



FILE NO 23-DP-41
ARTHUR APARTMENTS
1225 N 17th CT

November 28th, 2023

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Blvd, Room 315
Hollywood FL 33021

Re: PUBLIC PARTICIPATION OUTREACH MEETING MINUTES

To whom it may concern,

On behalf of Ritos Development LP ("Applicant") SENG Architecture LLC ("SENGA") has conducted a Public Participation Outreach Meeting on October 5th 2023 in relation to the request for a design and site plan approval for a 15 unit residential development at 1225 N 17th Court.

DATE: October 5th 2023 at 6:00pm

VIRTUAL

LOCATION: VIA ZOOM
ATTENDEES: Sandro Formica, PhD, Resident
Maria Murphy, SENG Architecture
Alexander Roman, SENG Architecture

IN-PERSON

LOCATION: 4491 South State Road 7 PH-2
Fort Lauderdale FL 33314
ATTENDEES: Tim Ritvo, Ritos Development LP
Franciso Viera, Applicant, Jasi Services LLC
Fitz Murphy, SENG Architecture

DISCUSSION

Fitz Murphy presented the development proposal via pdf presentation attached.
Mr. Ritvo, Mr. Gomez and Mr. Murphy address questions from participants regarding the development including:
Timeline for completion
Attendees generally found the project favorable.

Should you have any additional questions regarding the meeting or the meeting contents please feel free to contact us at (954) 613-8371

