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**Via E-mail Only**

July 2, 2025

Ms. Carmen Diaz, Planner  
Community Development Department  
City of Hollywood  
2600 Hollywood Boulevard, Third Floor  
Hollywood, FL

Re: Take 5 Proposed Development  
6190 Hollywood Boulevard  
Community Outreach Meeting

Dear Ms. Diaz:

As you are aware, our firm represents Westover Hollywood LLC who is the Applicant and Owner for a special exception to allow an expansion/intensification of a legal non-conforming use and for a variance with regard to stacking spaces for a Take 5 minor automotive repair use at the above-referenced property.

Please be advised that as the attorney for the Applicant we advertised, notified and invited all property owners within the notice radius provided for by Code to attend a community outreach meeting via Zoom. The Zoom meeting occurred on June 17, 2025 at 6:30 p.m. The zoom meeting occurred via the zoom instructions that were both posted on the site and sent to the neighbors. A project location map was part of the letter that was sent.

Several members of the public attended the meeting. I took the names of the attendees to create a sign in sheet from the people that attended the meeting. This sign in sheet is attached. In addition, following the meeting I received two phone calls from members of the public and also, at the request of the Vice Mayor, had a Zoom meeting with her about this project.

At the meeting I presented the project, explained what was occurring, the nature of the requests being made to the City and also showed the attendees the proposed site plan and building

elevations. One member of the public asked if Westover Hollywood had already purchased the property. I explained that it had. The other members of the public who were in attendance expressed support for the project (as did the members I spoke to after the occurrence of the meeting via phone) and the only question that was asked was when we expected construction to occur and when would the proposed use begin. The people I spoke with after the meeting also expressed support for the project.

Should you have any questions or require any additional information please feel free to contact me.

Very truly yours,

*/s/ Rod A. Feiner*

**ROD A. FEINER**

For the Firm

\tms

Enclosure

C: Cameron Palmer  
Client  
Terry Runyan

**SIGN IN SHEET TAKEN VIA ZOOM**

Linda Dorman  
6140 Hollywood Boulevard  
Hollywood, FL

Jacon Scher  
5014 Pershing Street  
Dallas, TX 75026

Rod Harvey  
3816 Hollywood Boulevard  
Hollywood, FL

Casey Goldberg  
1133 West Van Buren Street  
Hollywood, FL



## CERTIFICATION LETTER

**City of Hollywood**

**Date:**

May 30, 2025

**Applicant:**

Westover Hollywood LLC

**Legal Description:**

Lots 1 to 3 of Lyndon Park Plat as recorded in Plat Book 29  
Page 25 of the Public Records of Broward County, Florida.

**Address or**

**General Location:**

6190 Hollywood Boulevard

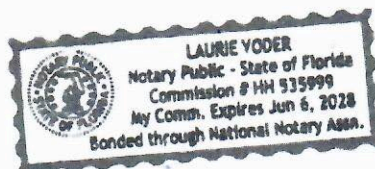
This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of May 7, 2025, the City Commission, and Planning Department. There are no registered Civic Associations within 500 feet.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed May 30, 2025.

Finally, this letter certifies that the site was posted with two public notice signs that meet the City of Hollywood notification regulations. The signs were posted May 30, 2025.

