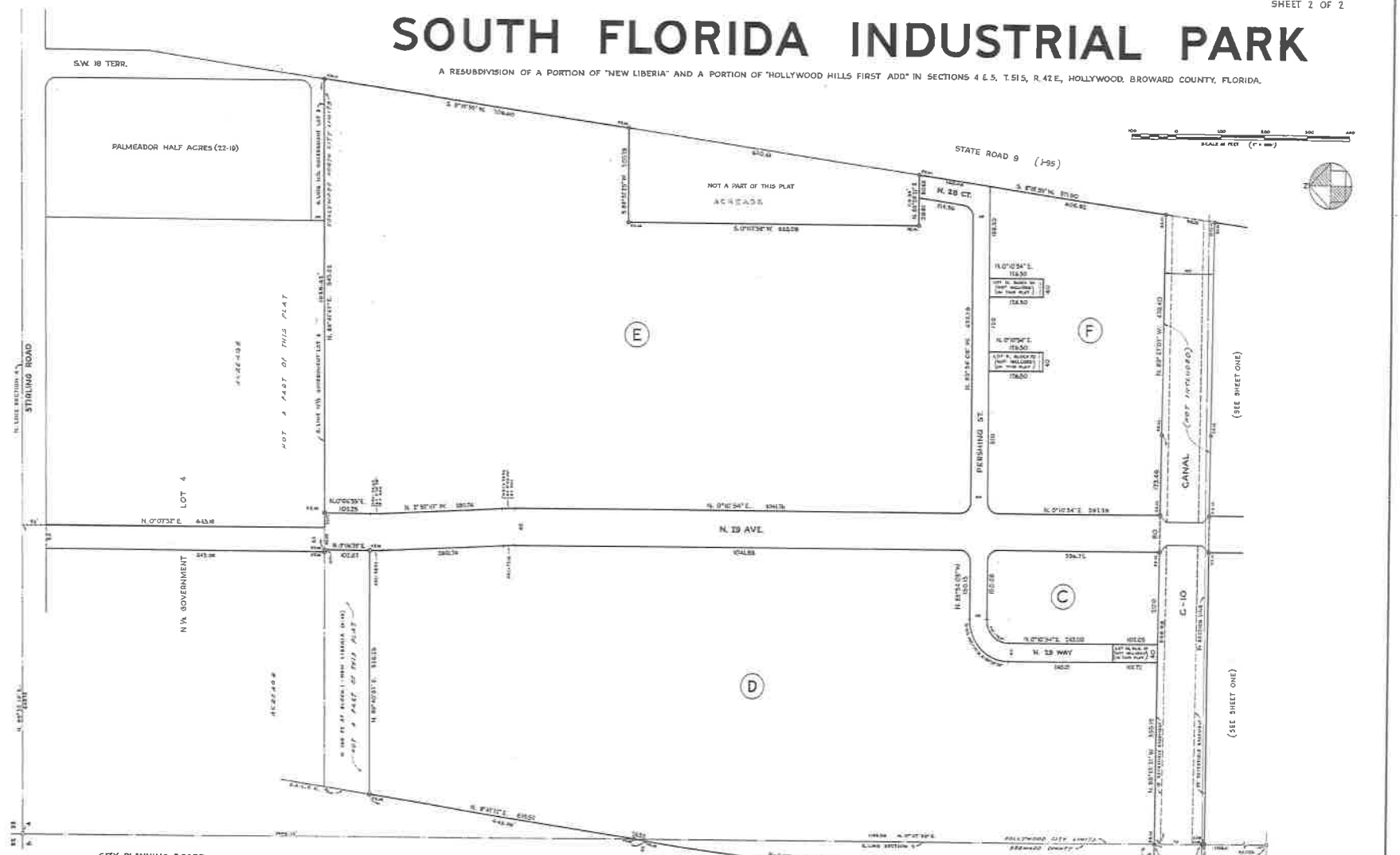
Order: 9523847
Doc: FLBROW:MPLT 63-00038

Page 1 of 2

Requested By: james.barfield, Printed: 5/21/2021 2:30 PM

SOUTH FLORIDA INDUSTRIAL PARK

A RESUBDIVISION OF A PORTION OF "NEW LIBERIA" AND A PORTION OF "HOLLYWOOD HILLS FIRST ADD." IN SECTIONS 4 & 5, T. 51 S., R. 42 E., HOLLYWOOD, BROWARD COUNTY, FLORIDA.



CITY PLANNING BOARD

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE CITY OF HOLLYWOOD, FLORIDA, HAS APPROVED AND ACCEPTED THE ATTACHED PLAT

PLANNING DIRECTOR

AREA PLANNING BOARD

THIS IS TO CERTIFY THAT THE BROWARD COUNTY AREA PLANNING BOARD APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR IMPROVEMENTS BY RESOLUTION, DULY ADOPTED THIS 20TH DAY OF MARCH A.D. 1962

SECRETARY

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HOLLYWOOD, FLORIDA, BY ORDINANCE NO. 0-67-19 ADOPTED THIS 13th DAY OF SEPTEMBER A.D. 1967, AND THAT BY SAID ORDINANCE ALL STREETS AND EASEMENTS WERE ADOPTED IN THE NAME OF SAID CITY, AND ALL PREVIOUS PLATS OF THIS LAND ARE HEREBY CANCELLED AND SUPERSEDED.

CITY CLERK — SEAL — CITY ENGINEER

CIRCUIT COURT CLERK

FILED FOR RECORD THIS 29 DAY OF March A.D. 1962 IN PLAT BOOK 63 PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, PART I, LAWS OF THE STATE OF FLORIDA.

ATTEST: JACK WHEELER
CLERK OF CIRCUIT COURT

BY: DEPUTY CLERK — SEAL

COUNTY COMMISSION

THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 14 DAY OF MAR A.D. 1962 AND IN ADOPTING THIS PLAT ALL PREVIOUS PLATS OF THIS LAND ARE HEREBY CANCELLED AND SUPERSEDED.

ATTEST: JACK WHEELER
CLERK OF CIRCUIT COURT

BY: DEPUTY CLERK — SEAL

APPROVED: COUNTY ENGINEER 3/24/62 — SEAL

COUNTY BUILDING & ZONING

APPROVED BY THE BROWARD COUNTY BUILDING AND ZONING DEPARTMENT

DIRECTOR — DATE 3-22-62

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Order: 9523847
Doc: FLBROW:MPLT 63-00038
Page 2 of 2
Requested By: james.barfield, Printed: 5/21/2021 2:30 PM

.30
.55

70-132411

EASEMENT

RWO/SIO/TWO 700
ER No. 16 Loc'n. 720
Pole No.

Section
Township
Range
Oct. 13, 1970

Florida Power & Light Company
Miami, Florida

Gentlemen:

In consideration of the payment to me/us by you of $1.00 and other good and valuable consideration which I/we have received, I/we and those holding through me/us, grant and give to you and your successors an easement for the construction, operation and maintenance of electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, change the size of or remove such facilities or any of them; to permit the attachment of conduits, wires or cables of any other Company or person; also, to cut, trim and keep clear all trees, brush and undergrowth or other obstructions that might endanger or interfere with said facilities, on, over, upon, under, and across my/our property described as follows:

An easement not greater than 6 feet in width in a portion of Block E, South Florida Industrial Park, a portion of the west one-half of the northwest one-quarter of the southeast one-quarter of the northwest one-quarter of Section 4, Township 51 South, Range 42 East according to the plat thereof located in Plat Book 63, page 30 as recorded in the Public Records of Broward County, Florida.

Said easement is more particularly shown and described on Florida Power & Light Company drawing dated October 8, 1970 marked Exhibit "B" attached hereto and made a part hereof.

70 OCT 26 PM 2:06

BROWARD COUNTY 145925 STATE OF FLORIDA DOCUMENTARY STAMP TAX COMPTROLLER OCT 26 '70 P.B. 10828 00.30

FLORIDA DEPT. OF REVENUE OCT 26 '70 P.B. 10831 DOCUMENTARY SUR TAX 00.55 008057

In the presence of:

DINA FOODS, INC.

Corinne Guatello
Judy Liano

By: V. Conte Pres (Seal)
Arthur Conti
Attest: Robert Conti (Seal)
Robert Conti, Secretary (Seal)
(Seal)

O.R. REC. 4334 PAGE 49

PLEASE RETURN TO
A. F. CROWLEY
P. O. BOX 8248 (FP&L CO.)
FT. LAUDERDALE, FLA.

FORM 1732 REV. 6/69

6.00

STATE OF FLORIDA AND COUNTY OF BROWARD

I, a Notary Public in and for the County and State aforesaid, do hereby certify that Arthur Conte and Robert Conte, President & Secretary of DINA FOODS, INC. known to me, personally appeared before me and acknowledged the execution of the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in said County and State this 13 day of October 19 70.

Notary Public, State of Florida at Large
My Commission Expires Feb. 16, 1974
Bonded By Aetna Ins & Surety Co.

My Commission Expires: _____

David Bibalo
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

STATE OF FLORIDA AND COUNTY OF _____

I Hereby Certify that before me, personally appeared _____,

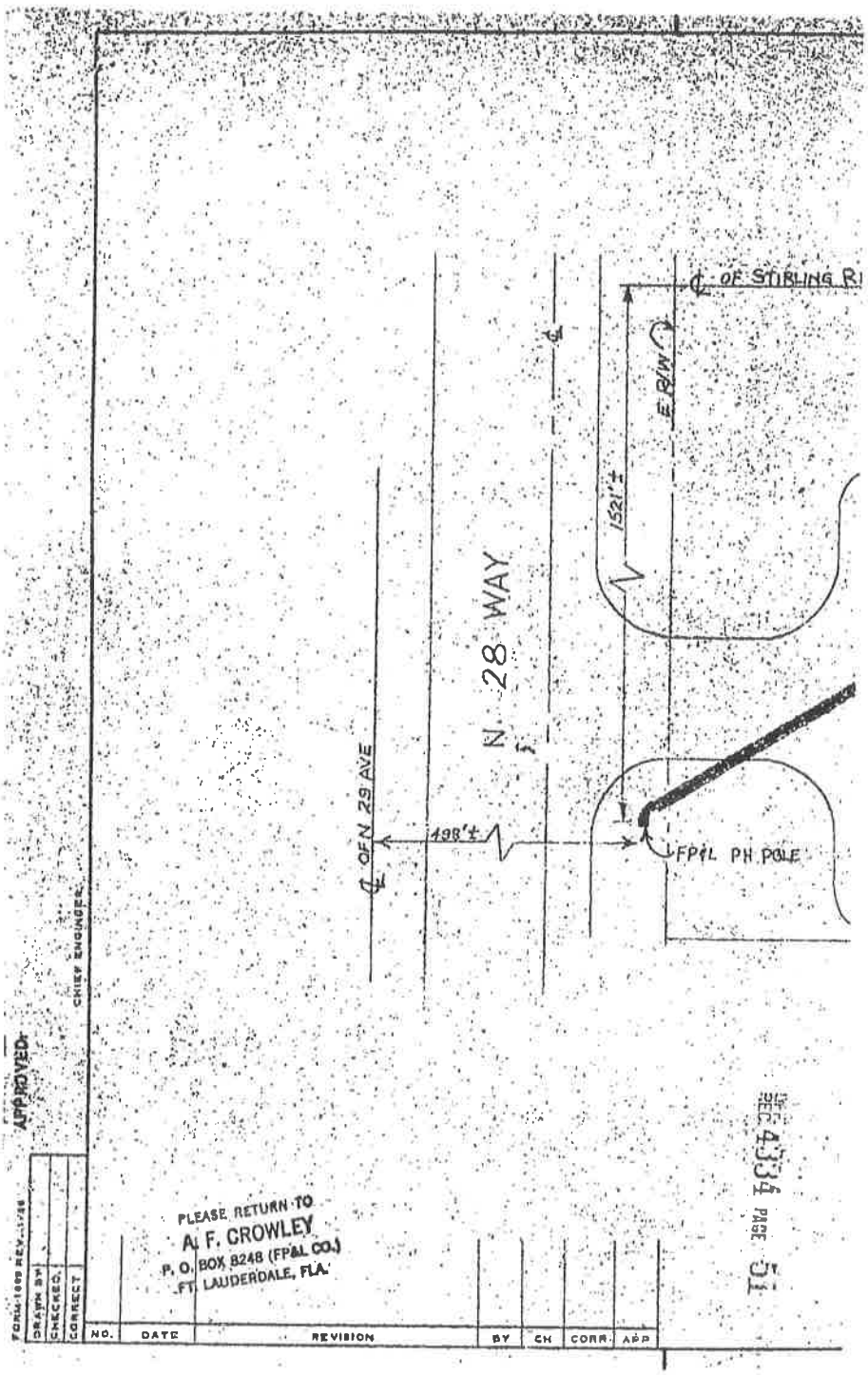
respectively, _____ President and _____ Secretary of _____

a Corporation organized under the Laws of the State of _____, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation and that said instrument is the act and deed of said corporation.

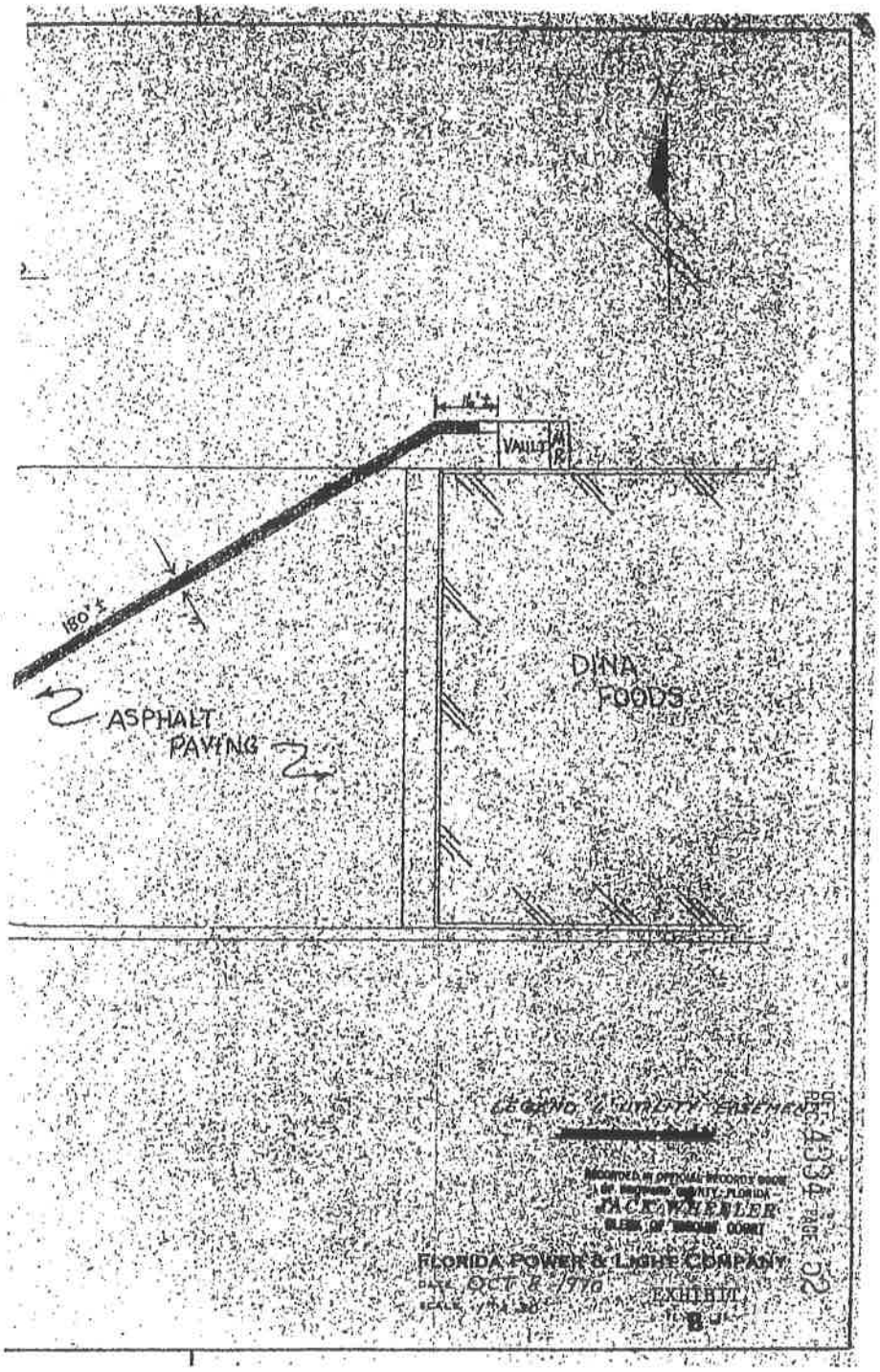
WITNESS my hand and official seal in said County and State this _____ day of _____ 19 _____.

My Commission Expires: _____ 19____. _____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

OFF. REC. 4334 PAGE 50



MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.



MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3950 N 28 TERRACE, HOLLYWOOD FL 33020-1105	ID #	5142 04 04 0087
Property Owner	SCOZAK REALTY INC	Millage	0513
Mailing Address	3375 SW 3 AVE FORT LAUDERDALE FL 33315	Use	40

Abbr Legal Description	SOUTH FLORIDA INDUSTRIAL PARK 63-38 B & 4-51-42 POR OF TR E OF 63-38 B TOG WITH POR OF W1/2 OF NW1/4 OF SE1/4 OF NW1/4 OF SEC 4-51-42 DESC AS COMM AT PT ON S/L OF BLK E 431.85 E OF PT OF INTERSEC OF TANGS TO CUR AT SW COR OF BLK E N 551 TO POB,N 300,E 355.38 SW 303.11,W 312.50 TO POB

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

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,421,530		$1,421,530	$1,249,090	
2020	$913,840	$2,438,660	$3,352,500	$3,352,500	$86,905.09
2019	$913,840	$2,438,660	$3,352,500	$3,352,500	$87,991.76

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,421,530	$1,421,530	$1,421,530	$1,421,530
Portability	0	0	0	0
Assessed/SOH	$1,249,090	$1,421,530	$1,249,090	$1,249,090
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,249,090	$1,421,530	$1,249,090	$1,249,090

Sales History

Date	Type	Price	Book/Page or CIN
11/7/2019	WD-Q	$3,725,000	**116179650**
10/27/1999	QCD	$100	**29990 / 1540**
2/1/1970	WD	$100,200	

Land Calculations

Price	Factor	Type
$14.00	101,538	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

BROWARD COUNTY FLORIDA Records, Taxes & Treasury

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Account Summary

Real Estate Account #514204-04-0087

Print this page

Owner: SCOZAK REALTY INC

Situs: 3950 N 28 TER

Parcel details
GIS
Property Appraiser

Amount due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **03/31/2021** for **$86,905.09**. Print paid bill (PDF)

Account history

BILL	AMOUNT DUE			STATUS	ACTION
2020 Annual Bill	$0.00	**Paid** $86,905.09	03/31/2021	**Receipt** #LBX-20-00129381	Print (PDF)
2019					
2019 Annual Bill	$0.00	**Paid** $84,974.45	11/21/2019	**Receipt** #10A-19-00000278	Print (PDF)
Refund		**Processed** $502.36	03/11/2020	**To** ALL ABOUT CLOSING INC ESCROW ACCOUNT	
		Paid $84,974.45			
2018 Annual Bill	$0.00	**Paid** $82,762.25	05/31/2019	**Receipt** #03A-18-00005328	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $83,195.91	04/30/2018	**Receipt** #05A-17-00007156	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $73,935.98	11/30/2016	**Receipt** #LBX-16-00125687	Print (PDF)
2015					
2015 Annual Bill	$0.00	**Paid** $69,517.31	11/30/2015	**Receipt** #LBX-15-00125362	Print (PDF)
Refund		**Processed** $4,710.83	04/28/2016	**To** PENN DUTCH FOOD CENTER INC	
		Paid $69,517.31			
2014					
2014 Annual Bill	$0.00	**Paid** $68,263.88	11/30/2014	**Receipt** #LBX-14-00124299	Print (PDF)
Refund		**Processed** $4,405.40	05/01/2015	**To** PENN DUTCH FOOD CENTER INC	
		Paid $68,263.88			