Respectfully yours,

Fitz Murphy, AIA
Principal
SENG Architecture LLC

OCTOBER 5th 2023

SENGA
ARCHITECTURE

ARTHUR APARTMENTS

PUBLIC PARTICIPATION OUTREACH MEETING



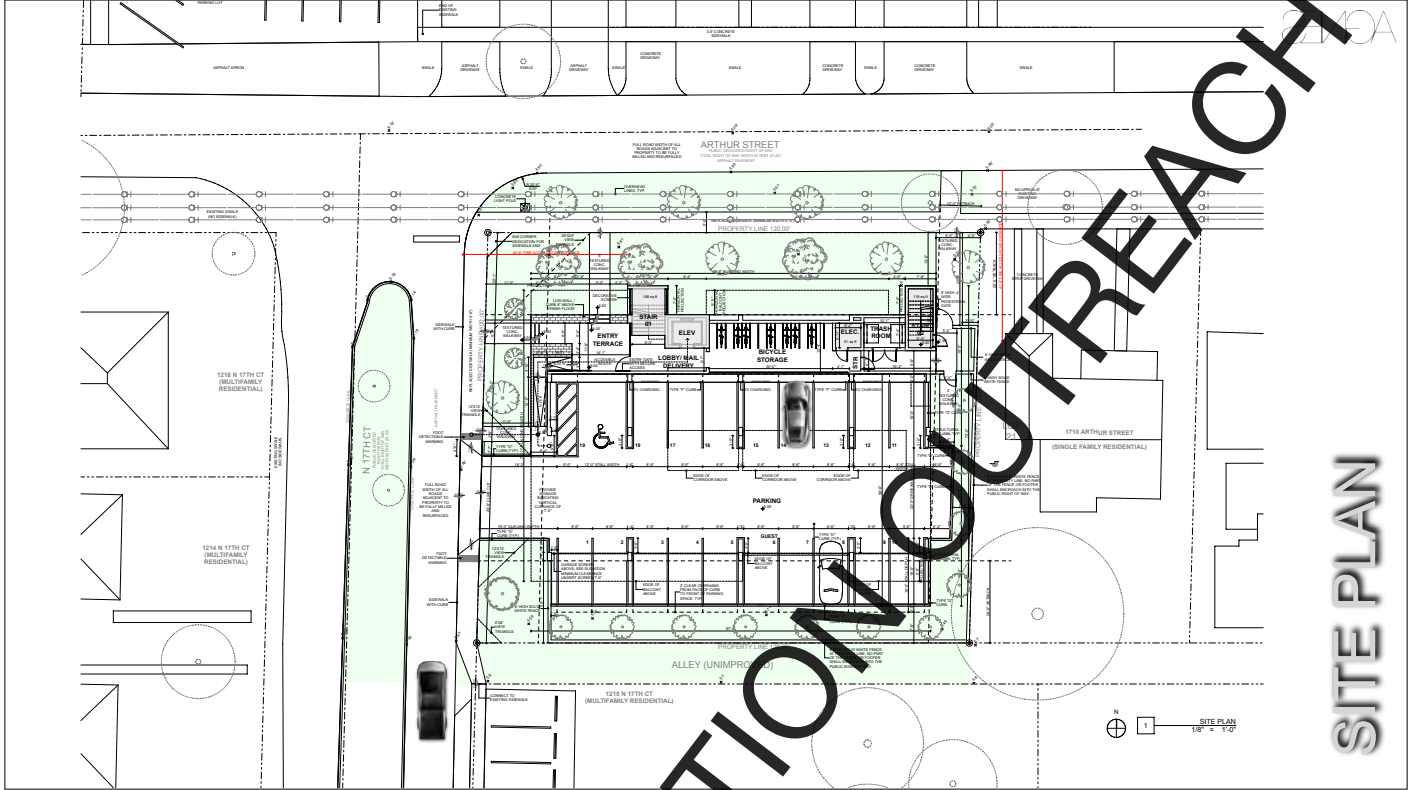
SENGA
ARCHITECTURE

ARTHUR STREET

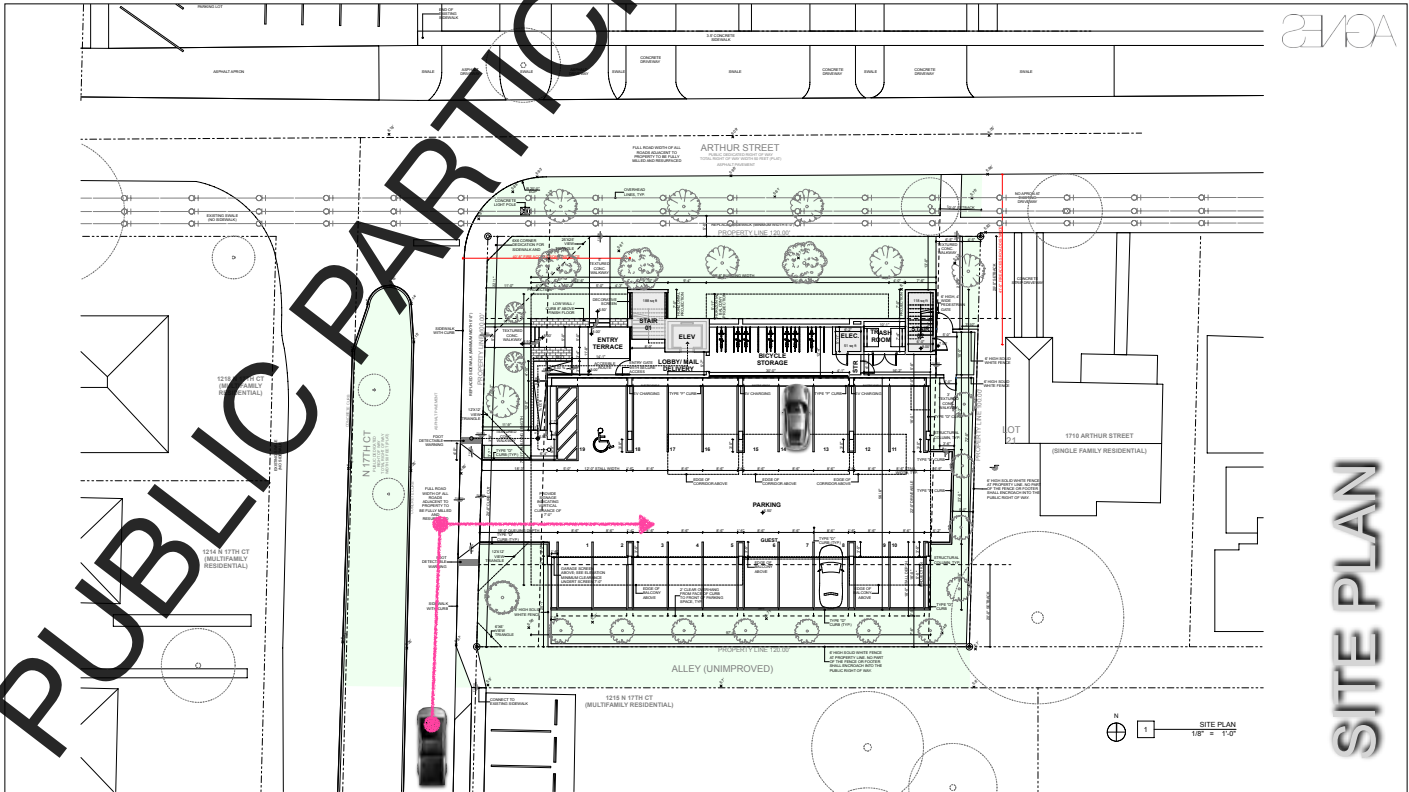
17TH COURT

17TH AVENUE

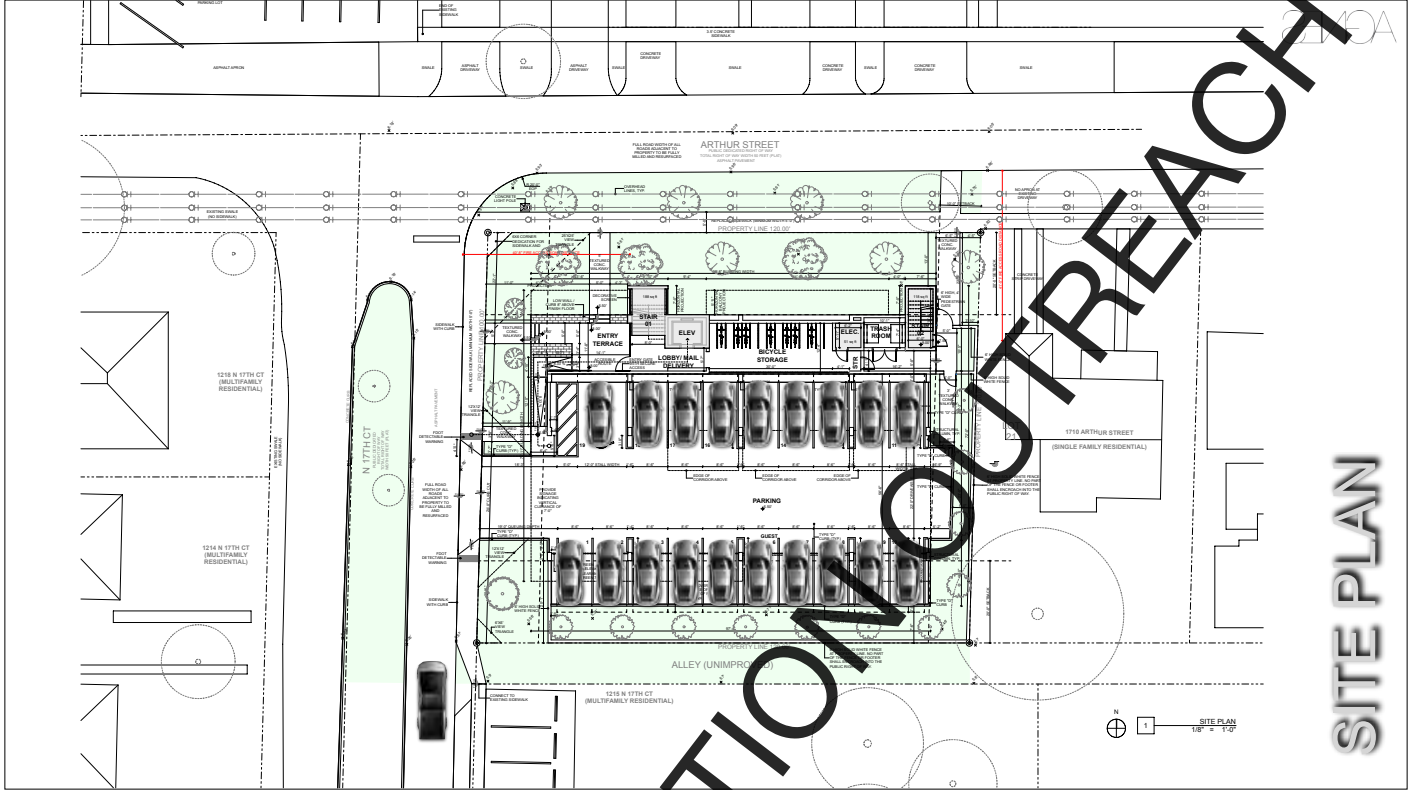
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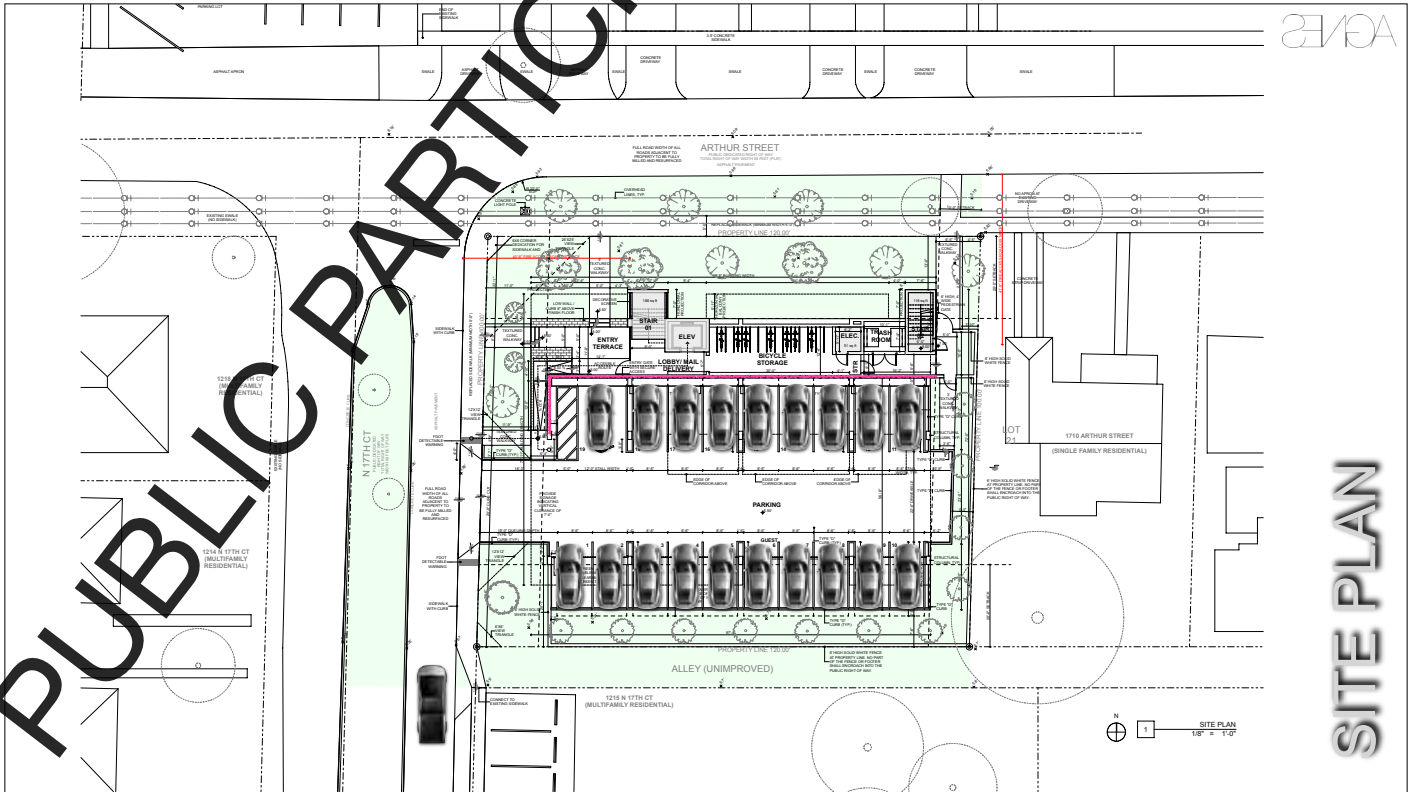
SITE PLAN