Thank You,

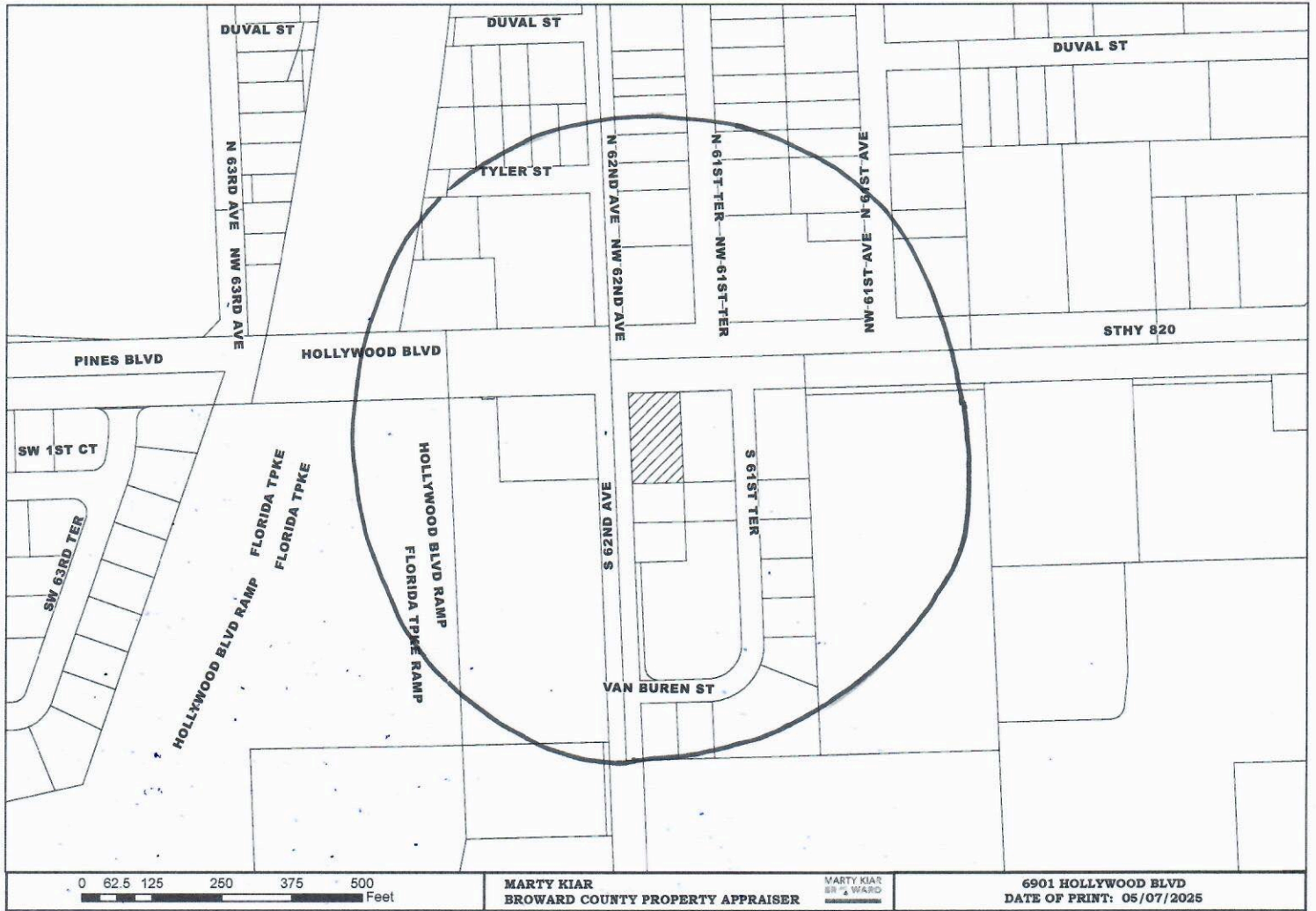
  
Christina Mathews



Sworn and subscribed before me this 30<sup>th</sup> day of May,  
2025. She is personally known to me.

