

Technical Advisory Committee

Tuesday, February 18, 2025

1:30 PM

City of Hollywood



Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Room 215

Thank you for demonstrating an interest in the City of Hollywood Technical Advisory Committee meeting. The public may view the meeting either in person or virtually <http://hollywoodfl.org/calendar> and selecting the meeting's date.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:

On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Committee Chair prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:

Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

<https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal>

Comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. Comments left on voicemail machines, emailed, posted to the City's social media accounts shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Roll Call**B. Approval of Minutes**

Attachments: [2025_0203_Minutes_Draft](#)

C. Preliminary Site Plan Review[1. 2025 0218](#)

FILE NO.: 25-DP-12
APPLICANT: Framada LLC.
LOCATION: 136 N 24th Avenue
REQUEST: Site Plan Review for a 2 story, 6-unit multi-family (townhouse) development in a TC-1 zoning district within the Regional Activity Center (RAC).

Attachments: [2512_P_Application_Package_2025_0218_Part I](#)
[2512_P_Application_Package_2025_0218_Part II](#)

[2. 2025 0218](#)

FILE NO.: 25-DP-11
APPLICANT: AZR FL LLC.
LOCATION: 2630 Pierce Street
REQUEST: Site Plan Review for a 2 story, 7-unit multi-family (townhouse) development within the RM-18 zoning district.

Attachments: [2511_P_Application_Package_2025_0218](#)

[3. 2025 0218](#)

FILE NO.: 25-DP-13
APPLICANT: BSD Development LLC.
LOCATION: 2910 Polk Street
REQUEST: Site Plan Review for a 5 story, 61,492 square foot office building with a 5-story parking garage in a TC-1 zoning district within the Regional Activity Center (RAC).

Attachments: [2513_P_Application_Package_2025_0218](#)

D. Final Site Plan Review[4. 2025 0218](#)

FILE NO.: 24-DP-65
APPLICANT: Yashasim LLC.
LOCATION: 6100 Hollywood Blvd.
REQUEST: Design and Site Plan Review for a 2 story, 10,609 square foot commercial building in the SM-U Zoning District within the Transit Oriented Corridor (TOC).

Attachments: [2465_F_Application_Package_2025_0218_Part I](#)
[2465_F_Application_Package_2025_0218_Part II](#)

E. Old Business**F. New Business**

Planning Priority List

Building Priority List

G. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

Note: Pre-Application Conceptual Overview (PACO) conference will be held immediately following conclusion of the Technical Advisory Committee (TAC). PACO is a non-sunshine conference.



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Agenda Date: 2/18/2025

To: Technical Advisory Committee

Title:

**SUMMARY OF THE MINUTES
TECHNICAL ADVISORY COMMITTEE MEETING**

**CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020**

A. ADMINISTRATIONS

The regular meeting of the Technical Advisory Committee (TAC) convened at 1:37 p.m. on February 3, 2025, at City Hall located at 2600 Hollywood Boulevard, Room 215, and via Cisco WebEx, with the following members present:

Cameron Palmer	Planning Division – Principal Planner
Lauren Pruss	Planning Division – Principal Planner
Clarissa Ip	Engineering Division – City Engineer
Alexander Barr	Engineering Division – Development Review Manager
Alicia Vereas-Feria	Public Utilities – Utilities Permit Review Administrator
James McGuinness	Building Department – Assistant Building Official
Favio Perez	Landscape Inspector/Plans Examiner
Francisco Diaz-Mendez	CRA – Project Manager
Herbert Conde-Parlato	CMED – Economic Development Manager
Marcy Hofle	Fire Rescue and Beach Safety – Deputy Fire Marshall
Rick Mitinger	Engineering Division – Transportation Engineer

The following members from the Department of Development Services – Division of Planning and Urban Design were also present:

Carmen Diaz	Planner III
Reginald White	Planner III
Umar Javed	Planner II
Rachel Marshall	Assistant Planner
Shira Ridley Risk	Administrative Specialist II

B. APPROVAL OF MINUTES

Motion for approval of the January 13, 2025, minutes was made by Rick Mitinger and seconded by James McGuinness. (Approved).

C. PRELIMINARY SITE PLAN REVIEW

1. **FILE NO.:** 25-DP-02
APPLICANT: HTG Paramount LTD
LOCATION: 826 S Dixie Highway
REQUEST: Site Plan review for a 96-unit senior housing development within the DH-3 Zoning District in the Regional Activity Center.

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened public comment. No public comments were submitted and/or made. Cameron Palmer closed public comment portion.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for Final TAC.

2. **FILE NO.:** 25-DP-05
APPLICANT: Zebi Development Group Inc.
LOCATION: 1715-1727 McKinley Street
REQUEST: Site Plan review for a 11-story, residential building with 141 units within the FH-1 and FH-2 Zoning Districts in the Regional Activity Center (RAC); pursuant to Senate Bill 102 – Live Local Act.

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened public comment. No public comments were submitted and/or made. Cameron Palmer closed public comment portion.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for Final TAC.

D. FINAL SITE PLAN REVIEW

3. **FILE NO.:** 24-DP-90
APPLICANT: 2327 & 2339 LINCOLN ST LLC.
LOCATION: 2327-2339 Lincoln Street
REQUEST: Site Plan review for a three story, 15-unit multifamily residential development withing the DH-2 Zoning District in the Regional Activity Center (RAC).

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened public comment. One public comment was made by Patricia Antrican. Cameron Palmer closed public comment portion.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

- 4. FILE NO.:** 20-DP-20b
APPLICANT: 2302-2306 PIERCE ST LLC.
LOCATION: 2302-2306 Pierce Street
REQUEST: Site Plan review for a four story, 24-unit multi-family residential development within the DH-2 Zoning District in the Regional Activity Center (RAC).

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened public comment. One public comment was made by Patricia Antrican. Cameron Palmer closed public comment portion.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

- 5. FILE NO.:** 24-DP-52
APPLICANT: Investment UNO LLC
LOCATION: 699 S Federal Highway
REQUEST: Site Plan review for a 4-story, 42-room hotel with 3,500 sq. ft. of retail space within the FH-2 Zoning District in the Regional Activity Center (RAC).

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened public comment. One public comment was made by Hubert Jordan. Cameron Palmer closed public comment portion.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

- 6. FILE NO.:** 24-DP-66
APPLICANT: Guitar View LLC
LOCATION: 5200 S State Road 7
REQUEST: Site Plan review for a 15-story, mixed-use building with 261 residential units and 4,831 sq. ft. of commercial space within the North Mixed-Use (NMU) District; pursuant to Senate Bill 102- Live Local Act (Guitar View).

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened public comment. No public comments were submitted and/or made. Cameron Palmer closed public comment portion.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

E. OLD BUSINESS

Nothing was discussed.

F. NEW BUSINESS

Cameron Palmer mentioned that Planning and Building Priority lists will be circulated for each discipline's review.

The next TAC Meeting is scheduled February 18, 2025, and comments are due by February 12, 2025.

G. ADJOURNMENT

The meeting was adjourned at 3:09 p.m.

H. PRE-APPLICATION CONCEPTUAL OVERVIEW (PACO)

2 items were discussed.



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 1. 2025 0218

Agenda Date: 2/18/2025

Agenda Number:

To: Technical Advisory Committee

Title: FILE NO.: 25-DP-12
APPLICANT: Framada LLC.
LOCATION: 136 N 24th Avenue
REQUEST: Site Plan Review for a 2 story, 6-unit multi-family (townhouse) development in a TC-1 zoning district within the Regional Activity Center (RAC).



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

**CLICK HERE FOR
FORMS, CHECKLISTS &
MEETING DATES**

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 136 N 24 AVENUE HOLLYWOOD, 33020

Lot(s): LOT 24 Block(s): BLK 18 Subdivision: LITTLE RANCHES

Folio Number(s): 514216017120

Zoning Classification: TC1 Land Use Classification: 100

Existing Property Use: VACANT LOT Sq Ft/Number of Units: 1500

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: Proposed to developed 6 unit Multifamily building

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="6"/> #Rooms <input type="text" value="2"/>
Proposed Non-Residential Uses	<input type="text" value="12500"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="60"/> (Area: <input type="text" value="4992"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="10"/>)
Height (# of stories)	(# STORIES) <input type="text" value="2"/> (<input type="text" value="50"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="7750"/> FT.)

Name of Current Property Owner: FRAMADA LLC

Address of Property Owner: 3332 NE 33rd St Suite 1 Fort Lauderdale, FL 33308

Telephone: 9545347519 Email Address: lgonzalez@urbandomus.net

Applicant Ivelisse Gonzalez Consultant ☐ Representative ☒ Tenant ☐

Address: 3350 sw 148th #140 Miramar Fl 33027 Telephone: 9545347519

Email Address: lgonzalez@urbandomus.net

Email Address #2: tgg@urbandomus.net

Date of Purchase: 04/28/2022 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 01/31/2025

PRINT NAME: FRANK, RUBEN SERGIO

Date: 01/31/2025

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

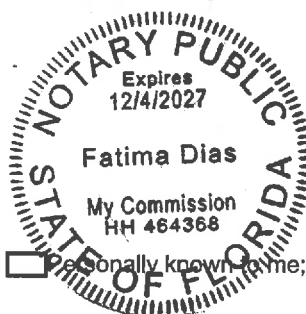
Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 31 day of JANUARY 2025.

Notary Public
State of Florida

My Commission Expires: 12/4/27



Signature of Current Owner

FRANK, RUBEN SERGIO
Print Name

My Commission Expires: 12/4/27 (Check One) ☐ Personally known to me; OR ☒ Produced Identification FDL



Site Address	136 N 24 AVENUE, HOLLYWOOD FL 33020	ID #	5142 16 01 7120
Property Owner	FRAMADA LLC	Millage	0513
Mailing Address	3332 NE 33 ST STE 1 FORT LAUDERDALE FL 33308	Use	01-02
Abbr Legal Description	HOLLYWOOD LITTLE RANCHES 1-26 B N 125 FT OF LOT 24 BLK 18		

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)**.

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$220,370	\$402,630	\$623,000	\$584,360	
2023	\$28,510	\$322,070	\$350,580	\$339,380	\$7,883.37
2022	\$28,510	\$280,020	\$308,530	\$308,530	\$7,017.78

2024* Exemptions and Taxable Values by Taxing Authority

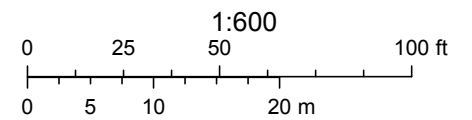
	County	School Board	Municipal	Independent
Just Value	\$623,000	\$623,000	\$623,000	\$623,000
Portability	0	0	0	0
Assessed/SOH	\$584,360	\$623,000	\$584,360	\$584,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$584,360	\$623,000	\$584,360	\$584,360

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/28/2022	WD-E	\$340,000	118113125	\$6.00	4,752	SF
12/10/2021	WD-Q	\$360,000	117800052	\$24.75	7,752	SF
6/30/2021	WD-D	\$265,000	117415577			
2/19/2019	SWD-Q	\$239,000	115630226			
12/20/2012	QCD-D	\$35,000	49373 / 564			
				Adj. Bldg. S.F. (Card, Sketch)		1185
				Units/Beds/Baths		2/5/2
				Eff./Act. Year Built: 1969/1925		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05							HW	
R								
2							397.37	



August 26, 2024





Real Estate Account #514216-01-7120

Owner: FRAMADA LLC
Situs: 136 N 24 AVE
[Parcel details](#)
[GIS](#)
[Property Appraiser](#)






[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **02/22/2024** for **\$7,804.54**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2023 Annual Bill ⓘ	\$0.00	Paid \$7,804.54	02/22/2024	Receipt #WWW-23-00198678	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$7,255.31	04/28/2023	Receipt #WWW-22-00228362	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$5,385.05	12/14/2021	Receipt #02B-21-00001247	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$4,879.14	11/30/2020	Receipt #EEX-20-00001151	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$2,046.47	11/26/2019	Receipt #EEX-19-00000281	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$1,938.19	02/25/2019	Receipt #13B-18-00004571	Print (PDF)
2017 ⓘ					
2017 Annual Bill		Paid \$1,898.15	01/09/2019	Receipt #16A-18-00000368	
Tax Deed Application #41615		Paid off	01/09/2019		
		Paid \$1,898.15			
2016 ⓘ					
2016 Annual Bill		Paid \$1,904.61	01/09/2019	Receipt #16A-18-00000368	
Tax Deed Application #41615		Paid off	01/09/2019		
		Paid \$1,904.61			
2015 ⓘ					
2015 Annual Bill	\$0.00	Paid \$1,695.76	01/09/2019	Receipt #16A-18-00000368	
2015 TDA Fees Bill ⓘ	\$0.00	Paid \$395.67	01/09/2019	Receipt #16A-18-00000368	
Refund		Processed \$237.00	12/14/2018	To FLORIDA TAX CERTIFICATE FUND LLC	
2015 TDA Fees Bill ⓘ	\$0.00	Paid \$340.50	01/09/2019	Receipt #16A-18-00000368	
Tax Deed Application #41615		Paid off	01/09/2019		
		Paid \$2,431.93			
2014 Annual Bill ⓘ	\$0.00	Paid \$1,833.43	02/27/2015	Receipt #30A-14-00005143	Print (PDF)
2013 ⓘ					
2013 Annual Bill	\$0.00	Paid \$1,635.10	02/27/2015	Receipt #30A-14-00005143	Print (PDF)
Certificate #22041		Redeemed	02/27/2015	Face \$1,551.29, Rate 0.25%	
		Paid \$1,635.10			
2012 ⓘ					
2012 Annual Bill	\$0.00	Paid \$1,360.36	02/27/2015	Receipt #30A-14-00005143	Print (PDF)
Certificate #22233		Redeemed	02/27/2015	Face \$1,289.63, Rate 0.25%	
		Paid \$1,360.36			
2011 ⓘ					
2011 Annual Bill	\$0.00	Paid \$2,032.45	10/22/2012	Receipt #16A-12-00000002	Print (PDF)
Certificate #25898		Redeemed	10/22/2012	Face \$1,929.71, Rate 0.25%	

2010 ⓘ					
2010 Annual Bill		Paid \$2,905.37	10/17/2012	Receipt #16A-12-00000002 Tax Deed (see 2008)	
Tax Deed Application #27122		Sold	10/17/2012		
2009 ⓘ					
2009 Annual Bill		Paid \$3,567.53	10/17/2012	Receipt #16A-12-00000002 Tax Deed (see 2008)	
Tax Deed Application #27122		Sold	10/17/2012		
2008 ⓘ					
2008 Annual Bill	\$0.00	Paid \$4,551.23	10/17/2012	Receipt #16A-12-00000002 Tax Deed (see 2008)	
Tax Deed Application #27122		Sold	10/17/2012		
2007 ⓘ					
2007 Annual Bill		Paid \$6,524.16	10/17/2012	Receipt #16A-12-00000002 Tax Deed (see 2008)	
Tax Deed Application #27122		Sold	10/17/2012		
2006 Annual Bill ⓘ	\$0.00	Paid \$3,175.26	02/01/2007	Receipt #2006-7238158	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$2,338.42	11/30/2005	Receipt #2005-9126776	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$1,882.07	11/13/2004	Receipt #2004-9038015	 Print (PDF)
Total Amount Due		\$0.00			

Real Estate Account #514216-01-7120

Owner:
FRAMADA LLC

Situs:
136 N 24 AVE

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)



[Get bills by email](#)

2023Annual 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	
2023 Annual Bill	694971	—	0513	\$0.00	<div>PAID Print (PDF)</div>

If paid by:	Feb 29, 2024
Please pay:	\$0.00

Combined taxes and assessments: \$7,883.37

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

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	TAXABLE	TAX
BROWARD COUNTY GOVERNMENT			
COUNTYWIDE SERVICES	5.54920	\$339,380.00	\$1,883.29
VOTED DEBT	0.11980	\$339,380.00	\$40.66
BROWARD CO SCHOOL BOARD			
GENERAL FUND	4.92600	\$350,580.00	\$1,726.95
CAPITAL OUTLAY	1.50000	\$350,580.00	\$525.87
VOTER APPROVED DEBT LEVY	0.18960	\$350,580.00	\$66.47
SO FLORIDA WATER MANAGEMENT			
EVERGLADES C.P.	0.03270	\$339,380.00	\$11.10
OKEECHOBEE BASIN	0.10260	\$339,380.00	\$34.82
SFWMD DISTRICT	0.09480	\$339,380.00	\$32.17
SOUTH BROWARD HOSPITAL	0.09370	\$339,380.00	\$31.80
CHILDREN'S SVCS COUNCIL OF BC	0.45000	\$339,380.00	\$152.72
CITY OF HOLLYWOOD			
HOLLYWOOD OPERATING	7.46650	\$339,380.00	\$2,533.98
DEBT SERVICE	0.61810	\$339,380.00	\$209.77
FL INLAND NAVIGATION	0.02880	\$339,380.00	\$9.77

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
HLWD FIRE RESCUE ASSESSMENT		\$624.00
Total Non-Ad Valorem Assessments		\$624.00

Parcel Details

Owner:	FRAMADA LLC	Account	514216-01-7120	Assessed value:	\$339,380
Situs:	136 N 24 AVE	Alternate Key	694971	School assessed value:	\$350,580
		Millage code	0513 - HOLLYWOOD 0513		
		Millage rate	21.17180		
2023 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$7,259.37	HOLLYWOOD LITTLE RANCHES 1-26 B BEG 125 S OF NE COR LOT 24, W 100,N 45,E TO PT ON E/L 75 S OF NE COR,S 50 TO POB BLK 18		Book, page, item: --	
Non-ad valorem:	\$624.00			Property class:	
Total Discountable:	\$7,883.37			Township: 51	
Total tax:	\$7,883.37			Range: 42	
				Section: 16	
				Use code: 01	

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

BROWARD COUNTY

2023 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 694971

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514216-01-7120		See Below	See Below	See Below	0513

FRAMADA LLC
2 NE 91 ST
MIAMI SHORES, FL 33138

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

136 N 24 AVE
HOLLYWOOD LITTLE RANCHES 1-26 B
BEG 125 S OF NE COR LOT 24,
W 100,N 45,E TO PT ON E/L 75
S OF NE COR,S 50 TO POB BLK 18

\$7,804.54

WWW-23-00198678
Paid By FRAMADA

Taxing Authority	Millage	AD VALOREM TAXES Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.54920	339,380	0	339,380	1,883.29
VOTED DEBT	0.11980	339,380	0	339,380	40.66
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.92600	350,580	0	350,580	1,726.95
CAPITAL OUTLAY	1.50000	350,580	0	350,580	525.87
VOTER APPROVED DEBT LEVY	0.18960	350,580	0	350,580	66.47
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	339,380	0	339,380	11.10
OKEECHOBEE BASIN	0.10260	339,380	0	339,380	34.82
SFWMD DISTRICT	0.09480	339,380	0	339,380	32.17
SOUTH BROWARD HOSPITAL	0.09370	339,380	0	339,380	31.80
CHILDREN'S SVCS COUNCIL OF BC	0.45000	339,380	0	339,380	152.72
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	339,380	0	339,380	2,533.98
DEBT SERVICE	0.61810	339,380	0	339,380	209.77
FL INLAND NAVIGATION	0.02880	339,380	0	339,380	9.77

Receipt #
Paid 02/22/2024

Total Millage:	21.17180	Ad Valorem Taxes:	\$7,259.37
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Levying Authority	NON-AD VALOREM TAXES	Rate	Amount
05 HLWD FIRE RESCUE ASSESSMENT			624.00
Non-Ad Valorem Assessments:			\$624.00

Combined Taxes and Assessments:	\$7,883.37
--	------------

If Postmarked By	Feb 29, 2024				
Please Pay	\$0.00				

BROWARD COUNTY

2023 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 694971

Paid 02/22/2024 Receipt #

WWW-23-00198678

\$7,804.54

Paid By FRAMADA

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
514216-01-7120

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

FRAMADA LLC
2 NE 91 ST
MIAMI SHORES, FL 33138

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Feb 29, 2024	\$0.00

Return with Payment

Please Pay Only One Amount

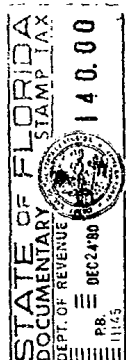
140²²
80-378511

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed the 9th day of December, 1980,
between HOWARD ACRES, as Personal Representative of the Estate of
MILDRED IDA ACRES, deceased, party of the first part, and MARY
CATHERINE MC DONALD, party of the second part, whose address is
2406 Polk Street, Hollywood, Florida,

W I T N E S S E T H:

That pursuant to Order of the Circuit Court, Probate
Division, for Broward County, Florida, dated the 21st day of November,
1980, and in consideration of the premises and the sum of TEN (\$10.00)
AND NO/100 DOLLARS and other good and valuable consideration in hand
paid, grants, bargains, sells, aliens, remises, releases, conveys and
confirms to the party of the second part, and to her heirs and assigns
forever, that certain real property situate in Broward County, Florida,
more particularly described as follows:



The North 125 feet of Lot 24 in Block 18 of HOLLYWOOD
LITTLE RANCHES, according to the Amended Plat thereof,
recorded in Plat Book 1, Page 26, of the Public Records
of Broward County, Florida, EXCEPTING THEREFROM that
portion thereof described as follows:

Beginning at a point 125 feet South of the Northeast
corner of said Lot 24, running thence West to a point
on the West line of said Lot 24, 125 feet South of
the Northwest corner thereof; thence North 45 feet
along the said Lot; thence East to a point on the East
line of said Lot 75 feet South of the Northeast corner
thereof; thence South along the East line of said Lot
50 feet to the POINT OF BEGINNING

TOGETHER with all and singular the tenements, hereditaments
and appurtenances belonging or in anywise appertaining to that real
property.

TO HAVE AND TO HOLD the same to the party of the second part,
and to her heirs and assigns, in fee simple forever.

AND the party of the first part does covenant to and with
the party of the second part, her heirs and assigns, that in all things
preliminary to and in and about the sale and this conveyance the
orders of the above-named Court and the laws of Florida have been
followed and complied with in all respects.

Record & Return to:
Law Offices
SCHLICHTE, CARBO & PLATT, P.A.
2134 Hollywood Blvd.
Hollywood, Fla. 33020
923-4604

80 DEC 23 PM 3:14

REC 9318 PAGE 549

700/AS

IN WITNESS WHEREOF, the party of the first part has set
his hand and seal on the day and year first above written.

Howard Acres
HOWARD ACRES

Personal Representative of the
Estate of MILDRED IDA ACRES,
Deceased

Signed, sealed and delivered
in the presence of:

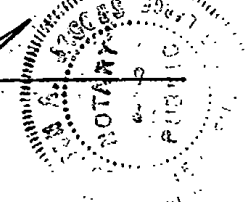
[Signature]
Marquitta L. Strobel

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County aforesaid
to take acknowledgments, personally appeared HOWARD ACRES, Personal
Representative of the Estate of MILDRED IDA ACRES, to me known to
be the person described in and who executed the foregoing instrument
and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State
last aforesaid this 9th day of December, 1980.

[Signature]
NOTARY PUBLIC



My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 28 1983
BONDED THRU GENERAL INS. UNDERWRITERS

THIS INSTRUMENT PREPARED BY
BURTON A. JACOBS
ATTORNEY AT LAW
2620 HOLLYWOOD BLVD.
HOLLYWOOD, FLA. 33020

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
CLERK

OFF 9318 REC 550

85103032

This Quit-Claim Deed, Executed this 18th day of MARCH, A. D. 19 85, by
MARY CATHERINE McDONALD, an unmarried woman

first party, to MARY CATHERINE McDONALD, an unmarried woman, WILLIAM R. McDONALD and JUANITA McDONALD, her parents, as Joint Tenants with Right of Survivorship.
whose postoffice address is 2406 Polk Street, Hollywood, Florida

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD State of FLORIDA, to-wit:

The North 125 feet of Lot 24 in Block 18 of HOLLYWOOD LITTLE RANCHES, according to the Amended Plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida, EXCEPTING THEREFROM, that portion thereof described as follows:

Beginning at a point 125 feet South of the Northeast corner of said Lot 24, running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said Lot; thence East to a point on the East line of said Lot 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot 50 feet to the Point of Beginning.

45
[Signature]

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature] MARY CATHERINE McDONALD
[Signature] [Signature]

STATE OF FLORIDA,
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARY CATHERINE McDONALD, an unmarried woman to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of March A. D. 19 85

NOTARY PUBLIC, State of Florida

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

F. T. JOHNSON
COUNTY ADMINISTRATOR

This Instrument prepared by:
Notary Public, State of Florida at Large
Address

SMITH & BERMAN, P.A.
2310 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

OFF 12429 PAGE 974

HOMEOWNERS TITLE COMPANY
1601 NORTH PALM AVENUE
SUITE 302
PEMBROKE PINES, FLA. 33026

87-246898

This instrument was prepared by:
ARNOLD M. STRAUS, JR. ATTY for
HOMEOWNERS TITLE COMPANY
1601 North Palm Avenue
Pembroke Pines, Florida 33026

WARRANTY DEED (Statutory Form-Section 689.02 F.S.)

THIS INDENTURE, made this 8th day of June, 1987, between WILLIAM R. MCDONALD and JUANITA MCDONALD, his wife, Grantor*, and STUART SPAK and KAREN SPAK, his wife, whose post office address is: 2406 Polk Street, Hollywood, Florida, 33021, Grantee*

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS 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:

The North 125 feet of Lot 24, Block 18 of HOLLYWOOD LITTLE RANCHES, according to the Amended plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida. EXCEPTING THEREFROM that portion thereof described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said Lot; thence East to a point on the East line of said Lot 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot 50 feet to the Point of Beginning.

SUBJECT TO:

1. Taxes for the year 1987 and all subsequent years.
2. Conditions, restrictions, easements, limitations, reservations and zoning ordinances of record.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. *Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

[Signature]

William R. McDonald (SEAL)
WILLIAM R. MCDONALD

Juanita McDonald (SEAL)
JUANITA MCDONALD

\$279.00
has been Paid
in Broward County for Documentary
Stamp Tax as required by law

Shirley Lightgate Deputy

STATE OF FLORIDA:

SS.

COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WILLIAM R. MCDONALD and JUANITA MCDONALD, his wife, to me known to be the people described in and who executed the foregoing instrument and she acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last afore-said this 8th day of June, 1987.

My Commission expires:

[Signature]
NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires May 6, 1991
Bonded This Year - Insurance Inc.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

187 JUN 9 AM 11:41

REC 14514 MAY 4 41

WILL CALL

87-246902
AFFIDAVIT

STATE OF FLORIDA: SS
COUNTY OF BROWARD:

87-246902

HOMEOWNERS TITLE COMPANY
1601 N. PALM AVENUE
SUITE 302
PEMBROKE PINES, FLA. 33026

BEFORE ME, the undersigned authority, personally appeared
WILLIAM R. MCDONALD and JUANITA MCDONALD, who after being first
duly sworn, deposed as follows:

1. Affiants had a daughter named MARY C. MCDONALD.
2. Affiants have personal knowledge that MARY C. MCDONALD
and MARY C. ROACH were one and the same.

3. Affiants are selling the following described property:

The North 125 feet of Lot 24, Block 18 of HOLLYWOOD LITTLE RANCHES, according to the Amended plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida. EXCEPTING THEREFROM that portion thereof described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said Lot; thence East to a point on the East line of said Lot 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot 50 feet to the Point of Beginning.

4. Affiants daughter died on May 12, 1986.

FURTHER AFFIANT SAYETH NOT.

William R. McDonald
WILLIAM R. MCDONALD

Juanita McDonald
JUANITA MCDONALD

SWORN TO AND SUBSCRIBED before me, this 8th day of June,
1987.

My Commission Expires:

Mary Hester
NOTARY PUBLIC

My Commission Expires: 21 87

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES AUG 21 1987
BONDED THRU GENERAL INSURANCE UND

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

87 JUN 9 AM 11:41

OFFICIAL 4514 REC 48

WARRANTY DEED
INDIVID. TO INDIVID.

88210399

RAMCO FORM 01

This Warranty Deed Made the 20th day of May A. D. 19 88 by
STUART SPAK and KAREN SPAK, his wife

hereinafter called the grantor, to THOMAS A. THOMAS and MARGARET THOMAS, his
wife

whose postoffice address is 2519 Madison Street, Hollywood, Florida 33020
hereinafter called the grantee:

(Wherever 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.)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Broward
County, Florida, viz:

The North 125 feet of Lot 24, Block 18 of HOLLYWOOD LITTLE
RANCHES, according to the Amended Plat thereof, recorded in
Plat Book 1, Page 26 of the Public Records of Broward County,
Florida, EXCEPTING THEREFROM that portion thereof described
as follows: Beginning at a point 125 feet South of the
Northeast corner of said Lot 24 running thence West to a
point on the West line of said Lot 24, 125 feet South of the
Northwest corner thereof; thence North 45 feet along the said
Lot; thence East to a point on the East line of said Lot 75
feet South of the Northeast corner thereof; thence South
along the East line of said Lot 50 feet to the Point of Beginning.

98 MAY 31 AM 8:20

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise 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, 19 87

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

L. A. HESTER
COUNTY ADMINISTRATOR

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

[Signature of Stuart Spak]
[Signature of Karen Spak]

Stuart Spak

Karen Spak

L.S.

L.S.

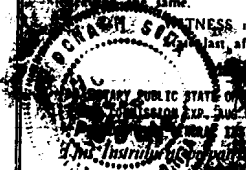
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared

STUART SPAK and KAREN SPAK, his wife

to me known to be the persons described in and who executed the
foregoing instrument and they acknowledged before me that they

executed the same. Witness my hand and official seal in the County and
City aforesaid this 20th day of May A. D. 19 88



FRANK THOMAS, ESQ.

Address: 717 Harrison St., Hollywood, Fl. 33020

SPACE BELOW FOR RECORDERS USE

3/6. 25
in Broward County for Documentary
Stamp Tax as required by law.
[Signature]

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

BK15472P6355

return to:
KIMETH M. MEYER P.A.
ATTORNEY AT LAW
3005 PALM JUNGLE ROAD SUITE 261
FORT LAUDERDALE, FL 33304

PREPARED BY/RECORD AND RETURN TO:

Robert M. Sturup, Esquire
2601 E. Oakland Park Blvd., #503
Ft. Lauderdale, FL 33306

PERSONAL REPRESENTATIVE'S DEED

Ad Valorem Tax Identification # 51-42-16-01-7120
51-42-16-01-7130
51-42-16-01-7140
51-42-16-01-7100

This Indenture, made this 3 day of April, 2001 between **MARGARET THOMAS**, the duly qualified and acting personal representative of the estate of **THOMAS A. THOMAS, SR.**, deceased, hereinafter called the Grantor, and **Thomas A Thomas Jr., a single man**, whose post office address is 1530 Lakeview Circle Coral Springs FL 33071, hereinafter called the Grantee.

WITNESSETH:

WHEREAS, THOMAS A. THOMAS, SR., died testate a resident of Broward County, Florida, on April 1, 1999, seized and possessed of certain property hereinafter described; and

WHEREAS, Grantor, by virtue of the power and authority to her given by the Last Will and Testament of THOMAS A. THOMAS, SR., deceased, and by the Letters of Administration Issued to her as Personal Representative (Circuit Court, Broward County, Florida, Probate Case No. 99-5156), has granted, assigned, aliened, remised, released, conveyed and confirmed, and by these presents does grant, assign, alien, remise, release, convey and confirm unto the Grantee, his heirs, successors or assigns forever, the following described property, "as is," situate, lying and being in Broward County, Florida, to-wit:

Legal Description: Lot 23 in Block 18, Less the South 7.5 feet for alley right-of-way, of "Hollywood Little Ranches" according to the Amended Plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida; EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest Corner of said Lot 23, Thence Easterly 80 feet along the North boundary of said Lot 23; Thence Southerly 125 feet along a line parallel with the East boundary line of said Lot 23; Thence West 80 feet to the West boundary line of said Lot 23; and Thence Northerly 125 feet along the West boundary line of said Lot 23 Point of Beginning.
TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
Lot 24 in Block 18, LESS the South 10.5 feet for alley right-of-way of HOLLYWOOD LITTLE RANCHES according to the Plat thereof as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

3
2

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any way appertaining; and the reversion and reversions, remainder and remainders, rent, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which the decedent had in his lifetime, and at the time of his decease, and which the Grantor has, by virtue of the said Last Will and Testament and her appointment as the Personal Representative of decedent's estate, or otherwise, of, in and to the above granted premises, and every part and parcel thereof, with the appurtenances.

To have and to hold all singular the above granted premises, "as is" together with the appurtenances and every part thereof, unto the Grantee, his heirs successors or assigns forever.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED IN
OUR PRESENCE:

✓ Audrey Bloch
Witness signature
✓ Audrey Bloch
Witness printed name
✓ Marlene A. Leopold
Witness signature
✓ Marlene A. Leopold
Witness printed name

✓ Margaret Thomas
Margaret Thomas, Personal Representative
C/O 1530 Lakewood Circle
Carol Springs, FL 33071

STATE OF FLORIDA
COUNTY OF BROWARD

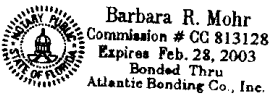
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Margaret Thomas, as personal representative of the estate of Thomas A. Thomas, SR., who is personally known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this ✓ 3 day of April, 2001.

Notary Public

sign ✓ Barbara R. Mohr
print ✓ BARBARA R. MOHR

✓ SEAL
✓ Commission expires



Prepared by:

RECORD AND RETURN TO

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture, made this 25 day of April, 2006, between **THOMAS A. THOMAS JR.** a single man, of the city of, Boynton Beach, State of Florida, grantor, and **SFUMATO VILLA'S, LLC**, a Florida Limited Liability Company, whose post office address is, 2999 NE 191st Street PH-8 Aventura, FL 33180, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of TEN 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:

LEGAL DESCRIPTION: Lot 23 in Block 18, Less the South 7.5 feet for alley right-of-way, of "Hollywood Little Ranches" according to the Amended Plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida; **EXCEPTING THEREFROM** the following described parcel: Beginning at the Northwest Corner of said Lot 23, Thence Easterly 80 feet along the North boundary of said Lot 23; Thence Southerly 125 feet along a line parallel with the East boundary line of said Lot 23; Thence West 80 feet to the West boundary line of said Lot 23; and Thence Northerly 125 feet along the West boundary line of said Lot 23 Point of Beginning. **TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:** Lot 24 in Block 18, LESS the South 10.5 feet for alley right-of-way of HOLLYWOOD LITTLE RANCHES according to the Plat thereof as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations, easements and dedications of record and taxes for 2006 and subsequent years AND.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

In witness whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN
OUR PRESENCE:

Witness

Print

Witness

Print

Thomas A Thomas Jr., grantor

STATE OF FLORIDA
COUNTY OF BROWARD

NOTICE OF VIOLATION (S)

TO WHOM IT MAY CONCERN:

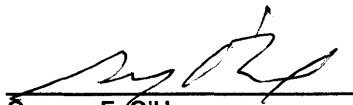
FOLIO #: 514216017110

YOU ARE NOTIFIED that one or more violations of the Florida Building Code and of Section 117 thereof, exist upon the following property:

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 24 N 125 LESS BEG 125 S OF NE COR, W 100, N 45, E TO PT ON E/L 75 S OF NE COR, S TO POB BLK 18


DATED on June 5, 2008



Gregory F. O'Hare
Chief Building Official
City of Hollywood, Florida
2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, FL 33022-9045

STATE OF FLORIDA
COUNTY OF BROWARD

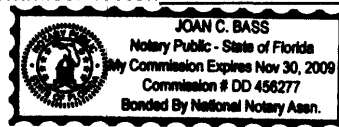
The foregoing instrument was acknowledged before me this 6/5/08 by Gregory F. O'Hare, Chief Building Official of the City of Hollywood, Florida who is personally known to me X or who has produced _____ as identification.



Notary Public

Print: JOAN C. BASS
Commission No.: _____

My Commission expires:



①

Prepared by and return to:

Oscar Grisales-Racini, P.A.
2999 NE 191 STREET PH 8
Aventura, FL 33180
305-792-4911
File Number: 2006-364
Will Call No.:

[Space Above This Line For Recording

Data]

Warranty Deed

This Warranty Deed made this 3rd day of May, 2011 between SFUMATO VILLA'S, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is 304 INDIAN TRACE 607, Weston, FL 33327, grantor, and ELIAS PERCHIK, a married man whose post office address is 978 Windward Way, Weston, FL 33327, 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:

LOT 24 NORTH, LESS BEGINNING 125 SOUTH OF NORTH EAST COR, WEST 100, NORTH 45, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 514216017110

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 2005.

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

DoubleTime®

(2)

Signed, sealed and delivered in our presence:

**SFUMATO VILLA'S, LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

[Signature]
Witness Name: _____

[Signature] (Seal)
ELIAS PERCHIK, MANAGER

[Signature]
Witness Name: YANILZA PERCHIK

State of Florida
County of Broward

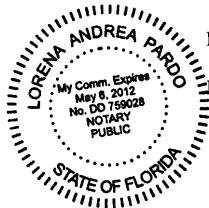
The foregoing instrument was acknowledged before me this 3rd day of May, 2011 by ELIAS PERCHIK,
MANAGER **SFUMATO VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**., who
☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Prepared by and return to:
LORENA ANDREA PARDO
Vice President
FLORIDIAN TITLE GROUP, INC
20801 Biscayne Blvd. Ste. 306
Aventura, FL 33180
305-792-4911
File Number: 2012-4218
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of December, 2012 between SFUMATO VILLA'S, LLC, a Florida limited liability company

whose post office address is 978 Windward Way , Weston, FL 33327, grantor, and Pedro Usandizaga, a married man whose post office address is 967 Marina Dr , Weston, FL 33327, 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:

Lot 23 in Block 18, LESS the South 7.5 feet for alley right-of-way, of "Hollywood Little Ranches" according to the Amended Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida; EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest Corner of said Lot 23, thence Easterly 80 feet along the North boundary of said Lot 23; thence Southerly 125 feet along a line parallel with the East boundary line of said Lot 23; thence West 80 feet to the West boundary line of said Lot 23; and thence Northerly 125 feet along the West boundary line of said Lot 23 (to the) Point of Beginning. TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: Lot 24 in Block 18, LESS the South 10.5 feet for alley right-of-way of "Hollywood Little Ranches" according to the Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida

Parcel Identification Number: 514216-01-7100 / 7130 / 7140

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


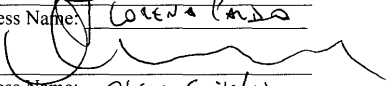
To Have and to Hold, the same in fee simple forever.

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, 2012**.

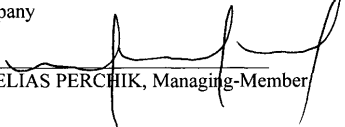
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:


Witness Name: Lorena Pardo

Witness Name: Oscar Conkole

SFUMATO VILLA'S, LLC, a Florida Limited Liability Company

By: 
ELIAS PERCHIK, Managing-Member

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 19th day of December, 2012 by ELIAS PERCHIK, Managing-Member of SFUMATO VILLA'S, LLC, a Florida Limited Liability Company, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 6/9/2015 11:52:42 AM.****

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

BANK OF NEW YORK MELLON

Plaintiff

VS

PERCHIK, ELIAS , SFUMATO VILLAS LLC

Defendant

CACE-09-027196

Division 11

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on May 27, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

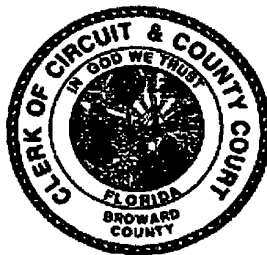
The following property in Broward County, Florida:

THE NORTH 125 FEET OF LOT 24, BLOCK 18 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS; BEGINNING AT A POINT 125 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24 RUNNING THENCE WEST TO A POINT ON THE WEST LINE OF SAID LOT 24, 125 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 45 FEET ALONG THE SAID LOT; THENCE EAST TO A POINT ON THE EAST LINE OF SAID LOT 75 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 50 FEET TO THE POINT OF BEGINNING.

Property Address: 2406 Polk Street, Hollywood, FL 33020

Was sold to: THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3 C/O OCWEN LOAN SERVICING LLC
5720 Premier Park Drive Records Services Team Lead Note Research Team West Palm Beach, FL, 33407

Witness my hand and the seal of this court on June 09, 2015



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration \$59,100 00

Doc Stamps \$413 70

**This document prepared by (and after
recording return to):**

Name: David Jenkins
Premium Title Services, Inc
Firm 1000 Abernathy Road NE, Suite
200
Atlanta, GA 30328
Phone: (855)339-6325
After
recording 135 Weston rd suite 298,
return to Weston, FL 33326
Asset No. 7110403198
File No. CE1604-FL-2948733

Above This Line Reserved
For Official Use Only

SPECIAL WARRANTY DEED

**STATE OF FLORIDA
COUNTY OF Broward**

THIS DEED, made this 7 day of APRIL, 2016 by and between The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3, a national banking association, organized and existing under the laws of The United States of America; hereinafter called the Grantor, whose mailing address is: c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409; and N.A Professionals, LLC , A Florida Limited Liability Company hereinafter called the Grantee, whose mailing address is:

135 Weston rd suite 298, Weston, FL 33326

WITNESSETH, that the Grantor, for and in consideration for the sum of: \$92,259.00 and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Broward, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PARCEL ID #: 514216-01-7110

Located at 2406 Polk St, Hollywood, FL 33020

TOGETHER, with all of 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 does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

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

Signed, sealed and delivered in our presence:

Moraima Medina
Witness
Moraima Medina
Print Name

The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3 by Ocwen Loan Servicing, LLC as Attorney-In-Fact

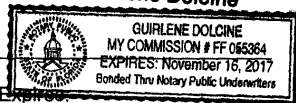
Chris Heinichen
Witness
Chris Heinichen
Print Name

BY Jose Manrique
Jose Manrique Contract Management Coordinator
of Ocwen Loan Servicing, LLC, as Attorney-in-Fact
Address: C/O Ocwen Loan Servicing, LLC,
1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7 day of April, 2016 by Jose Manrique as Contract Management Coordinator of Ocwen Loan Servicing, LLC as Attorney-in-Fact for The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3, who is personally known to me or who has produced _____ as identification and who did / (did not) take an oath.

Guilene Dolcine
Notary Public
Guilene Dolcine
Printed Name
My Commission



(Notarial Seal)

POA recorded simultaneously herewith

EXHIBIT "A"

CE1604-FL-2948733

THE NORTH 125 FEET OF LOT 24, BLOCK 18 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 125 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24 RUNNING THENCE WEST TO A POINT ON THE WEST LINE OF SAID LOT 24, 125 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 45 FEET ALONG THE SAID LOT; THENCE EAST TO A POINT ON THE EAST LINE OF SAID LOT 75 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 50 FEET TO THE POINT OF BEGINNING.

Parcel ID No.: 514216-01-7110

Prepared by and return to:

Michelle L. Klymko
Attorney at Law
Klymko Law, P.A.
515 E Las Olas Blvd Ste. 120
Fort Lauderdale, FL 33301
844-455-9656
File Number: 516_NAP_Polk
Parcel Identification No. 514216017110

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of May, 2016 between N.A. Professionals, LLC, a Florida limited liability company whose post office address is 20533 Biscayne Blvd, Ste. 1303, Aventura, FL 33180 of the County of Miami-Dade, State of Florida, grantor*, and Yolvi Feijoo, a single person whose post office address is Po Box 81-6682 Hollywood FL 33061 of the County of BROWARD, State of FLORIDA, grantee*,

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:

THE NORTH 125 FEET OF LOT 24, BLOCK 18 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 125 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24 RUNNING THENCE WEST TO A POINT ON THE WEST LINE OF SAID LOT 24, 125 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 45 FEET ALONG THE SAID LOT; THENCE EAST TO A POINT ON THE EAST LINE OF SAID LOT 75 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 50 FEET TO THE POINT OF BEGINNING.

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:


Witness Name: MARIA F. LUTZ


Witness Name: Avner Cohen

N.A. Professionals, LLC, a Florida limited liability company

By: 
Neta Hirsch, Managing Member

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 31st day of May, 2016 by Neta Hirsch, Manager Member of N.A. Professionals, LLC, a Florida limited liability company, on behalf of the corporation. He/she ☐ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



MARIA F. LUZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF925308
Expires 10/7/2019

Maria F. Luz
Notary Public

Printed Name: MARIA F. LUZ

My Commission Expires: 10/7/2019

Prepared by and return to:
Anthony S. Adelson, Esq.
Adelson Law Firm
501 Golden Isles Drive Suite 102
Hallandale, FL 33009
954-458-9238
File Number: 20-5382

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Warranty Deed

This Warranty Deed made this 20th day of November, 2020 between Yolvi Feijoo, a single man, whose post office address is P.O. Box 81-6682, Hollywood, FL 33081, grantor, and Fort Francis, LLC, a Florida limited liability company, whose post office address is 20507 NE 9TH PLACE, MIAMI, FL 33179, 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)

Witneseth, 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:

THE NORTH 125 FEET OF LOT 24, BLOCK 18 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION THEREOF. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 125 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24 RUNNING THENCE WEST TO A POINT ON THE WEST LINE OF SAID LOT 24, 125 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 45 FEET ALONG THE SAID LOT; THENCE EAST TO A POINT ON THE EAST LINE OF SAID LOT 75 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 50 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 514216017110

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

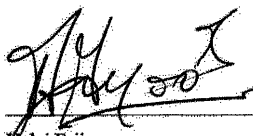
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

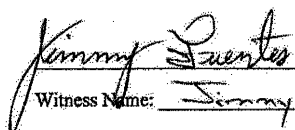
DoubleTime®

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

Signed, sealed and delivered in our presence:


Witness Name: Kim R. Lopez

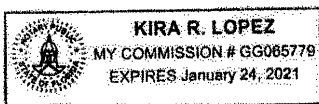

Yolvi Feijoo (Seal)

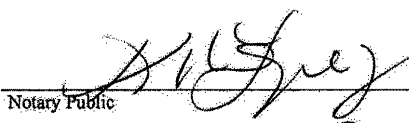

Witness Name: Jimmy Fuentes

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th
day of November, 2020 by Yolvi Feijoo, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: Kim R. Lopez
My Commission Expires: 1/24/2020

THIS INSTRUMENT PREPARED BY
Maria Juliana Ayalde, ESQ.
The Law Office of Maria Juliana Ayalde P.A.
15800 PINES BLVD STE 205
PEMBROKE PINES, FL 33027

AND RETURN TO:
David A. Coven, Esq
2856 E Oakland Park Blvd,
Fort Lauderdale, FL 33306
Property Appraisers Parcel Identification (Folio) Numbers: 5142-16-01-7110

WARRANTY DEED

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THIS WARRANTY DEED, made the 19 day of April, 2022 by **FORT FRANCIS LLC**, a **Florida Limited Liability Company**, whose post office address is **2000 NW 150th Ave Suite 2109 Pembroke Pines, FL 33028**, herein called the **Grantor**, to **Framada LLC**, a **Florida Limited Liability Company**, whose post office address is **3332 NE 33rd St. Suite 1, Fort Lauderdale, FL 33308**, hereinafter called the **Grantee**:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

The North 125 feet of Lot 24, Block 18 of Hollywood Little Ranches, according to the Amended Plat thereof, recorded in Plat Book 1, Page 26, of the public records of Broward County, Florida, excepting therefrom that portion thereof, described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said lot; thence East to a point on the East Line of said lot said Lot 75 feet South of the Northeast Corner thereof; thence South along the East line of said Lot 50 feet to the point beginning.

AKA 2406 Polk St. Hollywood, FL 33020

****Subject to easements, restrictions and reservations of record, without re-imposing the same, and taxes for the year 2022 and thereafter****

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, and 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, 2021.



IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

FORT FRANCIS LLC, a Florida Limited Liability Company

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

By: **Cristina F Delaney, Manager**

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2022, by **Cristina F Delaney, Manager of FORT FRANCIS LLC, a Florida Limited Liability Company**, who is personally known to me or has produced license as identification.

Notary Public

Printed Notary Name



My Commission Expires:



Site Address	136 N 24 AVENUE, HOLLYWOOD FL 33020	ID #	5142 16 01 7120
Property Owner	FRAMADA LLC	Millage	0513
Mailing Address	3332 NE 33 ST STE 1 FORT LAUDERDALE FL 33308	Use	01-02
Abbr Legal Description	HOLLYWOOD LITTLE RANCHES 1-26 B N 125 FT OF LOT 24 BLK 18		

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)**.

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$220,370	\$402,630	\$623,000	\$584,360	
2023	\$28,510	\$322,070	\$350,580	\$339,380	\$7,883.37
2022	\$28,510	\$280,020	\$308,530	\$308,530	\$7,017.78

2024* Exemptions and Taxable Values by Taxing Authority

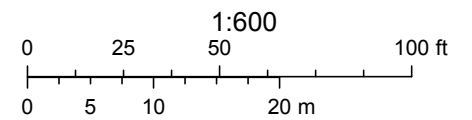
	County	School Board	Municipal	Independent
Just Value	\$623,000	\$623,000	\$623,000	\$623,000
Portability	0	0	0	0
Assessed/SOH	\$584,360	\$623,000	\$584,360	\$584,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$584,360	\$623,000	\$584,360	\$584,360

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/28/2022	WD-E	\$340,000	118113125	\$6.00	4,752	SF
12/10/2021	WD-Q	\$360,000	117800052	\$24.75	7,752	SF
6/30/2021	WD-D	\$265,000	117415577			
2/19/2019	SWD-Q	\$239,000	115630226			
12/20/2012	QCD-D	\$35,000	49373 / 564			
				Adj. Bldg. S.F. (Card, Sketch)		1185
				Units/Beds/Baths		2/5/2
				Eff./Act. Year Built: 1969/1925		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05							HW	
R								
2							397.37	



August 26, 2024





[Search](#) > Account Summary

Real Estate Account #514216-01-7120

Owner: FRAMADA LLC
Situs: 136 N 24 AVE
[Parcel details](#)
[GIS](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **02/22/2024** for **\$7,804.54**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2023 Annual Bill ⓘ	\$0.00	Paid \$7,804.54	02/22/2024	Receipt #WWW-23-00198678	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$7,255.31	04/28/2023	Receipt #WWW-22-00228362	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$5,385.05	12/14/2021	Receipt #02B-21-00001247	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$4,879.14	11/30/2020	Receipt #EEX-20-00001151	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$2,046.47	11/26/2019	Receipt #EEX-19-00000281	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$1,938.19	02/25/2019	Receipt #13B-18-00004571	Print (PDF)
2017 ⓘ					
2017 Annual Bill		Paid \$1,898.15	01/09/2019	Receipt #16A-18-00000368	
Tax Deed Application #41615		Paid off	01/09/2019		
		Paid \$1,898.15			
2016 ⓘ					
2016 Annual Bill		Paid \$1,904.61	01/09/2019	Receipt #16A-18-00000368	
Tax Deed Application #41615		Paid off	01/09/2019		
		Paid \$1,904.61			
2015 ⓘ					
2015 Annual Bill	\$0.00	Paid \$1,695.76	01/09/2019	Receipt #16A-18-00000368	
2015 TDA Fees Bill ⓘ	\$0.00	Paid \$395.67	01/09/2019	Receipt #16A-18-00000368	
Refund		Processed \$237.00	12/14/2018	To FLORIDA TAX CERTIFICATE FUND LLC	
2015 TDA Fees Bill ⓘ	\$0.00	Paid \$340.50	01/09/2019	Receipt #16A-18-00000368	
Tax Deed Application #41615		Paid off	01/09/2019		
		Paid \$2,431.93			
2014 Annual Bill ⓘ	\$0.00	Paid \$1,833.43	02/27/2015	Receipt #30A-14-00005143	Print (PDF)
2013 ⓘ					
2013 Annual Bill	\$0.00	Paid \$1,635.10	02/27/2015	Receipt #30A-14-00005143	Print (PDF)
Certificate #22041		Redeemed	02/27/2015	Face \$1,551.29, Rate 0.25%	
		Paid \$1,635.10			
2012 ⓘ					
2012 Annual Bill	\$0.00	Paid \$1,360.36	02/27/2015	Receipt #30A-14-00005143	Print (PDF)
Certificate #22233		Redeemed	02/27/2015	Face \$1,289.63, Rate 0.25%	
		Paid \$1,360.36			
2011 ⓘ					
2011 Annual Bill	\$0.00	Paid \$2,032.45	10/22/2012	Receipt #16A-12-00000002	Print (PDF)
Certificate #25898		Redeemed	10/22/2012	Face \$1,929.71, Rate 0.25%	

2010 ⓘ					
2010 Annual Bill		Paid \$2,905.37	10/17/2012	Receipt #16A-12-00000002 Tax Deed (see 2008)	
Tax Deed Application #27122		Sold	10/17/2012		
2009 ⓘ					
2009 Annual Bill		Paid \$3,567.53	10/17/2012	Receipt #16A-12-00000002 Tax Deed (see 2008)	
Tax Deed Application #27122		Sold	10/17/2012		
2008 ⓘ					
2008 Annual Bill	\$0.00	Paid \$4,551.23	10/17/2012	Receipt #16A-12-00000002 Tax Deed (see 2008)	
Tax Deed Application #27122		Sold	10/17/2012		
2007 ⓘ					
2007 Annual Bill		Paid \$6,524.16	10/17/2012	Receipt #16A-12-00000002 Tax Deed (see 2008)	
Tax Deed Application #27122		Sold	10/17/2012		
2006 Annual Bill ⓘ	\$0.00	Paid \$3,175.26	02/01/2007	Receipt #2006-7238158	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$2,338.42	11/30/2005	Receipt #2005-9126776	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$1,882.07	11/13/2004	Receipt #2004-9038015	 Print (PDF)
Total Amount Due	\$0.00				

Real Estate Account #514216-01-7120

Owner:
FRAMADA LLC

Situs:
136 N 24 AVE

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)



[Get bills by email](#)

2023Annual 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	
2023 Annual Bill	694971	—	0513	\$0.00	<div>PAID Print (PDF)</div>

If paid by:	Feb 29, 2024
Please pay:	\$0.00

Combined taxes and assessments: \$7,883.37

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

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	TAXABLE	TAX
BROWARD COUNTY GOVERNMENT			
COUNTYWIDE SERVICES	5.54920	\$339,380.00	\$1,883.29
VOTED DEBT	0.11980	\$339,380.00	\$40.66
BROWARD CO SCHOOL BOARD			
GENERAL FUND	4.92600	\$350,580.00	\$1,726.95
CAPITAL OUTLAY	1.50000	\$350,580.00	\$525.87
VOTER APPROVED DEBT LEVY	0.18960	\$350,580.00	\$66.47
SO FLORIDA WATER MANAGEMENT			
EVERGLADES C.P.	0.03270	\$339,380.00	\$11.10
OKEECHOBEE BASIN	0.10260	\$339,380.00	\$34.82
SFWMD DISTRICT	0.09480	\$339,380.00	\$32.17
SOUTH BROWARD HOSPITAL	0.09370	\$339,380.00	\$31.80
CHILDREN'S SVCS COUNCIL OF BC	0.45000	\$339,380.00	\$152.72
CITY OF HOLLYWOOD			
HOLLYWOOD OPERATING	7.46650	\$339,380.00	\$2,533.98
DEBT SERVICE	0.61810	\$339,380.00	\$209.77
FL INLAND NAVIGATION	0.02880	\$339,380.00	\$9.77

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
HLWD FIRE RESCUE ASSESSMENT		\$624.00
Total Non-Ad Valorem Assessments		\$624.00

Parcel Details

Owner:	FRAMADA LLC	Account	514216-01-7120	Assessed value:	\$339,380
Situs:	136 N 24 AVE	Alternate Key	694971	School assessed value:	\$350,580
		Millage code	0513 - HOLLYWOOD 0513		
		Millage rate	21.17180		
2023 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$7,259.37	HOLLYWOOD LITTLE RANCHES 1-26 B BEG 125 S OF NE COR LOT 24, W 100,N 45,E TO PT ON E/L 75 S OF NE COR,S 50 TO POB BLK 18		Book, page, item:	--
Non-ad valorem:	\$624.00			Property class:	
Total Discountable:	\$7,883.37			Township:	51
Total tax:	\$7,883.37			Range:	42
				Section:	16
				Use code:	01

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

BROWARD COUNTY

2023 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 694971

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514216-01-7120		See Below	See Below	See Below	0513

FRAMADA LLC
2 NE 91 ST
MIAMI SHORES, FL 33138

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

136 N 24 AVE
HOLLYWOOD LITTLE RANCHES 1-26 B
BEG 125 S OF NE COR LOT 24,
W 100,N 45,E TO PT ON E/L 75
S OF NE COR,S 50 TO POB BLK 18

\$7,804.54

WWW-23-00198678
Paid By FRAMADA

Taxing Authority	Millage	AD VALOREM TAXES Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.54920	339,380	0	339,380	1,883.29
VOTED DEBT	0.11980	339,380	0	339,380	40.66
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.92600	350,580	0	350,580	1,726.95
CAPITAL OUTLAY	1.50000	350,580	0	350,580	525.87
VOTER APPROVED DEBT LEVY	0.18960	350,580	0	350,580	66.47
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	339,380	0	339,380	11.10
OKEECHOBEE BASIN	0.10260	339,380	0	339,380	34.82
SFWMD DISTRICT	0.09480	339,380	0	339,380	32.17
SOUTH BROWARD HOSPITAL	0.09370	339,380	0	339,380	31.80
CHILDREN'S SVCS COUNCIL OF BC	0.45000	339,380	0	339,380	152.72
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	339,380	0	339,380	2,533.98
DEBT SERVICE	0.61810	339,380	0	339,380	209.77
FL INLAND NAVIGATION	0.02880	339,380	0	339,380	9.77

Receipt #
Paid 02/22/2024

Total Millage:	21.17180	Ad Valorem Taxes:	\$7,259.37
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Levying Authority	NON-AD VALOREM TAXES	Rate	Amount
05 HLWD FIRE RESCUE ASSESSMENT			624.00
Non-Ad Valorem Assessments:			\$624.00

Combined Taxes and Assessments:	\$7,883.37
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If Postmarked By	Feb 29, 2024				
Please Pay	\$0.00				

BROWARD COUNTY

2023 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 694971

Paid 02/22/2024 Receipt #

WWW-23-00198678

\$7,804.54

Paid By FRAMADA

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
514216-01-7120

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

FRAMADA LLC
2 NE 91 ST
MIAMI SHORES, FL 33138

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Feb 29, 2024	\$0.00

Return with Payment

Please Pay Only One Amount

THIS INDENTURE made this 2 day of December, 19 78, by and between

ROSE MARIE AYLWARD, Personal Representative of the ESTATE OF JOSEPH CRAFA

DECEASED, of the County of Richmond
State of New York, Party of the first part, and

JAMES MURANO, JR., and ROSEMARIE MURANO, his wife
party of the Second part, whose address is:

136 N. 24 Avenue Hollywood, Florida

WITNESSETH:

NOW, THEREFORE, in consideration of the premises and the sum of Ten Dollars (\$10.00) in hand paid, said party of the first part, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said party of the second part, and to their heirs, successors and assigns forever, said certain lands in said County of BROWARD, State of FLORIDA described as follows, to wit:

SEE SHEET ATTACHED HERETO FOR LEGAL DESCRIPTION MADE
A PART HEREOF.

Subject to restrictions, easements, zoning and limitations
of record, if applicable, and taxes for the current year
and subsequent years thereto.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same unto the said party of the second part, their heirs, successors and assigns, in fee simple forever.

And the said party of the first part doth hereby covenant to and with the said party of the second part, their heirs, successors and assigns, that in all things preliminary to and in and about said sale and this conveyance and the laws of tender have been followed and complied with in all respects.
First party and second party are used for singular or plural as context requires.

The said party of the First Part was duly appointed by the Circuit Court in and for Broward County, Florida as Personal Representative of the above estate on September 28, 1977.

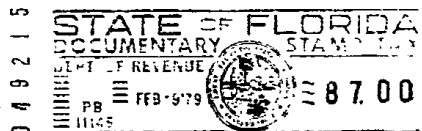
IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal this 2 day of December 19 78.

Signed, sealed and delivered in our
presence:

ESTATE OF JOSEPH CRAFA, deceased

BY: Rose Marie Aylward (SEAL)
Rose Marie Aylward, P. R.

STATE OF NEW YORK \$
COUNTY OF RICHMOND \$



I HEREBY CERTIFY that on this day personally appeared before me, an officer duly qualified and authorized to administer oaths and take acknowledgments,

ROSE MARIE AYLWARD

not individually but as Personal Representative of the above estate to me well known and known to me to be the individual described in and who executed the foregoing instrument and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.
WITNESS my hand and official seal this 2 day of December
19 78 in the County and State last aforesaid.

NOTARY PUBLIC
ANGELO L. TARANTO

Notary Public State of New York
No. 24-3932425 Kings County
Comm. Expires March 30, 1979

My Commission Expires: 6

Beginning at a point 125 feet South of the Northeast corner of Lot Twenty-four (24) in Block Eighteen (18) of HOLLYWOOD LITTLE RANCHES, according to the Amended Plat thereof, recorded in Plat Book 1 at Page 26, of the Public Records of Broward County, Florida; thence West to a point on the West line of said lot; 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said lot; thence East to a point on the East line of said lot, 75 feet South of the Northeast corner thereof, thence South along the East line of said lot, 50 feet of the point of beginning.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

OFF. REC. 8037 PAGE 79

98
10-2422-4

fronting upon all highways (except alleys) shall be prepared and kept on file in the office of the City Engineer, which plats shall be open during the office hours of the said City Engineer, to the inspection of any owner or occupant of any building, desiring to know the proper number of his building.

Section 139. Any person being the owner or occupant of any building now erected or that may hereafter be erected in the City of Hollywood who shall for thirty days after notice of the City Engineer of the proper number of such building neglect or refuse to number any building owned or occupied by him in conformity with the provisions of this ordinance and with the plan for numbering buildings, as aforesaid, shall be subject to a penalty of three dollars, and a similar penalty for every thirty days thereafter that he shall neglect or refuse to number said building.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED by the City Commission of the City of Hollywood this 16th day of June 1926.

Paul R. John
Mayor

J. O. Vandereen
City Clerk

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

OFF
REC 8136 PAGE 246

Warranty Deed

TERI K. SULLIVAN

● 2019年12月15日 星期日

Oct 2 2 30 PM '61

REC 10474 PG 78

50

96-480736 TH00P
09-28-96 10:11AM
\$ 0.70
DOCU. STAMPS-DEED
REC'D. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

PREPARED BY AND RETURN TO:

THOMAS A. THOMAS, ESQ.
THOMAS AND THOMAS
1917 Harrison Street
Hollywood, Florida 33020
(954) 920-4283

Property Appraisers Parcel Identification
(Folio) No(s): 11216-01-71100

Grantee S.S. No.:

Quit Claim Deed

THIS QUIT CLAIM DEED, executed this 14th day of September, 1996, by MARGARET J. THOMAS, a married woman, whose post office address is 2519 Madison Street, Hollywood, Florida 33020, First Party, to THOMAS A. THOMAS, a married man, whose post office address is 2519 Madison Street, Hollywood, Florida 33020, Second Party,

WITNESSETH that the said First Party, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid by the Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever all of the right, title and interest, claim and demand which the said First Party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Beginning at a point 125 feet south of the northeast corner of Lot 24 in Block 18 of HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida; thence west to a point on the west line of said lot; 125 feet south of the northwest corner thereof, thence north 45 feet along the west line of said lot; thence east to a point on the east line of said lot, 75 feet south of the northeast corner thereof, thence south along the east line of said lot, 50 feet to the point of beginning.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behalf of the said Second Party forever.

Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness sign:

Print Name:

Witness sign:

Print Name:

Margaret Thomas
MARGARET J. THOMAS

STATE OF FLORIDA)

: SS

COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared MARGARET J. THOMAS, who is personally known to me to be the person described in and who executed the foregoing instrument or who has produced

52545160701

(2) ✓
DH

_____ as identification and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th
_____ day of ~~August~~, 1996.

September

SEAL

Ann Bardaji

Notary Public, State of Florida
Print Name _____
Commission No. _____

My Commission Expires:



ANN BARDAJI
My Commission Expires 06/28/98
Commission No. CC388168

0625451P60702

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

98-750392 T#001
12-31-98 09:19AM

\$ 0.70
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

PREPARED BY:

THOMAS A. THOMAS
1917 Harrison Street
Hollywood, Florida 33020
(954) 920-4283

Property Appraisers Parcel Identification
(Folio) No.(s): 11216-01-71100

Grantee S.S. No.:

Return to: Thomas A. Thomas, Jr., Esq.
4271 North Pine Island Road
Sunrise, Florida 33351

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 19th day of December, 1998, by THOMAS A. THOMAS, a married man, whose post office address is 2519 Madison Street, Hollywood, Florida 33020, First Party, to THOMAS A. THOMAS, JR., a single man, whose post office address is 4271 North Pine Island Road, Sunrise, Florida 33351, Second Party,

WITNESSETH that the said First Party, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever all of the right, title, interest, claim and demand which the said First Party has in and to the following-described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Beginning at a point 125 feet south of the northeast corner of Lot 24 in Block 18, of HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence west to a point on the west line of said lot, 125 feet south of the northwest corner thereof; thence north 45 feet along the west line of said lot; thence east to a point on the east line of said lot, 75 feet south of the northeast corner thereof; thence south along the east line of said lot, 50 feet to the point of beginning.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behalf of the said Second Party forever.

N.B.: First Party herein states under oath upon execution of this deed that the real property referred to above has never been the homestead of the First Party or the First Party's immediate family, nor is it contiguous to the First Party's homestead which is actually 2519 Madison Street, Hollywood, Florida 33020.

BK29113PG0599

Wherever used herein, the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Scott Cannarozzi
Witness Signature

Print Name: SCOTT CANNAROZZI

Constance Petros
Witness Signature

Print Name: CONSTANCE PETROS

Thomas A. Thomas
THOMAS A. THOMAS

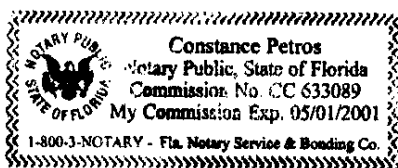
STATE OF FLORIDA)
 : SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, appeared THOMAS A. THOMAS, who is personally known to me to be the person described in and who executed the foregoing instrument or who has produced _____
personally known as identification, and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____
19 day of December, 1998.

Constance Petros
NOTARY PUBLIC, STATE OF FLORIDA
CONSTANCE PETROS

My Commission Expires:



return to:
KIMETH M. MEYER P.A.
ATTORNEY AT LAW
3005 PALM JUNGLE ROAD SUITE 261
FORT LAUDERDALE, FL 33304

PREPARED BY/RECORD AND RETURN TO:

Robert M. Sturup, Esquire
2601 E. Oakland Park Blvd., #503
Ft. Lauderdale, FL 33306

PERSONAL REPRESENTATIVE'S DEED

Ad Valorem Tax Identification # 51-42-16-01-7120

51-42-16-01-7130

51-42-16-01-7140

51-42-16-01-7100

This Indenture, made this 3 day of April, 2001 between **MARGARET THOMAS**, the duly qualified and acting personal representative of the estate of **THOMAS A. THOMAS, SR.**, deceased, hereinafter called the Grantor, and **Thomas A Thomas Jr., a single man**, whose post office address is 1530 Lakeview Circle Coral Springs FL 33071, hereinafter called the Grantee.

WITNESSETH:

WHEREAS, THOMAS A. THOMAS, SR., died testate a resident of Broward County, Florida, on April 1, 1999, seized and possessed of certain property hereinafter described; and

WHEREAS, Grantor, by virtue of the power and authority to her given by the Last Will and Testament of THOMAS A. THOMAS, SR., deceased, and by the Letters of Administration Issued to her as Personal Representative (Circuit Court, Broward County, Florida, Probate Case No. 99-5156), has granted, assigned, aliened, remised, released, conveyed and confirmed, and by these presents does grant, assign, alien, remise, release, convey and confirm unto the Grantee, his heirs, successors or assigns forever, the following described property, "as is," situate, lying and being in Broward County, Florida, to-wit:

Legal Description: Lot 23 in Block 18, Less the South 7.5 feet for alley right-of-way, of "Hollywood Little Ranches" according to the Amended Plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida; EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest Corner of said Lot 23, Thence Easterly 80 feet along the North boundary of said Lot 23; Thence Southerly 125 feet along a line parallel with the East boundary line of said Lot 23; Thence West 80 feet to the West boundary line of said Lot 23; and Thence Northerly 125 feet along the West boundary line of said Lot 23 Point of Beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
Lot 24 in Block 18, LESS the South 10.5 feet for alley right-of-way of HOLLYWOOD LITTLE RANCHES according to the Plat thereof as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

3
2

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any way appertaining; and the reversion and reversions, remainder and remainders, rent, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which the decedent had in his lifetime, and at the time of his decease, and which the Grantor has, by virtue of the said Last Will and Testament and her appointment as the Personal Representative of decedent's estate, or otherwise, of, in and to the above granted premises, and every part and parcel thereof, with the appurtenances.

To have and to hold all singular the above granted premises, "as is" together with the appurtenances and every part thereof, unto the Grantee, his heirs successors or assigns forever.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED IN
OUR PRESENCE:

✓ Audrey Bloch
Witness signature
✓ Audrey Bloch
Witness printed name
✓ Marlene A. Leopold
Witness signature
✓ Marlene A. Leopold
Witness printed name

✓ Margaret Thomas
Margaret Thomas, Personal Representative
c/o 1530 Lakewood Circle
Carol Springs, FL 33021

STATE OF FLORIDA
COUNTY OF BROWARD

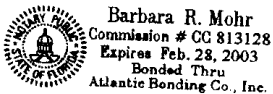
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Margaret Thomas, as personal representative of the estate of Thomas A. Thomas, SR., who is personally known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this ✓ 3 day of April, 2001.

Notary Public

sign ✓ Barbara R. Mohr
print ✓ BARBARA R. MOHR

✓ SEAL
✓ Commission expires



Prepared by:

RECORD AND RETURN TO

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture, made this 25 day of April, 2006, between **THOMAS A. THOMAS JR.** a single man, of the city of, Boynton Beach, State of Florida, grantor, and **SFUMATO VILLA'S, LLC**, a Florida Limited Liability Company, whose post office address is, 2999 NE 191st Street PH-8 Aventura, FL 33180, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of TEN 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:

LEGAL DESCRIPTION: Lot 23 in Block 18, Less the South 7.5 feet for alley right-of-way, of "Hollywood Little Ranches" according to the Amended Plat thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida; **EXCEPTING THEREFROM** the following described parcel: Beginning at the Northwest Corner of said Lot 23, Thence Easterly 80 feet along the North boundary of said Lot 23; Thence Southerly 125 feet along a line parallel with the East boundary line of said Lot 23; Thence West 80 feet to the West boundary line of said Lot 23; and Thence Northerly 125 feet along the West boundary line of said Lot 23 Point of Beginning. **TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:** Lot 24 in Block 18, LESS the South 10.5 feet for alley right-of-way of HOLLYWOOD LITTLE RANCHES according to the Plat thereof as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations, easements and dedications of record and taxes for 2006 and subsequent years AND.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

In witness whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN
OUR PRESENCE:

Witness

Print

Witness

Print


Thomas A Thomas Jr., grantor

STATE OF FLORIDA
COUNTY OF BROWARD

Prepared by and return to:

Oscar Grisales-Racini, P.A.
2999 NE 191 STREET PH 8
Aventura, FL 33180
305-792-4911
File Number: 2006-364
Will Call No.:

[Space Above This Line For Recording

Data]

Warranty Deed

This Warranty Deed made this 3rd day of May, 2011 between SFUMATO VILLA'S, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is 304 INDIAN TRACE 607, Weston, FL 33327, grantor, and ELIAS PERCHIK, a married man whose post office address is 978 Windward Way, Weston, FL 33327, 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:

LOT 24 NORTH, LESS BEGINNING 125 SOUTH OF NORTH EAST COR, WEST 100, NORTH 45, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 514216017110

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 2005.

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

DoubleTime®

(2)

Signed, sealed and delivered in our presence:

**SFUMATO VILLA'S, LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

[Signature]
Witness Name: [Signature]
Witness Name: YANISZA PARDOS

[Signature] (Seal)
ELIAS PERCHIK, MANAGER

State of Florida
County of Broward

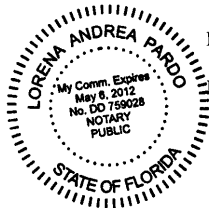
The foregoing instrument was acknowledged before me this 3rd day of May, 2011 by ELIAS PERCHIK,
MANAGER **SFUMATO VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**., who
☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Tax Deed # 27122

Property
Identification # 514216-01-7120

DR-506
R.01/95

Tax Deed

County of Broward

State of Florida

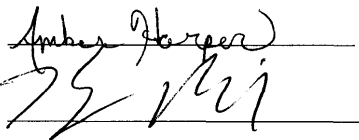
The following Tax Sale Certificate Numbered **22582** issued on **06/01/2009** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **17TH Day of OCTOBER, 2012**, offered for sale as required by law for cash to the highest bidder and was sold to: **BENJIE SPERLING, TRUSTEE** whose address is: **P.O. BOX 817058, HOLLYWOOD, FL 33081** the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this **17TH Day of OCTOBER, 2012** in the County of Broward, State of Florida, in consideration of the sum of **TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$25,000.00)** being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS

**HOLLYWOOD LITTLE RANCHES 1-26 B
BEG 125 S OF NE COR LOT 24,
W 100, N 45,E TO PT ON E/L 75
S OF NE COR,S 50 TO POB BLK 18**

Witness:



State of Florida

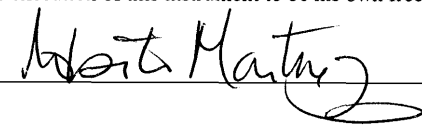
County of Broward

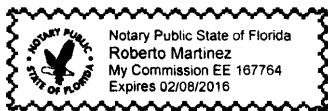

 (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator

Broward County, Florida

On this **17TH Day of OCTOBER, 2012**, before me **Roberto Martinez** personally appeared Bertha Henry, County Administrator, by **Rebecca Leder**, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.





**Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY**

NOTICE OF APPLICATION FOR TAX DEED NUMBER 27122

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 514216-01-7120
Certificate Number: 22582
Date of Issuance: 06/01/2009
Certificate Holder: TLC GENERAL PARTNERSHIP
HOLLYWOOD LITTLE RANCHES 1-26 B
Description of Property: BEG 125 S OF NE COR LOT 24,
W 100,N 45,E TO PT ON E/L 75
S OF NE COR,S 50 TO POB BLK 18
Name in which assessed: SFUMATO VILLA'S
Legal Titleholders: SFUMATO VILLA'S
2999 NE 191 ST #PH-8
AVENTURA, FL 33180


All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of October, 2012 at 10:00 AM at:

The Governmental Center
115 S. Andrews Avenue, Room 422
Fort Lauderdale, Florida

Dated this 13th day of September, 2012.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: 
Claudio Manicone
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 09/13/2012, 09/20/2012, 09/27/2012 & 10/04/2012
Minimum Bid: 20064.10

Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 27122 FINAL

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 14TH day of SEPTEMBER, 2012, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

SFUMATO VILLA'S
136 NW 24TH AVE
HOLLYWOOD, FL 33020

SFUMATO VILLA'S, LLC.
2999 NE 191ST ST #PH-8
AVENTURA, FL 33180

TLGFY, LLC
CAPITAL ONE, N.A.
PO BOX 54347
NEW ORLEANS, LA 70154-4347

CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

INTERNAL REVENUE SERVICE
7850 SW 6TH COURT
STOP 6030
PLANTATION, FL 33324

U.S. DEPARTMENT OF JUSTICE
% GRISEL ALONSO,
ASST. U.S. ATTORNEY
99 NE 4TH ST., STE 310
MIAMI, FL 33132

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT,
PERMITTING LICENSING & PROTECTION DIVISION
ATTN: DIANE JOHNSON
GCE-1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY COMMUNITY
CODE COMPLIANCE PERMITTING LICENSING
& PROTECTION DIVISION
GCE - 1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION &
ENGINEERING DIVISION;
RIGHT OF WAY SECTION, ATTN: FRANK J GUILIANO
ONE N. UNIVERSITY DR., STE 300-B
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER;
ATTN: JEAN MANESS
2555 W. COPANS RD., POMPANO BEACH, FL

PUBLIC WORKS DEPT.; REAL PROPERTY
ATTN: DALE C. WILSON
GOVERNMENTAL CENTER, RM. 326,
115 S. ANDREWS AVE., FT. LAUDERDALE, FL 33301

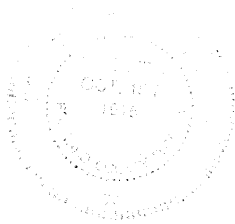
BROWARD COUNTY SHERIFF'S DEPT.
ATTN: - CIVIL DIVISION
FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(4)

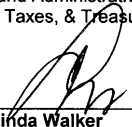
I further certify that I enclosed with every copy mailed, a statement as follows: "Warning - property in which you are interested" is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 14TH day of SEPTEMBER, 2012, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL



Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By 
Deputy Linda Walker

401-316 Revised 02/12

This instrument prepared by:
Steven L. Jones, Esq.
9999 NE 2d Ave., Ste. 216
Miami Shores, FL 33138

Folio No. or Parcel ID No. 514216017120

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 20 day of December, 2012 by BENJIE SPERLING, a married man, both individually and as Trustee, whose post office address is PO Box 817058, Hollywood, FL 33081, first party, to GOLD COAST PROPERTY PARTNERS, LLC, a Florida limited liability company, whose post office address is 300 NW 51st Court, Oakland Park, FL 33309, second party:

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:


Beginning at a point 125 feet south of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning.

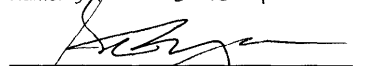
The described property does not constitute the homestead of the first party nor is it adjacent to or contiguous with any homestead property of the first party or any relative thereof.