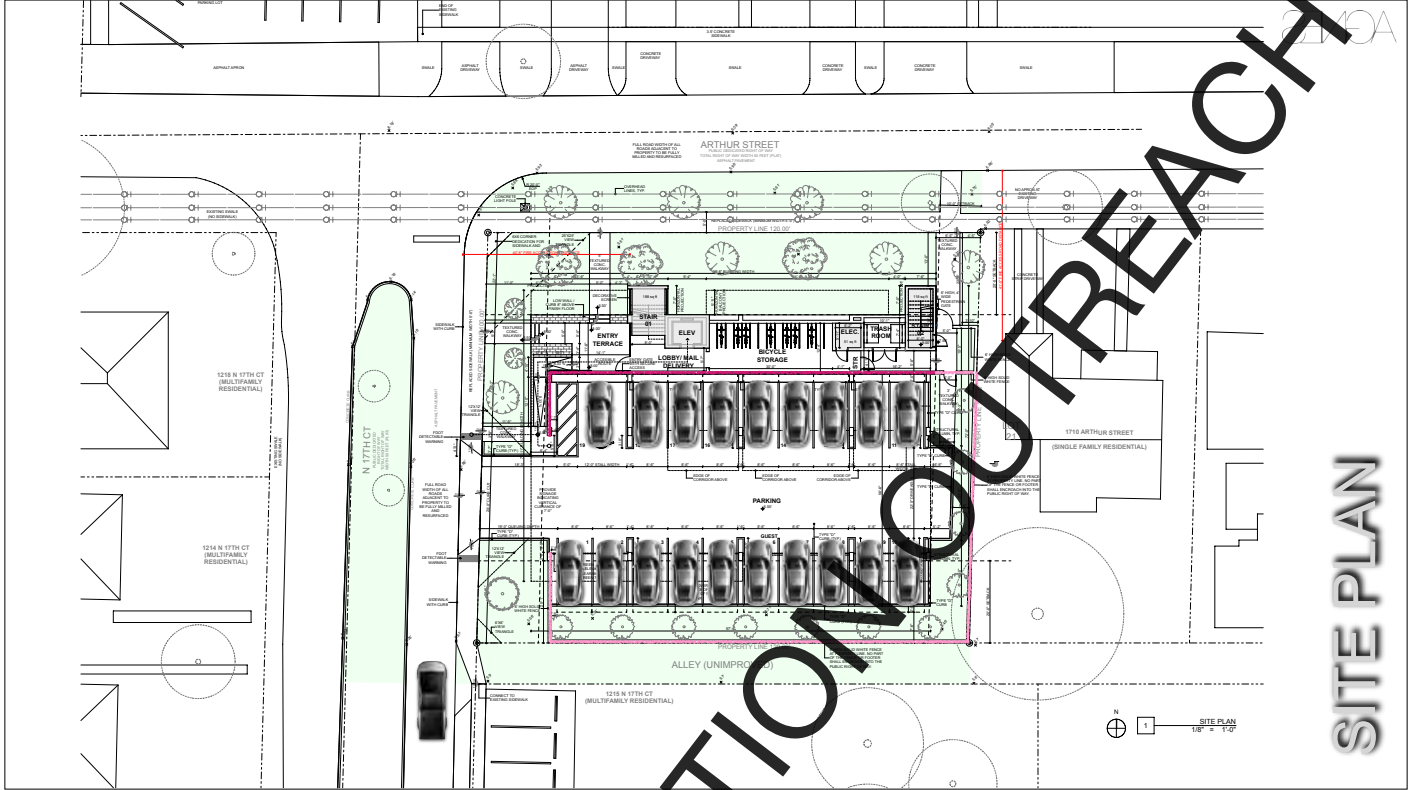
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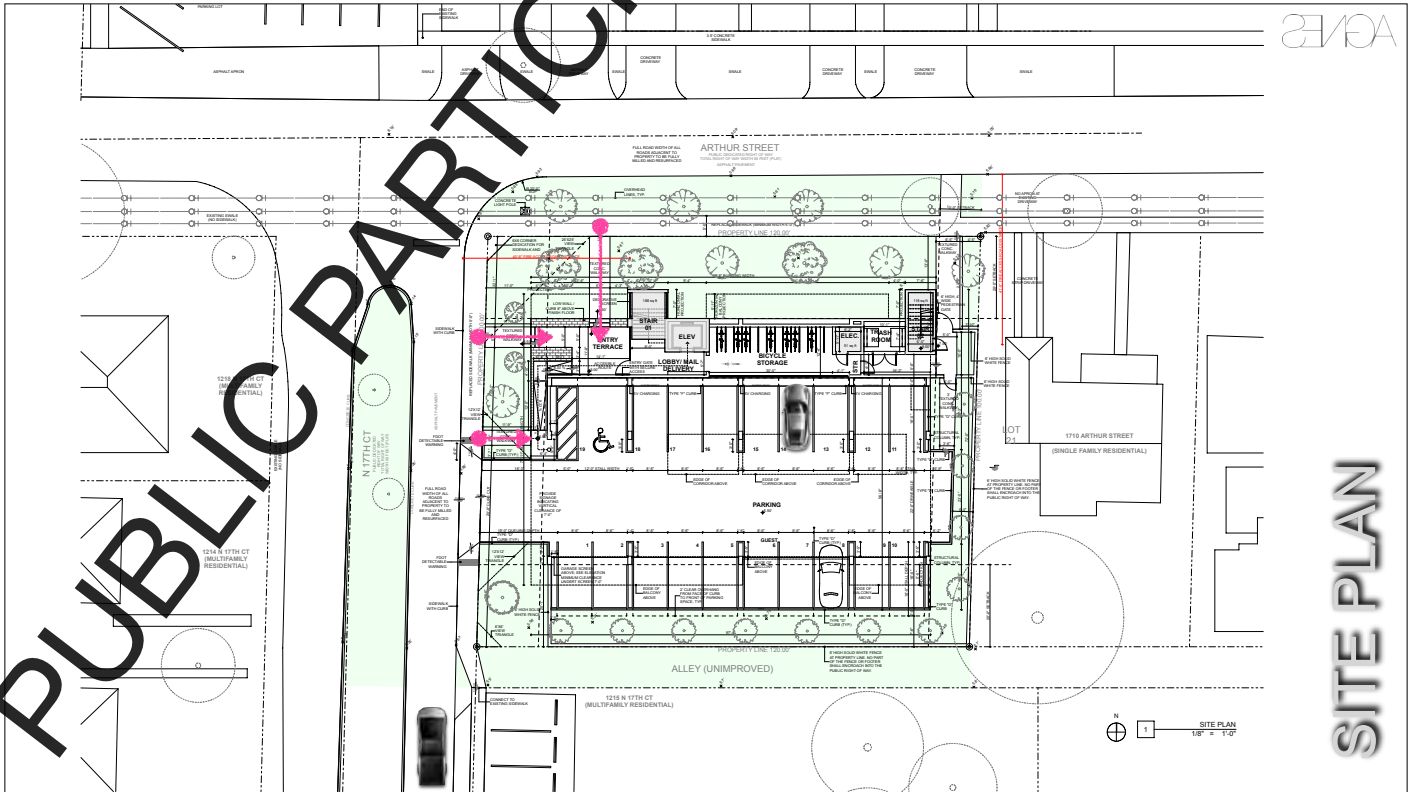
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