  
Signature of Notary

1625 Yale Drive  
Hollywood, Florida 33021  
954-920-2205  
Email: cutroplanning@yahoo.com



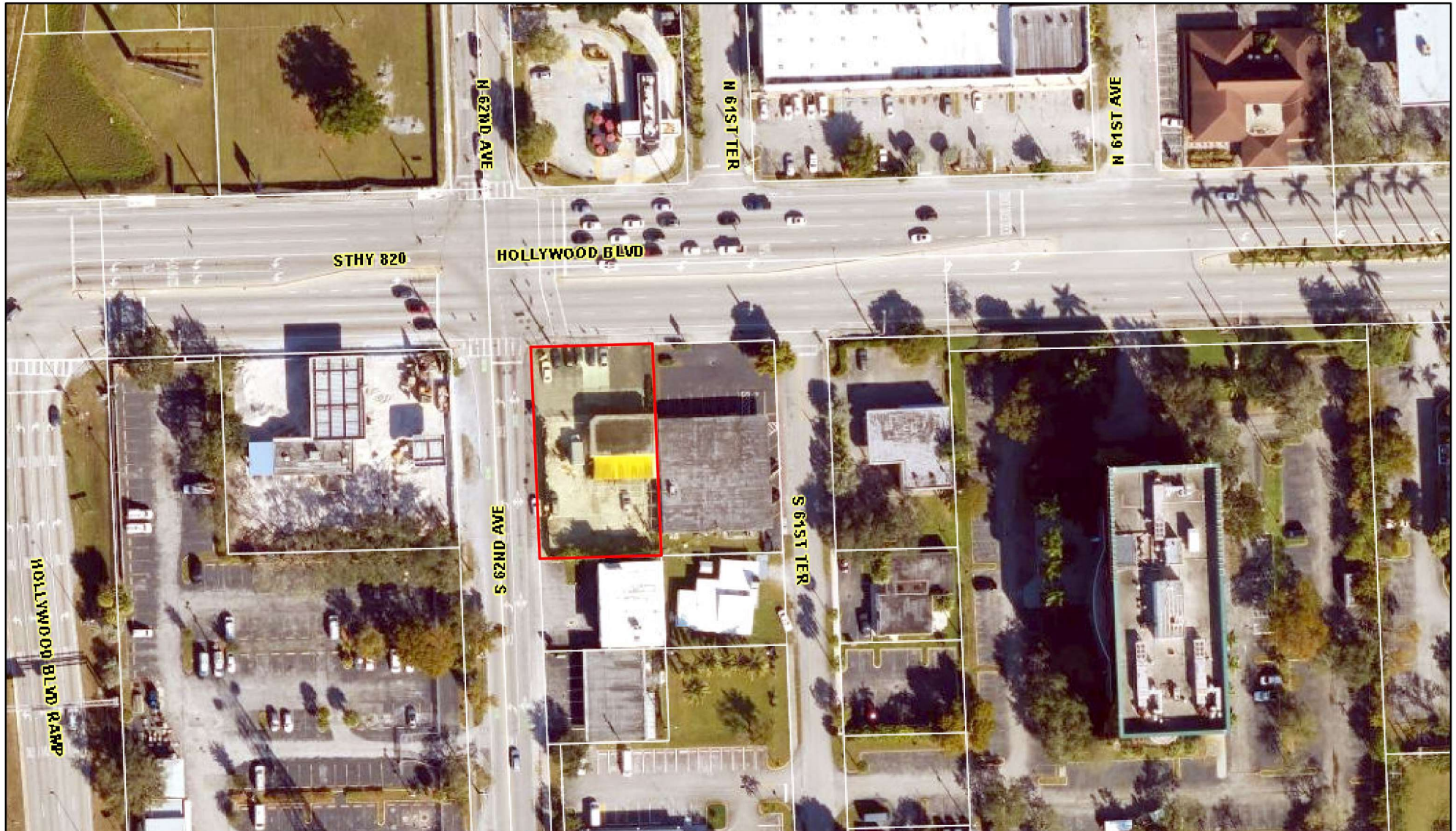
FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
514113060270	LESLIE,LEONARDROBINSON,RASHAANA	5500 W 107 ST	MINNEAPOLIS	MN	55437		GRACEWOOD NO 2 24-33 BLOT 18 LESS N 32,19 BLK 3
514113060280	GOOLJAR,ROOPCHAN	202 N 61 TER UNITS A & B	HOLLYWOOD	FL	33024		GRACEWOOD NO 2 24-33 BLOT 20 BLK 3
514113060290	GOOLJAR,ROOPHAN & LATCHMIN	200 N 61 TER	HOLLYWOOD	FL	33024	7918	GRACEWOOD NO 2 24-33 BLOT 21 BLK 3
514113060300	HZ RENTALS LLC	3501 JACKSON ST APT 401	HOLLYWOOD	FL	33021	7440	GRACEWOOD NO 2 24-33 BLOT 22,23 BLK 3
514113060320	CNL NET LEASE FUNDING 2003 LLC%CHECKERS DRIVE- IN RSTRNT 065431	4300 W CYPRESS ST STE 600	TAMPA	FL	33607	4157	GRACEWOOD NO 2 24-33 BLOT 24,25 BLK 3
514113060471	GOMEZ,GERARDO &GOMEZ,MARIA	4812 GRANT ST	HOLLYWOOD	FL	33021		GRACEWOOD NO 2 24-33 BLOT 19 BLK 4
514113060480	HOLLY 201 LLC	58 SANDY HILL RD	OYSTER BAY	NY	11771		GRACEWOOD NO 2 24-33 BLOT 20 BLK 4
514113060490	2584 FLATBUSH LLC%GARY AIN	58 SANDY HILL RD	OYSTER BAY	NY	11771	3110	GRACEWOOD NO 2 24-33 BLOT 21,22 BLK 4
514113060510	2584 FLATBUSH LLC%GARY AIN	58 SANDY HILL RD	OYSTER BAY	NY	11771	3110	GRACEWOOD NO 2 24-33 BLOTS 23 THRU 28 & 29 W 28'BLK 4
514113060540	MARMANI 2 LLC	12240 SW 53 ST #502	COOPER CITY	FL	33330		GRACEWOOD NO 2 24-33 BLOT 29 LESS W 28 BLK 4
514113060541	WEST T HOLDINGS LLC% TROY TRAINA	4309 GRANT ST	HOLLYWOOD	FL	33021	5342	GRACEWOOD NO 2 24-33 BLOT 30,31 BLK 4
514113060550	ARNOLD,KELVIN	200 N 61 AVE	HOLLYWOOD	FL	33024		GRACEWOOD NO 2 24-33 BLOT 32 BLK 4
514113060860	EMPIRE STATE MANAGEMENT INC	2 COPPERFIELD WAY	MAHWAH	NJ	07430	3200	GRACEWOOD NO 2 24-33 BLOT 21,22 BLK 5
514113060880	PEGASUS KINGDOM INVESTMENT LLC	18205 BISCAYN BLVD SUITE 100	AVENTURA	FL	33160		GRACEWOOD NO 2 24-33 BLOT 21,22 BLK 5
514113060890	EVERGREEN 10G EXPONENTIATIONGROWTH & INCOME LLC	3816 HOLLYWOOD BLVD STE 203	HOLLYWOOD	FL	33021		GRACEWOOD NO 2 24-33 BLOTS 24,25 BLK 5
514113120010	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOTS 1 THRU 7 & 33,34,35 & 36
514113120016	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOE	FL	34761	3069	GRACEWOOD NO 8 33-39 BPOR OF TYLER ST,DESC AS,BEG ATPT OF INTERSECT OF NLY R/W/L OF TYLER ST & ELY LTD ACCESS R/W OFFLA STATE TURNPIKE,E 38.36,SW50.52,W 40.61,NELY 50.88 TO POBAKA:PAR E