BILL	AMOUNT DUE			STATUS	ACTION
2013 Annual Bill	$0.00	**Paid** $72,266.30	11/30/2013	**Receipt** #LBX-13-00089568	Print (PDF)
Refund		**Processed** $4,470.38	10/17/2014	**To** PENN DUTCH FOOD CENTER INC	
		Paid $72,266.30			
2012					
2012 Annual Bill	$0.00	**Paid** $66,274.02	11/30/2012	**Receipt** #LBX-12-00120937	Print (PDF)
Refund		**Processed** $2,391.54	09/05/2014	**To** PENN DUTCH FOOD CENTER INC	
		Paid $66,274.02			
2011 Annual Bill	$0.00	**Paid** $66,898.31	11/30/2011	**Receipt** #LBX-11-00133344	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $70,962.10	11/29/2010	**Receipt** #LBX-10-00110210	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $75,870.69	11/30/2009	**Receipt** #LBX-09-00276055	Print (PDF)
Refund		**Processed** $5,275.33	06/22/2010	**To** PENN DUTCH FOOD CENTER, INC	
		Paid $75,870.69			
2008 Annual Bill	$0.00	**Paid** $66,061.69	11/01/2008	**Receipt** #2008-7145275	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $57,212.23	11/01/2007	**Receipt** #2007-7451304	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $18,954.23	11/30/2006	**Receipt** #2006-9010744	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $19,151.54	11/30/2005	**Receipt** #2005-9062765	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $16,709.60	11/24/2004	**Receipt** #2004-1701842	Print (PDF)
Total Amount Due	**$0.00**				

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BROWARD COUNTY FLORIDA Records, Taxes & Treasury

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Account Summary > Bill Details

Real Estate Account #514204-04-0087

Print this page

Owner: SCOZAK REALTY INC

Situs: 3950 N 28 TER

Parcel details
GIS
Property Appraiser

2020 Annual bill

BROWARD COUNTY RECORDS, TAXES & TREASURY DIV.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2020 Annual Bill	670556	—	0513	$0.00	PAID Print (PDF)

If paid by: Mar 31, 2021
Please pay: $0.00

Combined taxes and assessments: $86,905.09

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

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.49990	3,352,500	0	3,352,500	$18,438.41
VOTED DEBT	0.16910	3,352,500	0	3,352,500	$566.91
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.91400	3,352,500	0	3,352,500	$16,474.19
CAPITAL OUTLAY	1.50000	3,352,500	0	3,352,500	$5,028.75
VOTER APPROVED DEBT LEVY	0.09120	3,352,500	0	3,352,500	$305.75
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03800	3,352,500	0	3,352,500	$127.40
OKEECHOBEE BASIN	0.11920	3,352,500	0	3,352,500	$399.62
SFWMD DISTRICT	0.11030	3,352,500	0	3,352,500	$369.78

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
SOUTH BROWARD HOSPITAL	0.11990	3,352,500	0	3,352,500	$401.96
CHILDREN'S SVCS COUNCIL OF BC	0.48820	3,352,500	0	3,352,500	$1,636.69
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	3,352,500	0	3,352,500	$25,031.44
DEBT SERVICE	0.43010	3,352,500	0	3,352,500	$1,441.91
FL INLAND NAVIGATION	0.03200	3,352,500	0	3,352,500	$107.28
Total Ad Valorem Taxes	**20.97840**				**$70,330.09**

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
HLWD FIRE RESCUE ASSESSMENT		$14,829.00
HLWD FIRE INSPECTION		$1,746.00
Total Non-Ad Valorem Assessments		**$16,575.00**

Parcel details

Owner: SCOZAK REALTY INC

Situs: 3950 N 28 TER

Account 514204-04-0087

Alternate Key 670556

Millage code 0513 - HOLLYWOOD 0513

Millage rate 20.97840

Assessed value: $3,352,500

School assessed value: $3,352,500

2020 ANNUAL BILL

Ad valorem:	$70,330.09
Non-ad valorem:	$16,575.00
Total Discountable:	$86,905.09
No discount NAVA:	$0.00
Total tax:	$86,905.09

LEGAL DESCRIPTION

SOUTH FLORIDA INDUSTRIAL PARK 63-38 B & 4-51-42 POR OF TR E OF 63-38 B TOG WITH POR OF W1/2 OF NW1/4 OF SE1/4 OF NW1/4 OF SEC 4-51-42 DESC AS COMM AT PT ON S/L OF BLK E 431.85 E OF PT OF INTERSEC OF TANGS TO CUR AT SW COR OF BLK E N 551 TO POB,N 300,E 355.38 SW 303.11,W 312.50 TO POB

LOCATION

Book, page, item:	--
Property class:	
Township:	51
Range:	42
Section:	04
Use code:	14

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

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Property Id: 514204040087 **Please see map disclaimer

May 24, 2021

1:1,200

0 55 110 220 ft

0 15 30 60 m

Flight Date : Dec 16, 2020 thru Jan 9, 2021 Broward County Property Appraiser

John M. Milledge
PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW

Criteria Statements for Carvana Project

The following are Criteria Statements for each request indicating consistency with all applicable criteria found in Article 5 of the Zoning and Land Development Regulations for the Height Variance, and Design.

F. 1. Variances.

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; The IM-1 District is intended for office, heavy commercial, and light manufacturing, including specific permitted uses including warehouse/ distribution. This variance to height does not affect such district purposes.

b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; The subject property is located within a large area of IM-1 Zoning. It is located adjacent to I-95. The area west of I-95 is Industrial Land Use, and east of I-95 is General Business also with IM-1 Zoning. There is no nearby residential. This additional height has no offsite impacts on adjacent properties.

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 There is no known neighborhood plan. This additional height does not conflict with goals, objectives and policies of the City's Comprehensive Plan.

d. That the need for the requested Variance is not economically based or self-imposed. The need for the variance is to permit the functionality of this structure that would otherwise not be viable for the intended purposes without this height variance.

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. This is the minimum variance that will allow the functionality of the

structure for the intended purposes and meet setbacks, landscaping and other site requirements.

I 4. *Design criteria.*

a. *General criteria.*

(1) *Architectural and design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood. Design is pedestrian-oriented, with high technology aesthetic elements, that will help to set the trend for the redevelopment of this IM-1 zone.

(2) *Compatibility.* The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area. This project is highly compatible and will have minimal impacts on the surrounding area. Trips will be substantially reduced from the prior food distribution use.

(3) *Scale/massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Massing will be in scale and significantly less than maximum square footage build-out that could be developed under the zoning code.

(4) *Landscaping*. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved. Landscaping plans meet City code requirements.

April 14, 2021

John M. Milledge, Esquire
200 Southwest 1 Avenue, Suite 800
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Milledge:

Re: Platting requirements for a parcel legally described as a portion of Block E, "South Florida Industrial Park," according to the Plat thereof, as recorded in Plat Book 63, Page 38, of the Public Records of Broward County, Florida; together with a portion of the West ½ of the Northwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 4, Township 51 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the east side of North 28 Way, between Evans Street and Pershing Street, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Regarding the portion of the proposed development located within the "South Florida Industrial Park" plat, Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan. Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on March 24, 1967. Land platted after June 4, 1953 may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting.

Planning Council staff notes that when a parcel that has been platted subsequent to June 4, 1953 (i.e. a portion of Block E, "South Florida Industrial Park") is combined with unplatted lands (i.e. a portion of the West ½ of the Northwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 4, Township 51 South, Range 42 East), Policy 2.13.1 of the Broward County Land Use Plan **would not require platting** of the unplatted portion if the post-1953 portion of the parcel constitutes the majority of the enlarged parcel and the development parcel is less than 10 acres; in this case, the post-1953 portion constitutes a majority of the enlarged parcel and the development parcel is less than 10 acres total (2.3 acres).

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required. Further, some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:CME

cc/email: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

PROJECT LOCATION

BROWARD COUNTY

CARVANA VM HOLLYWOOD
PRELIMINARY TECHNICAL ADVISORY COMMITEE DRAWINGS

3950 N. 28th TERRACE
HOLLYWOOD, FLORIDA 33020
MAY 2021

PROJECT TEAM:

DEVELOPER
JO RYAN
CARVANA, LLC
1930 W RIO SALADO PKWY
TEMPE, ARIZONA 85281
503-515-7861

OWNER
SCOZAK REALTY INC.
3375 SW 3 AVENUE
FT. LAUDERDALE, FL 33315

ARCHITECT
SILVIA MARQUART
ONE ARCHITECTURE, PLC
8801 N CENTRAL AVE, SUITE 101
PHOENIX, ARIZONA 85020
360-314-8108

CIVIL ENGINEER
MICHAEL MARRERO, PE
KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400
CORAL GABLES, FL 33134
305-673-2025

SURVEYOR
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

LANDSCAPE ARCHITECT
BEN JOHNSON, PLA
KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400
MIAMI, FLORIDA 33134
305-673-2025

LIST OF CONTACTS:

STORMWATER
BROWARD COUNTY DEPARTMENT OF
ENVIRONMENTAL PROTECTION (BCDEP)
1 N. UNIVERSITY DRIVE
PLANTATION, FLORIDA 33301
954-519-1243
CONTACT: ASHLEY RESTA, P.E.

ENGINEERING
CITY OF HOLLYWOOD
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33022
954-921-3251
CONTACT: JONATHAN VOGT, CITY ENGINEER

WATER AND SANITARY SEWER
CITY OF HOLLYWOOD PUBLIC UTILITIES
2600 HOLLYWOOD BLVD.
HOLLYWOOD, FLORIDA 33022
954-921-3302
CONTACT: STEVE JOSEPH, PE

BUILDING DIVISION
CITY OF HOLLYWOOD
2600 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33022
954-921-3335

FIRE PROTECTION
CITY OF HOLLYWOOD
2741 STIRLING ROAD
HOLLYWOOD, FL 33312
954-967-4248

FLORIDA DEPARTMENT OF TRANSPORTATION
FLORIDA DEPT. OF TRANSPORTATION
3400 WEST COMMERCIAL BLVD.
FT. LAUDERDALE, FLORIDA 33309
954-777-4383

PLANNING AND ZONING
CITY OF HOLLYWOOD
2600 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33022
954-921-3471
CONTACT: JAY EPSTEIN

ELECTRIC PROVIDER
FLORIDA POWER AND LIGHT
330 SW 12TH AVE.
POMPANO BEACH, FLORIDA 33069
954-956-2075

SUBJECT PROPERTY

LOCATION MAP

GRAPHIC SCALE IN FEET
0 250 500 1000

NORTH

CIVIL ENGINEER:
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
–	ALTA BOUNDARY AND TOPOGRAPHIC SURVEY
C-400	SITE PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
L-100	LANDSCAPE PLAN
C-500	PAVING, GRADING AND DRAINAGE PLAN
–	COLOR RENDERING
–	SIGNAGE PACKAGE

LEGAL DESCRIPTION:

A PORTION OF THE W 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND A PORTION OF BLOCK "E", "SOUTH FLORIDA INDUSTRIAL PARK", AS RECORDED IN PLAT BOOK 63, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF THE SOUTH LINE OF SAID BLOCK "E", LOCATED 431.85 FEET EAST OF THE POINT OF INTERSECTION OF THE TANGENTS TO THE CURVE AT THE SOUTHWEST CORNER OF BLOCK "E", RUN NORTH 00°10'54" EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK "E", 551 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE NORTH 00°10'54" EAST, 300 FEET; THENCE, SOUTH 89°54'08" EAST, 355.38 FEET; THENCE, SOUTH 08°18'55" WEST, 303.11 FEET; THENCE NORTH 89°54'08" WEST, 312.50 FEET TO A POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

DATE:
5/27/2021

MICHAEL MARRERO
LICENSE
No 84585
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL MARRERO, P.E., ON THE DATE ADJACENT TO THE SEAL.

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No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
MIKE MARRERO
FL LICENSE NUMBER 84558
05/27/2021

KHA PROJECT
DATE 05/27/2021
SCALE AS SHOWN
DESIGNED BY MM
DRAWN BY WR
CHECKED BY MM

COVER SHEET

CARVANA VM HOLLYWOOD
3950 N. 28th TERRACE
PREPARED FOR
CARVANA
CITY OF HOLLYWOOD FL

SHEET NUMBER
C-000

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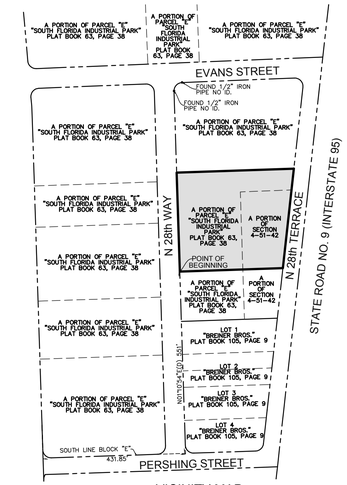

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (DEED):

A PORTION OF THE W 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND A PORTION OF BLOCK "E", "SOUTH FLORIDA INDUSTRIAL PARK", AS RECORDED IN PLAT BOOK 63, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NORTH 00°10'54" EAST, 300 FEET; THENCE, SOUTH 89°54'08" EAST, 355.38 FEET; THENCE, SOUTH 08°18'55" WEST, 303
NORTH 89°54'08" WEST, 312.50 FEET TO A POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SITE CONTAINS 100,177 SQUARE FEET (2.2997 ACRES) MORE OR LESS.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1798; ELEVATION: 11.283 FEET.
4. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0566H; COMMUNITY #125113; MAP DATE: 8/18/14.
5. THIS SITE LIES IN SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
6. GRID BEARINGS AND COORDINATES ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF N 28TH TERRACE BEING S08°18'55"W.
7. 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.
8. 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'.
9. THIS SITE CONTAINS 95 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (92 REGULAR & 3 DISABLED).
10. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. COMMITMENT FILE NO. NCS-1059916-PHX1; PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; COMMITMENT DATE APRIL 16, 2021 AT 8:00 AM; THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT
    - ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
    - ITEM 10: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 63, PAGE 38, APPLY TO THIS SITE. THERE ARE NO PLOTTABLE EASEMENTS.
    - ITEM 11: EASEMENT IN O.R.B. 15215, PAGE 250, DOES NOT APPLY TO THIS SITE
11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
12. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.
13. THE LEGAL DESCRIPTION SHOWN HEREON IS PER THE WARRANTY DEED RECORDED IN THE OFFICIAL RECORDS BOOK INSTRUMENT NUMBER 116179650, BROWARD COUNTY RECORDS. THE DESCRIPTION IN THE ABOVE MENTIONED COMMITMENT IS INCOMPLETE.

CERTIFICATION:

TO KIMLEY-HORN AND ASSOCIATES, INC; SCOZAK REALTY, INC, A FLORIDA CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; CARVANA, LLC:

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, 7(a), 8, 9 & 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/13/21.

DATE OF PLAT OR MAP: 5/13/21

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- ☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290

STATE OF FLORIDA

0' 20' 40' 60'
GRAPHIC SCALE
1"=20'

LEGEND

	CONCRETE	—G—	UNDERGROUND GAS LINE	(SP)	STATE PLANE
	ASPHALT PAVEMENT	—TS—	UNKNOWN SURVEY LINE	(D)	DEED
20.00'	ELEVATION	℄	CENTERLINE		UNDETERMINED TREE
—OHW—	OVERHEAD WIRES	FPL	FLORIDA POWER & LIGHT COMPANY		OAK TREE
—STM—	UNDERGROUND STORM SEWER LINE	LB	LICENSED BUSINESS		PALM TREE
—SAN—	UNDERGROUND SANITARY SEWER LINE	O.R.B.	OFFICIAL RECORDS BOOK		
—E—	UNDERGROUND ELECTRIC LINE	TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)		
—T—	UNDERGROUND COMMUNICATION LINE				
—W—	UNDERGROUND WATER LINE	N:XXX,XXX.XX E:XXX,XXX.XX	STATE PLANE COORDINATES		

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ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

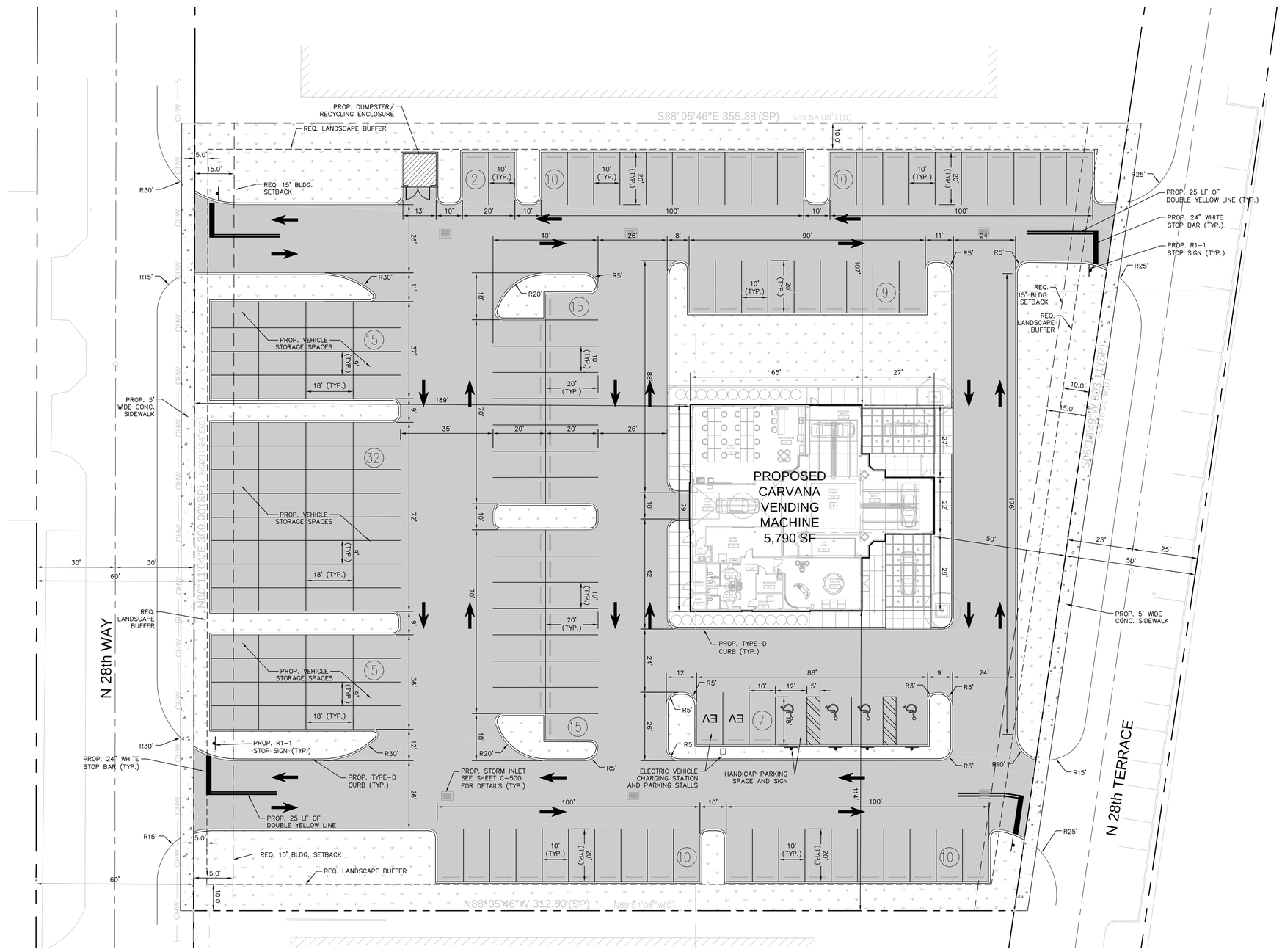
NO.	REVISIONS	BY
5		
4		
3		
2		
1		

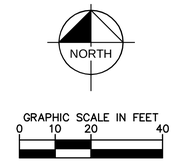
CARVANA SITE
3950 N 28TH TERRACE
HOLLYWOOD, BROWARD COUNTY, FLORIDA 33020

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: L.H.	SCALE: 1" = 20'	FILE: KIMLEY-HORN & ASSOCIATES, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 5/13/21	ORDER NO.: 68469





LEGEND:

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROPOSED BUILDING OUTLINE
- PROP. LANDSCAPING (SEE LANDSCAPE SHEETS FOR DETAILS)
- PROP. CONCRETE SIDEWALK
- PROP. HEAVY DUTY CONCRETE (FOR DUMPSTER AREA ONLY)
- PROP. ASPHALT PAVEMENT

ZONING TABLE: IM-1 LOW INTENSITY INDUSTRIAL DISTRICT		
ZONING AND LAND USE		
DESCRIPTION	EXISTING	PROPOSED
ZONING DISTRICT	IM-1	IM-1
LAND USE DESIGNATION	GROCERY	INDUSTIAL/ DISTRIBUTION CENTER

AREA BREAKOUT		
DESCRIPTION	SF (AC)	%
NET PROJECT AREA	100,177 (2.30)	100.0
GROSS FLOOR AREA	5,790 (0.13)	5.7
LOT COVERAGE – 90% MAX.	5,790 (0.13)	5.7
LANDSCAPE OPEN SPACE	23,805 (0.55)	23.4
PAVED VEHICULAR USE AREA	64,423 (1.48)	63.4
VEHICULAR USE LANDSCAPE AREA – 25% MIN.	13,810 (0.32)	21.4*

GENERAL REQUIREMENTS		
DESCRIPTION	REQUIRED	PROVIDED
MIN. LOT WIDTH (FT)	NOT SPEC.	300
MIN. LOT AREA (SF)	NOT SPEC.	101,538
MAX. FAR	NOT SPEC.	0.06
MAX. BUILDING HEIGHT (FT)	35	75*

SETBACKS		
DESCRIPTION	REQUIRED (FT)	PROVIDED (FT)
LANDSCAPE BUFFER	10	10
FRONT (N. 28th TERRACE)	15	50
REAR (N. 28th WAY)	15	189
SIDE (NORTH)	0	107
SIDE (SOUTH)	0	114

PARKING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROVIDED
REGULAR STALLS (1/400 SF)	15	88
HANDICAP STALLS (1/25 REG. STALL)	4	4
VEHICLE STORAGE STALLS	N/A	62

* MINIMUM CODE REQUIREMENT NOT MET; VARIANCE REQUESTED.