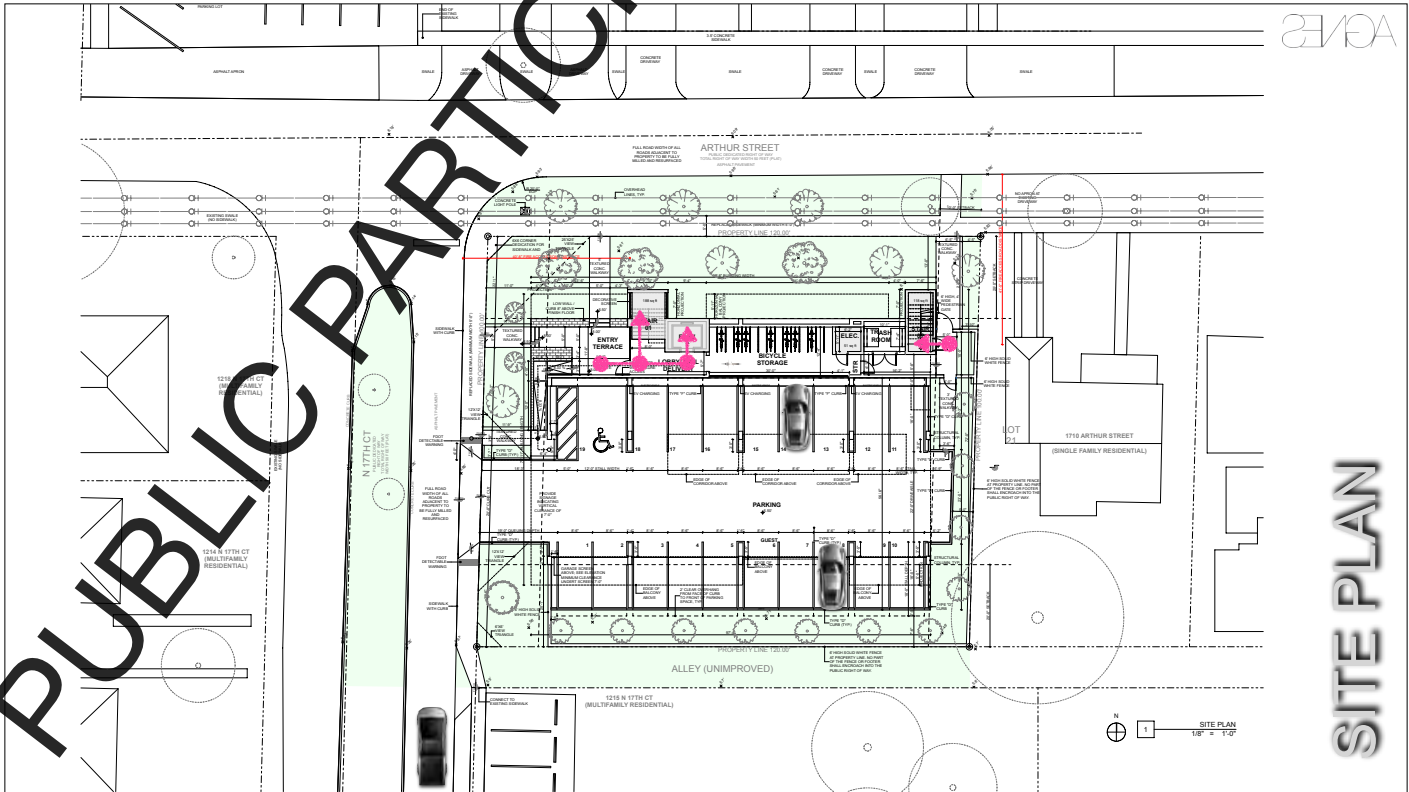
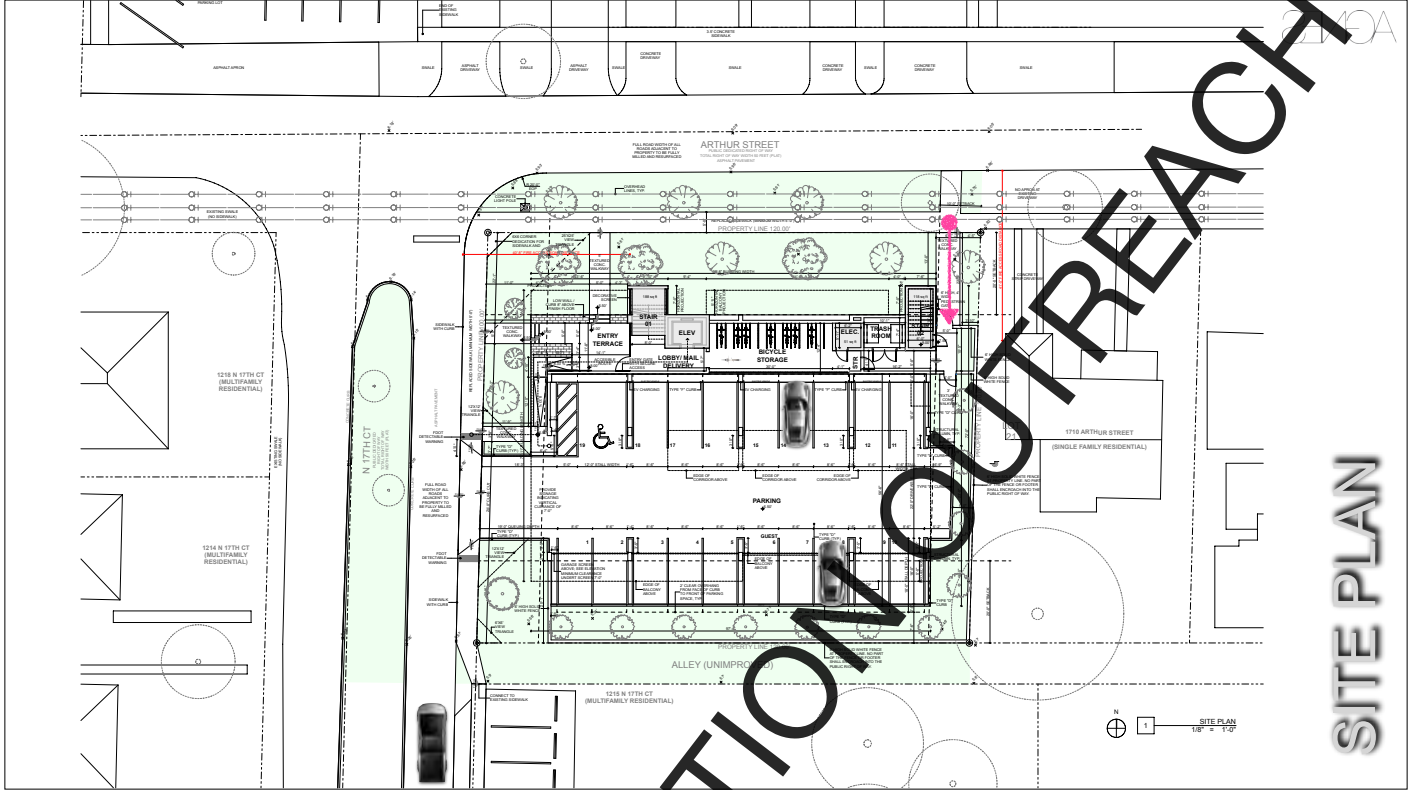
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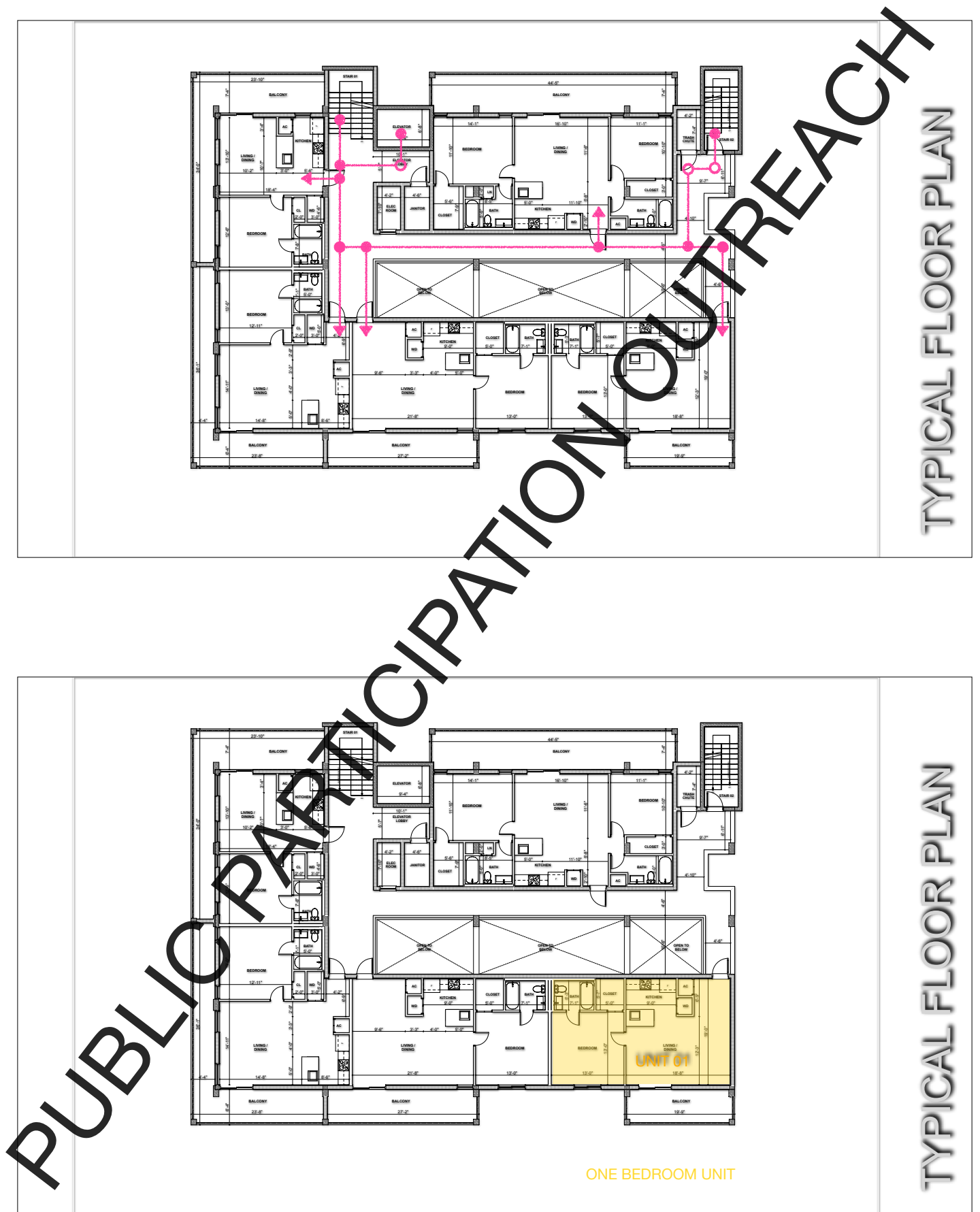