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Name: STEVEN L. JONES


Name: Steven L. Jones

 (Seal)
BENJIE SPERLING, both individually and as Trustee

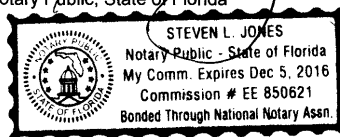
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared BENJIE SPERLING, a married man, both individually and as Trustee, and who is (are) personally known or produced _____ as identification, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution thereof to be her (their) act and deed.

WITNESS my hand and official seal this 12/20/12

My commission expires:

Name: _____
Notary Public, State of Florida



IN THE CIRCUIT COURT OF THE 17TH
JUDICIAL CIRCUIT, IN AND FOR
BROWARD COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 12-32581 CACE 13

BENJIE SPERLING, as Trustee,
Plaintiff(s),
vs.

SFUMATO VILLA'S LLC, a Florida limited liability
company; CITY OF HOLLYWOOD, a Florida municipal
corporation; BROWARD COUNTY, a political subdivision
of the State of Florida,

Defendant(s)/

SUMMARY FINAL JUDGMENT QUIETING TITLE

THIS CAUSE came before the Court April 23, 2013 on Plaintiff's Motion for Summary Final Judgment Quieting Title; there has been personal service of process upon Defendant(s); there has been prior notice of hearing; the Court having reviewed Plaintiff's Motion, Memorandum of Law and supporting Affidavit; the Court having heard argument of counsel; and the Court being otherwise fully advised in the premises, it is

ORDERED AND ADJUDGED:

1. The Court has jurisdiction over the subject matter and the parties hereto.
2. There is no material issue of fact or law in dispute and Plaintiff is entitled to judgment consistent with Rule 1.150, Florida Rules of Civil Procedure.
3. Plaintiff(s) is entitled to the relief afforded by Section 65.081, Florida Statutes, quieting and confirming its title in and to the real property described in the Complaint and hereinafter, against all Defendants save and except for Defendant(s), CITY OF HOLLYWOOD, to the extent that its liens are not satisfied from the disbursement of surplus funds, as further set forth in paragraph 6 herein.
4. There is no defense to or grounds that defeat Plaintiff's title or the tax deed under which it claims said title. The delinquent real property taxes, the non-payment of which resulted in the sale of tax certificate(s) and then led to the application for tax deed when not redeemed, were not paid prior to the sale, issuance and recording of the tax deed.
5. The Broward County Revenue Collector strictly complied with its duties under the provisions of Chapter 197, Florida Statutes, and in particular Section 197.502, F.S., after it received the application for tax deed by the holder of the tax certificate(s). It also strictly complied with the provisions of Section 197.512, F.S., by effecting publication of a notice for application for tax deed. Finally it complied with the provisions of Section 197.522, F.S., by mailing or otherwise processing the required notice of application for tax deed to those parties in interest established under Section 197.502, F.S.

②

6. The tax deed(s) dated October 17, 2012 and filed in Official Records Book 49179, Page 1561, Public Records of Broward County, Florida, is hereby confirmed as valid. It conveyed title to the property described therein to the grantee thereof, exclusive of any claims of Defendant(s) (except for CITY OF HOLLYWOOD to the extent that such claims cannot be paid from the disbursement of surplus under the provisions of Sec. 197.582, F.S.) named herein and all parties claiming by, through, under or against said Defendants, all as provided in Section 197.552, Florida Statutes.

7. The title of Plaintiff(s), BENJIE SPERLING, as Trustee, as to the following described real property in Broward County, Florida:

Beginning at a point 125 feet south of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning

is a good title against the claims or purported claims of Defendant(s) (including the prior ownership interest of SFUMATO VILLA'S LLC), except as may be limited herein; all parties having or claiming to have any right, title or interest in the subject real property; all persons claiming by, through or against said Defendant(s) since the filing of the Notice of Lis Pendens; and those claims or purported claims are cancelled and title to the real property is forever quieted in favor of Plaintiff.

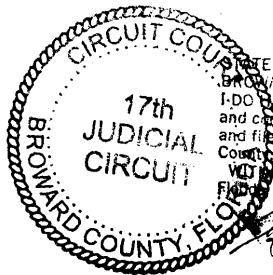
8. The Court shall retain jurisdiction of this matter relative to the surplus funds and priority of claim and disbursement under the provisions of Section 197.582, F.S., and BROWARD COUNTY is not to make disbursement from tax deed file number 27122 pending further order of court.

DONE AND ORDERED at Ft. Lauderdale, Broward County, Florida, this 4/23/13

[Signature]
CIRCUIT COURT JUDGE

Copies furnished to:

Steven L. Jones, Esq., 9999 N.E. 2nd Avenue, Suite 216, Miami Shores, Florida 33138
Sfumato Villa's LLC, c/o Oscar Grisales-Racini, 20801 Biscayne Blvd., Suite 306, Aventura, FL 33180
Tracy A. Lyons, Esq., Asst. City Attorney – tlyons@hollywoodfl.org
Carl L. Kitchner, Esq., Asst. County Attorney – ckitchner@broward.org



STATE OF FLORIDA
BROWARD COUNTY
I DO HEREBY CERTIFY that the foregoing is a true and correct copy of the original and file in the office of the Clerk of the Court, Broward County, Florida.
WITNESS my hand and official seal on this day of APR 23 2013
[Signature]
Deputy Clerk

Return to:
STEVEN L. JONES, ESQ.
9999 NORTHEAST 2nd AVENUE
MIAMI SHORES, FLORIDA 33138

THIS INSTRUMENT PREPARED BY
STEVEN L. JONES, ESQ.
9999 NORTHEAST 2nd AVENUE
MIAMI SHORES, FLORIDA 33138

FOLIO NO. 514216017120

SPECIAL WARRANTY DEED

THIS INDENTURE is made and executed the 19 day of February, 2019, by GOLD COAST PROPERTY PARTNERS, LLC, a limited liability company existing under the laws of Florida and whose post office address is 5079 N. Dixie Highway, Suite 328, Oakland Park, FL 33334, hereinafter called the grantor, to MIGUEL ANGEL HERRERA, a single man, whose post office address is 136 n. 24th Avenue, Hollywood, FL 33020, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise release, convey and confirm unto the grantee, all that certain land situate in Broward County, Florida, viz:

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning.

SUBJECT TO (1) land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authorities, none of which are hereby reimposed; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision, none of which are hereby reimposed; (3) public utility easements of record which are located contiguous to the property lines, none of which are hereby reimposed; and (4) taxes for the year 2019 and subsequent years.

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 it is lawfully seized of said land in fee simple and that it has good right and lawful authority to sell and convey said land, and grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through and under grantor only and as to no others.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name by its proper officer thereunto duly authorized the day and year first above written.

GOLD COAST PROPERTY PARTNERS, LLC
By SUNBRIDGE RENTAL MANAGEMENT, LLC, a Nevada
limited liability company, its Manager

Signed, sealed and delivered in the presence of:

Judith J. Loffredo
Name: Judith J. Loffredo

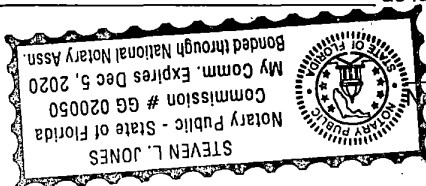
By: Johnny Fenger Sorensen
JOHNNY FENGER SORENSEN, as Manager of Sunbridge
Rental Management, LLC

Name: Steven L. Jones

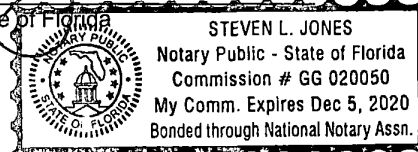
STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 19 day of February, 2019, by JOHNNY FENGER SORENSEN, as Manager of SUNBRIDGE RENTAL MANAGEMENT, LLC, a Nevada limited liability company, as Manager of GOLD COAST PROPERTY PARTNERS, LLC, a Florida limited liability company, on behalf of the company. She is personally known to me or produced He as identification.

My commission expires:



Notary Public, State of Florida



THIS INSTRUMENT PREPARED BY:
STEVEN L. JONES, ESQ.
9999 NE 2ND AVE., STE. 216
MIAMI SHORES, FL 33138

AFFIDAVIT (Limited Liability Company)

STATE OF FLORIDA
COUNTY OF

BEFORE ME, the undersigned authority, appeared JOHNNY FENGER SORENSEN, who is (are) personally known or who produced _____ as identification, and upon being first duly sworn, depose(s) and say(s):

1. He is the Manager of SUNBRIDGE RENTAL MANAGEMENT, LLC, a Nevada limited liability company, as Manager of GOLD COAST PROPERTY PARTNERS, LLC, a Florida limited liability company ("Company"), and this affidavit is made regarding the following described property:

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning ("Property").

2. Company is the owner of the Property by virtue of a quit claim deed recorded in Official Records Book 49373, Page 564, Public Records of Broward County, Florida, and is one and the same entity as named therein.

3. Company was a validly created legal entity under the laws of the State of Florida as of the date it acquired title to the Property and remains in good standing as of the date hereof.

4. The current member(s) of the Company is Johnny Fenger Sorensen, and of which Affiant is one and same individual, and that this is the only individual party in interest relative to the Company and which has consented to the sale of the Property.

5. Affiant has full authority in his capacity as stated herein, on behalf of Company, to sell and convey title to the Property consistent with that contract for sale and purchase wherein Company is named as seller and MIGUELANGEL HERRERA is named as buyer; to execute the deed of conveyance, closing statement and all other documents necessary for the sale and conveyance of the Property.

6. Neither Company, its Manager nor its Sole Member is a debtor in bankruptcy and has not been a debtor in bankruptcy since becoming a manager and member of the Company.

7. This affidavit is made to induce STEVEN L. JONES, ESQ., as agent of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, to issue a policy to insure the title to the Property.

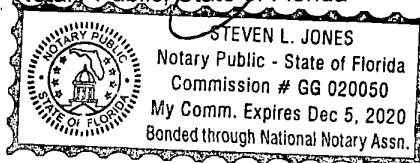
FURTHER AFFIANT(S) SAYETH NOT.

JOHNNY FENGER SORENSEN

SWORN TO and subscribed before me this

Name:
Notary Public, State of Florida

My commission expires:



Prepared by and return to:
Alfredo Garcia-Menocal
Attorney at Law
Alfredo Garcia Menocal, P.A.
4937 SW 74th Court Suite 3
Miami, FL 33155
305-553-3464
File Number: AGM21200
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30 day of June, 2021 between Miguelangel Herrera, a married man whose post office address is 411 SE 4th Street, Dania, FL 33004, grantor, and Offerlane Holdings LLC, a Florida limited liability company whose post office address is 1212 E. Broward Blvd., Suite 204, Fort Lauderdale, FL 33301, 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:

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning.

A/K/A: 136 N. 24th Avenue Hollywood FL 33020

Parcel Identification Number: 514216-01-7120

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 411 SE 4th Street Dania Beach FL 33004

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, 2020.

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

Signed, sealed and delivered in our presence:

Witness Name: Catalina A. Asul
Kathy Torres
Witness Name: KATHY TORRES

Miguelangel Herrera (Seal)

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of June, 2021 by Miguelangel Herrera, who ☐ is personally known or ☒ has produced a drivers license as identification.

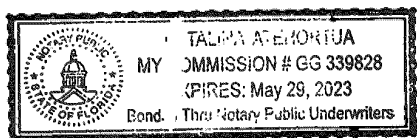
[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

Catalina A Asse.
5/29/23



Prepared by and return to:
Alfredo Garcia-Menocal
Attorney at Law
Alfredo Garcia Menocal, P.A.
4937 SW 74th Court Suite 3
Miami, FL 33155
305-553-3464
File Number: AGM21200
Will Call No.:

[Space Above This Line For Recording Data]

Title Affidavit

(Seller)

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Miguelangel Herrera, a married man ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. **Miguelangel Herrera, a married man ("Seller")**, is the owner of and is selling the following described property to **Offerlane Holdings LLC, a Florida limited liability company ("Buyer")**, to wit:

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the point of beginning.

A/K/A: 136 N. 24th Avenue Hollywood FL 33020

Parcel Identification Number: 514216-01-7120

2. It has been brought to Affiant's attention that certain instrument(s) recorded in the public records against one or more persons with similar name(s) to that of your Affiant may cause an objection to the title of the above property. Said matters are recorded in **OR Book 46721, Page 810 in the Public Records of Broward County Florida**. Affiant is not the same person or persons described in the aforementioned recorded instrument(s). The aforementioned matters do not in any way affect or relate to your Affiant. There are no judgments or liens whatsoever outstanding against Affiant.
3. All recording references set forth herein are to the Public Records of **Broward County, Florida**, unless otherwise noted. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Alfredo Garcia Menocal, P.A. and Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **Alfredo Garcia Menocal, P.A. and Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

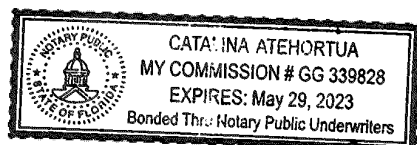

Miguelangel Herrera

State of Florida

County of Miami Dade

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30 day of June, 2021 by Miguelangel Herrera, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

Catalina Atehortua

My Commission Expires:

5/29/23

Prepared By:

David A. Coven, Esq.
David A. Coven, P.A.
2856 East Oakland Park Boulevard,
Fort Lauderdale, Florida 33306

**AFFIDAVIT
(Limited Liability Company)**

BEFORE ME, the undersigned authority, duly authorized to take acknowledgements and administer oath personally appeared **Daniel Gitlin**, who deposes and says under penalties of perjury that:

1 This affidavit is made with regard to the following described property(ies):

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, Hollywood Little Ranches, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the Point of Beginning.

Parcel Identification Number: 514216017120

2. **OFFERLANE HOLDINGS LLC** is a Florida Limited Liability Company, is duly organized, validly existing, and in good standing under the laws of Florida, at date of acquisition of the interest or lien on the subject property of this transaction and at present time.

3. **OFFERLANE HOLDINGS LLC**, is not one of a family or group of entities.

4. **Daniel Gitlin** is the Managing Member of the limited liability company described in item 2 above.

5. All mananging members of **OFFERLANE HOLDINGS LLC**, a Florida limited liability company consent to the sale to **FRAMADA LLC** and authorize Affiant to execute the closing statement and all other documents necessary for the sale and conveyance to the Property.

6. The entity authorized under item 4 above is not a debtor in bankruptcy and has/have not been a debtor in bankruptcy since becoming a member of the LLC and such person has not been otherwise dissociated within the meaning of chapter 605 of the Florida Statutes.

7. The member executing the Warranty Deed is not and has not become dissociated pursuant to Sec. 605.0302(11) F.S. (by filing a statement of dissociation), Secs. 605.0601 or 605.0602, F.S., nor has that person wrongfully caused dissolution of the company.

8. This affidavit is made to induce **David A. Coven, P.A.** and **Fidelity National Title Insurance Company** to insure title to the real property described in item 1 above. Affiant(s), individually and on behalf of the Limited Liability Company described in item 2 above agree(s) to indemnify **David A. Coven, P.A.** and **Fidelity National Title Insurance Company** and hold it harmless for any loss or damage resulting from its reliance on the matters set forth in this affidavit.

9. **OFFERLANE HOLDINGS LLC** is Member-Managed.

OFFERLANE HOLDINGS LLC, a Florida Limited Liability
Company

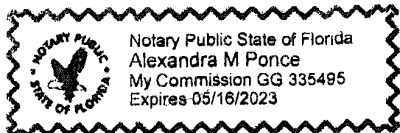
By: [Signature]
Daniel Gitlin, Manager

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was sworn, subscribed, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of December, 2021 by Daniel Gitlin, Manager of OFFERLANE HOLDINGS LLC, a Florida Limited Liability Company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Alexandra Ponce

My Commission Expires: _____

Prepared by and return to:
David A. Coven, Esq.

David A. Coven, P.A.
2856 East Oakland Park Blvd.
Fort Lauderdale, FL 33306
954-565-8410

File Number: 21-11-584

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of December, 2021 between OFFERLANE HOLDINGS LLC, a Florida Limited Liability Company, whose post office address is 1212 E Broward Blvd # 204, Fort Lauderdale, FL 33301, grantor, and FRAMADA LLC, a Florida Limited Liability Company, whose post office address is 2 NE 91st Street, Miami Shores, FL 33138, 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:

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, Hollywood Little Ranches, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the Point of Beginning.

Parcel Identification Number: 514216017120

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2021**.

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

Signed, sealed and delivered in our presence:

OFFERLANE HOLDINGS LLC, a Florida Limited Liability Company

By: [Signature]
Daniel Gitlin, Manager

[Signature]
Witness Name: Alexandra Ponce

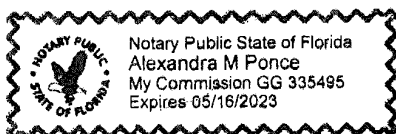
[Signature]
Witness Name: Bruce Forbes

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was sworn, subscribed, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of December, 2021 by Daniel Gitlin, Manager of OFFERLANE HOLDINGS LLC, a Florida Limited Liability Company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Alexandra Ponce

My Commission Expires: _____



NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

PERMIT NUMBER: _____

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO. 514216017110
SUBDIVISION HOLLYWOOD LITTLE RANCHES BLOCK 18 TRACT _____ LOT 24 BLDG _____ UNIT _____
2406 POLK STREET # A-B HOLLYWOOD, 33020

2. GENERAL DESCRIPTION OF IMPROVEMENT:
Perimetral 6 FT Height chain link fence with a gate

3. OWNER INFORMATION: a. Name FORT FRANCIS LLC (Manager Cristina F Delaney)
b. Address 20507 NE 9 PL MIAMI, FL 33179 c. Interest in property SINGLE FEE

Name and address of fee simple titleholder (if other than Owner) _____

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
MULTITECH CORP (305)219-8761 5801 SW 89TH PL, Miami, FL 33173

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified):

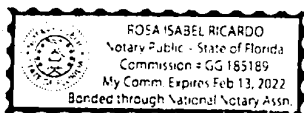
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

DELANEY, CRISTINA F Manager
Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of January, 2022
by DELANEY, CRISTINA F, who is personally known ☒ or produced the following type of identification: _____



Rosa Ricardo
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

AMC Title Inc.
13800 N.W. 14th Street, Suite 190
Sunrise, FL 33323
Phone 954-308-3261
orders@amctitle.com

PROPERTY INFORMATION REPORT

Date of Report: February 3, 2025

Order No. 21-11-584

To: David A. Coven P.A.
2631 E. Oakland Park Boulevard, Suite 107
Fort Lauderdale, FL 33306

Pursuant to your request the Public Records of Broward County have been searched January 1, 1978 to August 21, 2024 @ 11:59 PM in order to determine ownership and encumbrances, and the following affect the property described as follows:

Description of Real Property Situated in Broward County:

See attached Exhibit "A"

Current Vested Owners:

Framada LLC, a Florida limited liability company

by virtue of Warranty Deed from Offerlane Holdings LLC, a Florida limited liability company recorded 12/13/2021 in Official Records Instrument # 117800052, of the Public Records of Broward County, Florida.

Chain of Title:

1. Warranty Deed from Miguelangel Herrera, a married man to Offerlane Holdings LLC, a Florida limited liability company recorded 07/12/2021 in Official Records Instrument # 117415577, of the Public Records of Broward County, Florida.
2. Special Warranty Deed from Gold Coast Property Partners, LLC, a Florida limited liability company to Miguelangel Herrera, a single man recorded 02/21/2019 in Official Records Instrument # 115630226, of the Public Records of Broward County, Florida.

3. Quit Claim Deed from Benjie Sperling, a married man, both individually and as Trustee to Gold Coast Property Partners, LLC, a Florida limited liability company recorded 12/31/2012 in Official Records Book 49373, Page 564, of the Public Records of Broward County, Florida.
4. Tax Deed from Clerk of Court to Benjie Sperling, Trustee recorded 10/23/2012 in Official Records Book 49179, Page 1561, of the Public Records of Broward County, Florida. NOTE – Summary Final Judgment Quieting Title recorded in Official Records Book 49732, Page 256.
5. Warranty Deed from Sfumato Villa's, LLC, a Florida limited liability company to Elias Perchik, a married man recorded 05/06/2011 in Official Records Book 47900, page 1753, of the Public Records of Broward County, Florida. NOTE – Legal description is incomplete.
6. Warranty Deed from Thomas A. Thomas Jr., a single man to Sfumato Villa's, LLC, a Florida limited liability company recorded 05/02/2006 in Official Records Book 41934, Page 1872, of the Public Records of Broward County, Florida.
7. Personal Representative's Deed from Margaret Thomas, the duly qualified and acting personal representative of the estate of Thomas A. Thomas, Sr., deceased to Thomas A. Thomas, Jr., a single man recorded 08/22/2003 in Official Records Book 35876, Page 830, of the Public Records of Broward County, Florida.
8. Quit Claim Deed from Thomas A. Thomas, a married man, to Thomas A. Thomas, Jr., a single man recorded 12/31/1998 in Official Records Book 29113, Page 599, of the Public Records of Broward County, Florida.
9. Quit Claim Deed from Margaret J. Thomas, a married woman to Thomas A. Thomas, a married man recorded 09/28/1996 in Official Records Book 25451, Page 701, of the Public Records of Broward County, Florida.
10. Warranty Deed from James Murano, Jr. and Rosemarie Murano, his wife to Thomas A. Thomas and Margaret J. Thomas, his wife recorded 10/25/1982 in Official Records Book 10474, page 785, of the Public Records of Broward County, Florida.
11. Personal Representative's Deed from Rose Marie Aylward, Personal Representative of the Estate of Joseph Crafa, deceased to James Murano, Jr. and Rosemarie Murano, his wife recorded 02/09/1978 in Official Records Book 8037, Page 78, of the Public Records of Broward County, Florida.

Mortgages:

1. NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

Judgments, Liens and other encumbrances:

1. Nothing found of record.

Exceptions:

1. Restrictions, dedications, reservations, and easements as shown on the plat as recorded in Plat Book 1, page 26 of the Public Records of Broward County, Florida.
2. Ordinance recorded in Official Records Book 8136, Page 244, of the Public Records of Broward County, Florida.
3. Ordinance recorded in Official Records Book 40082, page 1783, and in Official Records Book 40082, Page 1789, of the Public Records of Broward County, Florida.
4. Resolution recorded in Official Records Book 44283, Page 1074, and in Official Records Book 46038, Page 953, of the Public Records of Broward County, Florida.

NOTE: For Folio #514216017120: 2023 taxes were paid on 02/22/2024 in the amount of \$7,804.54. The gross amount for 2024 was \$7,883.37. NOTE – This folio contains additional lands not covered by this report.

This report is being prepared for informational purposes only. This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information 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. This report does not set forth or imply any opinion, warranty, guarantee, insurance, or other similar assurance of the status of title, and does not constitute title insurance.

This report contains information obtained from public records and AMC Title Inc. makes no representations concerning the accuracy of said public record information or the information contained in this report. THIS REPORT IS NOT AN ABSTRACT OR OPINION OF TITLE, TITLE COMMITMENT OR GUARANTEE, OR TITLE INSURANCE POLICY. A full title search should be performed before issuing any

commitment, policy or endorsement. This report is being provided to you as AMC Title Inc.'s customer, and is not intended for the benefit of any third party.

LIMITATION OF LIABILITY: AMC Title Inc. makes no warranty with respect to this report. If any information contained in this report is inaccurate, you agree that AMC Title Inc.'s liability to you is limited to the price you paid for this report. AMC Title Inc. shall have no liability to any third party under any circumstances, and the liability under this report is limited to the addressee (named recipient) of the report, and may not exceed the amount paid for the report. In no event shall AMC Title Inc. be liable for any special, incidental, or consequential damages even if advised that such damages are possible or likely.

AMC Title Inc.
13800 N.W. 14th Street, Suite 190
Sunrise, FL 33323

Countersigned: _____
Alison M. Chastain, Esq.

Exhibit "A"

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, Hollywood Little Ranches, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the Point of Beginning.

AMC Title Inc.
13800 N.W. 14th Street, Suite 190
Sunrise, FL 33323
Phone 954-308-3261
orders@amctitle.com

PROPERTY INFORMATION REPORT

Date of Report: February 3, 2025

Order No. 21-12-641

To: David A. Coven P.A.
2631 E. Oakland Park Boulevard, Suite 107
Fort Lauderdale, FL 33306

Pursuant to your request the Public Records of Broward County have been searched as of August 21, 2024 @ 11:59 PM in order to determine ownership and encumbrances, and the following affect the property described as follows:

Description of Real Property Situated in Broward County:

See attached Exhibit "A"

Current Vested Owners:

Framada LLC, a Florida limited liability company

by virtue of Warranty Deed Fort Francis LLC, a Florida limited liability company 04/29/2022 in Official Records Instrument #118113125, of the Public Records of Broward County, Florida.

Chain of Title:

1. Warranty Deed from Yolvi Feijoo, a single man to Fort Francis, LLC, a Florida limited liability company recorded 11/23/2020 in Official Records Instrument # 116880621, of the Public Records of Broward County, Florida.
2. Warranty Deed from N.A. Professionals, LLC, a Florida limited liability company to Yolvi Feijoo, a single person, recorded 06/10/2016 in Official Records Instrument # 113747347, of the Public Records of Broward County, Florida.

3. Special Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3 to N.A. Professionals, LLC, a Florida limited liability company recorded 04/27/2016 in Official Records Instrument # 113655701, of the Public Records of Broward County, Florida.
4. Certificate of Title from Clerk of Court to The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3 recorded 06/12/2015 in Official Records Instrument # 113047664, of the Public Records of Broward County, Florida.
5. Warranty Deed from Sfumato Villa's, LLC, a Florida limited liability company to Elias Perchik, a married man recorded 05/06/2011 in Official Records Book 47900, page 1753, of the Public Records of Broward County, Florida. NOTE – Legal description is incomplete.
6. Warranty Deed from Thomas A. Thomas Jr., a single man to Sfumato Villa's, LLC, a Florida limited liability company recorded 05/02/2006 in Official Records Book 41934, Page 1872, of the Public Records of Broward County, Florida.
7. Personal Representative's Deed from Margaret Thomas, the duly qualified and acting personal representative of the estate of Thomas A. Thomas, Sr., deceased to Thomas A. Thomas, Jr., a single man recorded 08/22/2003 in Official Records Book 35876, Page 830, of the Public Records of Broward County, Florida. NOTE – There does not appear to be a deed from Margaret Thomas individually as to this portion of property.
8. Warranty Deed from Stuart Spak and Karen Spak, his wife to Thomas A. Thomas and Margaret Thomas, his wife recorded 05/31/1990 Official Records Book 15472, Page 355, of the Public Records of Broward County, Florida.
9. Warranty Deed from William R. McDonald and Juanita McDonald, his wife to Stuart Spak and Karen Spak, his wife recorded 06/09/1987 in Official Records Book 14514, Page 441, of the Public Records of Broward County, Florida.
10. Quit Claim Deed from Mary Catherine McDonald, an unmarried woman to Mary Catherine McDonald, an unmarried woman, William R. McDonald and Juanita McDonald, her parents, as joint tenants with right of survivorship recorded in Official Records Book 12429, Page 974, of the Public Records of Broward County, Florida. NOTE – See Affidavit recorded in Official Records Book 14514, Page 448 Mary McDonald a/k/a Mary Roach died on 05/12/1986.
11. Personal Representative's Deed from Howard Acres, as Personal Representative of the Estate of Mildred Ida Acres, deceased to Mary Catherine McDonald

recorded 12/23/1980 in Official Records Book 9318, Page 549, of the Public Records of Broward County, Florida.

Mortgages:

1. NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

Judgments, Liens and other encumbrances:

1. Notice of Violation recorded June 11, 2008 in Official Records Book 45440, page 1742, of the Public Records of Broward County, Florida.

Exceptions:

1. Restrictions, dedications, reservations, and easements as shown on the plat as recorded in Plat Book 1, page 26 of the Public Records of Broward County, Florida.
2. Ordinance recorded in Official Records Book 8136, Page 244, of the Public Records of Broward County, Florida.
3. Ordinance recorded in Official Records Book 40082, page 1783, and in Official Records Book 40082, Page 1789, of the Public Records of Broward County, Florida.
4. Resolution recorded in Official Records Book 44283, Page 1074, and in Official Records Book 46038, Page 953, of the Public Records of Broward County, Florida.

NOTE: For Folio #514216017120: 2023 taxes were paid on 02/22/2024 in the amount of \$7,804.54. The gross amount for 2024 was \$7,883.37. NOTE – This folio contains additional lands not covered by this report.

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any opinion, warranty, guarantee, insurance, or other similar assurance of the status of title, and does not constitute title insurance.

This report contains information obtained from public records and AMC Title Inc. makes no representations concerning the accuracy of said public record information or the information contained in this report. THIS REPORT IS NOT AN ABSTRACT OR OPINION OF TITLE, TITLE COMMITMENT OR GUARANTEE, OR TITLE INSURANCE POLICY. A full title search should be performed before issuing any commitment, policy or endorsement. This report is being provided to you as AMC Title Inc.'s customer, and is not intended for the benefit of any third party.

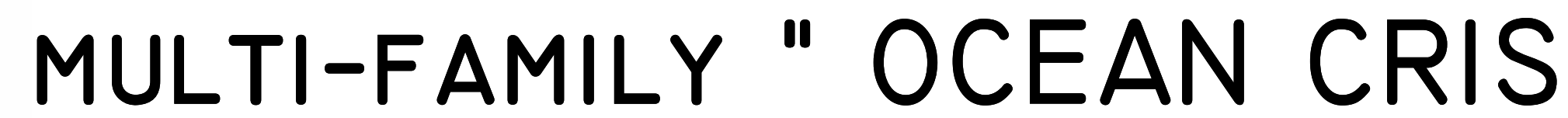
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AMC Title Inc.
13800 N.W. 14th Street, Suite 190
Sunrise, FL 33323

Countersigned: _____
Alison M. Chastain, Esq.

Exhibit "A"

The North 125 feet of Lot 24, Block 18 of Hollywood Little Ranches, according to the Amended Plat thereof, recorded in Plat Book 1, Page 26, of the public records of Broward County, Florida, excepting therefrom that portion thereof, described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said lot; thence East to a point on the East Line of said lot said Lot 75 feet South of the Northeast Corner thereof; thence South along the East line of said Lot 50 feet to the point beginning.



ARCHITECTURE SHEET INDEX

ARCHITECTURE SHEET INDEX		
SHEET NUMBER	SHEET TITLE	PERMIT SET 01/30/25
A-0	PROJECT INFORMATION	X
A-0.2	SITE PLAN	X
A-1.1	FLOOR PLAN - LEVEL 1	X
A-1.2	FLOOR PLAN - LEVEL 2	X
A-1.3	ROOF PLAN	X
A-2.1	ELEVATIONS	X
A-4.1	3D VIEW	X
A-4.2	3D VIEW	X
A-4.3	3D VIEW	X



PROPERTY ID	PROPERTY ADDRESS
<u>514216017120</u>	136 N 24 AVENUE HOLLYWOOD, FL. 33020

LEGAL DESCRIPTION

ZONING = TC-1 TRANSITIONAL CORE
 PRIMARILY SINGLE FAMILY, MULTI-FAMILY AND INCLUDING SOME LIGHT-OFFICE AND LIGHT-COMMERCIAL USES (INTENSITIES OF NON-RESIDENTIAL USES ARE LIMITED BY DISTRICT)

	REQUIRED (SQUARE/FEET)	PROVIDED (SQUARE/FEET)
LOT AREA		12,505.00 SQ/FT
SETBACKS	REQUIRED	PROPOSED
FRONT:	15'-0"	37'- 0"
SIDE:	10'-0"	10'- 0"
CORNER SIDE :	15'-0"	15'- 0"
REAR:	10'- 0"	10'- 0"
HEIGHT LIMITS	50'- 0" MAX.	2 STORIES (21'- 4")

- PROPOSED MULTI FAMILY RESIDENCES. (6 UNIT)

1. DIMENSIONS INDICATED ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS TO FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.
2. EMPLOY ONLY EXPERIENCED INDIVIDUALS TO FABRICATE AND INSTALL THE WORK INDICATED IN THE CONTRACT DOCUMENTS. ENSURE THAT SAID INDIVIDUALS ARE THOROUGHLY KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES. ESTABLISH A CONSTRUCTION SEQUENCE THAT TAKES INTO ACCOUNT THE PRIORITY OF THE CONSTRUCTION DOCUMENTS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. ENSURE THAT THE TRADES AND METHODS IDENTIFIED DURING BIDDING OR CONSTRUCTION ARE IMMEDIATELY COMMUNICATED TO THE ARCHITECT AS INDICATED IN DIVISION 1.0 OF THE SPECIFICATIONS.
4. VERIFY UTILITY SERVICES AND LOCATIONS PRIOR TO COMMENCING WORK. COORDINATE LOCATIONS WITH RESPECTIVE TRADES.
5. COMPLY WITH DIVISION 1 REQUIREMENTS.
6. COORDINATE ORDER LEAD TIMES OF MATERIALS AND EQUIPMENT CRITICAL TO ACCOMPLISHING THE PROJECT TIMELINE. REVIEW APPROPRIATE SPECIFICATION SECTIONS FOR OTHER MATERIAL AND EQUIPMENT REQUIREMENTS.
7. COMPLY WITH APPLICABLE CODES, ORDINANCES AND LIFE SAFETY REQUIREMENTS. COORDINATE CODE COMPLIANCE FOR THE WORK OF THE PROJECT.
8. COMPLY WITH STORAGE AND PRODUCT HANDLING REQUIREMENTS CONTAINED IN THE SPECIFICATIONS.
9. COMPLY WITH SUBMITTAL REQUIREMENTS FOR COLOR SELECTION AND APPROVAL CONTAINED IN THE SPECIFICATIONS.
10. SEISMICALLY RESTRAIN FREE STANDING EQUIPMENT, SHELVING, AND TALL FURNITURE ELEMENTS.
11. COMPLY WITH FBC 120A.4.3 FOR SLIP RESISTANT SURFACES AT EXTERIOR STAIRS AND APPROACHES.
12. SEE SPECIFICATIONS FOR DUCT PENETRATION OF SHAFT WALL REQUIREMENTS.
13. COORDINATE ADDRESSES OF NEW BUILDINGS PER FBC 502 AND USPS REGULATIONS.
14. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 (FBC R.302.9.i).
15. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 (FBC R.302.9.2).
16. INSULATION MATERIALS SHALL BE RATED WITHIN FLOOR-CEILING ASSEMBLIES, WALL CEILING ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25, AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 (FBC R302.10.i).
17. PROVIDE FIRE BLOCKING PER FBC R. 302.i.
18. PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION IN BATHROOM WALLS AND AS INDICATED ON BATHROOM ELEVATIONS.
19. PARTITION FRAMING TO BE 20 GA. 3-5/8" METAL STUDS (MIN.) AT 16" O.C. AT ALL HUNG ITEMS AND WALLS TO RECEIVE TILE..
20. ALL SLOPES TO DRAIN 1/8" PER FT. (MIN.); 2% MAX. AT ALL AREAS OTHER THAN SHOWERS.
21. ALL SHOWER WALLS TO HAVE 5/8" GLASS MATT FACED GYPSUM TILE BACKER BOARD MOUNTED ON THE STUD OR FURRING CHANNELS.
22. PROVIDE BLOCKING FOR WALL WOVEN TV.
23. ALL SHOWER GLASS DOORS & GLASS PANELS ADJACENT TO DOORS MUST BE SAFETY GLAZING IN COMPLIANCE W/ FBC 2406.4 & TB 2406.2 (i) AND 2406.2 (2) AS PER FBC SECTION 2406.4 PROVIDE SAFETY GLAZING TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS 9 SF OR LESS SHALL BE CATEGORY CLASS 1. GLAZING 9 SF OR LESS SHALL BE CATEGORY CLASS 1.
24. GLAZING 9 SF OR MORE SHALL BE CATEGORY CLASS II. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS ZETHAN 60 INCHES ABOVE THE WALKING SURFACE. GLAZING 9 SF OR LESS SHALL BE CATEGORY CLASS B GLAZING 9 SF OR MORE SHALL BE CATEGORY CLASS A.
25. KITCHEN CONSULTANT TO PROVIDE SHOP DRAWINGS OF KITCHEN AND ALL BATHROOMS FOR EACH UNIT TYPE TO ARCHITECT.
26. TERMITE PROTECTION SHALL BE PROVIDED AGAINST SUBTERRANEAN TERMITES IN COMPLIANCE WITH CPSC 2023 R318. ONCE APPLICATION OF PROTECTION IS COMPLETED, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE.
27. A RIGHT OF WAY CLOSURE SUBMITTAL IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

PROJECT

Multy-Family Ocean Cris	96
----------------------------	----

PROPERTY ADDRESS

136 N 24
Avenue
Hollywood, Fl
33020

CONSULTANS



3350 SW 148 AV.
MIRAMAR FL. 33027
(954) 874 1714
www.urbandomus.net

OWNER

FRAMADA, LLC

REVISIONS

#	DESCRIPTION	DATE
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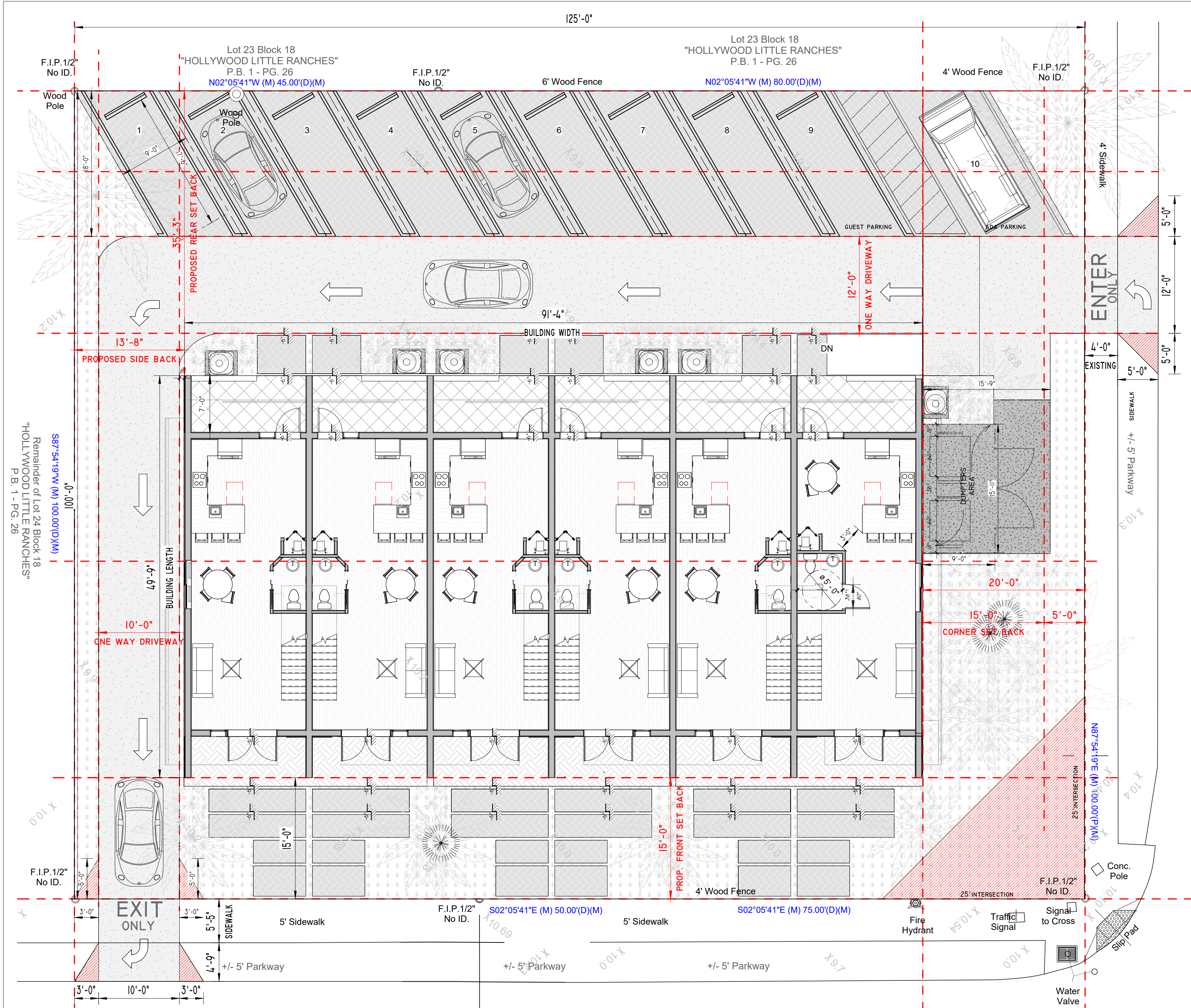
Technical advisory Committee

DRAWING

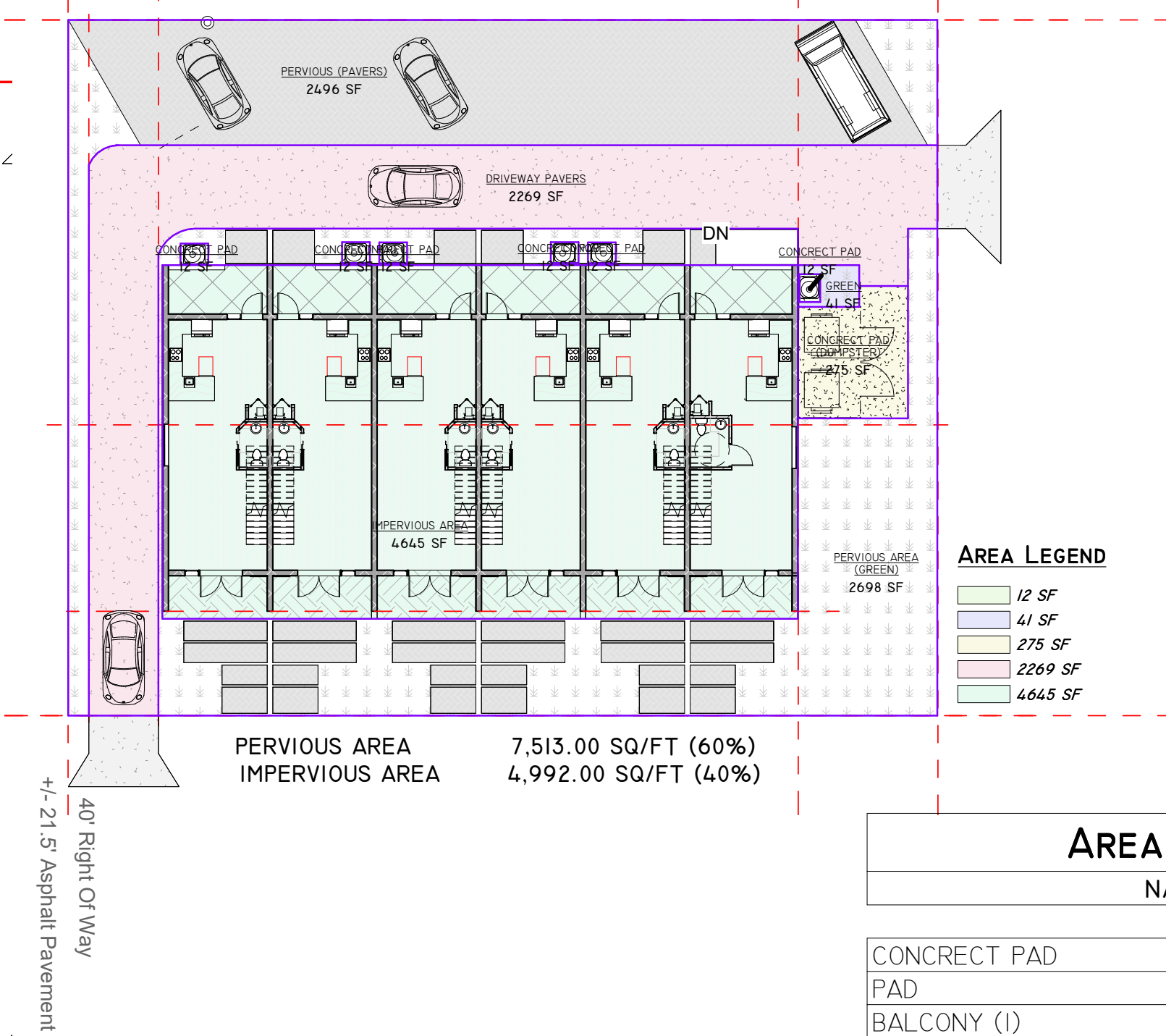
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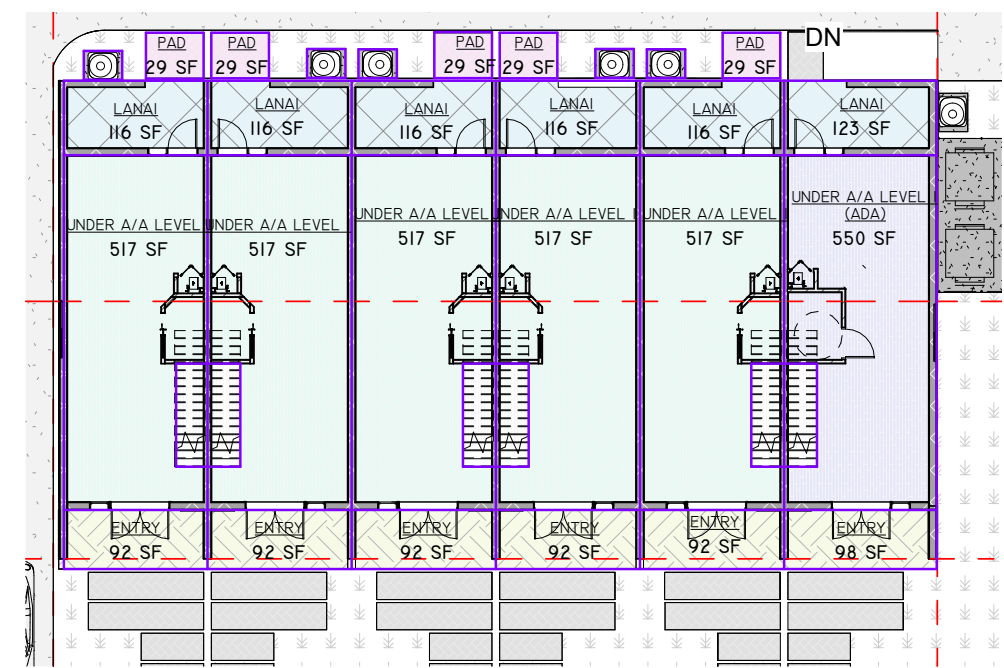


SITE PLAN
1
A-0.2
1/8" = 1'-0"

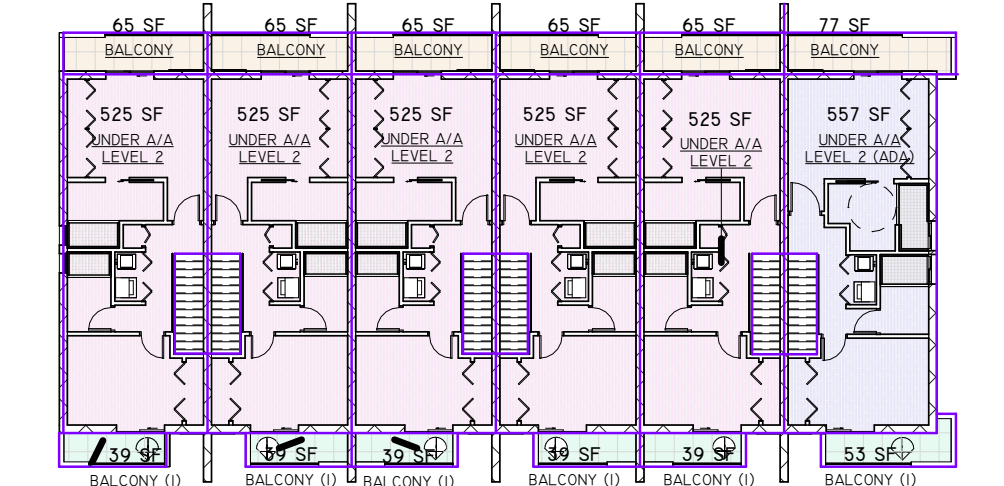


AREA SCHEDULE FOR UNIT	
NAME	AREA
CONCRETE PAD	12 SF
PAD	29 SF
BALCONY (1)	39 SF
GREEN	41 SF
BALCONY (1)	53 SF
BALCONY	65 SF
BALCONY	77 SF
ENTRY	92 SF
ENTRY	98 SF
LANAI	116 SF
LANAI	123 SF
CONCRETE PAD (DUMPSTER)	275 SF
UNDER A/A LEVEL 1	517 SF
UNDER A/A LEVEL 2	525 SF
UNDER A/A LEVEL 1 (ADA)	550 SF
UNDER A/A LEVEL 2 (ADA)	557 SF
DRIVEWAY PAVERS	2269 SF
PERVIOUS (PAVERS)	2496 SF
PERVIOUS AREA (GREEN)	2698 SF
IMPERVIOUS AREA	4645 SF
TOTAL CONSTRUCTION AREA FOR UNIT 1,500.00SQ/FT	

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PERVIOUS AREA (GREEN)	2698 SF
IMPERVIOUS AREA	4645 SF
TOTAL CONSTRUCTION AREA FOR UNIT 1,500.00SQ/FT	



AREA LEVEL 1



AREA LEVEL 2

ZONING DATA -SETBACKS

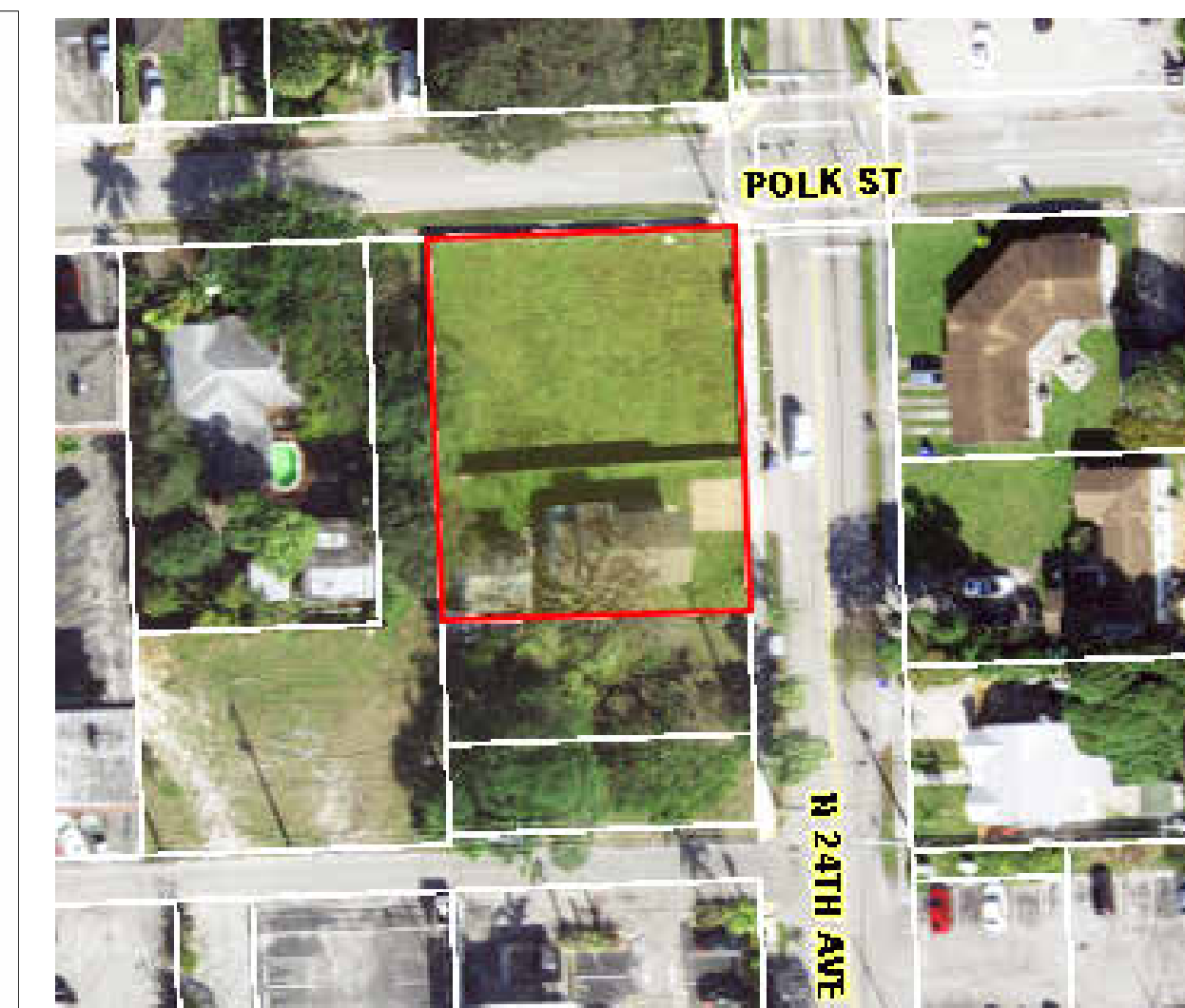
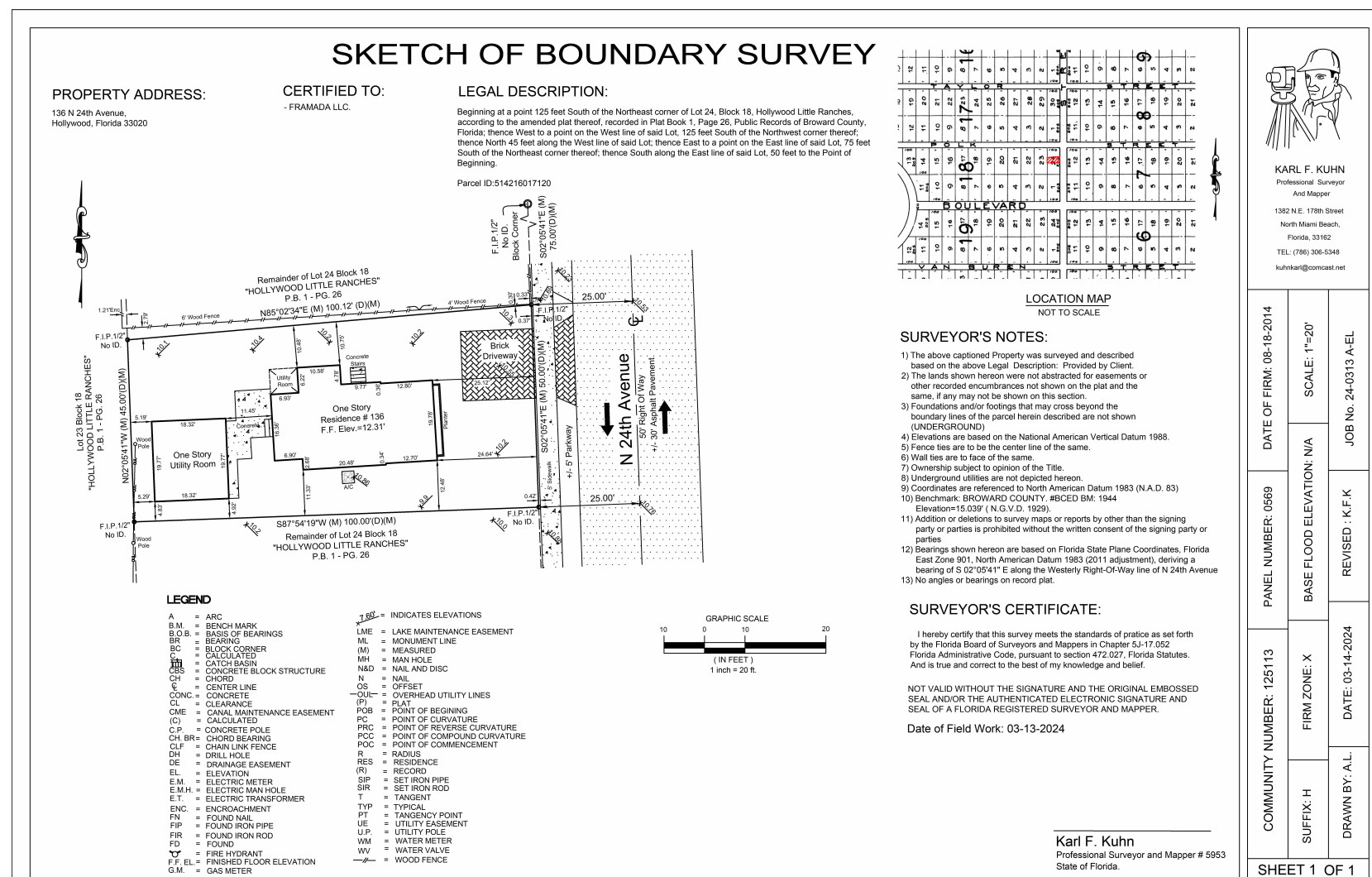
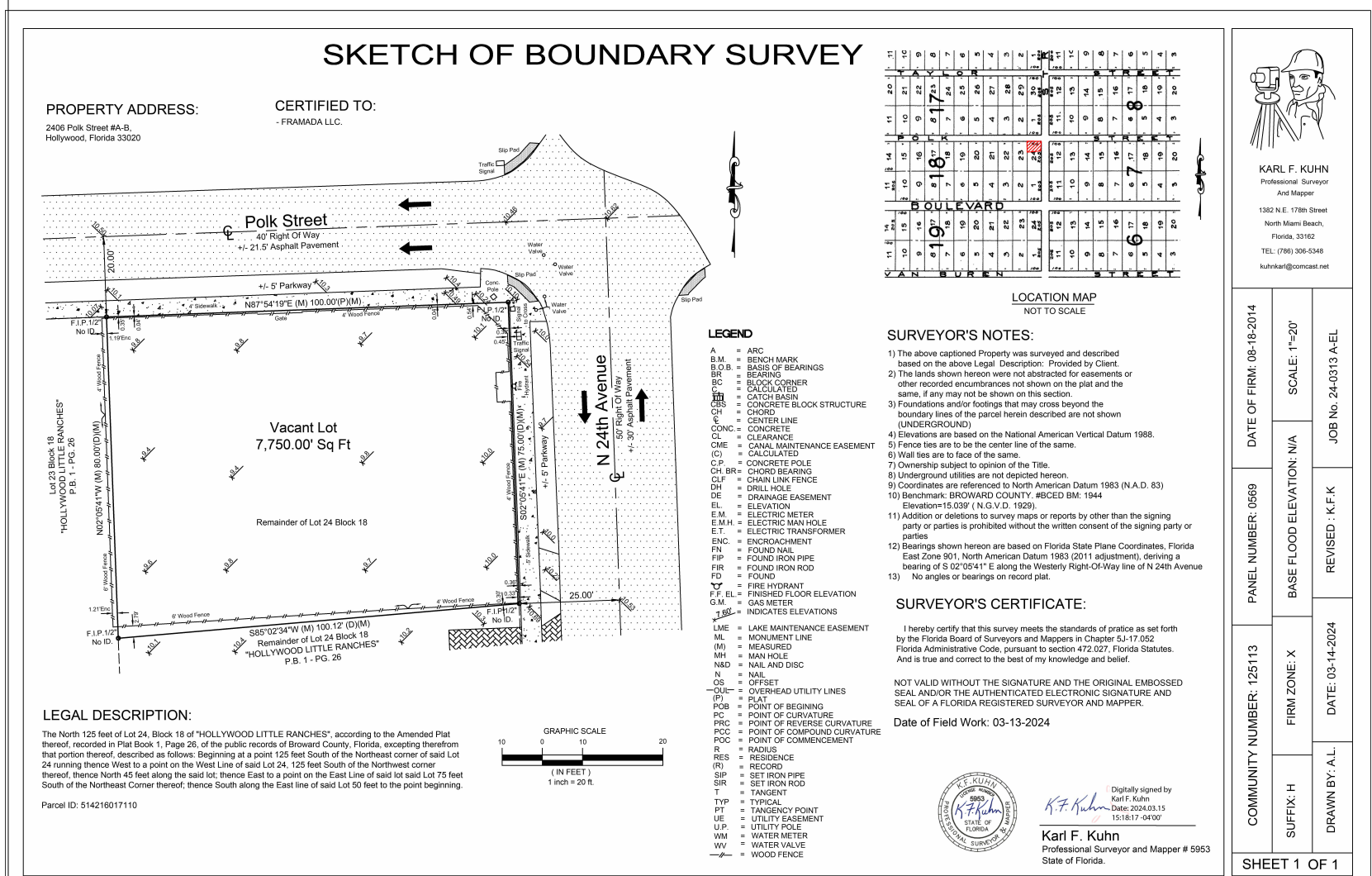
EXIST/ REQ.		PROPOSED
LOT AREA	MIN. 10,000.00 S/F	12,505.00 S/F
LOT COVERAGE	MAX 50%	4,992.00 sq/FT(40%)

USE CODE : PRIMARILY SINGLE FAMILY, MULTI-FAMILY AND INCLUDING SOME LIGHT-OFFICE AND LIGHT-COMMERCIAL USES (INTENSITIES OF NON-RESIDENTIAL USES ARE LIMITED BY DISTRICT)
ZONE DISTRICT : TC-1

PARKING	REQUIREMENTS	PROPOSED
	1.5 SPACE PER UNIT = 9 SPACE PARKING	8 SPACE PARKING 1 ADA SPACE PARKING 1 GUEST PARKING SPACE

SETBACKS REQUIRED		
LOT AREA	REQUIRED (SQUARE/FEET)	PROVIDED (SQUARE/FEET)
	MIN. 10,000.00	12,505.00 SQ/FT
SETBACKS REQUIRED		
FRONT:	15'-0"	15'- 0"
SIDE:	10'-0"	13'- 8"
CORNER SIDE :	15'-0"	20'- 0"
REAR:	10'- 0"	35'- 3"
HEIGHT LIMITS	50'- 0" MAX.	2 STORIES, 21'-4" (T.O.P)

APPLICABLES CODE
2023 FLORIDA BUILDING CODE, 8TH EDITION.



SURVEY

LOCATION MAP

SEAL / SIGNATURE CITY

TUPACK RHEA, PE
Professional Engineer
FL PE Reg #40217
12310 sw 39th street miami,Florida 33175
ph:305.569.0191
tupack@tupack.net
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Multy-Family Ocean Cris

PROPERTY ADDRESS
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Hollywood, FL 33020

CONSULTANTS
URBANDOMUS CONSTRUCTION
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OWNER
FRAMADA, LLC

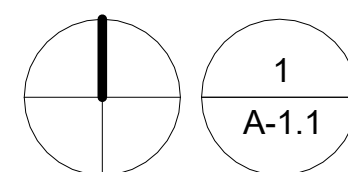
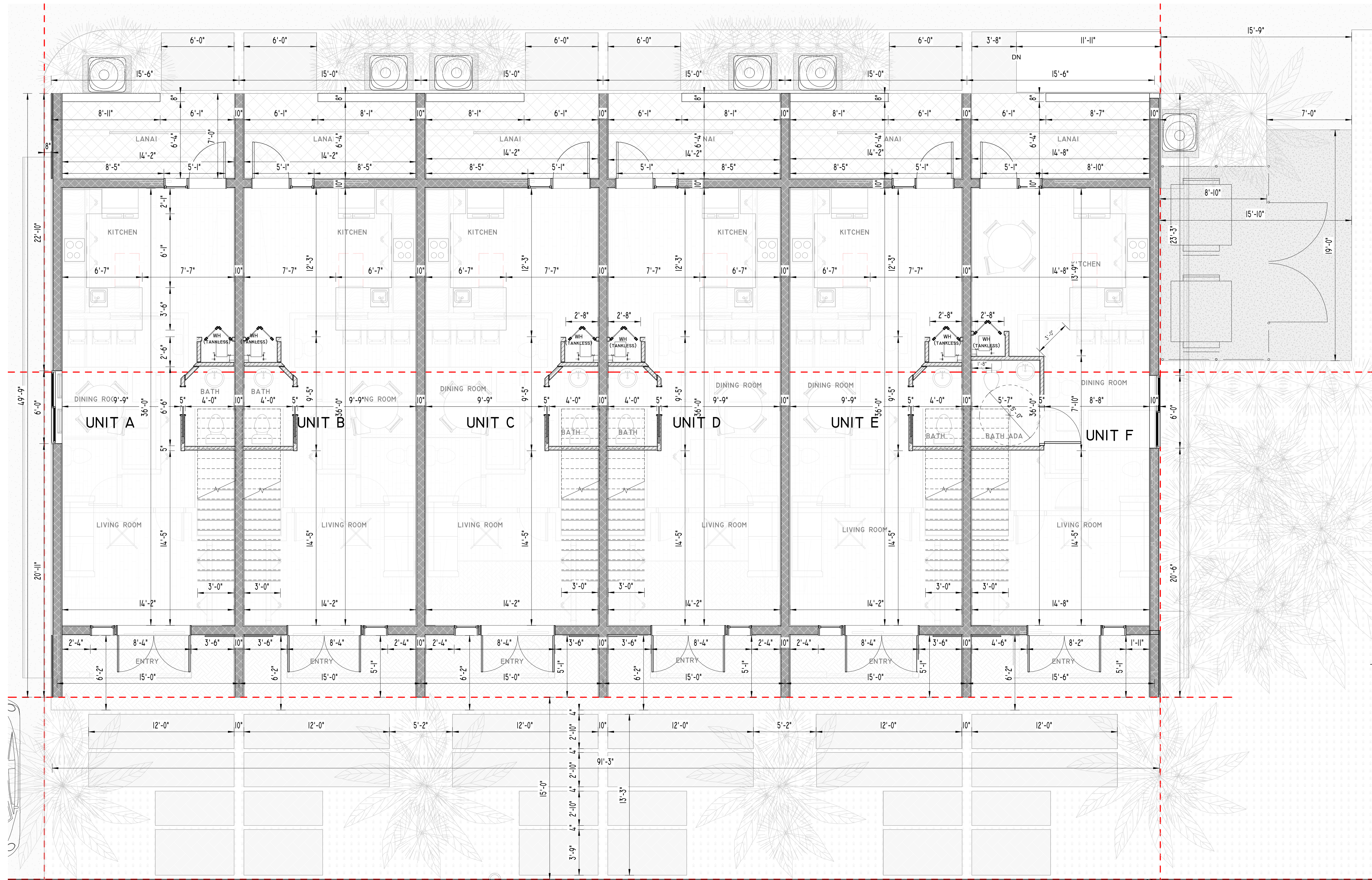
REVISIONS
DESCRIPTION DATE

ISSUE DATE
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Technical advisory Committee

DRAWING
SITE PLAN

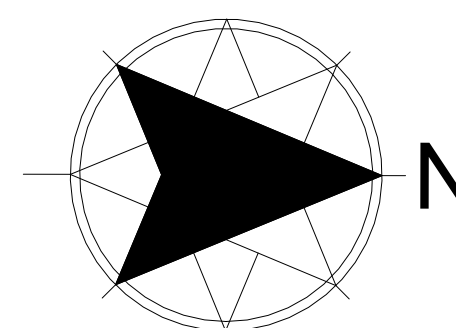
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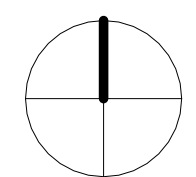
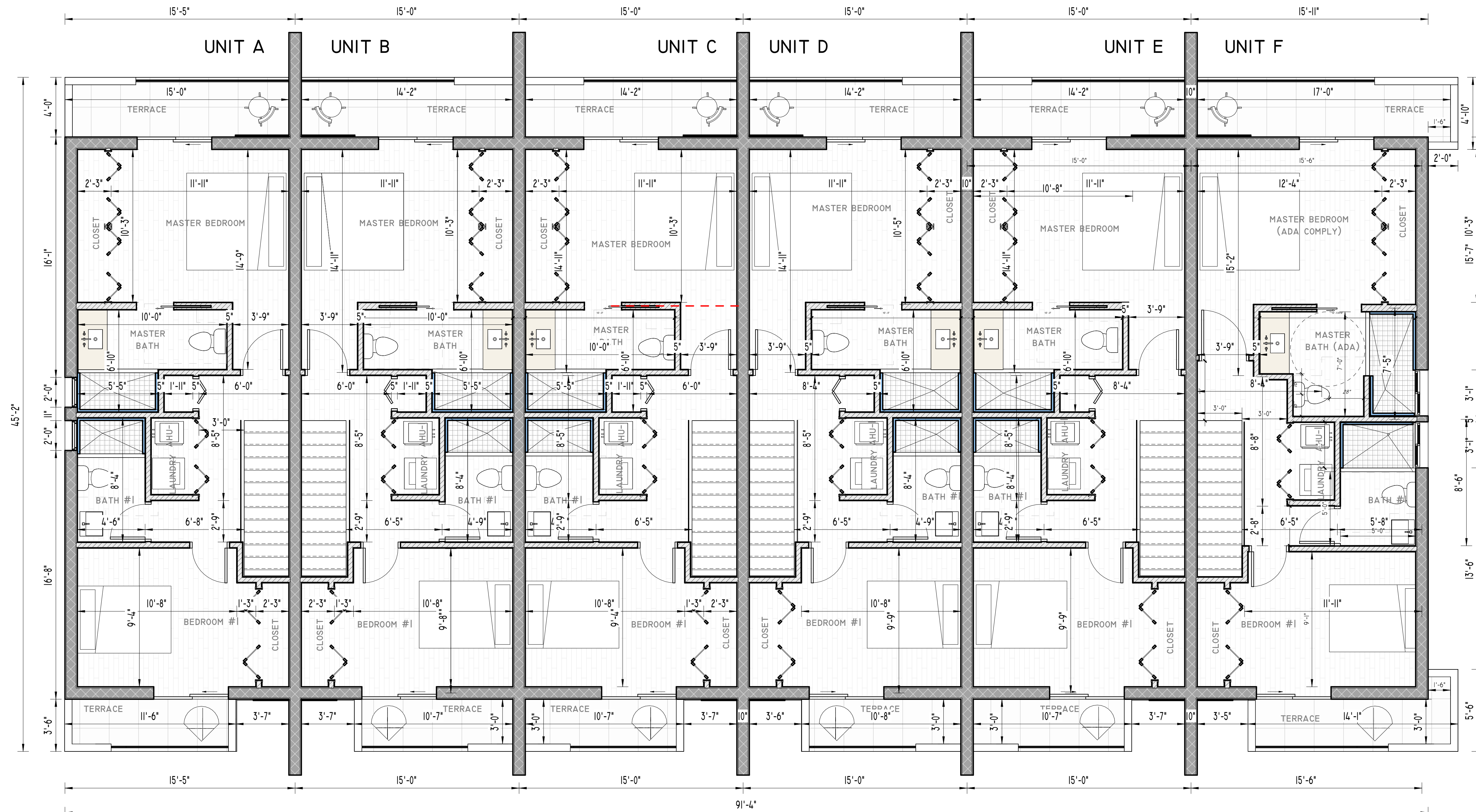
**FLOOR PLAN LEVEL 1**

1/4" = 1'-0"

LEGEND

	INDICATES 8" X 8" X 16" MANSORY UNITS TO RECEIVE ONE LAYER OF 1/2" DRYWALL FINISH OVER 1" X 2" PT WOOD STRIPS @24" O.C. AND ALUMINUM FOIL INSULATION WITH 'R' = 4.1 VALUE		FOR T-3 SEE BATHROOM WET WALL DETAIL.
	3-5/8" MTL STUDS FRAMING (25 GAUGE) @24 O.C. WITH ONE LAYER OF 5/8" GYP. BD.EACH SIDE.		AREA MARK
			DOOR TYPE MARK
			WINDOW TYPE MARK
			LEVEL

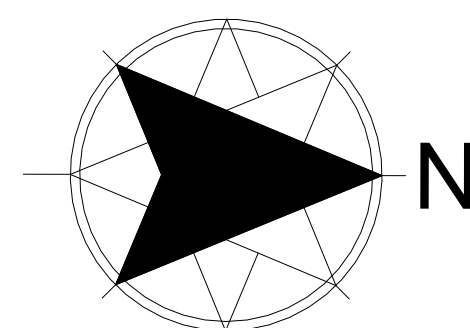




1 FLOOR PLAN LEVEL 2
A-1.2 1/4" = 1'-0"

LEGEND

	WI	INDICATES 8" X 8" X 16" MANSORY UNITS TO RECEIVE ONE LAYER OF 1/2" DRYWALL FINISH OVER 1" X 2" PT WOOD STRIPS @24" O.C. AND ALUMINUM FOIL INSULATION WITH 'R' = 4.1 VALUE		W3	FOR T-3 SEE BATHROOM WET WALL DETAIL.
	W2	3-5/8" MTL STUDS FRAMING (25 GAUGE) @24 O.C. WITH ONE LAYER OF 5/8" GYP. BD.EACH SIDE.		XXXXXX	AREA MARK
	XX			XX	DOOR TYPE MARK
				XX	WINDOW TYPE MARK
					LEVEL



TR

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PROJECT

**Multy-Family
Ocean Cris**

PROPERTY ADDRESS

**136 N 24
Avenue
Hollywood, FL
33020**

CONSULTANTS

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OWNER

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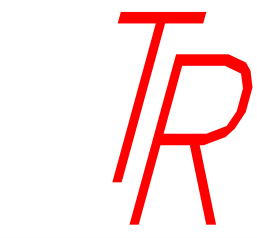
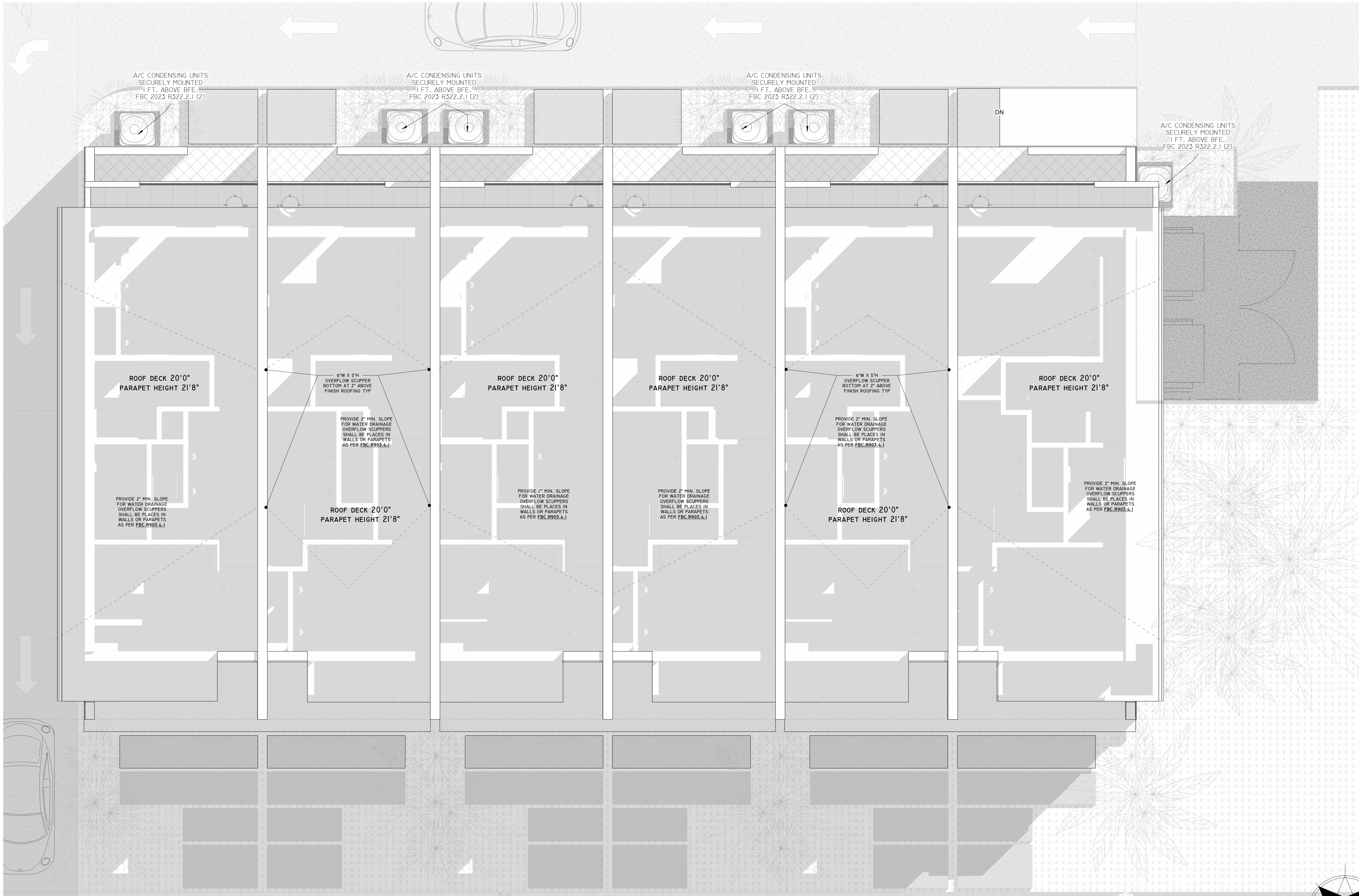
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DRAWING

FLOOR PLAN - LEVEL
2

DRAWING NUMBER

A-1.2



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DRAWING

ROOF PLAN

DRAWING NUMBER

A-1.3



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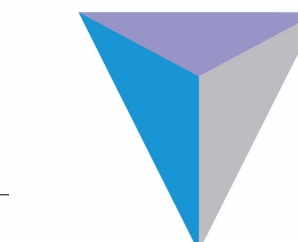
PROJECT

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ELEVATIONS

DRAWING NUMBER

A-2.1



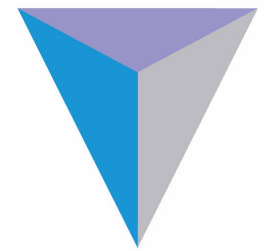
1
A-4.1 FRONT VIEW



3
A-4.1 REAR VIEW

SEAL / SIGNATURE CITY

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PROJECT
Multy-Family Ocean Cris 102
PROPERTY ADDRESS
**136 N 24 Avenue
Hollywood, Fl 33020**
CONSULTANTS

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DRAWING
3D VIEW

DRAWING NUMBER

A-4.1



1 ENTRY VIEW
A-4.2



3 CORNER VIEW
A-4.2

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PROJECT

**Multy-Family
Ocean Cris** 103

PROPERTY ADDRESS

**136 N 24
Avenue
Hollywood, Fl
33020**

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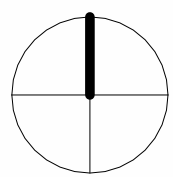
Technical advisory Committee

DRAWING

3D VIEW

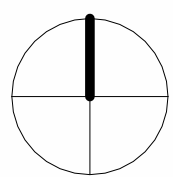
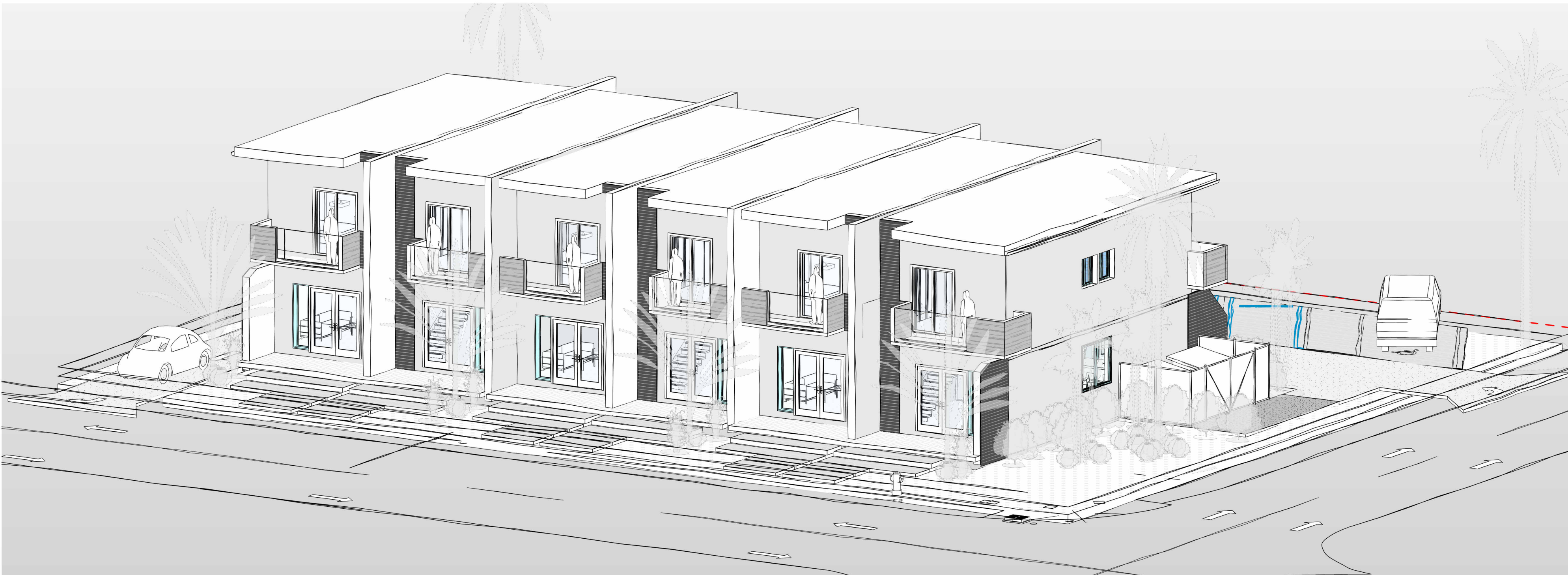
DRAWING NUMBER

A-4.2



1
A-4.3

3D VIEW (1)



2
A-4.3

3D VIEW (2)

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PROJECT

**Multy-Family
Ocean Cris**

PROPERTY ADDRESS

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Avenue
Hollywood, Fl
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#	DESCRIPTION	DATE
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ISSUE DATE

01-30-2025

PHASE

Technical advisory Committee

DRAWING

3D VIEW

DRAWING NUMBER

A-4.3

SKETCH OF BOUNDARY SURVEY

PROPERTY ADDRESS:

136 N 24th Avenue,
Hollywood, Florida 33020

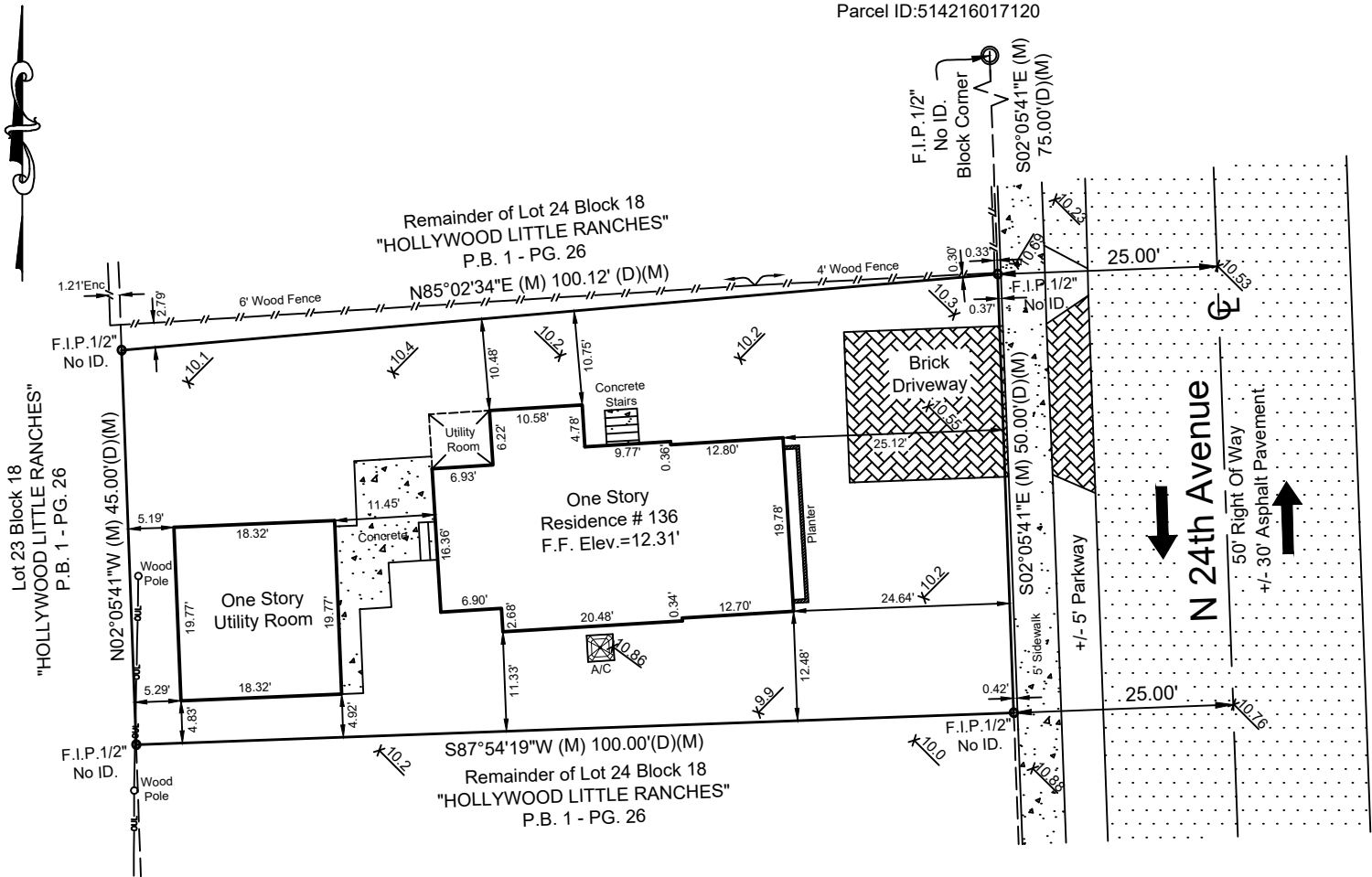
CERTIFIED TO:

- FRAMADA LLC.