NOTES:

1. MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES SHALL BE 1.
2. WHITE STOP BAR AND DOUBLE YELLOW PAVEMENT MARKINGS SHALL BE THERMOPLASTIC. PARKING SPACE STRIPES AND HANDICAP SYMBOLS MAY BE PAINTED.

LEGAL DESCRIPTION:

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SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

DATE: 5/27/2021

MICHAEL MARRERO LICENSE No 84585 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL MARRERO, P.E., ON THE DATE ADJACENT TO THE SEAL.

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No.	REVISIONS	DATE	BY

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PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL: MIKE MARRERO
FL LICENSE NUMBER 84558
05/27/2021

KHA PROJECT
DATE 05/27/2021
SCALE AS SHOWN
DESIGNED BY MM
DRAWN BY WR
CHECKED BY MM

SITE PLAN

CARVANA VM HOLLYWOOD
3950 N. 28th TERRACE
PREPARED FOR
CARVANA

CITY OF HOLLYWOOD FL

SHEET NUMBER
C-400

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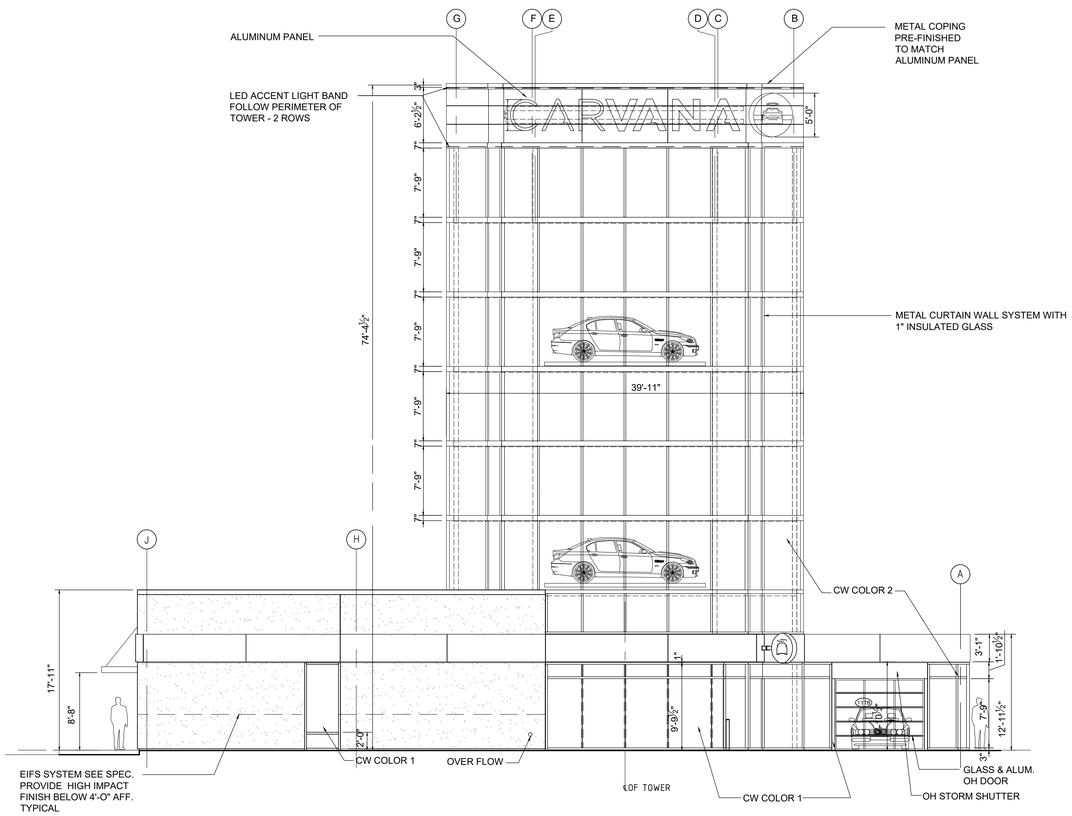
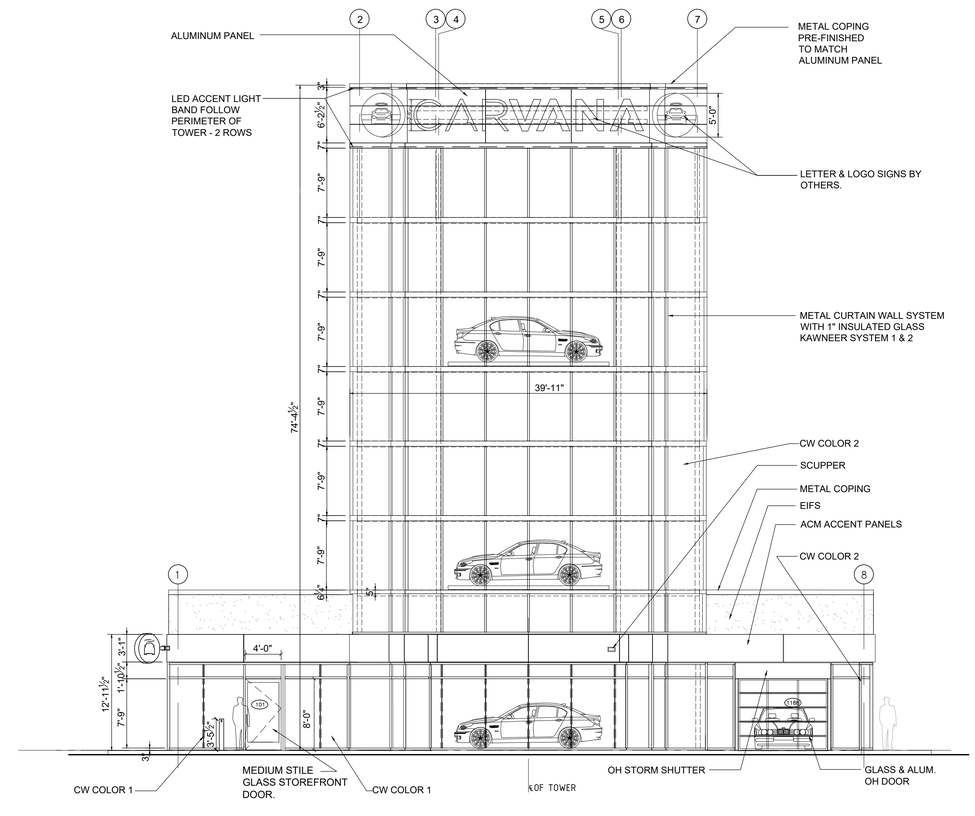


1 A2.0 LEFT ELEVATION
1/8" = 1'-0"



2 A2.0 FRONT ELEVATION
1/8" = 1'-0"

ONE!
ARCHITECTURE

8801 N. Central Ave. Suite 101
Phoenix, Arizona 85020

Phone: 602.266.2712
Fax: 602.266.1688

www.ONEarchitecture.us

Principal:
Dustin Curtis
dustin.curtis@onearchitecture.us
Project Manager:
Silvia Marquart
silvia.marqart@onearchitecture.us

NEW CUSTOMER CENTER FOR:
CARVANA

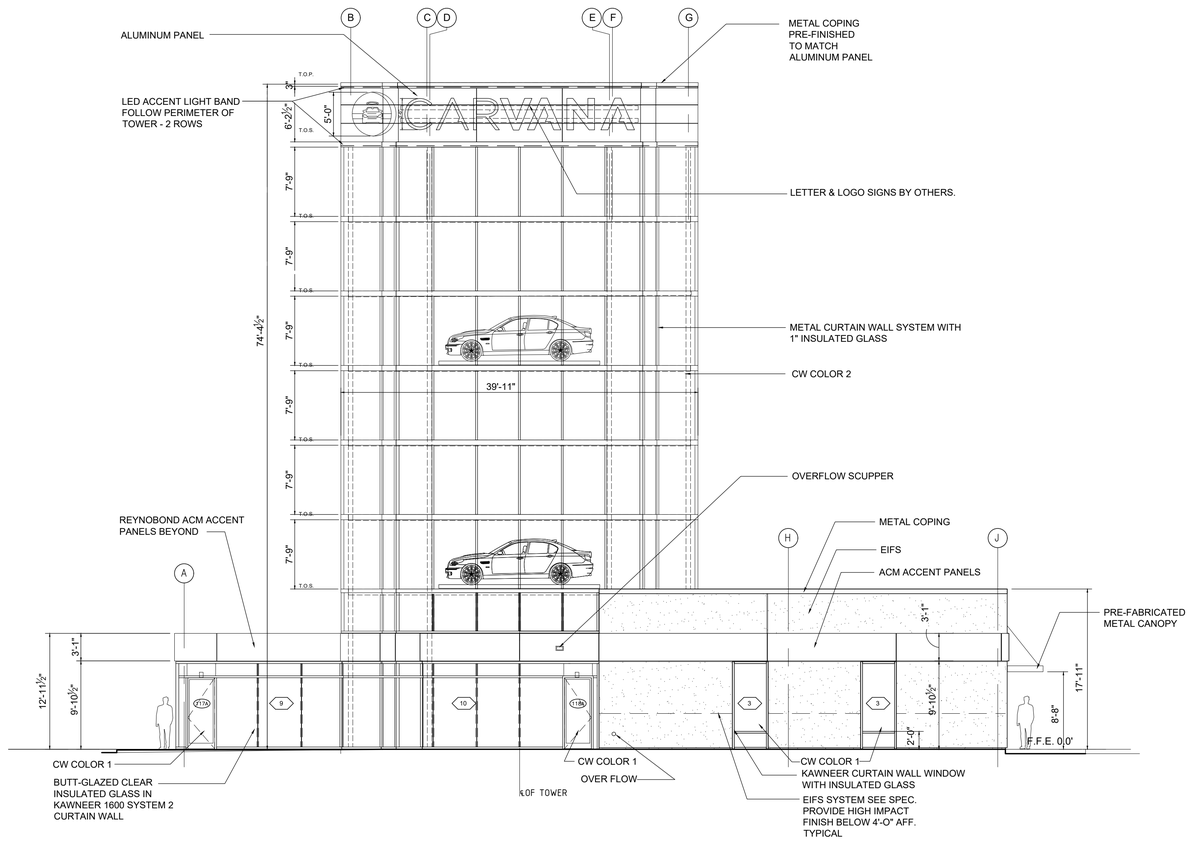
Revisions

Carvana

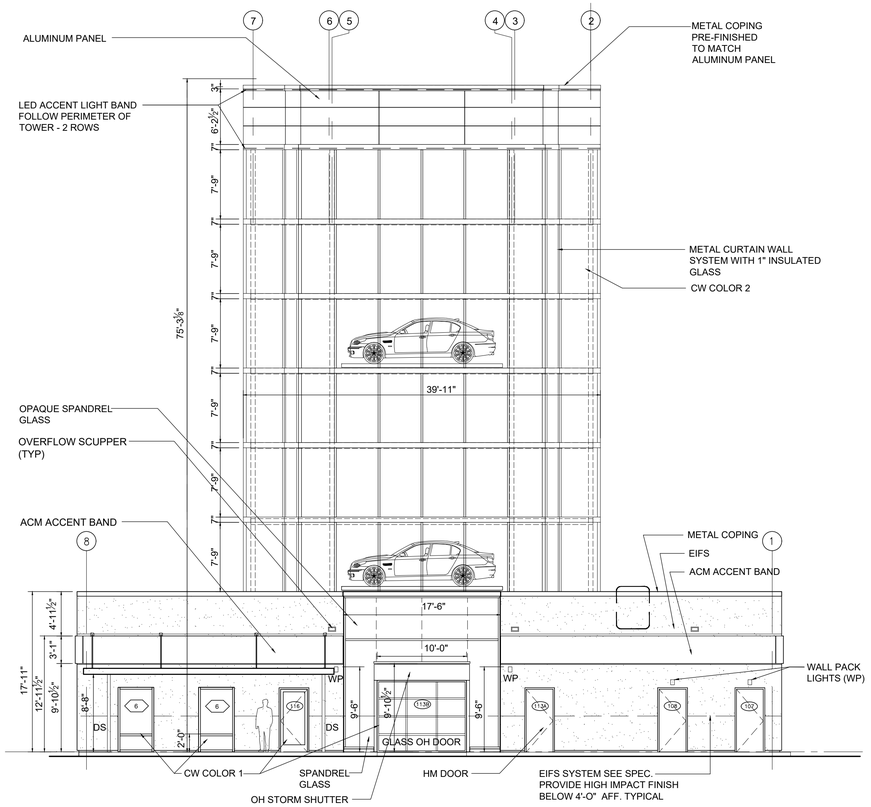
HOLLYWOOD, FL
05.25.21
FL-084

1

BUILDING ELEVATIONS



3 A2.1 RIGHT ELEVATION
1/8" = 1'-0"



4 A2.1 REAR ELEVATION
1/8" = 1'-0"

STATE OF FLORIDA
DUSTIN CURTIS
AR 91565
2-28-05
REGISTERED ARCHITECT
05-26-21

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NEW CUSTOMER CENTER FOR:
CARVANA

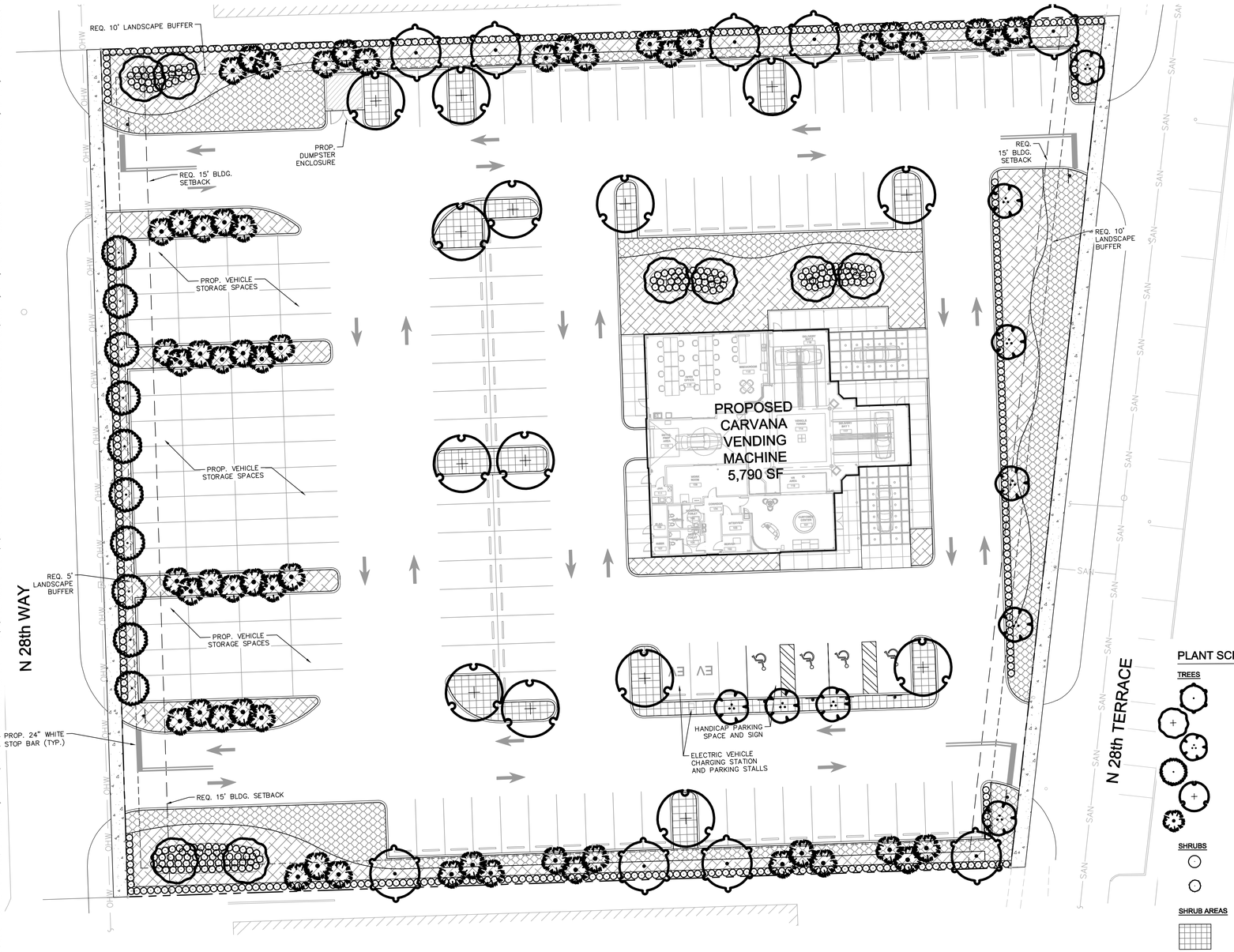
Revisions

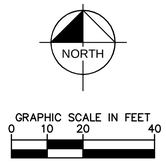
Carvana

HOLLYWOOD, FL
05.25.21
FL-084

2

BUILDING ELEVATIONS





HOLLYWOOD LANDSCAPE LEGEND

Zoning District **IM-1** Net Lot Area: **2.3** Acres or **100,177**

		REQUIRED	PROVIDED
Perimeter Landscape Requirements			
A. Street Trees (1 Street Tree per 50 linear feet)			
N 28th Way	**300 LF /** 50	**6** trees	**6** trees
N 28th Terrace	**303 LF /** 50	**6** trees	**6** trees
	Total Trees:	**12** trees	**12** trees
B. Shrubs (Continuous Hedge at 30" on center spacing)			
West Buffer	**300 LF /** 2.5	**120** shrubs	**120** shrubs
East Buffer	**303 LF /** 2.5	**121** shrubs	**121** shrubs
North Buffer	**355 LF /** 2.5	**142** shrubs	**121** shrubs
South Buffer	**312 LF /** 2.5	**125** shrubs	**121** shrubs
	Total Shrubs:	**508** shrubs	**508** shrubs
Vehicular Use Area Requirements			
A. Parking Islands (1 tree per island)		**14** trees	**14** trees
B. Minimum 25% of VUA shall be landscaped			
Paved VUA	**64,423 SF** * 0.25	**16,106** sf	* **13,810** sf
* Minimum code requirement not met; variance may be required.			
Open Space Requirements			
A. Open Space Trees (1 tree per 1000 square feet of landscape area)			
Landscape Area =	**37,552 SF /** 1000	**38** trees	**43** trees
B. 50% palm trees allowed (three palms = one tree) =		**19** "trees"	**19** "trees"
Native Requirements			
A. Percentage of native trees required = the number of trees provided **69** x 60% =		**42** trees	**60** trees
B. Percentage of native shrubs required = the number of shrubs provided **508** x 50% =		**254** trees	**254** trees

IRRIGATION PLAN

Auto Irrigation	X
Hose Bibs	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPRD	NATIVE
	BS	9	BURSERA SIMARUBA / GUMBO LIMBO 6` CLEAR TRUNK	FG	2" CAL MIN	12` HT MIN	8` SPRD. MIN.	YES
	CO	8	CHRYSOPHYLLUM OLIVIFORME / SATINLEAF 6` CLEAR TRUNK	FG	2" CAL MIN	12` HT MIN	6` SPRD MIN.	YES
	LI	9	LAGERSTROEMIA INDICA `CATAWBA` / CRAPE MYRTLE 5 STEMS MIN. @ 2" CAL. MIN. EA., 6` CLEAR TRUNK	FG	MULTI-TRUNK	12` HT MIN	8` SPRD MIN.	NO
	MF	10	MYRCIANTHES FRAGRANS / SIMPSON`S STOPPER 6` CLEAR TRUNK	FG	2" CAL MIN	12` HT MIN	6` SPR	YES
	QV	14	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK 6` CLEAR TRUNK	FG	2" CAL MIN	12` HT MIN	8` SPRD. MIN.	YES
	SS	57	SABAL PALMETTO / CABBAGE PALMETTO 6` CLEAR WOOD MIN.	FG		12`-14` HT		YES

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	CR	437	CHRYSOBALANUS ICACO `RED TIP` / RED TIP COCOPLUM	CONT.	30" OC	24" HT MIN	YES
	HF	171	HAMELIA PATENS / FIRE BUSH	CONT.	30" OC	24" HT. MIN.	YES

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	CN	753	CLUSIA ROSEA `NANA` / DWARF PITCH APPLE	CONT.	30" OC	24" HT. MIN.	YES
	TF	1,683	TRIPSACUM FLORIDANUM / DWARF FAKAHATCHEE	CONT.	30" OC	24" HT. MIN.	YES

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	AG2	7,008 SF	ARACHIS GLABRATA / PERENNIAL PEANUT	SOD		SOD	

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BENJAMIN V. JOHNSON, P.L.A., ON THE DATE ADJACENT TO THE SEAL.