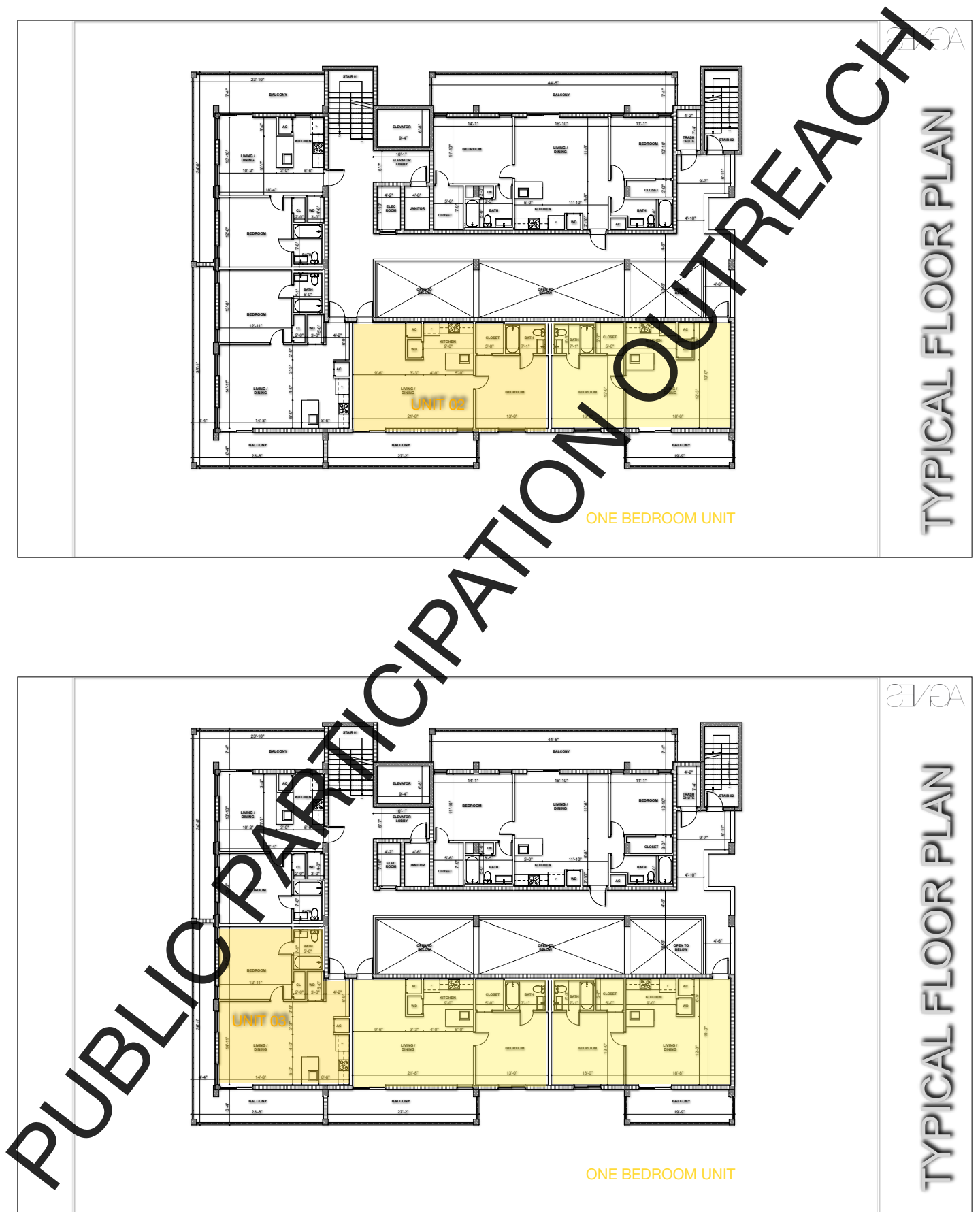
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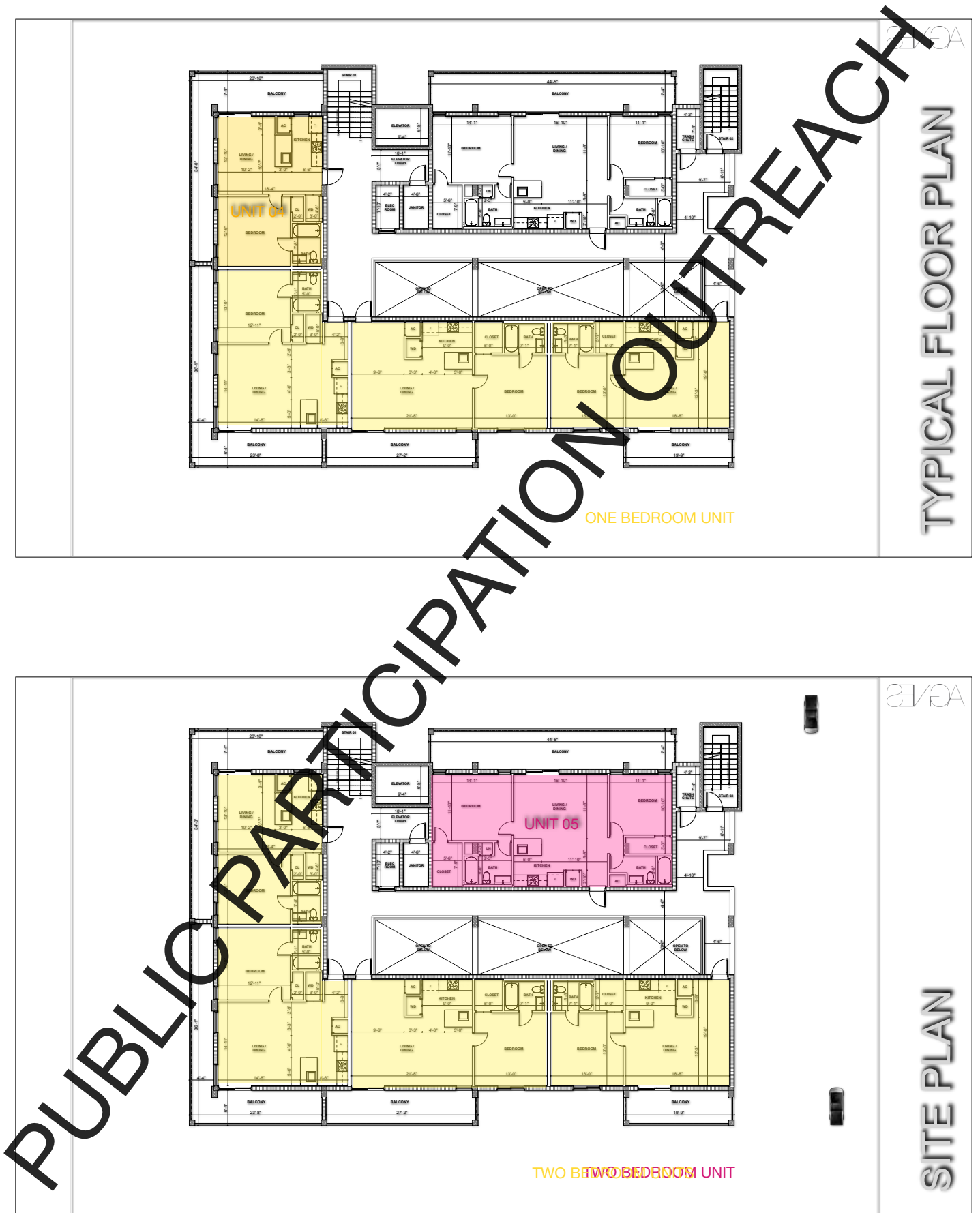