LEGAL DESCRIPTION:

Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, Hollywood Little Ranches, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the Point of Beginning.

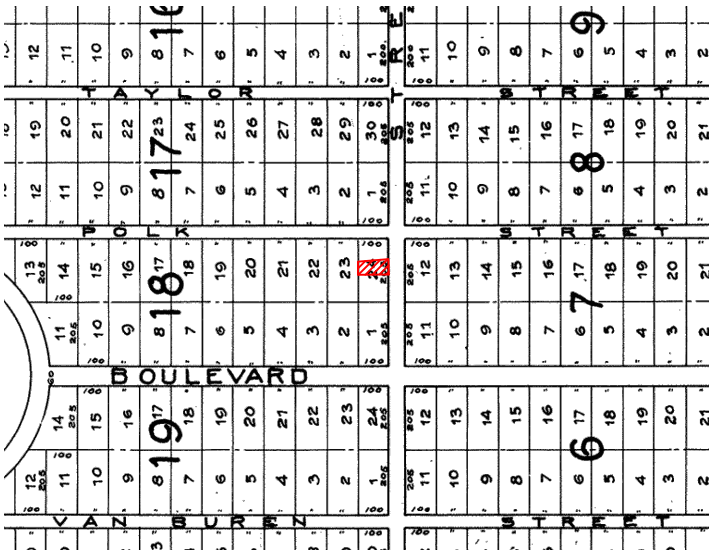
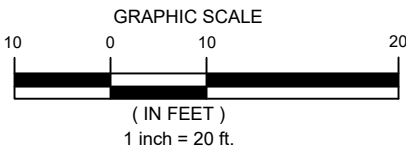
Parcel ID:514216017120



LEGEND

A = ARC
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
BR = BEARING
BC = BLOCK CORNER
C = CALCULATED
CBS = CATCH BASIN
CBS = CONCRETE BLOCK STRUCTURE
CH = CHORD
CL = CENTER LINE
CONC. = CONCRETE
CL = CLEARANCE
CME = CANAL MAINTENANCE EASEMENT
(C) = CALCULATED
C.P. = CONCRETE POLE
CH. BR = CHORD BEARING
CLF = CHAIN LINK FENCE
DH = DRILL HOLE
DE = DRAINAGE EASEMENT
EL. = ELEVATION
E.M. = ELECTRIC METER
E.M.H. = ELECTRIC MAN HOLE
E.T. = ELECTRIC TRANSFORMER
ENC. = ENCROACHMENT
FN = FOUND NAIL
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FD = FOUND
F = FIRE HYDRANT
F.F. EL. = FINISHED FLOOR ELEVATION
G.M. = GAS METER

7.60' = INDICATES ELEVATIONS
LME = LAKE MAINTENANCE EASEMENT
ML = MONUMENT LINE
(M) = MEASURED
MH = MAN HOLE
N&D = NAIL AND DISC
N = NAIL
OS = OFFSET
OUL = OVERHEAD UTILITY LINES
(P) = PLAT
POB = POINT OF BEGINNING
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE
POC = POINT OF COMMENCEMENT
R = RADIUS
RES = RESIDENCE
(R) = RECORD
SIP = SET IRON PIPE
SIR = SET IRON ROD
T = TANGENT
TYP = TYPICAL
PT = TANGENCY POINT
UE = UTILITY EASEMENT
U.P. = UTILITY POLE
WM = WATER METER
WV = WATER VALVE
WF = WOOD FENCE



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 3) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
- 4) Elevations are based on the National American Vertical Datum 1988.
- 5) Fence ties are to be the center line of the same.
- 6) Wall ties are to face of the same.
- 7) Ownership subject to opinion of the Title.
- 8) Underground utilities are not depicted hereon.
- 9) Coordinates are referenced to North American Datum 1983 (N.A.D. 83)
- 10) Benchmark: BROWARD COUNTY. #BCD BM: 1944 Elevation=15.039' (N.G.V.D. 1929).
- 11) Addition or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties
- 12) Bearings shown hereon are based on Florida State Plane Coordinates, Florida East Zone 901, North American Datum 1983 (2011 adjustment), deriving a bearing of S 02°05'41" E along the Westerly Right-Of-Way line of N 24th Avenue
- 13) No angles or bearings on record plat.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.052 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL AND/OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER.

Date of Field Work: 03-13-2024



Karl F. Kuhn

Professional Surveyor and Mapper # 5953
State of Florida.



KARL F. KUHN

Professional Surveyor
And Mapper

1382 N.E. 178th Street
North Miami Beach,
Florida, 33162

TEL: (786) 306-5348

kuhnkarl@comcast.net

DATE OF FIRM: 08-18-2014

PANEL NUMBER: 0569

COMMUNITY NUMBER: 125113

SCALE: 1"=20'

BASE FLOOD ELEVATION: N/A

FIRM ZONE: X

SUFFIX: H

JOB No. 24-0313 A-EL

REVISED : K.F.K

DATE: 03-14-2024

DRAWN BY: A.L.

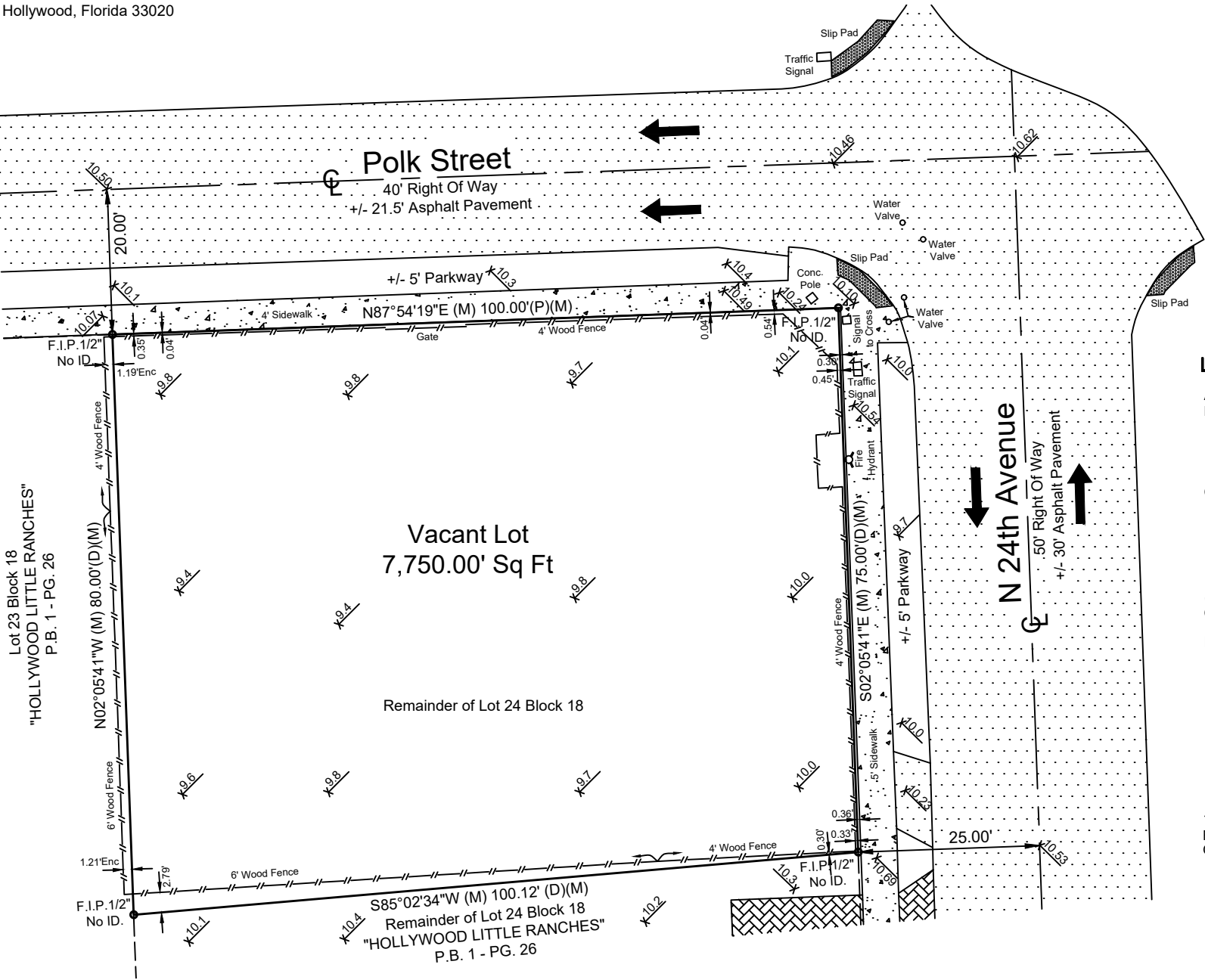
SKETCH OF BOUNDARY SURVEY

PROPERTY ADDRESS:

2406 Polk Street #A-B,
Hollywood, Florida 33020

CERTIFIED TO:

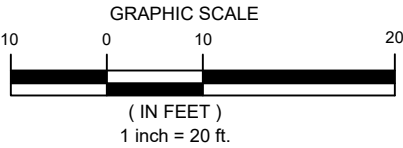
- FRAMADA LLC.



LEGAL DESCRIPTION:

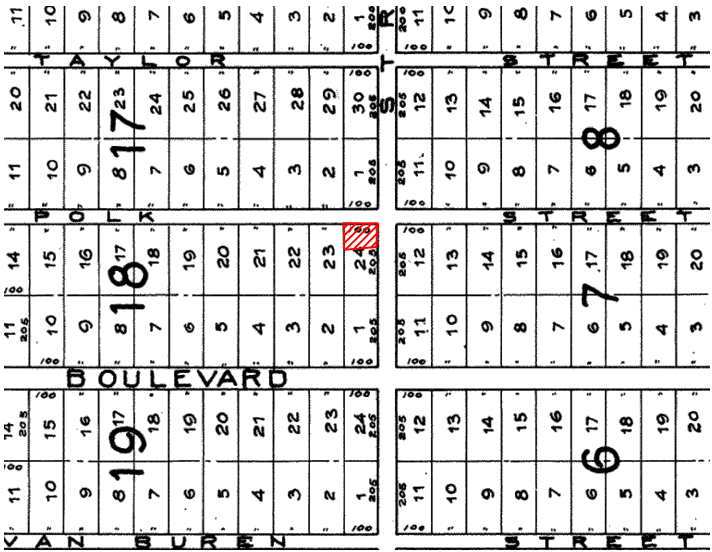
The North 125 feet of Lot 24, Block 18 of "HOLLYWOOD LITTLE RANCHES", according to the Amended Plat thereof, recorded in Plat Book 1, Page 26, of the public records of Broward County, Florida, excepting therefrom that portion thereof, described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West Line of said Lot 24, 125 feet South of the Northwest corner thereof, thence North 45 feet along the said lot; thence East to a point on the East Line of said lot said Lot 75 feet South of the Northeast Corner thereof; thence South along the East line of said Lot 50 feet to the point beginning.

Parcel ID: 514216017110



LEGEND

- A = ARC
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- WV = WOOD FENCE



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FIRM ZONE: X

SUFFIX: H

JOB No. 24-0313 A-EL

REVISED : K.F.K

DATE: 03-14-2024

DRAWN BY: A.L.



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

David A. Coven, Esq
 2856 E Oakland Park Blvd,
 Fort Lauderdale, FL 33306
 ALTA Universal ID:
 LOAN ID Number:
 Issuing Office File Number: 21-12-641
 (Use for AgentTRAX documents)
 Property Address: 2406 Polk Street
 Hollywood, FL 33020
 Order No.: 10316429
 Revision Number:

Fidelity National Title Insurance Company

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: 03/04/2022 at: 8:00 AM
2. Policy or Policies to be issued:
 - A. ALTA Owners 2006 with Florida Modifications
 Proposed Insured: Framada LLC, a Florida Limited Liability Company
 Proposed Amount of Insurance: \$340,000.00
3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc.):
 Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in:
 Fort Francis, LLC , a Florida Limited Liability Company
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY: _____
 Authorized Officer or Agent



**SCHEDULE B SECTION I
REQUIREMENTS**
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Duly executed Warranty Deed from Fort Francis, LLC , a Florida Limited Liability Company, Grantor, to Framada LLC, a Florida Limited Liability Company, Grantee, conveying the land described on Exhibit A hereof.

The Company will require the following as to Fort Francis, LLC , a Florida Limited Liability Company: ("LLC"):

- i. Proof that the LLC was in existence in its state of organization at the time it acquired title and that the LLC is currently in good standing.
- ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.
- iii. Record an affidavit from the person executing the proposed deed on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member-managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the deed; and (d) neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.
- iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

If the proposed deed will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

5. Proof of payment of any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality.

6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:



**SCHEDULE B SECTION I
Requirements continued**

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

7. To terminate the following:

Notice of commencement recorded on January 26, 2022 in Official Records Instrument Number 117891075

- A. Record a notice of termination, together with a contractor's final payment affidavit (with lien waiver). A separate notice of termination, and contractor's affidavit, is required for each notice of commencement.
- B. Obtain an owner's construction affidavit identifying all parties who gave a notice to owner and all parties who had a direct contract with the owner.
- C. Obtain final waivers/releases from (i) all lienors showing as unpaid in the contractor's final payment affidavit, and (ii) all those who gave a notice to owner or had a direct contract with the owner as listed in the owner's construction affidavit.
- D. Obtain the Company's indemnity agreement signed by the owner/borrower.

NOTE: If the notice(s) of commencement is being terminated prior to completion of the construction or if the subject transaction exceeds your agency's authorized limits, then approval of a Company State or Regional Underwriter is required.

- 8. Proof satisfactory to the Company must be furnished showing proof of the legal existence of Framada LLC, a Florida Limited Liability Company.
- 9. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.
- 10. The search did not disclose any open mortgages of record, therefore the Company reserves the right to require further evidence to confirm that the Land is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. To delete this requirement, the title agent must confirm with the owner that the Land is free and clear of mortgages and include such a recitation in the title affidavit.

NOTE: 2021 Real Property Taxes in the gross amount of \$3,402.52 are Paid, under Tax I.D. No. 514216-01-7110.

NOTE: Because the contemplated transaction involves an all-cash closing, the Company has not performed searches on the names of the purchasers/proposed insured. If the Company is asked to insure a Mortgage from said purchasers, we will require notification of same and we reserve the right to make additional requirements and/or exceptions which we may deem necessary after conducting name searches on the purchasers.



SCHEDULE B SECTION I
Requirements continued

The following note is for informational purposes only, is neither guaranteed nor insured, and is not part of the coverage of this form or policy.

The last conveyance of title that has been of record for more than 24 months and all subsequently recorded conveyances are: Official Records Instrument No 116880621 and Official Records Instrument No 113747347

END OF SCHEDULE B SECTION I



**SCHEDULE B SECTION II
EXCEPTIONS**
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished; imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.



**SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Hollywood Little Ranches, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.
7. Declaration of Cluster Covenants and Cross Easements for Clusters I & II of Van Buren Club Townhomes recorded November 24, 1980, Official Records Book 9261, Page 716, Official Records Book 9261, Page 753, Official Records Book 9261, Page 780 and under Instrument #116829793, of the Public Records of Broward County, Florida.
8. Easement in favor of Florida Power & Light Company, contained in instrument recorded January 23, 1981, in Official Records Book 9374, Page 666, of the Public Records of Broward County, Florida.
9. Quit-Claim Deed to Van Buren Club Townhomes Association, Inc., recorded in Official Records Book 11559, Page 481, of the Public Records of Broward County, Florida.
10. Easements recorded in Official Records Book 23815, Page 474 and Official Records Book 23815, Page 475, of the Public Records of Broward County, Florida.
11. Easements recorded in Official Records Book 23909, Page 258 and Official Records Book 23909, Page 260, of the Public Records of Broward County, Florida.
12. Easement Agreement recorded in Official Records Book 30823, Page 1998, of the Public Records of Broward County, Florida.
13. Ordinance recorded in Official Records Book 40082, Pages 1783 and Official Records Book 40082, Page 1789, of the Public Records of Broward County, Florida.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 13800 NW 14th Street Suite 190, Sunrise, FL 33323; Telephone 954-217-1744.

Searched By: Linda Kelly

END OF SCHEDULE B SECTION II



Fidelity National Title Insurance Company

Order No.: 10316429
21-12-641

**SCHEDULE B SECTION II
EXCEPTIONS**
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions
C165C09

ALTA Commitment (8/1/2016) (with FL Modifications)

7 of 8



EXHIBIT "A"

The North 125 feet of Lot 24, Block 18 of Hollywood Little Ranches, according to the Amended Plat thereof, recorded in Plat Book 1, Page 26, of the public records of Broward County, Florida, excepting therefrom that portion thereof, described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said lot; thence East to a point on the East Line of said lot said Lot 75 feet South of the Northeast Corner thereof; thence South along the East line of said Lot 50 feet to the point beginning.



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 2. 2025 0218

Agenda Date: 2/18/2025

Agenda Number:

To: Technical Advisory Committee

Title: FILE NO.: 25-DP-11
APPLICANT: AZR FL LLC.
LOCATION: 2630 Pierce Street
REQUEST: Site Plan Review for a 2 story, 7-unit multi-family (townhouse) development within the RM-18 zoning district.

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: _____

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

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes ☐ No ☐ Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant ☐ Representative ☐ Tenant ☐

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 1-8-2025

PRINT NAME: AZIZ MAMAEV

Date: 1-8-2025

Signature of Consultant/Representative: _____

Date: 1-8-2025

PRINT NAME: JOSEPH B. KALLER

Date: 1-8-2025

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

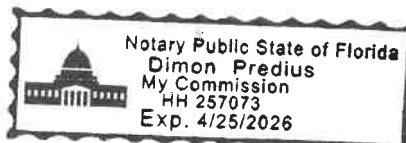
Date: _____

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 TAC PRELIMINARY to my property, which is hereby made by me or I am hereby authorizing JOSEPH B. KALLER to be my legal representative before the TAC COMMITTEE (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 08 day of January 2025

Notary Public
State of Florida



Signature of Current Owner

Print Name

My Commission Expires: 4/25/26 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

No. 24286

WARRANTY DEED

THIS INDENTURE, made this 4th day of December A. D. 1923, between the HOLLYWOOD LAND & WATER COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Florida, party of the first part, and Edith King of Indianapolis, Indiana

part Y of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations DOLLARS (\$10.00)

to it in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said part Y of the second part, Her heirs and assigns, the following described land, being in the County of Broward and State of Florida, to-wit:

LOT TWENTY-THREE (23) OF BLOCK THIRTY-FOUR (34)

according to the amended plat of "HOLLYWOOD LITTLE RANCHES", a subdivision of Section Sixteen (16), Township Fifty-one (51) South, Range Forty-two (42) East, recorded in the office of the Clerk of the Circuit Court in and for Broward County, Florida, in Plat Book 1 at page 26, thereof.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This deed is given subject to the following provisions: **Reserve the right to lay water mains, set electric and telephone poles across the rear of said lot.**
(a) That no portion of the above described land, directly or indirectly, acquire any interest in the said premises, and in case of any violation of such covenants, title to the said premises shall ipso facto revert to the company.

(b) **That the premises may be used for either residence or business purposes.**

and when so used, the grantee shall forthwith provide for proper sanitary disposition of sewage.

(c) That in accepting this deed, the grantee Her heirs and assigns, agree that the foregoing restrictions are made as a part consideration of the purchase price and are covenants to run with the land and in case of violation of the first restriction hereinabove mentioned this deed shall ipso facto become null and void and the title and right of possession of and to said property aforesaid shall immediately revert and be in and to the grantor, its successors and assigns.

(d) That a violation of any or all of the other restrictions are and shall be considered nuisances, and the grantor, its successors or assigns, or any lot owner in the subdivision mentioned herein, may enforce the said restrictions and cause the said nuisance to be removed or abated, and the grantee Her heirs and assigns, shall pay all costs including reasonable attorney's fees incident to the removal of such nuisances.

WITNESS the corporate name and seal of the said party of the first part the day and year first above written.

ATTEST:

HOLLYWOOD LAND & WATER COMPANY,

P.O. Van Deren

Secretary.

By D.O. Nevin

Vice President

Signed, Sealed and Delivered in the presence of:

Edith G. Lane

(CORPORATE SEAL)

A.M. Martin

STATE OF FLORIDA,
COUNTY OF BROWARD

I, Grace A. Ashley

D.O. Nevin

and P.O. Van Deren, both well known to me and known to me to be the Vice President and Secretary of the HOLLYWOOD LAND & WATER COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Florida, severally acknowledged before me that they signed, sealed and delivered the within deed as the free and voluntary act and deed of the said corporation and of themselves as such officers, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of December A. D. 1923.

(N.P. SEAL)

Revenue stamp \$1.00

28th

April

A. D. 1924

My notarial commission expires on the _____ day of _____

STATE OF FLORIDA,
COUNTY OF BROWARD.

This instrument was filed for record 14th day of December 1923, and recorded in

Book 16 of Deeds on Page 268 RECORD VERIFIED.

By Frank A. Bryan
Clerk of Circuit Court.

By M. L. Turner
Deputy Clerk

WARRANTY DEED

PAPCO'S FORM, R.E. 4

PAN AMERICAN PRINTING CORPORATION
MIAMI 32, FLORIDA**This Indenture**

Made this Seventeenth day of April A. D. 1946

Between Edith King, a single woman

of the County of Broward and State of Florida
part of the first part, andJANE B. SMITH, a single woman 1848 Madison St Hollywood
of the County of Broward and State of Florida
part of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of ten and other valuable considerations ----- Dollars, to her in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said part of the second part and heirs and assigns forever, all that certain parcel of land lying and being in the County of Broward and State of Florida, more particularly described as follows:

Lot 23, Block 34 of HOLLYWOOD LITTLE RANCHES, being a subdivision of all of Section 16, Township 31, South, Range 42, East, and Block 34 of the original plot of Hollywood, according to the recorded plat of Hollywood Little Ranches, recorded in Plot Book No. 1, page 1, of the public records of Broward County, Florida, and being situated in and being in BROWARD COUNTY, FLORIDA.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

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

And the said party of the first part do covenant with the said part of the second part that they have lawfully seized of the said premises, that they are free from all incumbrances and that they have good right and lawful authority to sell the same; and the said part of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part of the first part has hereunto set her hand and seal the day and year above written.

Signed, Sealed and Delivered in our Presence:

James A. Down
J. B. Williams

Edith King (SEAL)
(SEAL)
(SEAL)
(SEAL)

State of ~~Florida~~ INDIANACounty of ~~Marion~~ MARION

I **Hereby Certify** That on this 22nd day of April
A. D. 19 46, before me personally appeared
Edith King, a single woman

to me known to be the person described in and who executed the foregoing conveyance to
Jane B. Smith, a single woman

and severally acknowledged
the execution thereof to be her free act and deed for the uses and purposes therein men-
tioned; and the said

the wife of the said
on a separate
and private examination taken and made by and before me, and separately and apart from her
said husband, did acknowledge that she made herself a party to the said Deed of Conveyance for
the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether
of dower or of separate property, statutory or equitable, in and to the lands therein described,
and that she executed said deed freely and voluntarily, and without any constraint, fear, ap-
prehension or compulsion of or from her said husband.

Witness my signature and official seal at INDIANAPOLIS, Indiana
in the County of MARION and State of ~~Florida~~, the day and
year last aforesaid.

Anne Sidney
Notary Public
My Commission Expires January 18, 1948

Warrant Deed

TO

ABSTRACT OF DESCRIPTION

Date

STATE OF FLORIDA,
County of

On this 22nd day of April, A. D. 19 46, at 10 o'clock a.m., this instru-
ment was filed for record, and being duly ac-
knowledgeed and proven, I have recorded
the same on pages 535 of Book 535
in the public records of said County.
IN WITNESS WHEREOF, I have here-
unto set my hand and affixed the seal of the
Circuit Court of the
Judicial Circuit of said State, in and for said
County.

Clerk
D.C.

PAFCO PUBLISHING CORPORATION MIAMI 23, FLORIDA

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument filed for record 4th day
of May 19 46 and recorded in book 535
of Deed on page 535 RECORD VERIFIED.
TED CABOT, Clerk of the Circuit Court

Sarah J. Adams
D.C.



WARRANTY DEED
(STATUTORY)

FORM 5

PAPCO PUBLISHING CORPORATION
MIAMI 22, FLORIDA

This Indenture, Made this 19th day of June A. D. 1946.

BETWEEN Jene B. Smith, single

of the County of Broward, in the State of Florida, part V of the first part, and

Mary Donohoe, single

1834 Modern St., Hollywood, Fla.

of the County of Broward, in the State of Florida, part V of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ten dollars and other good and valuable considerations Dollars,

to her in hand paid by the part V of the second part, the receipt whereof is hereby

acknowledged, has granted, bargained and sold to the said part V of the second part,

her heirs and assigns, forever, the following described land, situate, lying and being in the

County of Broward and State of Florida, to-wit:

Lot Five to Three (23) Block Thirty-Four (34) of Hollywood Little Traches according to the plat record in Book 1, Page 26 of the public records of Broward County, Florida.



And the said part V of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year above written.

Signed, sealed and delivered in the presence of:

James C. Thompson

James C. Thompson

James C. Thompson (SEAL)

James C. Thompson (SEAL)

STATE OF FloridaCOUNTY OF Broward

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Jane W. Smith, a single woman,

to me well known to be the person described in and who executed the foregoing deed, and acknowledged before me that she executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Hollywood

County of Broward and State of Florida this 19th

day of June A. D. 19 46

My Commission expires

James P. Brown
Notary Public, State of Florida

FORM 5
Warranty Deed

From

To

Jane W. Smith, single

Dated 19th day of June A. D. 19 46

STATE OF FLORIDA,

County of _____

I, _____

Clerk of the Circuit Court in and for said county, hereby certify that the foregoing deed has this day been duly recorded in the public records of said County, in Book _____

Page _____

WITNESS my hand and seal this _____

day of _____ A. D. 19 _____

Clerk of Circuit Court

PAID PUBLISHING CORPORATION MIAMI 21, FLORIDA

Broward Abstract Corporation

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument for a total of 20.40

was 19 46 and recorded in Book 20.40

on page 20 RECORDS OF MIAMI D.

TED CABOT, Clerk of the Circuit Court

Madeline L. Lohman, C.



RECEIVED

201770

(INDEXED)

Warranty Deed (SPECIAL)

This Indenture, Made the 21st day of October, A. D. 1946,
BETWEEN MARY DONOHUE, a single woman

of the County of Broward, and State of Florida, of the first part, and
TONI MARSENGILL

whose permanent address is 1656 Polk Street, Hollywood, Fla., of the County of
Broward, and State of Florida, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the
sum of Ten Dollars and other good and valuable considerations Dollars,
lawful money of the United States of America, to her in hand paid by the said part y
of the second part, at or before the ensenaling and delivery of these presents, the receipt whereof
is hereby acknowledged, has granted bargained, sold, aliened, remised, released, conveyed
and confirmed, and by these presents do as grant, bargain, sell, alien, remise, release, convey
and confirm unto the said part y of the second part, and her heirs and assigns forever,
all the following piece, parcel or tract of land, situate, lying and being in the County of
Broward, State of Florida, and more particularly described as follows:

Lot Twenty-three (23), Block Thirty-four
(34), of HOLLYWOOD LITTLE RANCHES, accord-
ing to the plat thereof recorded in Plat
Book 1, page 26 of the public records of
Broward County, Florida.



Together with all and singular the tenements, hereditaments and appurtenances thereunto be-
longing or in anywise appertaining, and the reversion and reversions, remainder and remain-
ders, rents, issues and profits thereof, and also all the estate, right, title, interest, dower and
right of dower, separate estate, property, possession, claim and demand whatsoever, as well in
law as in equity, of the said part y of the first part, of, in and to the same, and every part and
parcel thereof, with the appurtenances.

To Have and To Hold the above granted, bargained and described premises, with the ap-
purtenances, unto the said part y of the second part, her heirs and assigns, to her
own proper use, benefit and behoof forever.

And the said part y of the first part, for herself and for her heirs, executors and
administrators, do as covenant, promise and agree to and with the said part y of the second
part, her heirs and assigns, that the said part y of the first part, at the time of the
ensenaling and delivery of these presents, is lawfully seized of and in all and singular the
above granted, bargained and described premises, with the appurtenances, and has good
right, full power and lawful authority to grant, bargain, sell and convey the same in manner and
form aforesaid. And the said part y of the second part, her heirs and assigns, shall
and may at all times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy
the above granted premises and every part and parcel thereof, with the appurtenances, without
any let, suit, trouble, molestation, eviction or disturbance of the said part y of the first
part, her heirs or assigns, or of any other person or persons lawfully claiming or to claim
the same, by, through and under the grantor herein.

And the said part Y of the first part, for herself and for her heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part Y of the second part, her heirs and assigns, against the said part Y of the first part, her heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same, by, through and under the grantor. herein, shall and will warrant and by these presents forever defend.

In Witness Whereof, The said part Y of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of us:

[Signature] Mary Donohoe (Seal)
a single woman
Bennie Anna Cannon (Seal)

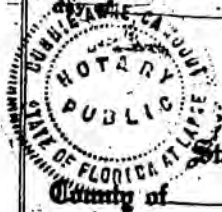
State of Florida,
County of BROWARD } ss.

On this day personally appeared before me, MARY DONOHOE, a single
woman

to me well known and known to me to be the individual described in and who executed the foregoing deed of conveyance, and acknowledged that she executed the same for the purpose therein expressed, whereupon it is prayed that the same may be recorded.

In Witness Whereof, I have hereunto affixed my hand and official seal, this 21st
October, A. D. 19 46

(Seal)



Notary Public, State of Florida - at Large
My commission expires July 14, 1960.
Bonded by American Surety Co. of N. Y.

State of Florida,
County of _____ } ss.

I, _____, a _____
in and for said County and State, do certify that on the _____ day of _____, A. D. 19____, personally appeared before me, _____ and _____

his wife, to me well known, and known to me to be the individual, described in and who executed the foregoing deed, and severally acknowledged that _____ executed the same for the purposes therein mentioned, and the said _____, upon a separate and private examination, made separate and apart from her husband, then and there acknowledged before me that she executed the said deed for the purpose of conveying and relinquishing her dower and right of dower, homestead and separate estate in and to the lands therein described, and also in token of having consented to the alienation of said described lands, and that she did the same freely and voluntarily, and without any constraint, apprehension, fear or compulsion of or from her said husband.

Given under my hand and official seal at _____ in said
County and State, on this _____ day of _____, A. D. 19____

STATE OF FLORIDA (Seal)
COUNTY OF BROWARD

This instrument filed for record 8 day

of Nov 1946 and recorded in book 561

of Page 6 RECORD VERIFIED

TECABOT, Clerk of the Circuit Court

[Signature]

Warranty in _____

TO _____

RECEIVED _____

OR RECORD _____

ABSTRACT OF DESCRIPTION _____

Date _____

DEED 561 PAGE 68
SPECIAL WARRANTY DEED

300701

Warranty Deed

(SPECIAL)

This Indenture, Made the 27th day of October, A. D. 19 46,
BETWEEN TONI MARSENGILL, a single woman,

of the County of Broward, and State of Florida, of the first part, and
STUART H. DePATHY and MARY THERESA DePATHY, his wife,
and MARY DONOHUE

whose permanent address is 1836 Rodman St., Hollywood, Fla., of the County of
Broward, and State of Florida, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the
sum of Ten Dollars and other good and valuable considerations Dollars,
lawful money of the United States of America, to her in hand paid by the said part ies
of the second part, at or before the ensembling and delivery of these presents, the receipt whereof
is hereby acknowledged, has granted bargained, sold, aliened, remised, released, conveyed
and confirmed, and by these presents do as grant, bargain, sell, alien, remise, release, convey
and confirm unto the said parties of the second part, and their heirs and assigns forever,
all the following piece, parcel or tract of land, situate, lying and being in the County of
Broward, State of Florida, and more particularly described as follows:

Lot Twenty-three (23), Block Thirty-four
(34), of HOLLYWOOD LITTLE RANCHES, accord
ing to the plat thereof recorded in Plat
Book 1, page 26 of the public records of
Broward County, Florida.



Together with all and singular the tenements, hereditaments and appurtenances thereunto be-
longing or in anywise appertaining, and the reversion and reversions, remainder and remain-
ders, rents, issues and profits thereof, and also all the estate, right, title, interest, dower and
right of dower, separate estate, property, possession, claim and demand whatsoever, as well in
law as in equity, of the said party of the first part, of, in and to the same, and every part and
parcel thereof, with the appurtenances.

To Have and To Hold the above granted, bargained and described premises, with the ap-
purtenances, unto the said parties of the second part, their heirs and assigns, to their
own proper use, benefit and behoof forever.

And the said party of the first part, for herself and for her heirs, executors and
administrators, do as covenant, promise and agree to and with the said parties of the second
part, their heirs and assigns, that the said party of the first part, at the time of the
ensembling and delivery of these presents, is lawfully seized of and in all and singular the
above granted, bargained and described premises, with the appurtenances, and has good
right, full power and lawful authority to grant, bargain, sell and convey the same in manner and
form aforesaid. And the said parties of the second part, their heirs and assigns, shall
and may at all times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy
the above granted premises and every part and parcel thereof, with the appurtenances, without
any let, suit, trouble, molestation, eviction or disturbance of the said party of the first
part, her heirs or assigns, or of any other person or persons lawfully claiming or to claim
the same, by, through and under the grantor, herein.



And the said part Y of the first part, for herself and for her heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part 3 of the second part, their heirs and assigns, against the said part Y of the first part, her heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same, by, through and under the grantor herein, shall and will warrant and by these presents forever defend.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of us:

Shirley J. Jones
Bessie L. Jones

Toni Marsengill (Seal)
a single woman (Seal)

State of Florida,
County of BROWARD ss.

On this day personally appeared before me, TONI MARSENGILL, a single woman to me well known and known to me to be the individual described in and who executed the foregoing deed of conveyance, and acknowledged that she executed the same for the purpose therein expressed, whereupon it is prayed that the same may be recorded.

In Witness Whereof, I have hereunto affixed my hand and official seal, this 22nd day of October, A. D. 19 46
(Seal)



Notary Public, State of Florida at large
My commission expires July 14, 1950
Bonded by American Surety Co. of N. Y.

State of Florida,
County of _____ ss.

I, _____, a _____
in and for said County and State, do certify that on the _____ day of _____, A. D. 19 _____, personally appeared before me, _____ and _____

his wife, to me well known, and known to me to be the individual described in and who executed the foregoing deed, and severally acknowledged that _____ executed the same for the purposes therein mentioned, and the said _____ upon a separate and private examination, made separate and apart from her husband, then and there acknowledged before me that she executed the said deed for the purpose of conveying and relinquishing her dower and right of dower, homestead and separate estate in and to the lands therein described, and also in token of having consented to the alienation of said described lands, and that she did the same freely and voluntarily, and without any constraint, apprehension, fear or compulsion of or from her said husband.

Given under my hand and official seal at COUNTY OF BROWARD, in said County and State, on this _____ day of _____, 19 46
(Seal)

This instrument filed for record on Nov. 19 1946 and recorded in book 561 of Deeds on page 68 RECORD VERIFIED.
TED CABOT, Clerk of the Circuit Court.

Dorothy Adams D.C.

800704

Warranty Deed

Special

TO

Date

RECEIVED
ABSTRACT OF DESCRIPTION
7618-ADN
FILED

- OLD REPUBLIC TITLE, ORN, JLOV		BROWARD, FL
01/10/2025 07:43AM PST BF1W	ORDER SEARCH RESULTS	PAGE 1 OF 1
ORDER: 25002399 TOF:JL2		COMMENT:

JANUARY 03, 2025 (FULL)

PLANT THROUGH

JANUARY 06, 2025 04:55PM

Geographical Dates:

INSTRUMENT: 119984672

Grantor/Grantee Dates:

JAN 03, 1978 - JAN 03, 2025

COURT HOUSE: JANUARY 06, 2025

JAN 03, 1978 - JAN 03, 2025

SEARCH PARAMETERS

INST NO 2269- 257

PARAMETER ENTERED:

INST NO

2269 - 257

INST NO	INST NO	POSTED	A/R INST	EXCL NAME INST
---------	---------	--------	----------	----------------

2269 - 257

1961 -97372

01/23/2001

RECORDED INST

COMPANY

DOLLAR AMOUNT

LOAN

10/26/1961DD QC

LEGAL

PLAT

P1 - 26

BLOCK

34

LOT

23

SUB LOT

ORIG ALT NO

ORIG INST NO

PARTY

BUSINESS NAME/LAST, FIRST MIDDLE

PARTY1

DEPATHY, STEWART H

PARTY2

DEPATHY, MARY

END SEARCH

OFF 3206 PAGE 739

This Quit-Claim Deed, Executed this 5th day of August, A. D. 1966, by

MARY E. DONOHUE

first party, to

MARY THERESA DEFAHY

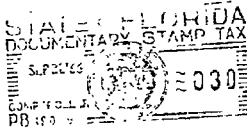
whose postoffice address is 1000 Belvedere Road, West Palm Beach, Florida

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10⁰⁰ in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD State of FLORIDA, to-wit:

Legal: Lot 23, Block 34, HOLLYWOOD LITTLE RANCHES, being a subdivision of all of section 16, Township 51 South Range 42 East, and Block 06 of the original Plat of Hollywood, according to the amended plat of Hollywood Little Ranches recorded in Plat Book 1, page 26, of the Public Records of Broward County, Florida: said lands situate, lying and being in Broward County, Florida



BROWARD
COUNTY

SEP 22 AM 10:00

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Edgar W. Wadsworth *Mary E. Donohue* 
Margaret Higgins 

STATE OF FLORIDA,
COUNTY OF

RECORDED IN OFFICIAL RECORDS ROOM
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Mary E. Donohue
to me, known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of August, A. D. 1966

James F. Wadsworth
Notary Public, State of Florida at Large
My Commission Expires April 13, 1970
Bonded Title Insurance Licensing Agency

Mante

94-308988 T#003
06-21-94 11:56AM

**IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT, IN AND
FOR BROWARD COUNTY, FLORIDA.**

**CIVIL DIVISION
CASE NO: 92-26469-12**

KENNETH S. RAPPAPORT, TRUSTEE,

Plaintiff,

vs.

**JOAN M. SCHOPPE and ELIZABETH
A. WADSWORTH as Personal
Representative of the Estate
of MARY THERESA DePATHY,
Deceased, and ESTHER SEMUKLER,**

Defendants.

\$ 455.50
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

CERTIFICATE OF TITLE

I, ROBERT E. LOCKWOOD, Clerk of the above entitled Court do hereby certify that I executed and filed a Certificate of Sale in this action on JUNE 7, 1994, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

Lot 23, Block 34, HOLLYWOOD LITTLE RANCHES,
according to the Plat thereof, recorded in
Plat Book 1, Page 26, Public Records of
Broward County, Florida.

was sold to KENNETH S. RAPPAPORT, TRUSTEE
1300 N. FEDERAL HIGHWAY STE 203
BOCA RATON, FL 33432

WITNESS my hand and seal of this Court on JUNE 20,
1994.

(Court Seal)

ROBERT E. LOCKWOOD
Clerk of Circuit Court

Deputy Clerk

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATION

EX22287P60648

94-440991
09-08-94

08:12AM

This instrument was Prepared by:
MERRILL A. BOOKSTEIN, ESQ.
TITLE GUARANTY OF SOUTH FLORIDA, INC.
107 S.W. 8th STREET
FORT LAUDERDALE, FLORIDA 33301

DOC. STAMPS-DEED 427.00

RECEIVED IN BROWARD COUNTY
B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

Grantee S.S. No.:
Name: SHARON HAMPTON

Property Appraiser's
Parcel Identification No.: 1216-02-04680

[Space Above This Line for Recording Data]

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made this 31st day of August, 1994 between KENNETH S. RAPPAPORT, TRUSTEE, whose post office address is 1300 N. FEDERAL HIGHWAY #203, BOCA RATON, FLORIDA 33432, of the County of PALM BEACH, State of FLORIDA, grantor, and SHARON HAMPTON, A SINGLE WOMAN, whose post office address is 2830 PIERCE STREET, HOLLYWOOD, FLORIDA 33020, of the County of BROWARD, State of FLORIDA, grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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:

LOT 23, BLOCK 34, OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO TAXES FOR THE CURRENT YEAR AND ALL SUBSEQUENT YEARS NOT YET DUE AND PAYABLE; ZONING AND/OR RESTRICTIONS AND PROHIBITIONS, IMPOSED BY GOVERNMENTAL AUTHORITY, RESTRICTIONS AND/OR OTHER MATTERS APPEARING ON THE PLAT OR COMMON TO THE SUBDIVISION.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Patricia C. Hill
Signature
Patricia C. Hill
Printed or Typed Name
Donna Bullerlick
Signature
Donna Bullerlick
Printed or Typed Name

Kenneth S. Rappaport (Seal)
KENNETH S. RAPPAPORT, TRUSTEE
1300 N. FEDERAL HIGHWAY #2, BOCA RATON, FLORIDA 33432

STATE OF FLORIDA
COUNTY OF BROWARD *Palm Beach*

The foregoing instrument was acknowledged before me this 31st day of August, 1994, by KENNETH S. RAPPAPORT who is personally known to me or has produced _____ as identification and did (did not) take an oath.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Patricia C. Hill
Notary Public
Patricia C. Hill
Printed, typed or stamped name

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXP. NOV. 11, 1994
PRODUCED UNDER GENERAL REG. L. 11

This instrument prepared by:
MARIA R. FERNANDEZ GOMEZ, ESQ.
SOUTHEAST TITLE SERVICES, INC..
999 Ponce De Leon Blvd., Suite 601
Coral Gables, FL 33134
Tax Folio Number: 1216-02-4680

INSTR # 101072057
OR BK 31663 PG 0881
RECORDED 06/01/2001 11:14 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 910.00
DEPUTY CLERK 2020

WARRANTY DEED

THIS INDENTURE, Made this 3 day of May, 2001, between SHARON HAMPTON, a single woman, whose address is _____, the Grantor, and ERNESTINE HEADINGS, a single woman, Grantee, whose address is 2030 Pineda St., Hollywood, FL 33020

WITNESSETH, That the Grantors, for and in consideration of the sum of TEN DOLLARS, (\$10.00) and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Lot 23, in Block 34, of Hollywood Little Ranches, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

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; SUBJECT, HOWEVER, to the following:

1. Conditions, restrictions, easements, limitations and zoning ordinances of record, if any.
2. Applicable zoning ordinances.
3. Taxes for the year 2000 and subsequent years.

AND the Grantors hereby covenant with said Grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except the matters hereinabove mentioned to which the deed is made subject. The Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Wherever 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.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Printed Name

Witness

Printed Name

SHARON HAMPTON

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and in the County aforesaid, to take acknowledgements, personally appeared, Sharon Hampton, a single woman have produced Id. as identification and did not take an oath. He execute the foregoing instrument and acknowledged before me that executed the same.

WITNESS my hand and official seal, this 3rd day of April, 2001.

NOTARY PUBLIC

Printed Notary Signature

My commission expires:



Prepared by and
Return to:

John Ramos, Attorney at Law
2131 Hollywood Blvd., Suite 205
Hollywood, Florida 33020
954-920-8282

Property Appraisers Parcel I.D.:
5142 16 02 4680

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THIS QUIT-CLAIM DEED, executed this 13 day of July, 2023, by ERNESTINE HEADINGS, a single woman as "grantor," whose address is: 2630 Pierce Street, Hollywood, FL 33020, to the "grantees:" ERNESTINE HEADINGS, a single woman as "grantor," whose address is: 2630 Pierce Street, Hollywood, FL 33020, for a Life Estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last life tenant the remainder, to CONSWELLA QUINONES, a married woman, whose address is: 19011 NW 17th Avenue, Miami, FL 33056.

WITNESSETH, that the said grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by grantees, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said grantees forever, all the right title interest, claim and demand which the said grantor has in and to the following described real property, located, situated, lying and being in the County of Broward, State of Florida, to wit:

Lot 23, in Block 34, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

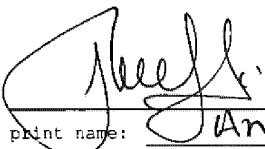
In preparing this instrument, I have not examined the title to the lands herein described, no warranty or other representations is made and no opinion (expressed or implied) is given as to the marketability or condition of the title thereto; the quantity of land included therein; the location of the boundaries thereto; or the existence of liens; unpaid taxes or encumbrances.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

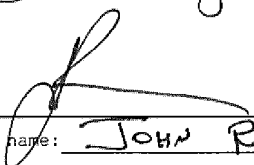
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IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:


print name: Angel Lopez

Ernestine Headings L.S.
ERNESTINE HEADINGS

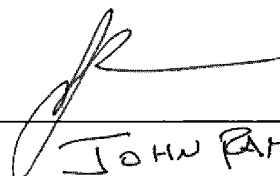

print name: JOHN RAMOS

L.S.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of July, 2023 by Ernestine Headings, who ☐ is personally known or ☒ has produced a driver's license as identification.

Notary Public, State of Florida
My Commission expires:


print name: JOHN RAMOS



JOHN RAMOS
Commission # GG 348506
Expires October 23, 2023
Bonded thru Budget Notary Services

Prepared by and return to:

JOHN RAMOS, PA
2131 Hollywood Blvd STE 205
Hollywood, FL 33020
954-920-8282
File Number: 24-4265
Will Call No.:

MARK PERLMAN PA
4651 Sheridan Street Ste 200
Hollywood, FL 33021
954-454-5081

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Warranty Deed

This Warranty Deed made this 2^o day of June , 2024 between **Ernestine Headings, a single woman** whose post office address is **2630 Pierce Street, Hollywood, FL 33020**, grantor, and **AZR FL LLC, a Florida limited liability company** whose post office address is **400 Sunny Isles Blvd, Ste CU1, Sunny Isles Beach, FL 33160**, 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:

Lot 23, in Block 34 of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel Identification Number: 5142 16 02 4680

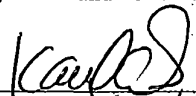
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

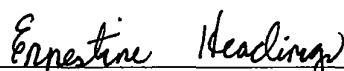
To Have and to Hold, the same in fee simple forever.

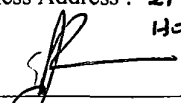
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024 .

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

Signed, sealed and delivered in our presence:


Witness Name: Karlet Ariza
Witness Address: 2131 Hollywood Blvd #206
Hollywood FL 33020

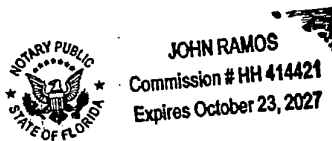
 (Seal)
Ernestine Headings



Witness Name: _____
Witness Address: 2131 Hollywood Blvd #206
Hollywood FL 33020

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 02 day of June, 2024 by Ernestine Headings, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: John Ramos
My Commission Expires: _____

93120397

IN THE CIRCUIT COURT OF THE
SEVENTEENTH JUDICIAL CIRCUIT,
IN AND FOR BROWARD COUNTY,
FLORIDA

CIVIL DIVISION
CASE NO. 92-26469-12

KENNETH S. RAPPAPORT, TRUSTEE,
Plaintiff,

vs.

JOAN M. SCHOPRE and ELIZABETH
A. WADSWORTH as Personal
Representative of the Estate
of MARY THERESA DEPATHY,
Deceased, and ESTHER SZMUKLER,

Defendants.

NOTICE OF LIS PENDENS

TO: THE DEFENDANTS LISTED ABOVE IN THE ABOVE STYLED ACTION
AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED of the institution of this action by
Plaintiff against you seeking to foreclose a lien on the
following described property in Palm Beach County, Florida:

Lot 23, Block 34, HOLLYWOOD LITTLE RANCHES,
according to the Plat thereof, recorded in
Plat Book 1, Page 26 of the Public Records of
Broward County, FL.

Dated this 17 day of March, 1993.

FILED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

KENNETH S. RAPPAPORT, P.A.
Attorneys for Plaintiff
Suite 203, Squires Building
1300 North Federal Highway
Boca Raton, Florida 33432
Telephone: (407) 368-2200

By: _____
Kenneth S. Rappaport, Esq.
Florida Bar No. 132333

MAR 26 12 10 PM '93

BK20489PG0415

13

IN THE CIRCUIT COURT OF THE
SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY,
FLORIDA

CIVIL DIVISION
CASE NO. 92-26469-12

93-596101 T#013
12-29-93 10:33AM

KENNETH S. RAPPAPORT, TRUSTEE,

Plaintiff,

vs.

JOAN M. SCHOPPE and ELIZABETH
A. WADSWORTH as Personal
Representative of the Estate
of MARY THERESA DePATHY,
Deceased, and ESTHER SZMUKLER,

Defendants.

93DEC15 10:11:39

**STIPULATION FOR ENTRY OF FINAL JUDGMENT
OF FORECLOSURE and ORDER APPROVING STIPULATION**

IT IS STIPULATED BY AND BETWEEN JOAN M. SCHOPPE and ELIZABETH
A. WADSWORTH, as personal representatives of the Estate of Mary
Theresa DePathy, deceased (hereinafter "personal representatives")
and KENNETH S. RAPPAPORT as follows:

1. The personal representatives are defendants in this
foreclosure action and are presently owners and holders of the
property described in the foreclosure complaint filed by RAPPAPORT.

2. RAPPAPORT and the personal representatives agree that as
of August 1, 1993, the sum of \$40,000.00 principal plus accrued
interest of \$17,400.00, for a total of \$57,400.00 was due and
owing. A final judgment of foreclosure may be entered for this sum
of \$57,400.00 plus additional accrued interest at 18% per annum
through date of entry of judgment. The final judgment of
foreclosure shall include attorneys' fees and costs of \$2,000.00.

BK21573PG0975

3. RAPPAPORT and the personal representatives agree that the final judgment of foreclosure shall adjudicate the priority of the interest of the trustee over that of the personal representatives, may set a judicial sale of the property at the next available sale date, and contain such provisions as are set forth in the form final judgment of foreclosure under Form 1.996 of the Florida Rules of Civil Procedure.

4. RAPPAPORT and the personal representatives agree that this final judgment of foreclosure shall not be entered prior to November 1, 1993. However, if the mortgage is not paid off in full, RAPPAPORT may move for entry of final judgment of foreclosure at any time after November 1, 1993, which judgment shall be entered without further defense or claim by the personal representatives. The amounts due under the final judgment shall be as set forth in this stipulation.

5. RAPPAPORT agrees not to seek any claim of deficiency against the personal representatives or against any heirs or other interested persons in the Estate of Mary Theresa DePathy.

6. The personal representatives agree to maintain taxes and insurance as current pending entry of a final judgment of foreclosure or satisfaction of the note held by Rappaport.

DATE: 11-24-93

Kenneth S. Rappaport
KENNETH S. RAPPAPORT, AS
TRUSTEE

DATE: 10/14/93

Elizabeth A. Wadsworth
PERSONAL REPRESENTATIVE

ELIZABETH A. WADSWORTH
Print Name

BK21573PG0976

DATE: 10/10/93

Joan M. Schoppe
PERSONAL REPRESENTATIVE
Joan M. Schoppe
Print Name

ORDER APPROVING STIPULATION

THIS MATTER came before the court upon the above stipulation, the court having reviewed said stipulation being advised in the premises, it is

ORDERED AND ADJUDGED that the stipulation is approved.

DONE AND ORDERED at Fort Lauderdale, Florida, this 13 day of

December
August, 1993.

James W. Reasbeck
CIRCUIT COURT JUDGE

Copies furnished to:

Kenneth S. Rappaport, Esq.
Suite 203, Squires Building
1300 North Federal Highway
Boca Raton, FL 33432

Elizabeth A. Wadsworth
6070 Summit Boulevard
West Palm Beach, FL 33415

Joan M. Schoppe
4413 South Kirkman Road #109
Orlando, FL 32811

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK21573P60977

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94-238917 T8031
05-18-94 03:07PM

408
D
VPC
12/15/93
IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT, IN AND
FOR BROWARD COUNTY, FLORIDA.

CIVIL DIVISION
CASE NO: 92-26469-12

KENNETH S. RAPPAPORT, TRUSTEE,

Plaintiff,

vs.

JOAN M. SCHOPPE and ELIZABETH
A. WADSWORTH as Personal
Representative of the Estate
of MARY THERESA DePATHY,
Deceased, and ESTHER SZMUKLER,

Defendants.

SUMMARY FINAL JUDGMENT

THIS CAUSE having come on upon the Stipulation for Entry of
Final Judgment of Foreclosure and Order Approving Stipulation,
and the Court having reviewed the pleadings and affidavits, and
being otherwise fully advised in the premises:

ORDERS AND ADJUDGES as follows:

1. Service of process has been duly and regularly obtained
over Defendants, JOAN M. SCHOPPE and ELIZABETH A. WADSWORTH as
Personal Representative of the Estate of MARY THERESA DePATHY,
Deceased, and ESTHER SZMUKLER.

2. The Stipulation for Entry of Final Judgment of
Foreclosure and Order Approving Stipulation regarding Defendants,
JOAN M. SCHOPPE and ELIZABETH A. WADSWORTH as Personal
Representative of the Estate of MARY THERESA DePATHY, Deceased,
and Default entered against Defendant, ESTHER SZMUKLER, are
hereby ratified, confirmed and approved.

3. This Court finds that there is no genuine issue as to

BR22134PG0682

any material fact set forth in Plaintiff's Complaint, that the equities of this action are in favor of Plaintiff, KENNETH S. RAPPAPORT, TRUSTEE, and Plaintiff is entitled to the foreclosure of the mortgage. KENNETH S. RAPPAPORT, TRUSTEE, is due: \$40,000.00 as principal; \$17,400.00 as interest accrued through August 1, 1993; \$5,346.83 as interest at the rate of 18% from August 2, 1993 to the date of this Final Judgment and \$2,000.00 for attorney's fees and costs, making a TOTAL SUM of \$64,746.83 for which interest shall hereafter accrue at a rate of 12% per annum.

4. Plaintiff, KENNETH S. RAPPAPORT, TRUSTEE, holds a lien for the total sums set forth in Paragraph 3 superior to any claims, interests or estates of Defendants, JOAN M. SCHOPPE and ELIZABETH A. WADSWORTH as Personal Representative of the Estate of MARY THERESA DePATHY, Deceased, and ESTHER SZMUKLER and any person or entities claiming by, through, under or against them, on the following-described property located and situated in Broward County, Florida:

Lot 23, Block 34, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

5. If the total sum set forth in Paragraph 3, with interest at the rate prescribed by law and all costs of this action accruing subsequent to this judgment, is not paid immediately, the Clerk of this Court shall sell the property described in Paragraph 3 at a public sale on 7 TH JUNE, 1994 at 11:00 A.M., to the highest bidder for cash, except as

hereinafter set forth, in the lobby of the _____

_____,
Broward County Courthouse, 201 S.E. 6th Street, Fort Lauderdale,
Florida, in accordance with Florida Statutes Section 45.031.

6. The sale of the property will not be conducted without the Plaintiff's attorney, representative or agent being present.

7. KENNETH S. RAPPAPORT, TRUSTEE, shall advance all subsequent costs of this action, and shall be reimbursed for them by the Clerk if KENNETH S. RAPPAPORT, TRUSTEE, is not the purchaser of the property described in Paragraph 3 at the sale. If KENNETH S. RAPPAPORT, TRUSTEE is the purchaser, the Clerk shall credit the bid of KENNETH S. RAPPAPORT, TRUSTEE with the total sum with interest at 18% and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full.

8. On filing the Certificate of Title with respect to the property described in Paragraph 3, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's expenses; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorney's fees; fourth, the total sum due to Plaintiff, as set forth in Paragraph 2, less the items paid, plus interest at the rate prescribed by law from this date to the date of the sale to Plaintiff. The Clerk shall retain any amount remaining pending the further order of this Court. Any amounts to be retained are to be distributed to each Defendant, as determined by order of this Court.

9. The successful bidder and purchaser at the foreclosure

sale of the real property being foreclosed shall pay, in addition to the amount bid, any documentary stamps and Clerk's fee relating to the issuance of the Certificate of Title to be issued by the Clerk to the successful bidder and purchaser. If the purchaser at the sale is other than the Plaintiff the purchaser shall pay in addition to the bid any registry fee charged by the Clerk under section 28.24(13) of the Florida Statutes. At the time of the sale the successful high bidder shall post with the Clerk a deposit equal to five percent (5%) of the final bid or \$1,000.00, whichever is less. The deposit shall be applied to the sale price at the time of payment. If final payment is not made within the prescribed period, the Clerk shall re-advertise the sale as provided in this section, and pay all costs of the sale from the deposit. Any remaining funds shall be applied toward the judgment.

10. On filing the Certificate of Sale with respect to the property described in Paragraph 3, Defendants, JOAN M. SCHOPPE and ELIZABETH A. WADSWORTH as Personal Representative of the Estate of MARY THERESA DePATHY, Deceased, and ESTHER SZMUKLER and all persons claiming by, through, under, or against them since the filing of the Notice of Lis Pendens in this action are foreclosed of all estate, interest or claim in the property described in Paragraph 3, and the purchaser or purchasers at the sale shall be let into possession of the property. The Clerk of the Circuit Court is ordered to issue a Writ of Possession upon demand by the purchaser or purchasers.

11. The address of the Plaintiff is KENNETH S. RAPPAPORT,

TRUSTEE, 1300 North Federal Highway, Suite 203, Squires Building, Boca Raton, FL 33432. The address and social security number of Defendant owner, if known to the Plaintiff is set forth below; if any such information is not set forth below then it is unknown to the Plaintiff.

JOAN M. SCHOPPE, as Personal
Representative of the Estate
of MARY THERESA DeFATHY
4413 South Kirkman Road, #109
Orlando, FL 32811
Social Security No. UNKNOWN

ELIZABETH A. WADSWORTH, as Personal
Representative of the Estate
of MARY THERESA DeFATHY
6070 Summit Boulevard
West Palm Beach, FL 33415
Social Security No. UNKNOWN

12. Jurisdiction over this action is retained to enter such further orders to give KENNETH S. RAPPAPORT, TRUSTEE, adequate and complete relief, and as may be necessary and proper.

DONE AND ORDERED in Chambers, in Broward County, Florida this 3 day of May, 1994; ~~same pro tunc April 29,~~ *Ans*
1994.


CIRCUIT COURT JUDGE

Copies Furnished to:

Kenneth S. Rappaport, Esquire, 1300 North Federal Highway, Suite 203, Squires Building, Boca Raton, FL 33432

Elizabeth A. Wadsworth, 6070 Summit Boulevard, West Palm Beach, FL 33415

Joan M. Schoppe, 4413 South Kirkman Road, #109, Orlando, FL 32811

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK22134PG0686

Kenneth S Rappaport Plaintiff vs. Joan M Schopre, et al Defendant**Broward County Case Number:** CACE92026469**State Reporting Number:** 061992CA026469AXXXCE**Court Type:** Civil**Case Type:** *Real Property MTG Foreclosure + (prior to 1/1/10) - Foreclosure-Prior to SB 1718**Incident Date:** N/A**Filing Date:** 10/06/1992**Court Location:** Central Courthouse**Case Status:** Reclosed Case**Magistrate Id / Name:** N/A**Judge ID / Name:** Frink, Keathan B.**- Party(ies)**

Total: 5

Party Type	Party Name	? Address	? Attorneys / Address ★ Denotes Lead Attorney
Defendant	Schopre, Joan M		
Defendant	Wadsworth, Elizabeth A		
Defendant	Depathy Mary Theresa Estate O		
Defendant	Szmukler, Esther		
Plaintiff	Rappaport, Kenneth S		★ Rappaport, Kenneth Steven Retained Bar ID: 132333 Rappaport Osborne & Rappaport, PL Squires Bldg., Suite 203 1300 N. Federal Hwy. Boca Raton, FL 33432 Status: Active

- Disposition(s)

Total: 1

Date	Statistical Closure(s)	
12/15/1993	Disposed by Judge	
Date	Disposition(s)	View / Pages
05/05/1994	Summary Final Judgment Comment (Summary Final Judgment: Fld & Rec Sale: 6-7-94 @ 11am-Bcch (Sxf))	

Collection(s)

Total: 0

There is no Collection information available for this case.

Event(s) & Document(s)

Total: 24

Date	Description	Additional Text	View / Pages
06/20/1994	Certificate of Disbursements	Certificate Of Disbursements: Fld (Gmo)	
06/20/1994	Certificate of Title	Certificate Of Title: Fld & Rec (Gmo)	
06/07/1994	Bid Sheet	Bid Sheet: Fld (Sxf)	
06/07/1994	Proof of Publication	Proof Of Publication: Fld (Sxf)	
06/07/1994	Certificate of Sale	Certificate Of Sale: Fld (Sxf)	
05/16/1994	Notice of Sale	Notice Of Sale 6-7-94 @ 11am-Bcch (Sxf)	
04/15/1994	Default	Default Against Esther Szmukler: Fld (Sxf)	
04/15/1994	Reopened Case	Reopened Case (Sxf)	
04/15/1994	Motion for Default	Motion For Default/pltf: Fld (Sxf)	

Date	Description	Additional Text	View / Pages
04/15/1994	Affidavit	Affidavit Of Non-Military Service/kenneth S. Rappaport, Trustee: Fld Re: Esther Szmukler (Sxf)	
12/15/1993	Stipulation	Stipulation For Entry Of Final Judgment: Fld & Rec Of Foreclosure And Order Approving Stipulation (Sh)	
10/14/1993	Order Setting Case Management Conference	Ord Setting Case Mgmt Conf And Not Of Hrg On All Pending Motions: On 11/16/93 @ 8:45am (Spb)	
03/18/1993	Lis Pendens	Lis Pendens: Fld & Rec (Spb)	
02/08/1993	Notice of Non-Availability	Notice Of Non-Availability/kenneth S Rappaport (Tsm)	
12/15/1992	Summons Returned Served	Sums Served 8/20/92 Ester Szmukler (Kdj)	
11/20/1992	Alias Summons Returned Served	Alias Sums Served 10-27-92 Elizabeth A Wadsworth As Personal Rep Of The Estate Of Mary Theresa Depathy (Pqm)	
10/16/1992	Alias Summons Issued	Alias Summons Issued To Elizabeth A. Wadsworth As Personal Representative Of The Estate Of Mary Theresa Depathy (Ypo)	
10/16/1992	Summons Returned Unserved	Sums Unserved Elizabeth A. Wadsworth As Personal Representative Of The Estate Of Mary Theresa Depathy (Ypo)	
10/06/1992	Entire File W/Entries Rec'd	Entire File W/entries Rec'D From Palm Bch Cty (Ldw)	
10/06/1992	No Cover Sheet	No Cover Sheet (Ldw)	
10/06/1992	No Summons Issued	No Summons Issued (Ldw)	

Date	Description	Additional Text	View / Pages
10/06/1992	Random Assignment	Random Assignment Subd:12 (Mgs)	
10/06/1992	Certified Copy of Order to Transfer	C C Of Order To Transfer: Fld (Ldw)	
10/06/1992	Filing Fee	Filing Fee Paid (Mgs) Amount: \$200.00	

- Hearing(s)

Total: 0

There is no Disposition information available for this case.

- Related Case(s)

Total: 0

There is no related case information available for this case.



Site Address	2630 PIERCE STREET #F&R, HOLLYWOOD FL 33020	ID #	5142 16 02 4680
Property Owner	AZR FL LLC	Millage	0513
Mailing Address	400 SUNNY ISLES BLVD STE CU1 SUNNY ISLES BEACH FL 33160	Use	08
Abbr Legal Description	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 23 BLK 34		

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\(8\)](#).

* 2025 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2025*	\$184,510	\$250,240	\$434,750	\$434,750				
2024	\$184,510	\$250,240	\$434,750	\$202,120	\$4,656.56			
2023	\$184,510	\$239,780	\$424,290	\$194,420	\$4,463.60			
2025* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$434,750	\$434,750	\$434,750	\$434,750				
Portability	0	0	0	0				
Assessed/SOH	\$434,750	\$434,750	\$434,750	\$434,750				
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	\$434,750	\$434,750	\$434,750	\$434,750				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
6/8/2024	WD-Q	\$620,000	119762775	\$9.00	20,501	SF		
7/13/2023	QCD-T	\$100	118978371					
4/3/2001	WD	\$130,000	31663 / 881					
8/1/1994	WD	\$61,000	22585 / 127					
6/1/1994	CET	\$65,500		Adj. Bldg. S.F. (Card, Sketch)		1494		
				Units		2		
				Eff./Act. Year Built: 1960/1950				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
2								

150



[Search](#) > Account Summary

Real Estate Account #514216-02-4680

Owner: AZR FL LLC
Situs: 2630 PIERCE ST
[Parcel details](#)
[GIS](#)
[Property Appraiser](#)
✓ Homestead Exemption



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2024** for **\$4,470.30**.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$4,470.30	11/29/2024	Receipt #WWW-24-00135129	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$4,285.06	11/28/2023	Receipt #EEX-23-00001092	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$3,837.26	11/28/2022	Receipt #EEX-22-00000477	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$3,746.08	11/23/2021	Receipt #EEX-21-00001083	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$3,660.76	11/30/2020	Receipt #EEX-20-00000507	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$3,537.98	11/27/2019	Receipt #EEX-19-00001267	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$3,444.68	11/29/2018	Receipt #EEX-18-00001177	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$3,194.42	11/27/2017	Receipt #EEX-17-00000379	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$3,045.72	11/23/2016	Receipt #EEX-16-00000981	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$2,943.40	11/19/2015	Receipt #EEX-15-00001036	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$2,885.16	11/24/2014	Receipt #EEX-14-00000743	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$2,696.04	11/22/2013	Receipt #EEX-13-00000793	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$2,604.96	11/30/2012	Receipt #EEX-12-00001001	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$2,531.55	11/28/2011	Receipt #EEX-11-00000199	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$2,989.54	11/30/2010	Receipt #04C-10-00001378	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$3,151.13	11/29/2009	Receipt #R8X2-09-00051823	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$2,895.29	11/20/2008	Receipt #2008-6180973	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$3,141.79	11/20/2007	Receipt #2007-6067625	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$3,332.65	11/01/2006	Receipt #2006-6022489	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$3,294.36	11/01/2005	Receipt #2005-6253408	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$3,154.78	11/01/2004	Receipt #2004-6011747	Print (PDF)
Total Amount Due	\$0.00				



January 10, 2025

1:1,200

0 55 110 220 f
0 15 30 60 m



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
AZR FL LLC

Filing Information

Document Number L18000179397
FEI/EIN Number 83-1359052
Date Filed 07/26/2018
Effective Date 07/25/2018
State FL
Status ACTIVE

Principal Address

400 Sunny Isles Blvd
Suite CU1
Sunny Isles Beach, FL 33160

Changed: 01/16/2024

Mailing Address

400 Sunny Isles Blvd
Suite CU1
Sunny Isles Beach, FL 33160

Changed: 01/16/2024

Registered Agent Name & Address

MAMAEV, AZIZ
400 Sunny Isles Blvd
Suite CU1
Sunny Isles Beach, FL 33160

Address Changed: 01/16/2024

Authorized Person(s) Detail

Name & Address

Title MGR

MAMAEV, AZIZ
400 Sunny Isles Blvd
Suite CU1
Sunny Isles Beach, FL 33160

Title Authorized Member

Nam, Stanislav
400 Sunny Isles Blvd
Suite CU1
Sunny Isles Beach, FL 33160

Annual Reports

Report Year	Filed Date
2023	01/25/2023
2024	01/16/2024
2024	08/28/2024

Document Images

08/28/2024 – AMENDED ANNUAL REPORT	View image in PDF format
01/16/2024 – ANNUAL REPORT	View image in PDF format
01/25/2023 – ANNUAL REPORT	View image in PDF format
04/13/2022 – AMENDED ANNUAL REPORT	View image in PDF format
01/31/2022 – ANNUAL REPORT	View image in PDF format
04/07/2021 – ANNUAL REPORT	View image in PDF format
01/14/2020 – ANNUAL REPORT	View image in PDF format
04/01/2019 – ANNUAL REPORT	View image in PDF format
07/26/2018 – Florida Limited Liability	View image in PDF format

No. 24236

WARRANTY DEED

THIS INDENTURE, made this 4th day of December A. D. 1923, between the HOLLYWOOD LAND & WATER COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Florida, party of the first part, and Edith King of Indianapolis, Indiana

part Y of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations DOLLARS (\$10.00) to it in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said part Y of the second part, Her heirs and assigns, the following described land, being in the County of Broward and State of Florida, to-wit:

LOT TWENTY-THREE (23) OF BLOCK THIRTY-FOUR (34)

according to the amended plat of "HOLLYWOOD LITTLE RANCHES", a subdivision of Section Sixteen (16), Township Fifty-one (51) South, Range Forty-two (42) East, recorded in the office of the Clerk of the Circuit Court in and for Broward County, Florida, in Plat Book 1 at page 26, thereof.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This deed is given subject to the following provisions: Reserve the right to lay water mains, set electric and telephone poles across the rear of said lot.

(a) That no interest of the grantee in the land shall directly or indirectly acquire any interest in the said premises, and in case of any violation of such covenants, title to the said premises shall ipso facto revert to the company.

(b) That no building shall be erected on the land except as may be authorized by the said company, and no building shall be erected on the land except as may be authorized by the said company.

and when so used, the grantee shall forthwith provide for proper sanitary disposition of sewage.

(c) That in accepting this deed, the grantee Her heirs and assigns, agree that the foregoing restrictions are made as a part consideration of the purchase price and are covenants to run with the land and in case of violation of the first restriction hereinabove mentioned this deed shall ipso facto become null and void and the title and right of possession of and to said property aforesaid shall immediately revert and revert in and to the grantor, its successors and assigns.

(d) That a violation of any or all of the other restrictions are and shall be considered nuisances, and the grantor, its successors or assigns, or any lot owner in the subdivision mentioned herein, may enforce the said restrictions and cause the said nuisance to be removed or abated, and the grantee Her heirs or assigns, shall pay all costs including reasonable attorney's fees incident to the removal of such nuisances.

WITNESS the corporate name and seal of the said party of the first part the day and year first above written.

ATTEST:

HOLLYWOOD LAND & WATER COMPANY,

P.O. Van Daren

Secretary.