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CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S CONGRESS AVE. SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

BENJAMIN VAN JOHNSON LICENSE No LL6667524 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT 05/27/2021

KHA PROJECT	
DATE	03/25/2021
SCALE	AS SHOWN
DESIGNED BY	BJ
DRAWN BY	BJ
CHECKED BY	MW

LANDSCAPE PLAN

CARVANA VM HOLLYWOOD
PREPARED FOR
CARVANA

CITY OF HOLLYWOOD FL

SHEET NUMBER
L-100

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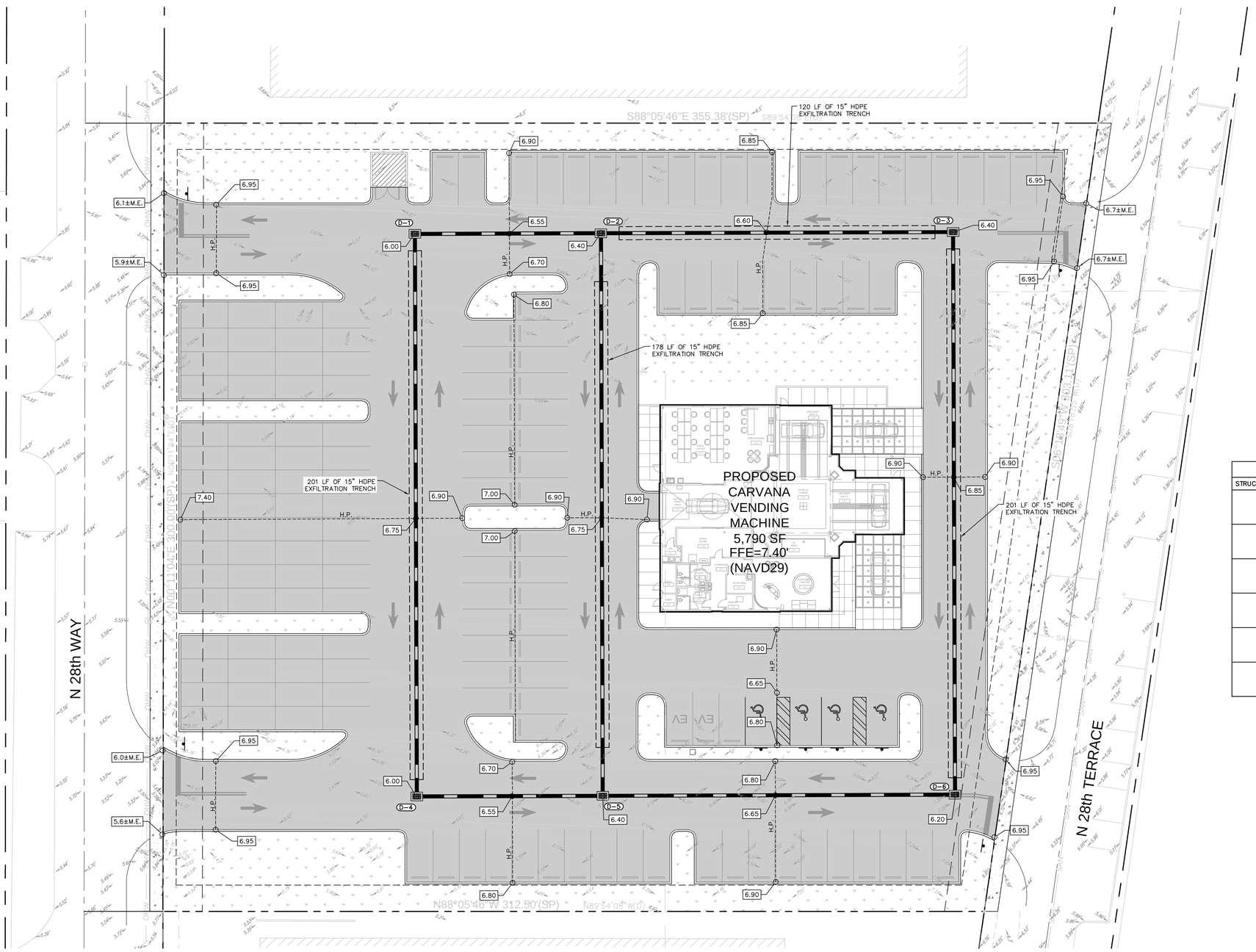

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROPOSED BUILDING OUTLINE
- PROP. ASPHALT PAVEMENT (FOR DUMPSTER ONLY)
- PROP. HEAVY DUTY CONCRETE
- PROP. STORM PIPE & EXFIL. TRENCH
- PROP STORM INLET
- PROP. HIGH POINT
- PROP. ELEVATION
- MATCH EXISTING ELEVATION
- PROP. FLOW ARROW
- EXIST. ELEVATION

DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
D-1	PROP. STORM STRUCTURE USF 4155-6209 FRAME AND GRATE 60" DIA STRUCTURE	RIM = 6.00	(15") 1.75 (S) (15") 1.75 (E)
D-2	PROP. STORM STRUCTURE USF 4155-6209 FRAME AND GRATE 60" DIA STRUCTURE	RIM = 6.40	(15") 1.75 (W) (15") 1.75 (S) (15") 1.75 (E)
D-3	PROP. STORM STRUCTURE USF 4155-6209 FRAME AND GRATE 60" DIA STRUCTURE	RIM = 6.40	(15") 1.75 (W) (15") 1.75 (S)
D-4	PROP. STORM STRUCTURE USF 4155-6209 FRAME AND GRATE 60" DIA STRUCTURE	RIM = 6.00	(15") 1.75 (E) (15") 1.75 (N)
D-5	PROP. STORM STRUCTURE USF 4155-6209 FRAME AND GRATE 60" DIA STRUCTURE	RIM = 6.40	(15") 1.75 (E) (15") 1.75 (W) (15") 1.75 (N)
D-6	PROP. STORM STRUCTURE USF 4155-6209 FRAME AND GRATE 60" DIA STRUCTURE	RIM = 6.20	(15") 1.75 (N) (15") 1.75 (W)

DATE:
5/27/2021

MICHAEL MARRERO
LICENSE
No 84585
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL MARRERO, P.E., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
MIKE MARRERO
FL LICENSE NUMBER 84558
05/27/2021

KHA PROJECT
DATE 05/27/2021
SCALE AS SHOWN
DESIGNED BY MM
DRAWN BY WR
CHECKED BY MM

PAVING GRADING AND DRAINAGE PLAN

CARVANA VM HOLLYWOOD
3950 N. 28th TERRACE
PREPARED FOR
CARVANA

CITY OF HOLLYWOOD FL

SHEET NUMBER
C-500

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Branding Package

3950 N 28th Terrace,
Hollywood, FL

CARVANA

cima
building brands together

SCOPE OF WORK

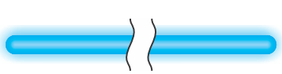
PROPOSED SIGNS		Sq. Ft.	Qty. req'd	Sheet #	Est. Weight	Amps/Volts	Special Instructions
Signage							
1	42" "CARVANA" Channel Letters on ACM Sign Band	91.71	3	6	218	2.1/120V	
2	59" Logo Cabinet w/ Frame on ACM Sign Band	24.17	2	7	137	1.1/120V	
3	36" D/F Blade Sign @ Customer Entry	9	1	9	42	1.1/120V	
4	LED Border Accent Lighting	155 In. ft. +/-	2 Rows	10	-	1.1/120V	(2) Rows - Top and Bottom
	Allowed SF *Verify*	Total 332.47					

1 42" "CARVANA" Channel Letters

2 59" Logo Cabinet w/ Frame

3 36" D/F Blade Sign

4 LED Border Accent Lighting



Additional Notes

1. Cima drawings are based on architectural drawings:
   Architect: ONE! AARCHITECTURE
   Project:
   Date: 3-24-21

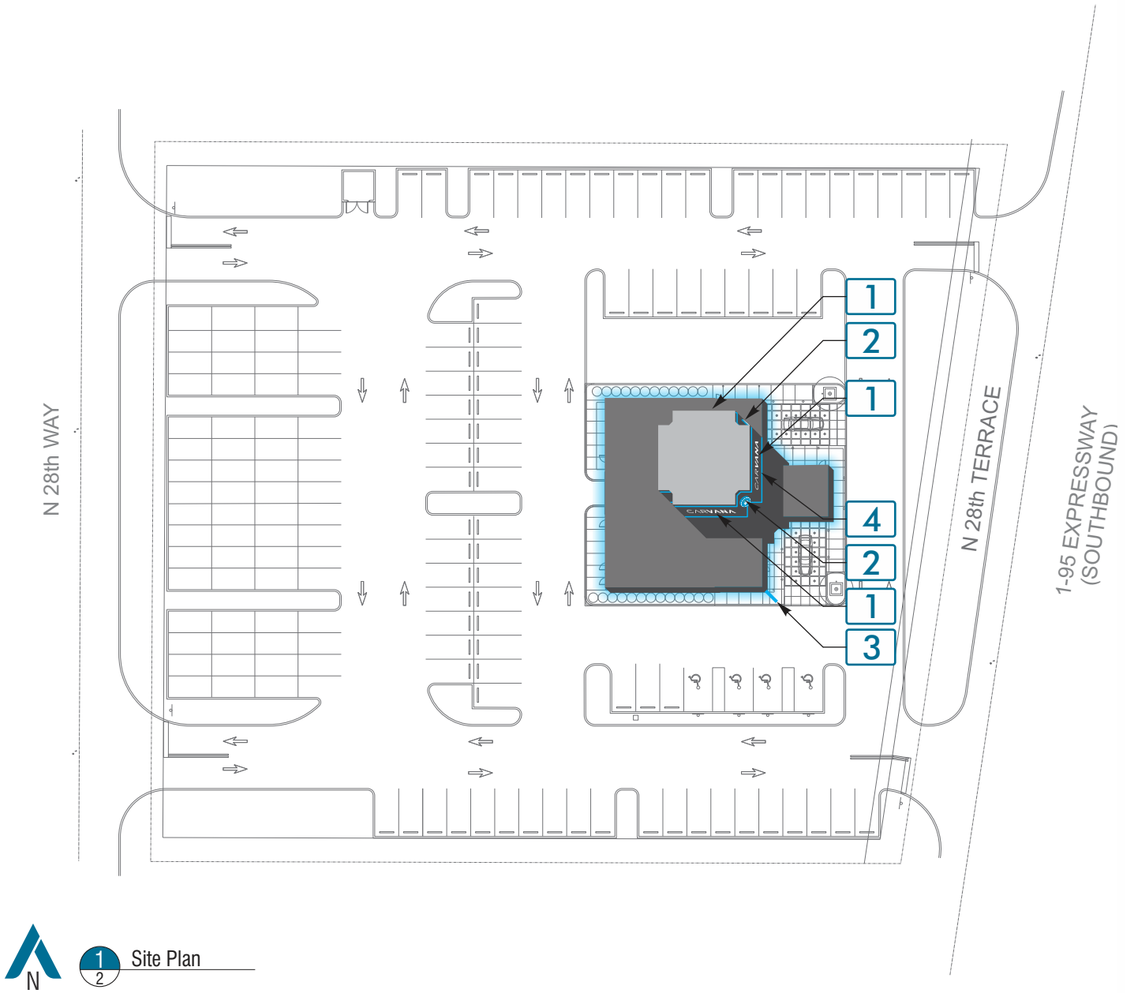
2. G.C., Carvana and the architect are responsible to supply updated drawings to Cima as they are released.

3. If there are any drawing inconsistencies or questions concerning clarification on electrical or blocking locations please contact:

Ginny Wenclawiak @ Cima Network
121 New Britain Blvd.
Chalfont, PA 18914
267.308.0575
gwenclawiak@cimanetwork.com

Mark Lockett @ Cima Network
121 New Britain Blvd.
Chalfont, PA 18914
267.308.0575
mlockett@cimanetwork.com

SITE PLAN



1/2 Site Plan

SYMBOLS KEY

	DESCRIPTION:
J 120	120 Volt Junction Box
W	Elect Whip: 1/2"Ø x 6'-0" Lg Greenfield
PS	LED Power Supply
B	Blocking Req'd
S	Additional Structure Req'd.
A	Special Condition Applies
	Access Panel - Field Cut
	Additional Information Req'd.
X	Remove
	Remain As-Is
	Relocate

REVISIONS

REV#	DATE	REVISION NOTES:	BY	SHEET#

cima

Cima Network Inc.
121 New Britain Blvd.
Chalfont, PA 18914

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www.cimanetwork.com

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UL FILE #E465295

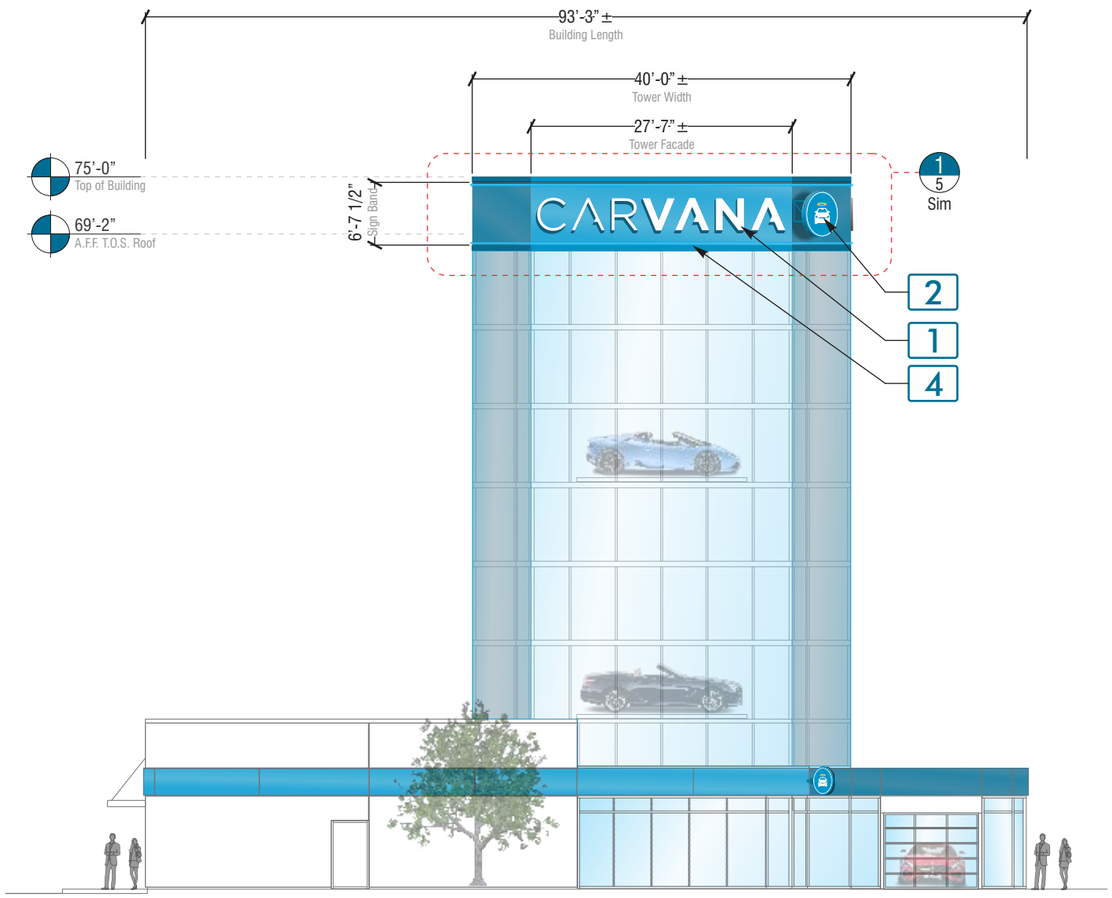
All Electric Signs to be manufactured to meet the requirements of UI 48 and installed to meet the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Client: **CARVANA**
Dwg By: **MB** Pm: **JB**
Date: **5.24.21**

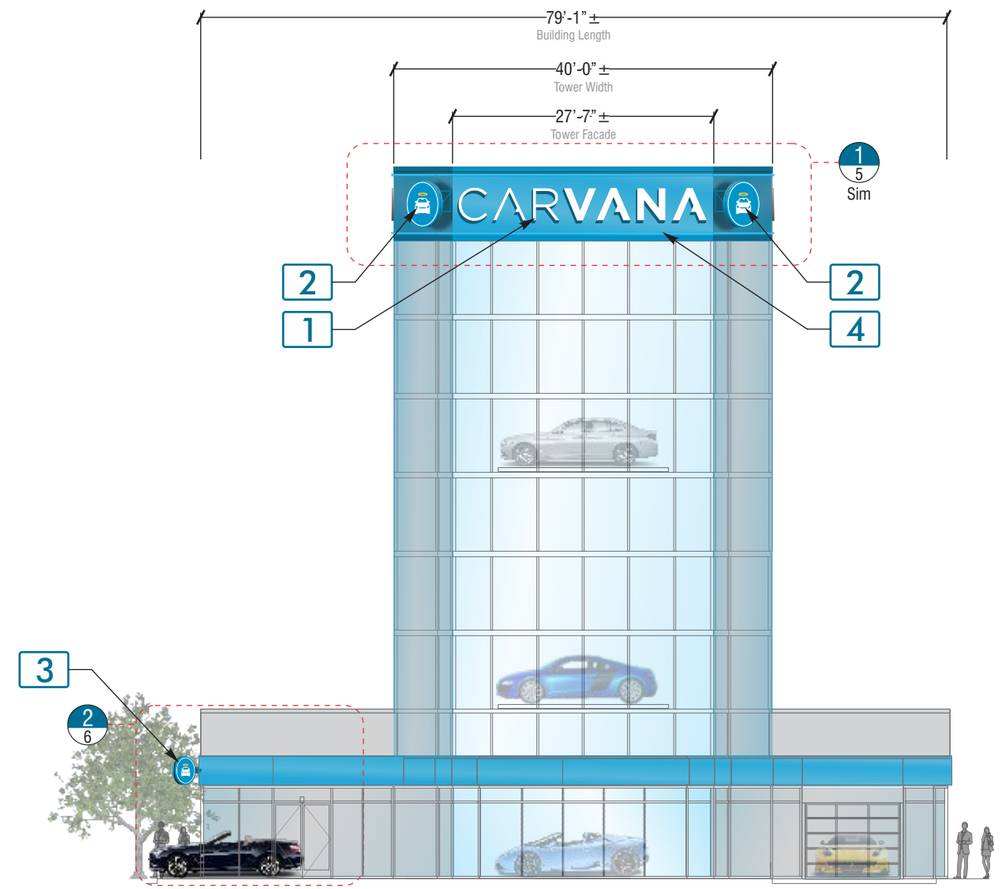
Job#: **11428** Site#: **XXXX**
Address: **3950 N 28th Terrace, Hollywood, FL**