SITE PLAN











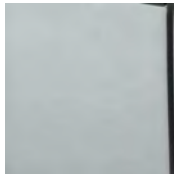
ARCHITECTURE



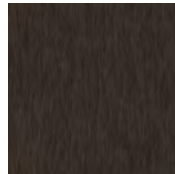
CABLE RAILING



ALUMINUM SCREEN DETAIL



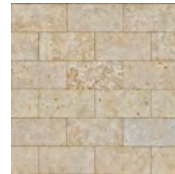
TINTED GLASS



STAINLESS STEEL GUARDRAIL AND
WINDOW FRAME FINISH



WOOD TEXTURED CLADDING



STONE OR TILE CLADDING



PAINTED FASCIA
EXISTING; PROPOSED TO MATCH

SENGA ARCHITECTURE
FITZ MURPHY
(954) 613-8371

CITY OF HOLLYWOOD
CARMEN DIAZ
(954) 921-3471



PUBLIC PARTICIPATION OUTREACH



CERTIFICATION LETTER

City of Hollywood

Date: September 20, 2023

Applicant: Ritos Development LP

Legal Description: Tract A of Fred Zirbs Resub Plat as recorded in Plat Book 16
Page 2 of the Public Records of Broward County, Florida.

**Address or
General Location:** 1225 N. 17 Court

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 September 7, 2023, and Planning Department, Civic Association within 500 feet, and City Commission.

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 September 20, 2023.

Thank You,

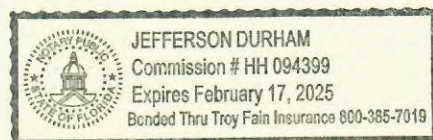
A blue ink signature of Christina Mathews, written in a cursive style.

Christina Mathews

Sworn and subscribed before me this 20th day of
September, 2023. She is personally known to me.

A blue ink signature of the notary, written in a cursive style.