By D.O. Nevin

Vice President

Signed, Sealed and Delivered in the presence of:

Edith O. Lane

(CORPORATE SEAL)

A.M. Martin

STATE OF FLORIDA,
COUNTY OF BROWARD

I, Grace A. Ashley

D.O. Nevin

and P.O. Van Daren, both well known to me and known to me to be the Vice President and Secretary of the HOLLYWOOD LAND & WATER COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Florida, severally acknowledged before me that they signed, sealed and delivered the within deed as the free and voluntary act and deed of the said corporation and of themselves as such officers, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of December A. D. 1923.

(N.P. SEAL)
Revenue stamp \$1.00

28th

April

A. D. 1924

My notarial commission expires on the 28th day of April A. D. 1924.

STATE OF FLORIDA,
COUNTY OF BROWARD.

This instrument was filed for record 14th day of December 1923, and recorded in

Book 16 of Deeds on Page 268 RECORD VERIFIED.

By Frank A. Bryan
Deputy Clerk

291771
DEED 543 PAGE 212 RELEASE OF REVERTER

THIS INDENTURE made this 19th day of June A. D., 1946, between
Hollywood Land and Water Company, Florida corporation, hereinafter referred to as Party
of the first part, and Mary Donohoe, 1836 Rodman St., Hollywood, Florida
hereinafter referred to as the Party of the second part.

WITNESSETH

WHEREAS, Party of the first part formerly owned the fee simple title to that certain parcel of
property hereinafter more particularly described, and

WHEREAS, Party of the first part did heretofore on the 4th day of December
A. D. 1923 convey said property hereinafter more particularly described to
Edith King

recorded on the 14th day of December A. D. 1923, in
Deed Book 16 Page 268 of the public records of Broward County, Florida which said
deed contained reverter or forfeiture provisions more particularly set forth as follows:

"(a) That no member of the negro race shall, directly or indirectly, acquire any interest in the
said premises, and in case of violation of such covenants, title to said premises shall ipso facto
revert to the Company.

(d) That in accepting this deed, the grantee, her, heirs and assigns, agree that the
foregoing restrictions are made a part of consideration of the purchase price, and are cove-
nants to run with the land, and in case of violation of the first restriction hereinabove mentioned,
this deed shall ipso facto become null and void, and the title and right of possession of and to
said property aforesaid shall immediately revert and revest in and to the Grantor herein, its
successors and assigns."

WHEREAS, said party of the second part has represented to Party of the first part that the title
to the property more particularly described hereinafter is clouded by reason of the above quoted rever-
sionary clauses contained in said deed hereinabove mentioned, and have requested that Party of the
first part release said property from the operation of said reversionary clauses, and party of the first
part being willing to grant said request.

NOW THEREFORE, in consideration of the premises and the sum of One (\$1.00) Dollars, lawful
money of the United States in hand paid by the party of the second part to the party of the first part,
the receipt whereof is hereby acknowledged, the party of the first part hereby releases to the party of
the second part any right, title, claim or interest that may now exist or hereinafter accrue to said party
of the first part, its successors or assigns by reason of a violation of said reversionary clauses herein-
above quoted, involving the property more fully described hereinafter and does hereby release the
following described property, situate, lying and being in Broward County, Florida, from said reversionary
forfeiture provisions.

Lot Twenty-three (23), Block Thirty-four (34),
according to the plat of HOLLYWOOD LITTLE RANCHES
RECORDED in Plat Book 1, page 26 of the public
records of Broward County, Florida.

IN WITNESS WHEREOF the party of the first part has caused these presents to be signed in its
name by its Vice President and its corporate seal to be affixed, the day and year above written.
Signed, sealed and delivered in our presence:

HOLLYWOOD LAND AND WATER COMPANY
BY [Signature]
Vice President

STATE OF FLORIDA,
COUNTY OF BROWARD.

I HEREBY CERTIFY that on the 19th day of June A. D., 1946, before me per-
sonally appeared STANLEY M. BECKERMAN, Vice President of the Hollywood Land and
Water Company, a corporation under the laws of the State of Florida, to me known to be the per-
son described in and who executed the foregoing release of reverter to

Mary Donohoe and acknowledged the execution thereof to be his
free act and deed as such officer for the uses and purposes therein mentioned; and that he affixed there-
to the official seal of said corporation, and the said instrument is the act and deed of said corporation.
WITNESS my signature and official seal, this 19th day of June, A. D. 1946, at Broward County, Florida, the day and year last
aforesaid.

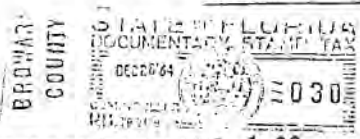
Notary Public, State of Florida at Large

64-113663
RWO/SDX No. 1154
ER No. _____
Pole No. _____

EASEMENT

Section OFF. REC. 2932 PAGE 111
Township _____
Range _____
December 17, 1964

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 the right to install and maintain wires, poles, guy stubs, guy wires and anchors for electric transmission and distribution lines and the necessary appurtenances for such lines, and the right to permit the attachment of conduits, wires or cables of any other Company or person; also, the right to cut, trim and keep clear all trees, brush and undergrowth that might endanger the proper construction, operation and maintenance of said lines, on my our property described as follows:

A 12 foot wide easement in Blocks 34 and 39, Hollywood Little Ranches in accordance with plat thereof recorded in Plat Book 1 at Page 26 of the Public Records of Broward County, Florida; the centerline of said easement shall extend along the centerline of said Blocks 34 and 39, the same being along the rear lot lines of the lots in the aforementioned Blocks 34 and 39.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

In the presence of:

Charles L. Taylor
Anne J. Powell
(Corporate Seal)

HOLLYWOOD LAND & WATER COMPANY
By: [Signature]
Attest: [Signature]
PRESIDENT
SECRETARY

PLEASE RETURN TO:
M. V. BERGEN
P.O. BOX 8248 (FALCO)
FT. LAUDERDALE, FLA.

STATE OF FLORIDA AND COUNTY OF Broward
I HEREBY CERTIFY that before me, personally appeared W. D. HORVITZ and S. M. BECKERMAN
respectively, President and Secretary of HOLLYWOOD LAND & WATER COMPANY
a Corporation organized under the Laws of the State of Florida, 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 17th day of December 19 64

Notary Public, State of Florida at Large
My Commission Expires June 30, 1968
Bonded by American Surety Co. of N. Y.
My Commission expires: 19

[Signature]
Notary Public, State of Florida at Large
FORM 1732C REV. 8/62 PG-48581

79-104017

ORDINANCE

76
2

PROVIDING FOR THE NAMING OF STREETS, AVENUES AND
HIGHWAYS OF THE CITY OF HOLLYWOOD; ~~THE NAMING OF~~
~~STREETS, AVENUES AND HIGHWAYS~~, THE NUMBERING OF BUILDINGS BY THE
OWNER OR OCCUPANTS; THE KEEPING OF PLATS BY THE
CITY ENGINEER AND PRESCRIBING A PENALTY FOR THE
FAILURE TO NUMBER BUILDINGS.

Be It Enacted By The City Commission Of The City Of
Hollywood, Florida:

Section 1. That the names by which the various
streets, avenues and highways in the City of Hollywood
are at present known and designated shall hereafter be
known and designated by the names hereinafter applied there-
to, respectively, as follows:

CERTIFICATION

I certify this to be a true and correct copy
of the record in my office.

WITNESSETH my hand and official seal of
the City of Hollywood, Florida, this 27th

day of March, 1979

Betty L. Derington City Cl

RETURN TO: WC

FEDERAL LAND TITLE CORP.
2699 E. OAKLAND PARK BLVD.
FT. LAUDERDALE, FLA. 33306

OFF 8136 PAGE 244

Section # 14. LITTLE RANCHES.

Present Washington St. shall be Washington St.
Present West Adams St. shall be Adams St.
Present West Madison St. shall be Madison St.
Present West Monroe St. shall be Monroe St.
Present West Jackson St. shall be Jackson St.
Present West Van Buren St. shall be Van Buren St.
Present Hollywood Boulevard shall be Hollywood Boulevard.
Present West Polk St. shall be Polk St.
Present West Taylor St. shall be Taylor St.
Present West Filmore St. shall be Filmore St.
Present West Pierce St. shall be Pierce St.
Present West Lincoln St. shall be Lincoln St.
Present Johnson St. shall be Johnson St.
Present Dixie Highway shall be 21st. Ave.
Present 1st. St. shall be 24th. Ave.
Present 2nd. St. shall be 26th. Ave.
Present 3rd. St. shall be 28th. Ave.
Present 4th. St. shall be 30th. Ave.

Section # 15. HOLLYWOOD TERRACE.

Present Johnson St. shall be Johnson St.
Present Grant St. shall be Grant St.
Present Garfield St. shall be Hayes St.
Present Arthur St. shall be Garfield St.
Present Cleveland St. shall be Arthur St.
Present Dixie Highway shall be 21st. Ave.
Present Dixie Ave. shall be 22nd. Ave.
Present 1st. St. shall be 24th. Ave.
Present Ave. D shall be 25th. Ave.
Present 2nd. St. shall be 26th. Ave.

Section # 16. WILKES BARRE PARK.

Present Cleveland St. shall be Arthur St.
Present Hayes St. shall be Cleveland St.
Present 2nd. St. shall be 26th. Ave.

Section # 17. THOMASVILLE PARK.

Present Butler St. shall be Pershing St.
Present Mobile St. shall be Custer St.
Present Tuskegee St. shall be Meade St.
Present Poplar Ave. shall be 28th. Ave.

Section # 18. DOUGLAS HILL.

Present Fern St. shall be 26th. Court.
Present Carson Ave. shall be 26th. Ave.
Present Davie Road shall be Davie Road.

REF 8136 PAGE 245

fronting upon all highways (except alleys) shall be prepared and kept on file in the office of the City Engineer, which plats shall be open during the office hours of the said City Engineer, to the inspection of any owner or occupant of any building, desiring to know the proper number of his building.

Section 139. Any person being the owner or occupant of any building now erected or that may hereafter be erected in the City of Hollywood who shall for thirty days after notice of the City Engineer of the proper number of such building neglect or refuse to number any building owned or occupied by him in conformity with the provisions of this ordinance and with the plan for numbering buildings, as aforesaid, shall be subject to a penalty of three dollars, and a similar penalty for every thirty days thereafter that he shall neglect or refuse to number said building.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED by the City Commission of the City of Hollywood this 16th day of June 1926.

Paul R. John
Mayor

ATTEST:

F. O. Vanderveen
City Clerk

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

OFF
REC 8136 PAGE 246



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

595 South Federal Highway, Suite 200

Boca Raton, Florida 33432

Phone: 954-421-4599

Fax: 866-621-4839

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent Reference: AZR FL LLC

File No: 25002399

Examiner – Julie Love

jlove2@oldrepublictitle.com

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

595 South Federal Highway, Suite 200

Boca Raton, Florida 33432

Phone: 954-421-4599

ATTN: **Dmitry Predius**

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

Lot 23, in Block 34 of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Last Record Title Holder:

AZR FL LLC, a Florida limited liability company

Documents of Record (copies attached):

CONVEYANCES:

1. Warranty Deed from Hollywood Land & Water Company, a corporation organized and existing by virtue of the laws of the State of Florida, in favor of Edith King of Indianapolis, Indiana, dated December 4, 1923 and recorded December 14, 1923 in Deed Book 16, Page 268, of the Public Records of Broward County, Florida.
2. Warranty Deed from Edith King, a single woman, in favor of Jane B. Smith, a single woman, dated April 17, 1946 and recorded May 4, 1946 in Deed Book 535, Page 135, of the Public Records of Broward County, Florida.
3. Warranty Deed from Jane B. Smith, single, in favor of Mary Donohoe, single, dated June 19, 1946 and recorded June 20, 1946 in Deed Book 543, Page 210, of the Public Records of Broward County, Florida.
4. Warranty Deed from Mary Donohoe, a single woman, in favor of Toni Marsengill, dated October 21, 1946 and recorded November 8, 1948 in Deed Book 561, Page 66, of the Public Records of Broward County, Florida.
5. Warranty Deed from Toni Marsengill, a single woman, in favor of Stuart H. DePathy and Mary Theresa DePathy, his wife, and Mary Donohoe, dated October 22, 1946 and recorded November 8, 1946 in Deed Book 561, Page 68, of the Public Records of Broward County, Florida.
6. Quit Claim Deed from Stuart H. DePathy, in favor of Mary DePathy, dated _____ and recorded October 26, 1961 in Official Records Book 2269, Page 257, of the Public Records of Broward County, Florida. (Copy of document unavailable)
7. Quit Claim Deed from Mary E. Donohoe, in favor of Mary Theresa DePathy, dated August 5, 1966 and recorded September 22, 1966 in Official Records Book 3296, Page 739, of the Public Records of Broward County, Florida.
8. Certificate of Title in favor of Kenneth S. Rappaport, Trustee, styled Kenneth S. Rappaport, Trustee, Plaintiff, VS. Joan M. Schopre and Elizabeth A. Wadsworth, as Personal Representative of the Estate of Mary Theresa DePathy, Deceased, and Esther Szmukler, Defendants, Case No. 92-26469-12, Civil Division, dated June 20, 1994 and recorded June 20, 1994 in Official Records Book 22287, Page 648, of the Public Records of Broward County, Florida.
9. Warranty Deed from Kenneth S. Rappaport, Trustee, in favor of Sharon Hampton, a single woman, dated August 31, 1994 and recorded September 8, 1994 in Official Records Book 22585, Page 127, of the Public Records of Broward County, Florida.
10. Warranty Deed from Sharon Hampton, a single woman, in favor of Ernestine Headings, a single woman, dated May 3, 2001 and recorded June 1, 2001 in Official Records Book 31663, Page 881, of the Public Records of Broward County, Florida.
11. Quit-Claim Deed from Ernestine Headings, a single woman, in favor of Ernestine Headings, a single woman, dated July 13, 2023 and recorded July 14, 2023 at Official Records Instrument Number 118978371, of the Public Records of Broward County, Florida.

12. Warranty Deed from Ernestine Headings, a single woman, in favor of AZR FL LLC, a Florida limited liability company, dated June 20, 2024 and recorded August 27, 2024 at Official Records Instrument Number 119762775, of the Public Records of Broward County, Florida.

[B-I Support copies](#)

ENCUMBRANCES:

(MORTGAGES & LIENS):

1. None found of record.

(OTHER ENCUMBRANCES):

1. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of HOLLYWOOD LITTLE RANCHES, recorded July 8, 1922 in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.
2. Restrictions, reservations, easements and right of reversion contained in Warranty Deed recorded December 14, 1923 in Deed Book 16, Page 268; affected by Release of Reverter recorded in Deed Book 543, Page 212, of the Public Records of Broward County, Florida. But deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(a).
3. Easement in favor of Florida Power & Light Company, recorded December 28, 1964 in Official Records Book 2932, Page 111, of the Public Records of Broward County, Florida.
4. Terms and conditions contained in Ordinance #76, by the City Commission of the City of Hollywood, Florida, providing for the naming of Streets, Avenues and Highways of the City of Hollywood, recorded March 27, 1979 in Official Records Book 8136, Page 244, of the Public Records of Broward County, Florida.

[B-II Exception copies](#)

(MISCELLANEOUS DOCUMENTS)

1. Notice of Lis Pendens styled Kenneth S. Rappaport, Trustee, Plaintiff, vs. Joan M. Schopre and Elizabeth A. Wadsworth as Personal Representative of the Estate of Mary Theresa DePathy, Deceased, and Esther Szmukler, Defendants, Case No. 92-26469-12, Civil Division, recorded March 26, 1993 in Official Records Book 20489, Page 415, of the Public Records of Broward County, Florida.

2. Stipulation for Entry of Final Judgment of Foreclosure and Order Approving Stipulation, styled Kenneth S. Rappaport, Trustee, Plaintiff, vs. Joan M. Schopre and Elizabeth A. Wadsworth as Personal Representative of the Estate of Mary Theresa DePathy, Deceased, Case No. 92-26469-12, Civil Division, recorded December 15, 1993 in Official Records Book 21573, Page 975, of the Public Records of Broward County, Florida.
3. Summary Final Judgment styled Kenneth S. Rappaport, Trustee, Plaintiff, vs. Joan M. Schopre and Elizabeth A. Wadsworth as Personal Representative of the Estate of Mary Theresa DePathy, Deceased, Case No. 92-26469-12, Civil Division, recorded May 5, 1994 in Official Records Book 22134, Page 682, of the Public Records of Broward County, Florida.

NOTE: The Foreclosure Docket for Case No. 92-26469-12, Civil Division, is included in the B-I Support copies attached hereto.

Period Searched:

From July 8, 1922 to January 13, 2025 @ 8:00 a.m.

Tax Information for the 2024 taxes:

PARCEL ID #:	5142 16 02 4680
TOTAL ASSESSED VALUE:	\$434,750.00
GROSS TAX AMOUNT:	\$4,656.56
DUE OR PAID:	PAID
BACK TAXES:	None

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information 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.

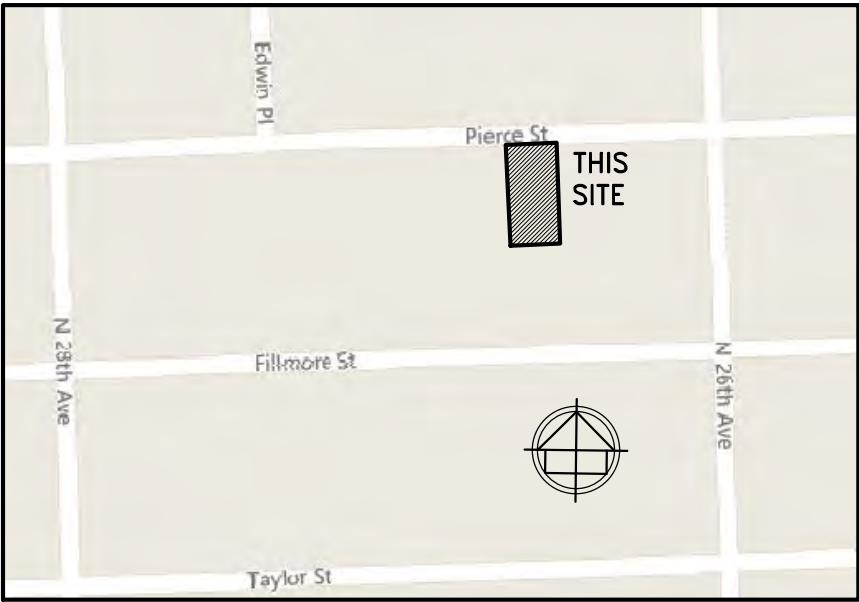
Date: January 13, 2025


Julie Love, Senior Commercial Examiner
Old Republic National Title Insurance Company

ALTA/NSPS LAND TITLE SURVEY

LAND DESCRIPTION:

LOT 23, BLOCK 34 OF "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP (NTS)

NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
2. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AH/10" & "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0568 H, WITH A DATE OF IDENTIFICATION OF 08/18/14, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 1944 ELEVATION=13.53' (NAVD88)
7. THERE ARE NO WELLS, SEPTIC TANKS, DRAIN FIELDS, OR BODIES OF WATER WITHIN 75 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO: 25002399, PERIOD SEARCHED: FROM JULY 8, 1922 TO JANUARY 13, 2025 @ 8:00 A.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID POLICY OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO PIERCE STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 26, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAY MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

(OTHER ENCUMBRANCES):

1. RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), COVENANTS, EASEMENT(S), SETBACK(S), IF ANY, AS MAY BE SHOWN ON THE PLAT OF HOLLYWOOD LITTLE RANCHES, RECORDED JULY 8, 1922 IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
2. RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF REVERSION CONTAINED IN WARRANTY DEED RECORDED DECEMBER 14, 1923 IN DEED BOOK 16, PAGE 268; AFFECTED BY RELEASE OF REVERTER RECORDED IN DEED BOOK 543, PAGE 212, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BUT DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(A). (AFFECTS/NOT PLOTTABLE)
3. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED DECEMBER 28, 1964 IN OFFICIAL RECORDS BOOK 2932, PAGE 111, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
4. TERMS AND CONDITIONS CONTAINED IN ORDINANCE #76, BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, PROVIDING FOR THE NAMING OF STREETS, AVENUES AND HIGHWAYS OF THE CITY OF HOLLYWOOD, RECORDED MARCH 27, 1979 IN OFFICIAL RECORDS BOOK 8136, PAGE 244, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

LEGEND:

- | | |
|--------|--|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET IRON ROD & CAP #6448 |
| SNC | SET NAIL AND CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL AND CAP |
| FND | FOUND NAIL & DISC |
| P.B. | PLAT BOOK |
| B.C.R. | BROWARD COUNTY RECORDS |
| CBS | CONCRETE BLOCK STRUCTURE |
| A/C | AIR CONDITIONER |
| WM | WATER METER |
| WV | WATER VALVE |
| CLP | CONCRETE LIGHT POLE |
| TSB | TRAFFIC SIGNAL BOX |
| TSP | TRAFFIC SIGNAL POLE |
| WPP | WOOD POWER POLE |
| MLP | METAL LIGHT POLE |
| EB | ELECTRIC BOX |
| 5.40 | ELEVATIONS |
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| NSPS | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| R | RADIUS |
| A | ARC DISTANCE |
| △ | CENTRAL ANGLE |
| ⊙ | CENTERLINE |

CERTIFIED TO:

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, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON NOVEMBER 14, 2024.

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314

CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 9390-20

CLIENT :

DMITRY PREDIUS

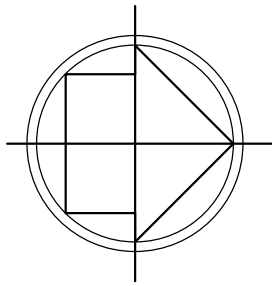
REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	02/15/24	SKETCH	JD	REC
UPDATE SURVEY	11/14/24	SKETCH	JD	REC
REVIEW O/E REPORT	01/14/25	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0568J
ZONE	AH / X
BASE FLOOD ELEV	10 / N/A
EFFECTIVE DATE	07/31/24

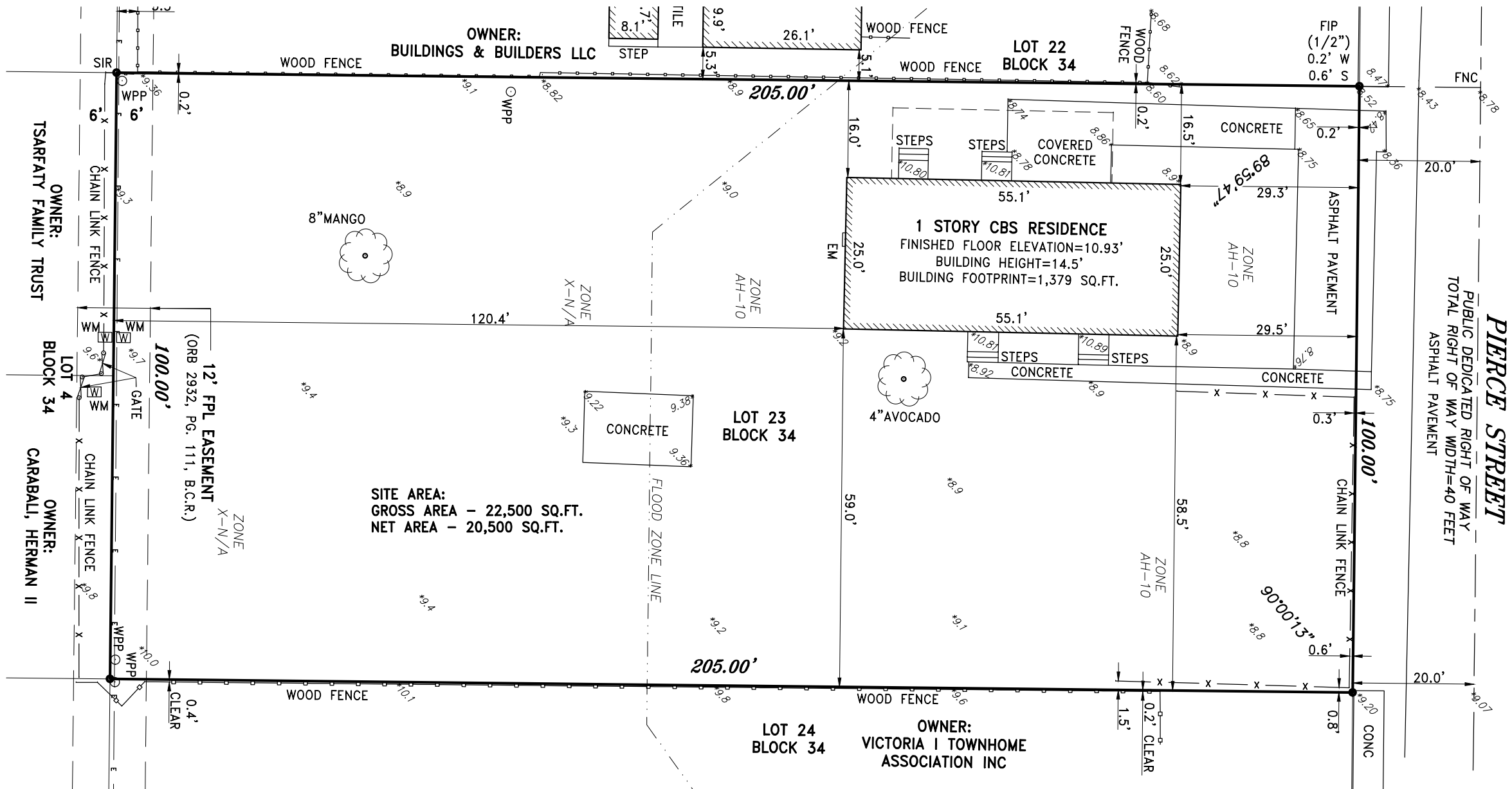
PROPERTY ADDRESS :
2630 PIERCE STREET

SCALE: N/A

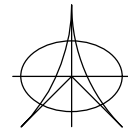
SHEET 1 OF 2



ALTA/NSPS LAND TITLE SURVEY



COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 9390-20

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REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	02/15/24	SKETCH	JD	REC
UPDATE SURVEY	11/14/24	SKETCH	JD	REC
REVIEW O/E REPORT	01/14/25	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0568J
ZONE	AH / X
BASE FLOOD ELEV	10 / N/A
EFFECTIVE DATE	07/31/24

PROPERTY ADDRESS :
2630 PIERCE STREET

SCALE: 1"= 20'

SHEET 2 OF 2

OWNER

DMITRY
STANISLAV

2630HOLLYWOOD@GMAIL.COM

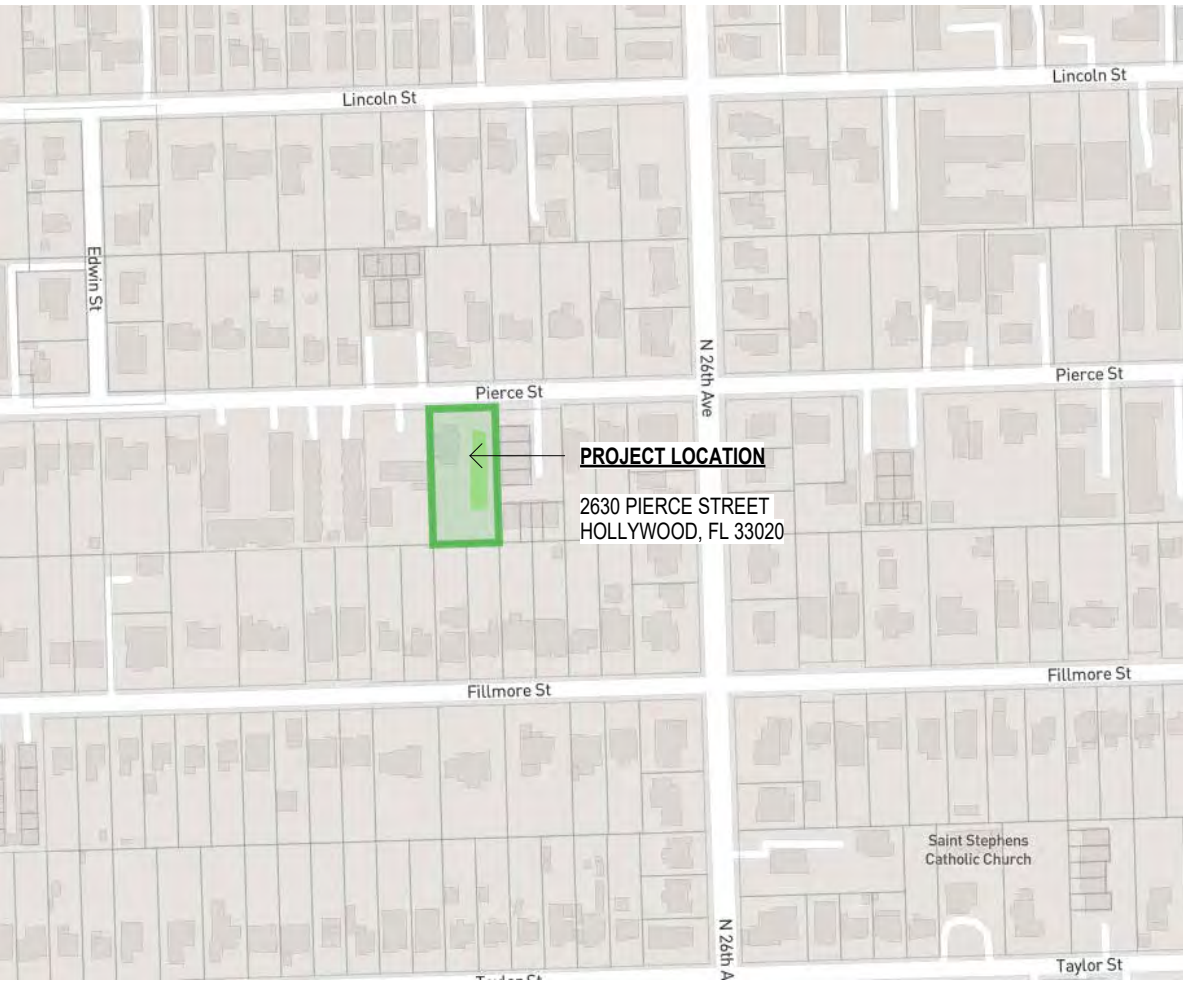
ARCHITECT

JOSEPH KALLER

AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SITE MAP



THE SEVEN ESTATES
TOWNHOME DEVELOPMENT

2630 PIERCE STREET HOLLYWOOD, FL 33020



PROPERTY ADDRESS

2630 PIERCE ST. HOLLYWOOD, FL 33020

FOLIO

514216024680

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 23 BLK 34

SITE INFORMATION

	EXISTING	PROPOSED
ZONING:	RM-18	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	SINGLE FAMILY	TOWNHOMES
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	
NET LOT AREA:	20,501 SQFT- 0.47 ACRES	
GROSS LOT AREA:		
BASE FLOOD ZONE :	A/VE - 10.0' NAVD	
100 YEAR FLOOD :	FFE 11.50' NAVD	

BUILDING INTENSITY

	ALLOWED	PROVIDED
DENSITY:	18 UNITS/ACRE	7 TOWNHOMES
NUMBER OF FLOORS	N/A	2
BUILDING HEIGHT	45 FEET	25 FEET

SETBACKS:

	REQUIRED	PROVIDED
(a) FRONTAGE (PIERCE) (NORTH)	20'-0"	20'-0"
(b) SIDE INTERIOR (EAST)	13'-0"	41'-2"
(c) SIDE INTERIOR (WEST)	7'-6"	7'-6"
(d) REAR (SOUTH)	30'-0"	41'-8"

UNIT TYPE:

	PROVIDED
TOWNHOMES (3 BED/2.5 BATH)	7
TOTAL	= 7 UNITS

LANDSCAPE

	REQUIRED	PROVIDED
PERVIOUS AREA/OPEN SPACE LANDSCAPE AREAS (TOTAL)	8,000 S.F. (40%)	8,337 S.F. (40.60%)

TOWNHOME SQ. FOOTAGE:

UNIT TYPE:	AVERAGE A/C SF
3 BED / 2.5 BATH (7 TOWNHOMES)	1,501 SF

BUILDING AREAS:

FLOOR:	GROSS SF
FIRST FLOOR	5,449 SF
SECOND FLOOR	6,634 SF
TOTAL	12,083 SF

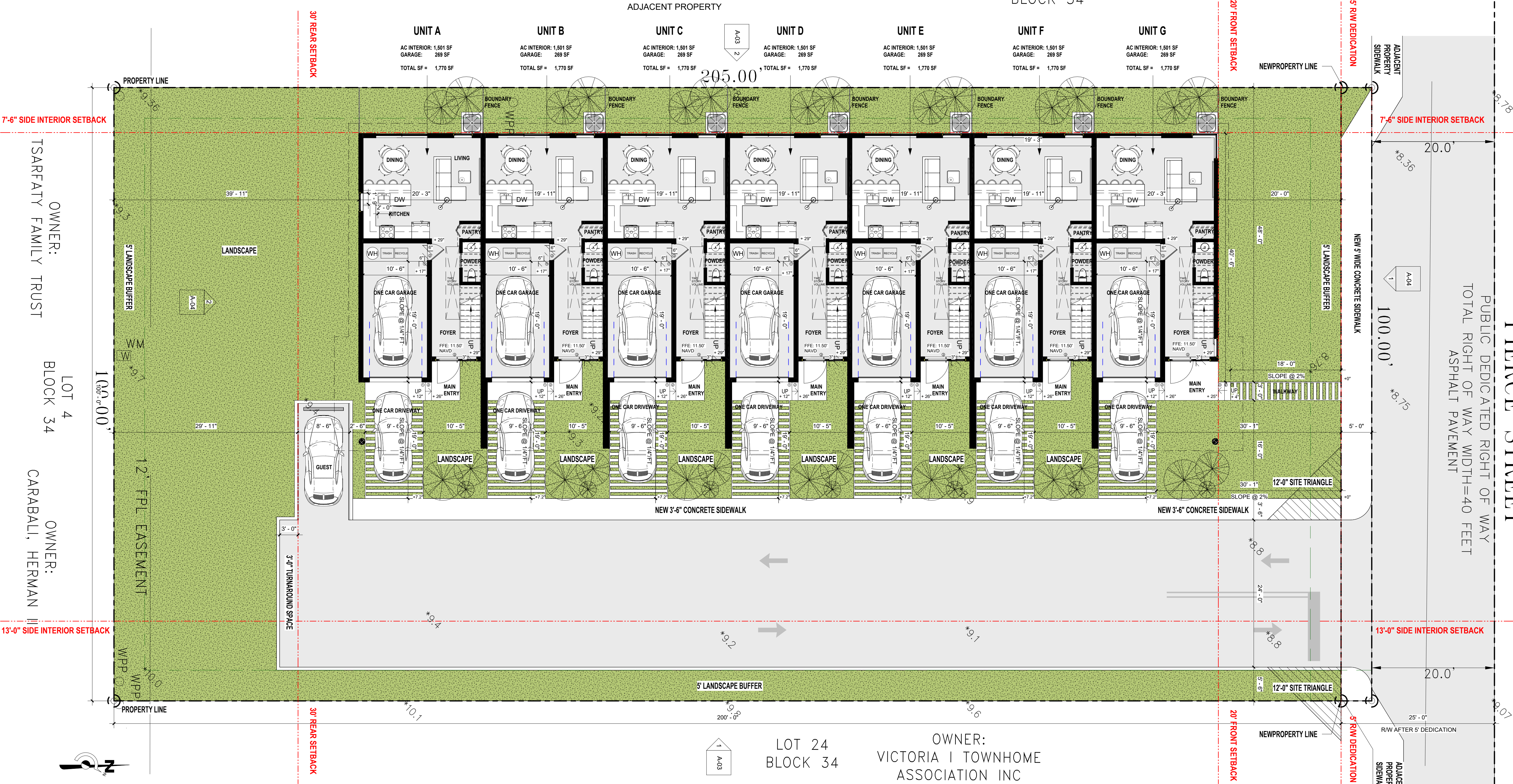


Kaller Architecture
2417 Hollywood Blvd.
Hollywood Florida 33020

OWNER:
BUILDINGS & BUILDERS LLC

LOT 22
BLOCK 34

ADJACENT PROPERTY



Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

THE SEVEN ESTATES

2630 PIERCE STREET HOLLYWOOD, FL 33020

169

PROJECT TITLE

SITE PLAN

SHEET TITLE

REVISIONS

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-01

PROPERTY ADDRESS

2630 PIERCE ST. HOLLYWOOD, FL 33020

FOLIO

514216024680

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 23 BLK 34

SITE INFORMATION

EXISTING	PROPOSED
ZONING: RM-18	N/A
SUB-DISTRICT: N/A	N/A
BUILDING USE: SINGLE FAMILY	TOWNHOMES
LAND USE DESIGNATION: RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION: RESIDENTIAL	
NET LOT AREA: 20,501 SQFT- 0.47 ACRES	
GROSS LOT AREA:	
BASE FLOOD ZONE : A/VE - 10.0' NAVD	
100 YEAR FLOOD : FFE 11.50' NAVD	

UNIT TYPE:

PROVIDED

TOWNHOMES (3 BED/2.5 BATH)

7

TOTAL

= 7 UNITS

PARKING CALCULATION:

REQUIRED

PROVIDED

MIN REQ. PER TOWNHOME (2) PARKING SPACE

TOWNHOMES

2 SPACE x 7 = 14

14 SPACES

GUESTS : 1 SPACE PER EVERY 5 TOWNHOMES

1 SPACES

1 SPACES

TOTAL

= 15 SPACES

= 15 SPACES

BUILDING INTENSITY

ALLOWED

PROVIDED

DENSITY:

18 UNITS/ACRE

7 TOWNHOMES

NUMBER OF FLOORS

N/A

2

BUILDING HEIGHT

45 FEET

25 FEET

SETBACKS:

REQUIRED

PROVIDED

(a) FRONTAGE (PIERCE) (NORTH)

20'-0"

20'-0"

(b) SIDE INTERIOR (EAST)

13'-0"

41'-2"

(c) SIDE INTERIOR (WEST)

7'-6"

7'-6"

(d) REAR (SOUTH)

30'-0"

41'-8"

LANDSCAPE

REQUIRED

PROVIDED

PERVIOUS AREA/OPEN SPACE

8,000 S.F. (40%)

8,337 S.F. (40.60%)

LANDSCAPE AREAS (TOTAL)

TOWNHOME SQ. FOOTAGE:

UNIT TYPE:

AVERAGE A/C SF

3 BED / 2.5 BATH (7 TOWNHOMES)

1,501 SF

BUILDING AREAS:

FLOOR:

GROSS SF

FIRST FLOOR

5,449 SF

SECOND FLOOR

6,634 SF

TOTAL 12,083 SF



www.kallerarchitects.com

SEAL

THE SEVEN ESTATES

2630 PIERCE STREET HOLLYWOOD, FL 33020

PROJECT TITLE

SECOND FLOOR

SHEET TITLE

REVISIONS

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

HEET

A-02



<u>UNIT TYPE:</u>	<u>PROVIDED</u>
TOWNHOMES (3 BED/2.5 BATH)	7
TOTAL	= 7 UNITS

<u>PARKING CALCULATION:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN REQ. PER TOWNHOME (2) PARKING SPACE		
TOWNHOMES	2 SPACE x 7 = 14	14 SPACES
GUESTS : 1 SPACE PER EVERY 5 TOWNHOMES	1 SPACES	1 SPACES
TOTAL	= 15 SPACES	= 15 SPACES

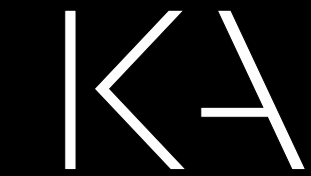
<u>BUILDING INTENSITY</u>	<u>ALLOWED</u>	<u>PROVIDED</u>
DENSITY:	18 UNITS/ACRE	7 TOWNHOMES
NUMBER OF FLOORS	N/A	2
BUILDING HEIGHT	45 FEET	25 FEET

<u>SETBACKS:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
(a) FRONTAGE (PIERCE) (NORTH)	20'-0"	20'-0"
(b) SIDE INTERIOR (EAST)	13'-0"	41'-2"
(c) SIDE INTERIOR (WEST)	7'-6"	7'-6"
(d) REAR (SOUTH)	30'-0"	41'-8"

LANDSCAPE	REQUIRED	PROVIDED
PERVIOUS AREA/OPEN SPACE LANDSCAPE AREAS (TOTAL)	8,000 S.F. (40%)	8,337 S.F. (40.60%)

<u>TOWNHOME SQ. FOOTAGE:</u>	
<u>UNIT TYPE:</u>	<u>AVERAGE A/C SF</u>
3 BED / 2.5 BATH (7 TOWNHOMES)	1,501 SF

<u>BUILDING AREAS:</u>	
FLOOR:	GROSS SF
FIRST FLOOR	5,449 SF
SECOND FLOOR	6,634 SF
TOTAL	12,083 SF



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Hollywood Florida 33020
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joseph@kallerarchitects.com

SEAL

2630 PIERCE STREET HOLLYWOOD, FL 33020

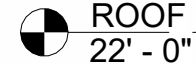
PROJECT TITLE

**ELEVATION
(NORTH/SOUTH)**

[illegible]

PROJECT No.: 23-056
DATE: 12/2/23
DRAWN BY: MF
CHECKED BY: JBK

A-04



SECOND 02
11' - 0"

FIRST 0' - 0"

① NORTH ELEVATION
3/16" = 1'-0"



SECOND 02
11' - 0"

FIRST 0
0' - 0"

② SOUTH ELEVATION
3/16" = 1'-0"







VIEWING WEST



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

THE SEVEN ESTATES
2630 PIERCE STREET HOLLYWOOD, FL 33020

PROJECT TITLE

RENDERING

SHEET TITLE

REVISIONS

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-07



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 3. 2025 0218

Agenda Date: 2/18/2025

Agenda Number:

To: Technical Advisory Committee

Title: FILE NO.: 25-DP-13
APPLICANT: BSD Development LLC.
LOCATION: 2910 Polk Street
REQUEST: Site Plan Review for a 5 story, 61,492 square foot office building with a 5-story parking garage in a TC-1 zoning district within the Regional Activity Center (RAC).

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: _____

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

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes ☐ No ☐ Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant ☐ Representative ☐ Tenant ☐

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



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: [Signature] Date: _____

PRINT NAME: Avihu Nahari Date: _____

Signature of Consultant/Representative: [Signature] Date: 1/16/2025

PRINT NAME: Itamar Goldenholz Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: N/A Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

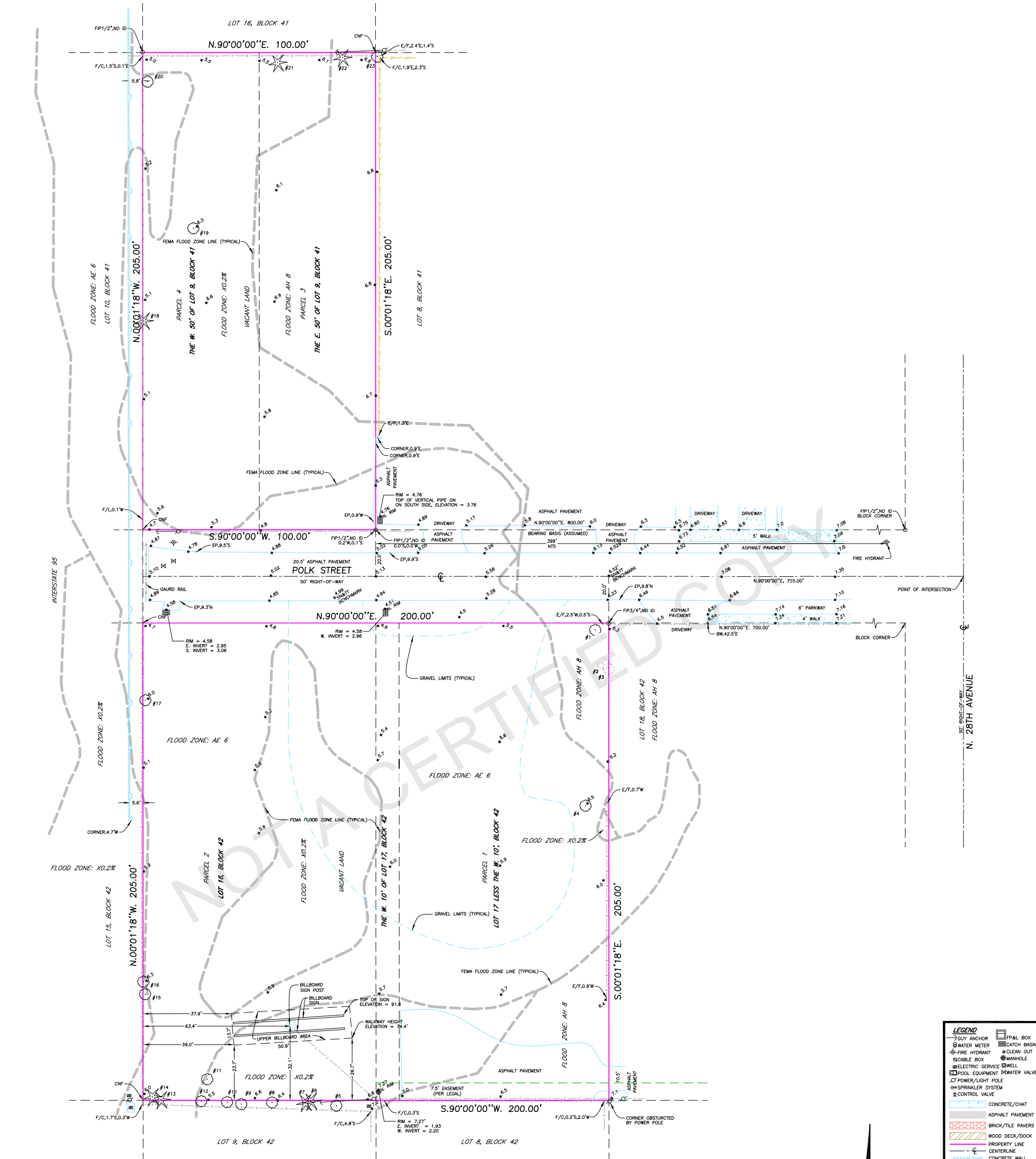
Signature of Current Owner

Notary Public
State of Florida

Print Name

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

ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION
PARCEL 1
LOT SEVENTEEN (17) LESS THE WEST TEN (10) FEET THEREOF, BLOCK FOURTY-TWO (42),
HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN
PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, SUBJECT TO AN
EASEMENT ACROSS S 7.5 FEET OF SAID LOT.

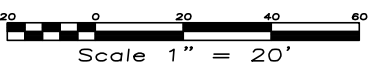
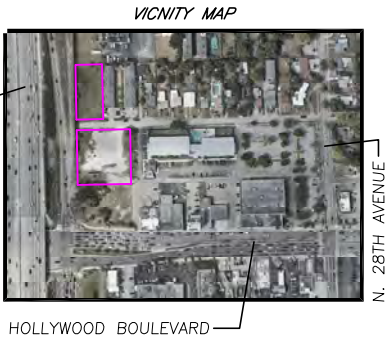
PARCEL 2
ALL OF LOT SIXTEEN (16) AND THE WEST TEN (10) FEET OF LOT SEVENTEEN (17), IN
BLOCK FOURTY-TWO (42), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT
THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

PARCEL 3
THE EAST 50 FEET OF LOT 9, BLOCK FOURTY-ONE (41), HOLLYWOOD LITTLE RANCHES,
ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4
THE WEST FIFTY (50) FEET OF LOT NINE (9), BLOCK FOURTY-ONE (41), HOLLYWOOD
LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1,
AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
BSD 23 DEVELOPMENT LLC & NAHARI, AVIHU
PROPERTY ADDRESS
2910 POLK STREET
HOLLYWOOD, FL 33020
BOUNDARY SURVEY
INVOICE # 42161U
SURVEY DATE 11/06/24
FLOOD ZONE AH8 / AE6 / X0.2%
MAP DATE 07/31/24
MAP NUMBER 120113 0506J

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS
TABLE A
4. GROSS LAND AREA = 67,500 SQUARE FEET MORE OR LESS (1.550 ACRES MORE OR
LESS) . NET LAND AREA = 67,500 SQUARE FEET MORE OR LESS (1.412 ACRES MORE OR
LESS)
16. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION,
OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



TREE TABLE	
NUMBER	TYPE
#1	GUINOA LIMBO
#2	OAK
#3	OAK
#4	GUINOA LIMBO
#5	BRAZILIAN PEPPER
#6	SABLE PALM
#7	SABLE PALM
#8	BRAZILIAN PEPPER
#9	GUINOA LIMBO
#10	BRAZILIAN PEPPER
#11	BRAZILIAN PEPPER
#12	GUINOA LIMBO
#13	SABLE PALM
#14	SABLE PALM
#15	UMBRELLA TREE
#16	STRANGLER FIG
#17	MUMOSA
#18	SABLE PALM
#19	GUINOA LIMBO
#20	GUINOA LIMBO
#21	SABLE PALM
#22	SABLE PALM
#23	GUINOA LIMBO

SURVEYOR'S CERTIFICATE
This is to certify that this map or plat and the
survey on which it is based were made in
accordance with the 2021 Minimum Standard
Detail Requirements for ALTA/NSPS Land Title
Surveys, jointly established and adopted by ALTA
and NSPS, and includes items 1, 2, 3, 4, 6, 7A,
8, 14, 16, 20 of Table A thereof. The field work
was completed on November 06, 2024.
Date of Plot or Map: November 07, 2024.

SURVEYOR'S NOTES
1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREIN WERE NOT ABSTRACTED BY THIS OFFICE FOR
EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR
OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988
UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOD ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS
OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE
FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO
MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS
OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL
AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS
OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR
RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

LEGEND

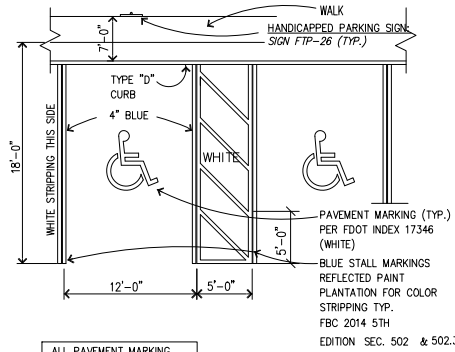
- ANCHOR
- WATER METER
- FIRE HYDRANT
- SCABLE BOX
- ELECTRIC SERVICE SWELL
- POOL EQUIPMENT
- SPRINKLER SYSTEM
- CONTROL VALVE
- CONCRETE/CHAT
- ASPHALT PAVEMENT
- BRICK/TILE PAVERS
- WOOD DECK/DOCK
- PROPERTY LINE
- CENTERLINE
- CONCRETE WALL
- METAL FENCE
- WOOD/PVC FENCE
- OVERHEAD WIRES
- ELEVATION

ABBREVIATIONS

- AC AIR CONDITIONER
- AE ANCHOR
- BC BUILDING CORNER
- BM BENCHMARK
- BN BACK OF WALK
- CNF CALCULATED
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE/CORNER
- FF FINISH FLOOR
- F/L FENCE/LINE
- F/P FOUND IRON PIPE
- FR FOUND IRON ROD
 FN FOUND NAIL | FN&D FOUND NAIL & DISC | FN&T FOUND NAIL & TAB | FP&L FLORIDA POWER & LIGHT | GEN GENERATOR | INSR INSTRUMENT | OP OPEN PORCH | ORB OFFICIAL RECORD BOOK | M MEASURED | PT PLAT BOOK | PC POINT OF CURVATURE | POB POINT OF BEGINNING | POC POINT OF COMMENCEMENT | PRC POINT OF REVERSE CURVE | PRM PERMANENT REFERENCE MONUMENT | PT TANGENCY | R RECORD | RD ROAD | RW RIGHT-OF-WAY | SH&D SET NAIL & DISC 5495 | SP SCREENED PORCH | SP&C SET 1/2" PIN & CAP 5495 | UE UTILITY EASEMENT |

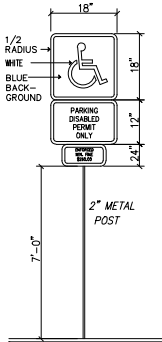
ATLANTIC COAST SURVEYING, INC.

PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5247
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Surfside, FL 33155
P: 554.587.2100 E: info@accweb.net



ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC. TYP.

EDITION SEC. 502 & 502.3

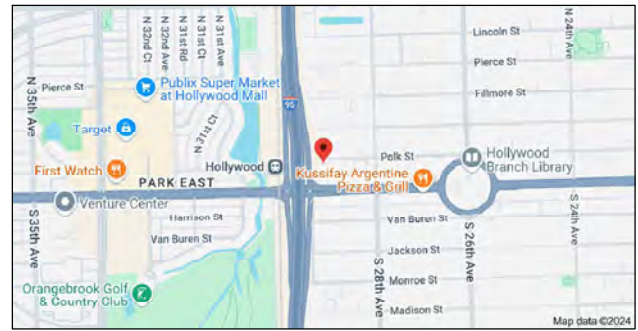
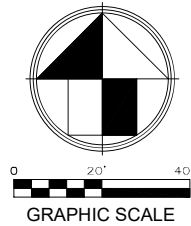


NOTES:
THE TOP PORTION OF FTP-26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOLS AND BORDER.

NOTES:
1. DISABLE SIGN WILL BE OF F.D.O.T. (BLUE) COLOR.
2. PAINTMENT BORDER LINES (ONE ON EACH) OF THE DISABLE SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIP TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEM, INC. OF CARY, ILLINOIS. PHONE 1-800-323-4770. SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE DISABLE PARKING SPACE. ORDINANCE NO. 1550
3. ALL LETTERS IN MIDDLE OF PORTION OF SIGN ARE 1.5" SERIES AT 1.5" SPACING.
4. ALL LETTERS IN BOTTOM OF PORTION OF SIGN ARE 1" SERIES AT 1" SPACING.
5. MINIMUM FINE SHALL BE \$250.00 PER ORDINANCE 2149.

LEGEND AND STRIPING KEY

- A = 6" SOLID WHITE
- B = 12" SOLID WHITE CROSSWALK
- C = 8" SOLID WHITE
- D = 18" SOLID WHITE
- E = 24" SOLID WHITE
- F = 6" SKIP WHITE TYP (10' - 30')
- G = 6" SKIP WHITE TYP (2' - 10')
- H = 6" SKIP WHITE TYP (2' - 4')
- I = 6" SOLID YELLOW
- J = 18" SOLID YELLOW
- K = 6" DOUBLE YELLOW
- L = AMBER/AMBER RPM'S @ 1' C.C.
- M = 6" SKIP YELLOW TYP (8' - 10')
- N = 6" SKIP YELLOW TYP (2' - 4')
- P = R3-SR RIGHT TURN ONLY SIGN
- Q = R3-1 NO RIGHT TURN SYMBOL
- R = TYPE 'D' CURB
- S = TYPE 'F' CURB AND GUTTER
- T = TYPE 'D' MOUNTABLE CURB
- U = WHITE PAINTED HC SYMBOL
- V = HANDICAP W/ VAN ACCESSIBLE (R7-BP)
- W = R1-1 STOP SIGN
- X = W14-1 DEAD END SIGN
- Y = RS-1 DO NOT ENTER SIGN
- Z = WHITE DIRECTIONAL ARROWS
- ADA SYMBOL

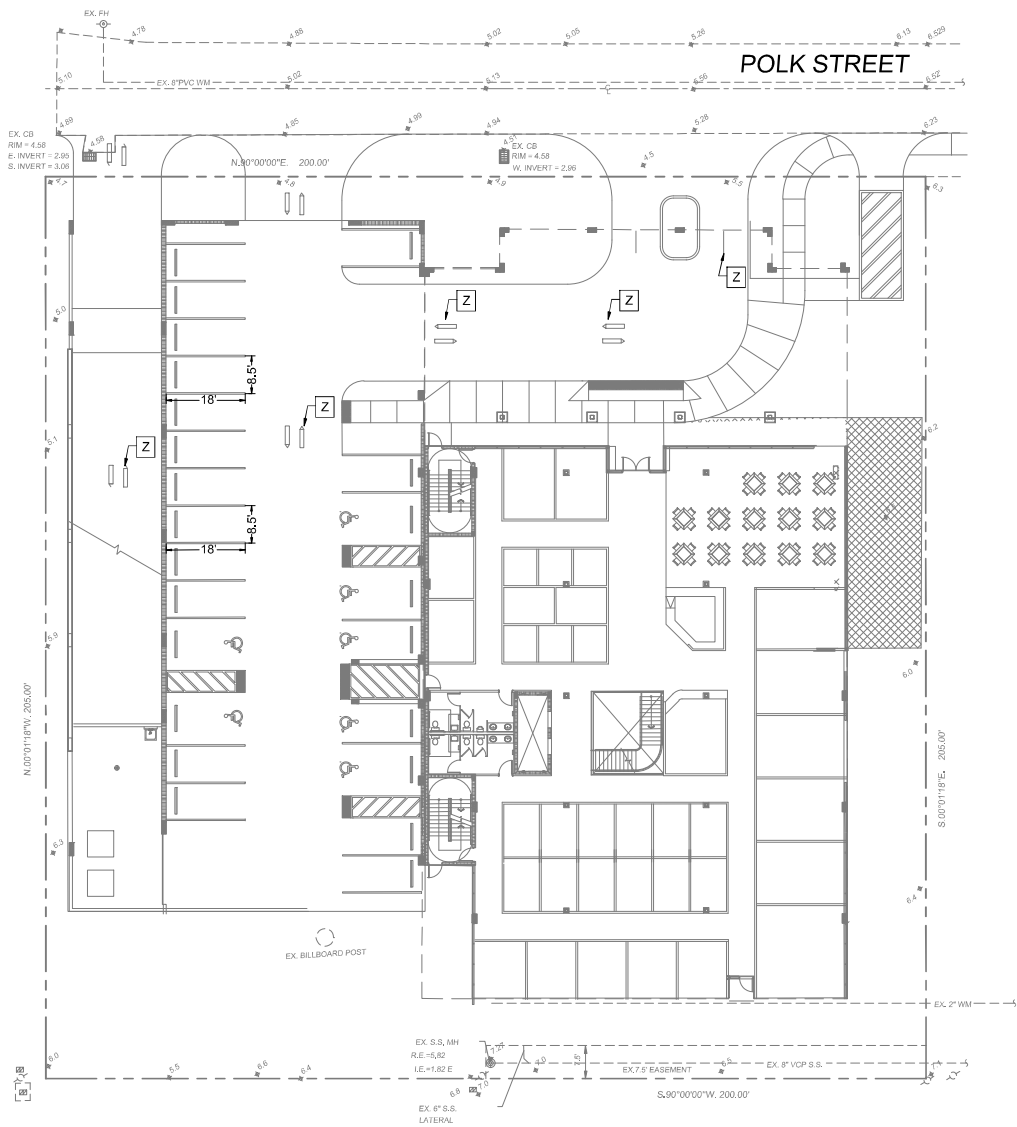


LOCATION MAP

N.T.S.

HANDICAP PARKING STALL DETAIL

N.T.S.



REVISIONS							
1.	2.	3.	4.	5.	6.	7.	8.

CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINE ISLAND ROAD,
SUNRISE, FLORIDA 33351

PROJECT:
2910 POLK STREET
HOLLYWOOD
FLORIDA
TASK:
PAVING, MARKING AND SIGNAGE PLAN

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 38256
2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312
Phone: (954) 966-9899

DATE:
12/11/24
DESIGNED BY:
B.J.R.
DRAWN BY:
J.A.

PROJECT NO.
24-0330

SHEET
C-2

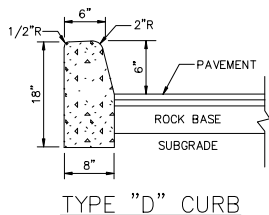


GENERAL NOTES

1. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED WITH THE ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS.
2. UNDER FLORIDA STATUTES, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY OPERATION WHICH WOULD "PERCE" THE EARTH'S SURFACE" WITH THE WORK STARTED WITHIN FIVE WORKING DAYS AFTER ALL UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED. THE NOTIFICATION NUMBER IS A ONE CALL SYSTEM STATEWIDE AT (800) 432-4770 . FAILURE TO COMPLY COULD RESULT IN FINES AND DAMAGES.
- UNIVERSAL COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES
- | | |
|--------|---------------------|
| RED | ELECTRIC |
| YELLOW | GAS-OIL |
| ORANGE | COMMUNICATION, CATV |
| BLUE | WATER |
| GREEN | SEWER |
| PINK | SURVEY MARKINGS |
| WHITE | PROPOSED EXCAVATION |
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES:
- FLORIDA POWER AND LIGHT COMPANY
BELL SOUTH
COMCAST CATV
CITY OF HOLLYWOOD
4. ALL ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
5. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED TO CITY OF HOLLYWOOD FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY.
7. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND CONDUIT REQUIRED FOR F&M, BELL SOUTH, IRRIGATION SYSTEM, ETC. PRIOR TO BEGINNING SUBGRADE. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.
8. ALL EXISTING UTILITIES SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS, INCLUDING VALVE BOXES, JUNCTION BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN AREAS OF CONSTRUCTION. ALL ADJUSTMENTS TO BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY.
10. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY TREE REMOVAL PERMITS FROM THE CITY OF HOLLYWOOD PRIOR TO COMMENCING WORK.
11. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD WITH THE CERTIFICATION THAT ALL CONSTRUCTION AND MATERIALS MEET OR EXCEEDS THE DESIGN AND HAS BEEN INSTALLED PER THE DRAWINGS AND/OR AS-BUILT DRAWINGS.
12. COMPLIANCE WITH THE "TRENCH SAFETY ACT" IS REQUIRED FOR ALL EXCAVATIONS IN EXCESS OF 5 FOOT DEPTHS.

PAVEMENT MARKING AND SIGNING NOTES

1. THERMOPLASTIC SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SEE SECTION 711-MINIMUM THICKNESS 90 MILS (ALKYD ONLY).
2. ALL MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
3. THERMOPLASTIC SHALL BE USED IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY CITY OF HOLLYWOOD. ALL ON-SITE PAVEMENT MARKINGS SHALL BE REFLECTORIZED PAINT.
4. THESE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
5. ALL REFLECTIVE PAVEMENT MARKERS SHALL BE APPROVED BY CITY OF HOLLYWOOD BEFORE INSTALLATION.
6. REFLECTORS SHALL BE EQUALLY SPACED BUT NO MORE THAN 3 FEET APART.
7. THREE BLUE REFLECTORS SHALL BE PLACED AT ALL FIRE HYDRANT LOCATIONS.



TYPE "D" CURB

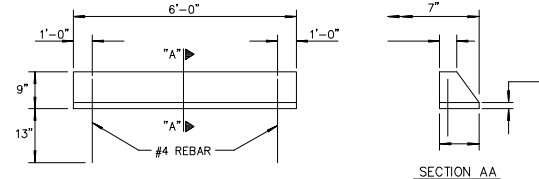
NOTE: PLACES WHERE TYPE "D" CURB ARE UTILIZED IN LIEU OF WHEELSTOPS, THE STANDARD VERTICAL HEIGHT OF 6" SHALL BE MODIFIED TO 5"

PAVING, GRADING AND DRAINAGE NOTES

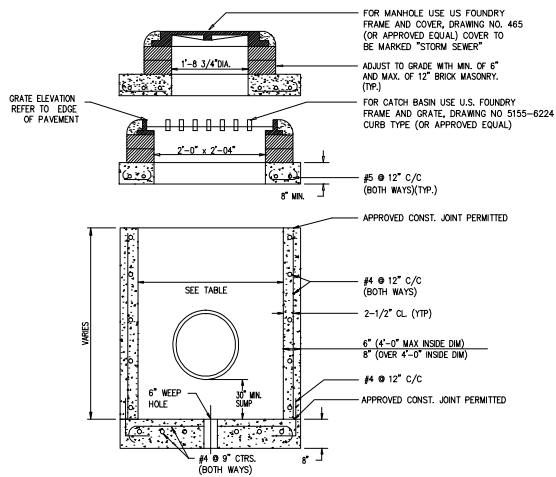
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD AND PARKING LOT AREA SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 1' LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
3. ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1 FOOT. ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR TO BE ADJUSTED SHALL BE SO DESIGNATED ON THE DRAWINGS.
4. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, OR A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LIME/ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
6. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEARED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
7. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
8. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
9. SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1 FOOT OF THE REQUIRED ELEVATION AND ALL AREAS SHALL BE GRADED TO DRAIN.
10. ALL SUBGRADE SHALL HAVE AN LBR OF 40, UNLESS OTHERWISE NOTED, AND SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
11. ALL LIME/ROCK SHALL BE COMPACTED TO 98% PER AASHTO T-160 AND HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM AND MAGNESIUM, UNLESS OTHERWISE DESIGNATED. ALL LIME/ROCK SHALL BE PRIMO.
12. ASPHALT SHALL BE OF THE TYPE DESIGNATED ON THE DRAWINGS.
13. PLASTIC FILTER FABRIC SHALL BE MRF-1, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FOOT STANDARD SPECIFICATIONS.
14. CONCRETE SIDEWALK SHALL BE 4 INCHES THICK ON COMPACTED SUBGRADE, WITH 1/2 INCH EXPANSION JOINTS PLACED AT A MAXIMUM OF 75 FEET. CRACK CONTROL JOINTS SHALL BE 5 FEET ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS OTHERWISE SPECIFIED BY LOCAL CODES, OR SHOWN ON THE DRAWINGS. ALL CONCRETE SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6 INCHES THICK WITH 6" X 6" (OC) WELDED WIRE MESH REINFORCEMENT.
15. PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:

- RCP = REINFORCED CONCRETE PIPE, ASTM DESIGNATION C-76, CLASS III, WALL THICKNESS "B", LATEST EDITION.
CMP = CORRUGATED METAL (ALUMINUM) PIPE, ASTM DESIGNATION M-196
CMP (SMOOTH LINED) = CORRUGATED METAL ALUMINUM PIPE (SMOOTH LINED), ASTM DESIGNATION M-196
SCP = SLOTTED CONCRETE PIPE, FDOT SECTIONS 941 AND 942.
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPEP = SMOOTH LINED HIGH DENSITY POLYETHYLENE, AASHTO M 294 TYPE S

16. ASPHALTIC CONCRETE TYPE S-III SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 333-1 THROUGH 333-6 OF F.D.O.T. STANDARD SPECIFICATIONS. ASPHALTIC CONCRETE TYPE S-1 SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 333-1 THROUGH 333-6 OF F.D.O.T. STANDARD SPECIFICATIONS.
17. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
18. CONCRETE FOR PRECAST MANHOLE AND CATCH BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
19. REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO ASTM SPECIFICATION A-615 AND A-305, LATEST REVISION.
20. ALL RE-BAR SPLICES IN CONCRETE STRUCTURES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS.
21. ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATER TIGHT.
22. ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2:1 CEMENT MORTAR.
23. JOINTS IN CORRUGATED ALUMINUM PIPE SHALL EMPLOY CORRUGATED METAL BANDS OF SIMILAR METAL AND CORRUGATIONS WITH NEOPRENE, RAM-NEK, OR BUTASTIC GASKETS INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
24. REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION, AND AS MODIFIED BY SECTION 941 OF THE FLORIDA DOT STANDARD SPECIFICATIONS, LATEST REVISION.
26. ALL HANDICAP SPACES, RAMPS, AND ACCESS AREAS SHALL COMPLY IN STRICT ACCORDANCE WITH THE "AMERICAN DISABILITY ACT" (ADA) (28 CFR PART 36), AND "ACCESSIBILITY BY HANDICAPPED PERSONS", CHAPTER 553, PART V, FLORIDA STATUTES. ANY DISCREPANCY SHALL BE CALLED TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
27. JOINTS IN HDPE PIPE SHALL BE ADS PRO LINK ST, HANCO SURF, OR OF APPROVED EQUAL.



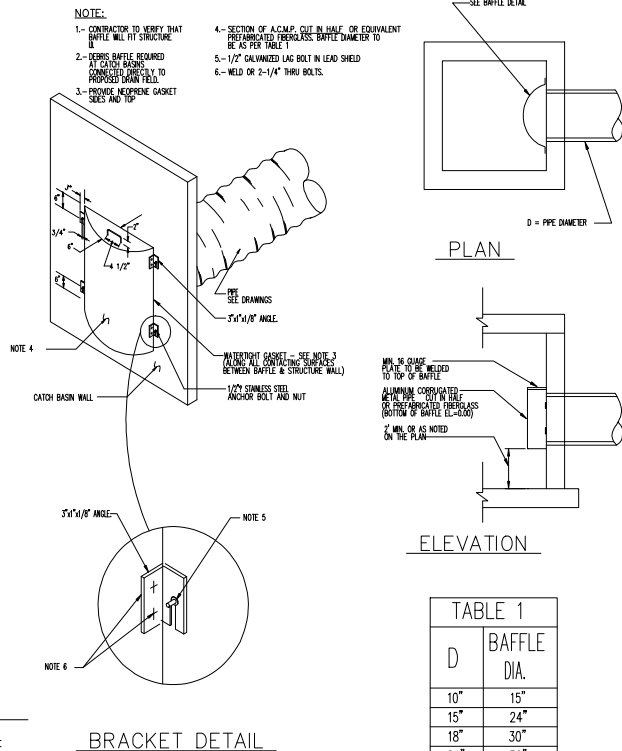
CONCRETE WHEEL STOP DETAIL



DRAINAGE STRUCTURES

TABLE OF INSIDE DIMENSIONS FOR RECTANGULAR STRUCTURES		
STRUCTURE TYPE	INLET	MANHOLE
A	3'-0" X 5'-0"	3'-0" X 5'-0"
C	3'-0" X 4'-0"	3'-0" X 4'-0"
D	3'-0" X 5'-0"	3'-0" X 5'-0"
F	4'-0" X 4'-0"	4'-0" X 4'-0"
G	4'-0" X 5'-0"	4'-0" X 5'-0"
H	5'-0" X 6'-0"	5'-0" X 6'-0"
I	6'-0" X 6'-0"	6'-0" X 6'-0"
K	4'-0" X 6'-0"	4'-0" X 6'-0"
L	3'-0" X 6'-0"	3'-0" X 6'-0"
M	5'-0" X 5'-0"	5'-0" X 5'-0"

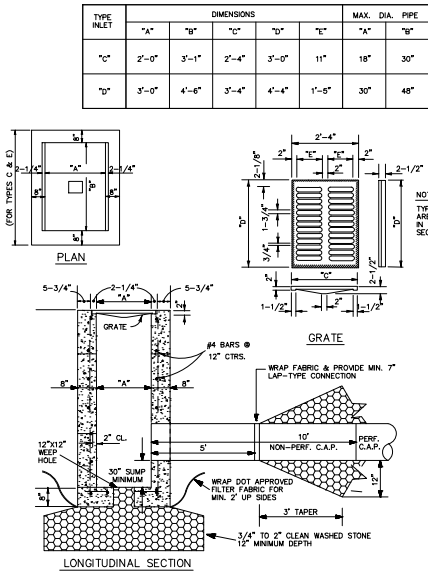
DRAINAGE STRUCTURES SECTION DETAILS



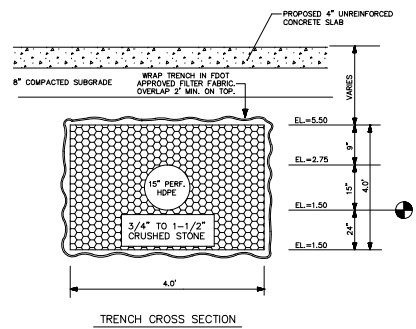
BRACKET DETAIL

POLLUTION RETARDANT BASIN DEBRIS BAFFLE DETAIL

TABLE 1	
D	BAFFLE DIA.
10"	15"
15"	24"
18"	30"
24"	36"
30"	48"
36"	54"



EXFILTRATION TRENCH



INLET NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
GRATES: CAST IRON IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREIN. TYPE "E" MANHOLE IS A TYPE "C" TURNED 90° TO RECEIVE R.C.P. UP TO 48" DIAMETER. INLETS RECEIVING PIPE LARGER THAN 48" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS. SEE F.D.O.T. STANDARD INDEXES 200, 201, & 232.
MATERIAL: INLET WALLS AND BASES MAY BE EITHER CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS I, 4000 P.S.I. CONCRETE.
POLLUTION CONTROL DEVICES: "SPECIAL" INLETS SHALL HAVE POLLUTION CONTROL DEVICE INSTALLED, CONSISTING OF HALF-ROUND GALVANIZED STEEL PLATE, OPEN AT THE BOTTOM, WELDED CLOSED AT TOP (OPTIONAL).
LOCKDOWN: PROVIDE EYEBOLT PER F.D.O.T. STANDARD INDEX 201.

BACKFILL NOTES

COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 95% OF MAX. DRY DENSITY PER ASTM D-1557.

REVISIONS							
1.	2.	3.	4.	5.	6.	7.	8.

GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINE ISLAND ROAD,
SUNRISE, FLORIDA 33351

CLIENT: POLK OFFICE BUILDING HOLLYWOOD FLORIDA

TASK: GENERAL NOTES & CONSTRUCTION DETAILS

PROJECT: POLK OFFICE BUILDING HOLLYWOOD FLORIDA

TASK: GENERAL NOTES & CONSTRUCTION DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS & LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 38256
2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312
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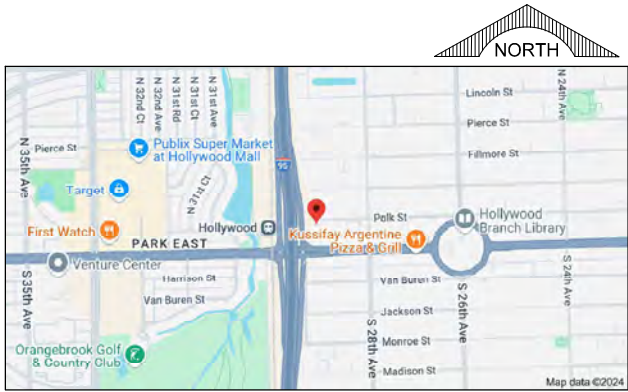
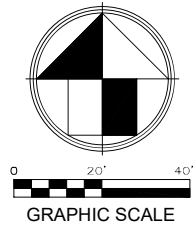
DATE: 12/11/24
SCALE: N.T.S.
DESIGNED BY: B.J.R.
DRAWN BY: J.A.

PROJECT NO. 24-0330

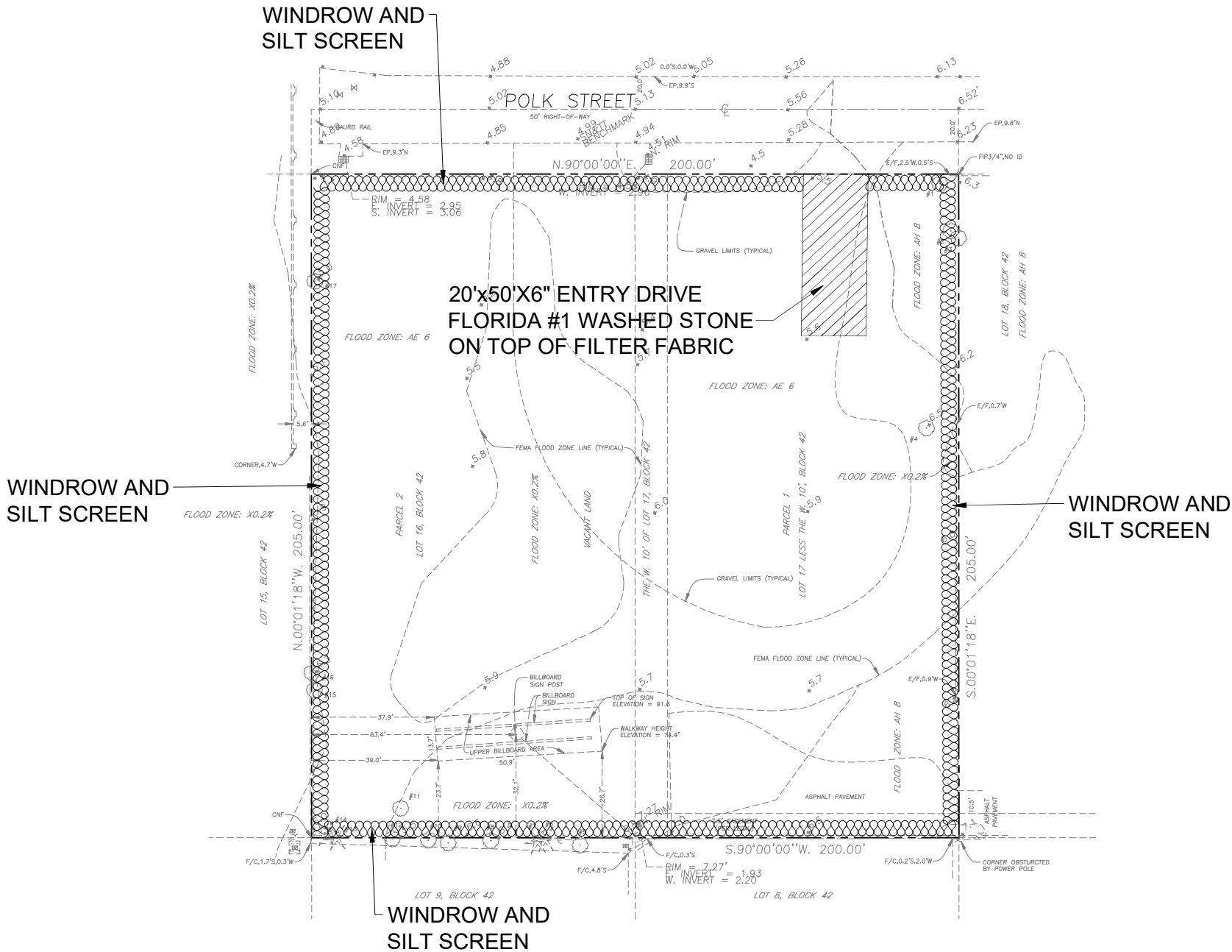
SHEET C-3



LEGEND
DENOTES WINDROW AND SILT SCREEN
ALONG PROPERTY LINE DURING
CONSTRUCTION OF GRADING AND DRAINAGE



LOCATION MAP
N.T.S.



REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CLIENT:

GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINE ISLAND ROAD,
SUNRISE, FLORIDA 33351

PROJECT:

POLK OFFICE BUILDING

HOLLYWOOD

FLORIDA

TASK:
EROSION AND SEDIMENT
CONTROL PLAN

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 38256
2699 Stirling Road, Suite C-202
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Phone: (954) 966-9899

DATE: 12/11/24	SCALE: 1"=20'
DESIGNED BY: B.J.R.	DRAWN BY: J.A.

PROJECT NO.
24-0330

SHEET
C-5

- EROSION CONTROL NOTES DETAIL D9.1



Professional Engineer Seal for Brian Rose, No. 79, State of Florida, Mechanical Engineering.

SITE DESCRIPTION		GENERAL		OTHER CONTROLS		HAZARDOUS PRODUCTS			
		THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.		3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.				* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.	
		SEQUENCE OF MAJOR ACTIVITIES:		4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL UP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.				* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.	
		SEQUENCE OF MAJOR ACTIVITIES: 1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES. 2. DEMO AND CLEAR SITE 3. INSTALL UNDERGROUND UTILITIES. 4. COMPLETE FINAL GRADING OPERATIONS. 5. CONTINUE WITH E&S CONTROL MEASURES. 6. START BUILDING FOUNDATION. 7. CONTINUE WITH E&S CONTROL MEASURES. 8. COMPLETE BUILDING CONSTRUCTION. 9. CONTINUE WITH E&S CONTROL MEASURES. 10. COMPLETE CURB AND SIDEWALK CONSTRUCTION 11. REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM.		5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.				* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.	
CONTROLS				6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.				* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.	
THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF. AN EROSION PROTECTION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.				7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.				* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.	
STORM WATER MANAGEMENT				8. DUST CONTROL: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.				* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.	
DURING CONSTRUCTION, STORM WATER DRAINAGE WILL BE PROVIDED BY UTILIZATION OF THE EXISTING DRAINAGE COLLECTION SYSTEM IN THE STREET RIGHT OF WAY OF FOLK STREET AND NORTH 19TH AVENUE. THE STORM WATER DRAINAGE WILL BE PROVIDED BY CATCH BASINS, FILTERATION TRENCH AND DRAINAGE WELLS. DURING VARIOUS PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL UTILIZE STORM SILT FENCE AND/OR HAY BALES OR OTHER BEST MANAGEMENT PRACTICES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS SET FORTH BY LOCAL, STATE AND FEDERAL REQUIREMENTS.		AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTIONS OF THE SITE AS CONSTRUCTION PROCEEDS. THE CONTRACTOR MUST BE DILIGENT TO UN-INSTALL AND RE-INSTALL PORTIONS OF ALL OF THE SILT FENCE OR HAY BAYS OR TAKE OTHER MEASURES NECESSARY TO MAINTAIN THE SYSTEM IN ACCORDANCE WITH ALL REGULATIONS.		9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.				* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.	
		TIMING OF CONTROLS/MEASURES		10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.				NON-STORM WATER DISCHARGES	
				11. TEMPORARY REGRESSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.				IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:	
TIMING OF CONTROLS/MEASURES				12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.				* WATER FROM WATER LINE FLUSHING	
IT IS THE CONTRACTOR IS RESPONSIBLE FOR THE TIMING OF CONTROLS AND MEASURES AS REQUIRED TO MEET REQUIREMENTS.		1. ARE THERE ENDANGERED SPECIES ON SITE? NO.		13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.				* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).	
CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS		2. ARE THERE CRITICAL HABITAT ON SITE? NO.		14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.				* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).	
IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.		IF YES TO EITHER QUESTION, PLEASE EXPLAIN.		STRUCTURAL PRACTICES (IF APPLICABLE):				ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.	
# _____				1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.				CONTRACTOR'S CERTIFICATION	
POLLUTION PREVENTION PLAN CERTIFICATION				2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAD AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.				I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.	
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.		EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES (IF APPLICABLE):		THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:					
		1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:		A. BLOCK & GRAVEL SEDIMENT FILTER -- THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.					
		A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.		B. GRAVEL SEDIMENT TRAP -- THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.					
		B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.		C. DROP INLET SEDIMENT TRAP -- THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.					
		C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.		3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.					
		D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.		4. SEDIMENT BASIN: (NOT APPLICABLE)					
		REFER TO EROSION CONTROL DETAILS FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO THE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPER LOCATION		</					

REVISIONS
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7:
8:

CLIENT:

PROJECT:

PROJECT:

PROJECT: **POLK OFFICE BUILDING**
HOLLYWOOD **FLORIDA**

**GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINE ISLAND ROAD,
SUNRISE, FLORIDA 33351**

STORMWATER POLLUTION PREVENTION DETAILS AND NOTES

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Fax: (954) 986-6655
Phone: (954) 986-9889

DATE:
12/11/24

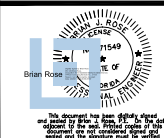
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N.T.S.

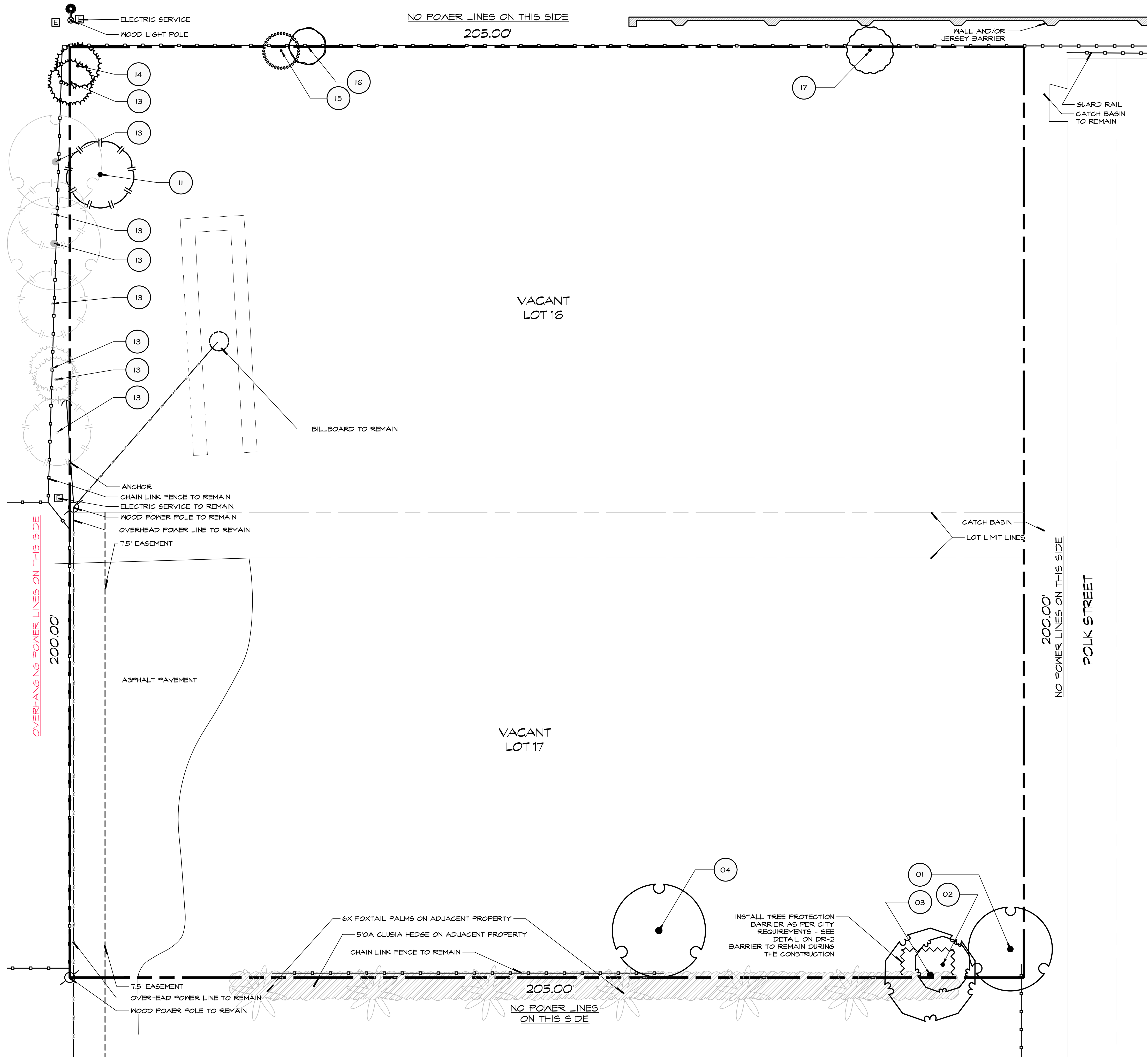
DESIGNED BY
B.J.R.

DRAWN BY:
J.A.

PROJECT N
24-0330

SHEET
C-7





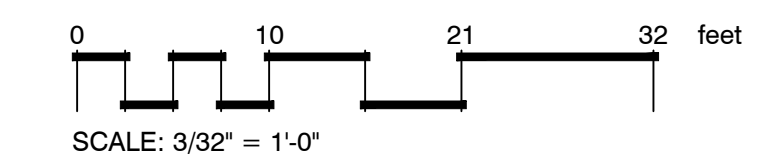
TREES #5, #6, #7, #8, #9, #10, AND #12 ON SURVEY ARE OUT OF PROPERTY LINE

NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.

TOT. OF 38" HARDWOOD DBH38"/2=19
MITIGATION TO BE PAID 19 x & 250 =\$ 4,750.00

SEE DT-2 FOR EXISTING TREES LIST

A GENERAL LAYOUT
scale 3/32"=1'-0"



IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONECALLING
OF FLORIDA, INC.
IT'S THE LAW

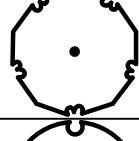
NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

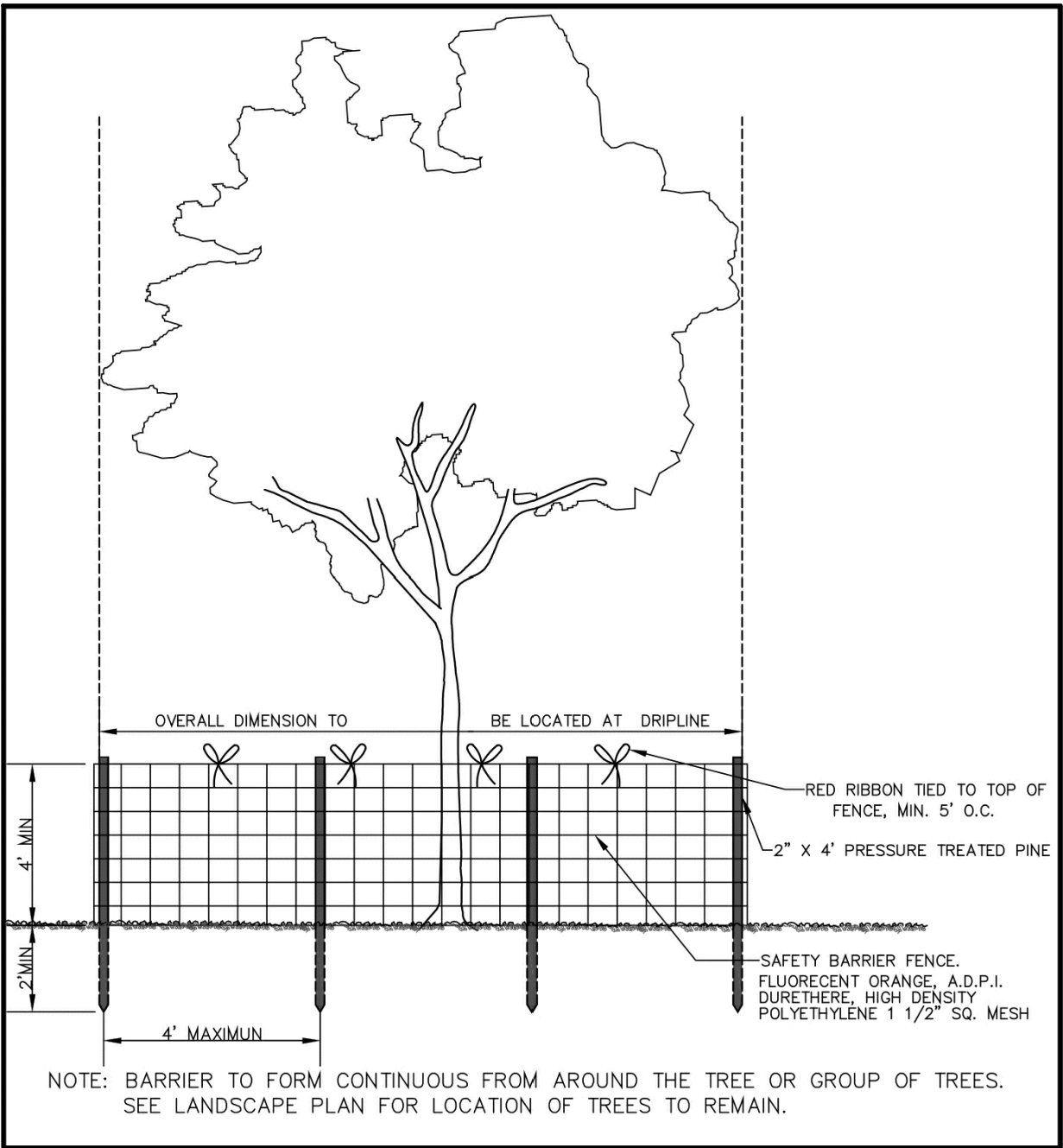
The Mirror of Paradise
Gabriela Fojt
LA 6667277
ISA FL-10207A
2700 E Oakland Park Blvd
Suite C
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	3/32"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	

2910 POLK STREET
HOLLYWOOD
FL 33020

REMOVAL PLAN

EXISTING TREES LIST									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES									
	01	Bursera simaruba	Gumbo Limbo	11.5"	20'x18'	18'	Good		REMOVE
	02	Quercus virginiana	Southern Live Oak	7"	20'x12'	12'	Poor	co-canopy	TO REMAIN
	03	Quercus virginiana	Southern Live Oak	18"	20'x20'	20'	Fair	co-canopy	TO REMAIN
	04	Bursera simaruba	Gumbo Limbo	11"	20'x15'	20'	Poor	multiple trunk scars	REMOVE
	11	Schinus terebinthifolia	Brazilian Pepper Tree	N/A	N/A	N/A	N/A	INVASIVE	REMOVE
	13	Sabal palmetto	Cabbage Palmetto	N/A	6' CT	10'	Fair	NOT QUALIFYING AS TREE	TO REMAIN
	14	Sabal palmetto	Cabbage Palmetto	N/A	4' CT	10'	Fair	NOT QUALIFYING AS TREE	TO REMAIN
	15	Schefflera actinophylla	Schefflera	N/A	8' OA	8'	N/A	INVASIVE	REMOVE
	16	Ficus aurea	Ficus	3"+3.5"	8' OA	8'	Poor	VOLUNTEER	REMOVE
	17	Lysitoma latisiliquum	False Tamarind	9"	20'x20'	10'	Very poor	heavy leaning, almost no canopy, rot	REMOVE



A TREE PROTECTION
not to scale



The Mirror of Paradise



Gabriela Fojt
LA 6667277
ISA FL-10207A

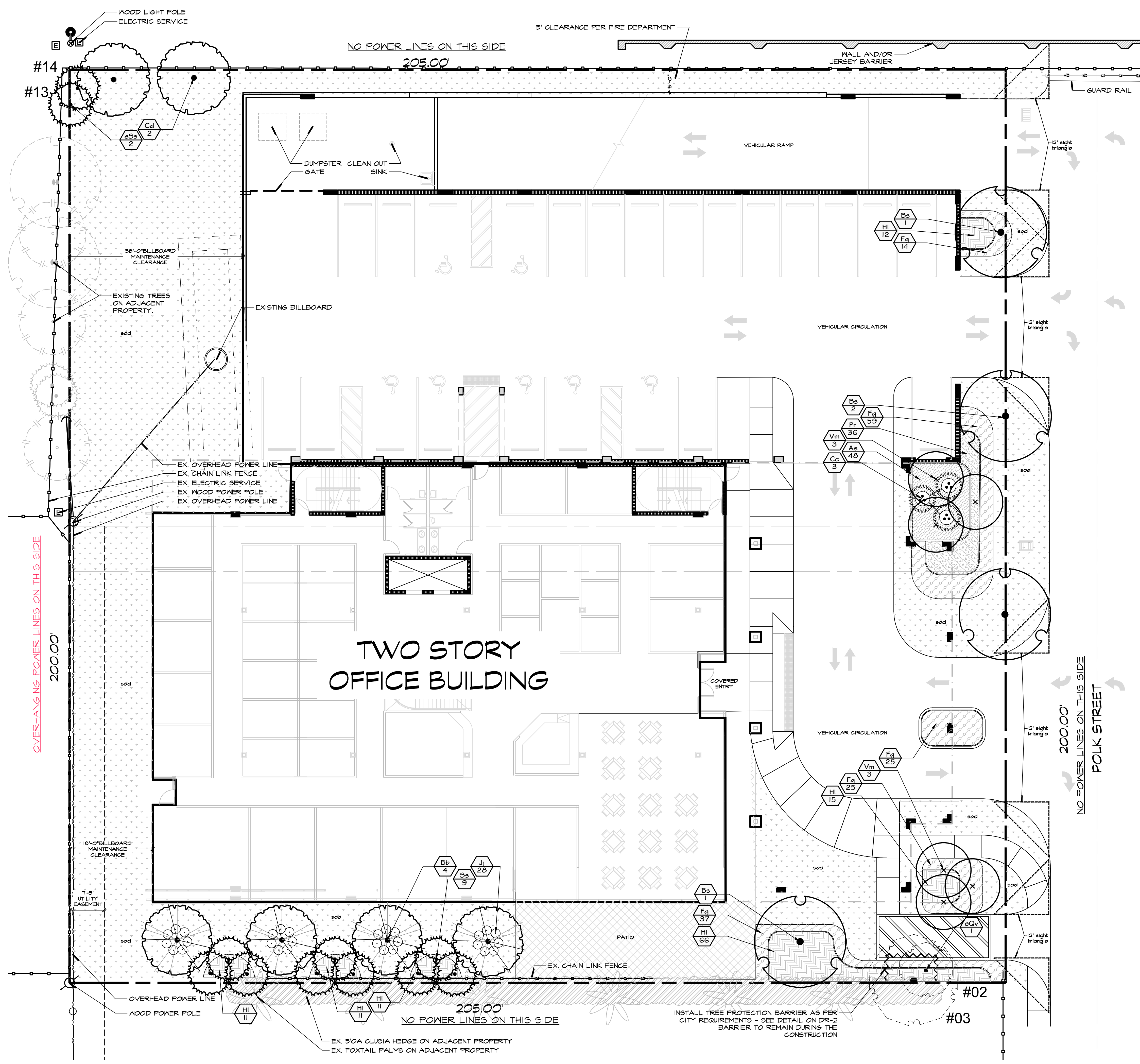
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SCALE	AS NOTED
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	

2910 POLK STREET
HOLLYWOOD
FL 33020

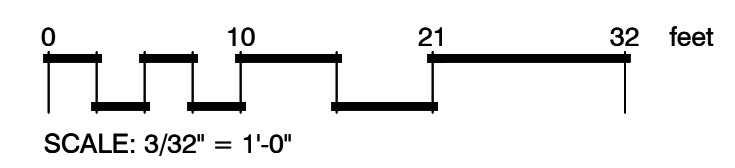
EXISTING TREES LIST, TREE PROTECTION DETAIL




SEE LP-2 FOR PLANTING SCHEDULE
& CODE CHART

IRRIGATION PLAN WILL BE
PROVIDED WITH BUILDING PERMIT
APPLICATION

A GENERAL LAYOUT
scale 3/32" = 1'-0"



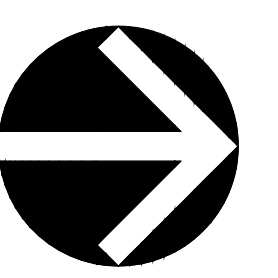


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OF FLORIDA, INC.
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NOTE:
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CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.



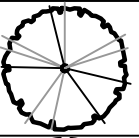
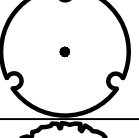
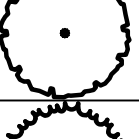
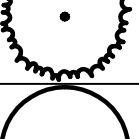
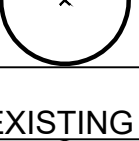
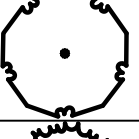
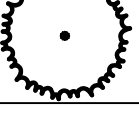
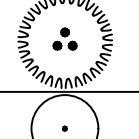

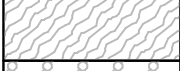


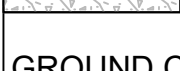

The Mirror of Paradise
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gabriela@themirrorofparadise.com



SCALE	3/32"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	

2910 POLK STREET
HOLLYWOOD
FL 33020
LANDSCAPE PLAN

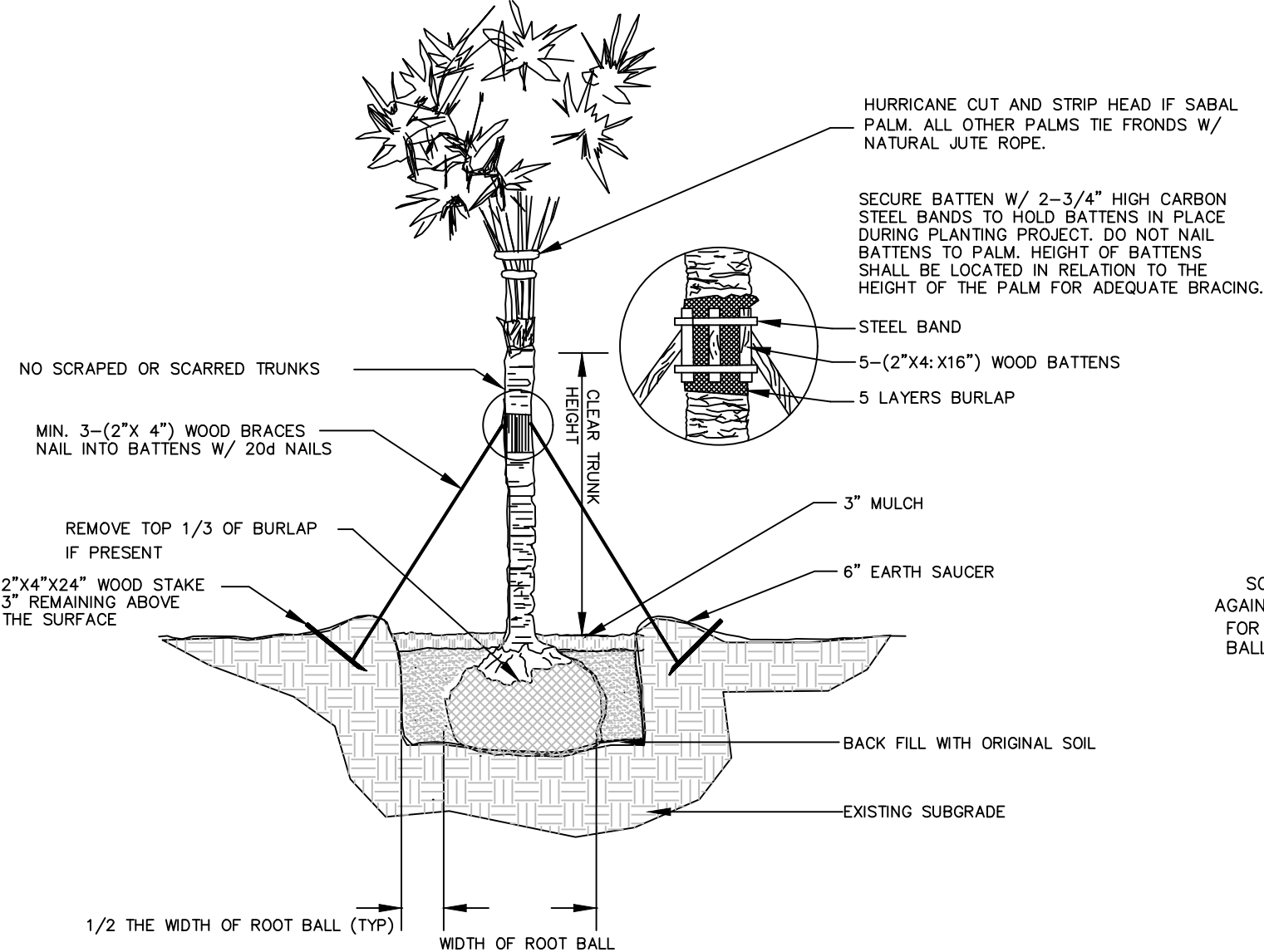
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Bb	4	Bauhinia x blakeana	Hong Kong Orchid Tree	12' OA 2"dbh	AS SHOWN	NO	HIGH
	Bs	4	Bursera simaruba	Gumbo Limbo	12' OA, 2"dbh, matched	AS SHOWN	YES	HIGH
	Cd	2	Coccoloba diversifolia	Pigeon Plum	min. 12' OA, 2"dbh	AS SHOWN	YES	HIGH
	Ss	9	Sabal palmetto	Cabbage Palmetto	8' CT	AS SHOWN	YES	HIGH
	Vm	6	Veitchia montgomeryana	Montgomery Palm	8'-20'CT, staggered	AS SHOWN	NO	HIGH
EXISTING TREES & PALMS								
	eQv	2	Quercus virginiana	Southern Live Oak	See DT-1 & 2	EXISTING	YES	HIGH
	eSs	2	Sabal palmetto	Cabbage Palmetto	See DT-1 & 2	EXISTING	YES	HIGH
SHRUBS								
	Cc	3	Chamaedorea cataractarum	Cascade Palm	6'-7"OA, full	AS SHOWN	NO	MODERATE
	Jj	28	Jasminum volubile	Wax Jasmine	3 gal, full	24"OC	NO	HIGH
SHRUB AREAS								
	Ae	48	Aspidistra elatior	Cast Iron Plant	3 gal, full	24"OC	NO	MODERATE
	Fg	160	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal, full	24"OC	NO	HIGH
	Hl	126	Hymenocallis latifolia	Spider Lily	3 gal, full	24"OC	NO	HIGH
	Pr	36	Philodendron x 'Hope'	Hope Philodendron	3 gal, full	24"OC	NO	MODERATE
GROUND COVERS								
	Sa	9,919 sf	Sod	Sod	sod			

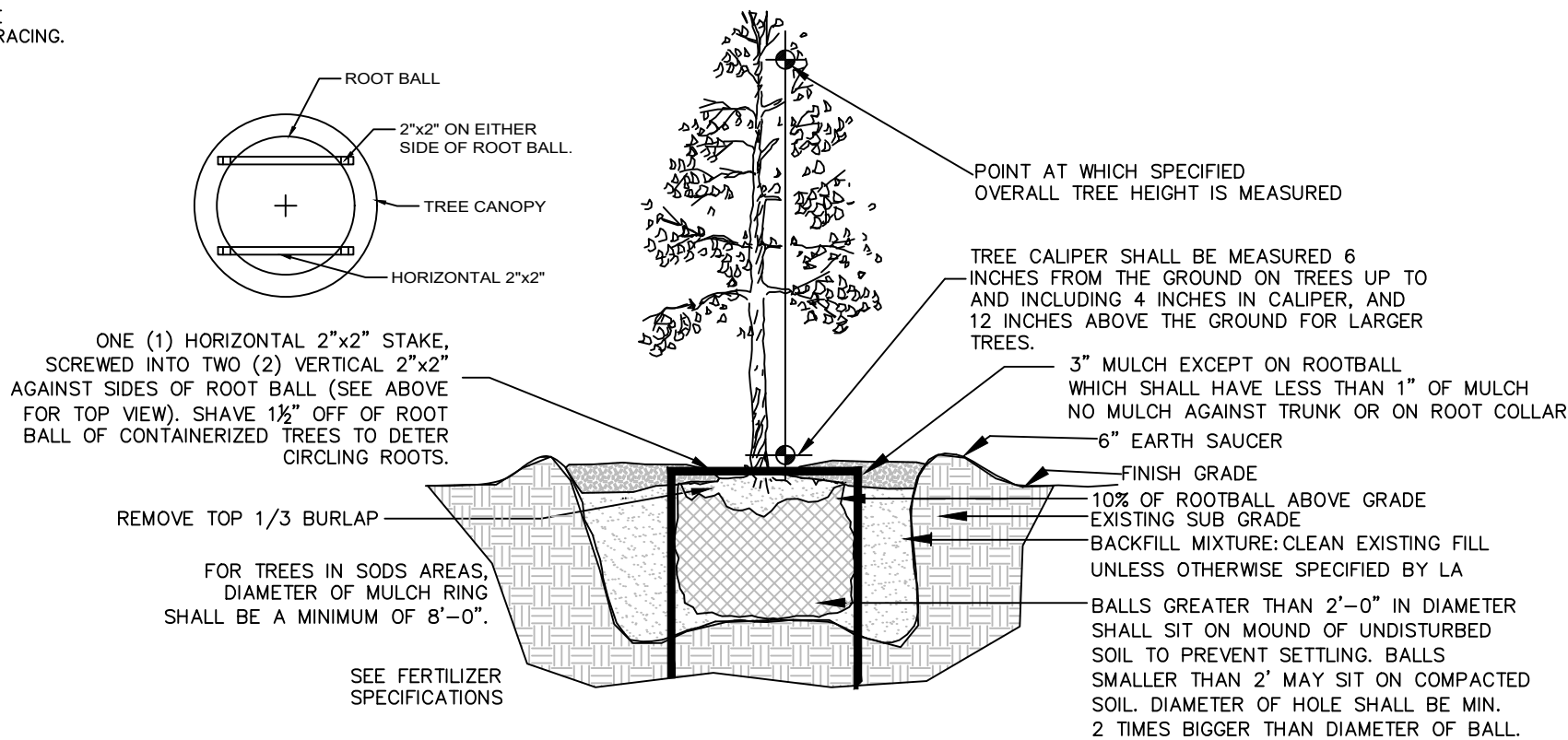
- NOTES:
- SOD AS INDICATED.
 - MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

CODE REQUIREMENT TC-1

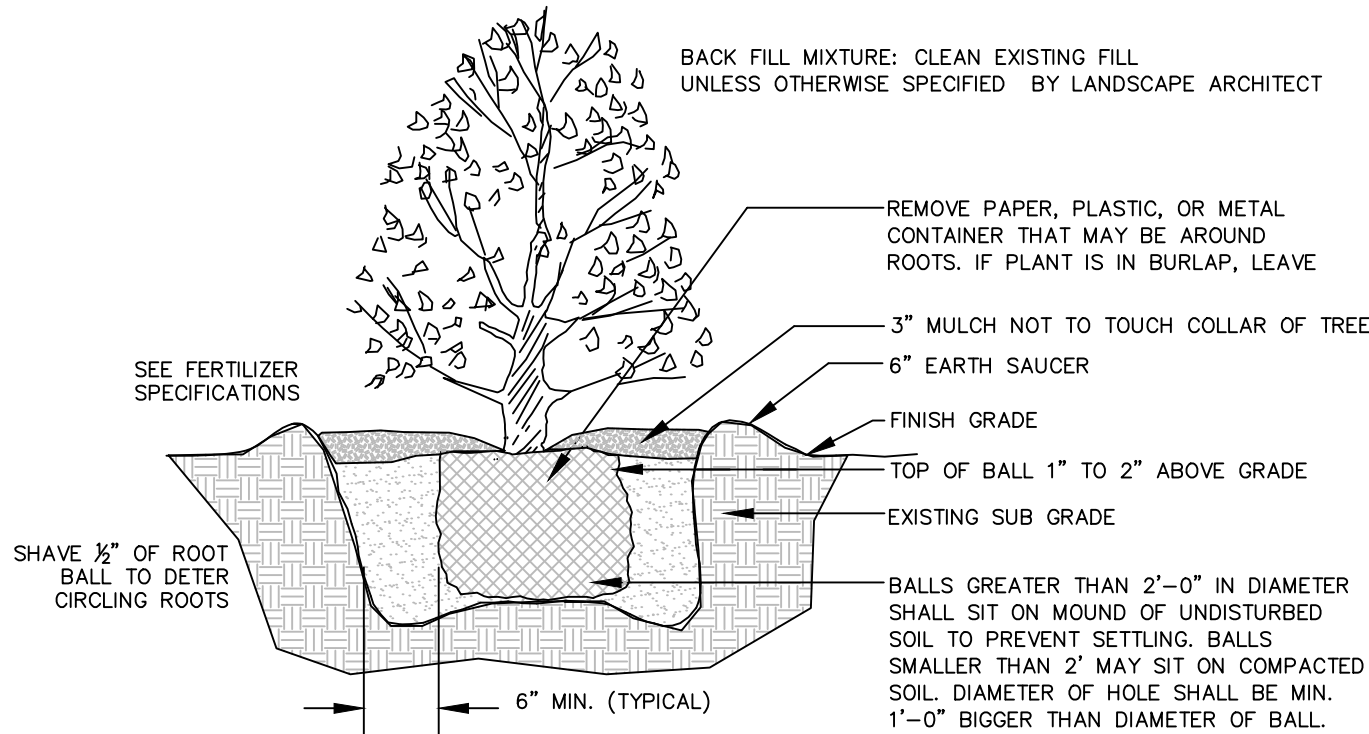
Code requirement	Required	Exsiting	Proposed	Provided
Perimeter landscape Street tree - one 12'oa tree/each 30 lf of street frontage (200.00'/30=6.6)	7 trees	2 Oaks	3 Gumbo Limbo, 6 Montgomery palms (3:1=2 trees)	7 provided
Residential buffer	N/A			N/A
Open space 1 tree per 1000sf of pervious site area (9,446sqft/1,000=9.4)	10 trees		4 Honk Kong Orchid trees, 9 Sabals (3:1=3 trees), 2 Pigeon plum, 1 Gumbo limbo 10,804 sqft (26.4%)	10 provided
min. 25% lot space as open/landscape (40,990sqft x.25=10,247sqft)	Min. 25%			26.4 %provided
60% of required trees to be native No more than 50% of trees to be palms (3:1 count)	Min. 11 native trees Max. 9 trees as palms	2 Oaks	4 Gumbo Limbo, 2 Pigeon, 9 Sabals (3:1=3 trees) 9 Sabals (3:1=3 trees), 6 Montgomery palms (3:1=2 trees)	11 provided 5 provided



PALM PLANTING DETAIL



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids. The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting. At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud. Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4". Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material. Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves. 10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade. Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass. Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head. Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis. Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations. All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

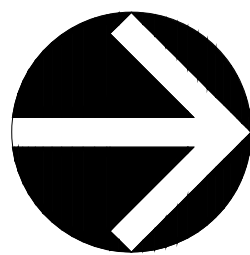
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



The Mirror of Paradise

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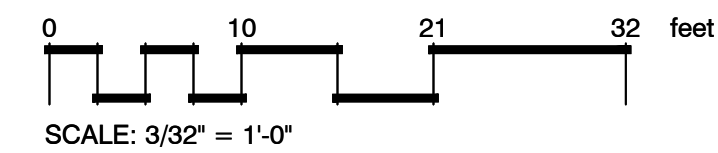
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CAD DWG.	
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2910 POLK STREET
HOLLYWOOD
FL 33020

PLANT SCHEDULE, CODE CHART, NOTES & DETAILS



A GENERAL LAYOUT
scale 3/32"=1'-0"



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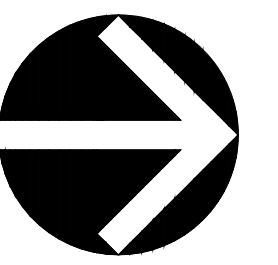
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CAD DWG.	
DATE	12.26.2024
REVISIONS	

2910 POLK STREET
HOLLYWOOD
FL 33020

COLORED LANDSCAPE PLAN



POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA

CIVIL ENGINEER
GGB ENGINEERING INC.
2699 STIRLING ROAD, SUITE C-202
FORT LAUDERDALE, FL 33312
TEL: (954) 986-9899
Email: ricardo@ggbeng.com

SURVEYOR
ATLANTIC COAST SURVEYING INC.
13798 NW 4TH STREET, SUITE 306
SUNRISE, FL 33325
TEL: (954) 587-2100
Email: INFO@SCSIWEB.NET

LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
GABRIELA FOJT, LA 6667277
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TEL: (954) 581-1110
Email: gabriela@themirrorofparadise.com

PACO MEETING: 4/3/2023
TAC MEETING: / /2025



LOCATION MAP

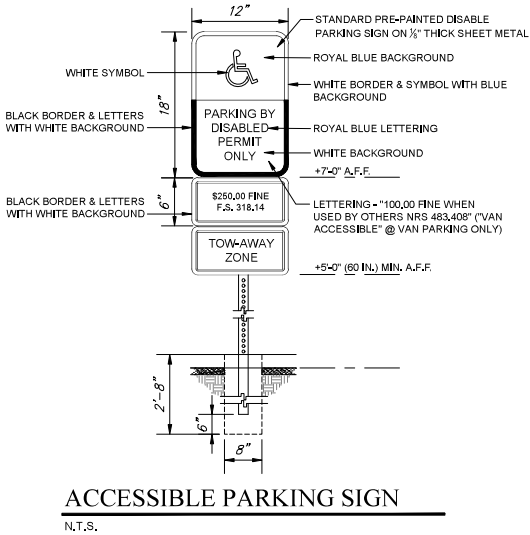
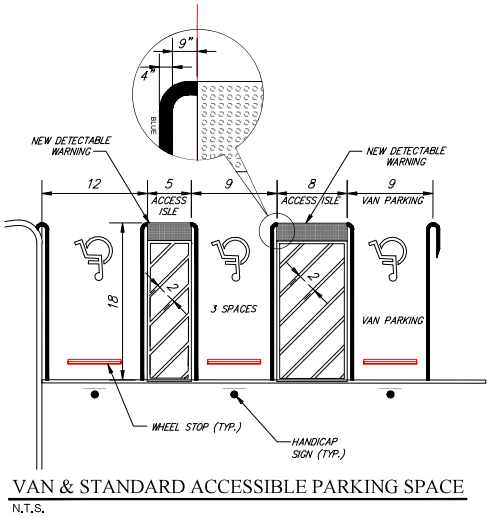
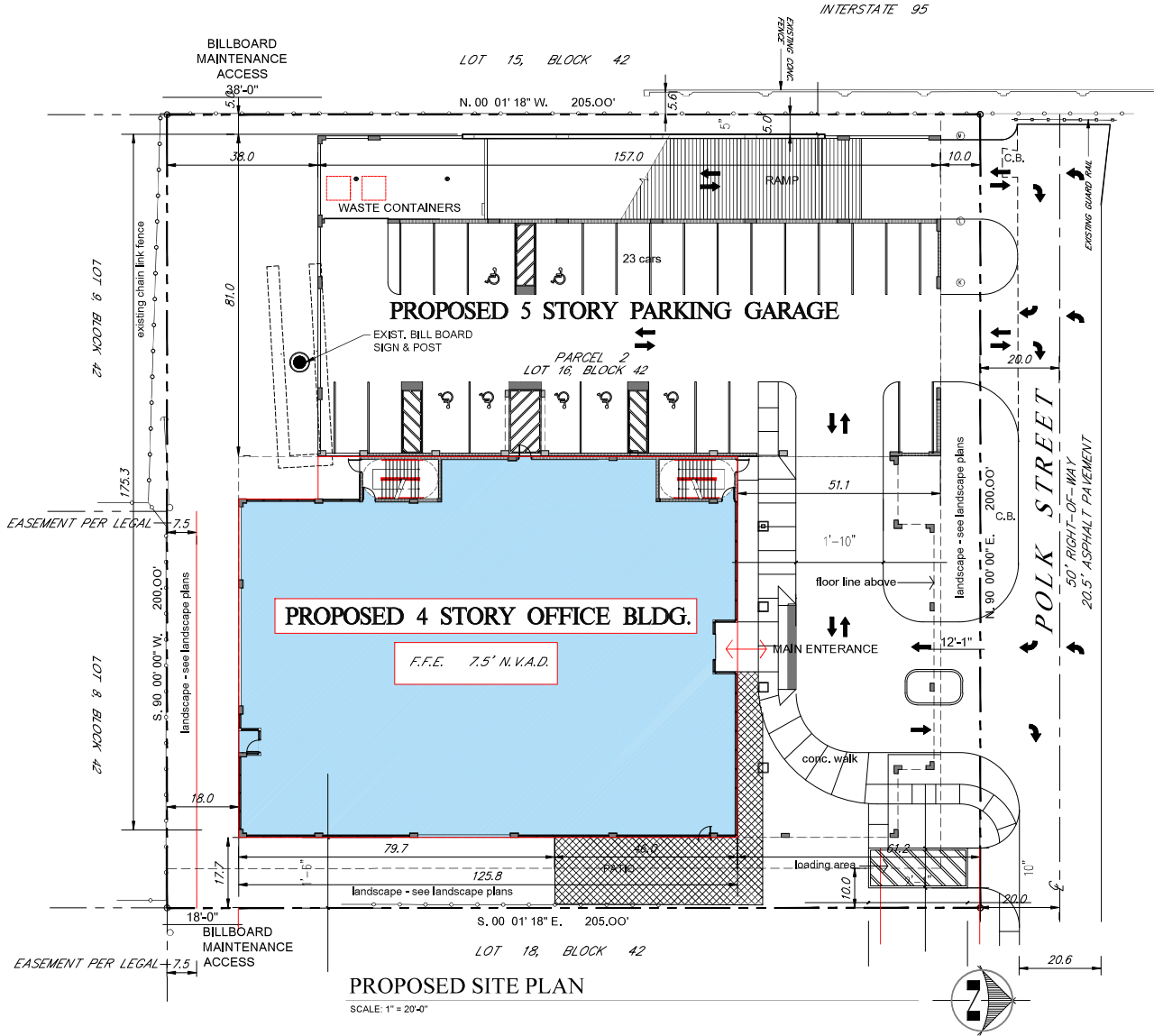
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A-2	SECOND FLOOR PLAN
A-3	THIRD FLOOR PLAN
A-4	FOURTH FLOOR PLAN
A-5	ROOF PLAN
A-6	NORTH & WEST BUILDING ELEVATIONS
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A-8	BUILDING COLOR ELEVATIONS
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SURVEY	
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LP-1	LANDSCAPE PLAN
LP-2	PLANT SCHEDULE, CODE CHART, NOTES & DETAILS
LP-3	COLOR SITE PLAN

ITAMAR J GOLDENHOLZ
FL LIC. AR0007817

STATE OF FLORIDA
ITAMAR J. GOLDENHOLZ
1/15/2025
7817
REGISTERED ARCHITECT

DATE: 1-15-2025 TAC
PROJECT No.: 22036
SHEET NO. **T-1**



SCOPE OF WORK

PROPOSED FOUR STORY OFFICE BUILDING AND 5 STORY PARKING GARAGE ON AN EXISTING VACANT LOT

LEGAL DESCRIPTION

PARCEL 1
LOT SEVENTEEN (17) LESS THE WEST TEN (10) FEET THEREOF, BLOCK FOURTY-TWO (42), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. SUBJECT TO AN EASEMENT ACROSS S 7.5 FEET OF SAID LOT.

PARCEL 2
ALL OF LOT SIXTEEN (16) AND THE WEST TEN (10) FEET OF LOT SEVENTEEN (17), IN BLOCK FOURTY-TWO (42), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: ALL EXISTING SITE PLAN DATA TAKEN FROM A SURVEY BY ATLANTIC COAST SURVEYING INC., 13798 NW 4TH STREET, SUITE 306, SUNRISE, FL 33325. JOB # 42161

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113 0568H
PANEL NUMBER	0145 H
ZONE	AE 6 AND X0,2%
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

SITE DATA :

EXISTING ZONING	TC-1 (TRANSITIONAL CORRIDOR)
FLOOD ZONE	AH & AE
LAND AREA	41,000 S.F. = 0.94 ACRES
CURRENT LAND USE	VACANT
PROPOSED LAND USE	OFFICE

MAXIMUM LOT COVERAGE: N/A
RESIDENTIAL DENSITY: N/A
FLOOR AREA RATIO: 1.50

MINIMUM OPEN SPACE REQUIRED: 0%
OPEN SPACE PROVIDED: X%

TOTAL PERVIOUS AREA:	XXX S.F. +/- (XX%)
TOTAL IMPERVIOUS AREA:	XXX S.F. +/- (XX%)

	ALLOWED:	PROVIDED:
MAXIMUM BUILDING FOOTPRINT:	12,998 S.F.	12,455 S.F.
MAXIMUM BUILDING HEIGHT	50 FT.	50 FT.
MAXIMUM HEIGHT - STORIES	4	4 & 5
VARIANCE #1 REQUESTED: 5 LEVELS OF GARAGE WITHIN THE 50 FT HEIGHT PERMITTED		

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
MIN. PRIMARY FRONTAGE (NORTH):	10.00 FT.	10.00 FT.
MIN. SECONDARY FRONTAGE SETBACK (EAST):	10.00 FT.	17.00 FT.
MIN. SIDE GROUND SETBACK (WEST):	10.00 FT.	5.00 FT.
MIN. REAR GROUND SETBACK (SOUTH):	10.00 FT.	18.00 FT.
VARIANCE #2 REQUESTED: 5 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED		

MAX. FLOOR AREA OF BUILDING	(SITE AREA) x FAR = 61,500 S.F. (205 FT. x 200 FT.) x 1.5 = 61,500 S.F.
PROVIDED FLOOR AREA OF OFFICE BUILDING (130 FT. x 95 FT.) x 5	= 61,750 S.F.
RESTROOMS	XXX S.F.
POWER EQUIPMENT & METER ROOMS	XXX S.F.

PARKING PER ARTICLE 4.6 OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:
Minimum: Maximum: Proposed:

OFFICE 2.5 SPACES PER 1,000 S.F. MIN. (2.5 x 61,750 / 1000)	155	
OFFICE 5 SPACES PER 1,000 S.F. MAX. (5 x 61,750 / 1,000)		309

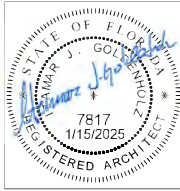
PARKING	STANDARD	HANDICAP
1ST FLOOR	23	
2ND FLOOR	28	
3RD FLOOR	28	
4TH FLOOR	28	
5TH FLOOR	28	
ROOF	67	
TOTAL	202	TOTAL 7

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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE: PROPOSED SITE PLAN

4-04-2024



ITAMAR GOLDENHOLZ
FL. LIC. AR0007817



SP-1

p.n. 22036

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architects & associates

goldenholz &

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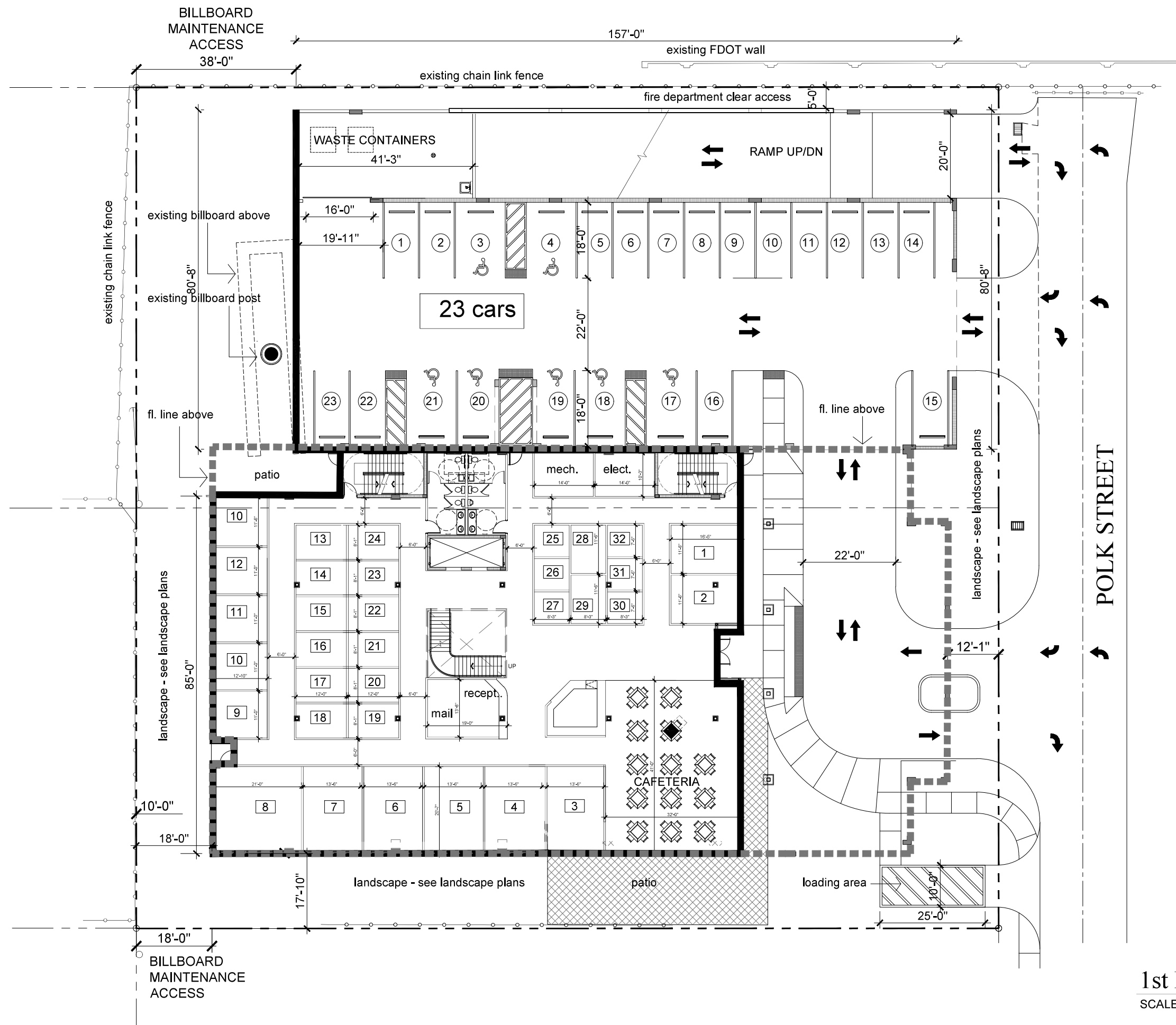
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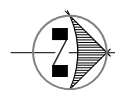
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1st FLOOR PLAN

SCALE: 3/32" = 1'-0"

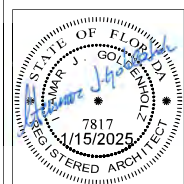


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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN

4-4-2024
7-18-24 4 STORY OFFICE
9-19-2024
11-27-2024
1-15-2025

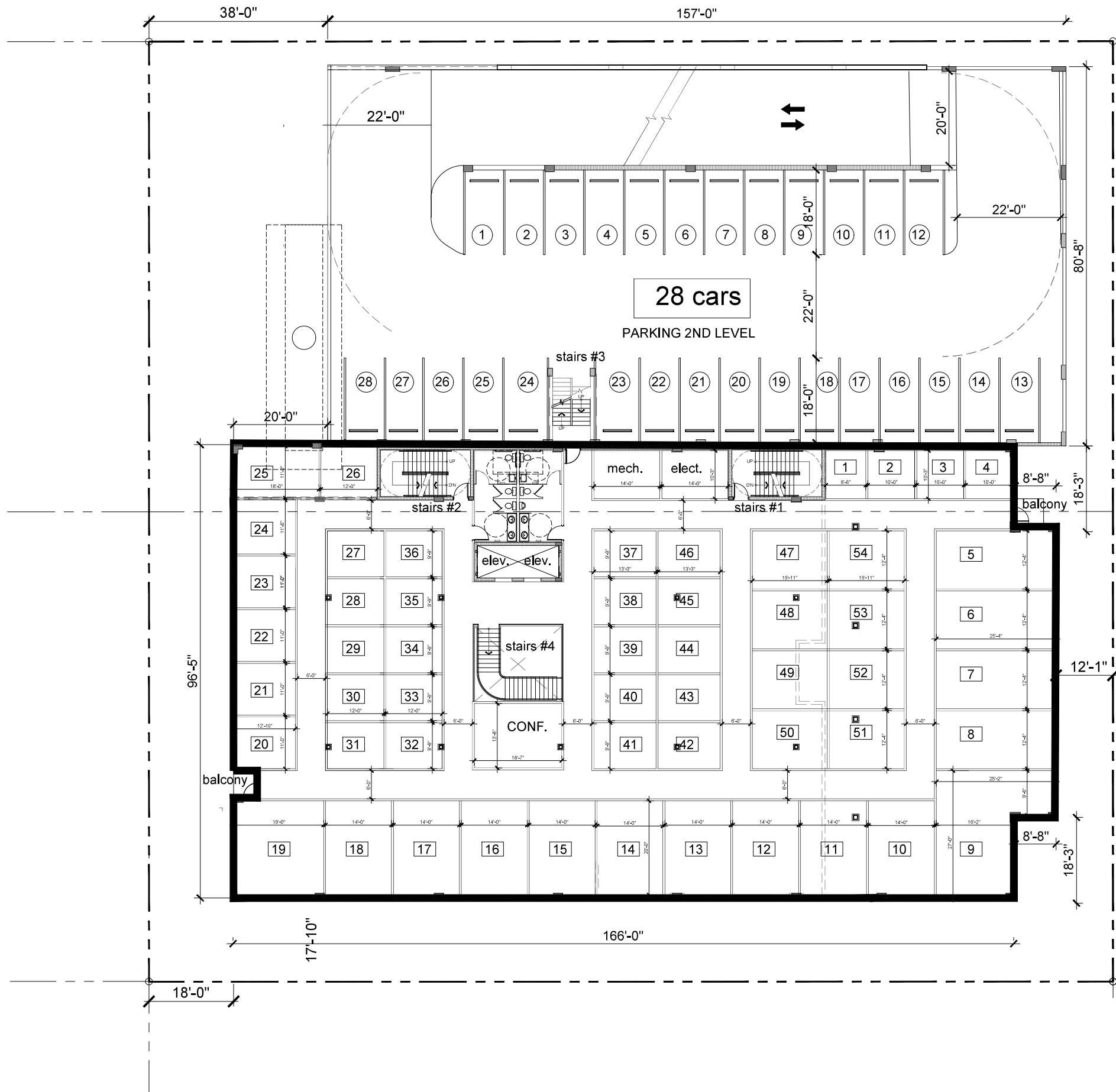


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FL. LIC. AR0007817



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2nd FLOOR PLAN
SCALE: 3/32 = 1'-0"



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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN

11-27-2024
1-15-2025



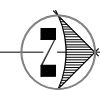
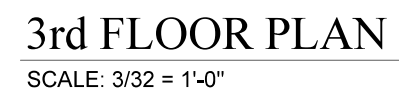
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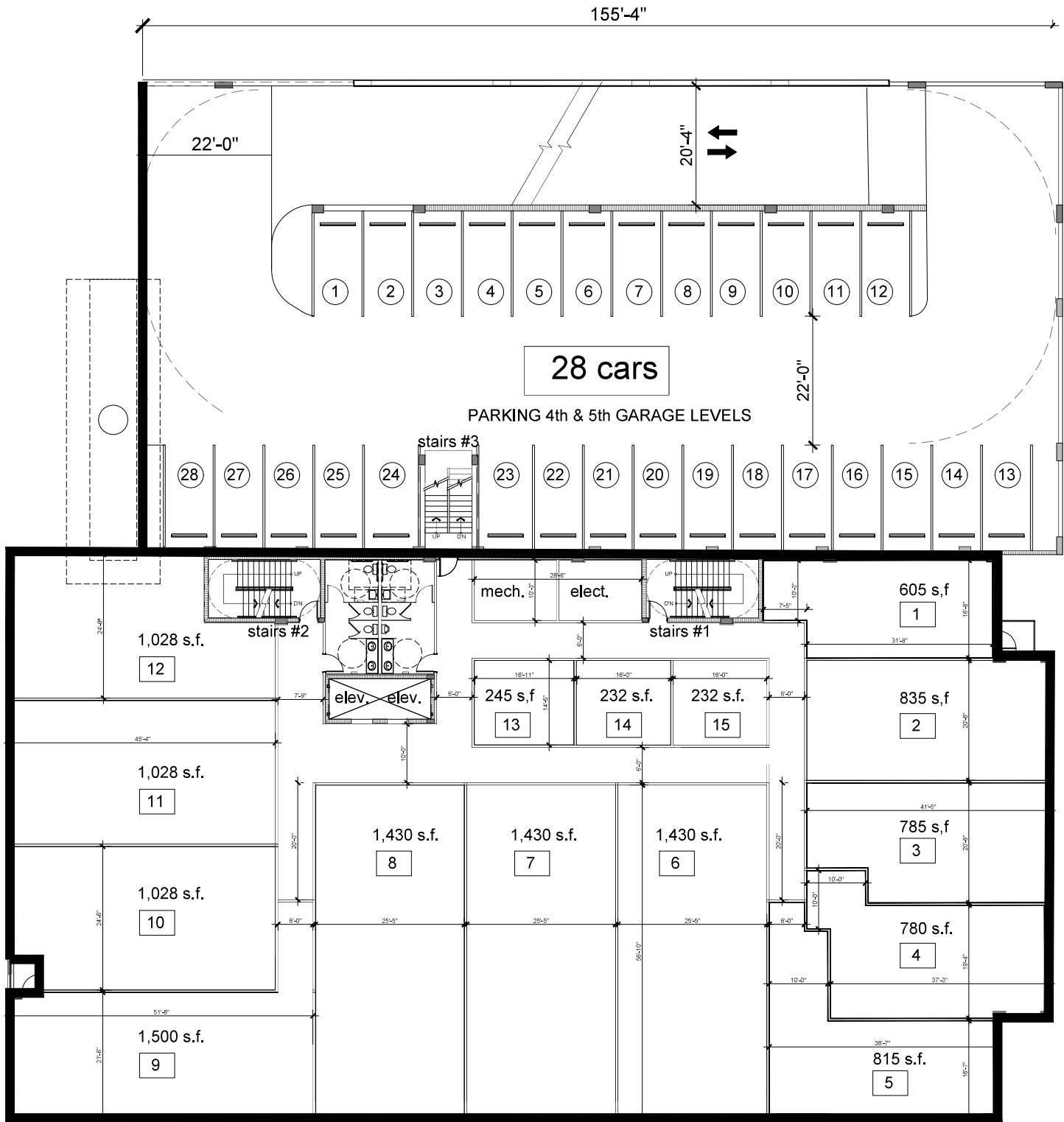
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4th FLOOR PLAN

SCALE: 3/32 = 1'-0"



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POLK OFFICE BUILDING

2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN

11-27-2024
1-15-2025



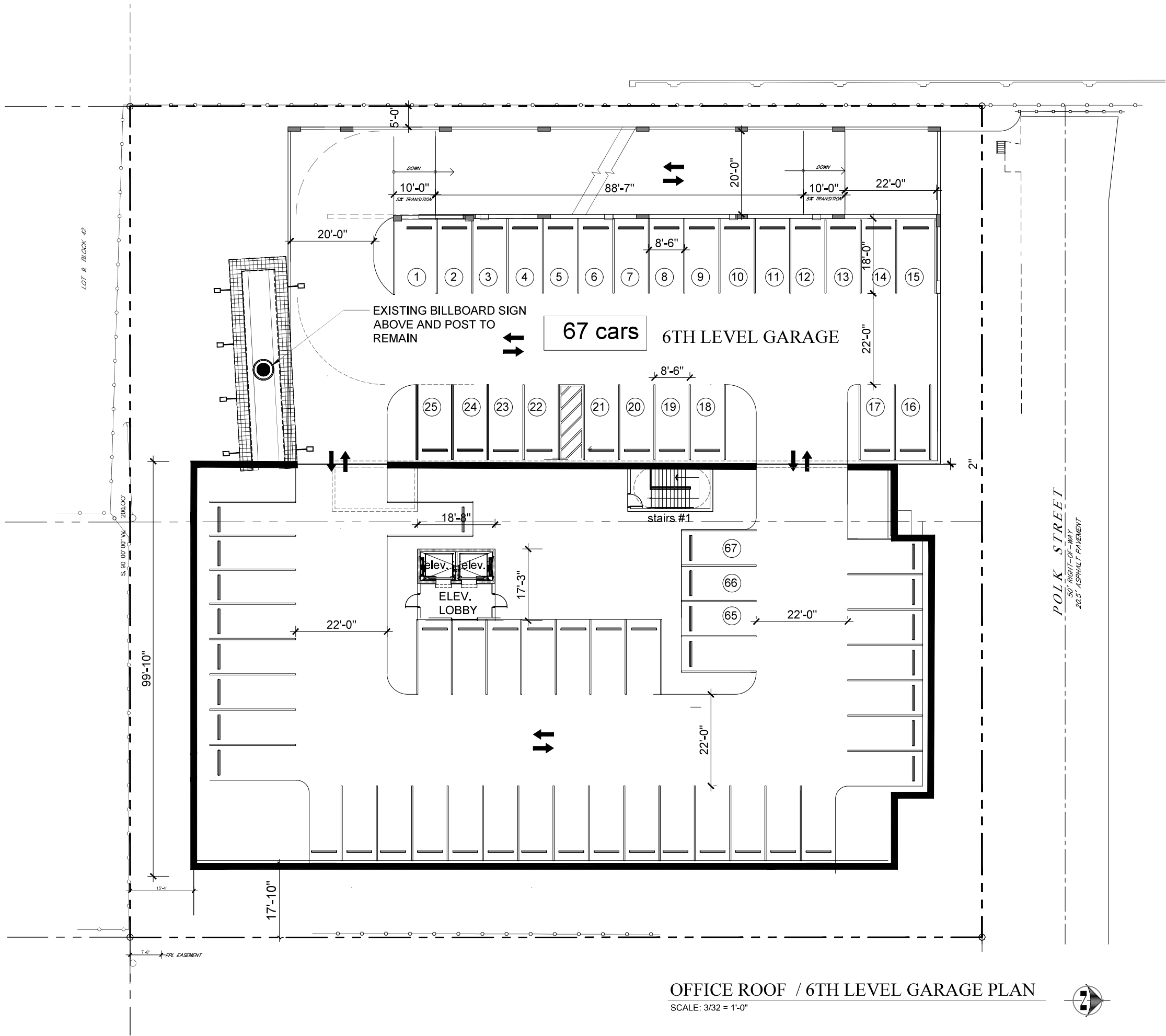
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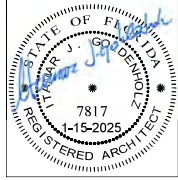
OFFICE ROOF / 6TH LEVEL GARAGE PLAN
SCALE: 3/32 = 1'-0"



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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020
FIRST FLOOR PLAN

11-27-2024
1-15-2025



ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

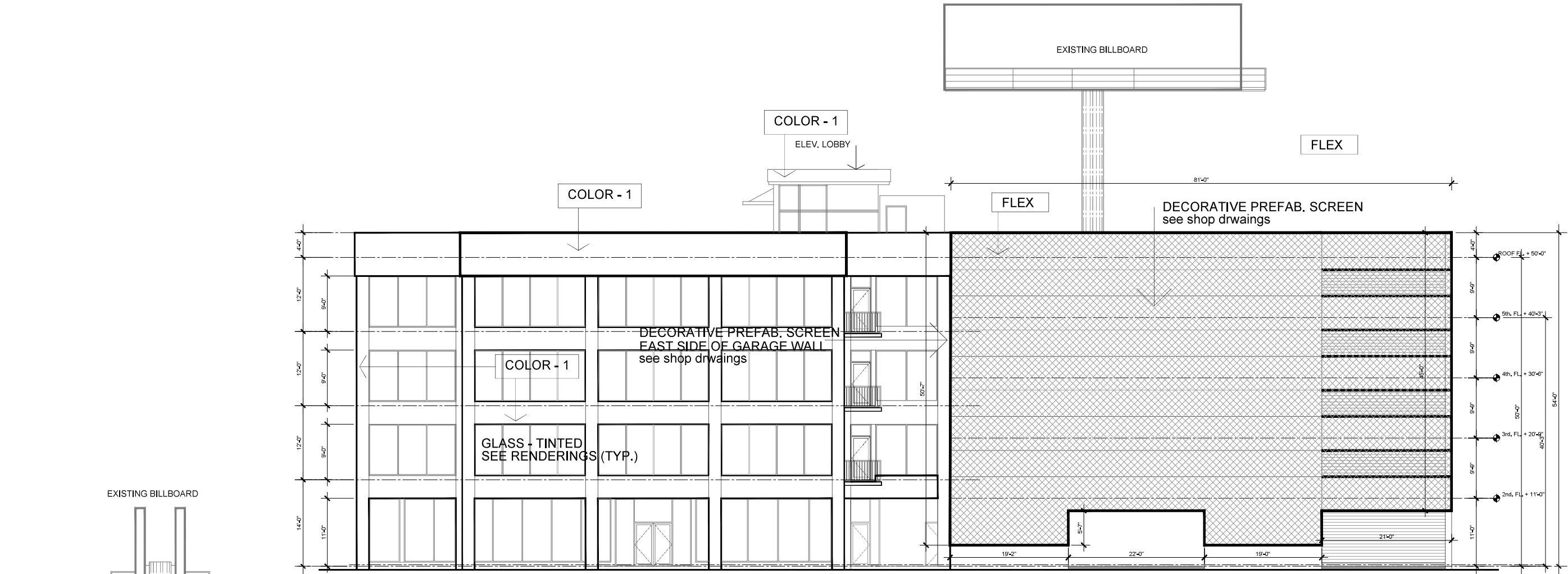


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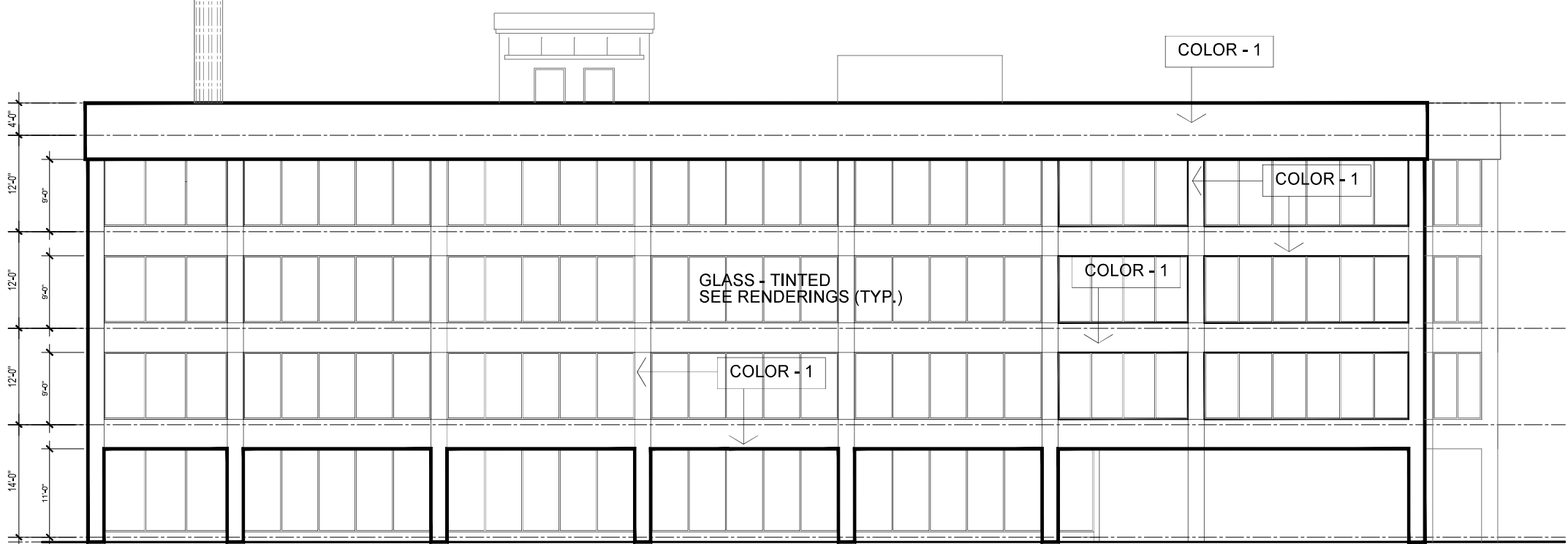
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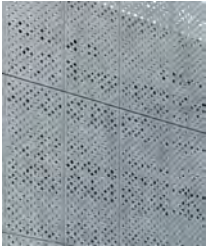
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



COLOR - 1



FLEX

EXTERIOR COLOR CHART

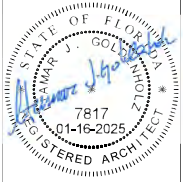
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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

NORTH & EAST ELEVATIONS

SHEET TITLE

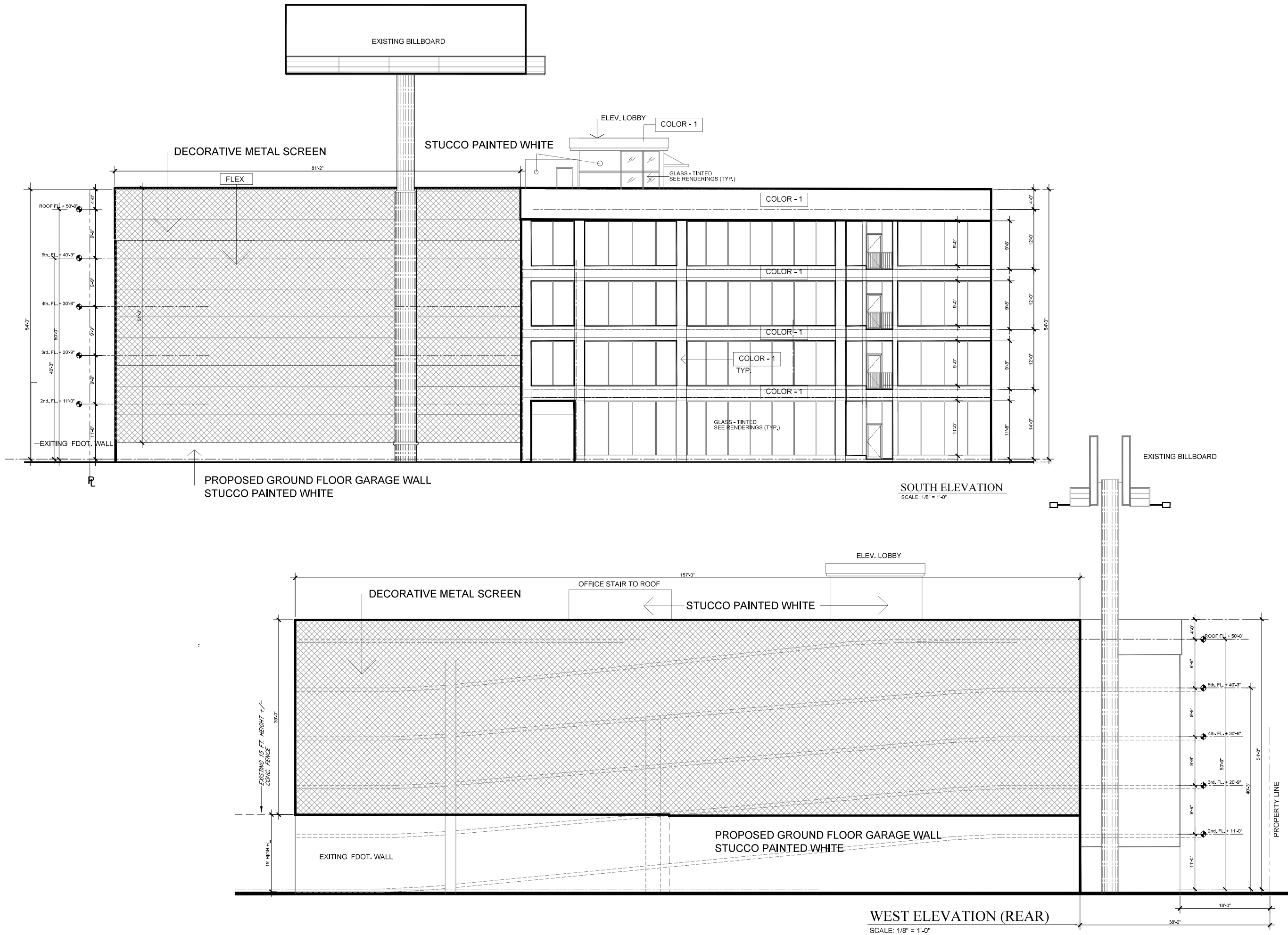
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FL. LIC. AR0007817



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p.n. 22036



POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

OFFICE BUILDING ELEVATIONS

4-4-2024
7-18-24 4 STORY OFFICE
2-18-2024
12-23-2024
1-15-2025

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FL. LIC. AR0007817

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1-15-2025
REGISTERED ARCHITECT

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BUILDING EAST ELEVATION



BUILDING NORTH ELEVATION



BUILDING SOUTH ELEVATION



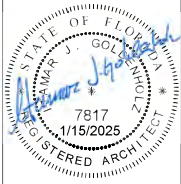
BUILDING WEST ELEVATION

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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

BUILDING COLOR ELEVATIONS

1/15/2025 TAC



ITAMAR GOLDENHOLZ
FL. LIC. AR0007817



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p.n. 22036



BUILDING EAST ELEVATION



BUILDING NORTH ELEVATION



BUILDING SOUTH ELEVATION



BUILDING WEST ELEVATION

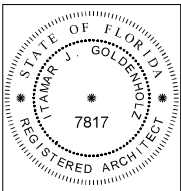
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POLK OFFICE BUILDING

2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE BUILDING COLOR ELEVATIONS

1/16/2025 TAC



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FL. LIC. AR0007817



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Record and Return to:

The Lieberman Law Firm, P.A.
20801 Biscayne Boulevard
Suite 304
Aventura, Florida 33180

Prepared by:

Bruce J. Smoler, Esq.
Smoler & Associates, P.A.
2611 Hollywood Boulevard
Hollywood, Florida 33020

Folio No.:	5142-16-02-6800	5142-16-02-6520
	5142-16-02-6810	5142-16-02-6530

Property Address: Vacant parcels located on Polk Street
Hollywood, Florida 33020

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21 day of August, 2023 between **SP TOWERS FLORIDA LLC, a Delaware limited liability company**, whose post office address is 323 Sunny Isles Boulevard, Suite 501, Sunny Isles Beach, Florida 33160 ("Grantor") and **BSD 23 DEVELOPMENT LLC, a Florida limited liability company**, whose post office address is 2144 Johnson Street, Hollywood, Florida 33020 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantees" 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:

SEE EXHIBIT "A" ATTACHED HERETO

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, 2022**.

Warranty Deed Page 1

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

Signed, sealed and delivered in our presence:

SP TOWERS FLORIDA LLC,
a Delaware limited liability company



Joseph Tempelberg

By: 

Joseph Isaacoff, Manager

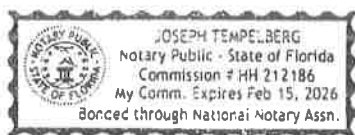


Aracely Perez

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 21st day of August, 2023 by X physical presence; or _____ online notary, by Joseph Isaacoff, Manager of SP Towers Florida LLC, a Delaware limited liability company. He is ☒ personally known to me or [] has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: Joseph Tempelberg

My Commission
Expires: 2/15/2026

Warranty Deed Page 2

EXHIBIT "A"

Legal Description

The West 50 feet of Lot 9, Block 41, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 5142 16 02 6530

The East 50 feet of Lot 9, Block 41, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 5142 16 02 6520

Lot 16 and the West 10 feet of Lot 17, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 514216026800

Lot 17, less the West 10 feet thereof, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 514216026810

This instrument prepared by:
RECORD & RETURN TO
The Lieberman Law Firm P.A.
20801 Biscayne Blvd #304
Aventura FL 33180

THIS IS A BALLOON FIRST MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$800,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

FLORIDA MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE is executed this August 21, 2023 by and between **BSD 23 DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **2144 Johnson Street, Hollywood, Florida 33020**, (hereinafter referred to as the "**Mortgagor**") and **JEFFREY BECK**, whose address is **11205 S.W. 57 Ct., Miami, Florida 33156**, (hereinafter referred to as the "**Mortgagee**").

WITNESSETH:

For good and valuable consideration and to secure the payment of an indebtedness in the aggregate sum of **Eight Hundred Thousand and no/100ths Dollars (\$800,000.00)** or so much thereof as may be advanced, to be paid in full within 10 months from the execution date in accordance with a promissory note in the amount of \$800,000.00 of even date herewith made by Mortgagor payable to Mortgagee (hereinafter referred to as the "Note") together with interest thereon and any and all other notes secured by this Mortgage and all sums due or which may become due from Mortgagor to Mortgagee and any renewals, extensions, consolidations or modifications of all of the foregoing, Mortgagor does grant, mortgage and convey unto Mortgagee, its successors and assigns, in fee simple, all of that certain tract of land of which Mortgagor is now seized and possessed and in actual possession, which is more fully described in **Exhibit "A"** attached hereto and made a part hereof, together with the buildings and improvements thereon erected or to be erected (all hereinafter referred to as the "Premises");

TOGETHER with the following property and rights:

(a) All right, title and interest of Mortgagor in and to all leases or subleases covering the Premises or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Mortgagor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

Initials AN

Page -1-

(b) All right, title and interest of Mortgagor in and to all options to purchase or lease the Premises or any portion thereof or interest therein, and any greater estate in the Premises owned or hereafter acquired;

(c) All interests, estate or other claims, both in law and in equity, which Mortgagor now has or may hereafter acquire in the Premises;

(d) All easements, rights-of-way and rights used in connection therewith or as a means of access thereto and all tenements, hereditaments and appurtenances thereof and thereto, all right, title and interest of Mortgagor in and to any streets and roads abutting said Premises to the center lines thereof and in and to any strips or gores of land therein, all water, sanitary and storm systems that are now or hereafter located on or adjacent to the Premises and all gas and oil rights, mineral rights, timber rights and riparian and littoral rights pertaining to the Premises;

(e) All machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, now owned or hereafter owned by Mortgagor and which is now or will hereafter be located in or upon the Premises, or any part thereof, and used or usable in connection with the use and operation of buildings or for use in any construction being conducted on the Premises, (hereinafter called the "Building Equipment"), it being understood and agreed that all Building Equipment is part and parcel of the Premises and appropriated to the use thereof and, whether affixed or annexed to the Premises or not, shall for the purpose of this Mortgage be deemed conclusively to be real estate and mortgaged hereby; and Mortgagor agrees to execute and deliver, from time to time, such further instruments as may be requested by Mortgagee to confirm the lien of this Mortgage on any Building Equipment;

(f) All awards and proceeds to which Mortgagor is entitled by virtue of any taking of all or any part of the Premises by condemnation or exercise of the right of eminent domain or other taking, as hereinafter more particularly set forth; and

(g) All rents, issues and profits of the Premises and all estate, right, title and interest of every nature whatsoever of Mortgagor in and to the same, as hereinafter more particularly set forth;

The Premises and all of the property, rights, privileges and franchises granted herein by Mortgagor to Mortgagee are collectively referred to as the "Mortgaged Property."