514113120050	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOTS 8 THRU 12 & PTS 13 & 14,ALLMORE FULLY DESC'D AS,BEG AT SECOR OF LOT 8,WLY ALG S/L OFLOTS 8 THRU 14 FOR 172.75 TO PTON E R/W/L OF SS PWKY,NELY ALGSAME 129.50,ELY ALG N/L OF SAIDLOTS FOR 143.35 TO NE COR OFLOT 8,SLY ALG E/L 126.73 TO POB
514113120080	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOT 13 AS DESC IN OR 511/314,LOT 14 AS DESC IN OR 511/314,LOTS 15 THRU 22,23 AS DESC INOR 511/327,24 AS DESC INOR 511/327,LOT 25,LESS OR8411/858,26 AS DESC INOR 556/355,27 THRU 30,31 AS DESCIN OR 548/83,43 THRU 46,51 THRU 54,65 AS DESC INOR 477/528,66 THRU 70
514113120220	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOTS 31 LESS THAT PT AS DESC INOR 548/83,LOT 32
514113120260	TAHIR,RASHID AHMAD	1025 NE 126 ST #4	MIAMI	FL	33161		GRACEWOOD NO 8 33-39 BLOT 37
514113120270	RAGOBEER,RAMDAT	6203 TYLER ST	HOLLYWOOD	FL	33024		GRACEWOOD NO 8 33-39 BLOT 38
514113120280	SABA-GALY,MATEEL	7301 W CYPRESSHEAD DR	PARKLAND	FL	33067		GRACEWOOD NO 8 33-39 BLOT 39
514113120290	HERNANDEZ,DELICIA & MARIOHERNANDEZ AGUILERA,ROGER	6213 TYLER ST	HOLLYWOOD	FL	33024		GRACEWOOD NO 8 33-39 BLOT 40
514113120300	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOT 41 & 42 LESS TH PT DEEDED TOFLA STATE TURNPIKE AUTHORITY
514113180010	KHAN,ZAHEER	6190 HOLLYWOOD BLVD	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOTS 1 TO 3
514113180040	IGLESIA DE DIOS PENTECOSTALMOVIMIENTO INTERNACIONAL INC	130 S 61 TER	HOLLYWOOD	FL	33023	1375	LYNDON PARK 29-25 BLOT 4
514113180050	HOLLYWOOD 62ND AVE L L C	6013 JOHNSON ST	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 5
514113180060	IGLESIA DE DIOS PENTECOSTALMOVIMIENTO INTERNACIONAL INC	130 S 61 TER	HOLLYWOOD	FL	33023	1375	LYNDON PARK 29-25 BLOT 6,7 & 8,LESS PT DESC'D AS,BEG AT NW COR LOT 6,S 210 TO NILVAN BUREN ST,E 34.61,NWLY 38.88TO PT N 185.40,W 10 TO POBTOGETHER WITH LOTS 9 THRU 12
514113180130	NEW LIFE PENTECOSTAL CHURCHMIRACLE CENTER INC	PO BOX 816576	HOLLYWOOD	FL	33081	0576	LYNDON PARK 29-25 BLOT 13
514113180140	HOWARD & LINDA K DORFMAN LIV TRDORFMAN,HOWARD TRSTEE ETAL	12335 NW 10 DR #B5	CORAL SPRINGS	FL	33071		LYNDON PARK 29-25 BLOT 14,15 & 16
514113180170	SHAFI ENTERPRISES LLC	218 HOLIDAY DR	HALLANDALE BEACH	FL	33009		LYNDON PARK 29-25 BLOT 17,18,19
514113180200	NUMBER 6 @ 121 LLC	121 SW 61 TER	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOT 20