Building Elevations

Rendering Provided by One Architecture



1 / 3 Exterior Elevation - South
Scale: 1/16" = 1'-0"



2 / 3 Exterior Elevation - East
Scale: 1/16" = 1'-0"

CONCEPTUAL

REV 0 XX.XX.XX XX

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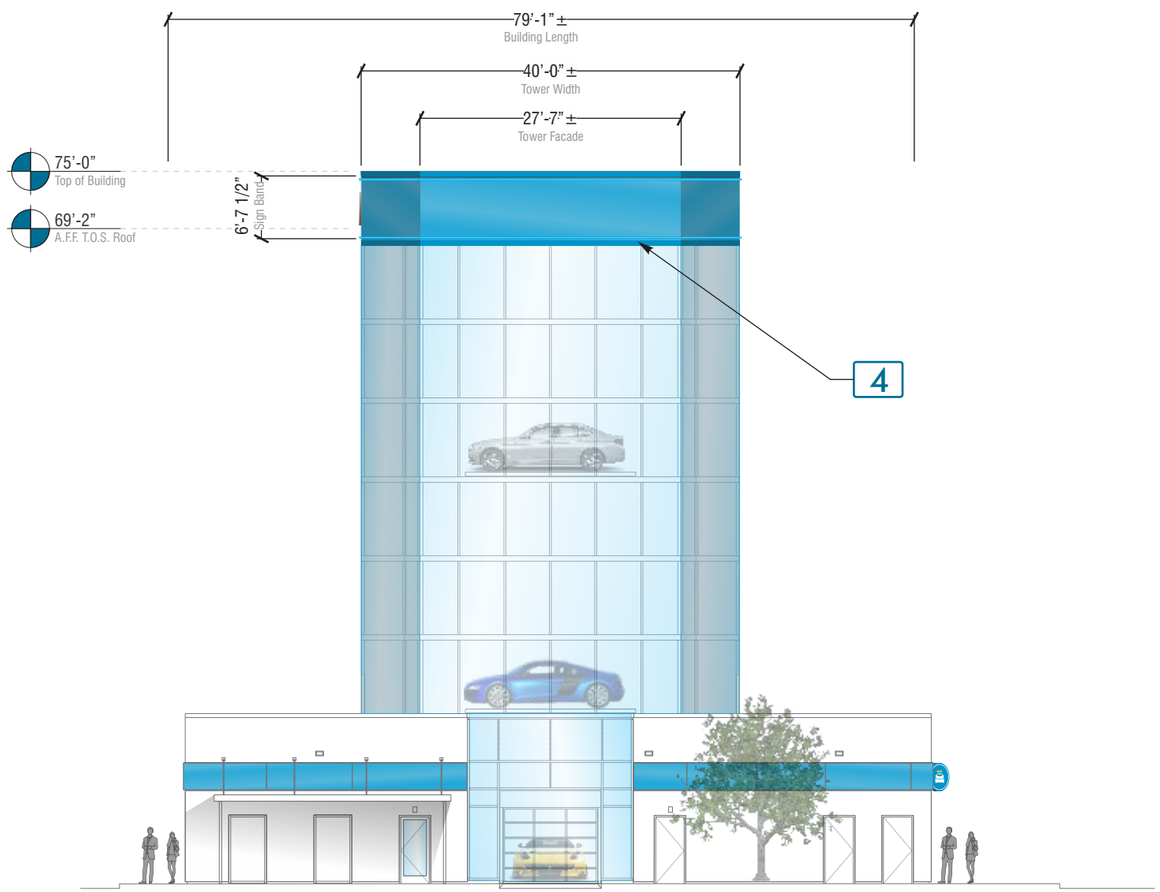
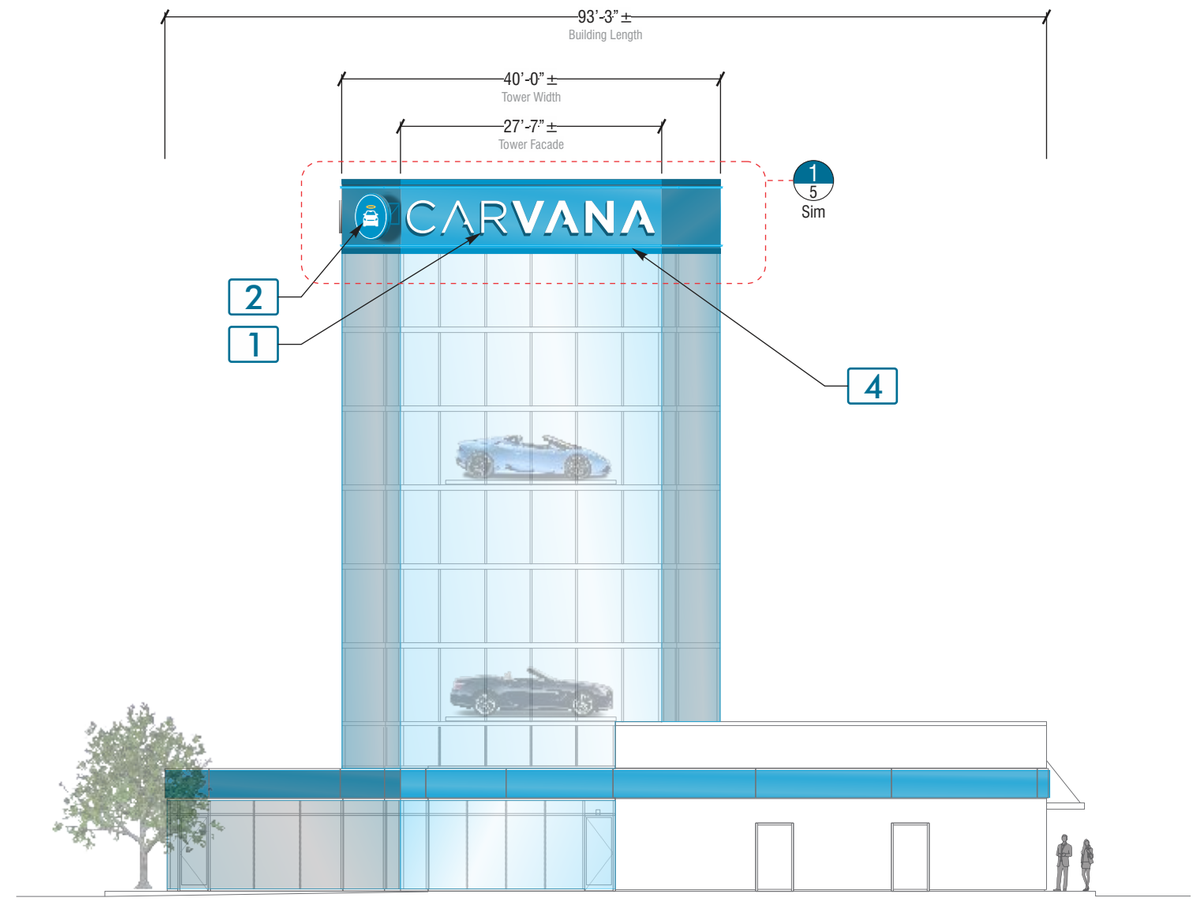


1 / 4 Exterior Elevation - West
Scale: 1/16" = 1'-0"



2 / 4 Exterior Elevation - North
Scale: 1/16" = 1'-0"

CONCEPTUAL

REV 0
XX.XX.XX
XX

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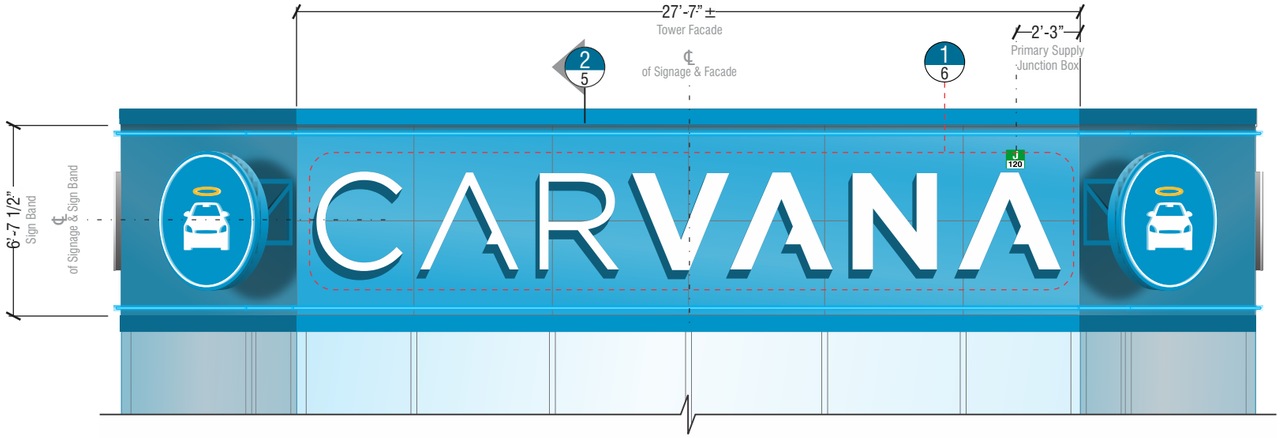
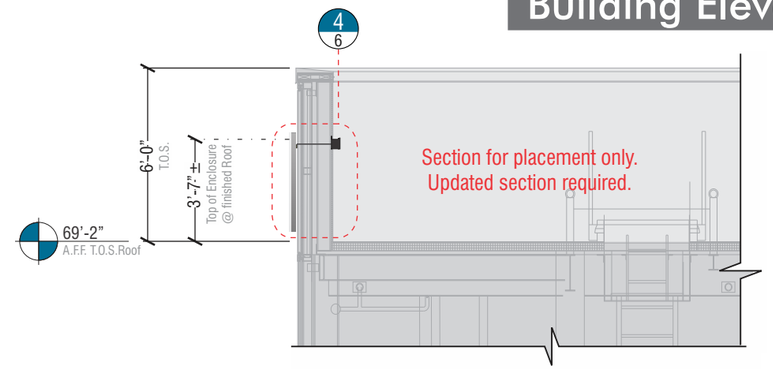
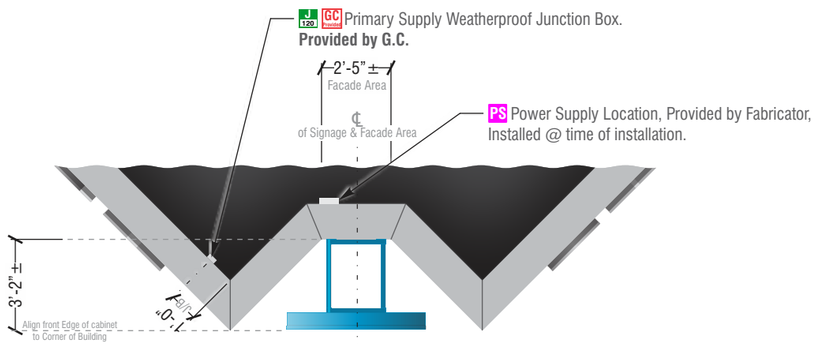
Building Elevations



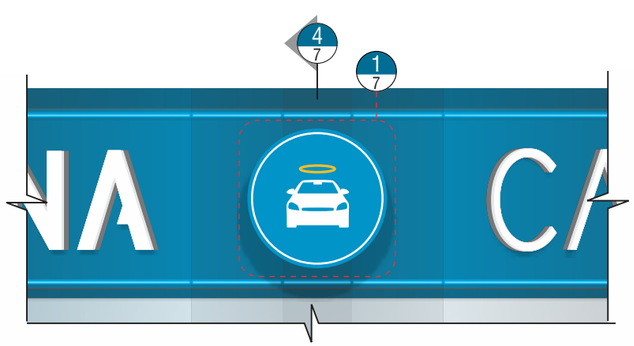
1 5 Vending Tower - Sign Band
Scale: 3/16" = 1'-0"



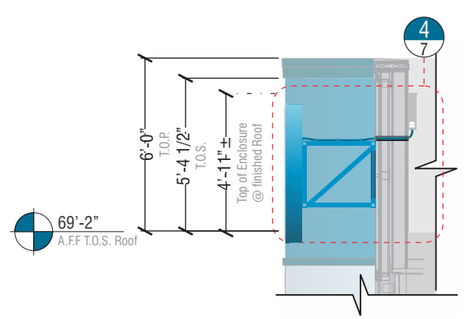
2 5 Vending Tower - Wall Section
Scale: 3/16" = 1'-0"



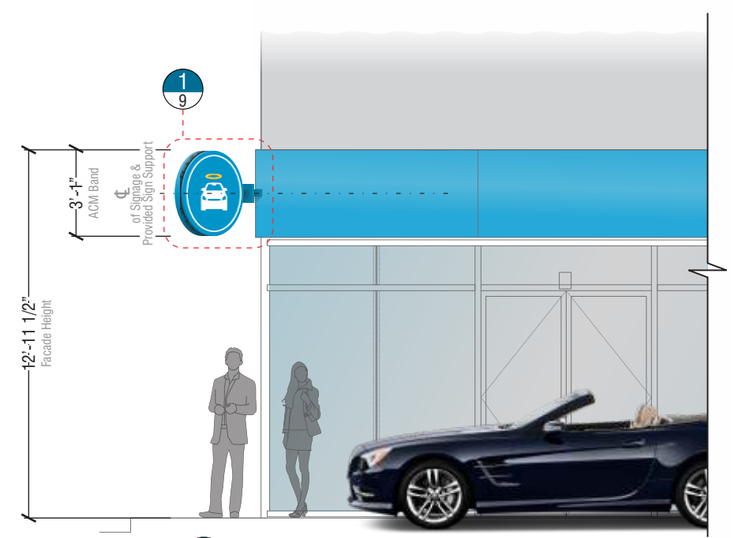
3 5 Vending Tower - Plan View @ Corner
Scale: 3/16" = 1'-0"



4 5 Vending Tower - Sign Band @ Corner
Scale: 3/16" = 1'-0"



5 5 Vending Tower - Wall Section
Scale: 3/16" = 1'-0"



6 5 Exterior Elevation - Front @ Customer Entry
Scale: 3/16" = 1'-0"

CONCEPTUAL

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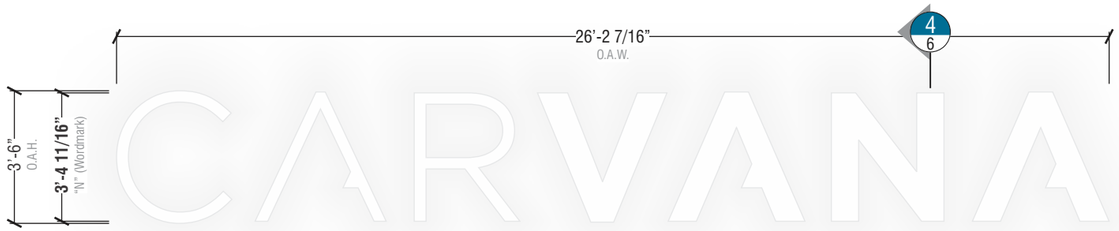
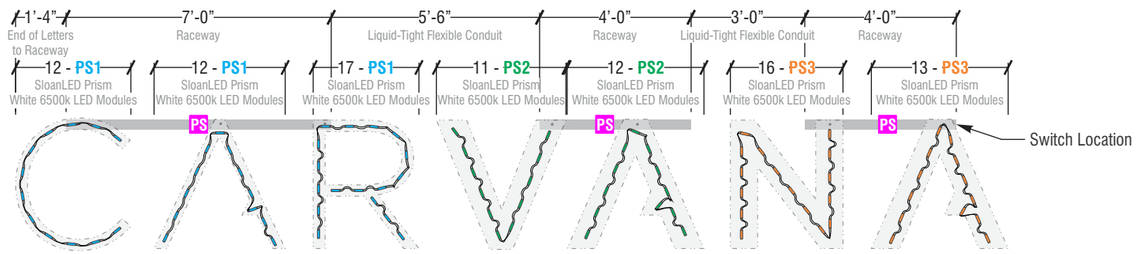


1 / 6 Channel Letters - Front View — 91.71 sf

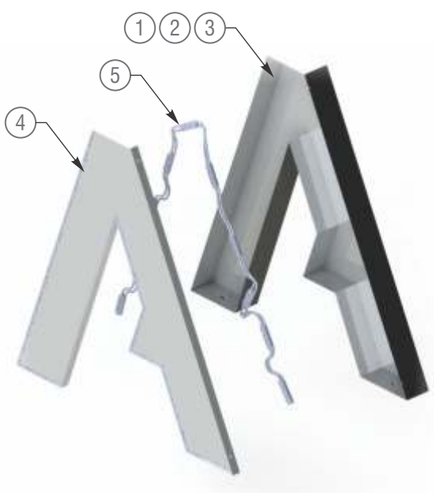
Scale: 1/4" = 1'-0"
(3) Sets Req'd.



2 / 6 Channel Letters - LED/Raceway & Mounting Details

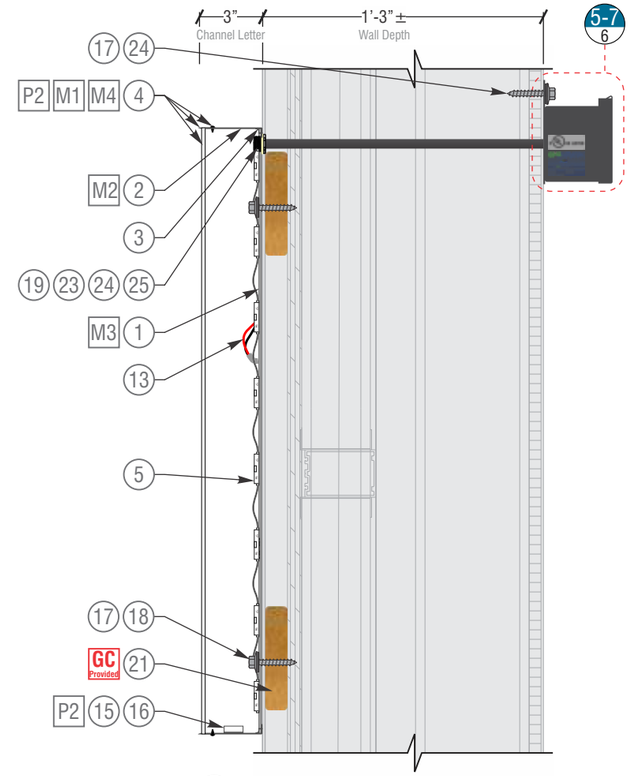
Scale: 1/4" = 1'-0"

	Power Supplies - *Remote*	Modules (Maximum: 48/PS)	Load (Maximum: 90%)
1	60W1 60 W - SloanLED 60W-12V, 90-277VAC, Class 2, Dry, damp, & Wet Listed	41	76.53%
2	60W1 60 W - SloanLED 60W-12V, 90-277VAC, Class 2, Dry, damp, & Wet Listed	23	25.76%
3	60W1 60 W - SloanLED 60W-12V, 90-277VAC, Class 2, Dry, damp, & Wet Listed	39	54.13%



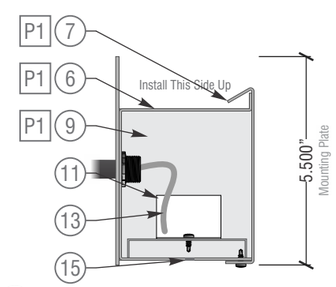
3 / 6 Cabinet - Exploded Assembly

Not to Scale



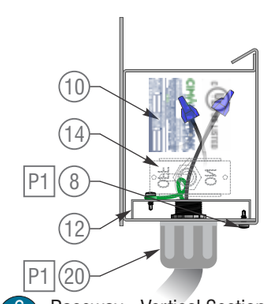
4 / 6 Channel Letter - Vertical Section

Scale: 1 1/2" = 1'-0"



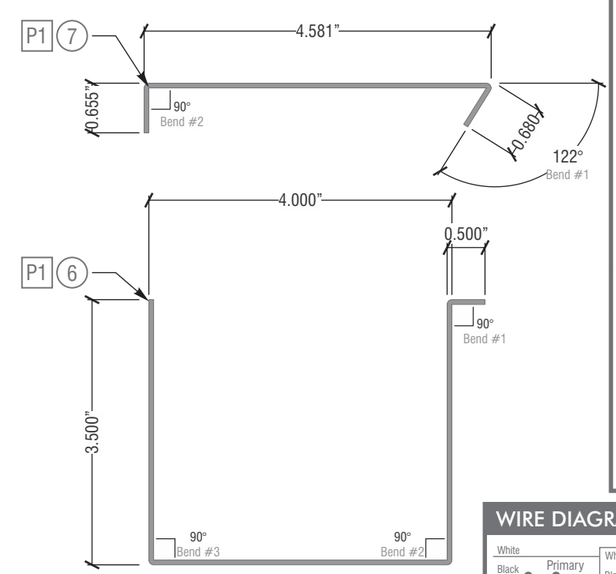
5 / 6 Raceway - Vertical Section (Power Supply)

Scale: 3" = 1'-0"



6 / 6 Raceway - Vertical Section (Supply)

Scale: 3" = 1'-0"



7 / 6 Raceway - Bend Details

Half Scale

SIGN #1

Sign Details

Colors & Finishes

P1 PMS BlackC w/ Satin Finish
P2 PMS WhiteC w/ Satin Finish
M1 3/16" thk. #2447 White acrylic
M2 .040" Thk. Pre-Finished PMS Cool Grey 9C/White Aluminum Coil
M3 3mm Thk. Pre-Finished PMS Cool Grey 9C/White Aluminum Sheet
M4 1" "Jewelite" aluminum reinforced, Pre-Finished White trimcap retainer

Backs:

1. *M3* routed out / *White* (interior) & Cool Grey 9C (exterior) finish; electrical holes to accommodate listed liquid-tight flexible conduit connector, *where shown*.