TO HAVE AND TO HOLD all and singular the Mortgaged Property hereby conveyed, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title, interest, property, possession, claim and demand whatsoever as well in law, as in equity of the Mortgagor in and to the same and every part and parcel thereof unto the said Mortgagee in fee simple.

PROVIDED, HOWEVER, that these presents are upon the condition that if Mortgagor shall pay or cause to be paid to Mortgagee the principal and interest payable in respect to the Note

Initials A N

Page -2-

and all amounts and any other promissory note secured by this Mortgage, at the times and in the manner stipulated therein and herein, all without any deduction or credit for taxes or other similar charges paid by Mortgagor, and shall keep, perform and observe all and singular the covenants and promises in the Note, and any renewal, extension, consolidation or modification thereof, and in this Mortgage expressed to be kept, performed and observed by and on the part of Mortgagor, all without fraud or delay, then this Mortgage and all properties, interest and rights granted, mortgaged and conveyed shall cease, terminate and be void but until same shall occur, this Mortgage shall otherwise remain in full force and effect.

ARTICLE 1 COVENANTS AND AGREEMENTS OF MORTGAGOR

To protect the security of this Mortgage, Mortgagor further covenants, warrants and agrees with Mortgagee as follows:

1.01 Payment of Secured Obligations. Mortgagor shall pay within five (5) days of when due the principal and interest on the indebtedness evidenced by the Note, charges, fees and principal of, and interest on, any future advances secured by this Mortgage and shall otherwise comply with all the terms of the Note and this Mortgage.

1.02 Title Warranties and Representations. Mortgagor hereby covenants with Mortgagee that Mortgagor is (a) indefeasibly seized of the Premises in fee simple; (b) Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; (c) that it shall be lawful for Mortgagor at all times to peaceably and quietly enter upon, hold, occupy and enjoy said Premises and every part thereof; (d) that Mortgagor will make such further assurances to perfect the fee simple title to said Premises in Mortgagee, as may reasonably be required; (e) that the Mortgaged Property is free of all liens and encumbrances except as reflected in the title insurance policy issued in connection herewith and taxes for the current year; and (f) Mortgagor does hereby fully warrant title to the Mortgaged Property and every part thereof and will defend same against the lawful claims of all persons whomsoever.

1.03 Required Insurance. Mortgagor will, at Mortgagor's sole cost and expense, maintain or cause to be maintained with respect to the Mortgaged Property, and each part thereof, the following insurance: (a) At all times: (i) Insurance against loss or damage to the building improvements on the land and the Building Equipment (hereinafter referred to as the "Improvements") by fire and any of the risks covered by insurance of the type known as "all-risk" including, without limitation windstorm and/or hail damage. Coverage shall be in an amount not less than the full replacement cost of the Improvements but not less than an amount equal to the amount of the loans secured hereby; (ii) Income insurance is required if the Mortgaged Property is rental property. Such amount to be equal to the projected rents as reasonably determined by the Mortgagee; and (iii) General public liability insurance in which both the Mortgagor and Mortgagee are named as insured in such amounts and for such periods as may be required by Mortgagee; (b) Flood insurance is required if at any time the encumbered land is designated a flood prone or flood

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risk area, pursuant to the Flood Disaster Protection Act of 1973, as amended or supplemented; and (c) Such other insurance and in such amounts as Mortgagee may reasonably require from time to time including but not limited to builder's risk, if applicable, and in accordance with local insurance practice. Notwithstanding anything else written herein, failure to maintain insurance on the property at all times will trigger an automatic default of this mortgage without any notice requirement.

1.04 Delivery of Policies, Payment of Premiums. All policies of insurance shall be issued by companies and in amounts satisfactory to Mortgagee. The original policies and renewals shall be held by Mortgagee or if acceptable to Mortgagee, a certificate of insurance for each such policy setting forth coverage, limits of liability, name of carrier, policy number, and expiration date. All such policies shall contain a provision that such policies will not be cancelled or materially amended, which term shall include any reduction in the scope or limits of coverage, without at least thirty (30) days prior written notice to Mortgagee.

1.05 Insurance Proceeds. After the happening of any casualty to the Mortgaged Property or any part thereof, Mortgagor shall give prompt written notice thereof to Mortgagee; and (a) in the event of damage to or destruction of the Improvements, Mortgagee shall have the option, in its sole discretion, of applying or paying all or part of the insurance proceeds (i) to any indebtedness secured hereby and in such order as Mortgagee may determine, or (ii) to the restoration of the Improvements, or (iii) to Mortgagor; (b) Mortgagee agrees not to unreasonably withhold consent to the use of insurance proceeds for restoration of the Improvements following a partial casualty loss, subject to (i) Mortgagor maintaining the Mortgage free from default at all times; (ii) Mortgagor providing evidence that adequate funds are available to restore the Improvements and advancing any additional funds required prior to the disbursement of insurance proceeds; (iii) all tenants at the Premises acknowledging their leases remain valid and in full force; and (iv) Mortgagee retaining control of insurance proceeds prior to use for restoration; (c) Mortgagee is hereby authorized and empowered by Mortgagor to settle, adjust or compromise any claims for loss, damage or destruction under any policy or policies of insurance; (d) nothing herein contained shall be deemed to excuse Mortgagor from repairing or maintaining the Mortgaged Property as provided in this Mortgage or restoring all damage or destruction to the Mortgaged Property, regardless of whether or not there are insurance proceeds available or whether any such proceeds are sufficient in amount, and the application or release by Mortgagee of any insurance proceeds shall not cure or waive any default or notice of default under this Mortgage or invalidate any act done pursuant to such notice; and, (e) nothing herein shall relieve Mortgagor from making the payments required by the Note and any other obligation of Mortgagor secured hereby.

1.06 Assignment of Policies Upon Foreclosure. In the event of foreclosure of this Mortgage or other transfer of title or assignment of the Mortgaged Property in extinguishment, in whole or in part of the debt secured hereby, all right, title and interest of Mortgagor in and to all policies of insurance required by this Section shall inure to the benefit of and pass to the successor in interest to Mortgagor or the purchaser or grantee of the Mortgaged Property.

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1.07 Indemnification. If Mortgagee is made a party defendant to any litigation (including without limitation, any litigation brought by Mortgagor whether initially or by counterclaim) concerning this Mortgage or the Mortgaged Property or part thereof or interest therein, or occupancy thereof by Mortgagor, then Mortgagor shall indemnify, defend and hold Mortgagee harmless from all liability by reason of said litigation, including reasonable attorneys' fees and expenses incurred by Mortgagee in any such litigation, whether or not such litigation is prosecuted to judgment.

1.08 Taxes, Utilities and Impositions. Mortgagor will pay, or cause to be paid and discharged, on or before the last day on which they may be paid without penalty or interest, all such duties, taxes, sewer rents, charges for water, or for setting or repairing meters, and all other utilities in the Improvements or on the Premises or any part thereof, and any assessments and payments which shall be imposed upon or become due and payable or become a lien upon the Premises or any part thereof.

1.09 Deposits of Taxes and Insurance Premiums. In order to more fully protect the security of this Mortgage and the fulfillment by Mortgagor of the obligations and undertakings contained in Sections 1.03, 1.04 and 1.08 hereof and, solely as additional security to Mortgagee, Mortgagor shall, if requested by Mortgagee, pay monthly to Mortgagee or its designated representative, on the date set in this Mortgage for payment of principal and interest, an amount which shall be equal to one-twelfth (1/12th) of the annual Impositions that may become due during the year and an amount which shall be equal to one-twelfth (1/12th) of the annual insurance premiums with respect to insurance coverage Mortgagor is required to maintain pursuant to the provisions of this Mortgage (all as estimated by Mortgagee, or its representative). If Mortgagee exercises its rights under this Section, Mortgagor shall cause all bills, statements or other documents relating to Impositions or payment of insurance premiums to be sent or mailed directly to Mortgagee or its designated representative.

It is the intention of this Section 1.09 that there shall be sufficient monies on deposit with Mortgagee so that when such payments are due to any taxing authority or insurance carrier, there will be sufficient money held by Mortgagee to make such payments on their due dates. If said deposits are insufficient to pay the Impositions and insurance premiums in full as the same become payable, the Mortgagor will deposit with the Mortgagee such additional sum or sums as may be required in order for the Mortgagee to pay such Impositions and insurance premiums in full. Mortgagee or its designated representative may co-mingle such monies with its own funds and Mortgagor shall not be entitled to interest thereon. Upon any default hereunder, or under the Note, the Mortgagee may, at its option, apply any money held by Mortgagee resulting from said deposits to the payment of the indebtedness secured hereby in such manner as it may elect.

1.10 Maintenance, Repairs, Alterations. Mortgagor will keep the Mortgaged Property, or cause same to be kept in good condition, repair and fully protected from the elements to the satisfaction of Mortgagee and Mortgagor will not do or suffer to do anything which will increase the risk of fire or other hazard to the Premises or any part thereof. Mortgagor will commit or permit

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no waste thereon and will do or permit no act by which the Mortgaged Property shall become less valuable. Mortgagor will not remove, demolish or structurally alter any of the Improvements (except such alterations as may be required by laws, ordinances or regulations) without prior written permission of Mortgagee.

1.11 Eminent Domain.

(a) Should the Mortgaged Property or any part thereof or interest therein, be taken or damaged by reason of any public use or improvement or condemnation proceeding, or in any other manner ("Condemnation") or should Mortgagor receive any notice or information regarding such Condemnation, Mortgagor shall give prompt written notice thereof to Mortgagee; (b) Mortgagee shall be entitled to all awards, compensation, and other payment or relief granted in connection with such Condemnation and shall be entitled, at its option, to appear in its own name or the Mortgagor's name, in any action or proceeding relating thereto. All compensation, awards, damages, rights of action and proceeds awarded to Mortgagor (the "Proceeds") are hereby assigned to Mortgagee and Mortgagor agrees to execute such further assignments of the Proceeds as Mortgagee may require; (c) In the event any portion of the Mortgaged Property is so taken or damaged, Mortgagee shall have the option in its sole and absolute discretion to apply all such Proceeds, after deducting therefrom all costs and expenses, including attorneys' fees incurred by it in connection with such Proceeds, upon any indebtedness secured hereby, or apply all such Proceeds to the restoration of the Mortgaged Property upon such conditions as Mortgagee may determine. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice; and (d) Any amounts received by Mortgagee hereunder (after payment of any costs in connection with obtaining same) shall, if retained by Mortgagee, be applied in payment of any accrued interest and then in reduction of the then outstanding principal sum of the Note secured hereby, notwithstanding that same may not then be due and payable.

1.12 Action of Mortgagee to Preserve Security of this Mortgage. In the event Mortgagee is called upon to pay any sums of money to protect this Mortgage and the Note secured hereby as aforesaid, all monies advanced or due hereunder shall become immediately due and payable together with interest at the maximum rate permitted by Florida law computed from the date of such advance to the date of the actual receipt of payment thereof by Mortgagee.

1.13 Inspections. Mortgagee, its agents, representatives, or workmen are authorized to enter at any and all reasonable times upon or in any part of the Premises for the purpose of inspecting same and performing any of the acts it is authorized to perform under the terms of this Mortgage. Mortgagor agrees to reimburse Mortgagee for reasonable out-of-pocket expenses incurred by it in connection with such inspections.

1.14 Liens. Mortgagor will not permit any liens, encumbrances, mechanics', laborer's, statutory or other lien and charges upon the Mortgaged Property, and shall pay and promptly discharge, at Mortgagor's cost and expense, all such liens, encumbrances and charges upon the

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Mortgaged Property or any part thereof or interest therein. All assessments (of any nature) due to any applicable condominium or property owner's associations shall be paid on a timely basis.

1.15 Hazardous Waste.

(a) Mortgagor expressly represents to Mortgagee that the Mortgaged Property or any part thereof has not in the past been used, is not now being used, nor will in the future be used for handling, storage, transportation, or disposal of hazardous or toxic materials. Mortgagor shall not use, generate, manufacture, store or dispose of, on, under or about the Mortgaged Property or transport to or from the Mortgaged Property any flammable explosives, radioactive materials, including any substances defined as or included in the definition of "hazardous substances, hazardous waste, hazardous materials, and toxic substances" (including asbestos, PCB=s or lead paint, in any form) under any applicable federal or state laws or regulations in effect during the term of this Mortgage (collectively, the "Hazardous Materials").

(b) Mortgagor, after thorough investigation warrants and represents to Mortgagee that: (i) the Premises is now and at all times hereafter will continue to be in full compliance with all federal, state and local environmental laws and regulations, including but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Federal Water Pollution and Control Act, the Federal Clean Water Act, the National Environmental Policy Act, the Resource Conservation and Recovery Act of 1976 ("RCRA"), the Hazardous Material Transportation Act, the Federal Clean Air Act, Chapters 376 ("Pollutant Discharge Prevention and Removal"), 377 ("Energy Resources"), and 403 ("Environmental Control") of Florida Statutes, and rules related thereto including Chapters 17, 27, and 40 of the Florida Administrative Code, (hereinafter together with any amendments thereto "Environmental Laws");

(c) Mortgagor hereby agrees to indemnify Mortgagee and hold Mortgagee harmless from and against any and all claims, losses, damages, liabilities, fines, penalties, charges, administrative and judicial proceedings and orders, judgments, remedial action requirements, enforcement actions of any kind, and all costs and expenses incurred in connection therewith (including but not limited to attorneys' fees, paralegal charges and expenses), arising directly or indirectly, whole or in part, out of (i) the presence on or under the Mortgaged Property of any Hazardous Materials or releases or discharges of Hazardous Materials on, under or from the Mortgaged Property, (ii) any activity carried on or undertaken on or off the Mortgaged Property, whether prior to or during the term of the Mortgage, and whether by Mortgagor or any predecessor in title or any employees, agents, contractors or subcontractors of Mortgagor or any predecessor in title, or third persons at any time occupying or present on the Mortgaged Property in connection with the treatment, decontamination, handling, removal, storage, clean-up, transport or disposal of any Hazardous Materials at any time located or present on or under the Mortgaged Property; and (iii) any breach of the covenants contained in this Section 1.15. The foregoing indemnity shall further apply to any residual contamination on or under the Mortgaged Property or affecting any natural resources, any contamination of any property or natural resources arising in connection with the generation, use, handling, storage, transport or disposal of any such Hazardous Materials, and irrespective of whether any such activities were or will be undertaken in accordance with

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applicable laws, regulations, codes and ordinances. The obligation of Mortgagor to indemnify and hold harmless under this Section 1.15 shall survive any foreclosure of this Mortgage or any transfer of the Mortgaged Property by deed in lieu of foreclosure or sale or other means. Mortgagee shall have the right to arrange for or conduct environmental inspections from time to time at the expense of the Mortgagor.

1.16 Transfer of Mortgaged Property. It is understood and agreed by Mortgagor that as part of the inducement to Mortgagee to make the loan evidenced by the Note and secured by this Mortgage, Mortgagee has relied upon the creditworthiness and reliability of Mortgagor. Mortgagor shall not sell, convey, transfer, lease (other than a space lease) or further encumber any interest in or any part of the Mortgaged Property without the prior written consent of the Mortgagee having been obtained. Any such sale, conveyance, transfer, pledge, lease (other than a space lease) or encumbrance made without the Mortgagee's prior written consent shall constitute an Event of Default hereunder. Any sale, conveyance or transfer of any interest in the Mortgaged Property to any other entity, individual, firm, partnership or corporation without the Mortgagee's prior written consent shall constitute a transfer pursuant to the provisions of this section and an Event of Default under this Mortgage. A contract to deed or agreement for deed or assignment of beneficial interest in any trust shall constitute a transfer pursuant to the provisions of this Section and an Event of Default under this Mortgage. If any person or entity should obtain any interest in all or any part of the Mortgaged Property, pursuant to execution or enforcement of any lien, security interest or other right whether superior, equal or subordinate to this Mortgage or the lien hereof, such event shall be deemed to be a transfer by Mortgagor and an Event of Default under this Mortgage.

1.17 Other Mortgage Liens. Mortgagor represents and warrants that it will perform and promptly fulfill all of the covenants contained in any superior or inferior mortgages on any and all of the Premises encumbered hereby. In the event Mortgagor shall fail to do so, Mortgagee may, in addition to the rights otherwise granted Mortgagee hereunder, at its election, perform or fulfill such covenants of any such superior or inferior mortgages without affecting its option to foreclose any of the rights hereunder, and the cost thereof, together with interest from the date of payment at the highest rate permitted by Florida law from the date incurred until paid by Mortgagor, shall be secured hereby.

ARTICLE 2 ASSIGNMENT OF LEASES, SUBLEASES, FRANCHISES, RENTS, ISSUES AND PROFITS

2.01 Assignment of Rents. Mortgagor hereby assigns and transfers to Mortgagee all leases, subleases, franchises, rents, issues and profits of the Mortgaged Property as additional security for repayment of the Note and all other sums that may be due to Mortgagee under the terms of this Mortgage. Mortgagor irrevocably appoints Mortgagee its true and lawful attorney-in-fact, at the option of Mortgagee at any time and from time to time to demand, receive and enforce payment, give receipts, releases and satisfactions, and to sue, in the name of Mortgagor or Mortgagee, for all such rents, issues and profits. Mortgagor, however, shall have the right to collect such rents,

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issues and profits (but not more than two [2] months in advance) prior to or at any time there is not an Event of Default under this Mortgage.

2.02 Collection Upon Default. Upon any Event of Default under this Mortgage, Mortgagee may at any time without notice either in person, by agent or by a receiver appointed by court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the Mortgaged Property or any part thereof. Mortgagee may in its own name, sue for or otherwise collect such rents, issues, and profits, including past due and unpaid, and apply same less costs and expenses of operation and collection, including attorneys' fees, upon any indebtedness secured hereby and in such order as Mortgagee may determine. The collection of such rents, issues and profits or the entering upon and taking possession of the Mortgaged Property, or application thereof as aforesaid shall not cure or waive any default or notice of default hereunder or invalidate any act done in response to such default or pursuant to such notice of default. In addition, (and not as an election of remedies) upon occurrence of an Event of Default, Mortgagee may apply for a court order requiring Mortgagor to deposit all rents in the court registry or other depository as the court may direct pursuant and in accordance with Florida Statute 697.07, as amended. Mortgagor hereby consents to entry of such an order upon the sworn ex parte motion of Mortgagee that an Event of Default has occurred hereunder.

2.03 Directions to Tenants to Pay Rents to Mortgagee Mortgagor does hereby authorize and direct the tenants to pay such rents as may be due from time to time to Mortgagee, upon written demand of Mortgagee. Mortgagor covenants and agrees that an affidavit, certificate letter or written statement of any officer or agent of Mortgagee stating that rents are to be paid to Mortgagee shall be conclusive evidence of Mortgagee's rights to collect such rents and the tenant upon payment of rents to Mortgagee shall be released from any and all liability to Mortgagor for the amount of such rents paid to Mortgagee.

ARTICLE 3 SECURITY AGREEMENT

3.01 Creation of Security Interest. Mortgagor hereby grants to Mortgagee a security interest in the Building Equipment located on or at the Premises for the purpose of securing all obligations of Mortgagor set forth in this Mortgage. A security interest is granted Mortgagee in all rental and security deposits collected by Mortgagor from tenants in the premises. A security interest is also granted to Mortgagee in any sums held by Mortgagee or its loan servicing agent pursuant to the provisions of this Mortgage, or other collateral agreements or any agreements between Mortgagor, Mortgagee and any escrow agent holding loan proceeds pending disbursements as provided in such agreements where such sums are held for the benefit of Mortgagee.

3.02 Warranties, Representations and Covenants of Mortgagor. Mortgagor hereby warrants, represents and covenants as follows: (a) The Building Equipment will be kept on or at the Premises and Mortgagor will not remove the Building Equipment from the Premises without the prior written consent of Mortgagee, except such portions or items of Building Equipment which are consumed or worn-out in ordinary usage, all of which shall be promptly replaced by Mortgagor

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with new items of equal or greater quality; (b) Mortgagee may record one or more financing statements and renewals without signature of Mortgagor and Mortgagee and will pay the cost of filing same in all public offices wherever necessary; and (c) This Section 3 of the Mortgage shall constitute a Security Agreement as that term is used in the Uniform Commercial Code of Florida.

ARTICLE 4 EVENT OF DEFAULT AND REMEDIES UPON DEFAULT

4.01 Event of Default. The term "Event of Default" wherever used in the Mortgage, shall mean any one or more of the following events:

(a) Failure by Mortgagor to pay within five (5) days of when due, and after the expiration of any grace period, any installments of principal or interest under the Note, or any other future advance secured by this Mortgage, or to pay any other sums to be paid by Mortgagor hereunder, or to make any deposits for taxes and assessments or insurance premiums due hereunder, if required.

(b) Other than as provided in paragraph (a) above, failure by Mortgagor to duly keep, perform and observe any other covenant, condition or agreement in this Mortgage, or any other instrument securing the Note or any other instrument or agreement collateral to the Note or executed in connection with the sums secured hereby. Mortgagor acknowledges and agrees that it expressly waives any right to notice and an opportunity to cure relating to compliance with Sections 1.03, 1.04 and 1.08 above. Failure to comply with the requirements of such Sections shall constitute an Event of Default without notice.

(c) If Mortgagor or any present or future endorser, guarantor or surety of the Note shall file a voluntary petition in bankruptcy or be adjudicated a bankrupt or insolvent, or file any petition or answer seeking any reorganization, arrangement, composition, readjustment, liquidation, assignment for the benefit of creditor's, receivership, wage earner's plan, dissolution or similar relief under any present or future Federal Bankruptcy Code or any other present or future applicable federal, state or other statute or law; or shall seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of Mortgagor or all or any part of the properties of Mortgagor or of any guarantor or endorser of the Note; or if within thirty (30) days after commencement of any proceeding against Mortgagor or any guarantor or endorser of the Note, seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, debtor relief or similar relief under any present or future Federal Bankruptcy Code, or of any other present or future federal, state or other statute or law, such proceeding shall not have been dismissed, or stayed on appeal or otherwise; or if, within the thirty (30) days after the appointment, without consent or acquiescence of Mortgagor or of any endorser or guarantor of the Note, or any trustee, receiver, or liquidator of Mortgagor or any endorser or guarantor of the Note, or of all or any portion of the Mortgaged Property, such appointment shall not have been vacated or stayed on appeal or otherwise; or if within ten (10) days after the expiration of any such stay, such appointment shall not have been vacated.

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(d) Any default under any mortgage superior or inferior to the Mortgage, or an event that but for the passage of time or giving of notice would constitute an event of default, in no manner should this provision be construed to allow such superior or subordinate mortgage to encumber the Mortgaged Property, except for the mortgages, if any, as reflected in the title insurance policy issued in connection herewith.

(e) If foreclosure proceedings should be instituted on any mortgage inferior or superior to the Mortgage, or if any foreclosure proceeding is instituted on any lien of any kind which is not dismissed or transferred to a bond within twenty (20) days of the service of foreclosure proceedings on the Mortgagor.

(f) Any breach of any warranty or material untruth or any material representation of Mortgagor contained in the Note, this Mortgage or any other instrument securing or evidencing the Note, or in any other instrument given with respect to the sums secured hereby.

(g) If the Improvements on said Premises are not maintained in reasonably good repair.

(h) The transfer, sale, or conveyance of the Mortgaged Property or any interest therein without prior written consent of Mortgagee in violation of the provisions of Section 1.16. Mortgagee, however, shall be under no obligation to approve any transfer.

(i) The further encumbrance of the Mortgaged Property without prior written consent of Mortgagee.

(j) If Mortgagor, pursuant to Florida Statutes 697.04(1)(b), as amended from time to time, shall file an instrument of record limiting the maximum amount which may be secured by this Mortgage.

(k) Failure to provide Mortgagee financial information and statements as required herein and, in the Note, and other documents executed in connection herewith.

(l) Failure to pay any and all property owner's or condominium assessments on a timely basis.

(m) Failure to comply with any property owner's or condominium directive which may result in the imposition of a fine or other lien against the property.

4.02 Acceleration Upon Default, Additional Remedies. In the event one or more "Events of Default" as above provided shall occur, the remedies available to Mortgagee shall include, but not necessarily be limited to, any one or more of the following:

(a) Mortgagee may declare the entire unpaid balance of the Note and all other obligations of Mortgagor secured hereby immediately due and payable without further notice.

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(b) Mortgagee may take immediate possession of the Mortgaged Property or any part thereof (which Mortgagor agrees to surrender to Mortgagee) and manage, control or lease same to such person or persons and exercise all rights granted pursuant to Section 2.02. The taking of possession under this Section 4.02 (b) shall not prevent concurrent or later proceedings for the foreclosure sale of the Mortgaged Property as provided elsewhere herein.

(c) Mortgagee may apply, on ex parte motion to any court of competent jurisdiction, for the appointment of a receiver to take charge of, manage, preserve, protect, complete construction of and operate the Mortgaged Property and any business or businesses located thereon, to collect rents, issues, profits and income therefrom; to make all necessary and needed repairs to the Mortgaged Property; to pay all taxes and assessments against the Mortgaged Property and insurance premiums for insurance thereon; and after payment of the expense of the receivership, including reasonable attorneys' fees to the Mortgagee's attorney, and after compensation to the receiver for management and completion of the Mortgaged Property, to apply the net proceeds derived therefrom in reduction of the indebtedness secured hereby or in such manner as such court shall direct. All expenses, fees and compensation incurred pursuant to a receivership approved by such court, shall be secured by the lien of this Mortgage until paid.

(d) Mortgagee shall have the right to foreclose this Mortgage and in case of sale in an action or proceeding to foreclose this Mortgage, Mortgagee shall have the right to sell the Mortgaged Property covered hereby in parts or as an entirety. It is intended hereby to give to Mortgagee the widest possible discretion permitted by law with respect to all aspects of any such sale or sales.

(e) Without declaring the entire unpaid principal balance due, Mortgagee may foreclose only as to the sum past due without injury to this Mortgage or the displacement or impairment of the remainder of the lien thereof and at such foreclosure sale the Mortgaged Property shall be sold subject to all remaining items of indebtedness; and Mortgagee may again foreclose in the same manner as often as there may be any sum past due.

(f) It shall also not be necessary that Mortgagee pay any Impositions, premiums or other charges regarding which Mortgagor is in default before Mortgagee may invoke its rights hereunder.

(g) Exercise all other remedies available at law or equity in such order as Mortgagee may elect.

(h) All such other remedies available to Mortgagee with respect to this Mortgage shall be cumulative and may be pursued concurrently or successively. No delay by Mortgagee in exercising any such remedy shall operate as a waiver thereof or preclude the exercise thereof during the continuance of that or any subsequent default.

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(i) The obtaining of a judgment or decree on the Note, whether in the State of Florida or elsewhere, shall not in anyway affect the lien of this Mortgage upon the Mortgaged Property covered hereby, and any judgment or decree so obtained shall be secured hereby to the same extent as said Note is now secured.

4.03 Repayment of Advances. In the event of any expenditures of funds by Mortgagee to preserve the security of the lien referenced in this Mortgage, such as provisions for payment of taxes or insurance premiums or as otherwise provided for herein, Mortgagor shall repay Mortgagee for such expenditures, together with interest on said sums at the highest interest rate permitted by Florida law, within fifteen (15) days of notice to Mortgagor of such expenditures. These sums shall be secured by this Mortgage. The Mortgagee shall be the sole judge of the legality, validity and priority of any Imposition, obligation and insurance premium, of the necessity for paying such Imposition, obligation and insurance premium and of the amount necessary to be paid in satisfaction thereof.

4.04 Expenses. Mortgagor shall pay, or reimburse Mortgagee for all costs, charges and expenses, including reasonable attorney's fees and paralegal charges, including appellate proceedings, and disbursements, and costs of abstracts of title incurred or paid by Mortgagee in any action, proceeding or dispute in which Mortgagee is made a party or appears as a party plaintiff or party defendant because of the failure of the Mortgagor promptly and fully to perform and comply with all conditions and covenants of this Mortgage and the Note secured hereby, including but not limited to, the foreclosure of this Mortgage, condemnation of all or part of the Mortgaged Property, or any action to protect the security thereof. All costs, charges and expenses so incurred by Mortgagee shall become immediately due and payable whether or not there be notice, demand, attempt to collect or suit pending, together with interest thereon at the highest rate permitted by Florida law from the date incurred until paid by Mortgagor. The amounts so paid or incurred by Mortgagee shall be secured by the lien of this Mortgage. This Mortgage shall also secure all fees, charges, costs, reimbursements and other sums, if any, that are provided for in the Note or other agreement between Mortgagor and Mortgagee, and would be due by Mortgagor to Mortgagee upon prepayment of the Note, whether such prepayment is voluntary or arises from Mortgagee's acceleration of the Note due to a default thereunder or hereunder.

ARTICLE 5 MISCELLANEOUS PROVISIONS

5.01 Future Advances/Securing Other Obligations. DELETED.

5.02 Ownership by a Corporation or Partnership. So long as the Mortgaged Property shall be owned or held by a corporation, such corporation shall at all times maintain its corporate existence and shall be fully authorized to do business in the State of Florida and shall maintain in the State of Florida a duly authorized registered agent for service of process. So long as the

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Mortgaged Property is owned by a partnership, such partnership shall maintain its existence and comply with all registration requirements of Florida law. Failure to comply with such obligations shall be a default under this Mortgage.

5.03 Statements by Mortgagor. Mortgagor, within three (3) days after request in person or ten (10) days after request by mail, will furnish to Mortgagee or any person, corporation or firm designated by Mortgagee, a duly acknowledged written statement setting forth the amount of the debt secured by this Mortgage and stating either that no offsets or defenses exist against such debt, or, if such offsets or defenses are alleged to exist, full information with respect to such alleged offsets and/or defenses.

5.04 Survival of Warranties. All representations, warranties and covenants of Mortgagor contained herein or incorporated by reference shall survive the close of escrow and funding of the loan evidenced by the Note and shall remain continuing obligations, warranties and representations of Mortgagor during any time when any portion of the obligations secured by this Mortgage remain outstanding.

5.05 Successors and Assigns. The provisions hereof shall be binding upon and shall inure to the benefit of Mortgagor, its successors and assigns (including without limitation subsequent owners of the Premises) and shall be binding upon and shall inure to the benefit of Mortgagee, its successors and assigns and any future holder of the Note hereby secured, and any successors or assigns of any future holder of the Note.

5.06 Notices. All notices, demands and requests given by either party hereto to the other party shall be in writing. All notices, demands and requests by one party to the other shall be deemed to have been properly given as herein required if sent by (i) United States registered or certified mail, postage prepaid, or (ii) delivered in person, or (iii) sent by overnight courier to the address indicated on page 1 hereof or at such other address as a party may from time to time designate by written notice to the other, any notice delivered to the address set forth in page 1 shall be deemed delivered if delivery thereof is rejected or refused at the address provided.

5.07 Modifications in Writing. This Mortgage may not be changed, terminated or modified orally or in any other manner than by an instrument in writing signed by the party against whom enforcement is sought.

5.08 Captions. The captions or headings at the beginning of each Section hereof are for the convenience of the parties and are not a part of this Mortgage.

5.09 Maximum rate of interest. In no event shall all charges in the nature of interest charged or taken on this Mortgage or the Note exceed the maximum allowed by law and in the event such charges cause the interest to exceed said maximum allowed by law, such interest shall be recalculated, and such excess shall be credited to principal, it being the intent of the parties that under no circumstances shall the Mortgagor be required to pay any charges in the nature of interest in excess of the maximum rate allowed by law.

Initials A / N

Page -14-

5.10 Further Assurances. Mortgagor will execute and deliver promptly to Mortgagee on demand at any time or times hereafter, any and all further instruments reasonably required by Mortgagee to carry-out the provisions of this Mortgage and pay any and all requisite stamp taxes, recording charges, filing fees, intangible taxes and other taxes legally due and required thereon.

5.11 Appraisal. Mortgagee may be required by rule or regulation to obtain one or more appraisals of the Mortgaged Property and if so required, Mortgagor agrees to reimburse Mortgagee for the reasonable costs for such appraisal.

5.12 Costs.

(a) Mortgagor agrees that in the event that the Florida Department of Revenue, or any other governmental agency, should determine at any time that additional documentary stamp taxes or intangible taxes are required incident to the Note, this Mortgage or any additional loans secured hereby, Mortgagor shall agree to indemnify and reimburse Mortgagee forthwith for the costs of any additional documentary stamp taxes and/or intangible taxes, together with any interest or penalty that Mortgagee may be called upon to pay. This indemnity obligation shall survive repayment of the Note and any and all other obligations of Mortgagor secured by this Mortgage.

(b) In the event that Mortgagor shall fail to pay any such additional documentary stamp taxes and/or intangible taxes, same shall constitute an Event of Default hereunder and Mortgagee may pay same, without waiving or affecting any of Mortgagee's other rights and remedies set forth herein. Any such disbursements made by Mortgagee shall bear interest from the date thereof at the highest rate authorized by law, and the Mortgage shall secure repayment of any such disbursements, together with interest accrued thereon.

5.13 Invalid Provisions to Affect No Others. In case any one or more of the covenants, agreements, terms, or provisions contained in this Mortgage or in the Note shall be held or found invalid, illegal, or unenforceable in any respect, the validity of the remaining covenants, agreements, terms, or provisions contained herein and in the Note shall be in no way affected, prejudiced, or disturbed thereby.

5.14 Governing Law and Construction of Clauses. This Mortgage shall be governed and construed by the laws of the State of Florida. No act of Mortgagee shall be construed as an election to proceed under any one provision of the Mortgage or of the applicable statutes of the State of Florida to the exclusion of any other such provision, anything herein or otherwise to the contrary notwithstanding.

5.15 Waiver. No waiver of any covenant herein or in the obligation secured hereby shall at any time hereafter be held to be a waiver of any of the other terms hereof or of the Note secured hereby, or future waiver of the same covenant.

5.16 Gender, Etc. The use of any gender shall include all other genders. The singular shall include the plural.

Initials A / N

Page -15-

5.17 Waiver of Jury Trial. MORTGAGEE AND MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE MAKING THE LOAN TO MORTGAGOR.

The rest of the page is intentionally left blank. Signatures are on the next page.

Initials

AN

Page -16-


IN WITNESS WHEREOF, Mortgagor has hereunto set its hand and seal all done as of the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of:

MORTGAGOR:



Print Name Morty Segall



Print Name Morty Segall

BSD 23 DEVELOPMENT LLC, A
FLORIDA LIMITED LIABILITY
COMPANY
BY: 
AVIHU NAHARI AS MANAGER

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 22 day of August, 2023, by AVIHU NAHARI AS MANAGER OF BSD 23 DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, who appeared by ☒ physical presence or ☐ online notarization and has produced DL as identification.

SEAL



Morty Segall
Comm. #G0957641
Expires: Feb. 12, 2024
Bonded Thru Aaron Notary


Notary Public

Printed Notary Name

My Commission Expires:

Initials AN

Page -17-

EXHIBIT "A"

Legal Description

Lot 16 and the West 10 feet of Lot 17, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 514216026800

Lot 17, less the West 10 feet thereof, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 514216026810

This Instrument prepared by:
Mendy Lieberman, Esq.
The Lieberman Law Firm, P.A.
20801 Biscayne Blvd., Suite 304
Miami, Florida 33180
305-912-7789
File Number: 3159.125

Space above this line for recording use only

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS **BSD 23 DEVELOPMENT LLC**, a Florida limited liability company, executed, acknowledged, and delivered to **Jeffrey Beck**, an individual, ("Assignor") a certain Mortgage, dated **August 24, 2023**, which was recorded in the Office of Clerk of Court in and for **Broward County, Florida**, in Instrument **#119062651** for properties described as:

Parcel 1

Lot 16 and the West 10 feet of Lot 17, Block 42, an Amended Plat of Hollywood Little Ranches, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

Folio: 514216026800

Parcel 2

Lot 17, less the West 10 feet thereof, Block 42, an Amended Plat of Hollywood Little Ranches, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

Folio: 514216026810

WHEREAS, the Mortgage is secured by a promissory note dated **August 21, 2023**, in the original principal amount of **\$800,000.00**, executed by **BSD 23 DEVELOPMENT LLC**, of **Broward County, Florida**, payable to the order of **Jeffrey Beck**, an individual ("Promissory Note");

WHEREAS, the Assignor is the present legal and equitable owner and holder of the Promissory Note and the Mortgage;

NOW, THEREFORE, in consideration of the sum of **\$10.00** paid to the Assignor by **AAB Revocable Trust** ("Assignee"), the receipt of which is acknowledged by execution of this Assignment, the Assignor grants, bargains, sells, assigns, transfers, and sets over to the Assignee, and to the Assignee's heirs, successors, and assigns, all of Assignor's right, title, and interest in, to, and under the Mortgage and the note, bond, or obligation referred to in the Mortgage. This Assignment includes the benefit of any and all warrants of attorney contained in the Mortgage or the note, bond, or obligation referred to in the Mortgage.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Dennis Cohen
Witness #1 Printed Name

[Signature]
Witness #2 Signature

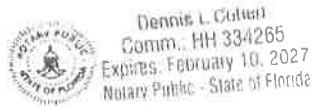
Motley Seigall
Witness #2 Printed Name

[Signature]
Jeffrey Beck

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, the 26 day of December 2023 by Jeffrey Beck, who is personally known to me or who has produced as identification and who ☒ did ☐ did not take an oath.

SEAL



[Signature]
Notary Public
Dennis Cohen
Printed Notary Name

My Commission Expires:

CITY OF HOLLYWOOD, FLORIDA CLAIM OF LIENS

STATE OF FLORIDA }SS:
COUNTY OF BROWARD }

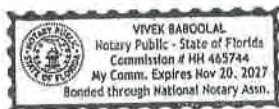
Shawn Burgess, City Treasurer of the CITY OF HOLLYWOOD, a Municipal Corporation organized and existing under the laws of the State of Florida, being duly sworn, attests that the City of Hollywood, Florida, has furnished one or more of the following services to the property owners listed below: LOT MOWING, DEBRIS REMOVAL, COMMINGLED WASTE REMOVAL, REMOVAL OF OVERGROWTH AND/OR OBSTRUCTIONS (FROM THE ALLEY AND/OR THE ADJACENT RIGHT-OF-WAY), SWIMMING POOL SERVICES, SECURING OF PROPERTY AND/OR DEMOLITION OF PROPERTY, THE REMOVAL OF ANY SALVAGE, CONTENTS, DEBRIS AND ABANDONED PROPERTY FROM THE PREMISES AND CONSTRUCTION OR REPAIR OF SIDEWALK UNDER 50/50 SHARED COST SIDEWALK PROGRAM. Said sums are due and owing the City of Hollywood, Florida on the described properties which are located in the City of Hollywood, Broward County, Florida:

LOT	BLOCK	SUBDIVISION	OWNER/ ADDRESS	ORIGINAL AMOUNT \$	DATE OF SERVICE
5	59	HOLLYWOOD HILLS NORTH SEC ONE 66-20 B 514206074520	BALBER, TERRI LYNN 3440 N HILLS DR	140.00	06/22/24
17 E 90	42	HOLLYWOOD LITTLE RANCHES 1-26 514216026810	BSD 23 DEVELOPMENT LLC 2910 POLK ST	478.75	05/15/24
9 E 50	41	HOLLYWOOD LITTLE RANCHES 1-26 B 514216026530	BSD 23 DEVELOPMENT LLC POLK ST	353.78	05/15/24
9 LESS E 50	41	HOLLYWOOD LITTLE RANCHES 1-26 B 514216026520	BSD 23 DEVELOPMENT LLC POLK ST	353.78	05/15/24
3 TO 5	12	HOLLYWOOD SOUTH SIDE ADD NO 2 3-17 B 514222102200	1843 DEWEY LLC 1843 DEWEY ST	1000.00	06/15/24
16,17 W 10	42	HOLLYWOOD LITTLE RANCHES 1-26 B 514216026800	BSD 23 DEVELOPMENT LLC POLK ST	892.25	05/15/24
1 LESS S 65, LOT 2 LESS S 65	116	BELMAR AMENDED 30-40 B 514221031160	SOMARRIBA, CESAR H/E OROZCO, ROSARIO H/E ETAL 2406 WILEY ST	300.00	05/04/24
7	34	HOLLYWOOD LAKES SECTION 1-32 B 514214015640	ROBERT F KIRCHGEISSNER REV LIV ANA PAULA S OLIVEIRA REV LIV TR 1131 ADAMS ST	350.00	05/17/24
14	6	HOLLYWOOD PARK 4-19 B 514209050810	DUARTE, JUAN MANUEL 2122 TAFT ST	400.00	05/03/24
8	50	HOLLYWOOD LAKES SECTION 1-32 B 514214020050	TROY TOWER CORP INC 1031 HOLLYWOOD BLVD	184.89	08/05/24

The City of Hollywood, Florida, claims a Lien for each of the above amounts, as provided for in the Municipal Code of Ordinances, Chapter 50, Sections 50.04(A) and 50.09; Chapter 101, Sections 101.05(E) and 101.05(G); Chapter 158, Section 158.06; Chapter 151, Section 151.201 and Chapter 155, Section 155.39. The above amounts shall bear interest as provided for in Section 55.03 of the Florida Statutes. IN WITNESS WHEREOF, the CITY OF HOLLYWOOD, a Municipal Corporation, has caused these amounts to be attested to and executed by it's City Treasurer this 12th day of August 2024 .

By: 
Pamela Harrell, Assistant Director of Financial Services/City Treasurer

SWORN TO AND SUBSCRIBED before me this 12th day of August 2024 is Pamela Harrell, Assistant Director of Financial Services/City Treasurer, who is personally known to me.




Notary Public

THIS INSTRUMENT WAS PREPARED BY: City Treasurer, CITY OF HOLLYWOOD, P.O. BOX 229045 HOLLYWOOD, FLORIDA 33022-9045. File #: 24-20

Prepared by and return to:

Mendy Lieberman, Esq.
20801 Biscayne Blvd., Suite 304
Miami, Florida 33180
305-912-7789
File Number: 3647.105

[Space Above This Line For Recording Data]

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT,

WHEREAS **BSD 23 Development LLC**, a **Florida limited liability company**, executed, acknowledged, and delivered to **Jeffrey Beck** ("Assignor") a certain Mortgage, dated **August 21, 2023**, which was recorded in the Office of **Clerk of Court** in and for **Broward County, Florida**, in Instrument Number 119062651, ("Mortgage");
whereby and whereunder the mortgagor leased and demised unto the Lessee named therein:

Parcel 1

Lot 16 and the West 10 feet of Lot 17, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.
and

Parcel 2

Lot 17, less the West 10 feet thereof, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

WHEREAS, the Mortgage is secured by a promissory note dated **August 21, 2023**, in the original principal amount of **\$800,000.00**, executed by **BSD 23 Development LLC, a Florida limited liability company**, of **Broward County, Florida**, payable to the order of **Jeffrey Beck** ("Promissory Note");

WHEREAS, the Assignor is the present legal and equitable owner and holder of the Promissory Note and the Mortgage;

NOW, THEREFORE, in consideration of the sum of **\$800,000.00** paid to the Assignor by **Shmouel Makhoulouf Lellouche, Danny Mizrahi, Menahem Cohen, and Haim Israel** ("Assignee"), the receipt of which is acknowledged by execution of this Assignment, the Assignor grants, bargains, sells, assigns, transfers, and sets over to the Assignee, and to the Assignee's heirs, successors, and assigns, all of Assignor's right, title, and interest in, to, and under the Mortgage and the note, bond, or obligation referred to in the Mortgage. This Assignment includes the benefit of any and all warrants of attorney contained in the Mortgage or the note, bond, or obligation referred to in the Mortgage.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Motty Segall
Witness #1 Printed Name

20801 Biscayne Blvd # 304 Aventura FL 33180
Witness #1 Address

[Signature]
Jeffrey Beck

(Seal)

[Signature]
Witness #2 Signature

Deane Cohen
Witness #2 Printed Name

20801 Biscayne Blvd # 304 Aventura FL 33180
Witness #2 Address

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 17 day of September, 2024, by Jeffrey Beck who is personally known to me or has produced DL as identification.

SEAL



Motty Segall
Comm.: HH 459856
Expires: Feb. 12, 2028
Notary Public - State of Florida

[Signature]
Notary Public

Printed Notary Name

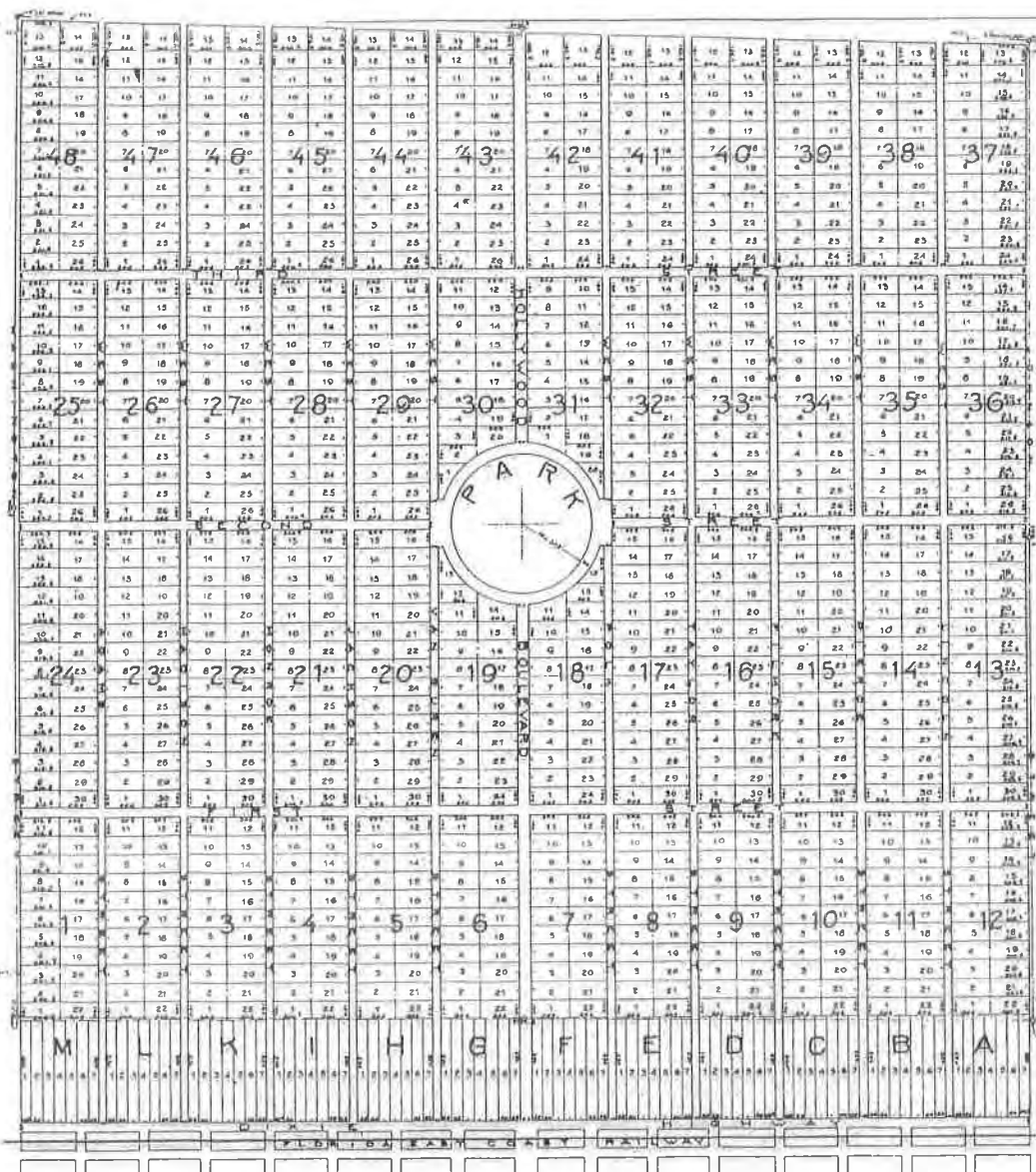
My Commission Expires:

7-18-1922
P1/26

160 ft
58 40
Shoof'z. - Each side

I, the undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made by me in a recent survey in full conformity to the established boundaries of such lands; that the dimensions shown on the ground and that they are correct to the best of my knowledge and belief.

By *C. D. Dancy*
Surveyor



HOLLYWOOD LITTLE HOLLYWOOD LAND & WATER COMPANY. RANCHES

A SUBDIVISION OF SECTION SIXTEEN (16), in Township fifty-one (51) South, of Range forty-two (42) East, described as follows to-wit:

Beginning at the northwest corner of said section running thence south upon and along the west line of said section, fifty-four hundred fifty-two and eight tenths (5452.8) feet to the southwest corner of said section; thence east upon and along the south line of said section, fifty-four hundred twenty-one and eight tenths (5421.8) feet to the southeast corner of said section; thence north upon and along the east line of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northeast corner of said section; thence west upon and along the north line of said section, fifty-three hundred sixteen and four tenths (5316.4) feet to the place of beginning, as shown by the within plat. AND A Subdivision of BLOCK Ninety six (96) of the original plat of Hollywood as recorded in the files of Broward County, Florida, particularly described as follows: to-wit: Beginning at the southwest corner of section fifteen (15), in the township fifty-one (51) South, of Range forty-two (42) East, run northerly upon and along the west boundary of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northwest corner of said section; thence easterly upon and along the north line of said section, five hundred twelve (512) feet to a point one hundred (100) feet westerly from the C of the Florida East Coast Railway, thence southerly parallel to the Florida East Coast Railway, fifty-three hundred ninety seven and four tenths (5397.4) feet to the southerly boundary of said section fifteen (15), thence westerly upon and along the southerly boundary of said section five hundred sixty-nine and one tenth (569.1) feet to the place of beginning.

State of Florida } ss
Broward County, }

Know all men by these presents, that the Hollywood Land and Water Company, a corporation under the laws of Florida, has caused to be made the above plat of 'Hollywood Little Ranches' a subdivision of Section sixteen (16) in township fifty-one (51) south, of range forty-two (42) east, and Block ninety-six (96) of the original plat of Hollywood and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways, and walks shown on said plat.

Hollywood Land and Water Company,
By *D. M. Nevin* Vice-President
Attest *John A. Allen* Secretary



I, *John A. Allen*, a Notary in and for said County and State, do hereby certify that at the date hereof, there personally appeared before me, *D. M. Nevin*, and *Lillian Allen*, both well known to me, respectively the President and Secretary of the Hollywood Land and Water Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, and in person severally acknowledged that they executed the above and foregoing plat of 'Hollywood Little Ranches' together with all descriptive matter and reservations therein set forth, as their free and voluntary act and with full knowledge and voluntary act of the said Hollywood Land and Water Company, for the uses and purposes therein set forth.

Witness my hand and notarial seal at Miami, in the said County and State this *thursday* of July A.D. 1922.
My commission expires on the *23* day of *May*, 1924.

1-26
1-26
7-18-22

79-104017

Recd

ORDINANCE

76
76

PROVIDING FOR THE NAMING OF STREETS, AVENUES AND
HIGHWAYS OF THE CITY OF HOLLYWOOD; ~~AND~~
~~THE~~ THE NUMBERING OF BUILDINGS BY THE
OWNER OR OCCUPANTS; THE KEEPING OF PLATS BY THE
CITY ENGINEER AND PRESCRIBING A PENALTY FOR THE
FAILURE TO NUMBER BUILDINGS.

Be It Enacted By The City Commission Of The City Of
Hollywood, Florida:

Section 1. That the names by which the various
streets, avenues and highways in the City of Hollywood
are at present known and designated shall hereafter be
known and designated by the names hereinafter applied there-
to, respectively, as follows:

OFF 8136 PAGE 244

CERTIFICATION

I certify this to be a true and correct copy
of the record in my office.

WITNESSETH my hand and official seal of
the City of Hollywood, Florida, this 27

27 day of March 19 79
Betty L. Derington City Cl

RETURN TO: WC
FEDERAL LAND TITLE CORP.
2699 E. OAKLAND PARK BLVD.
FT. LAUDERDALE, FLA. 33306

Section # 14.

LITTLE RANCHES.

Present Washington St. shall be Washington St.
Present West Adams St. shall be Adams St.
Present West Madison St. shall be Madison St.
Present West Monroe St. shall be Monroe St.
Present West Jackson St. shall be Jackson St.
Present West Van Buren St. shall be Van Buren St.
Present Hollywood Boulevard shall be Hollywood Boulevard.
Present West Polk St. shall be Polk St.
Present West Taylor St. shall be Taylor St.
Present West Filmore St. shall be Filmore St.
Present West Pierce St. shall be Pierce St.
Present West Lincoln St. shall be Lincoln St.
Present Johnson St. shall be Johnson St.
Present Dixie Highway shall be 21st. Ave.
Present 1st. St. shall be 24th. Ave.
Present 2nd. St. shall be 26th. Ave.
Present 3rd. St. shall be 28th. Ave.
Present 4th. St. shall be 30th. Ave.

Section # 15.

HOLLYWOOD TERRACE.

Present Johnson St. shall be Johnson St.
Present Grant St. shall be Grant St.
Present Garfield St. shall be Hayes St.
Present Arthur St. shall be Garfield St.
Present Cleveland St. shall be Arthur St.
Present Dixie Highway shall be 21st. Ave.
Present Dixie Ave. shall be 22nd. Ave.
Present 1st. St. shall be 24th. Ave.
Present Ave. D shall be 25th. Ave.
Present 2nd. St. shall be 26th. Ave.

Section # 16.

WILKES BARRE PARK.

Present Cleveland St. shall be Arthur St.
Present Hayes St. shall be Cleveland St.
Present 2nd. St. shall be 26th. Ave.

Section # 17.

THOMASVILLE PARK.

Present Butler St. shall be Pershing St.
Present Mobile St. shall be Custer St.
Present Tuskegee St. shall be Meade St.
Present Poplar Ave. shall be 28th. Ave.

Section # 18.

DOUGLAS HILL.

Present Fern St. shall be 26th. Court.
Present Carson Ave. shall be 26th. Ave.
Present Davie Road shall be Davie Road.

OFF
REC 8136 MAR 24 5

fronting upon all highways (except alleys) shall be prepared and kept on file in the office of the City Engineer, which plats shall be open during the office hours of the said City Engineer, to the inspection of any owner or occupant of any building, desiring to know the proper number of his building.

Section 139. Any person being the owner or occupant of any building now erected or that may hereafter be erected in the City of Hollywood who shall for thirty days after notice of the City Engineer of the proper number of such building neglect or refuse to number any building owned or occupied by him in conformity with the provisions of this ordinance and with the plan for numbering buildings, as aforesaid, shall be subject to a penalty of three dollars, and a similar penalty for every thirty days thereafter that he shall neglect or refuse to number said building.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED by the City Commission of the City of Hollywood this 16th day of June 1926.

Paul R. John
Mayor

J. O. Vandoren
City Clerk

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

REC 8136 PUE 246

FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

PROPERTY INFORMATION REPORT

File Number: 12199586

Reference: #9265

Provided for: **Fromberg, Perlow & Kornik, P.A.**
Attention: Gladys Otero
20295 NE 29th Place, Suite 200
Aventura, Florida 33180

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 January 3, 2025 at 11:00 p.m. on the land described:

Lot 16 and the West 10 feet of Lot 17, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Address: Polk Street, Hollywood, Florida
Folio No. 5142 16 02 6800

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Warranty Deed filed August 24, 2023, recorded under Instrument No. 119062650, from SP Towers Florida LLC, a Delaware limited liability company, to BSD 23 Development LLC, a Florida limited liability company.

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

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. FLORIDA MORTGAGE AND SECURITY AGREEMENT	August 24, 2023	#119062651
2. ASSIGNMENT OF MORTGAGE (Ref: #119062651)	December 26, 2023	#119304280
3. CLAIM OF LIENS	August 13, 2024	#119736836
4. ASSIGNMENT OF MORTGAGE (Ref: #119062651)	October 8, 2024	#119839692

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

5. PLAT	January 18, 1922	PB 1/26
---------	------------------	---------

6. INDENTURE	July 28, 1966	3269/327
7. ORDINANCE	March 27, 1979	8136/244

Name Search on the Fee Simple Title Owner only:

BSD 23 DEVELOPMENT LLC

and found the following:

NOTHING FOUND

PROPERTY INFORMATION REPORT

FILE NUMBER: 12199586

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 Statutes (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.

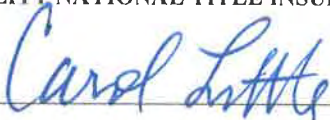
THERE IS EXCEPTED FROM THIS CERTIFICATE

- (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.

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 14th day of January, 2025

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By



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.



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).

Property Assessment Values

2025* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Real Estate Account #514216-02-6810

Owner:

BSD 23 DEVELOPMENT LLC

Situs:

2910 POLK ST

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

BROWARD COUNTY CONSTITUTIONAL TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL

AMOUNT DUE

[2024 Annual Bill](#)

\$12,803.77

Add To Cart

[Print \(PDF\)](#)

[2023 Annual Bill](#)

\$6,641.25

Add To Cart

[Print \(PDF\)](#)

Total Amount Due: \$19,445.02

Add All To Cart

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 Annual Bill ⓘ	\$12,803.77	Unpaid			Print (PDF)
2023 ⓘ					
2023 Annual Bill	\$6,641.25	Unpaid			Print (PDF)
Certificate #17099		Issued	05/28/2024	Face \$6,319.05, Rate 6.75%	
2022 Annual Bill ⓘ	\$0.00	Paid \$5,052.17	01/16/2023	Receipt #WWW-22-00170920	Print (PDF)
2021 ⓘ					
2021 Annual Bill	\$0.00	Paid \$5,289.50	09/08/2023	Receipt #04B-22-00003931	Print (PDF)
Certificate #15382		Redeemed	09/08/2023	Face \$5,031.67, Rate 0.25%	
		Paid \$5,289.50			
2020 Annual Bill ⓘ	\$0.00	Paid \$4,644.61	03/08/2021	Receipt #WWW-20-00174810	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$4,232.38	11/29/2019	Receipt #WWW-19-00087142	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$3,683.59	12/20/2018	Receipt #WWW-18-00102166	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$3,364.29	12/12/2017	Receipt #WWW-17-00087229	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$3,776.92	11/16/2016	Receipt #WWW-16-00030730	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$3,863.64	11/19/2015	Receipt #WWW-15-00034379	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$3,906.37	11/21/2014	Receipt #WWW-14-00031965	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$3,964.00	11/16/2013	Receipt #WWW-13-00020573	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$3,952.37	11/26/2012	Receipt #WWW-12-00027562	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$3,996.46	11/29/2011	Receipt #WWW-11-00029458	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$4,024.54	11/16/2010	Receipt #LBX-10-00054597	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$4,440.16	11/30/2009	Receipt #LBX-09-00249416	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$4,311.16	11/01/2008	Receipt #2008-7166581	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$4,348.57	11/01/2007	Receipt #2007-7290543	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$4,589.98	11/30/2006	Receipt #2006-1702223	Print (PDF)

[2005 Annual Bill](#) ⓘ

\$0.00

Paid \$2,465.51

11/30/2005

Receipt #2005-9047402

 [Print \(PDF\)](#)

[2004 Annual Bill](#) ⓘ

\$0.00

Paid \$1,848.12

11/29/2004

Receipt #2004-9143322

 [Print \(PDF\)](#)

Total Amount Due

\$19,445.02

[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #514216-02-6810

Owner:

BSD 23 DEVELOPMENT LLC

Situs:

2910 POLK ST

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

2024 Annual Bill

BROWARD COUNTY CONSTITUTIONAL TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2024 Annual Bill	695819	—	0513	\$12,803.77	Add To Cart Print (PDF)
If paid by:	Nov 30, 2024	Dec 31, 2024	Jan 31, 2025	Feb 28, 2025	Mar 31, 2025
Please pay:	\$12,542.47	\$12,673.12	\$12,803.77	\$12,934.42	\$13,065.07

Combined taxes and assessments: \$13,065.07

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

[Apply for the 2025 installment payment plan](#)

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.63890	\$553,500.00	\$0.00	\$553,500.00	\$3,121.13
VOTED DEBT	0.03010	\$553,500.00	\$0.00	\$553,500.00	\$16.66
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.81100	\$553,500.00	\$0.00	\$553,500.00	\$2,662.89
CAPITAL OUTLAY	1.50000	\$553,500.00	\$0.00	\$553,500.00	\$830.25
VOTER APPROVED DEBT LEVY	0.15450	\$553,500.00	\$0.00	\$553,500.00	\$85.52
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	\$553,500.00	\$0.00	\$553,500.00	\$18.10
OKEECHOBEE BASIN	0.10260	\$553,500.00	\$0.00	\$553,500.00	\$56.79
SFWMD DISTRICT	0.09480	\$553,500.00	\$0.00	\$553,500.00	\$52.47
SOUTH BROWARD HOSPITAL	0.08690	\$553,500.00	\$0.00	\$553,500.00	\$48.10
CHILDREN'S SVCS COUNCIL OF BC	0.45000	\$553,500.00	\$0.00	\$553,500.00	\$249.08
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.44790	\$553,500.00	\$0.00	\$553,500.00	\$4,122.41
DEBT SERVICE	0.56530	\$553,500.00	\$0.00	\$553,500.00	\$312.89

FL INLAND NAVIGATION	0.02880	\$553,500.00	\$0.00	\$553,500.00	\$15.94
Total Ad Valorem Taxes	20.94350				\$11,592.23

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
HOLLYWOOD NUISANCE ABATEMENT ASSMT		\$1,472.84
Total Non-Ad Valorem Assessments		\$1,472.84

Parcel Details

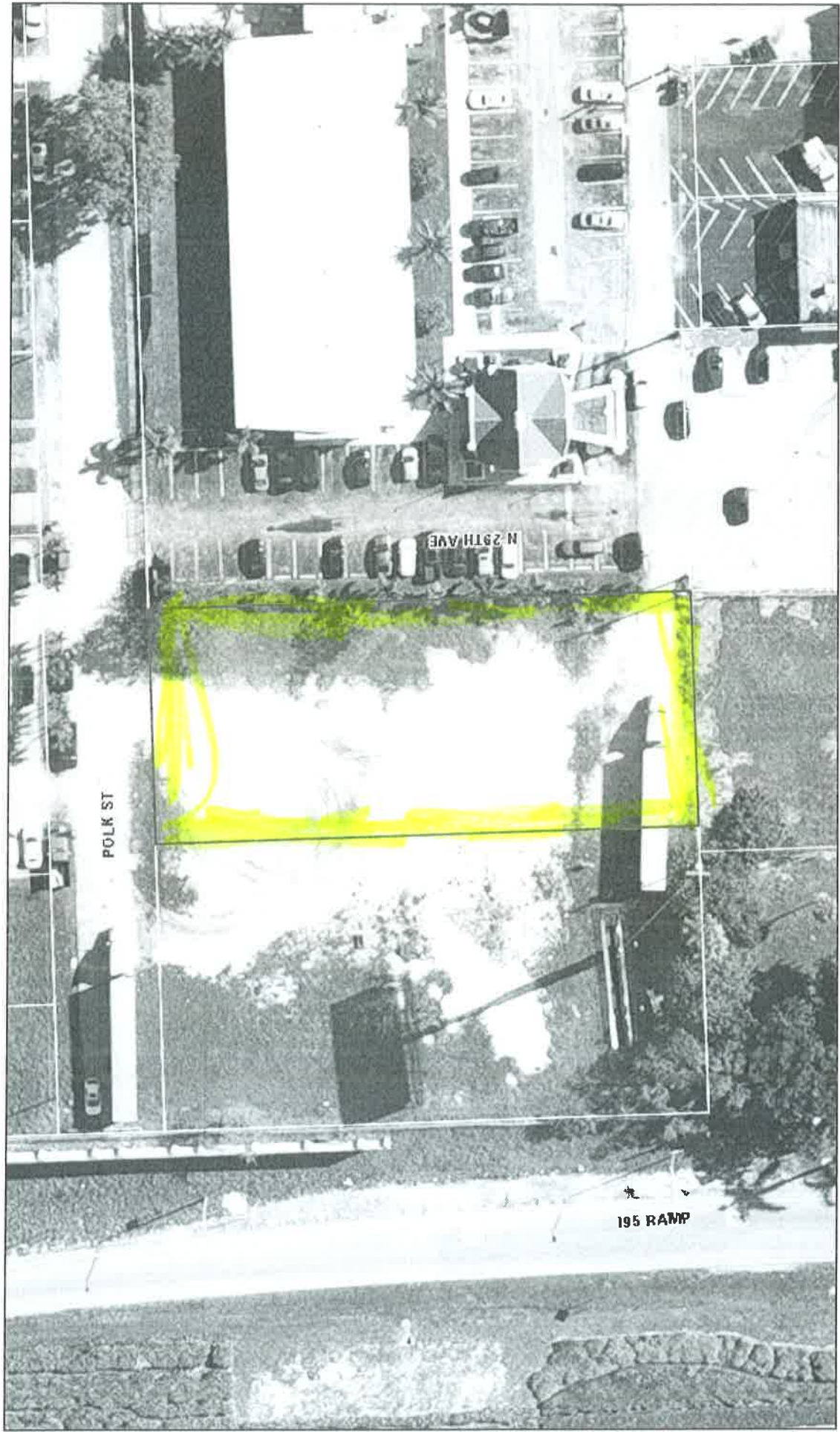
Owner:	BSD 23 DEVELOPMENT LLC	Account	514216-02-6810	Assessed value:	\$553,500
Situs:	2910 POLK ST	Alternate Key	695819	School assessed value:	\$553,500
		Millage code	0513 - HOLLYWOOD 0513		
		Millage rate	20.94350		

2024 TAX AMOUNTS	LEGAL DESCRIPTION	LOCATION
Ad valorem:	\$11,592.23	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 17 E 90 BLK 42
Non-ad valorem:	\$1,472.84	
Total Discountable:	\$13,065.07	
Total tax:	\$13,065.07	
		Book, page, item: 
		Property class:
		Township: 51
		Range: 42
		Section: 16
		Use code: 10

Broward County Constitutional Tax Collector
 Broward County Tax Collector 115 S. Andrews Ave. Room A100 Fort Lauderdale, FL 33301

Property Id: 514216026810

**Please see map disclaimer



January 14, 2025

1:600
0 25 50 100 ft
0 5 10 20 m

Flight Date : Jan 1, 2024 & Jan 29, 2024 Broward County Property Appraiser



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 4. 2025 0218

Agenda Date: 2/18/2025

Agenda Number:

To: Technical Advisory Committee

Title: FILE NO.: 24-DP-65
APPLICANT: Yashasim LLC.
LOCATION: 6100 Hollywood Blvd.
REQUEST: Design and Site Plan Review for a 2 story, 10,609 square foot commercial building in the SM-U Zoning District within the Transit Oriented Corridor (TOC).

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☒ Technical Advisory Committee ☐ Art in Public Places Committee ☐ Variance
☐ Planning and Development Board ☐ Historic Preservation Board ☐ Special Exception
☐ City Commission ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 6100 Hollywood Blvd, Hollywood FL- 33023

Lot(s): 22, 23, 24 Block(s): - Subdivision: 51411331

Folio Number(s): 514113310010

Zoning Classification: S-MU Land Use Classification: Business/Commercial

Existing Property Use: office Sq Ft/Number of Units: 130,958 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 all that apply and provide File Number(s) and Resolution(s): Pre-TAC

DEVELOPMENT PROPOSAL

Explanation of Request: 10,609 S.F. - Business/commercial building with ground floor parking

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<u>10,609</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <u>11,060</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>403A</u>)
Height (# of stories)	(# STORIES) <input type="text"/> (<u>42'-5"</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>243,969</u> FT.)

Name of Current Property Owner: Yashasini LLC

Address of Property Owner: 6100 Hollywood Blvd, suite 406, Hollywood FL-33023

Telephone: 954-356-5716 Email Address: barry@notjustwarehouses.com

Applicant Joseph B. Kaller Consultant ☒ Representative ☐ Tenant ☐

Address: 2417 Hollywood Blvd, Hollywood FL-33020 Telephone: 954-920-5746

Email Address: joseph@kallerarchitects.com

Email Address #2: -

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____

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: 01-31-2025

PRINT NAME: _____

Date: 01-31-2025

Signature of Consultant/Representative: _____

Date: 01-31-2025

PRINT NAME: _____

Date: 01-31-2025

Signature of Tenant: - _____

Date: _____

PRINT NAME: - _____

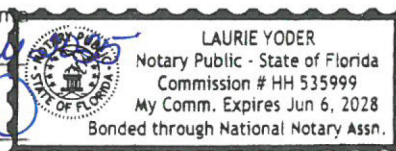
Date: _____

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 F-TAC REVIEW to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the F-TAC REVIEW (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 31st day of January

Notary Public
State of Florida



Signature of Current Owner

Print Name

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

LAW OFFICES OF PAUL FELDMAN, P.A.

2750 NE 185th Street, Suite 203, Aventura, FL 33180

305-931-0433

Paul@feldmanclosings.com

OPINION OF TITLE

File Number: 11344688

Reference: 23-309

Provided for: CITY OF HOLLYWOOD

With the understanding that this Opinion of Title is furnished to the City of Hollywood, in connection with an application for Site Plan Approval covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from year 1953 to August 28, 2023 at the hour of 11:00pm, inclusive, of the following described property:

Parcel "A", of DEVELOPMENT EAST PLAT, according to the Plat thereof, recorded in Plat Book 122, Page 23, of the Public Records of Broward County, Florida.

Address: **6100 Hollywood Boulevard, Hollywood, Florida**

Folio No. 5141 13 31 0010

Names of all Owner(s) of Record:

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is:

Yashasim, LLC, Florida limited liability company by virtue of that certain Special Warranty Deed filed June 5, 2003, recorded in Official Records Book 35314, Page 48, from ACP Office II LLC, a Delaware limited liability company, to Yashasim, LLC, a Florida limited liability company.

Subject to the following:

Mortgage(s) of Record (*if none, state none*):

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

NONE

List of easements and Rights-of-Way lying within the plat boundaries:

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. PLAT	February 22, 1985	PB 122/23
2. AGREEMENT	March 15, 1985	12394/274
3. DEVELOPER'S AGREEMENT WATER SERVICE	July 10, 1985	12666/810
4. DEVELOPER AGREEMENT	August 6, 1986	13623/234
5. EASEMENT	January 5, 1988	15089/55
6. BILL OF SALE ABSOLUTE	January 5, 1988	15089/57
7. RELEASE OF CANAL RESERVATION	December 8, 1998	29052/1689
8. EASEMENT	December 31, 1998	29115/1442
9. RELEASE OF EASEMENT	December 31, 1998	29115/1444
10. EASEMENT	March 24, 1999	29338/1513
11. NOTICE OF LANDLORD	December 14, 2000	31103/265
12. ORDINANCE NO. 2002-61	November 21, 2002	34145/1891
13. SUBORDINATION AND ATTORNMENT AGREEMENT	January 23, 2006	41323/605
14. DECLARATION OF COVENANTS AND RESTRICTIONS	March 15, 2011	47783/1002
15. DECLARATION OF COVENANTS	March 15, 2011	47783/1006
16. SUBORDINATION, NONDISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT	March 9, 2015	#112854877

OPINION OF TITLE
FILE NUMBER: 11344688

The undersigned hereby certifies that the foregoing Opinion of Title 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 Statutes (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.


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.

OPINION OF TITLE
FILE NUMBER: 11344688

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 13th days of September, 2023.

PAUL FELDMAN, P.A.

By  _____
Paul Feldman, Esq.

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.



KallerArchitecture

September 16, 2024

YASHASIM LLC
6100 Hollywood Boulevard
Hollywood, FL 33024

FILE NUMBER: 24-DP-65

SUBJECT

Preliminary Site Plan review for a new 11,342 square foot educational building with proposed ground floor parking on the subject lands.

SITE DATA

Owner/Applicant: Yashasim LLC
Address/Folio: 6100 Hollywood Boulevard - 5141 13 31 0010
Net Size of Property: 130,958 square feet
Land Use: Office
Zoning: South Mixed-Use District (S-MU)
Present Use of Land: Existing Office Building

ADJACENT LAND USE

North: Commercial, Office
South: Commercial, Office
East: Residential
West: Commercial, Office

ADJACENT ZONING

North: South Mixed-Use District (S-MU)
South: South Mixed-Use District (S-MU)
East: South Mixed-Use District (S-MU)
West: South Mixed-Use District (S-MU)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

A. APPLICATION SUBMITTAL

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Application Form:

a. On the Application Form, indicate the number of classrooms under 'rooms' within proposal section.

R/ Building use has been changed to mercantile and business.

b. The size of the building indicated in the application form (11,462 square feet) appears to be inconsistent with the square footage listed in the Operations Narrative and in the proposed Site Plan drawing. Please revise and indicate the correct square footage of the proposed building.

R/ Building use has been changed to mercantile and business, operations narrative is non-applicable.

c. The Zip Code in the Location Address appears to be incorrect.

R/ Note updated.

2. Operations Narrative:

a. Please produce a section in the narrative that clearly outlines and summarizes the entirety of the subject lands in its current context, as well as the proposed development and project in detail. Indicate what is to be retained as part of the proposed development, and what is to be built in support of the proposal.

R/ Building use has been changed to mercantile and business, operations narrative is non-applicable.

b. The size of the building indicated in the application form (11,462 square feet) appears to be inconsistent with the square footage listed in the Operations Narrative and in the proposed Site Plan drawing. Please revise and indicate the correct square footage of the proposed building.

R/ Building use has been changed to mercantile and business, operations narrative is non-applicable.

c. Indicate the complete and confirmed numbers of what is being proposed, not just average totals. (eg: size of playground, capacity, attendance, staff, parking, etc).

R/ Building use has been changed to mercantile and business.

d. The submitted Operations Narrative is dated 2023. Ensure this is the most recent document and is dated for 2024.

R/ Building use has been changed to mercantile and business, operations narrative is non-applicable.

3. Ownership & Encumbrance Report (O&E):

a. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

R/ Understood, to be coordinated.

b. Ensure O&E addresses the requirements on the TAC submittal checklist:

<http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>

R/ Understood.

4. Alta Survey:

a. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

R/ Understood, to be coordinated.

5. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

R/ Note provided.

6. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s). Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

R/ Understood.

7. Additional comments may be forthcoming.

R/ Understood.

8. Provide written responses to all comments with next submittal.

R/ Understood.

B. ZONING

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Shall not be located within or immediately adjacent to industrial and manufacturing zoning districts.

R/ Building use has been changed to mercantile and business.

2. Shall not be located on roadways classified by Broward County Functional Classifications Map as Arterial Roadways. Access to the proposed site shall be from a Collector Road.

R/ Since the building's use has changed to business and mercantile, accessing from an Arterial Roadway should not be an issue.

3. Must be located in freestanding single use structure(s) and on a parcel no smaller than 1 acre. As an exception, charter schools may be permitted as an accessory use if proposed to be located within an existing library, community service facility, museum, performing arts center, theatre, cinema, religious institution, Florida College System institution, college, or university facility, in accordance with F.S. 1002.33(18)(C) as may be amended from time to time. This exception does not remove charter schools from satisfying the Special Exception criteria and the remaining performance standards under this section.

R/ Building use has been changed to mercantile and business, non-applicable.

4. A traffic study must be submitted by a professional engineer licensed in the State of Florida and completed to the satisfaction of the City Engineer. K-12 Schools must provide a student drop off area for motorists that is dedicated to student drop off activities and will not interfere with onsite parking, or roadways adjacent to the school.

R/ Building use has been changed to mercantile and business, non-applicable.

5. Shall not be within 1,000 linear feet of preexisting Bars, Lounges, Gun Shops, Smoke Shops, and Adult Entertainment Establishments.

R/ Building use has been changed to mercantile and business, non-applicable.

6. In order to allow sufficient time to secure required development order, building permit, and local business tax receipt approval, a special exception use application and fee must be filed with the Development Services Department at least nine months before the start of the school year. This time requirement cannot be waived or reduced.

R/ Building use has been changed to mercantile and business, non-applicable.

7. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

R/ Understood.

8. Ensure that the site statistics chart is revised with the correct zoning information to indicate proposed/permitted zoning information as there appears to be inconsistencies.

R/ Please refer to Site data.

SITE PLAN:

1. Include a note on the site plan indicating that "all changes to the design will require planning review and may be subject to Board approval."

R/ Note provided.

2. Provide the square footage of the building on the applicable plan(s).

R/ Provided.

3. Indicate the total number of parking spaces being removed on the subject lands and if the existing use can be supported with the removal of such spaces.

R/ Parking count provided.

4. Ensure revision dates are included on all future versions of the site plan and all applicable drawings.

R/ Understood and provided.

5. Include the City file number – 24-DP-65 on all relevant plans and documents, including site plan.

R/ Provided.

6. The size of the building indicated in the application form (11,462 square feet) appears to be inconsistent with the square footage listed in the Operations Narrative and in the proposed Site Plan drawing. Please revise and indicate the correct square footage of the proposed building.

R/ Building use has been changed to mercantile and business, operations narrative is non-applicable.

7. It is encouraged that a second version of the Site Plan Drawing is submitted for your next submittal, ideally a close-up version of the proposal and playground area in the northeast corner of the site. The submitted Site Plan drawing displaying the overall context is acceptable, however City staff encourage an additional zoomed-in version of proposed development. Please ensure the commentary provide is reflected in both versions of the plans. On the zoomed-in version of the Site Plan (once produced), remove internal/floor mark ups and solely include the building site only, with their respective entrances and exits.