514113180210	NUMBER 6 @ 121 LLC	121 SW 61 TER	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOT 21
514113180220	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 22
514113180230	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 23
514113180240	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 24
514113180260	NEW LIFE PENTECOSTAL CHURCHMIRACLE CENTER INC	116 S 61 TER	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOTS 25,26,27
514113180270	YASHASIM LLC	6100 HOLLYWOOD BLVD 7FL	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 28
514113180280	YASHASIM LLC	6100 HOLLYWOOD BLVD 7FL	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 29
514113270140	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 407	HOLLYWOOD	FL	33024		13-51-41PART OF SW1/4 AS DESC IN DB526/142-L0T 14 LE-
514113270172	ORION HOLLYWOOD LLC	17500 SW 65 CT	SOUTHWEST RANCH	FL	33331		13-51-41THAT PT OF NW1/4 OF SW1/4 DESCBEG AT NE COR S 60.01 W 30.02TO POB,TH W 175,S 150,E 175N 150 TO POB
514113270180	SOUTHERN BELL TEL & TEL COTAX ADMIN OFF % BELL SOUTH CORP	1010 PINE, 9E-L-01	ST LOUIS	MO	63101		13-51-41COMM AT NE COR OF NW1/4 OF SW 1/4OF SEC 13,SELY 677,WLY 30 TO POBCONT WLY 280.29 TO PT ON E R/W/LOF SUNSHINE STATE PARKWAY,NWLY615.7 M/L TO PT ON S R/W/L OFHW BLVD,ELY 85.33,SELY 150,NELY175,SELY 467 TO POB,LESS PORDESC IN OR 45407/766
514113270181	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	13-51-41POR OF NW1/4 OF SE1/4 DESC ASCOMM AT INTERSECTION OF S/W/R/LOF HOLLYWOOD BLVD & E/R/W/L OFST RD 91 (FLA TURNPIKE),E 59 ALGS/R/W/L TO POB,E 21.50,S 4,W21.50,N 4 TO POB
514113270190	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOE	FL	34761	3069	13-51-41THAT PART OF NW1/4 OF SW1/4 ASDESC IN OR 731/265 LOT 18,29 &PT OF LOTS 17,30,31 LE DEVELOPMENT EAST PLAT122-23 BPARCEL "A"
514113310010	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33023		LOCAL 1375 177-119 BPARCEL A
514113360010	HOLLYWOOD FIRE FIGHTERS #1375	310 S 62 AVENUE	HOLLYWOOD	FL	33023		
Josh Levy, Mayor	City of Hollywood	2600 Hollywood Boulevard					
	Hollywood, FL 33020-4807						
	City of Hollywood						
	2600 Hollywood Boulevard						
Caryl S. Shuham, Commissioner District 1	Hollywood, FL 33020-4807						
	City of Hollywood						
	2600 Hollywood Boulevard						
Peter Hernandez, Commissioner District 2	Hollywood, FL 33020-4807						
	City of Hollywood						
	2600 Hollywood Boulevard						
Traci L. Callari, Commissioner District 3	Hollywood, FL 33020-4807						