Signature of Notary



1025 Yale Drive
Hollywood, Florida 33021
954-920-2205

Email: cutroplanning@yahoo.com

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
514210020010	LUCKY PLAZA 1313 CORP	651 NW 124 ST	NORTH MIAMI	FL	33168		ST JAMES PARK 2-37 BLOT 1 W 72.45 LESS N 50 &LESS W 7 FOR RD BLK 1
514210020020	1323 N FEDERAL HWY LLC	418 S DIXIE HWY	HALLANDALE BEACH	FL	33009		ST JAMES PARK 2-37 BLOT 1 E 50 & LOT 1 N 50 OFW 72.45 LESS W 7 FOR R/W & LESSPT INC'D IN EXT AREA FORMED BY15 RAD ARC TANG TO N/L & PARATO W/L BLK 1
514210020040	1301 N FEDERAL HIGHWAY LLC	312 BUOGAINVILA TER	HOLLYWOOD	FL	33019		ST JAMES PARK 2-37 BLOT 2 S 61,LESS COMM AT SE COROF LOT 2,WLY 101.35 TO P/C &POB,NLY & WLY 7.96,N 50 TO P/C,NLY 5.88,W 15.33,SLY61.22,E 20.61 BLK 1
514210020050	TEKVA LLC	1309 N FEDERAL HWY	HOLLYWOOD	FL	33020		ST JAMES PARK 2-37 BLOT 2 N 80 LESS W 15 FOR R/W& LESS COMM AT NE COR OF LOT 2,W 107.205,S 28.2 TO POB,S 51.8,E 8.33 TO PT ON CUR,NLY 23.37 TOP/R/L,NLY 29.26 TO POB BLK 1
514210020060	1735 ARTHUR LLC	433 LOCUST ST	DENVER	CO	80220		ST JAMES PARK 2-37 BLOT 3 BLK 1
514210020070	MAYAN SPRINGS LLC	PO BOX 841452	PEMBROKE PINES	FL	33024		ST JAMES PARK 2-37 BLOTS 4,5,8 BLK 1
514210020100	MALDONADO,ARTUOMALDONADO'S REV LIV TR	14411 SW 115 TERRACE	MIAMI	FL	33186		ST JAMES PARK 2-37 BLOT 6 LESS W 80 BLK 1
514210020101	DRINI K LLC	60-30 PUTNAM AVE #1R	RIDGEWOOD	NY	11385		ST JAMES PARK 2-37 BLOT 6 W 80 BLK 1
514210020110	GABRIAN,PETRU H/EGABRIAN,VERONICA	1713 ARTHUR ST	HOLLYWOOD	FL	33020	3625	ST JAMES PARK 2-37 BLOT 7 E 60 BLK 1
514210020120	BANARSEE,SURESHWARPERSAUD-BANARSEE,DIANA	222-26 100 AVE	QUEENS	NY	11429		ST JAMES PARK 2-37 BLOT 7 LESS E 60 BLK 1
514210020170	STORAGE EXPRESS IV LLC	2700 N STATE ROAD 7	HOLLYWOOD	FL	33021		ST JAMES PARK 2-37 BLOT 1 LESS N 90 & LESS W 15FOR R/W,2 LESS W 15,4 W1/4 LESSN90 BLK 2
514210020190	STORAGE EXPRESS IV LLC	2700 N STATE ROAD 7	HOLLYWOOD	FL	33021		ST JAMES PARK 2-37 BLOT 3 BLK 2
514210020230	LAND TRUST NO 1721CLEVSTGOTTFRIED,PAUL D TRS %KODSI LAW	1000 N HIATUS RD #103	PEMBROKE PINES	FL	33026		ST JAMES PARK 2-37 BLOT 6 E 60 BLK 2
514210020240	STORAGE EXPRESS IV LLC	2700 N STATE ROAD 7	HOLLYWOOD	FL	33021		ST JAMES PARK 2-37 BLOT 6 W 62 BLK 2
514210020250	LAUDERMILK,GREGORY JAMES	1713 CLEVELAND ST	HOLLYWOOD	FL	33020	2845	ST JAMES PARK 2-37 BLOT 7 BLK 2
514210020280	YMTU LLP	1506 14255 GOUIN BLVD W	*PIERREFONDS QC	CA	H8Z 3	C2	ST JAMES PARK 2-37 BLOT 10 BLK 2
514210050010	HOLLYWOOD GARDENS 770 LLC	2142 NW 99 AVE	DORAL	FL	33172	2208	ST JAMES PARK SOUTH ADD 2-49 BLOT 1 LESS WLY 7 & THAT PTOF LOT 1 WHICH IS INCLUDED INEXTERNAL AREA FORMED BY 15 RADARC TANGENT TO N/L,2 LESSTHE WLY 7 FOR RD
514210050020	A & N PROPERTIES HOLDING CORP	1215 N FEDERAL HWY	HOLLYWOOD	FL	33020		ST JAMES PARK SOUTH ADD 2-49 BLOT 3 LESS WLY 7,4 LESS WLY 7
514210050030	FEDERAL SPA LLC	8506 NW 38 ST	PEMBROKE PINES	FL	33024		ST JAMES PARK SOUTH ADD 2-49 BLOT 5 LESS W 7,6 LESS W 7,7LESS W 7
514210050040	OASIS HOLLYWOOD LLC	1109 N FEDERAL HWY #8	HOLLYWOOD	FL	33020		ST JAMES PARK SOUTH ADD 2-49 BLOT 8 TO 10,LESS W 7 FOR R/W
514210050050	SALVINO,MARCO A SR	713 NW 7 AVE	DANIA BEACH	FL	33004		ST JAMES PARK SOUTH ADD 2-49 BLOT 11,12 LESS W 7 FOR RD R/W
514210050060	VANTIFF LLC	17555 COLLINS AVE APT 905	SUNNY ISLES BEACH	FL	33160	2885	ST JAMES PARK SOUTH ADD 2-49 BLOT 13
514210050070	SYNEKTA HOLLYWOOD LLC	19111 COLLINS AVE APT 207	SUNNY ISLES BEACH	FL	33160	2378	ST JAMES PARK SOUTH ADD 2-49 BLOTS 14 & 15
514210050080	CORNER,JAMIE	2005 N 31 AVE	HOLLYWOOD	FL	33021		ST JAMES PARK SOUTH ADD 2-49 BLOT 16
514210050090	GADEVA,ASSIA H/EGADEV,VENTZISLAV	1118 N 17 CT	HOLLYWOOD	FL	33020		ST JAMES PARK SOUTH ADD 2-49 BLOT 17
514210050100	CORNER,JAMIE M	2005 N 31 AVE	HOLLYWOOD	FL	33021		ST JAMES PARK SOUTH ADD 2-49 BLOT 18
514210050110	VL FAMILY LLC	1315 GARFIELD ST	HOLLYWOOD	FL	33019		ST JAMES PARK SOUTH ADD 2-49 BLOT 19
514210050120	CORNER,JAMIE M	2005 N 31 AVE	HOLLYWOOD	FL	33021		ST JAMES PARK SOUTH ADD 2-49 BLOT 20,21,22 S1/2 LESS N 5
514210050140	HOLLYWOOD GARDENS 770 LLC	2142 NW 99 AVE	DORAL	FL	33172	2208	ST JAMES PARK SOUTH ADD 2-49 BLOT 22 N1/2,23,22 N 5 OF S1/2
514210050150	HOLLYWOOD GARDENS 770 LLC	2142 NW 99 AVE	DORAL	FL	33172	2208	ST JAMES PARK SOUTH ADD 2-49 BLOT 24
514210060070	1200 FEDERAL LLC	18950 N BAY RD	SUNNY ISLES BEACH	FL	33160	2325	ST JAMES PARK SOUTHWEST ADD2-60 BLOTS 6 THRU 21,LESS E 7 FOR US1 & LESS:COMM SW COR LOT 13,E 118,N 28.24 TO P/C & POB,NLY ARCDIST 29.26,NLY ARC DIST 29.26,N50,NWLY ARC DIST 7.96,E 13.61,S112.92 TO POB & LESS POR LOT 16AS DESC IN OR 50473/381
514210070010	HOLLYWOOD ROMANIAN CHURCH OF GODPOPAN,GHEORGHE TRSTEE ETAL	1811 ARTHUR ST	HOLLYWOOD	FL	33020		ST JAMES PARK WEST ADD 2-45 BLOTS 1 & 2,LESS PART DESC'D BEGAT NE COR OF LOT 2,W 20.00,SLY75.54,SW 34.97,E TO SE COR LOT 1N 100 TO POB,8,9,12,13,16 & 17BLK 1
514210070020	1312-1318 NFH LLC% S BAXT	PO BOX 100	GREENVALE	NY	11548		ST JAMES PARK WEST ADD 2-45 BLOT 3 LESS E 7 BLK 1
514210070030	1312-1318 NFH LLC% S BAXT	PO BOX 100	GREENVALE	NY	11548		ST JAMES PARK WEST ADD 2-45 BLOT 4 LESS E 7,5 LESS E 7 BLK 1
514210070050	A & F PROPERTY HOLDINGS LLC	16375 NE 18 AVE SUITE 201	NORTH MIAMI	FL	33162		ST JAMES PARK WEST ADD 2-45 BLOT 6 LESS W 48 & LESS E 7 &LESS EXTERNAL AREA FORMED BY15 RADIUS ARC LYING NE COR BLK 1
514210100010	FREDERICK H KRAUS TRKRAUS,FREDERICK H TRSTEE	2008 BAYVIEW DR	FORT LAUDERDALE	FL	33305		ST JAMES COURT 5-26 BLOT 1,2
514210100050	MICHAELS REAL ESTATEPROPERTIES LLC	927 NAUTILUS ISLE	DANIA BEACH	FL	33004	2356	ST JAMES COURT 5-26 BLOT 8,9
514210100060	CARON,DENISE M & ROGER	1126 N 16 CT	HOLLYWOOD	FL	33020	3642	ST JAMES COURT 5-26 BLOT 10
514210100070	HOLLYWOOD ROYALAPARTMENTS LLC	665 SE 10 ST #201	DEERFIELD BEACH	FL	33441		ST JAMES COURT 5-26 BLOT 11 TO 13
514210100080	MARAMAR INVESTMENTS LLC	6442 COLLINS AVE STED 1502	MIAMI BEACH	FL	33141		ST JAMES COURT 5-26 BLOT 14
514210100090	M & L NORTH LLC	1151 NE 90 ST	MIAMI SHORES	FL	33138		ST JAMES COURT 5-26 BLOTS 15,16 & 17
514210100120	FL ASSET MGMT LLC	245 POINCIANA ISLAND DR	SUNNY ISLES BEACH	FL	33160	4520	ST JAMES COURT 5-26 BLOT 18,19 LESS W 10
514210100130	NIMR,CAROL	1632 ARTHUR ST	HOLLYWOOD	FL	33020		ST JAMES COURT 5-26 BLOT 19 W 10,20
514210100140	ANTHONY SIMONE TRSIMONE,ANTHONY TRSTEE	9215 MELVINA AVE	OAK LAWN	IL	60453		ST JAMES COURT 5-26 BLOT 21,22 E 13
514210100150	SALCEDO,CARLOS & MONICA	1640 ARTHUR ST	HOLLYWOOD	FL	33020		ST JAMES COURT 5-26 BLOT 22 W 27,23 E 26
514210100160	HENRY LONGO REV TRLONGO,HENRY A TRSTEE	4951 SW 29 TER	FORT LAUDERDALE	FL	33312		ST JAMES COURT 5-26 BLOT 23 W 14,24
514210100170	HENRY LONGO REV TRLONGO,HENRY TRSTEE	4951 SW 29 TER	FORT LAUDERDALE	FL	33312		ST JAMES COURT 5-26 BLOT 25,26
514210100180	J & R INVESTORS LLC	12935 IXORA RD	NORTH MIAMI BEACH	FL	33181		ST JAMES COURT 5-26 BLOT 27
514210100190	NOHRA RESIDENTIAL GROUP LLC	2509 LINCOLN ST APT 106	HOLLYWOOD	FL	33020	3955	ST JAMES COURT 5-26 BLOT 28
514210100200	1201 N 17TH AVENUE LLC	12120 SW 95 AVE	MIAMI	FL	33176		ST JAMES COURT 5-26 BLOT 29,30 N 30
514210100210	PHILIP BUONAFEDE FAM TRBUONAFEDE,PHILIP TRSTEE	3708 CRABAPPLE DR	PORT SAINT LUCIE	FL	34952		ST JAMES COURT 5-26 BLOT 30 S 10,31
514210100220	JUDITH S RICHARD 1993-2 IRREV TRRICHARD,JUDITH S TRSTEE	PO BOX 398748	MIAMI BEACH	FL	33239		ST JAMES COURT 5-26 BLOT 32
514210100240	PUBLIC LAND % CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	ST JAMES COURT 5-26 BALL STREETS AS SHOWN ON PLAT AREDEDICATED TO THE PERPETUAL USEOF THE PUBLIC, LESS P/P/ AHOLLYWOOD PLACE 7-6 B
514210110010	BATALITO LLC	1390 SWEETBAY WAY	HOLLYWOOD	FL	33019		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 1,2 W 32
514210110020	MACIAJUSKIENE,LAIMUTE	1719 HAYES ST	HOLLYWOOD	FL	33020		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 2 LESS W 32,3
514210110030	AVERY,DANA	1715 HAYES ST	HOLLYWOOD	FL	33020		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 4,5
514210110040	COTE,DANIEL	1701 HAYES ST #3	HOLLYWOOD	FL	33020		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 6,7
514210110050	POGGIS,DANIEL K	1121 N 17 CT APT 4	HOLLYWOOD	FL	33020		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 32 S 30,33,34
514210110070	HGL1 LLC	7901 4 ST N #300	SAINT PETERSBURG	FL	33702		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 10,11
514210110080	HGL1 LLC	7901 4 ST N #300	ST PETERSBURG	FL	33702		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 12
514210110090	LUMA GROUP LLC	19333 COLLINS AVE #1404	SUNNY ISLES BEACH	FL	33160		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 13
514210110100	STRIMBU,ILIE & EMILIA	1204E N 17 AVE	HOLLYWOOD	FL	33020		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 14
514210110110	1206 N 17 AVENUE LAND TRFORMICA,SANDRO TRSTEE	1470 NE 123 ST #1110	NORTH MIAMI	FL	33161	6033	ST JAMES COURT WEST AMEN PLAT8-5 BLOT 15
514210110120	CORNER,JAMIE	2005 N 31 AVE	HOLLYWOOD	FL	33021		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 16,17
514210110130	CADY,DOUGLAS MCKINNONCADY,KRYSTAL MARIE	1534 GARFIELD ST	HOLLYWOOD	FL	33020	3749	ST JAMES COURT WEST AMEN PLAT8-5 BLOT 18,19 E 14
514210110140	CORNER,JAMIE M	2005 N 31 AVE	HOLLYWOOD	FL	33021		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 19 W 26,20 E 27
514210110150	CORNER,JAMIE M	2005 N 31 AVE	HOLLYWOOD	FL	33021		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 20 W 13,21
514210110160	CORNER,JAMIE M	2005 N 31 AVE	HOLLYWOOD	FL	33021		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 29
514210110170	WAKELYN,MARGARET ANN	1209 N 17 CT	HOLLYWOOD	FL	33020	3623	ST JAMES COURT WEST AMEN PLAT8-5 BLOT 30
514210110180	CORNER,JAMIE	2005 N 31 AVE	HOLLYWOOD	FL	33021		ST JAMES COURT WEST AMEN PLAT8-5 BLOT 31,32 N 10
514210180010	ANANDA ENTITIES LLC	790 E BROWARD BLVD APT 2304	FORT LAUDERDALE	FL	33301	3078	FRANK ADD TO HOLLYWOOD 7-11 BLOT 1 LESS W 54,LOT 2 LESS W 54OF N 21.55 & LESS W 40 OF S 3.45& LOT 3 LESS W 40,& LOT 1 W 54,LOT 2 W 54 OF N 21.55 & W 40 OFS 3.45,LOT 3 W 40 & ALL LOTS33 & 34, LESS R/W FOR HWY US 1
514210310010	LUXE HAUSS 4 LLC	3340 NE 190 ST #109	AVENTURA	FL	33180		CLEVELAND TERRACE 15-63 BLOT 1 BLK 1
514210310020	ADAMES,DENISE	1637 ARTHUR ST	HOLLYWOOD	FL	33020		CLEVELAND TERRACE 15-63 BLOT 2 BLK 1
514210310030	JEANTON,DANIKA	1633 ARTHUR ST	HOLLYWOOD	FL	33020		CLEVELAND TERRACE 15-63 BLOT 3 BLK 1
514210310040	ARDILA,JORGECAMACHO,NANCY	1629 ARTHUR ST	HOLLYWOOD	FL	33020	3647	CLEVELAND TERRACE 15-63 BLOT 4 BLK 1
514210310050	BARIS HOLDINGS LLC	3340 NE 190 ST #109	MIAMI	FL	33180		CLEVELAND TERRACE 15-63 BLOT 5 BLK 1
514210310060	JONES,GWENDOLYN & KEITH H/EGRIMES,ELOISE	1632 CLEVELAND ST	HOLLYWOOD	FL	33020		CLEVELAND TERRACE 15-63 BLOT 6 BLK 1
514210310070	KENTON,BRUCE L	1636 CLEVELAND ST	HOLLYWOOD	FL	33020	3281	CLEVELAND TERRACE 15-63 BLOT 7 BLK 1
514210310080	KERPEL,MARCOS	2090 NE 214 ST	MIAMI	FL	33179	1645	CLEVELAND TERRACE 15-63 BLOT 8 BLK 1