Returns:

2. *M2* formed w/ *White* (interior) & Cool Grey 9C (exterior) finish.
3. Returns & backs assembled w/ staples & silicone based adhesive to prevent water penetration & light leaks.

Faces/Retainers:

4. *M1* letter faces chemically bonded to *M4* w/ Weld-on #4 & #16; fastened to returns w/ P2 #8 truss head, self-drilling, self-tapping screws. *Final fastener qty & location determined @ time of fabrication.*

Lighting / Electrical:

5. SloanLED 701269-6WSJ1-MB 6500k LED Modules to evenly illuminate the face without hotspot or shadows. Estimated (1.5) modules per Linear foot; (93) req'd.
6. *P1* .040" thk. brake-bent raceway body enclosure.
7. *P1* .040" thk. brake-bent, removable aluminum cap for full access.
8. *P1* #8 self-drilling, self-tapping screws @ bottom of raceway for service access. Minimum (4) per raceway enclosure.
9. *P1* fabricated end cap w/ weather tight seal.
10. Cima Network's Manufacture Label & Input/Current Rating Label to be Permanent & applied in a Visible Location during Service, in accordance w/ NEC 600.4(A).
11. SloanLED 60W160W, Listed Class 2 output LED Power Supply housed securely inside enclosure in accordance w/ NEC 600.8, 600.21, 600.23, & 600.24. (3) Req'd.
12. .040" thk. brake-bent power supply carrier.
13. 10'-0" long, 12V Secondary-circuit, listed Class 2, **18/2 plenum rated wire**, suitable for damp/wet locations in accordance w/ NEC 600.12, 725.3(L). All secondary wires are to be labeled @ terminal & junction locations for serviceability per NEC 725.30. *Remote metal parts, such as LED Channel Letters, supplied by a remote class 2 power supply DO NOT need to be grounded per NEC 600.7(B)(1). (1) per Letter*
14. 20A 125V disconnect toggle switch w/ lock-out capability in accordance w/ NEC 110.25.47 & 600.6(A)(2), located at the point of supply entry into the sign & within sight of transformer, in accordance w/ NEC 600.5(C)(3) & 600.6(A)(2).
15. 1/4" Ø weep holes req'd. @ all low points or isolated sections of the sign w/ no external obstructions in accordance w/ NEC 600.9(D).
16. .040" thk. brake-bent baffle assembled to inside of return @ drain holes & finished P2.

Install:

17. 3/8" x 4", zinc finished, hex head, lag bolt w/ washer into blocking. QTY: MIN. FOUR [4] PER LETTER
18. 1" Ø non-corrosive anti-crush sleeve; *if Req'd.*
19. UL listed "Paige" Wall Buster through 9/16" Ø hole drilled through facade.
20. Listed liquid-tight flexible conduit w/ 12/2 & bare grounding conductor cable for connection from primary power j/b in accordance w/ NEC 604.6(2) finished *P3*. *Final hook-up to sign by sign installer @ time of install, if local code allows & supply circuit is provided @ time of install.*

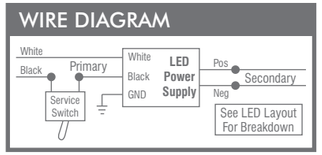
General Contractor Note:

21. 2x6 Fire treated, exterior grade wood blocking behind Exterior Facade. *See Cima's "E" sheets for details.*
22. 120V/20 amp maximum supply circuit, housed within weather proof J/B; Provided by G.C. prior to Signage Installation. *See Cima's "E" sheets for details.*
23. Certified roofing contractor, provided by the on site G.C., to seal the entire perimeter of all mounted electrical boxes, raceways, & enclosures to the existing roof membrane using the approved *GAF TOPCOAT® FlexSeal Caulk Grade synthetic elastomeric sealant* or approved roof manufacture's methods. *Methods should not impede with any future access to internal electrical components.*

Installer Note:

24. Use water-proof sealant to seal any/all penetrations through existing ACM facade w/ clear silicone appropriate for site conditions.

WIRE DIAGRAM



EST. ELECTRICAL LOAD
(2.1) Amps @120 Volts

ELECTRICAL REQUIREMENTS
(1) 20 Amp/120 Volt Circuits

ESTIMATED WEIGHT 218 lbs.

CONCEPTUAL

REV 0 XX.XX.XX XX

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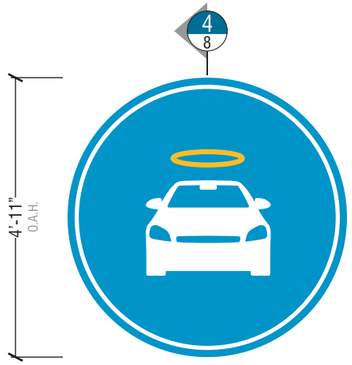
All Electric Signs to be manufactured to meet the requirements of UI 48 and installed to meet the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

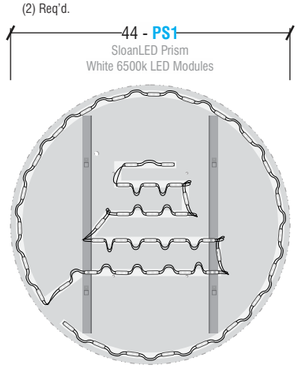
Client: **CARVANA**
Dwg By: **MB** Pm: **JB**
Date: **5.24.21**

Job#: **11428** Site#: **XXXX**
Address: **3950 N 28th Terrace, Hollywood, FL**



1 / 7 Cabinet - Front View — 24.17 sf

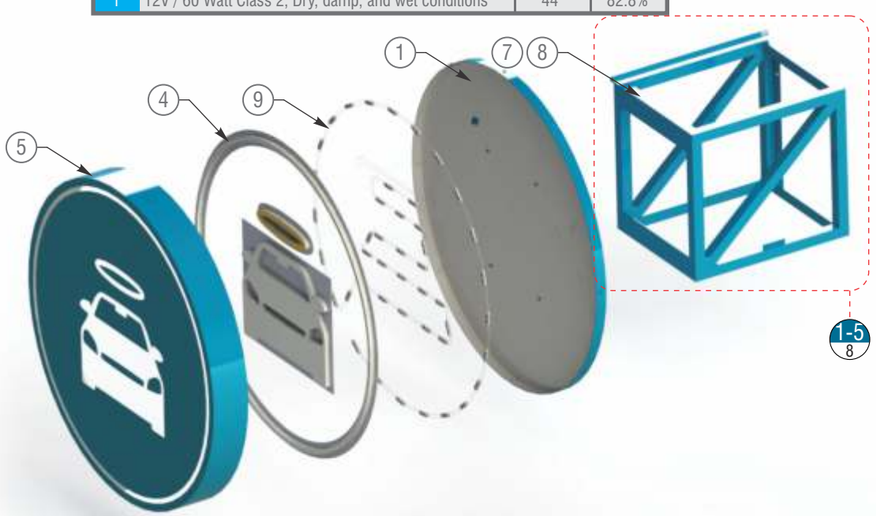
Scale: 3/8" = 1'-0"
(2) Req'd.



2 / 7 Cabinet - LED Details

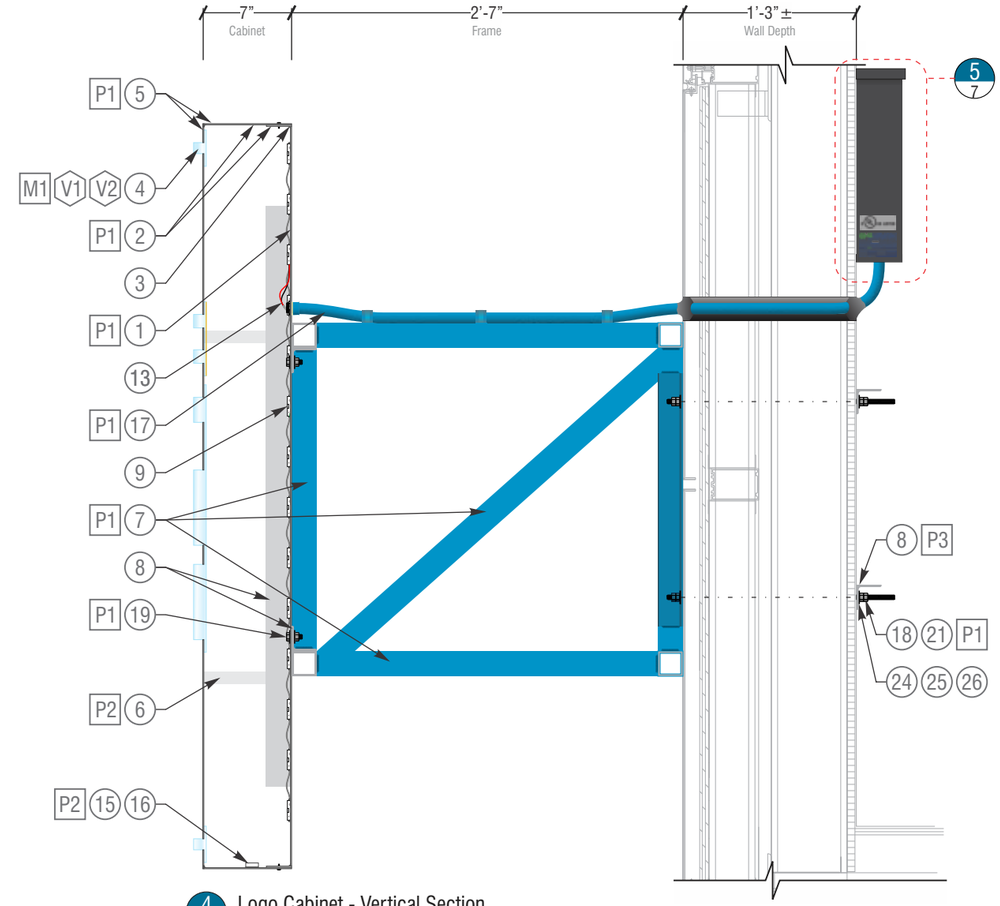
Scale: 3/8" = 1'-0"

Power Supplies - *Remote*		Modules	Load
1	12V / 60 Watt Class 2, Dry, damp, and wet conditions	44	82.8%



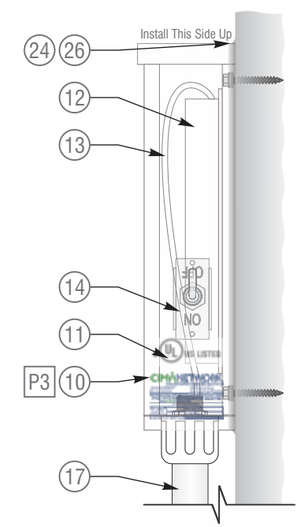
3 / 7 Cabinet - Exploded Assembly

Not to Scale



4 / 7 Logo Cabinet - Vertical Section

Scale: 1" = 1'-0"



5 / 7 Power Supply Enclosure - Section

Scale: 3" = 1'-0"

SIGN #2

Sign Details

Colors & Finishes

P1 PMS 639C w/ Satin Finish
P2 PMS WhiteC w/ Satin Finish
P3 PMS BlackC w/ Satin Finish
V1 3635-70 White Diffuser film
V2 3m 3630-75 Marigold Transparent Vinyl
M1 1" thk. Clear acrylic

Backs:

1. 1/8" thk. routed out / *White* (interior) & *P1* (exterior) finish; electrical holes to accommodate listed liquid-tight flexible conduit connector.

Returns:

2. 1/8" formed w/ *White* (interior) & *P1* (exterior) finish.
3. Returns & backs assembled w/ welds & silicone based adhesive to prevent water penetration & light leaks.

Faces/Retainers:

4. *M1* shoulder cut face, to push thru 3/4" proud of retainer w/ second surface *V1 & V2*; permanently adhered directly to back of face.
5. *P1* 1/8" thk. removable, routed-out & fabricated face w/ full depth returns; fastened w/ *P1* #8 truss head, self-drilling, self-tapping screws. *Final fastener qty & location determined @ time of fabrication.*
6. 1" x 1" x 1/8" thk. aluminum tube support w/ welded 1" x 1" x 1" x 1/4" angle; drilled & tapped to accommodate 1/4-20 hardware.

Structure:

7. *P1* 2" x 2" x 3/16" thk/ 6061-T6 square tube.
8. *P1* 2" x 2" x 3/16" thk. 6061-T6 structural angle.

Lighting / Electrical:

9. Listed Class 2, minimum Ip66, UV resistant, LED module.
10. "Paige" Snap 2 Power Supply Enclosure listed for suitable for installation in wet, damp & dry locations, securely fastened in a serviceable location as close to the LED ColorLINE as possible in accordance w/ NEC 600.8 & 600.21. Enclosure to be grounded w/ minimum 14 AWG wire to supply circuit. Maximum Accommodation of (2) Power Supplies.
11. Cima Network's Manufacture Label & Input/Current Rating Label to be Permanent & applied in a Visible Location during Service, in accordance w/ NEC 600.4(A).
12. Listed, 60 W, Class II output LED Power Supply housed securely inside enclosure in accordance w/ NEC 600.8, 600.21, 600.23, & 600.24.
13. 10'-0" long 12V Secondary-circuit, listed Class 2, **18/2 plenum rated wire** suitable for damp/wet locations in accordance w/ NEC 600.12, 725.3(L). All secondary wires are to be labeled @ terminal & junction locations for serviceability per NEC 725.30. *Remote metal parts, such as LED Channel Letters, supplied by a remote class 2 power supply DO NOT need to be grounded per NEC 600.7(B)(1). (1) per Cabinet*
14. 20A 125V disconnect toggle switch w/ lock-out capability in accordance w/ NEC 110.25.47 & 600.6(A)(2), located at the point of supply entry into the sign & within sight of transformer, in accordance w/ NEC 600.5(C)(3) & 600.6(A)(2).
15. 1/4" Ø weep holes req'd. @ all low points or isolated sections of the sign w/ no external obstructions in accordance w/ NEC 600.9(D).
16. .040" thk. brake-bent baffle assembled to inside of return @ drain holes & finished P2.
17. Listed liquid-tight flexible conduit w/ 12/2 & bare grounding conductor cable for connection from primary power j/b in accordance w/ NEC 604.6(2) finished *P3*. *Final hook-up to sign by sign installer @ time of install, if local code allows & supply circuit is provided @ time of install.*

Install:

18. 3/8"-16 x 20", B7, zinc finished, threaded Rod w/ (2) Washers & (4) nuts. (4) req'd. to secure Frame to Wall.
19. 3/8"-16 x 2", Grade A, zinc finished, hex head, thru bolt w/ (2) Washers & (2) nuts. (4) req'd. to secure Cabinet to frame.
20. 1/4"-20 x 2", Grade A, zinc finished, hex head, lag bolt w/ washer into Face supports. (4) Req'd.
21. 1" Ø non-corrosive anti-crush sleeve; *if Req'd.*

General Contractor Note:

23. 120V/20 amp maximum supply circuit, housed within J/B; Provided by G.C. Prior to Signage Installation. *See appropriate details within this drawing package.*
24. Certified roofing contractor, provided by the on site G.C., to seal the entire perimeter of all mounted electrical boxes, raceways, & enclosures to the existing roof membrane using the approved *GAF TOPCOAT® FlexSeal Caulk Grade synthetic elastomeric sealant* or approved roof manufacture's methods. *Methods should not impede with any future access to internal electrical components.*

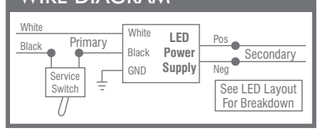
Installer Note:

25. Use water-proof sealant to seal any/all penetrations through existing facade w/ clear silicone appropriate for site conditions.

Building Owner Note:

26. Responsible for maintaining sealant @ all penetrations.

WIRE DIAGRAM



EST. ELECTRICAL LOAD
(1.1) Amps @120 Volts

ELECTRICAL REQUIREMENTS
(1) 20 Amp/120 Volt Circuits

ESTIMATED WEIGHT 137 lbs.