R/ Building use has been changed to mercantile and business, non-applicable.

8. Ensure the Site Statistics table in the Site Plan drawing is revised and consistent with other drawings and documents. There appears to be inconsistencies between varying submission materials.

R/ Understood and updated.

9. Clearly indicate on the Site Plan drawing, as well as the site statistics table, where ADA (accessible parking) will be located, including any visitor/staff parking.

R/ Provided.

10. Include a scale on the Site Plan drawing: bar scale (preferred scales 1:100, 1:200, 1:300, 1:400, 1:500 in METRIC).

R/ Understood and provided.

11. Provide comprehensive Zoning Data (site statistics) table outlining, parking, loading, floor areas, gross square footage, class room count, student count, staff count, bicycle parking, and other pertinent information necessary for City review.

R/ Building use has been changed to mercantile and business, non-applicable.

12. Indicate size of building on drawing (under seven story) and size of playground in the playground area on the Site Plan drawing, in square footage.

R/ Building use has been changed to mercantile and business, non-applicable.

13. Please dimension setbacks on the Site Plan for the front yard requirement.

R/ Dimension provided.

14. Denote location of waste management and service/loading areas. Are there changes required to these areas due to the increased floor area? Please identify and also outline screening efforts.

R/ Please refer to site plan.

15. There are some jagged lines on the Site Plan drawing, near accessible spaces and near the electrical room. Please include a legend if necessary or advise what these lines denote.

R/ Please refer to site plan.

16. Please demonstrate Pedestrian zones. Staff is encouraging applicant to include public realm improvements including but not limited to benches, tables, chairs, potted plants, and trash receptacles, ramps, sidewalk connections, planters, etc.

R/ Building use has been changed to mercantile and business, non-applicable.

17. Indicate bicycle parking being proposed on the Site Plan drawing.

R/ Provided, please refer to Site Plan.

18. Indicate the location of existing and proposed fire route(s) in accordance with the Florida Building Code (including width and center line radius at all changes in direction.

R/ Please refer to site plan.

19. Indicate location of fire hydrants on Site Plan drawing.

R/ Please refer to Site Plan

20. Demonstrate transit stop locations along with pedestrian movement on a diagram.

R/ Provided, please refer to Site Plan and to civil drawings.

21. Indicate passenger pickup and drop of zones on Site Plan.

R/ Building use has been changed to mercantile and business, non-applicable.

22. Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement. Indicate appropriately on Site Plan.

R/ Understood and provided, please refer to site plan and landscape plans.

C. ARCHITECTURE AND URBAN DESIGN

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Consider using additional façade treatments along street frontages to create adequate building articulation. At present there is an overuse of glass along the facades that makes it difficult to distinguish building features.

R/ The purpose of our design intent is to align to the existing property, that way it articulates and creates a cohesive composition.

2. The applicant is encouraged to contemplate a design that is more in line with an educational building and/or a daycare. It is appreciated that the current design aims to reflect the existing office building on the subject lands, however given that the use is entirely different, Staff recommends a more appropriate design. The current design (strong glass façade) is more appropriate for an office.

R/ Building use has been changed to mercantile and business, this design aligns with the proposed use.

3. Child-friendly design shall be considered that indicates the proposed building is a daycare/educational building.

R/ Building use has been changed to mercantile and business, non-applicable.

4. The applicant is strongly encouraged to review Section 4.6 (c) of the City's Code for general development regulations and good practices to consider, including opportunities to improve the public realm, pedestrianization, and urban design principles. The applicant is advised to include in their response how they are meeting this section, being located in the Regional Activity Center.

R/ Acknowledged.

D. SIGNAGE

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Provide the following note: "All signage shall be in compliance with the Zoning and Land Development regulations".

R/ Provided.

2. Provide note on Site Plan: "All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign."

R/ Provided.

E. LIGHTING

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Indicate on the Site Plan and all applicable plans any changes or improvements to the lighting on the subject lands, as well as the proposed building.

R/ Understood and provided.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.

R/ Understood and provided, please refer to Site Plan.

2. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

R/ Understood and provided.

G. ENGINEERING

Azita Behmardi, Deputy Director Development Services (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Comments to be provided through a separate memorandum.

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

-No landscape plans provided.

1. Satellite images and Tree survey provided show existing trees/palms.

R/ Please refer to landscape plans.

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide DBH column in inches. Provide condition column on list. All trees/palms to be identified on list.

R/ Please refer to Landscape plans.

3. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees

meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.

R/ Please refer to Landscape plans.

4. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

R/ Please refer to Site Plan.

5. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.

R/ Please refer to Landscape plans.

6. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planning under powerlines.

R/ Note updated.

7. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'

R/ Please refer to Site Plan.

8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

R/ Mechanical equipment will be located on the roof and won't be visible from the right-of-way.

9. Add note: All landscaping shall be warranted for 1 year after final inspection.

R/ Note provided.

10. Provide site requirements as per project zoning.

R/ Please refer to Site Plan and Landscape plans.

11. Add note: 100% irrigation coverage shall be provided.

R/ Please refer to Site Plan and Civil plans.

12. Landscape and hardscape to be coordinated for design along highway.

R/ Understood and to be coordinated.

13. Provide shade trees as allowed in planning areas along Hollywood Blvd.

R/ Please refer to Landscape plans.

More comments may follow upon review of the requested information.

Provide information requested for further review. Additional comments may follow upon further review. We encourage you to reach out for any questions or clarification at fperez@hollywoodfl.org or 954-921-3900. Favio Perez

I. UTILITIES

Alicia Vereas-Feria, Floodplain Development Review Administrator
(avereasferia@hollywoodfl.org) 954-921-3302

1. Submit civil engineering plans for initial review. Provide a Paving, Grading, and Drainage Plan showing existing and proposed site elevations and drainage, and also provide a Utilities Plan indicating existing and proposed water and sewer connections.

R/ Please see attached Civil plans.

2. Utilities Plan shall include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link:

<http://www.hollywoodfl.org/1169/Standard-Details-andPublic-Notices>

R/ Please see attached Civil plans.

3. Show Water and Sewer demand calculations on proposed Utilities Plan.

R/ Please see attached Civil plans and documents.

4. This property resides within FEMA FIRM Flood Zone AH, BFE = 9' NAVD88. The proposed Finished Floor Elevations (FFE) shall comply with the greatest of the following three (3) conditions, as applicable. Include proposed FFE on Paving, Grading and Drainage Plan and Architectural Plans.

a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for non-residential shall be, at a minimum, 6-inches above the elevation of the crown of the adjacent road or BFE + 1' within Special Flood Hazard Area.

b. Broward County Preliminary 2024 FEMA Flood Maps (as recommended), available online via the following link:

[https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/;](https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/)

OR

c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:

<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

R/ The proposed finish floor is 10'-0" which meets all the requirements.

5. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor.

R/ Note Provided.

6. Provide perimeter cross-sections across all property limits including transition areas meeting adjacent property grades. Cross-sections shall demonstrate on-site stormwater runoff retention.

R/ Please refer to Civil plans.

7. Provide preliminary drainage calculations including pre and post development ensuring all stormwater is retained onsite.

R/ Please refer to Civil plans and documents.

8. Indicate how roof drainage will be collected and connected to the on-site drainage system.

R/ Please refer to roof plan.

9. Ensure the bottom elevation of all mechanical and electrical equipment is elevated to BFE +1', at a minimum.

R/ Please refer to roof plan.

10. Landscape plans to be submitted shall coordinate with civil plans to accommodate for drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention.

R/ Understood.

11. Submit Erosion Control Plan.

R/ Please see attached.

12. Permit approval from outside agencies will be required.

R/ Understood, and to be coordinated.

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490

Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. No comments received.

K. FIRE

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404

Marcy Hofle, Deputy Fire Marshall (mhofle@hollywoodfl.org) 954-967-4404

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.

R/ Understood.

2. Cite on the plans and show the use of the current codes for this project:

Florida Fire Prevention Code (8th Ed.)

NFPA 1 (2021 Ed.)

NFPA 101 (2021 Ed.)

R/ Note provided.

3. The address "6100" is already used for the Duty Free building. --- Clarify and correct on the plans.

4. Page A-A-0102 states the existing use is Business (Office), but the actual location of the proposed building is a pond. --- Clarify and correct on the plans.

R/ Pond to be demolished, building use has change to office and retail, please refer to site plan.

5. The proposed use of “Daycare” is stated on plan page A-A-0102 under SITE INFORMATION, but the application states “Educational” and the documents submitted support that this is an Educational establishment which is a completely different occupancy type as per NFPA 101 (2021 Ed.) Chapter 6. --- Clarify and correct on the plans.

R/ Building use has been changed to mercantile and business, non-applicable.

6. Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building. For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

R/ Understood and to be coordinated.

7. Provide civil drawings for the underground fire main. --- Provide such including the location of the fire department connection, DDCV, and size and type of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections a required by NFPA 14 (2019 Ed.) Section 6.4.5.4 --- “Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply.”

R/ Please refer to Civil plans.

8. Provide a complete FD Access route on the plans which is compliant with NFPA 1 (2021 Ed.) Chapter 18 in its entirety. --- The minimum width for FD access roads is 20’ unobstructed as per NFPA 1 (2021 Ed.) Section 18.2.3.5.1.1, and as per NFPA 1 (2021 Ed.) Section 18.2.3.5.1.2, fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (4.1 m). --- Lastly, as per NFPA 1 (2021 Ed.) Section 18.2.3.5.3.1, the turning radius for fire trucks access: 28’.5” interior radius, 38’ centerline of the turning radius, and 45’ exterior.

R/ Please refer to the Site plan.

9. Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

R/ Understood.

10. A more thorough review will be completed when occupancy question #5 above is clarified.

R/ Understood.

L. PUBLIC WORKS

Joseph S. Kroll, Public Works Director (jkroll@hollywoodfl.org) 954-967-4207

Daniel Millien, Environmental Service Manager (dmillien@hollywoodfl.org) 954-967-4207

1. No comments received.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Not applicable.

N. COMMUNITY DEVELOPMENT

Ryon Coote, Community Development Director (rcoote@hollywoodfl.org) 954-921-2923

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. No comments received.

O. ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director (jhussey@hollywoodfl.org) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org)
954-924-2922

1. Application is substantially compliant

P. POLICE DEPARTMENT

Chantel Magrino, Police (cmagrino@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500

Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

1. No comments received.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable.

R. PARKING

Jovan Douglas, Parking Director (jdouglas@hollywoodfl.org) 954-921-3548
Angela Keilsheimer, Parking Operation Manager (Akeilsheimer@hollywoodfl.org) 954-921-3548

1. No comments received.

S. ADDITIONAL COMMENTS

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Umar Javed
Planner I, Development

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
INTEROFFICE MEMORANDUM

DATE: September 12, 2024 FILE NO.: EN-24-152

TO: Umar Javed
Planning and Urban Design Division

FROM: Clarissa Ip / Adam Licht / Heidi Henderson
Engineering, Transportation and Mobility Division

SUBJECT: Preliminary TAC Review
TAC File 24-DP-65
6100 Hollywood Boulevard
11,342 SF Educational Building with Ground Floor Parking

COMMENTS: Site Plan review. Please provide written response to each comment with explanation on how they have been addressed.

Revision Procedure:

- Any revisions applied to the plans shall be numbered and bubbled/clouded.
- In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed.

1. Provide the FDOT Pre-Application determination letter.

R/ To be coordinated and provided.

2. Provide plat determination letter from the Broward County Planning Council.

R/ To be coordinated and provided.

3. Discrepancy exists between property limits shown on the survey and Broward County records, Lots 22-24 are shown as individual parcels and not part of Parcel A. Update survey accordingly and a unity of title will be required.

R/ Please refer to Survey.

4. Provide the O&E report.

R/ Please see attached.

5. Provide architectural site plan and civil engineering plans addressing the following comments. In addition to the colored site plan, please provide the site plan in black and white.

R/ Understood.

6. Please identify all easements, dedications etc. on the site plan. (i.e. ROW dedication at the front of the property.

R/ Please refer to Site Plan.

7. Provide an overall site plan with the following information:

a. Existing right-of-way width dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site. (i.e swales, sidewalk curbs, curb, including dimensions. From opposite property line to site property line)

b. Label and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.

c. All features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines shall be shown.

R/ Provided, please refer to Site Plan.

8. Please provide a site plan for the project including and dimensioning all features within the City ROW from property line to adjacent property line(s). (Swales, sidewalks, gutters, full length of ROW dimensioned on Hollywood Blvd) Please also include neighboring and adjacent curb cuts, when applicable. Note: Please ensure the survey is updated to reflect the platted alley width not just the paved portion of the alley.

R/ Provided, please refer to Site Plan.

9. All driveway access shall have visibility triangles at the intersection of the property line and the driveway. Please show on all plan sheets all visibility triangles at all driveway accesses. A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the rights-of-way provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet provide a 12' (along driveway on private property) X 6' (along property line) visibility triangle. All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level. Add this note to the site plan and landscape plan. Ensure to dimension the distance between the edge of pavement and the property line.

R/ Provided, please refer to Site Plan.

10. Consecutively number all parking spaces so that the total number of parking spaces in the table is consistent with the total number of parking spaces on the plan.

R/ Provided, please refer to Site Plan.

11. Update the parking table to provide the provided number of parking spaces. Include the required and provided ADA spaces. Note that 1 per every 6 spaces shall be a van ADA accessible space. Identify the location(s) on the plans.

R/ Provided, please refer to Site Plan.

12. In the parking calculation table, include and identify the number of existing parking spaces being eliminated.

R/ Provided, please refer to Site Plan and Demolition plan.

13. Please add a note on the site plan stating: any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. Please identify all accessible routes. Accessible routes are to be provided from ADA stall to entrance of structures. Identify any elevation differences or slopes from the sidewalk to the entrance(s) of the building. If there is no elevation difference identify the transition as flush.

R/ Provided, please refer to Site Plan.

14. Label the building footprint square footage on the site plan and civil plans.

R/ Provided, please refer to Site Plan and Civil plans.

15. Number the stairs and elevators on the plan sheets.

R/ Note provided, please refer to Site Plan.

16. Dimension all interior rooms (length and width).

R/ Dimension provided, please refer to Site Plan.

17. Clearly demonstrate what is existing and proposed on the site plan and civil plans. Existing features shall be greyed back and the proposed improvements bold.

R/ Please refer to site plan.

18. Please provide dimensions for all walkways, including setbacks, length and width, thickness and materials. All walkways shall be setback a minimum of 3 feet from the side property lines.

R/ Please refer to Site plan.

19. Applicant shows existing sidewalk with a paver hatching, please clarify, what is proposed and what is existing and ensure the hatching is accurate to those structures. (i.e. existing sidewalk is concrete).

R/ Understood, please refer to Site plan.

20. Please clarify the purpose of the front paved area within the ROW easement. There are no doors that open to the front paved area. Consider removing as this should be green space and left undeveloped (sod/landscaping). Please only provide access from the sidewalk in the ROW to the entrance of the building on the south side.

R/ Please refer to site plan.

21. Show label, dimension, and hatch the new 5-foot sidewalk along the frontage of the property in the ROW on the site plan and PGD plan. Call out that the existing 5' sidewalk along Hollywood Boulevard is to be reconstructed. Sidewalk shall be flush through driveway, label on the plans.

R/ Please refer to Site Plan.

22. Fully dimension the site plan including all parking spaces (length and width for each row), drive aisles, sidewalks, walkways landscape islands, curbing, etc.

R/ Please refer to Site plan.

23. Use hatching and a legend on the site plan to identify all existing and proposed improvements.

R/ Please refer to Site plan.

24. Please clearly identify material for the parking lot, the driveway, and the driveway apron.

R/ Please refer to Site plan.

25. Label and dimension the front setback on the site plan sheets.

R/ Please refer to Site plan.

26. Dimension the curb cut(s) at the property lines.

R/ Please refer to Site plan.

27. Show, label, and dimension all proposed curb on and offsite. Identify any areas where a 3-foot nose down curb transition is applicable and call out the beginning and end of the transition and provide a detail.

R/ Please refer to Civil plans.

28. Provide cross sections around the improved area in the civil plans to show how the proposed improvements connect to the existing features. Dimension the PGD plan in the location of the section call outs to verify cross sections.

R/ Please refer to Civil plans.

29. Please provide detectable warnings in compliance with FDOT. Ensure these are shown at all driveway crossings. Provide FDOT standard detectable warning detail in plans.

R/ Please refer to Site plan.

30. Please show the ADA accessible route for all ADA accessible parking stalls. Minimum ADA accessible route width is 5' with ADA compliant pavement marking. Show on site plan how ADA accessibility requirements are being met. ADA accessible route is required between accessibility parking and building access as well as accessible route

to the public rights-of-way (sidewalk). Show the routes on the plans. Show any change in elevation along the route on the plan and if the transition is flush identify the transition as flush on the plans, provide ramp slopes as applicable. Please add a note on the site plan and PGD plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements.

R/ Please refer to Site plan.

31. The 5-foot ADA access aisle is missing from three ADA space just South of the new building. Show, label, and dimension the ADA access aisle.

R/ Please refer to Site plan.

32. Confirm how the waste management for the new use will be used. Confirm the location of the dumpster for the existing site and the proposed site. Ensure the existing dumpster can accommodate both uses.

R/ Please refer to Site plan.

33. Dumpster Enclosures: All dumpsters are to be enclosed. Please design and submit City Standards as per Code 50.02 for type of dumpster enclosure being proposed (type A, B or C). Dumpster enclosure gates and doors shall not open into or encroach into the rights-of-way. Dumpster enclosure information can be found on City website at <http://www.hollywoodfl.org/1092/Dumpster-Enclosure-Requirements>.

R/ Please refer to site plan to dumpster detail.

34. Provide a legend and hatching for all materials on the site plan and PGD plan. Please call out all materials for the walkways, drive aisles and vehicular parking areas.

Ensure the material requirements align with City of Hollywood Code:

a. Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

b. Pavers:

Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

c. Asphalt:

Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed

flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

R/ Please refer to Civil plans.

35. Please provide a pavement marking plan for both on and off-site improvements, as applicable. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical. All off-site pavement marking within public right-of-way requires review and approval from Broward County Traffic Engineering.

R/ Please refer to Civil Plan.

36. Please identify the location of the ADA signage on the site plan and pavement marking and signage plan.

R/ Please refer to Site plan.

37. Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking and signage plans and details. Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rightsof-way. Full road width pavement mill and resurface is required for the adjacent road to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set. <https://hollywoodfl.org/1459/Standard-Details-for-Engineering-andLan>

R/ Please refer to Civil plans.

38. There is an existing 12-foot UE along the perimeter of the property. Confirm who owns the UE. Clarify on the plans if it is to remain or to be vacated. If it is to remain, then 'No Objection' letters from the owner will be required, as applicable.

R/ Please refer to Site plan. Utility easement owned by FPL.

39. Show the water meters. If the water meters are inside the property, then show, label and dimension the UE for the water meters.

R/ Please refer to Civil Plans.

40. Please include the latest standard City of Hollywood details in the plan set. Applicant is using old standards. <https://www.hollywoodfl.org/1459/Standard-Details-forEngineering-and-Lan> include all applicable details.

R/ Please refer to Civil plans.

41. Please provide an operational plan for the proposed school. Where will buses be idle while waiting for students, where will parents pick up/drop off students, what grades

are within the school, what are the stacked time for each grade to provide a smooth operation for pick up/drop off.

R/ Building use has been changed to mercantile and business, non-applicable.

42. A traffic impact analysis prepared by a licensed engineer is required, coordinate with Rick Mitinger, Transportation Engineer, 954-921-3900 or rmitinger@hollywoodfl.org and begin process to development an analysis methodology.

Traffic analysis should include:

- Site access locations, trips generated by the project and all committed trips of future projects, trip distribution and impact to the roadway network.
- Review of all parameters related to school operation.
- Traffic Operation Plan showing items such as school operation times, student pickup and drop-off location and shift(s), required and provided vehicular queueing lengths, traffic circulation, traffic operation personnel, parents parking area.
- Review on how operation of the existing commercial building will operate and function with the proposed school in the shared parking and vehicular traffic circulation area.

R/ Understood, to be provided.

Traffic study reviews are done on a cost recovery basis by a city's traffic engineering consultant.

CONSULTANT COST RECOVERY FEE TABLE

Traffic Transportation Related Cost Recovery Fees Table			
a) Administrative Processing Fee: 5% of Initial Deposit			
b) Initial Deposit and Minimum Balance:			
Project Size	Initial Deposit	Minimum Account Balance	Administrative Fee
Less than 10 Acres	\$5,000	\$1,000	\$250
10 Acres to Less than 30 Acres	\$8,000	\$1,600	\$400
30 Acres & Over	\$12,000	\$2,400	\$600

*Resolution R-2015-209.

A minimum payment of \$5,250 can be made to begin the review upon receipt of the study. Payments can be made online via link at

<https://apps.hollywoodfl.org/PaymentCenter/EngineeringPayment.aspx>.

Here is information to be inputted when an online payment is made.

Application Type = Others

Permit # = Site Address

Notes = Traffic Review Cost Recovery Fee

Payments to the Engineering, Transportation & Mobility Division

Questions about payments for Engineering, Transportation & Mobility services? Please call Customer Service at (954) 921-3900 for assistance.

On this page, you can make a one time credit card payment for Engineering, Transportation & Mobility services.

Payment Amount

Amount \$

Payment Details

Application Type

--- Select One --- ▼

Permit #

Notes

43. MOT plans required at the time of City Building Permit review.

R/ Understood.

44. All outside agency permits are required at the time of City building permit review.

R/ Understood.

45. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.

R/ Understood.

Additional comments may follow upon review of the requested information.

cc: Joan Shen, P.E., Assistant City Engineer
Rick Mitinger, P.E., Transportation Engineer
File

OWNER

YASHASIM LLC

6100 Hollywood Blvd.
Suite 406, Hollywood Florida 33020
954.356.5716
barry@notjuswarehouses.com

ARCHITECT

JOSEPH KALLER

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BOARD/COMMITTEE MEETING DATES:

PACO: 2024/07/17
PRE-TAC: 2024/09/03
FINAL TAC: 2025/02/18
P&D BOARD: T.B.D

BARRY KATZ

6100 Hollywood Blvd, Hollywood FL 33023

Property Id: 514113310010 **Please see map disclaimer



August 15, 2024



Flight Date: Jan 1, 2024 & Jan 25, 2024. Groundwork Property Appraisal



ARCHITECTURE - DRAWING INDEX

SHEET ORDER	SHEET NUMBER	SHEET NAME
1	T-1	COVER SHEET
2	T-1.1	RENDERING
3	SP-1	SITE PLAN
5	SP-2	DEMO
4	SP-3	SITE DETAILS
6	A-1.1	GROUND FLOOR
7	A-1.2	SECOND FLOOR
8	A-1.3	ROOF TOP
9	A-1.4	ABOVE THE ROOF
10	A-2.1	FACADES
11	A-2.2	FACADES
12	A-3.1	3D VIEWS
13	A-3.3	3D VIEW
14	A-3.2	3D VIEW
15	A-3.4	3D VIEWS ISOMETRIC
16	A-4.1	STREET SECTIONS



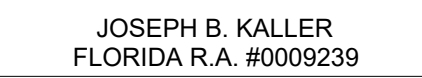
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Hollywood Florida 33020



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954.920.5746
joseph@kallerarchitects.com

SEAL



<p>SHEET TITLE</p> <p>RENDERING</p>	<p>CITY FILE NUMBER</p> <p>24-DP-65</p>
--	--

[illegible]

PROJECT No.: 21304
DATE: 02/20/2024
DRAWN BY: GMV
CHECKED BY: JBK

T-1.1

RENDERING
1/4" = 1'-0"

GENERAL NOTES:

*ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL."

*ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS".

*ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN."

*TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD."

*100% IRRIGATION COVERAGE SHALL BE PROVIDED."

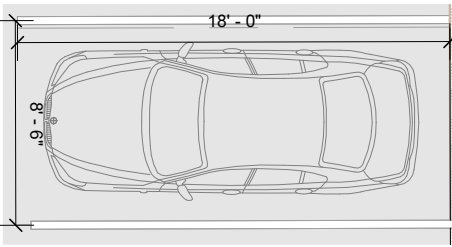
*"ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION. "

*"ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS. PLEASE IDENTIFY ALL ACCESSIBLE ROUTES. ACCESSIBLE ROUTES ARE TO BE PROVIDED FROM ADA STALL TO ENTRANCE OF STRUCTURES. IDENTIFY ANY ELEVATION DIFFERENCES OR SLOPES FROM THE SIDEWALK TO THE ENTRANCE(S) OF THE BUILDING. IF THERE IS NO ELEVATION DIFFERENCE IDENTIFY THE TRANSITION AS FLUSH."

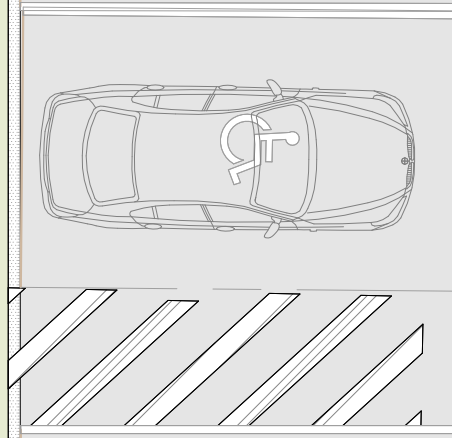
*"GREEN BUILDING CERTIFICATION TO BE ACHIEVED"

TYPICAL PARKING STALLS:

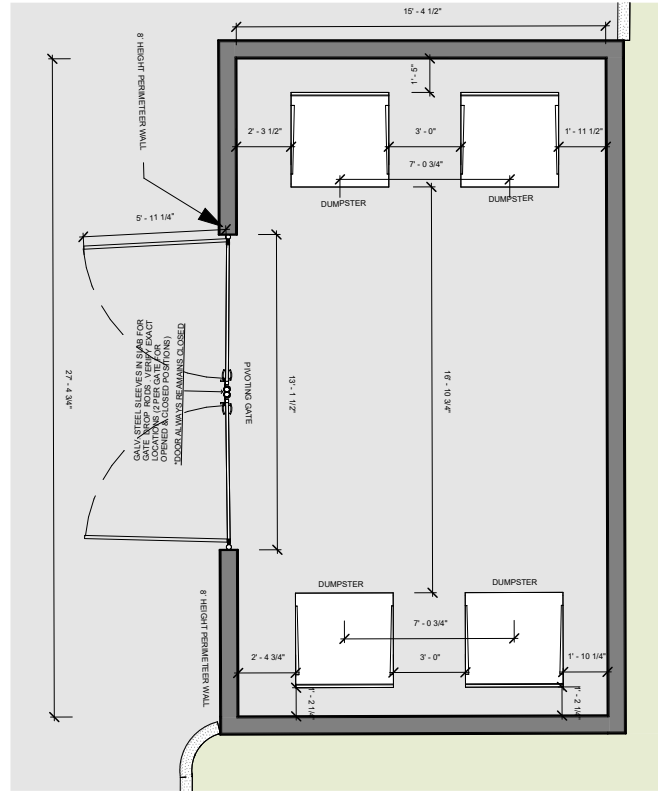
STANDARD PARKING STALL:



HANDICAPPED PARKING STALL:



DUMPSTER ENCLOSURE



LEGEND:

- OUT OF SCOPE
- WPP (WIRE POLE PILAR)

1

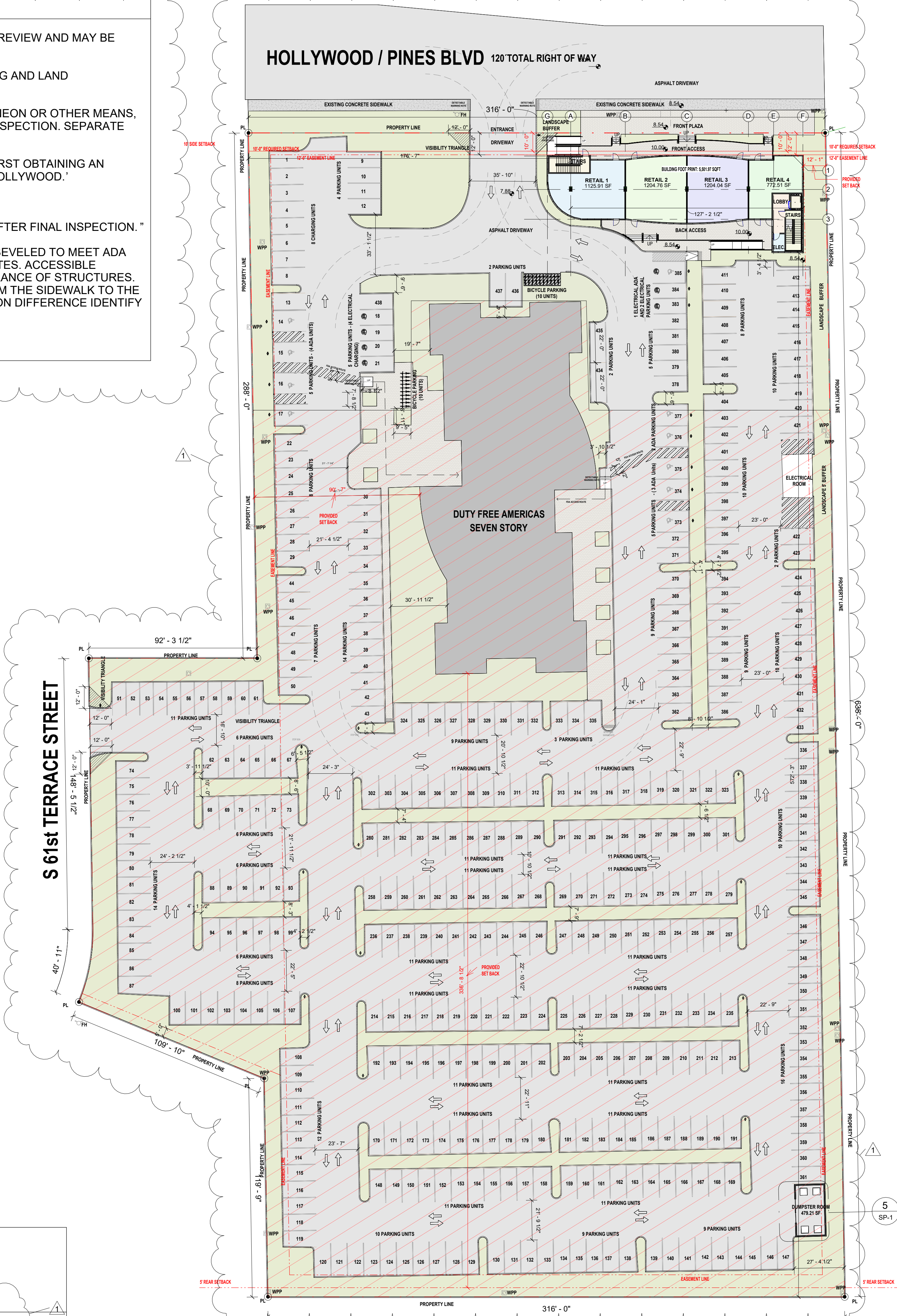
PROPOSED SITE PLAN

1/32" = 1'-0"

GRAPHIC METRIC SCALE:



HOLLYWOOD / PINES BLVD 120' TOTAL RIGHT OF WAY



PROPERTY ADDRES

6100 HOLLYWOOD BLVD, HOLLYWOOD FL 33023

FOLIO

514113310010

LEGAL DESCRIPTION

HOLLYWOOD, DEVELOPMENT EAST PLAT-122-23 B PARCEL "A"

BUILDING CODES: FLORIDA FIRE PREVENTION CODE (8TH ED.)
NFPA 1 (2021 ED.)
NFPA 101 (2021 ED.)

SITE INFORMATION

ZONING:
SUB-DISTRICT:
BUILDING USE:

LAND USE DESIGNATION:

NET LOT AREA:
GROSS LOT AREA:
BASE FLOOD ZONE:
BASE FLOOD ELEVATION:

S-MU
N/A
OFFICE

REGIONAL ACTIVITY
CENTER

221,214 SQFT / 5.07 AC
243,969 SQFT / 5.60 AC
AH
9.00' + 1.00' = 10.00'

N/A
N/A
RETAIL/OFFICE

N/A

N/A
N/A
N/A
10.00'

BUILDING INTENSITY

ALLOWED

PROVIDED

Existing Building

BUILDING GROSS AREA:
NUMBER OF FLOORS

N/A
N/A

101,227 SQFT
7 FLOORS
(EXISTING)

Proposed Building

BUILDING FOOT PRINT:
NUMBER OF FLOORS:
ALLOWED BUILDING HEIGT
TOTAL A/C AREA :
FAR:

N/A
N/A
65'-0"
N/A
N/A

5,076.38 SQFT
2
42' - 5"
10,609.03 SQFT
N/A

PARKING CALCULATION

EXISTING

REQUIRED

PROVIDED

EXISTING BUILDING

Net area : 101,227 SQFT
* 1 unit per 250 sqft

420

405

420

NEW BUILDING - RETAIL

Ground floor : 4,265.67 SQFT
* 1 unit per 250 sqft

N/A

17

17

NEW BUILDING - OFFICE

Second Floor : 4,088.68 SQFT
* 1 unit per 250 sqft

N/A

16

16

NEW BUILDING TOTAL

(Retail + Office)

N/A

33

33

ADA PARKINGS

N/A

10

10

TOTAL PARKING LOAD

(Existing Building + New Building)

420

438

438

EXISTING PARKING UNITS ELIMINATED:

7

SET BACKS

REQUIRED

PROVIDED

- (a) FRONTAGE SETBACK (NORTH) (NON RESIDENTIAL):
- (b) SIDE SETBACK (EAST) :
- (c) SIDE SETBACK (WEST)(EXISTING):
- (d) REAR SETBACK (SOUTH) (EXISTING):

10'-0"
0'-0"
0'-0"
5'-0"

12'-0"
12'-01"
90' - 7"
336' - 8 1/2"

LANDSCAPE

PROVIDED

IMPREVIOUS AREA
* Building foot print, parking, sidewalks & drives (total)

175,067.14 SQFT (79%)

PREVIOUS AREA
*Landscape areas (total)

46,147.15 SQFT (21%)

BUILDING AREAS

LEVEL

AREA

A/C BUILDING AREA:

FIRST FLOOR
SECOND FLOOR
ROOFTOP
TOTAL AC AREA

4,963.40 SQFT
4,956.69 SQFT
668.94 SQFT
10,609.03 SQFT

NON-AC BUILDING AREA:

FIRST FLOOR
SECOND FLOOR
ROOFTOP (OPEN AREA)

59.78 SQFT
59.78 SQFT
2,614.44 SQFT

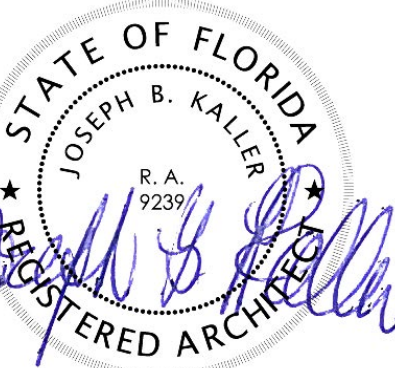


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SEAL



JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
BARRY KATZ
6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE
SITE PLAN
CITY FILE NUMBER
24-DP-65

REVISIONS

No.	Description	Date
1	PACO: 2024/07/17	
2	PRE-TAC: 2024/09/03	
3	FINAL TAC: 2025/02/18	
4	P&D BOARD: T.B.D	

PROJECT No.: 21304
DATE: 02/20/2024
DRAWN BY: GMV
CHECKED BY: JBK

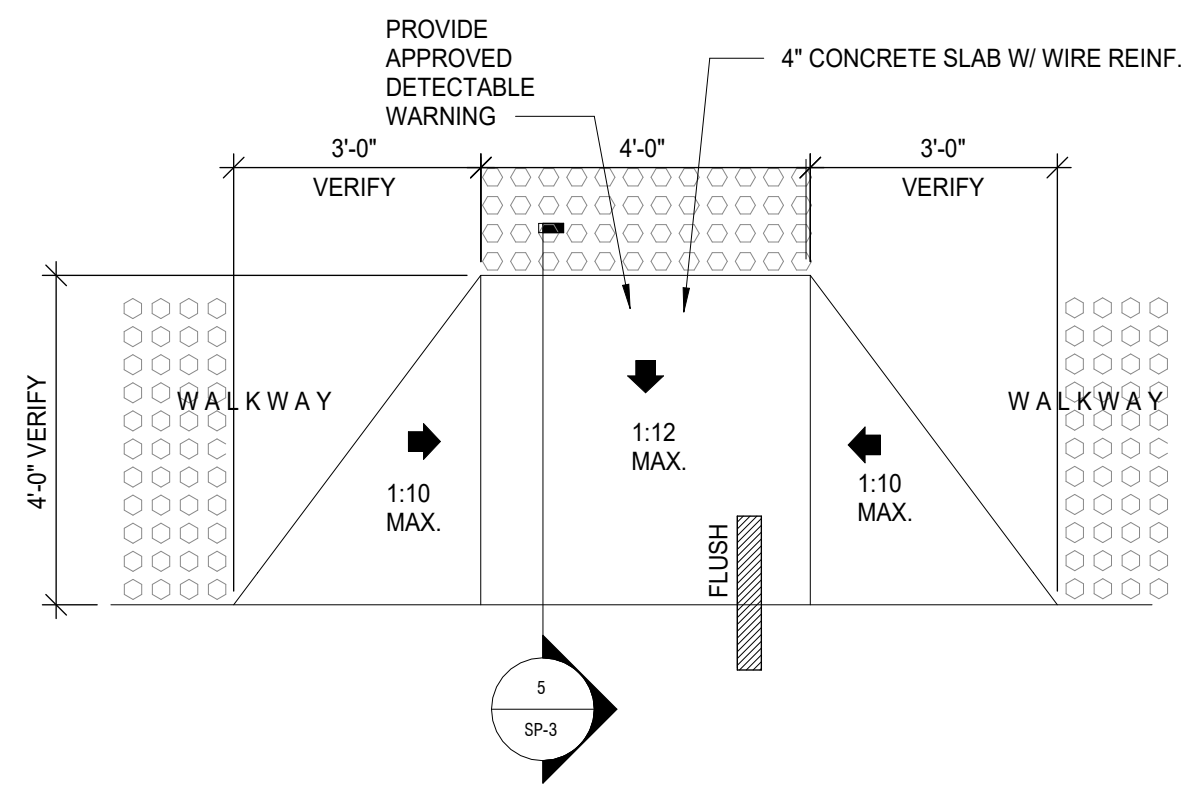
SHEET

SP-1

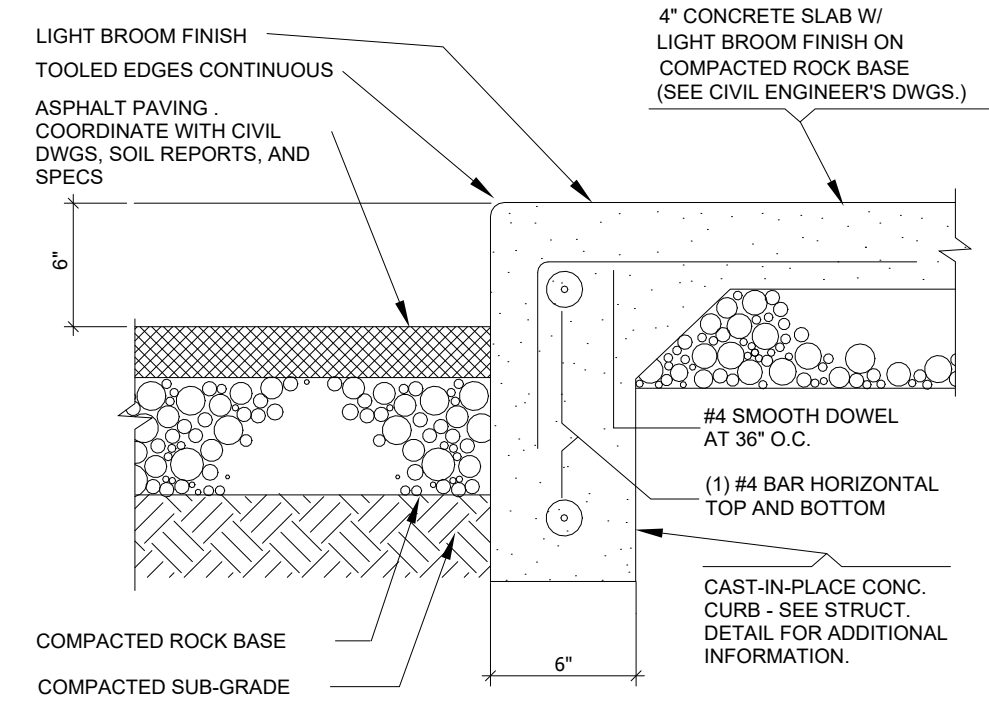


 ELIMINATED SITE ELEMENTS

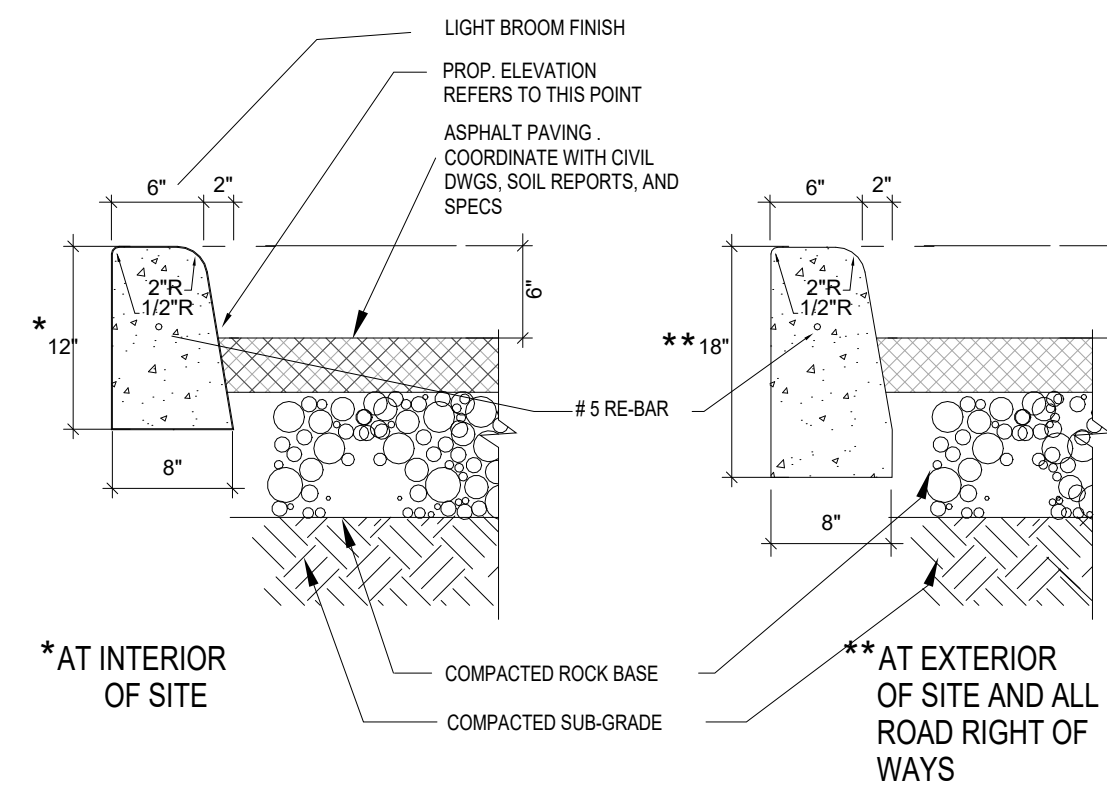
$$1'' = 40'-0''$$



1 ACCESSIBLE CURB CUT DETAIL



2 TYP. CONCRETE CURB



3	TYP. TYPE D CONCRETE CURB
---	---------------------------

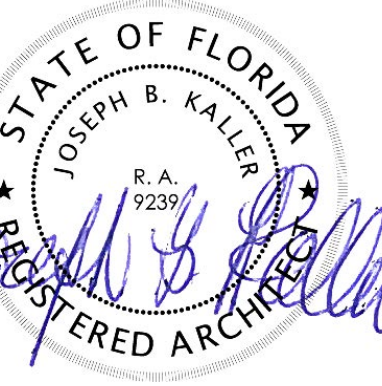


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BARRY KATZ
6100 Hollywood Blvd, Hollywood FL 33023

SITE DETAILS

24-DP-65

REVISIONS

[illegible]

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PROJECT No.: 21304

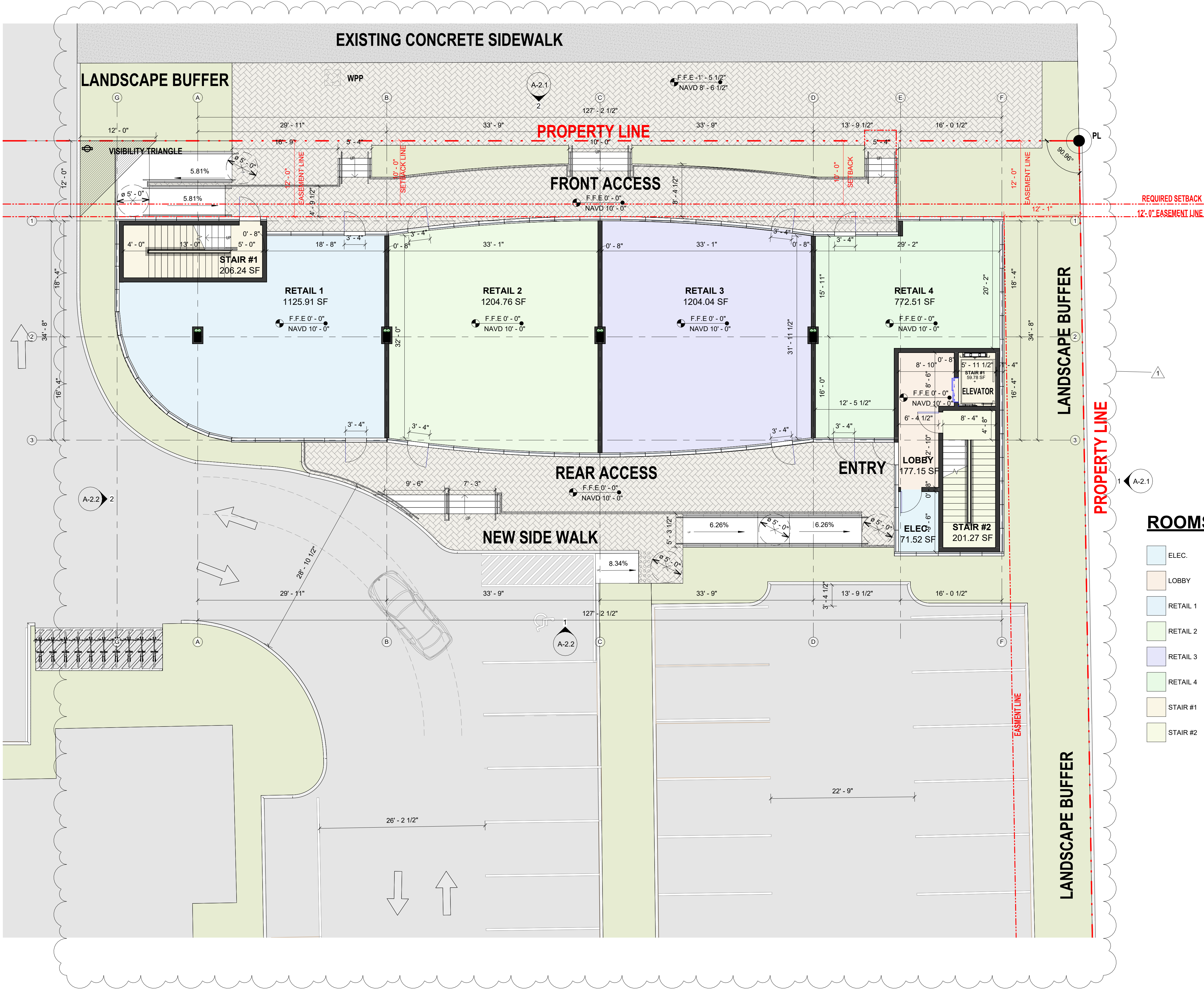
DATE: 02/20/2024

RAWN BY: GMV

CHECKED BY: JBK

SHEET

SP-3



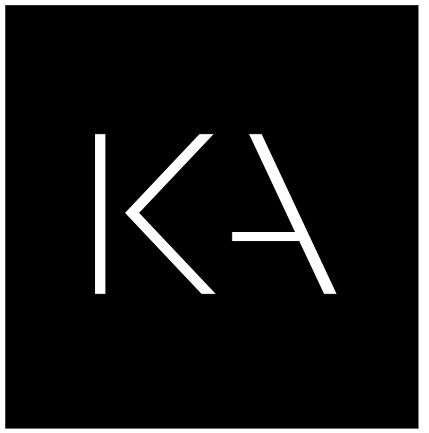
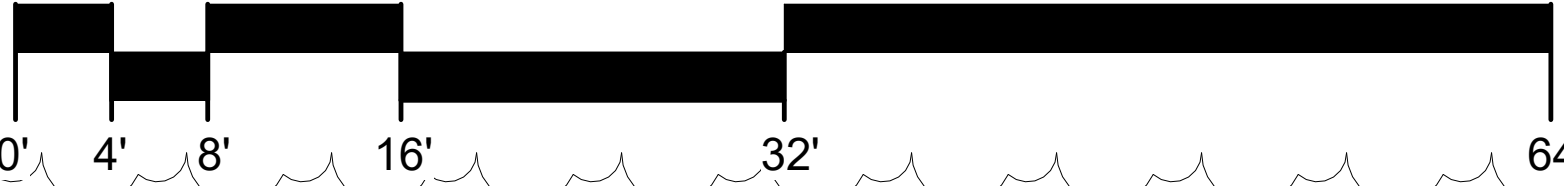
ROOMS IN BUILDING

- ELEC.
- LOBBY
- RETAIL 1
- RETAIL 2
- RETAIL 3
- RETAIL 4
- STAIR #1
- STAIR #2

1

GROUND LEVEL (F.F.E +0.00)
1/8" = 1'-0"

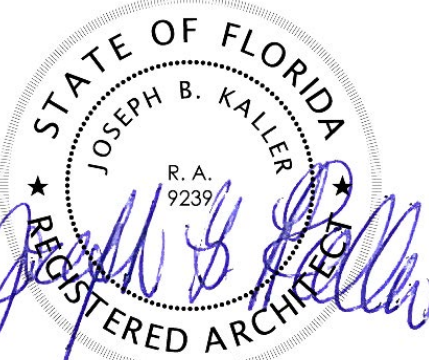
METRIC
SCALE:



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SEAL



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PROJECT TITLE
BARRY KATZ
6100 Hollywood Blvd. Hollywood FL 33023

SHEET TITLE
GROUND FLOOR
CITY FILE NUMBER
24-DP-65

REVISIONS		
No.	Description	Date
1	PACO: 2024/07/17	
2	PRE-TAC: 2024/09/03	
3	FINAL TAC: 2025/02/18	
4	P&D BOARD: T.B.D	

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DATE: 02/20/2024
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SHEET

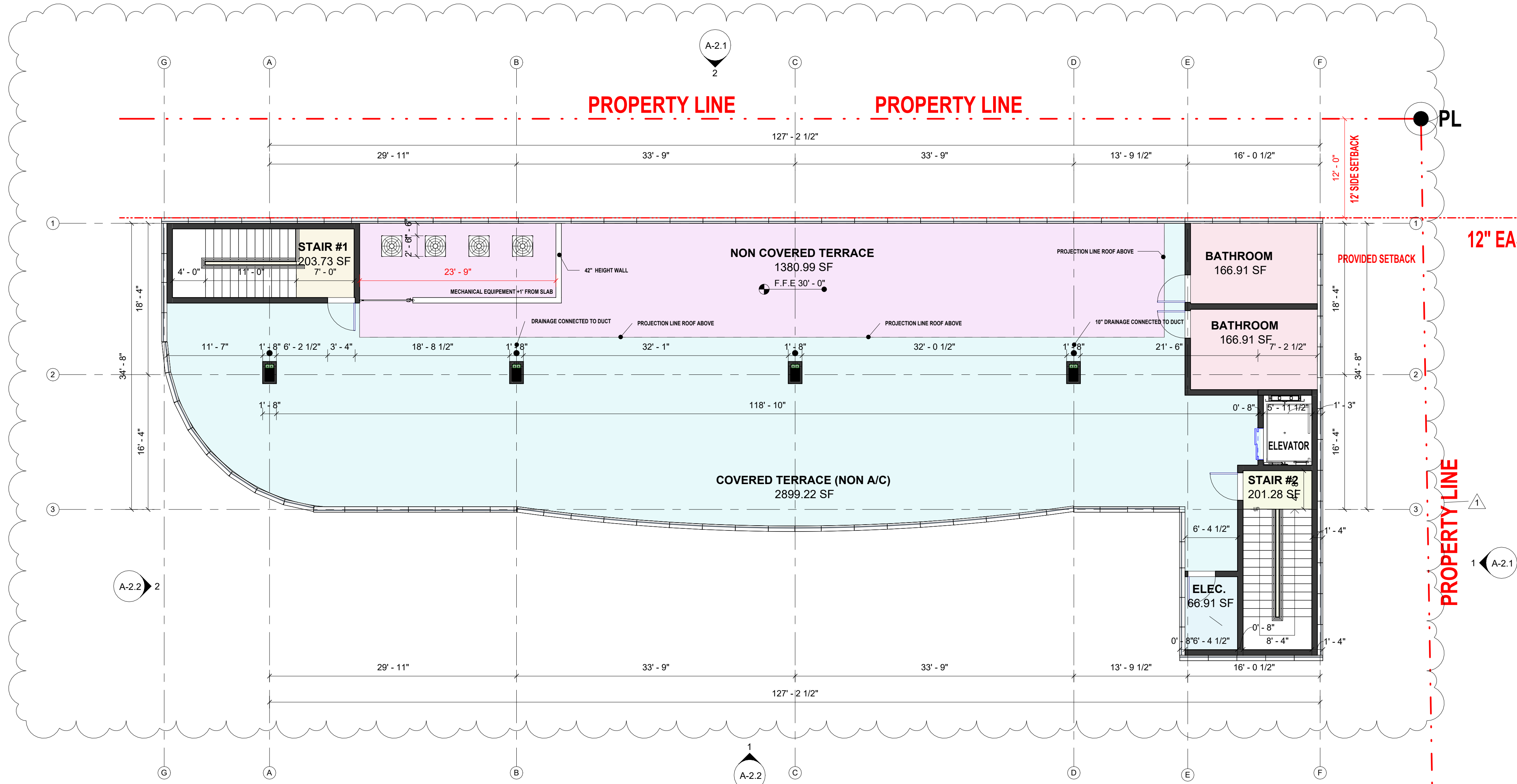
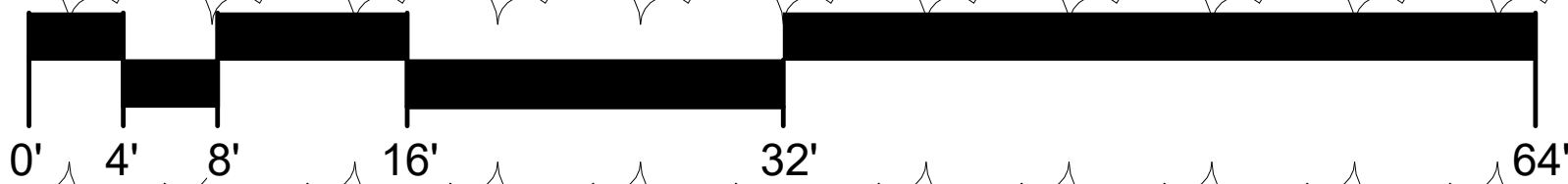
A-1.1



1

ROOF TOP
1/8" = 1'-0"

METRIC
SCALE:



ROOMS IN BUILDING

- BATHROOM
- COVERED TERRACE (NON A/C)
- ELEC.
- NON COVERED TERRACE
- STAIR #1
- STAIR #2

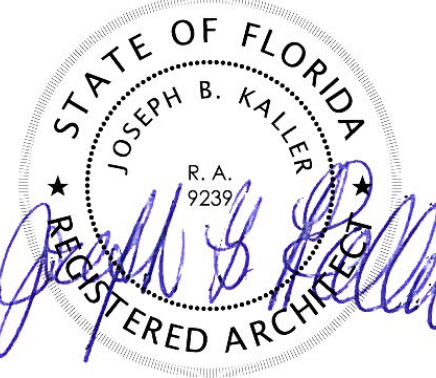


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PROJECT TITLE
BARRY KATZ

6100 Hollywood Blvd. Hollywood FL 33023

SHEET TITLE
ROOF TOP
CITY FILE NUMBER
24-DP-65

REVISIONS

No.	Description	Date
1	PACO: 2024/07/17	
2	PRE-TAC: 2024/09/03	
3	FINAL TAC: 2025/02/18	
4	P&D BOARD: T.B.D	

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SHEET

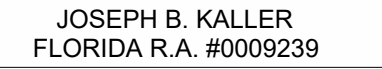
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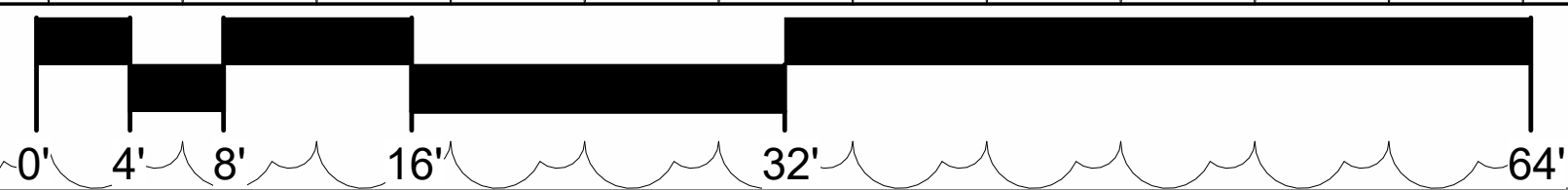
BARRY KATZ
6100 Hollywood Blvd, Hollywood FL 33023



SOUTH ELEVATION

A triangle with the number 1 inside it.

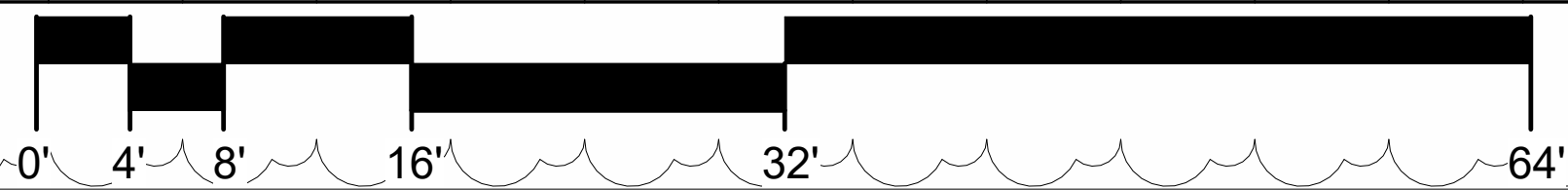
**METRIC
SCALE:**



WEST ELEVATION

A triangle with the number 1 inside it.

**METRIC
SCALE:**



FACADES

REVISIONS

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PROJECT No.: 21304

DATE: 02/20/2024

RAWN BY: GMV

CHECKED BY: JBK

SHEET

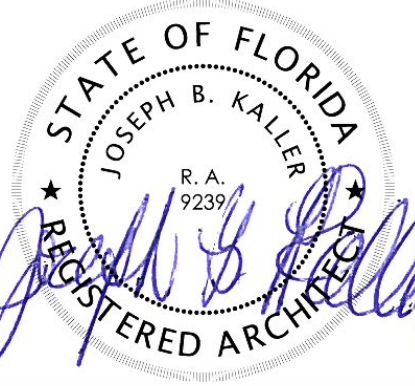
A-2.2

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FLORIDA R.A. #0009239

PROJECT TITLE

BARRY KATZ

6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE

3D VIEWS

CITY FILE NUMBER
24-DP-65

REVISIONS

[illegible]

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DATE: 02/20/2024

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SHEET

A-3.1



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PROJECT No.: 21304

DATE: 02/20/2024

RAWN BY: GMV

CHECKED BY: JBK

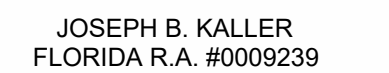
SHEET

A-3.2



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SEAL



BARRY KATZ

3D VIEW

REVISIONS

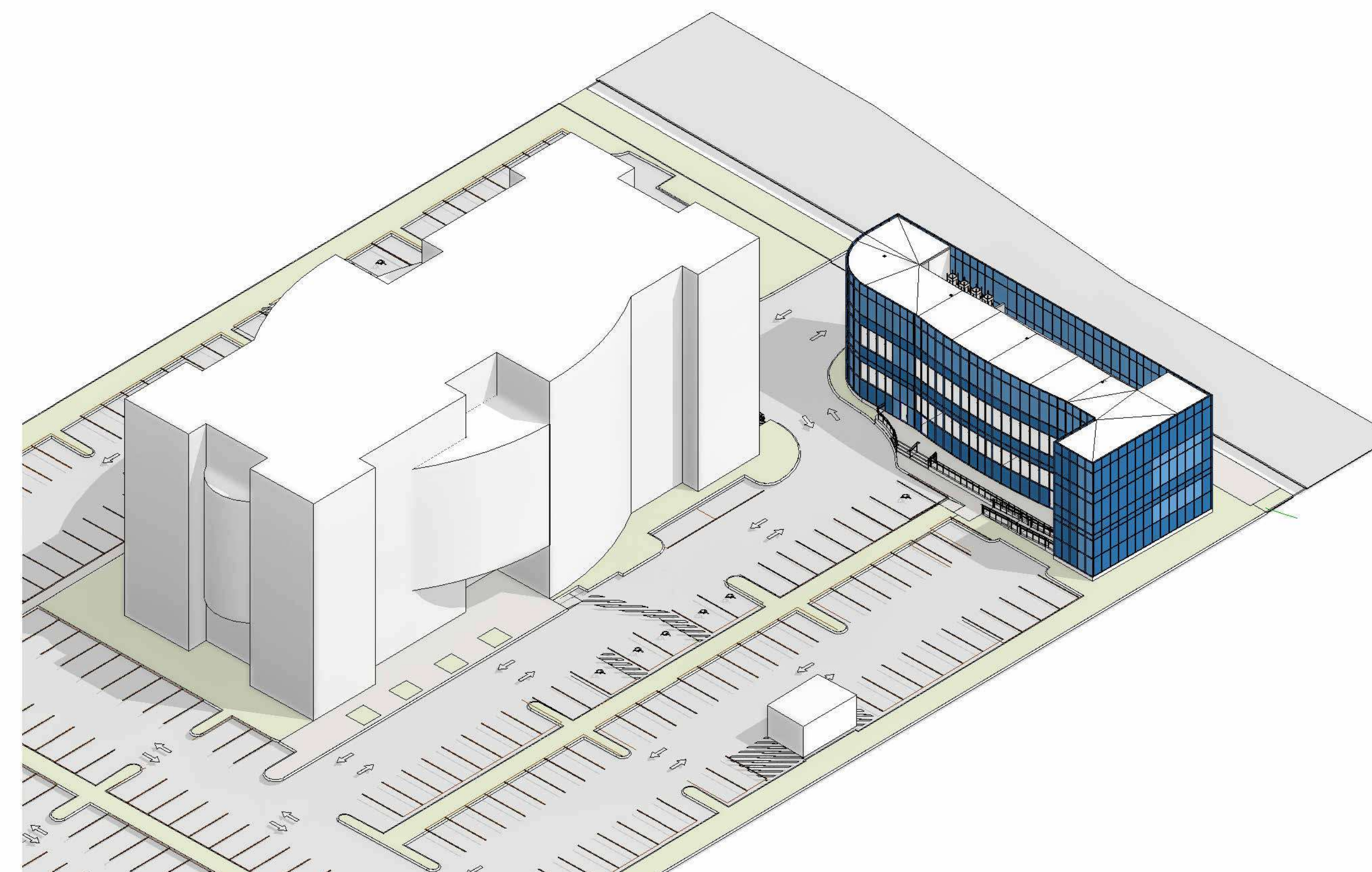
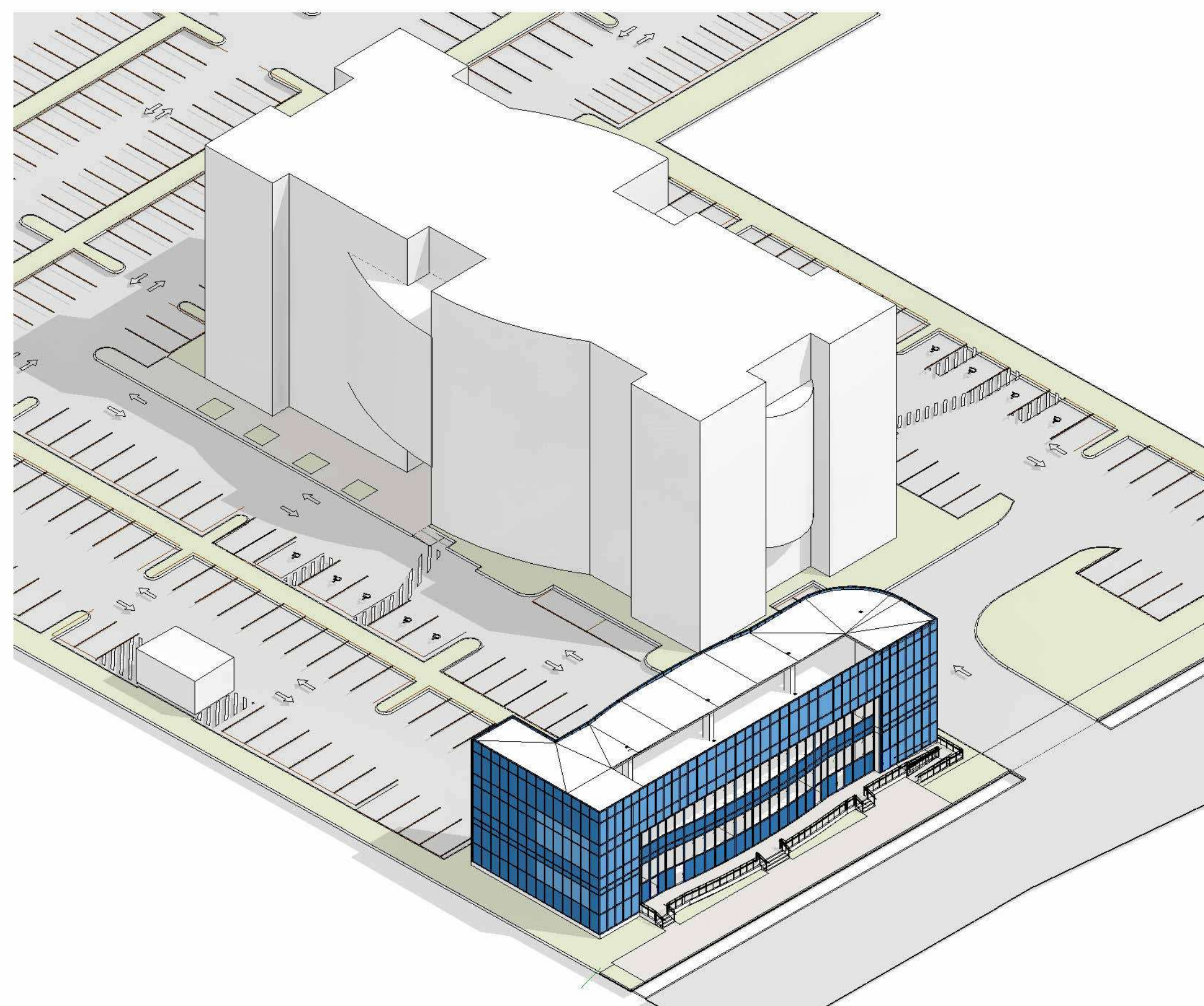
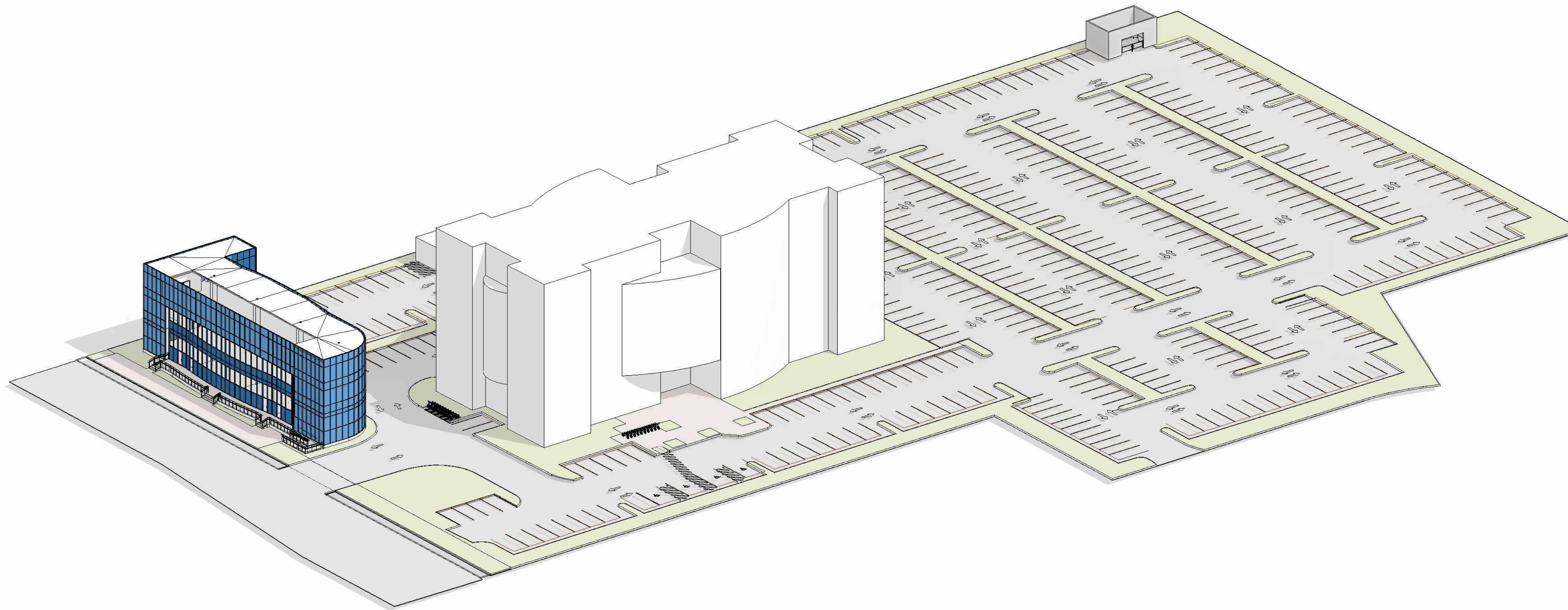
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PROJECT No.: 21304
DATE: 02/20/2024
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SHEET

A-3.3



24-DP-65

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EET

287



ADJACENT PROPERTY

6100 HOLLYWOOD BLVD, HOLLYWOOD FL 33023

2 STORY PROPOSED BUILDING

EXISTING 7 STORY BUILDING

PROPERTY LINE

SET BACK

SET BACK EXISTING BUILDING

PROPERTY LINE

EXISTING 1 STORY BUILDING

S 6131 TERRACE
STREET

1 —

$$3/64" = 1'-0"$$

Age Group	Percentage
18-24	10
25-34	15
35-44	35
45-54	30
55-64	10
65-74	5
75+	5

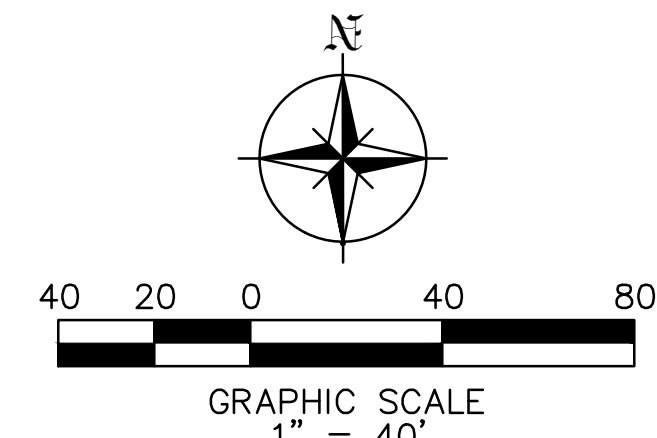
287

- C. PREVENTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY POLLUTION RISK TO AN ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP SHALL CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR OTHER CHEMICAL SPILLS AND LEAKS.
- H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- I. RUBBISH , TRASH GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- J. ALL DENUDE / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

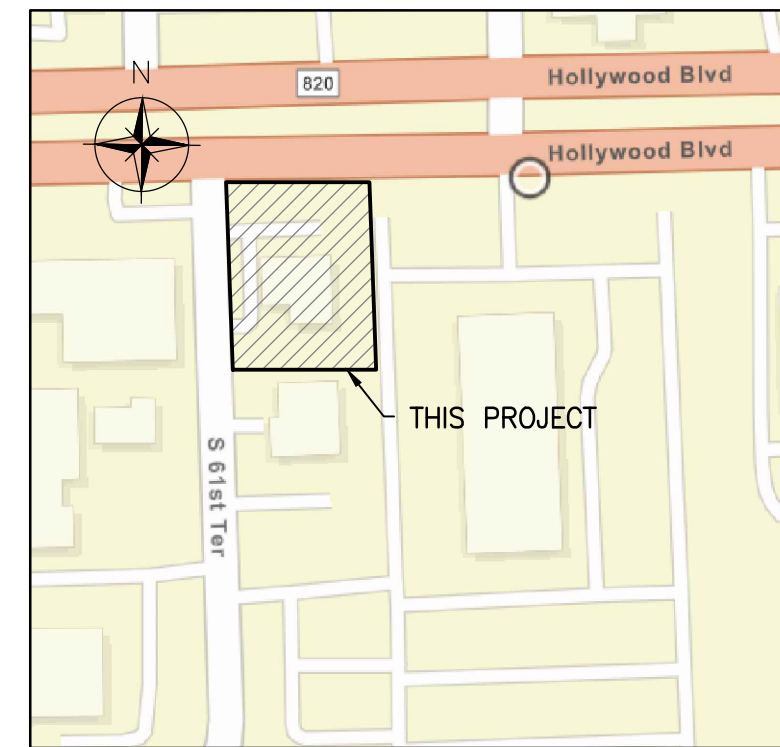
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

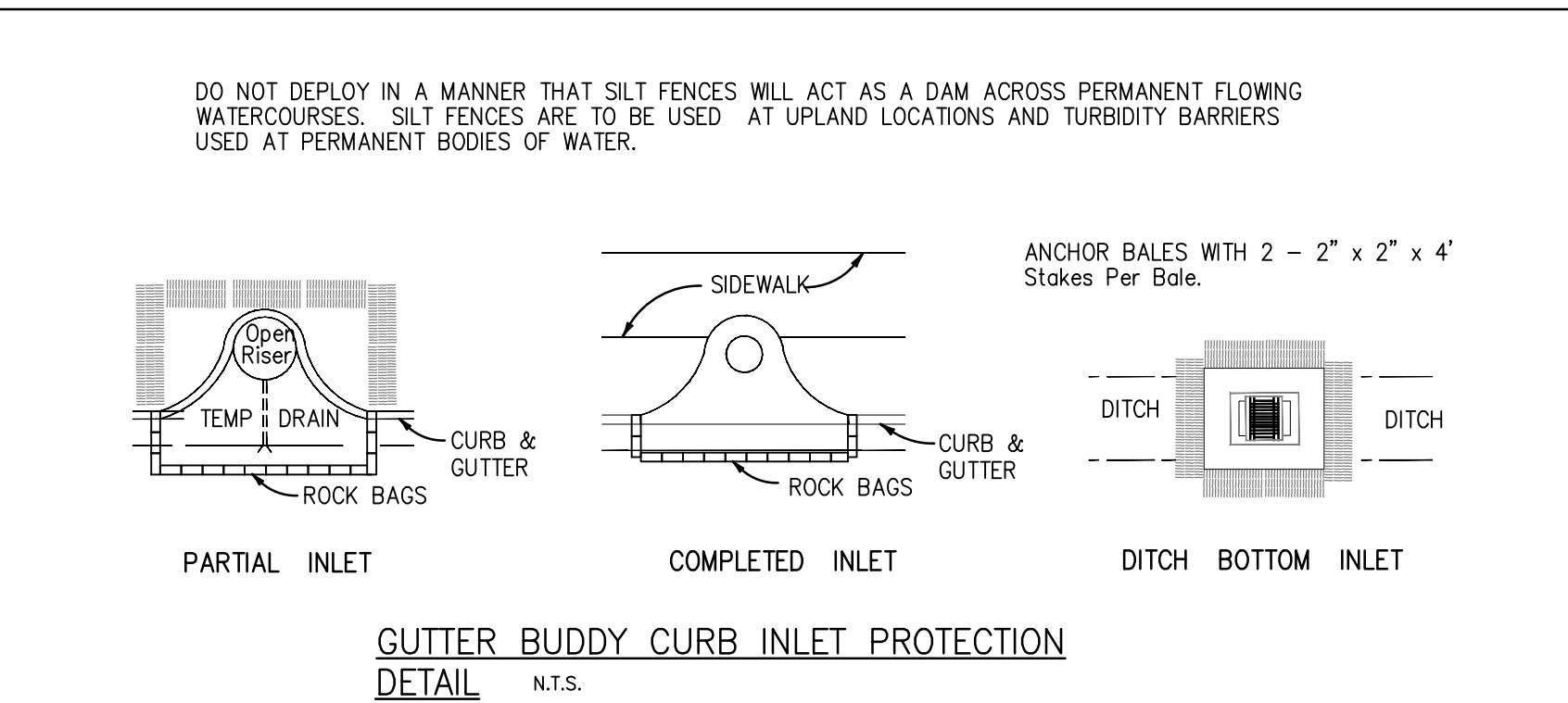
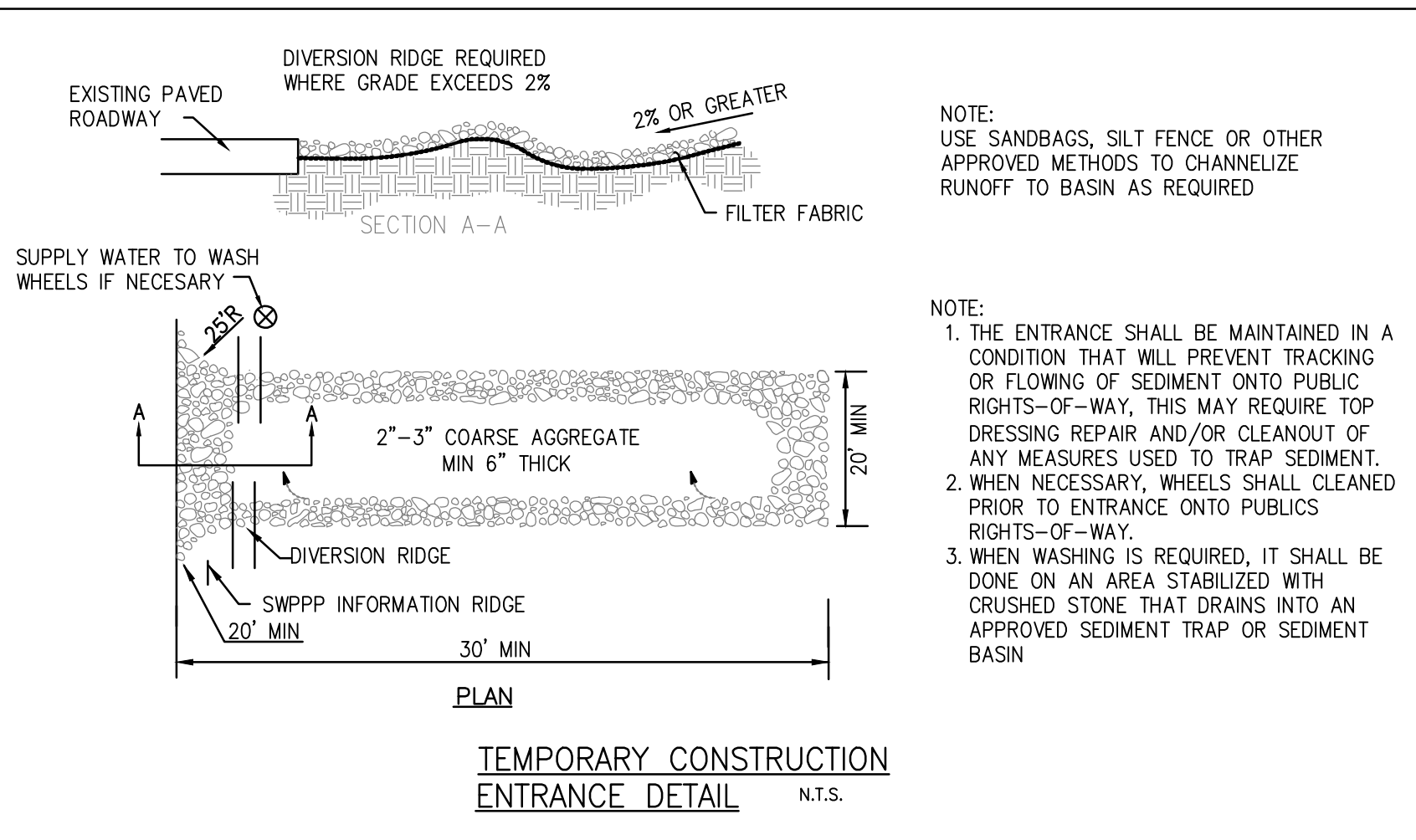
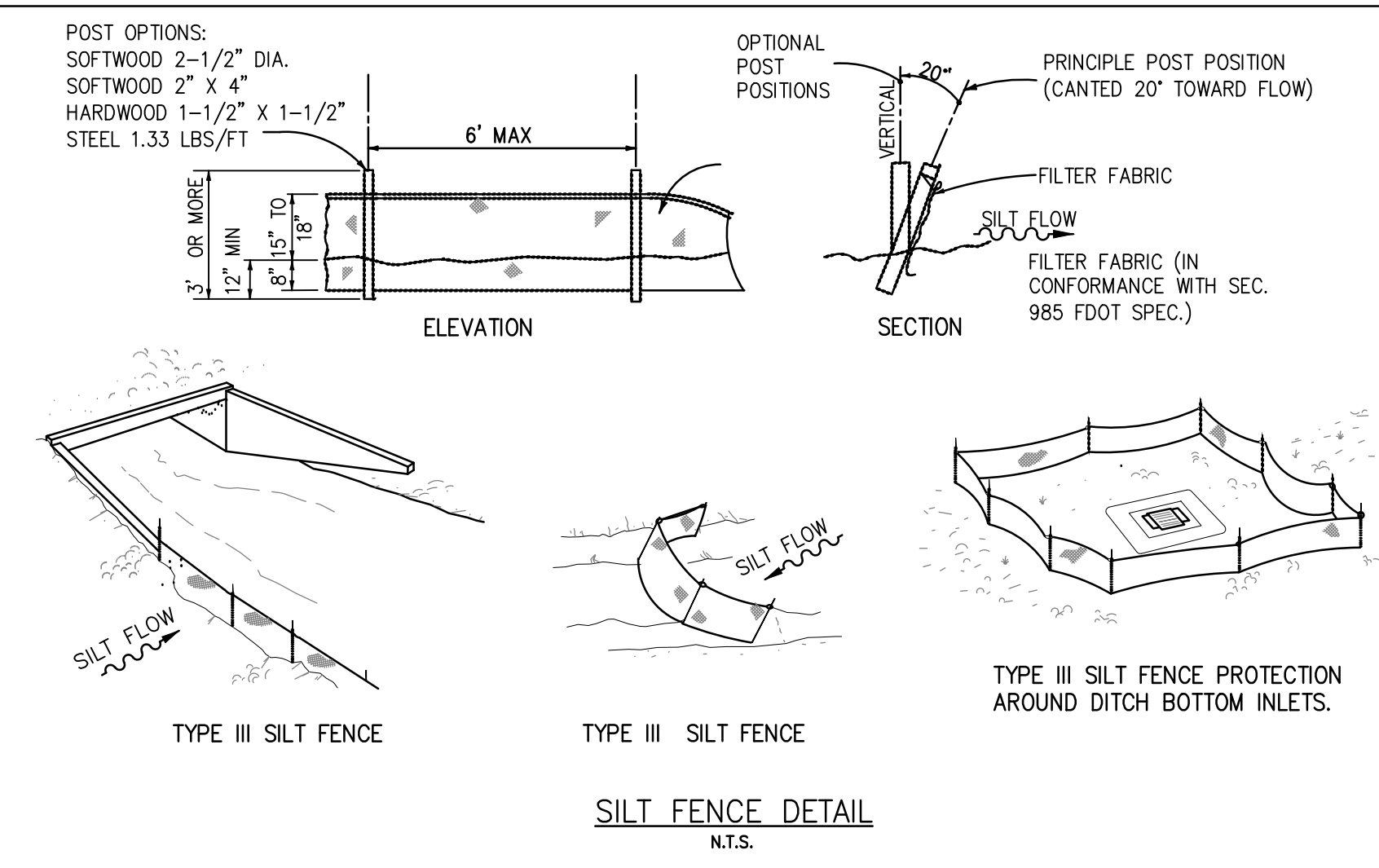
----- PROPERTY LINE/LIMITS OF DISTURBANCE
 - - - - - PROPOSED SILT FENCE



CONTRACTOR SHALL BE RESPONSIBLE
FOR PREVENTING SEDIMENT INTRUSION INTO
STORM WATER INLETS DURING CONSTRUCTION,
WHEN APPLICABLE.