	City of Hollywood
	2600 Hollywood Boulevard
Adam Gruber, Commissioner District 4	Hollywood, FL 33020-4807
	City of Hollywood
	2600 Hollywood Boulevard
Kevin D. Biederman, Commissioner District	Hollywood, FL 33020-4807
	City of Hollywood
	2600 Hollywood Boulevard
Linda Sherwood, Commissioner District 6	Hollywood, FL 33020-4807
	CITY OF HOLLYWOOD
	DEPT. OF PLANNING &
	DEVELOPMENT SERVICES
	PO BOX 229045
	HOLLYWOOD FL 33022-9045

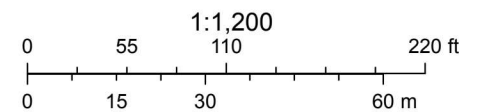


Property Id: 514113180010

\*\*Please see map disclaimer



July 3, 2025





# **NOTICE OF PUBLIC OUTREACH MEETING**

Sponsored by: Coker & Feiner  
Project Name: 6190 Hollywood Blvd

FOR VIRTUAL MEETING LOGIN INFORMATION:

Meeting ID: 981 683 7318

Password: 522467

MEETING DATE & TIME: 06/17/2025 @ 6:30 PM

Posted: 05/30/2025 By: Cutro



**NOTICE OF  
PUBLIC OUTREACH MEETING**

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Project Name: 6190 Hollywood Blvd

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