CONCEPTUAL

REV 0 XX.XX.XX XX

cima

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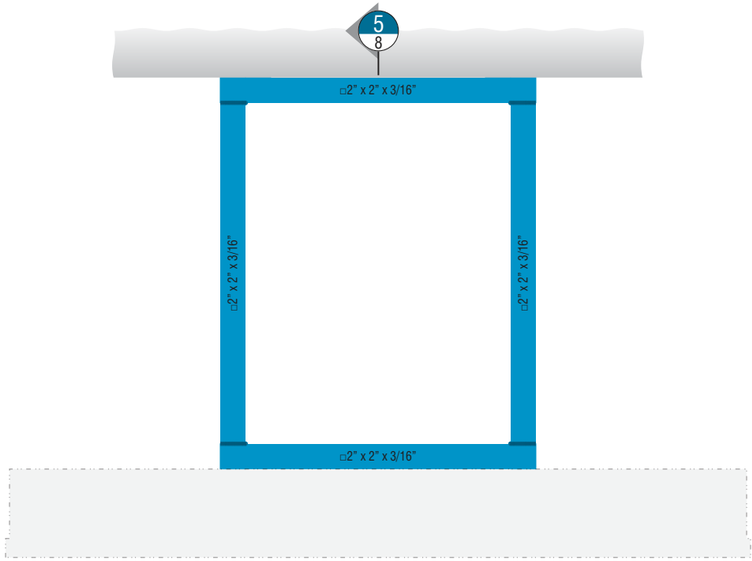
UL FILE #E465295

All Electric Signs to be manufactured to meet the requirements of UI 48 and installed to meet the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

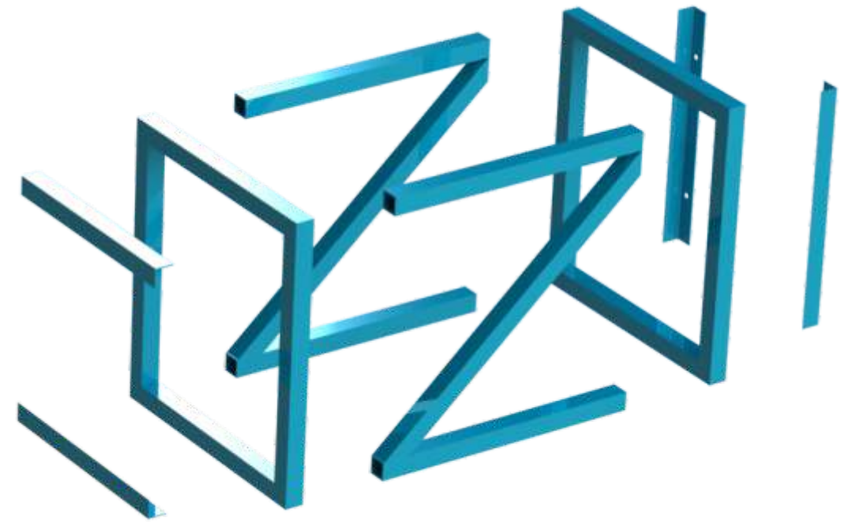
Client: **CARVANA**
Dwg By: **MB** Pm: **JB**
Date: **5.24.21**

Job#: **11428** Site#: **XXXX**
Address: **3950 N 28th Terrace, Hollywood, FL**

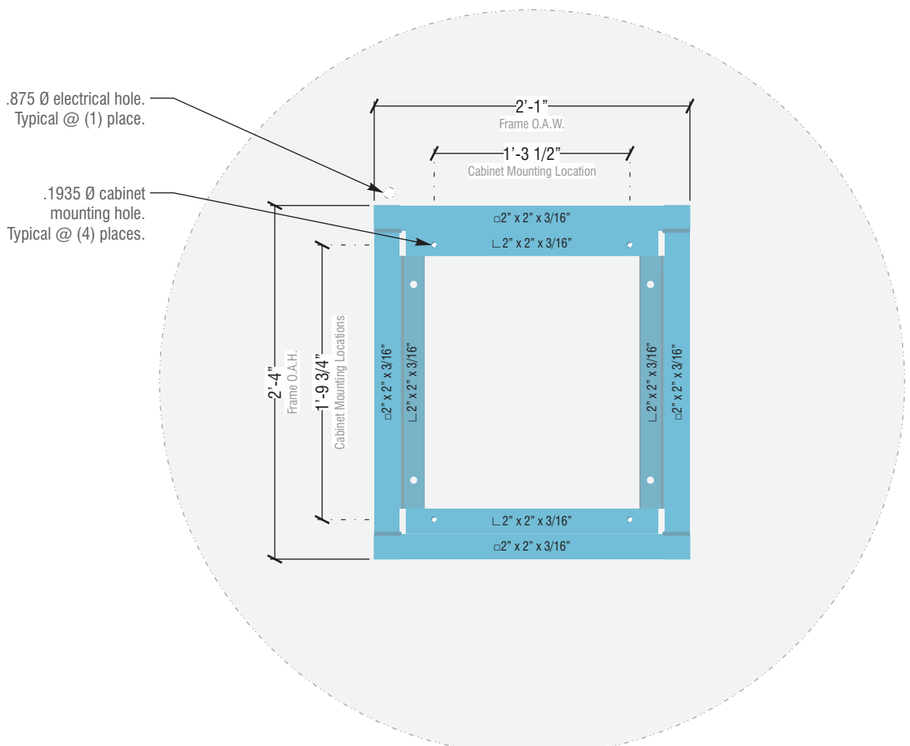
SIGN #2



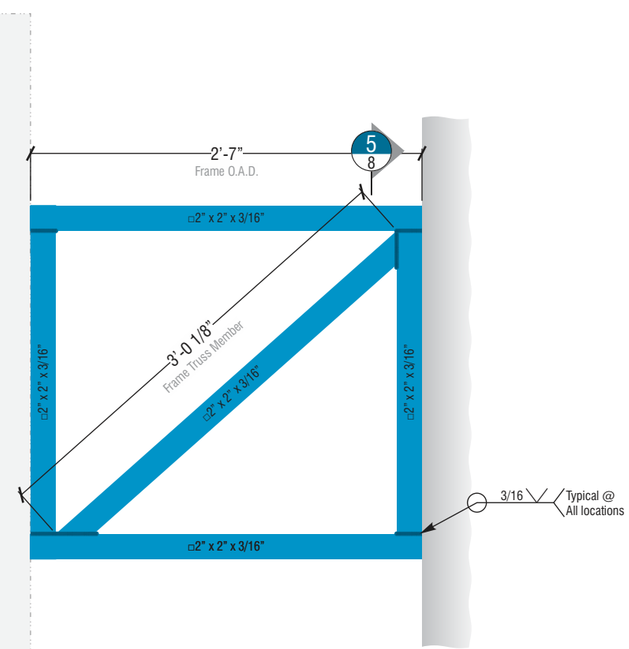
1 8 Cabinet Frame - Top View
Scale: 1" = 1'-0"



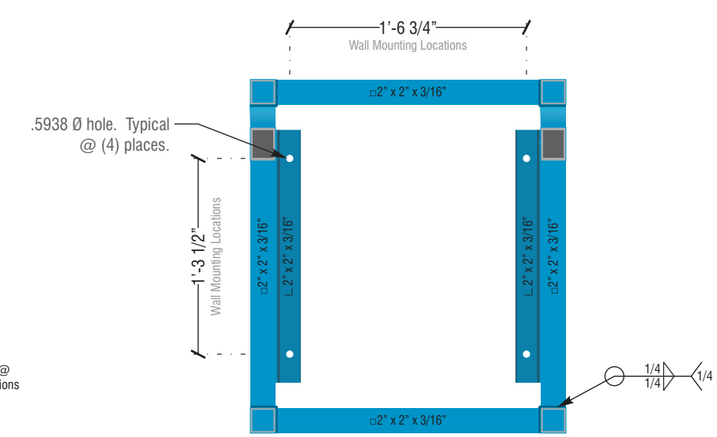
2 8 Cabinet Frame - Isometric
Not to Scale



3 8 Cabinet Frame - Front View
Scale: 1" = 1'-0"
(2) Req'd.



4 8 Cabinet Frame - Side View
Scale: 1" = 1'-0"



5 8 Cabinet Frame - Section Detail @ Mounting
Scale: 1" = 1'-0"

CONCEPTUAL

REV
0
XX.XX.XX
XX

cima

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FILE #E465295

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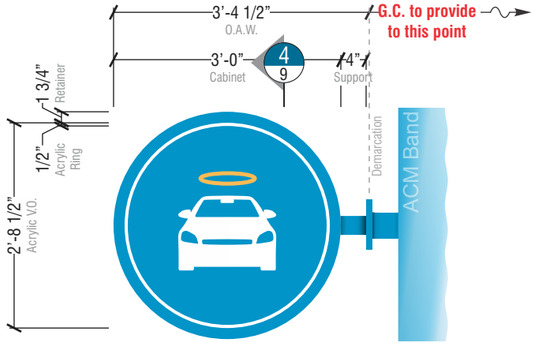
Client: **CARVANA**
Dwg By: **MB** Pm: **JB**
Date: **5.24.21**

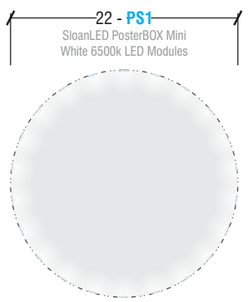
Job#: **11428** Site#: **XXXX**
Address: **3950 N 28th Terrace, Hollywood, FL**



1 9 D/F Blade Sign - Front View

Scale: 1/2" = 1'-0"
(1) Req'd.

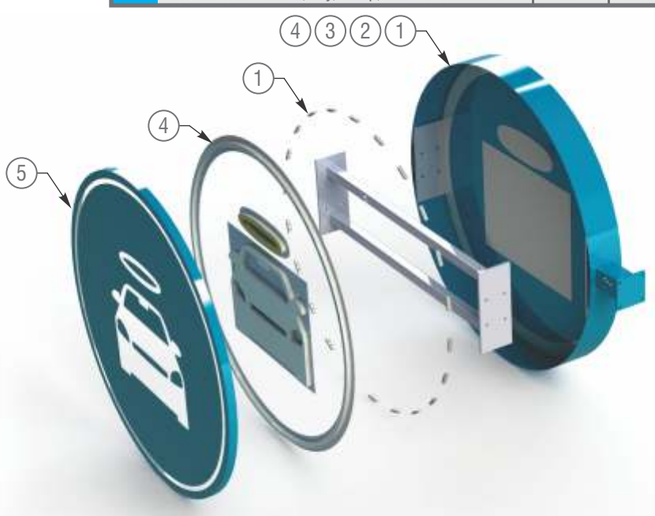
9.0 sf



2 9 D/F Blade Sign - LED Details

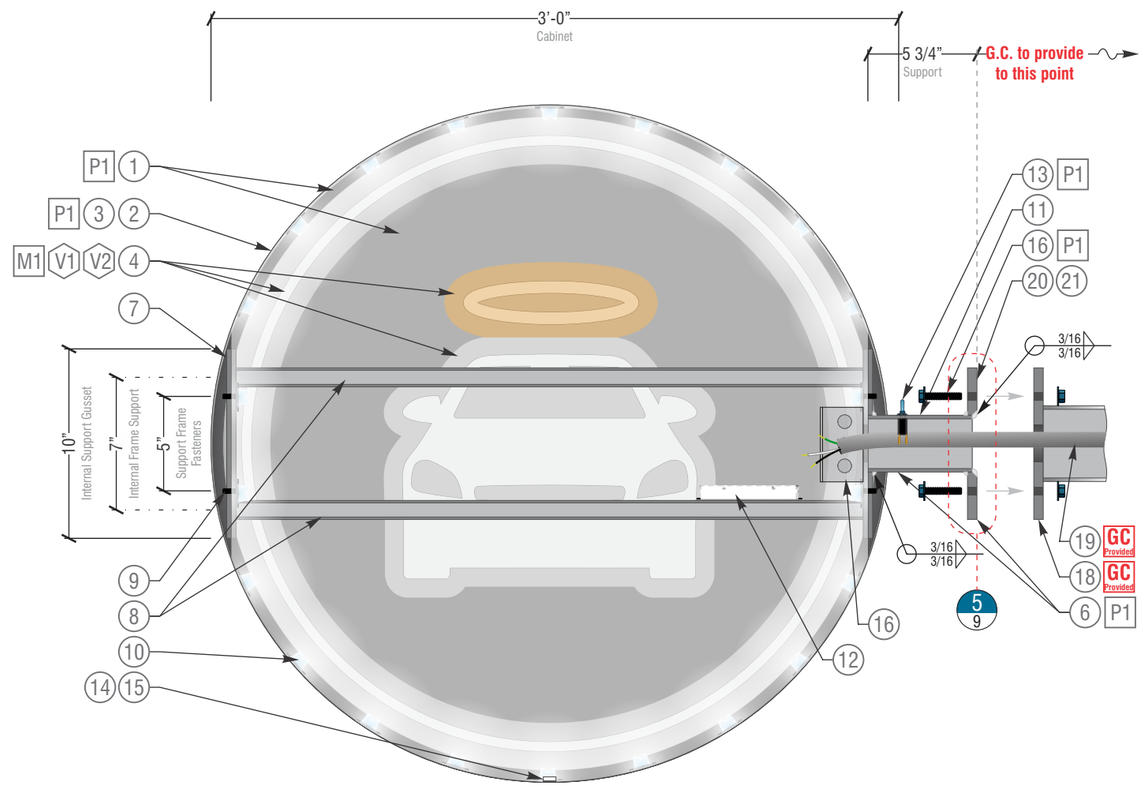
Scale: 1/4" = 1'-0"

Power Supplies - *Remote*		Modules	Load
1	12V / 60 Watt Class 2, Dry, damp, and wet conditions	22	82.8%



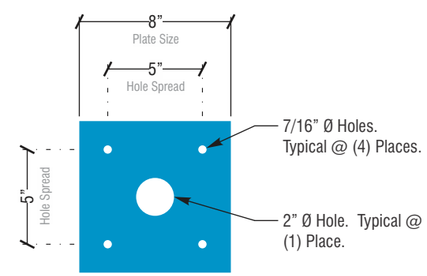
3 9 D/F Blade Sign - Exploded Assembly

Not to Scale



4 9 D/F Blade Sign - Vertical Section

Scale: 1" = 1'-0"



5 9 Provided Sign Structure - Match Plate Details

Scale: 1 1/2" = 1'-0"

SIGN #3

Sign Details

Colors & Finishes

P1 PMS 639C w/ Satin Finish
P2 PMS WhiteC w/ Satin Finish
V1 3635-70 White Diffuser film
V2 3m 3630-75 Marigold Transparent Vinyl
M1 1" thk. Clear acrylic

Backs:
1. 1/8" thk. routed out faces w/ *P2 White* (interior) & *P1* (exterior) finish.

Returns:
2. 1/8" formed w/ *P2 White* (interior) & *P1* (exterior) finish.
3. Return & opposing face permanently assembled w/ welds & silicone based adhesive to prevent water penetration & light leaks.

Faces/Retainers:
4. *M1* shoulder cut face, to push thru 3/4" proud of face w/ second surface *V1 & V2*; & permanently adhered directly to back of faces.
5. *P1* 1/8" thk. removable, routed-out & fabricated face w/ returns; fastened w/ *P1* #8 truss head, self-drilling, self-tapping screws. *Final fastener qty & location determined @ time of fabrication.*

Structure:
6. *P1* 3" x 3" x 3/16" thk. aluminum square tube support welded to 1/2" thk x 8" x 8" match plate &
7. 1/8" internal gusset plate support welded to internal cabinet returns, face, & main support tube.
8. *P2* 1" x 1" x 1/8" thk. removable aluminum tube frame w/ welded end plates.
9. #14 x 1" hex head fasteners to secure removable internal frame support. (4) req'd.

Lighting / Electrical:
10. Listed Class 2, minimum Ip66, UV resistant, LED module.
11. Cima Network's Manufacture Label & Input/Current Rating Label to be Permanent & applied in a Visible Location during Service, in accordance w/ NEC 600.4(A).
12. Listed, 60 W, Class II output LED Power Supply housed securely inside enclosure in accordance w/ NEC 600.8, 600.21, 600.23, & 600.24.
13. 20A 125V disconnect toggle switch w/ lock-out capability in accordance w/ NEC 110.25.47 & 600.6(A)(2), located at the point of supply entry into the sign & within sight of transformer, in accordance w/ NEC 600.5(C)(3) & 600.6(A)(2).
14. 1/4" Ø weep holes req'd. @ all low points or isolated sections of the sign w/ no external obstructions in accordance w/ NEC 600.9(D).
15. .040" thk. brake-bent baffle assembled to inside of return @ drain holes & finished P2.
16. Weather-Proof Junction box to house all electrical connections.

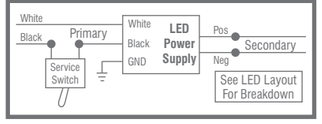
Install:
17. P1 3/8"-16 x 2", A307, zinc finished, hex head, thru bolt w/ (2) Washers & (1) nut. (4) req'd. to secure Cabinet to provided outrigger.

General Contractor Note:
18. Provide Outrigger w/ match plate. *See Cima "E" sheets for details.*
19. Listed liquid-tight flexible conduit w/ 12/2 & bare grounding conductor cable for connection from primary power j/b in accordance w/ NEC 604.6(2) finished *P3. Final hook-up to sign by sign installer @ time of install, if local code allows & supply circuit is provided @ time of install.*

Installer Note:
20. Use water-proof sealant to seal match plates prior to installation

Building Owner Note:
21. Responsible for maintaining sealant @ all penetrations.

WIRE DIAGRAM



EST. ELECTRICAL LOAD
(1.1) Amps @120 Volts

ELECTRICAL REQUIREMENTS
(1) 20 Amp/120 Volt Circuits

ESTIMATED WEIGHT 137 lbs.

CONCEPTUAL

REV 0 XX.XX.XX XX

cima

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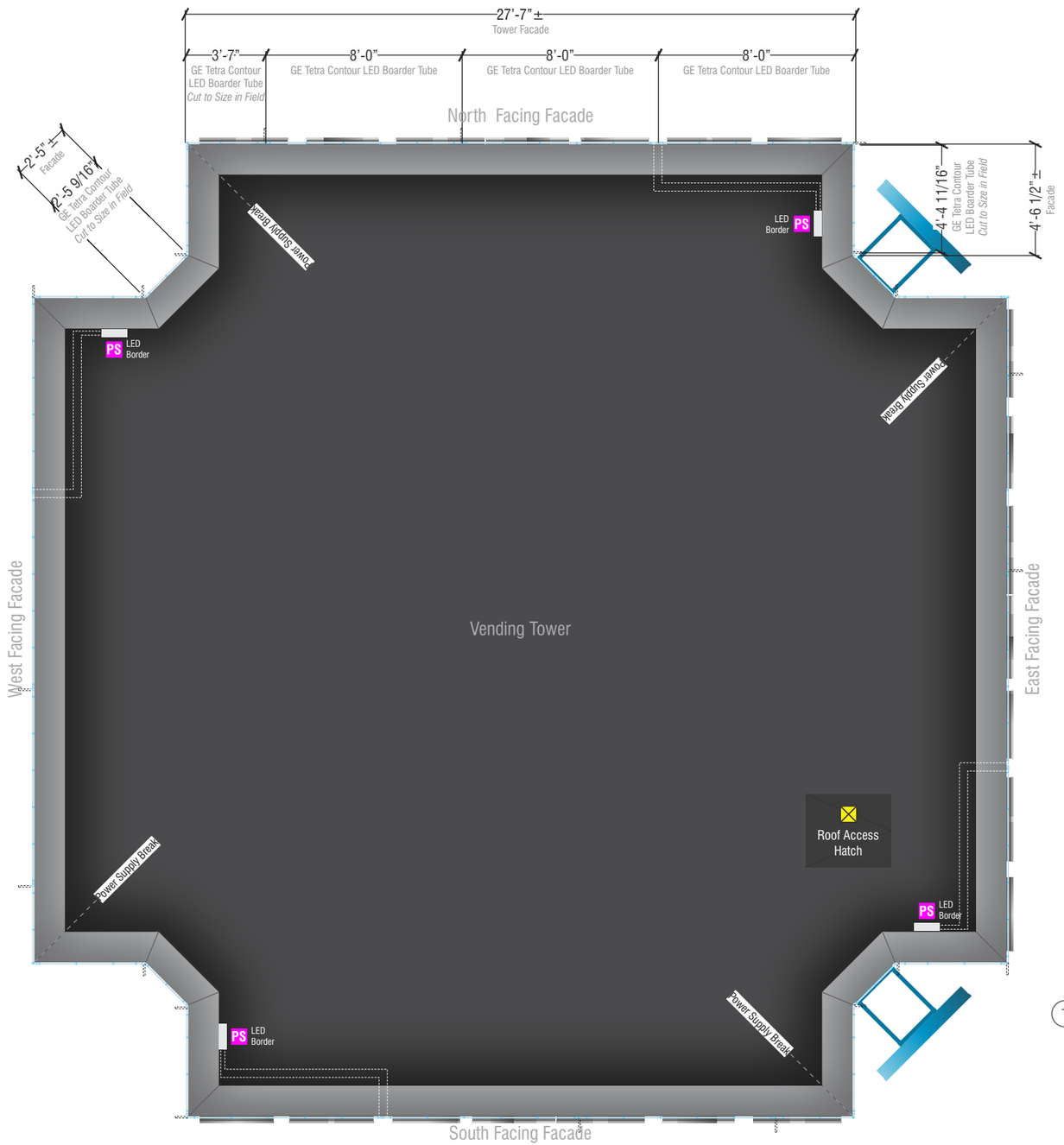
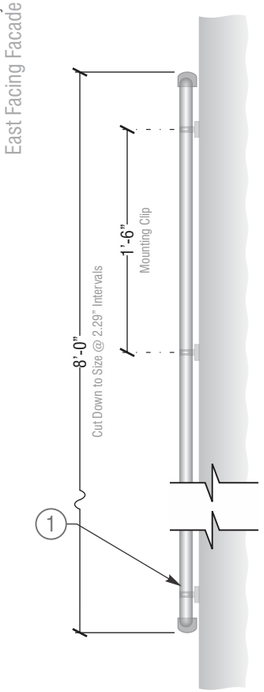
Client: **CARVANA**
Dwg By: **MB** Pm: **JB**
Date: **5.24.21**

Job#: **11428** Site#: **XXXX**
Address: **3950 N 28th Terrace, Hollywood, FL**

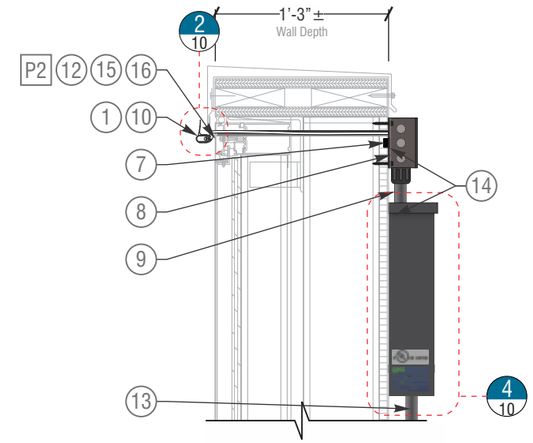


N

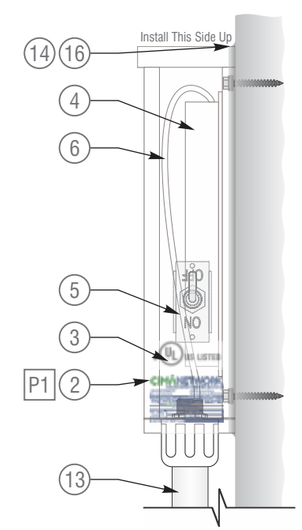
1/10 Vending Tower - Plan View - LED Border Detail
Scale: N.T.S.