LOCATION MAP
N.T.S.



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Reviews:		
DOT COMMENTS	01/22/2025	J.S.

Client: **BARRY KATZ**
Project: **6100 HOLLYWOOD**

description:

**EROSION
CONTROL PLAN**

Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: **JORGE M. SZAUER**

Drawn by: J. JANSE

Revised & Sealed: JORGE M. SZAUER

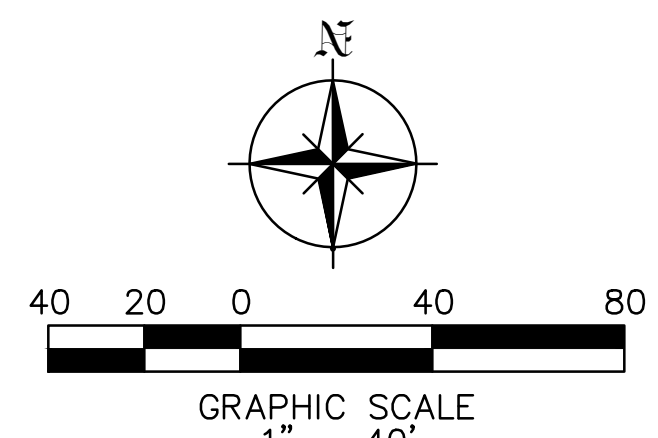
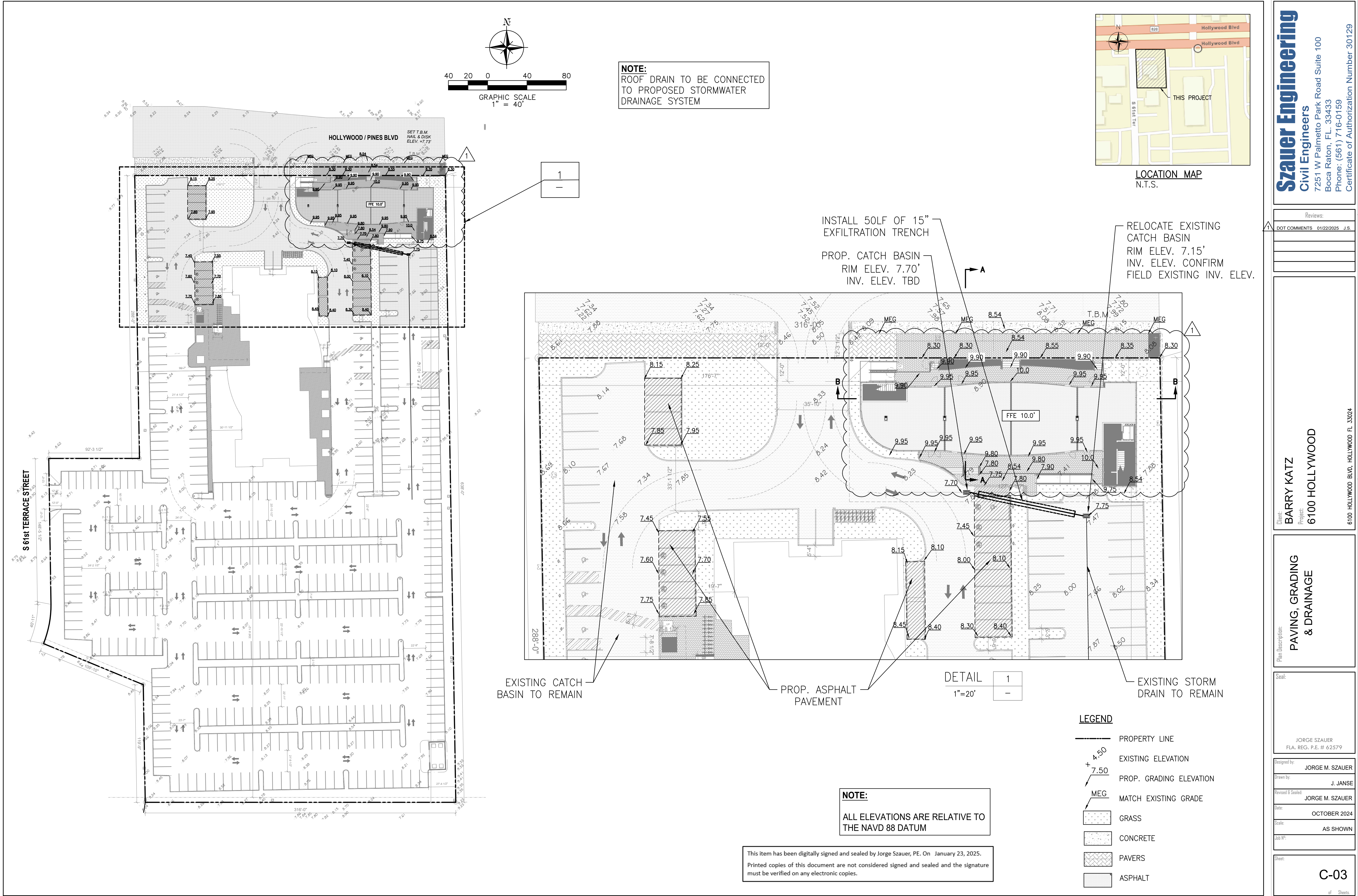
Date: OCTOBER 2024

Scale:

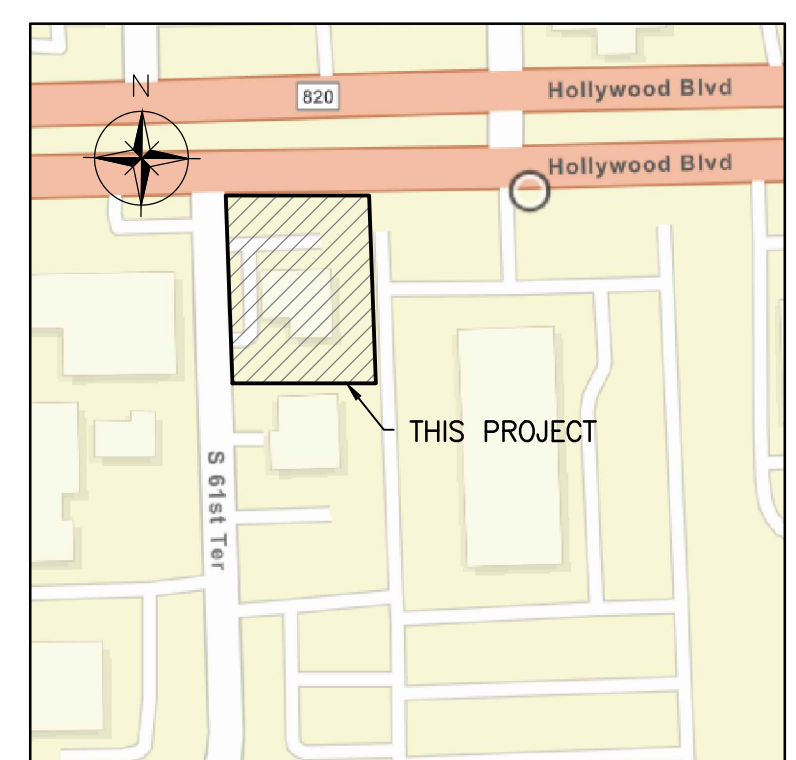
Job N°: _____

Sheet:

C-02



NOTE:
ROOF DRAIN TO BE CONNECTED
TO PROPOSED STORMWATER
DRAINAGE SYSTEM



LOCATION MAP
N.T.S.

INSTALL 50LF OF 15"
EXFILTRATION TRENCH

PROP. CATCH BASIN
RIM ELEV. 7.70'
INV. ELEV. TBD

RELOCATE EXISTING
CATCH BASIN
RIM ELEV. 7.15'
INV. ELEV. CONFIRM
FIELD EXISTING INV. ELEV.

EXISTING CATCH
BASIN TO REMAIN

PROP. ASPHALT
PAVEMENT

DETAIL 1
1"=20'

EXISTING STORM
DRAIN TO REMAIN

NOTE:
ALL ELEVATIONS ARE RELATIVE TO
THE NAVD 88 DATUM

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LEGEND

- PROPERTY LINE
- EXISTING ELEVATION
- PROP. GRADING ELEVATION
- MATCH EXISTING GRADE
- GRASS
- CONCRETE
- PAVERS
- ASPHALT

Szauder Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:
DOT COMMENTS 01/22/2025 J.S.

Client: **BARRY KATZ**
Project: **6100 HOLLYWOOD**
6100 HOLLYWOOD BLVD, HOLLYWOOD, FL 33024

Plan Description:
**PAVING, GRADING
& DRAINAGE**

Seal:
JORGE SZAUDER
FLA. REG. P.E. # 62579

Designed by: **JORGE M. SZAUDER**
Drawn by: **J. JANSE**
Reviewed & Sealed: **JORGE M. SZAUDER**
Date: **OCTOBER 2024**
Scale: **AS SHOWN**
Job N°:

Sheet:
C-03
of Sheets

Reviews:
DOT COMMENTS 01/22/2025 J.S.

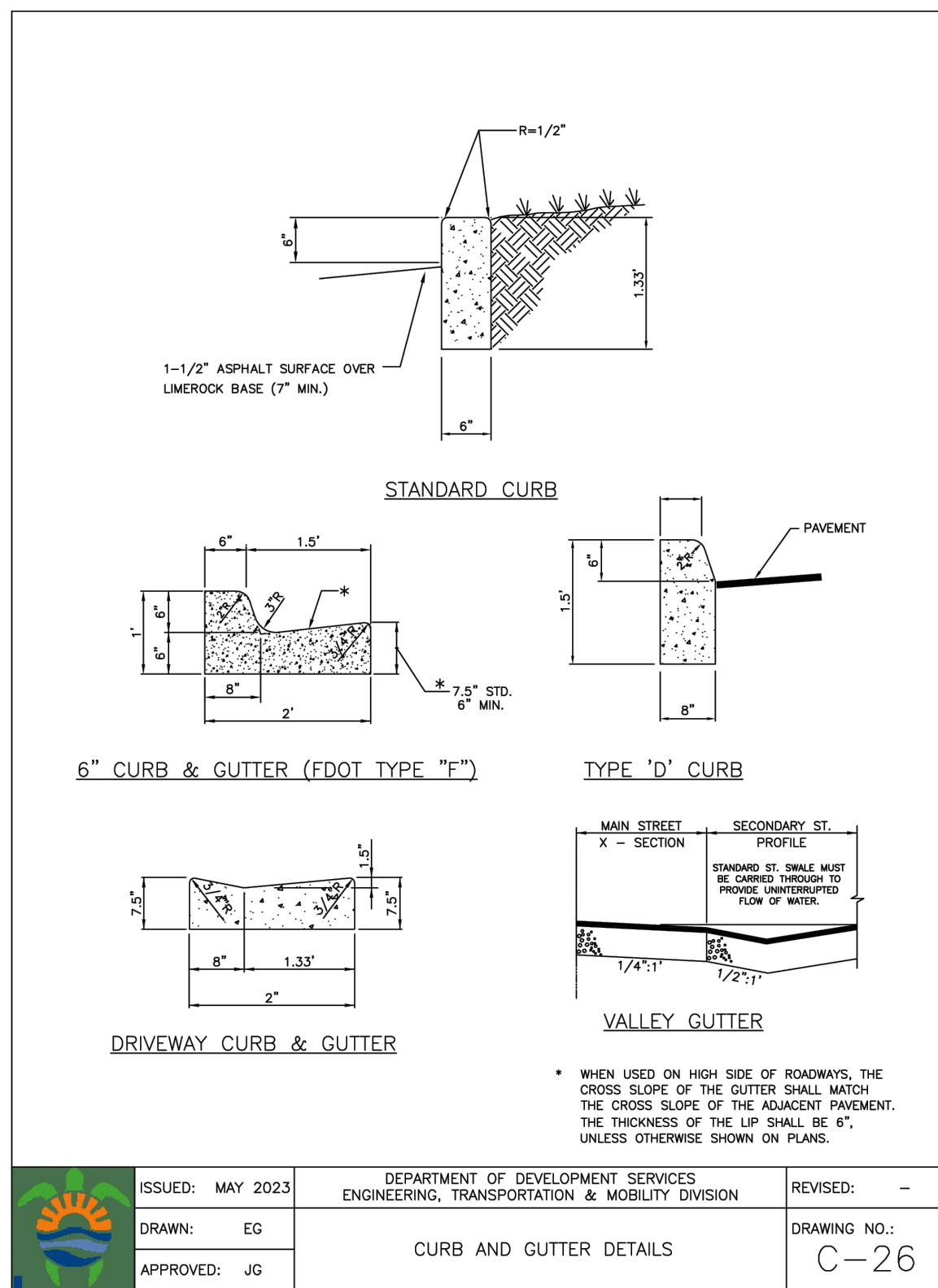
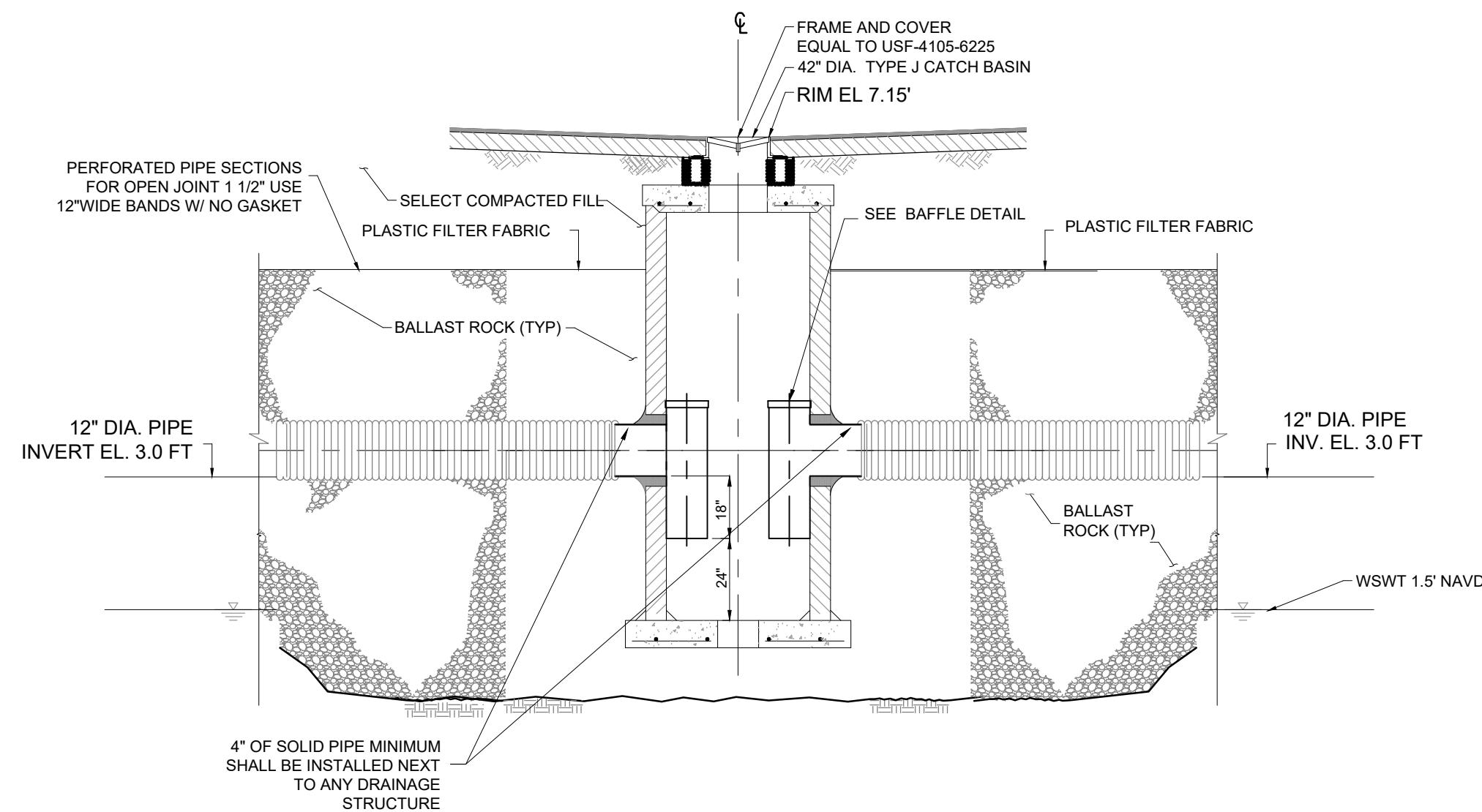
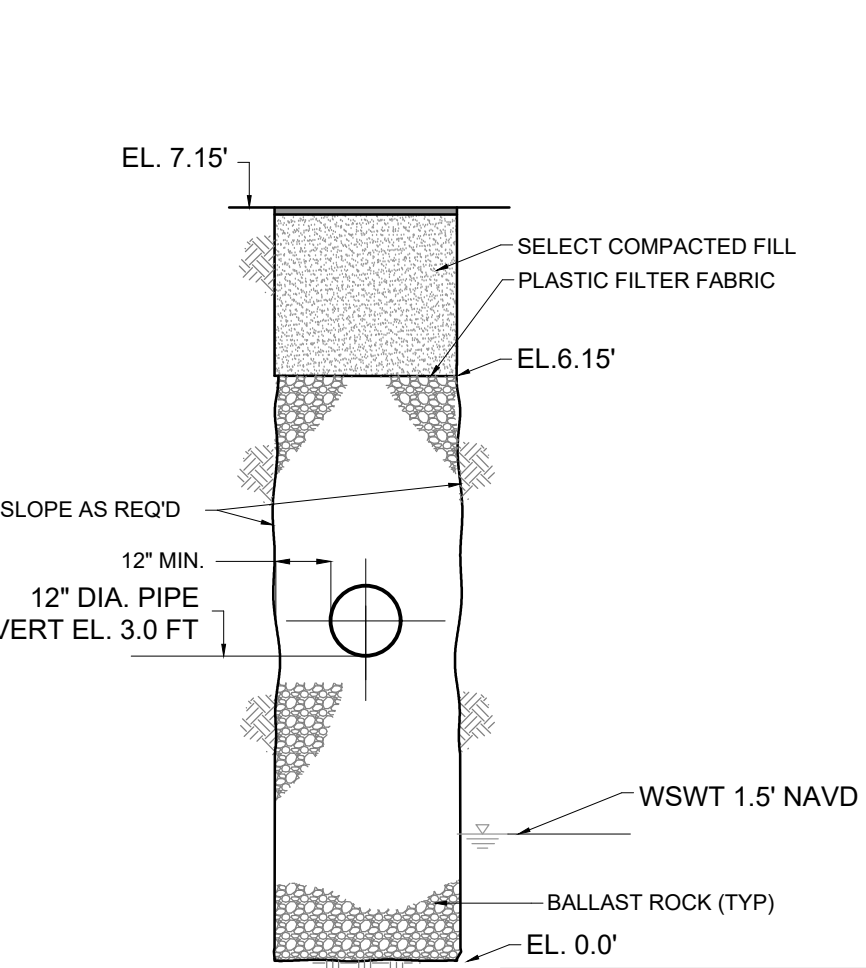
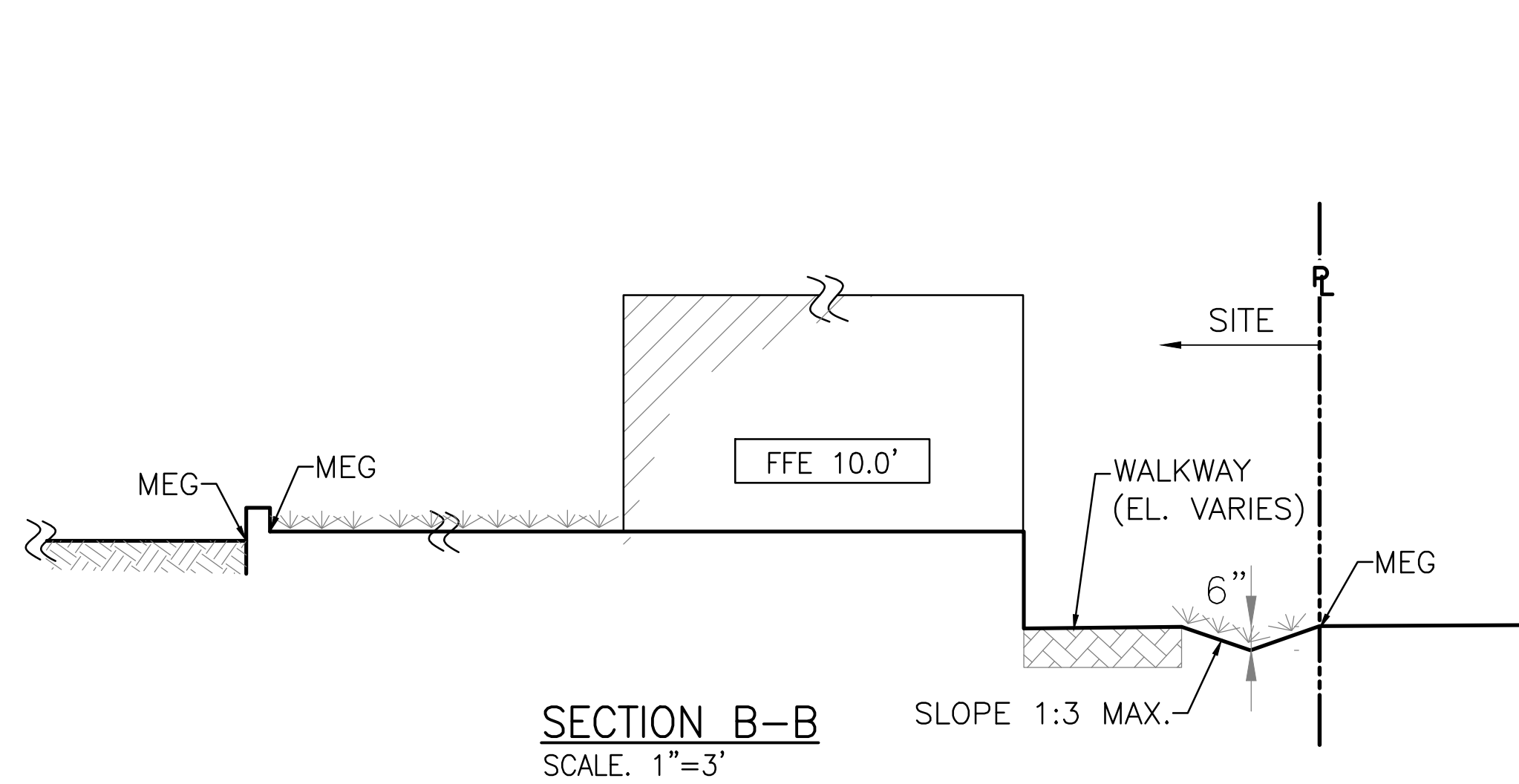
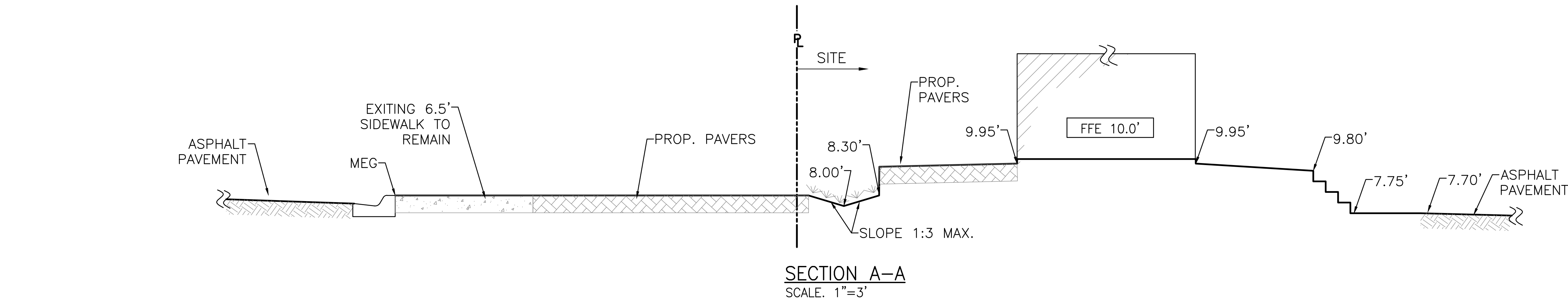
Client:	BARRY KATZ
Project:	6100 HOLLYWOOD
	6100 HOLLYWOOD BLVD, HOLLYWOOD, FL 33024

Plan Description:	PG&D SECTIONS & DETAILS
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Seal:	JORGE SZAUER FLA. REG. P.E. # 62579
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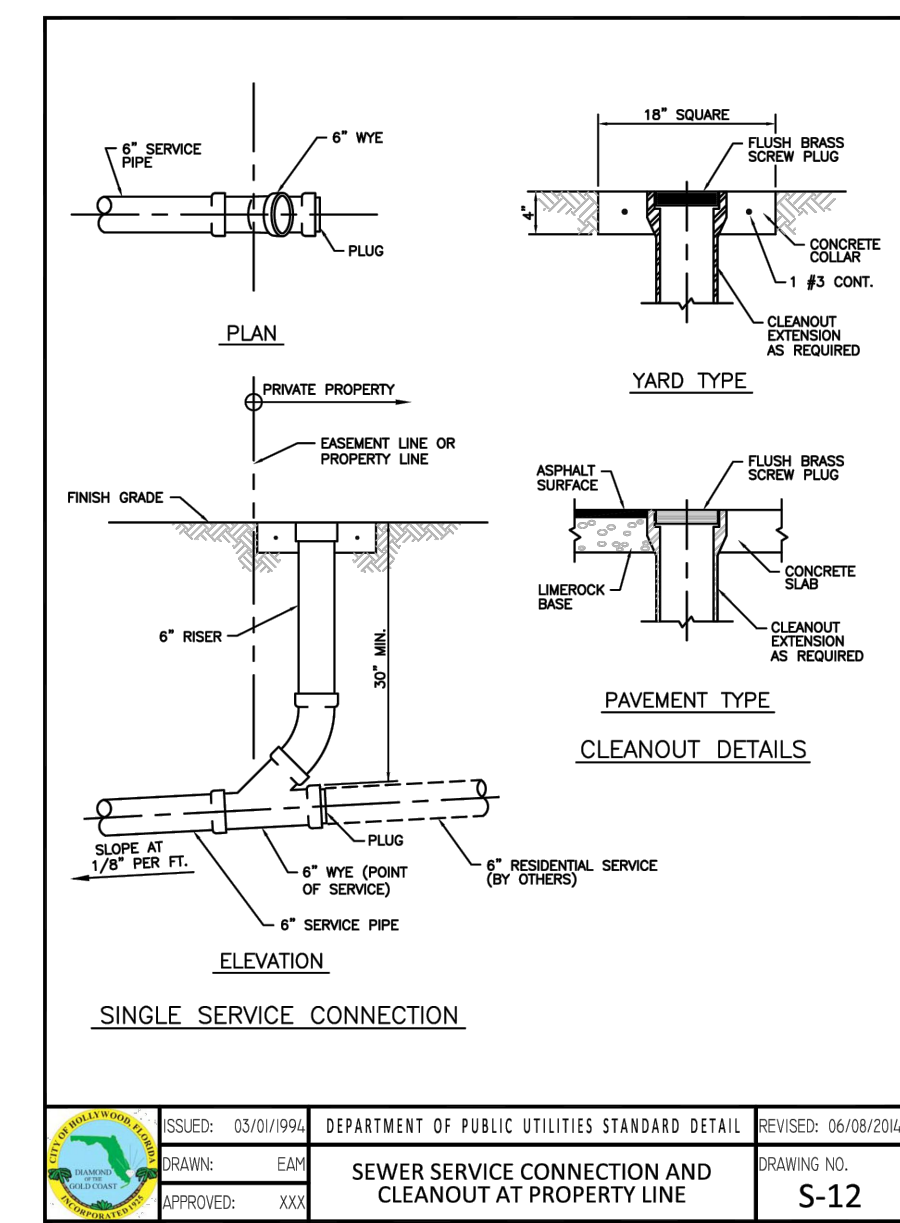
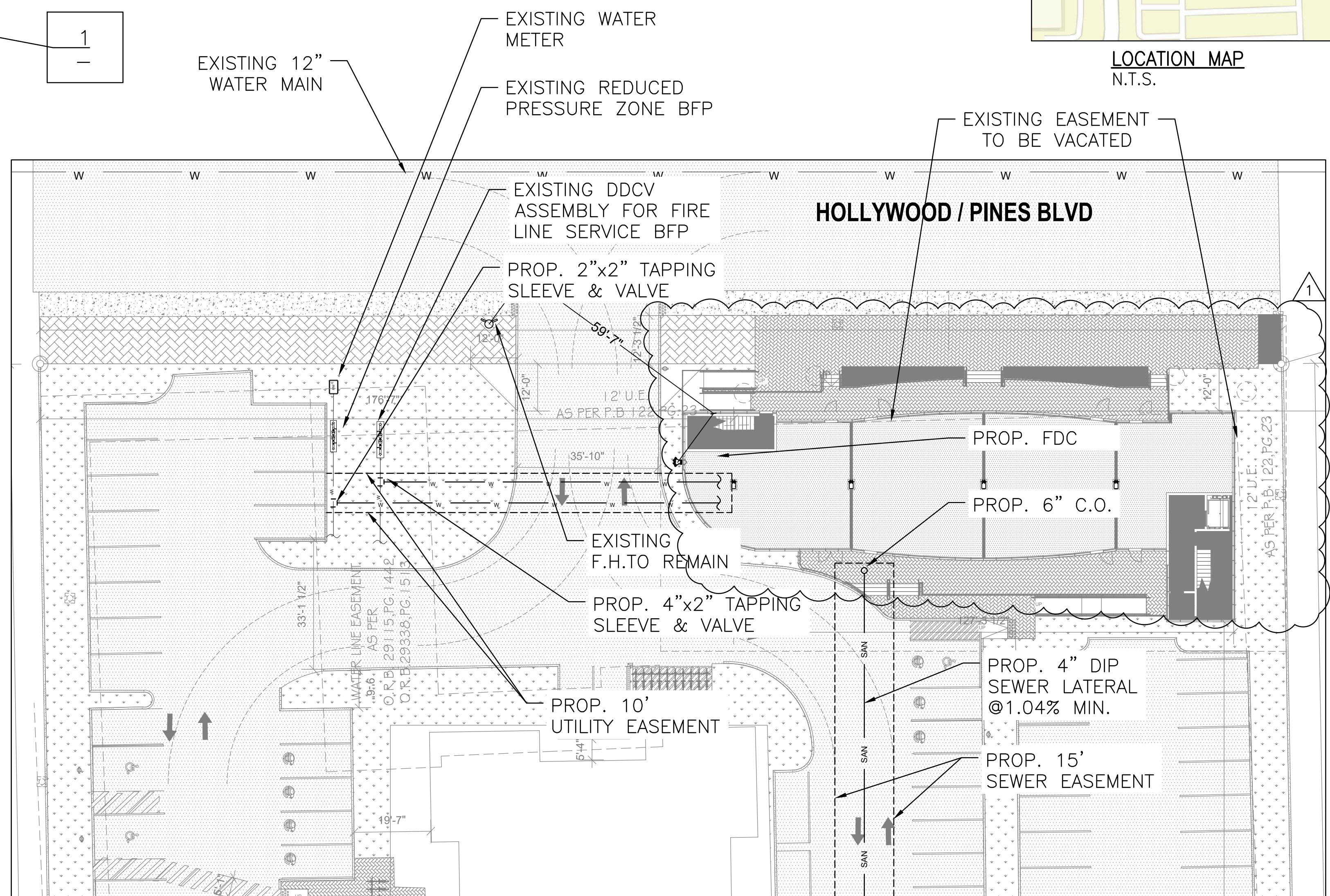
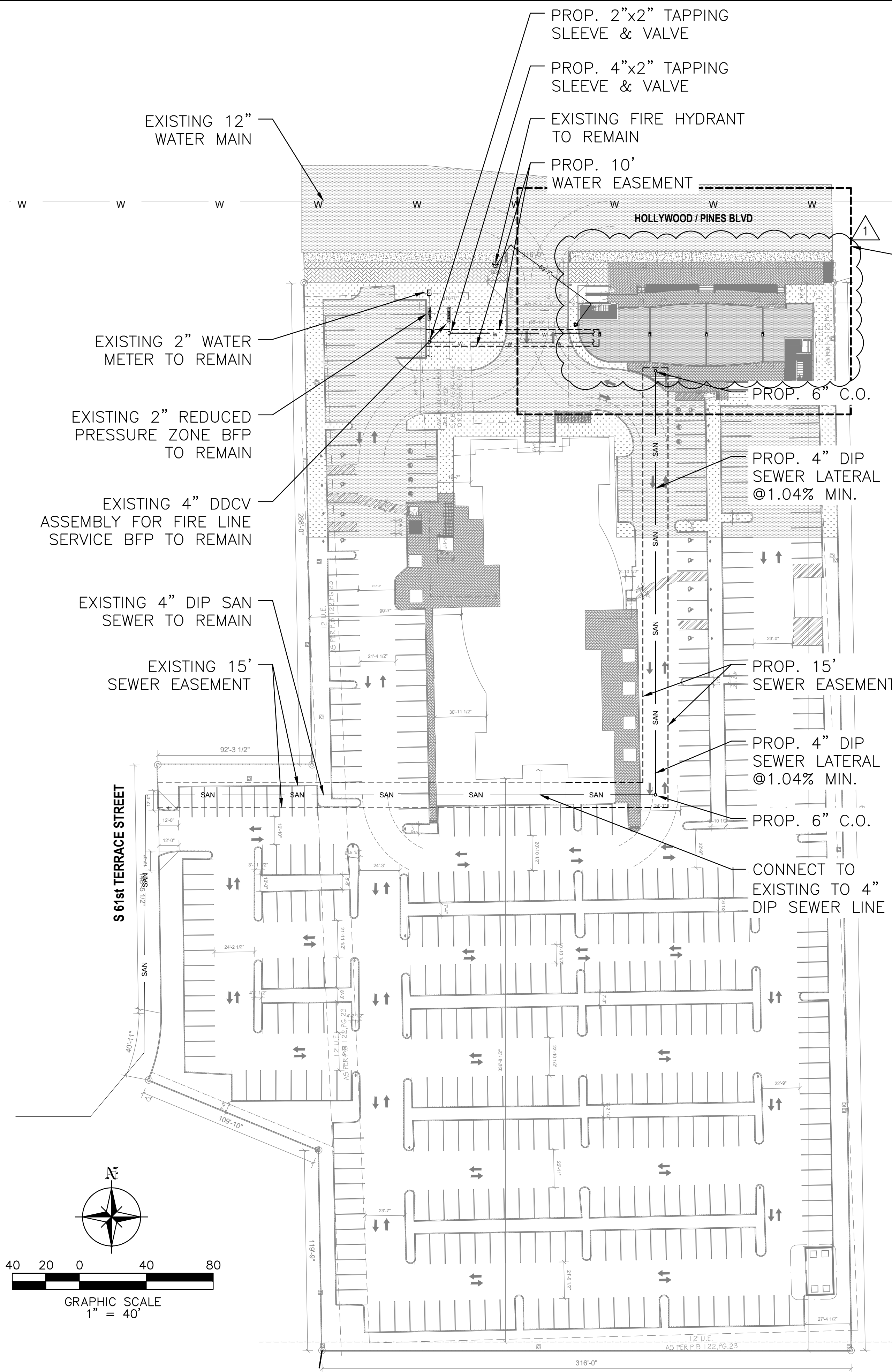
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Drawn by:	J. JANSE
Reviewed & Sealed:	JORGE M. SZAUER
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Scale:	AS SHOWN
Job No.:	

Sheet:	C-03A
of Sheets	



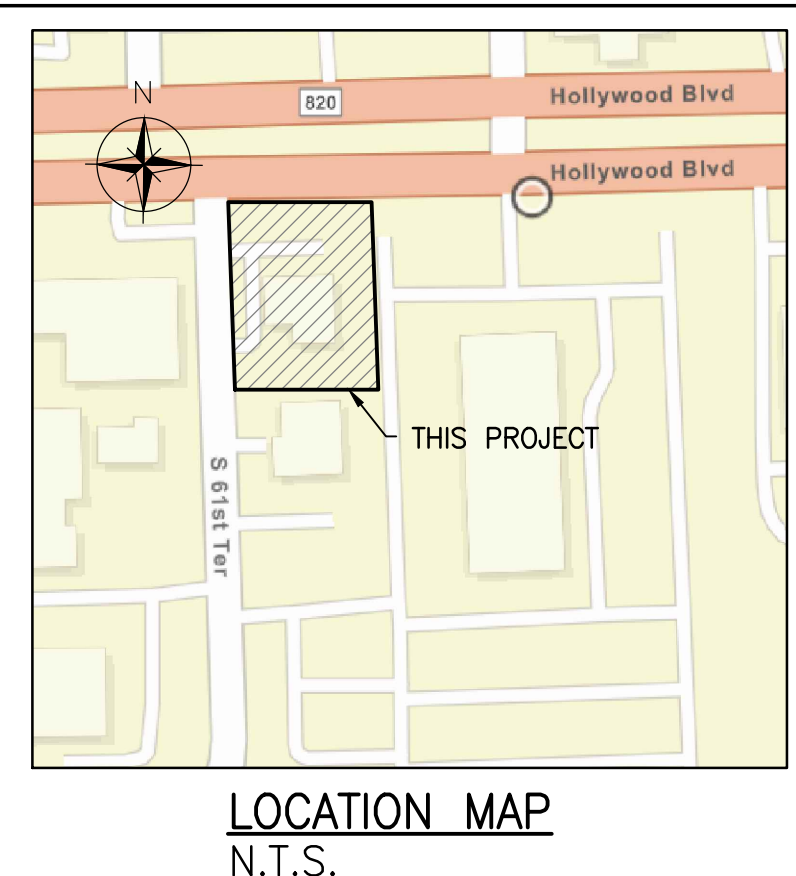
NOTE:
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- LEGEND**
- PROPERTY LINE
 - GRASS
 - PAVERS
 - ASPHALT

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Civil Engineers
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Boca Raton, FL 33433
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Certificate of Authorization Number 30129

Reviews:
DOT COMMENTS 01/22/2025 J.S.

Client: **BARRY KATZ**
Project: **6100 HOLLYWOOD**
6100 HOLLYWOOD BLVD, HOLLYWOOD, FL 33024

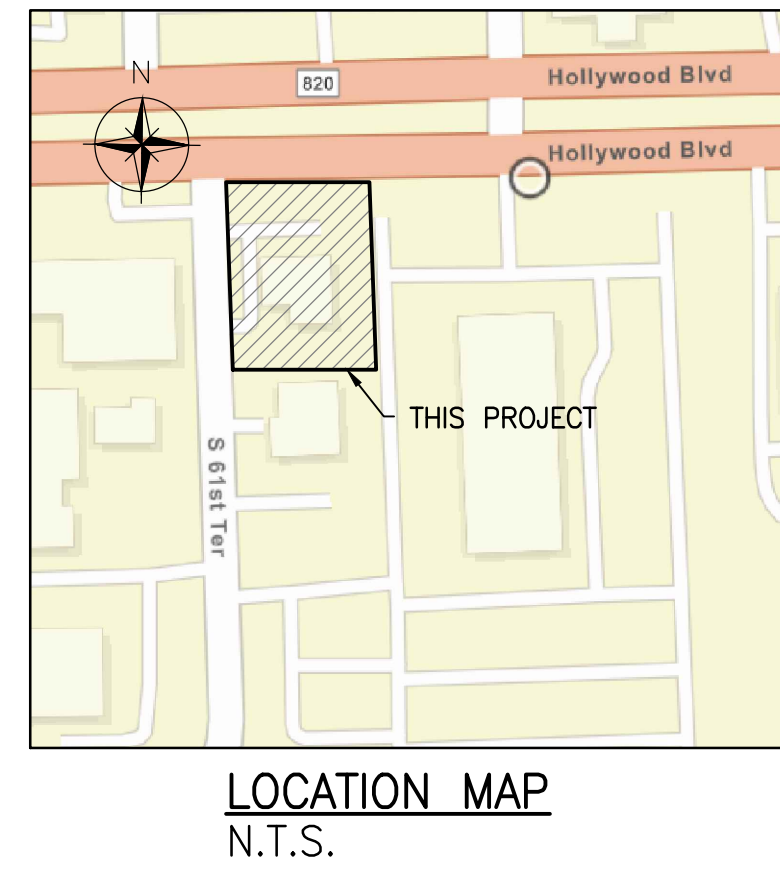
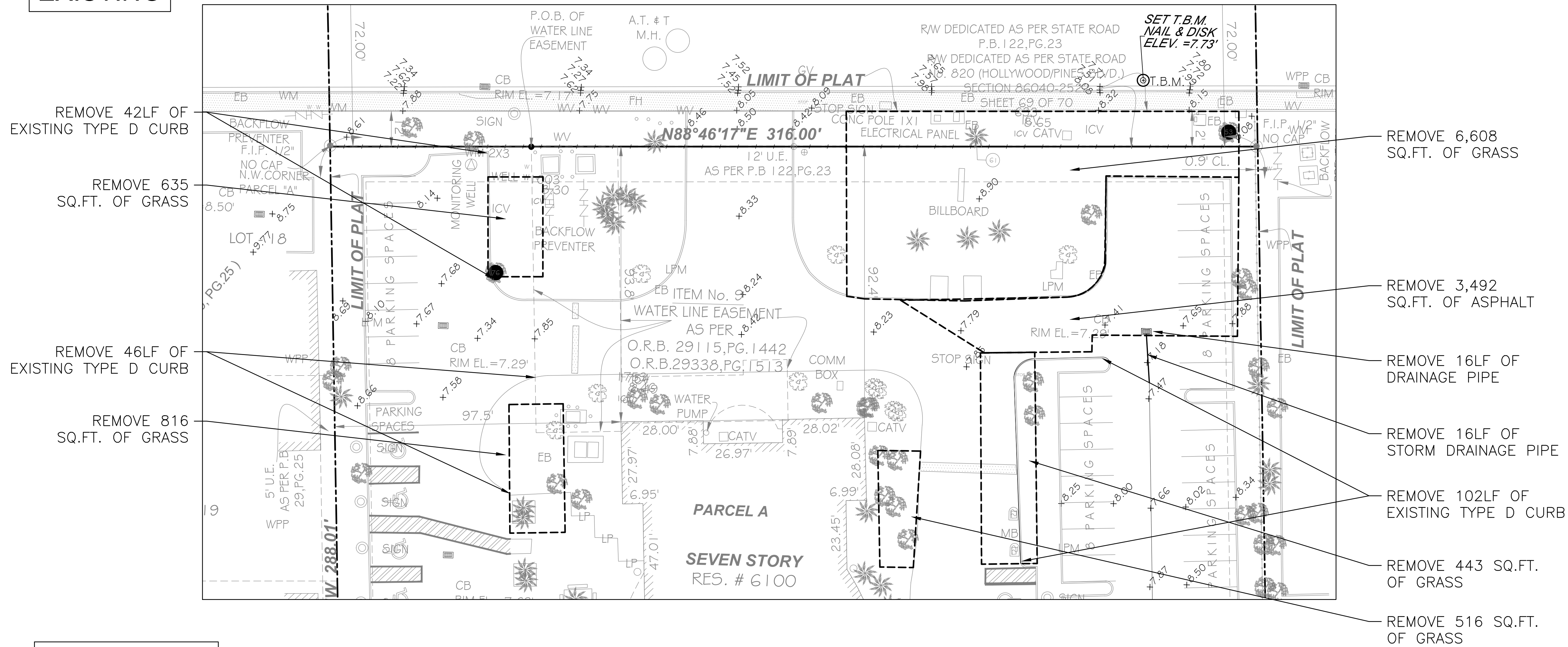
Plan Description: **UTILITIES**

Seal: **JORGE SZAUDER**
FLA. REG. P.E. # 62579

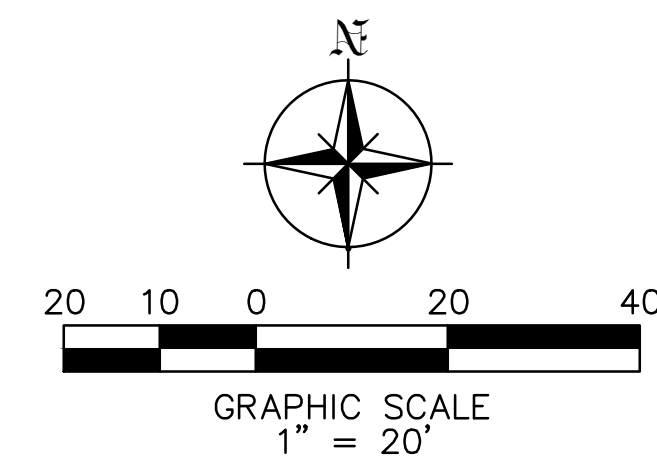
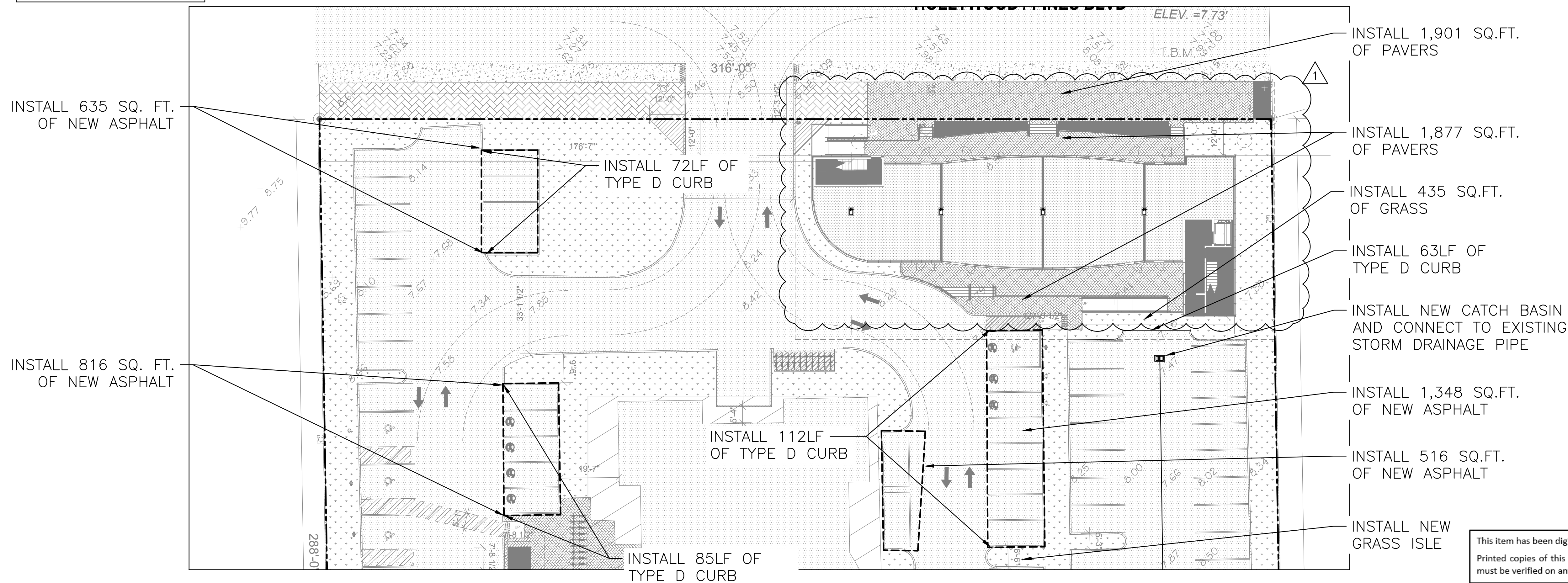
Designed by: **JORGE M. SZAUDER**
Drawn by: **J. JANSE**
Reviewed & Sealed: **JORGE M. SZAUDER**
Date: **OCTOBER 2024**
Scale: **AS SHOWN**
Job No.:

Sheet: **C-04**
of Sheets

EXISTING



PROPOSED



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Reviews:
DOT COMMENTS 01/22/2025 J.S.

Client: **BARRY KATZ**
Project: **6100 HOLLYWOOD**
6100 HOLLYWOOD BLVD, HOLLYWOOD, FL 33024

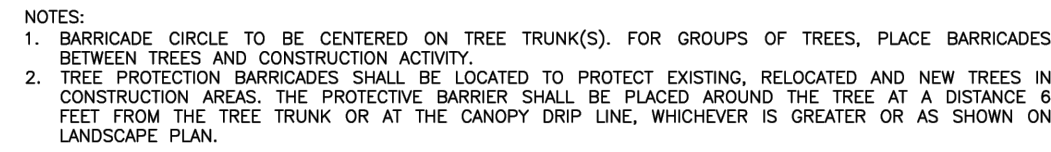
Plan Description: **PAVEMENT PLAN**

Seal: **JORGE SZAUDER**
FLA. REG. P.E. # 62579

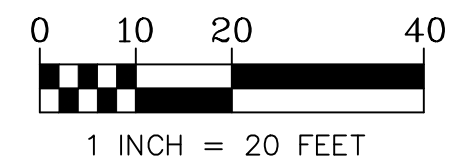
Designed by:	JORGE M. SZAUDER
Drawn by:	J. JANSE
Reviewed & Sealed:	JORGE M. SZAUDER
Date:	OCTOBER 2024
Scale:	AS SHOWN
Job No.:	

Sheet: **C-05**
of Sheets

The diagram shows a rectangle with 'x' marks at each of the four corners and at the midpoint of each of the four sides, totaling eight 'x' marks. This represents a boundary value problem on a rectangular domain.



Check positive response codes before you dig!



Hollywood, Florida 33024

REVISIONS



Sheet No.
L-1
Sheet 21 Of 2

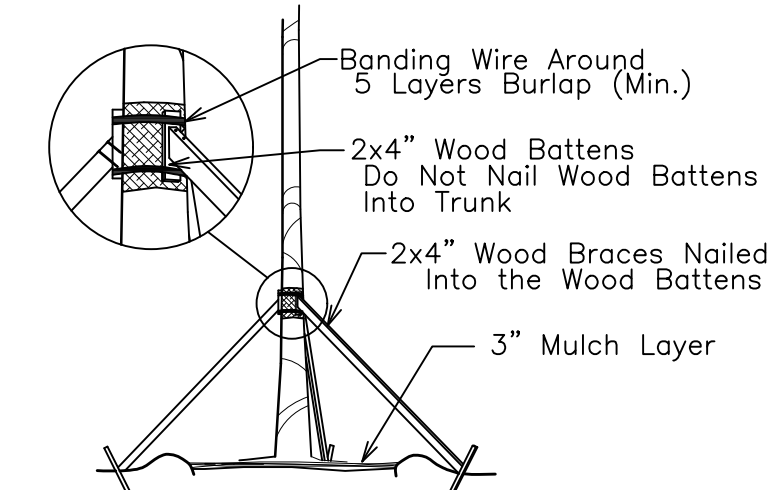
GENERAL LANDSCAPE NOTES

- The plan takes precedence over the plant list.
- 2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
- General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.
- All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.
- All burrap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.
- All trees/palms shall be planted so the top of the root ball, root flare are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
- All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.
- No fertilizers are required.
- All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.
- Please refer to the planting details for a graphic representation of the above notes.
- All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.
- No landscape substitutions shall be made without the City of Hollywood approval.
- No tree removal or planting allowed until sub permits are fully approved by city.
- Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

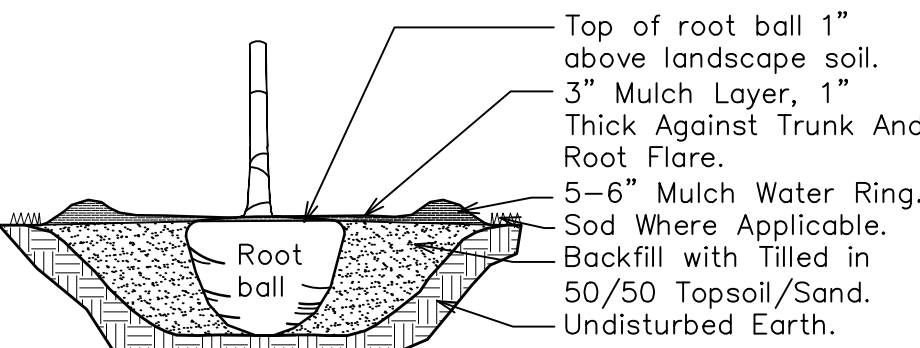
TREE TABLE				
No.	Name	Diameter (R.)	Height (R.)	Spread (R.)
1	OAK	0.7	20	20
2	OAK	0.7	20	20
3	OAK	0.9	25	25
4	OAK	1.1	25	25
5	OAK	1.1	25	25
6	PALMETTO	0.8	30	10
7	TREE	0.55	18	15
8	MAHOGANY	1.65	35	35
9	MAHOGANY	1.65	35	35
10	MAHOGANY	1.3	30	30
11	OAK	0.9	25	25
12	OAK	0.7	20	20
13	OAK	0.7	20	20
14	OAK	0.9	25	25
15	OAK	0.9	25	25
16	OAK	0.7	20	20
17	MAHOGANY	1.3	30	30
18	MAHOGANY	0.8	16	16
19	OAK	1.1	25	25
20	OAK	1.3	33	30
21	OAK	0.9	25	25
22	OAK	0.7	20	20
23	OAK	0.9	25	25
24	OAK	0.9	25	25
25	OAK	0.9	25	25
26	OAK	1.1	25	25
27	OAK	1.1	25	25
28	OAK	1.1	25	25
29	OAK	0.7	20	20
30	OAK	0.7	20	20
31	OAK	1.1	25	25
32	OAK	1.1	25	25
33	MAHOGANY	1.3	30	30
34	MAHOGANY	0.8	22	20
35	MAHOGANY	0.8	22	20
36	OAK	1.1	25	25
37	OAK	1.1	25	25
38	OAK	0.9	25	25
39	OAK	1.1	25	25
40	MAHOGANY	0.8	16	16
41	MAHOGANY	1.65	35	35
42	OAK	0.9	25	25
43	OAK	1.3	33	30
44	MAHOGANY	0.8	16	16
45	PALM	0.35	18	7
46	MAHOGANY	1.65	35	35
47	MAHOGANY	1.3	30	30
48	PALMETTO	0.8	30	10
49	PALMETTO	0.8	30	10
50	OAK	1.65	35	35
51	TREE	0.55	18	15
52	MAHOGANY	0.8	22	20
53	BANYAN	6	35	40
54	ROYAL PALM	1.15	45	15
55	ROYAL PALM	1.15	45	15
56	ROYAL PALM	1.15	35	15
57	ROYAL PALM	1.15	35	15
58	ROYAL PALM	1.15	35	15
59	ROYAL PALM	1.15	35	15
60	ROYAL PALM	1.15	35	15
61	ROYAL PALM	0.9	17	8
62	PALM	1.5	16	11
63	PALM	1.5	16	11
64	PALM	1.5	16	11
65	OAK	1.3	33	30
66	OAK	1.3	33	30
67	ROYAL PALM	1.15	35	15
68	PALM	0.35	15	6
69	PALM	0.35	15	6
70	PALM	0.35	15	6
71	PALM	0.35	15	6
72	PALM	0.35	15	6
73	ROYAL PALM	1.3	20	10
74	MAHOGANY	0.8	22	20
75	PINK TRUMPET	1	26	18
76	MAHOGANY	1.3	30	30
77	BLACK OLIVE	1.2	29	20
78	TREE	0.7	22	18
79	TREE	1	22	18
80	PALM	0.8	7	7

TREE TABLE				
No.	Name	Diameter (R.)	Height (R.)	Spread (R.)
81	BLACK OLIVE	0.8	23	20
82	TREE	0.55	18	15
83	PALM	0.35	15	6
84	BLACK OLIVE	0.8	23	20
85	BLACK OLIVE	0.8	23	20
86	PALM	0.35	15	6
87	PALM	0.35	18	7
88	TREE	0.7	22	18
89	TREE	0.7	22	18
90	TREE	0.35	18	15
91	PALMETTO	0.8	16	10
92	BLACK OLIVE	0.8	23	20
93	TREE	0.8	23	20
94	TREE	0.8	23	20
95	MAHOGANY	0.8	23	20
96	MAHOGANY	0.8	23	20
97	PALM	0.35	18	7
98	PALM	0.35	18	7
99	TREE	0.3	15	8
100	MAHOGANY	1.3	30	30
101	MAHOGANY	0.8	16	16
102	PALM	0.35	15	6
103	MAHOGANY	0.8	30	10
104	TREE	0.35	18	15
105	TREE	0.7	18	15
106	TREE	0.35	15	15
107	BANYAN	6	35	40
108	PALMETTO	0.8	30	10
109	BANYAN	1.3	28	28
110	TREE	0.35	15	15
111	PALMETTO	0.8	30	10
112	TREE	0.7	18	15
113	TREE	0.9	28	35
114	TREE	1.2	25	35
115	PALMETTO	0.8	16	10
116	TREE	0.3	15	8
117	TREE	0.3	15	8
118	TREE	0.45	18	10
119	TREE	0.45	18	10
120	OAK	0.3	16	8
121	TREE	0.45	18	10
122	OAK	0.3	16	8
123	TREE	0.45	18	10
124	OAK	0.3	16	8
125	TREE	0.45	18	10
126	TREE	0.45	18	10
127	TREE	0.45	18	10
128	TREE	0.45	18	10
129	ALMACIGO	0.3	8	4
130	OAK	0.3	16	8
131	OAK	0.3	16	8
132	OAK	0.3	16	8
133	OAK	0.3	16	8
134	OAK	0.3	16	8
135	MAHOGANY	1.3	30	30
136	PALM	0.35	15	6
137	PALM	0.35	15	6
138	TREE	0.6	25	20
139	PALM	0.35	15	6
140	PALM	0.35	15	6
141	PALM	0.35	19	6
142	PALM	0.35	19	6
143	PALM	0.35	14	6
144	PALM	0.35	19	6
145	PALM	0.35	16	6
146	PALM	0.35	16	6
147	PALM	0.35	16	6
148	PALM	0.35	19	6
149	ROYAL PALM	1.11	47	15
150	ROYAL PALM	1.11	47	15
151	ROYAL PALM	1.11	47	15
152	ROYAL PALM	1.11	47	15
153	ROYAL PALM	1.11	47	15
154	ROYAL PALM	1.11	47	15
155	ROYAL PALM	1.11	47	15
156	TREE	0.7	22	18
157	TREE	0.7	22	18
158	PALM	0.4	12	6
159	OAK	1.1	35	30
160	OAK	1.1	35	30

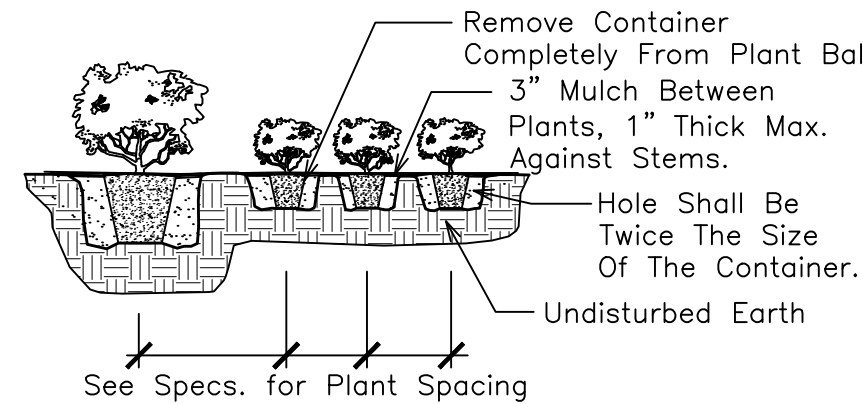
TREE TABLE				
No.	Name	Diameter (R.)	Height (R.)	Spread (R.)
161	OAK	1.1	35	30
162	OAK	1.1	35	30
163	PALM	0.35	19	6
164	PALM	0.35	19	6
165	PALM	0.35	19	6
166	PALM	0.35	19	6
167	PALM	0.35	19	6
168	PALM	0.35	19	6
169	PALM	0.35	19	6
170	PALM	0.35	19	6
171	PALM	0.35	19	6
172	PALM	0.35	19	6
173	PALM	0.35	19	6
174	PALM	0.35	14	6
175	TREE	0.7	22	16
176	TREE	0.7	22	16
177	TREE	0.7	22	16
178	TREE	0.7	22	16
179	TREE	0.7	22	16
180	TREE	0.7	22	16
181	TREE	0.7	22	16
182	TREE	0.7	22	16
183	PALMETTO	0.8	30	10
184	PALMETTO	0.8	30	10
185	PALMETTO	0.8	30	10
186	PALMETTO	0.8	30	10
187	PALMETTO	0.8	30	10
188	GROUP TREES	0.7	18	15
189	TREE	0.7	18	15
190	OAK	1.3	33	30
191	OAK	1.3	33	30
192	OAK	1.3	33	30
193	OAK	1.3	33	30
194	OAK	1.3	33	30
195	OAK	1.3	33	30
196	WASHINGTONIA	0.8	30	10
197	WASHINGTONIA	0.8	30	10
198	PALMETTO	0.8	30	10
199	PALMETTO	0.8	30	10
200	PALM	1	15	12
201	TREE	0.7	18	15
202	GUMBO LIMBO	0.3	8	4
203	PALMETTO	0.8	16	10
204	ROYAL PALM	0.35	14	6
205	ROYAL PALM	1.15	45	15
206	ROYAL PALM	1.15	45	15
207	ROYAL PALM	1.15	45	15
208	ROYAL PALM	1.15	45	15
209	TREE	1.2	25	35
210	TREE	1.2	25	35
211	TREE	1.2	18	15
212	TREE	1.2	25	35
213	TREE	1.2	18	15
214	TREE	1.2	18	15
215	TREE	1.2	18	15
216	TREE	1.2	18	15
217	TREE	1.2	18	15
218	TREE	1.2	18	15
219	TREE	1.2	18	15
220	TREE	1.2	18	15
221	TREE	1.2	18	15
222	TREE	1.2	18	15
223	TREE	1.2	18	15
224	TREE	1.2	18	15
225	TREE	1.2	18	15
226	TREE	1.2	18	15
227	TREE	1.2	18	15
228	TREE	1.2	18	15
229	TREE	1.2	18	15
230	TREE	1.2	18	15
231	CRABE MYRTLE	0.35	25	15
232	CRABE MYRTLE	0.35	25	15
233	ROEBELENI PALM	0.35	12	6
234	ROEBELENI PALM	0.35	12	6
235	MAHOGANY	1.3	30	30
236	PALMETTO	0.8	30	10
237	PALMETTO	0.8	30	10
238	PALMETTO	0.8	30	10
239	PALMETTO	0.8	30	10
240	PALMETTO	0.8	30	10
241	PALMETTO	1.3	33	30
242	Left Blank	1.1	35	30
243	OAK	1.1	35	30



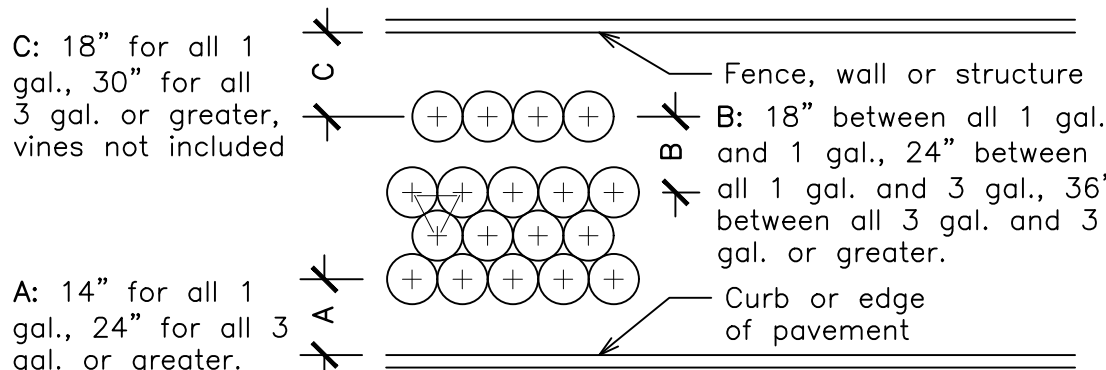
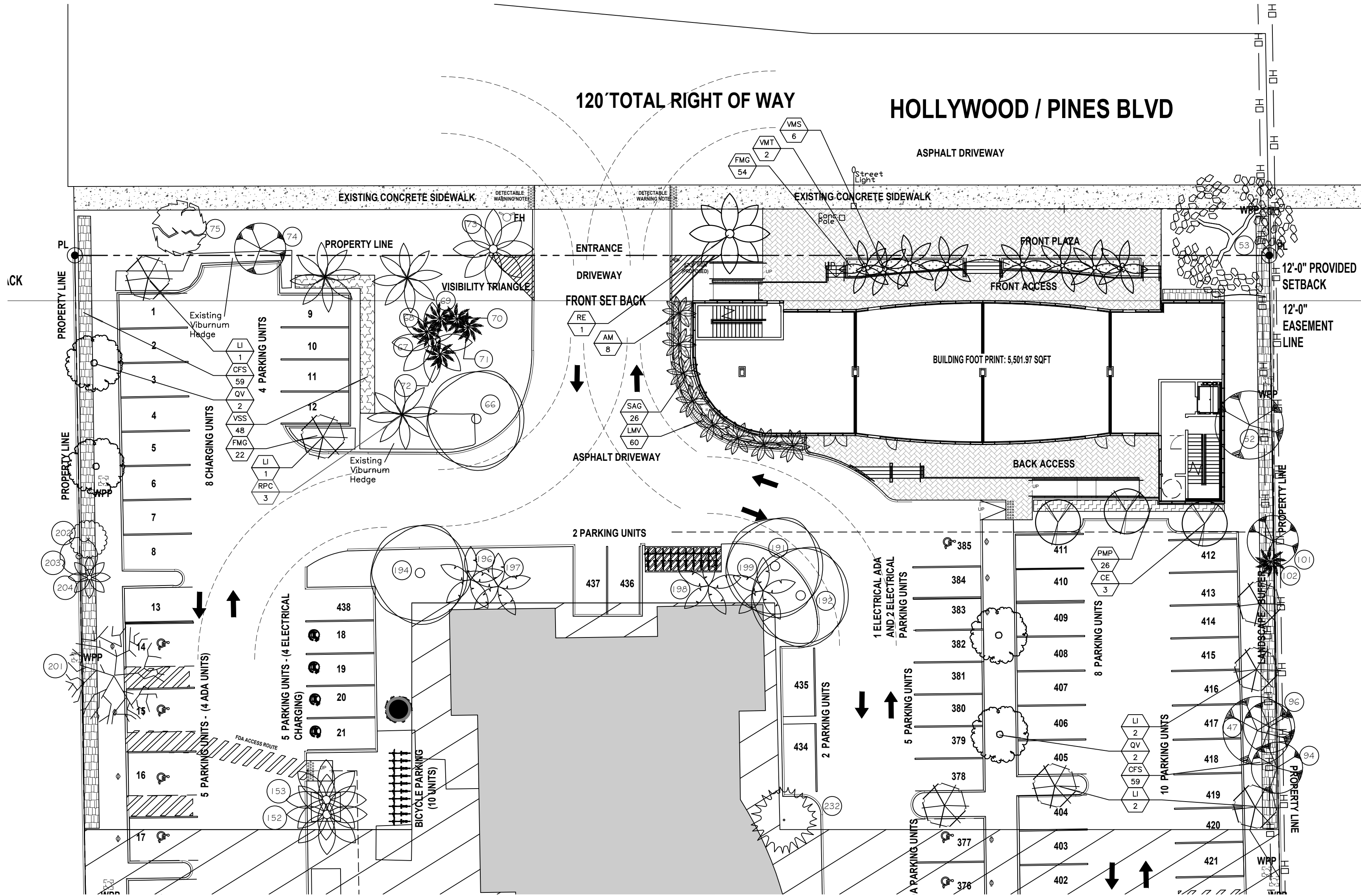
TREE/PALM BRACING DETAIL
NTS



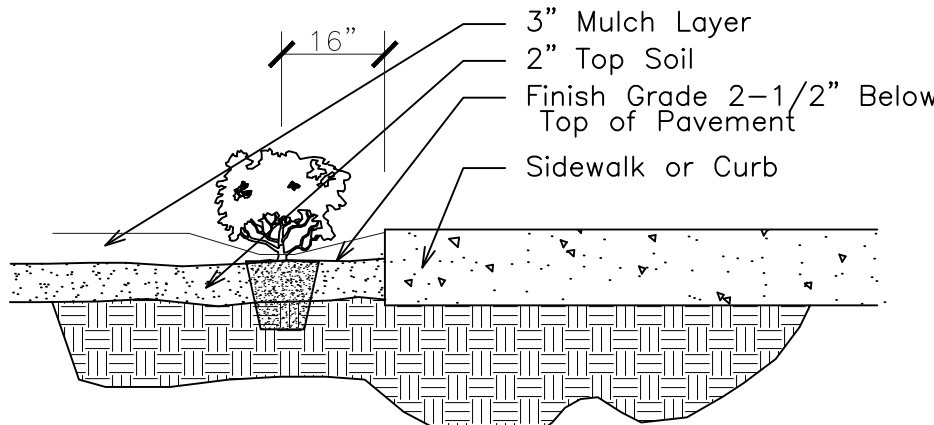
TREE/PALM PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS



TYPICAL SHRUB SPACING DETAIL
NTS



SHRUB INSTALLATION DETAIL
NTS

CITY OF HOLLYWOOD PLANTING CALCULATIONS				
Minimum Landscape Requirements				
Land. Manual 2.2.A.1	Street Trees: One Per 50 LF of Street Frontage 316 LF Hollywood / Pines Blvd.	Required 6	Provided 6	
Sec. 9.5	5' Landscape Buffer Required East & East Perimeter 304 LF Trees 20' OC Continuous Hedge	15 Contd. Hedge	15 Contd. Hedge	CIR 42"
Sec. 9.5.F.1	Parking: One Tree per 190 S.F. of Terminal Islands	Required 5	Provided 5	
Land. Manual 2.2.A.7	One Tree per every 1,000 square feet of Pervious Area 9,930 Square Feet of Pervious (Net Lot) Area.	12	12	
TOTAL		39	39	