2/10 GE Tetra® Contour - Detail
Scale: 1 1/2" = 1'-0"



3/10 Vertical Section
Scale: 1" = 1'-0"



4/10 Power Supply Enclosure - Section
Scale: 3" = 1'-0"

SIGN #4

Sign Details

Lighting / Electrical:

1. **GE Tetra® GEXN65-1**; Contour 6500K White LED Light Engine UV resistant, 24V, LED module.
2. "Paige" Snap 2 Power Supply Enclosure listed for suitable for installation in wet, damp & dry locations, securely fastened in a serviceable location as close to the LED ColorLINE as possible in accordance w/ NEC 600.8 & 600.21. Enclosure to be grounded w/ minimum 14 AWG wire to supply circuit. Maximum Accommodation of (2) Power Supplies.
3. Cima Network's Manufacture Label & Input/Current Rating Label to be Permanent & applied in a Visible Location during Service, in accordance w/ NEC 600.4(A).
4. **GE Tetra® GEPS24-180U**; 24V, UL Listed, 100-277V, 100 W, Class II output LED Power Supply housed securely inside enclosure in accordance w/ NEC 600.8, 600.21, 600.23, & 600.24.
5. 20A 125V disconnect toggle switch w/ lock-out capability in accordance w/ NEC 110.25.47 & 600.6(A)(2), located at the point of supply entry into the sign & within sight of transformer, in accordance w/ NEC 600.5(C)(3) & 600.6(A)(2).
6. 24V Secondary-circuit, listed Class 2, **plenum rated wire**, suitable for damp/wet locations in accordance w/ NEC 600.12, 725.3(L). All secondary wires are to be labeled @ terminal & junction locations for serviceability per NEC 725.30.
   - *<20'-0" – 18AWG*
   - *<30'-0" – 16AWG*
   - *<50'-0" – 14AWG*
   - *<86'-0" – 12AWG*
7. 1/2" Ø NPSM Chase nipple to insert into hole to protect low voltage wire.
8. Singe-Gang, Weather-proof Junction Box w/ cover.
9. Listed liquid-tight flexible conduit w/ 12/2 & bare grounding conductor cable for connection from primary power j/b in accordance w/ NEC 604.6(2) finished *P3*. *Final hook-up to sign by sign installer @ time of install, if local code allows & supply circuit is provided @ time of install.*

Install:

10. Tetra® Contour Light Guide 90° inside corner. (16) Req'd.
11. Tetra® mounting clips. Minimum (240) Req'd.
12. *P2* #10, Pan head, Philips drive, self-drilling, self-tapping, screws to secure mounting clips to window mullion face.

General Contractor Note:

13. 120V/20 amp maximum supply circuit, housed within J/B; Provided by G.C. Prior to Signage Installation. *See appropriate details within this drawing package.*
14. Certified roofing contractor, provided by the on site G.C., to seal the entire perimeter of all mounted electrical boxes, raceways, & enclosures to the existing roof membrane using the approved *GAF TOPCOAT® FlexSeal Caulk Grade synthetic elastomeric sealant* or approved roof manufacture's methods. *Methods should not impede with any future access to internal electrical components.*

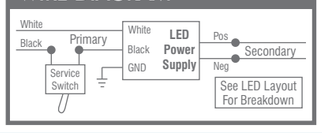
Installer Note:

15. Use water-proof sealant to seal any/all penetrations through existing facade w/ clear silicone appropriate for site conditions.

Building Owner Note:

16. Responsible for maintaining sealant @ all penetrations.

WIRE DIAGRAM



EST. ELECTRICAL LOAD
(10) Amps @120 Volts

ELECTRICAL REQUIREMENTS
(1) 20 Amp/120 Volt Circuits

ESTIMATED WEIGHT 1 lbs./8'-0"

CONCEPTUAL

REV 0
XX.XX.XX
XX

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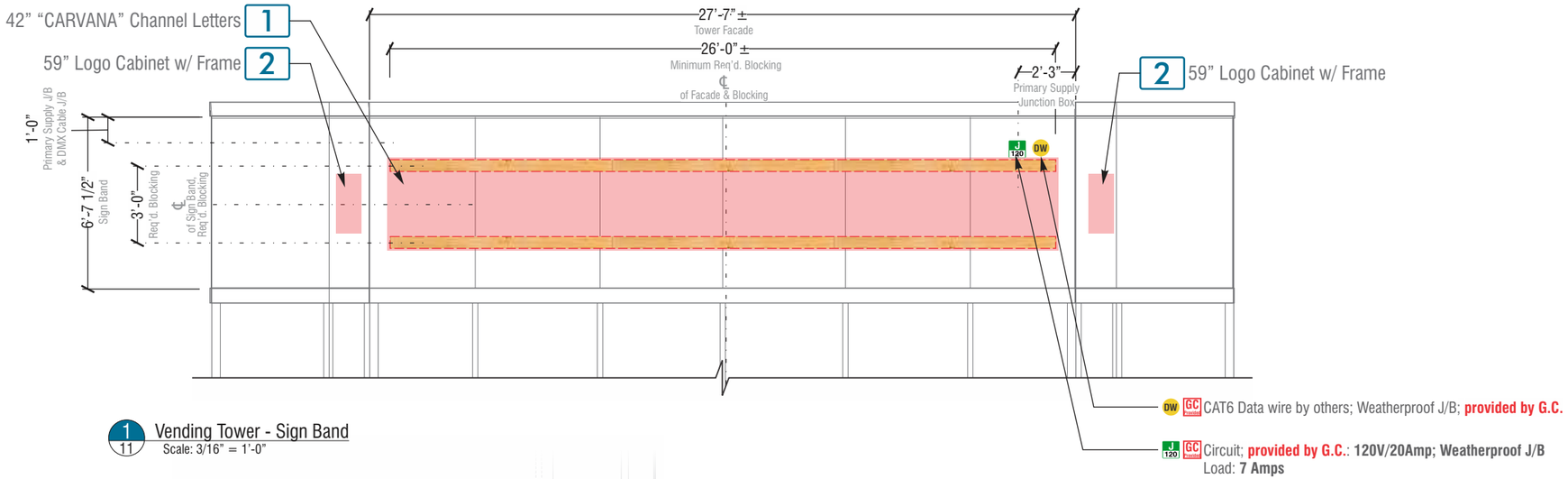
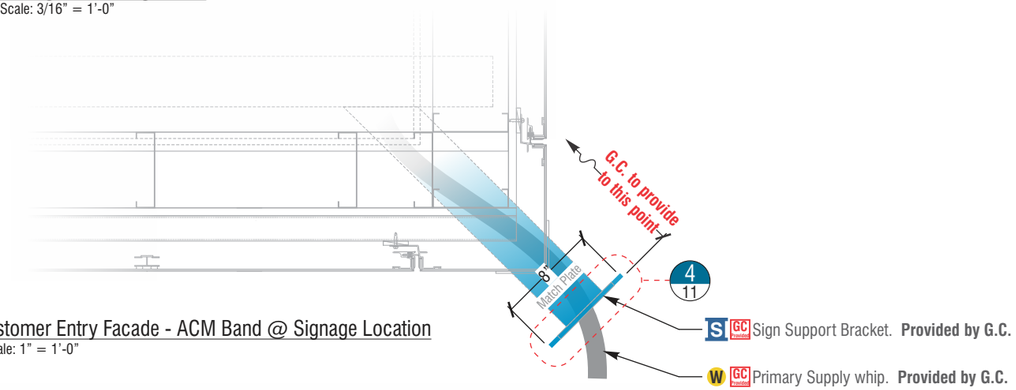
Dwg By: **MB** Pm: **JB**
Date: **5.24.21**

Job#: **11428** Site#: **XXXX**
Address: **3950 N 28th Terrace, Hollywood, FL**

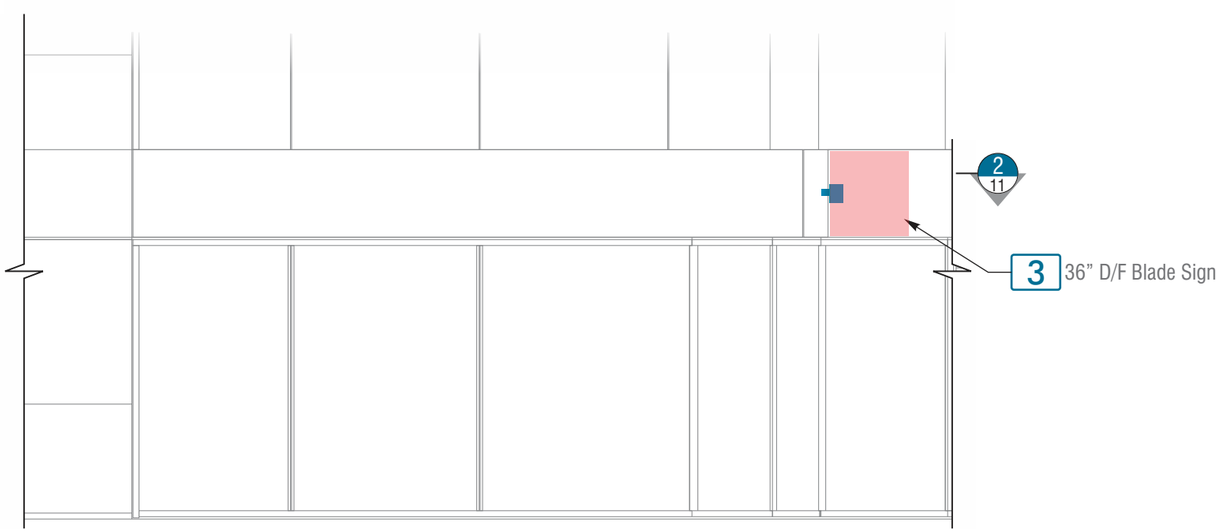
Blocking/Electrical



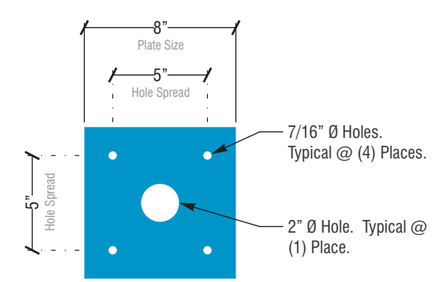
1 / 11 Vending Tower - Sign Band
Scale: 3/16" = 1'-0"



2 / 11 Customer Entry Facade - ACM Band @ Signage Location
Scale: 1" = 1'-0"



3 / 11 Exterior Elevation - Left @ Customer Entry
Scale: 3/16" = 1'-0"



4 / 11 Provided Sign Structure - Match Plate Details
Scale: 1 1/2" = 1'-0"

PS Anticipated Power Supply Enclosure Location; **provided by Sign Installer**
Adequate & permanent access; **provided by G.C.**
Primary supply J/B; **provided by G.C.**
W 3'-0" primary supply whip; **provided by G.C.**
Blocking area; **provided by G.C.**
Red shaded areas indicate signage

CONCEPTUAL

REV 0 XX.XX.XX XX

cima
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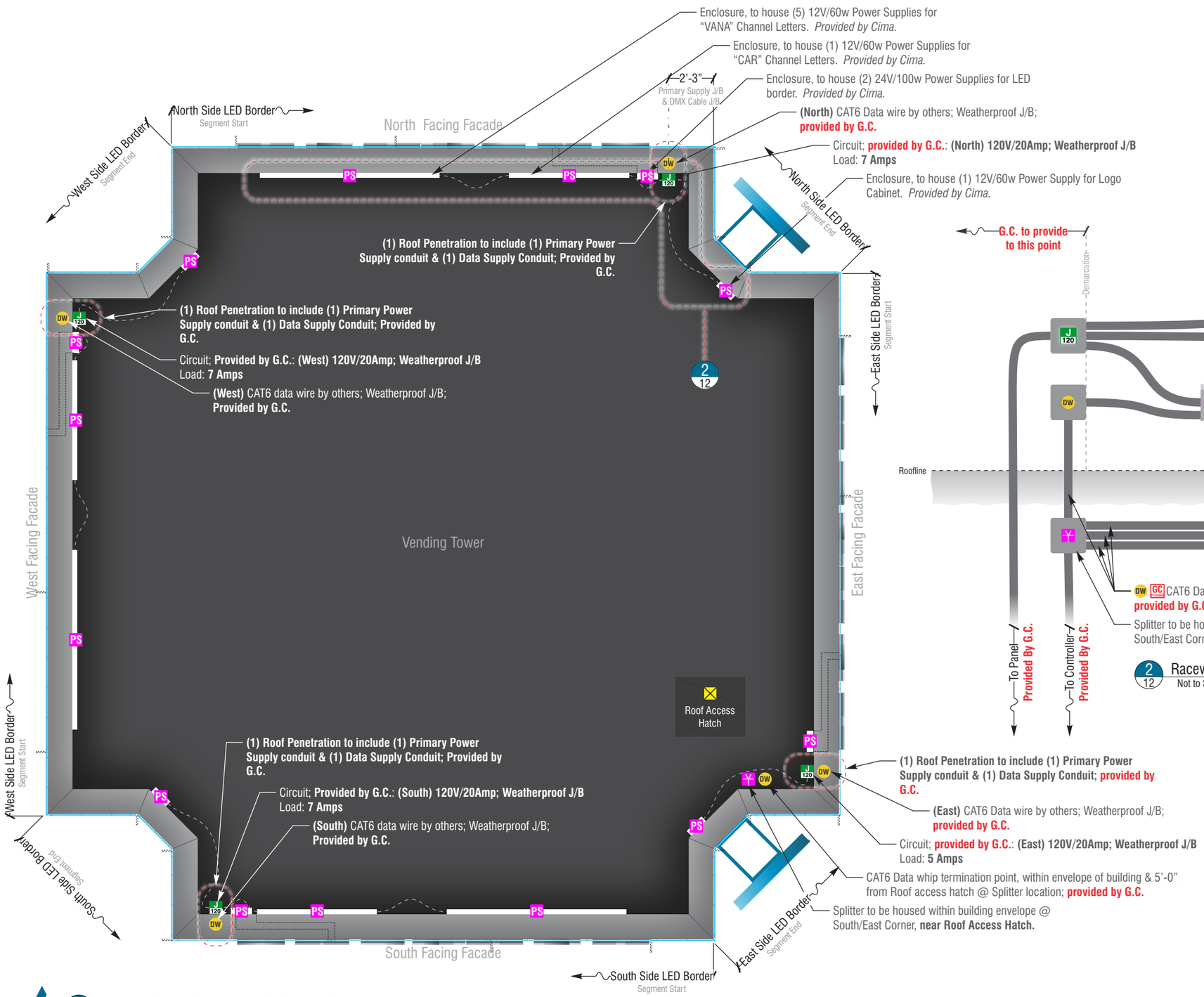
UL FILE #E465295

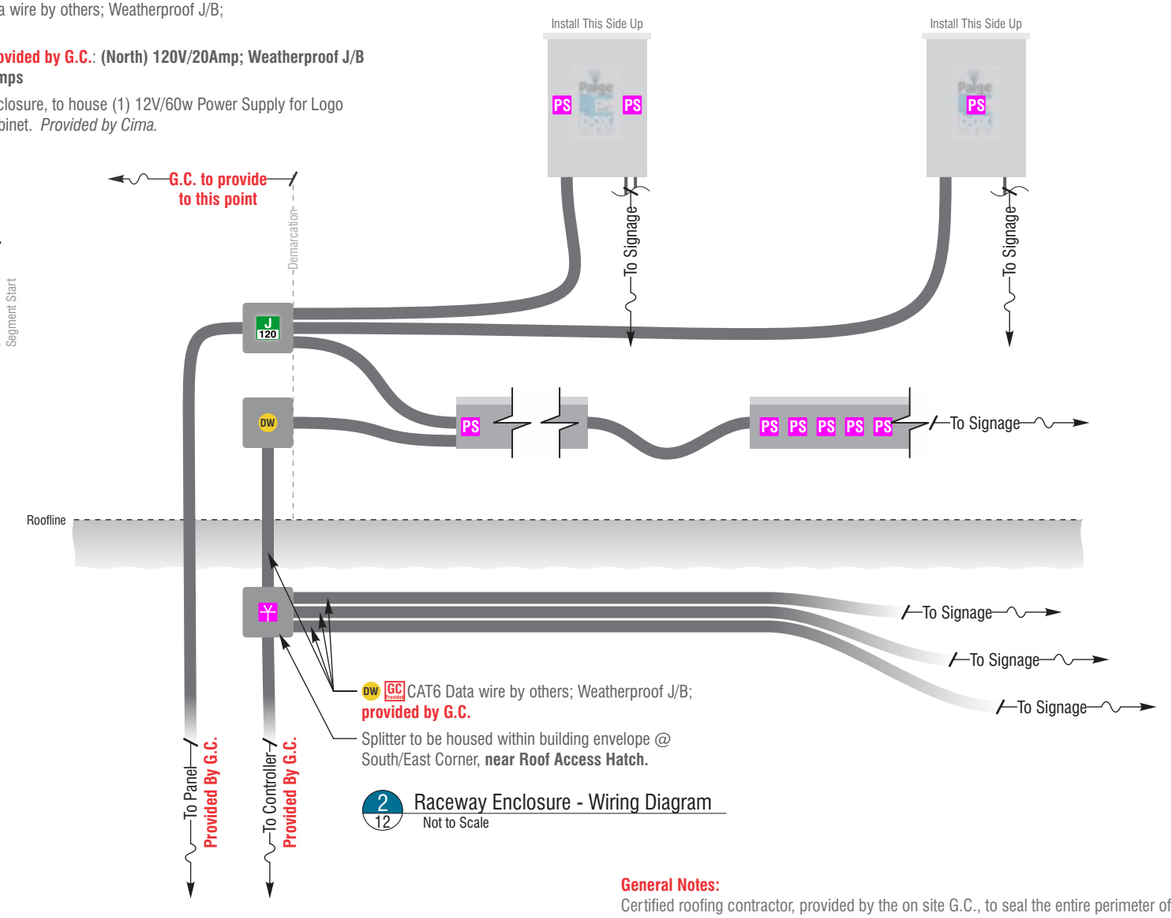
All Electric Signs to be manufactured to meet the requirements of Ul 48 and installed to meet the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Client: **CARVANA**
Dwg By: **MB** Pm: **JB**
Date: **5.24.21**
Job#: **11428** Site#: **XXXX**
Address: **3950 N 28th Terrace, Hollywood, FL**

Blocking/Electrical



1 / 12 Vending Tower - Plan View - Electrical Detail
Scale: 3/16" = 1'-0"



2 / 12 Raceway Enclosure - Wiring Diagram
Not to Scale

General Notes:
Certified roofing contractor, provided by the on site G.C., to seal the entire perimeter of all mounted electrical boxes, conduits, raceways, enclosures, & all other penetrations to the existing roof membrane using the approved *GAF TOPCOAT® FlexSeal Caulk Grade synthetic elastomeric sealant* or approved roof manufacture's methods. *Methods should not impede with any future access to internal electrical components.*

Building Owner Note:
Responsible for maintaining sealant @ all penetrations @ wall & Roof.

- PS Anticipated Power Supply Enclosure Location; **provided by Cima**
- Red shaded areas indicate signage; **provided by Cima**
- Anticipated Splitter Location; **provided by _____**
- DW 20'-0" 18/3 Data whip within weatherproof J/B @ (4) locations; **provided by G.C.**
- W 3'-0" primary supply whip; **provided by G.C.**
- Adequate & permanent Roof access; **provided by G.C.**
- J 120 Primary supply weatherproof J/B @ (4) locations; **provided by G.C.**
- Blocking area; **provided by G.C.**

CONCEPTUAL

REV 0 XX.XX.XX XX

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CARVANA