514210310090	USA BUILDING LLC	3340 NE 190 ST APT 109	MIAMI	FL	33180	2659	CLEVELAND TERRACE 15-63 BLOT 1 BLK 2
514210310100	SPIVAK,DAVID	1308 FUNSTON ST	HOLLYWOOD	FL	33019		CLEVELAND TERRACE 15-63 BLOT 2 BLK 2
514210310220	PUBLIC LAND % CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	CLEVELAND TERRACE 15-63 BStreets, Avenues & Rights-of-WayDEDICATED TO THE PUBLIC PER PLAT
514210330010	RITOS DEVELOPMENT LP	4491 S STATE ROAD 7 PH2	DAVIE	FL	33314		FRED ZIRBS RESUB 16-2 BTRACT A
514210330020	CORNER,JAMIE M	2005 N 31 AVE	HOLLYWOOD	FL	33021		FRED ZIRBS RESUB 16-2 BTRACT B
514210BB0010	BOIANGIU,LINCUTA EQLEBOIANGIU,IOAN EST	1300 N 17 AVE # 101	HOLLYWOOD	FL	33020		LEE CONDOMINIUM APTSUNIT 101PER CDO BK/PG: 4249/607
514210BB0020	ZORZAL TRSOTO,NOEMI SANDRA TRSTEE	20100 W COUNTRY CLUB DR # 1505	AVENTURA	FL	33180		LEE CONDOMINIUM APTSUNIT 102PER CDO BK/PG: 4249/607
514210BB0030	DEC,ROBERT A	1300 N 17 AVE #103	HOLLYWOOD	FL	33020		LEE CONDOMINIUM APTSUNIT 103PER CDO BK/PG: 4249/607
514210BB0040	VIDA FORTE INC	10396 W STATE RD 84 #112	DAVIE	FL	33324		LEE CONDOMINIUM APTSUNIT 104PER CDO BK/PG: 4249/607
514210BB0050	PASQUAL,RONALD C H/EPASQUAL,JOHN R	4600 LINTON BLVD SUITE 220	DELRAY BEACH	FL	33445		LEE CONDOMINIUM APTSUNIT 105PER CDO BK/PG: 4249/607
514210BB0060	DEC,ROBERT	1300 N 17 AVE #103	HOLLYWOOD	FL	33020		LEE CONDOMINIUM APTSUNIT 106PER CDO BK/PG: 4249/607
514210BB0070	LAST MILE 2 REST LLC	6692 NW 107 CT	DORAL	FL	33178		LEE CONDOMINIUM APTSUNIT 107PER CDO BK/PG: 4249/607
514210BB0080	RADU,LINCUTA	1300 N 17 AVE APT 101	HOLLYWOOD	FL	33020	3662	LEE CONDOMINIUM APTSUNIT 108PER CDO BK/PG: 4249/607
514210BB0090	RESNICK,EVAN	3106 FILLMORE ST	HOLLYWOOD	FL	33021		LEE CONDOMINIUM APTSUNIT 109PER CDO BK/PG: 4249/607
514210BB0100	FOMINA,EKATERINASANTINI,DOUGLAS	1231 HAYES ST	HOLLYWOOD	FL	33019		LEE CONDOMINIUM APTSUNIT 110PER CDO BK/PG: 4249/607
514210BB0110	MALCOLM,KYLE G	1300 N 17 AVE #201	HOLLYWOOD	FL	33020		LEE CONDOMINIUM APTSUNIT 201PER CDO BK/PG: 4249/607
514210BB0120	LAPAMPA TRDE LUCA,DANIEL GUSTAVO TRSTEE	20100 W COUNTRY CLUB DR # 1505	AVENTURA	FL	33180		LEE CONDOMINIUM APTSUNIT 202PER CDO BK/PG: 4249/607
514210BB0130	TRANCHEMONTAGNE,MICHELLE C	1300 N 17 AVE #204	HOLLYWOOD	FL	33020		LEE CONDOMINIUM APTSUNIT 203PER CDO BK/PG: 4249/607
514210BB0140	TRANCHEMONTAGNE,MICHELLE	1300 N 17 AVE #204	HOLLYWOOD	FL	33020		LEE CONDOMINIUM APTSUNIT 204PER CDO BK/PG: 4249/607
514210BB0150	FOMIN,NATALIYAFOMIN,VIKTOR	24 SHERBORNE ST	SOMERSET	NJ	08823		LEE CONDOMINIUM APTSUNIT 205PER CDO BK/PG: 4249/607
514210BB0160	CENTURION LEON,JOSE	1300 N 17 AVE #206	HOLLYWOOD	FL	33020	3658	LEE CONDOMINIUM APTSUNIT 206PER CDO BK/PG: 4249/607
514210BB0170	ABERLARDOMARTINEZ,FRANCESCA ARAUZO	323 S 21 AVE C	HOLLYWOOD	FL	33020		LEE CONDOMINIUM APTSUNIT 207PER CDO BK/PG: 4249/607
514210BB0180	ZORZAL TRSOTO,NOEMI SANDRA TRS	20100 W COUNTRY CLUB DR # 1505	AVENTURA	FL	33180		LEE CONDOMINIUM APTSUNIT 208PER CDO BK/PG: 4249/607
514210BB0190	MALCOLM,SHANNON	306 STUYVESANT AVE #3C	BROOKLYN	NY	11233		LEE CONDOMINIUM APTSUNIT 209PER CDO BK/PG: 4249/607
514210BB0200	GABRIAN,PETRUGABRIAN,VERONICA	1713 ARTHUR ST	HOLLYWOOD	FL	33020		LEE CONDOMINIUM APTSUNIT 210PER CDO BK/PG: 4249/607
514210BC0010	AZIZY,HAIM	PO BOX 3843 N FEDERAL HWY	HALLANDALE BEACH	FL	33009		KING CHARLES APTS CONDOUNIT 101PER CDO BK/PG: 4713/924
514210BC0020	FERRAREZI,SIMONE	1700 CLEVELAND ST #102	HOLLYWOOD	FL	33020	2880	KING CHARLES APTS CONDOUNIT 102PER CDO BK/PG: 4713/924
514210BC0030	AZIZY,HAIM	PO BOX 3843 N FEDERAL HWY	HALLANDALE BEACH	FL	33009		KING CHARLES APTS CONDOUNIT 103PER CDO BK/PG: 4713/924
514210BC0040	BRADFORD,JOHN W	618 TRAFALGAR CT	DANIA BEACH	FL	33004	5412	KING CHARLES APTS CONDOUNIT 104PER CDO BK/PG: 4713/924
514210BC0050	RODRIGUEZ,TANIA	1401 N 69 TER	HOLLYWOOD	FL	33024	5621	KING CHARLES APTS CONDOUNIT 105PER CDO BK/PG: 4713/924
514210BC0060	ARDAVEZ,MARCELO JAVIER	245 SE 6 ST	DANIA BEACH	FL	33004		KING CHARLES APTS CONDOUNIT 106PER CDO BK/PG: 4713/924
514210BC0070	ELTZ,JOHN T	1700 CLEVELAND ST APT 107	HOLLYWOOD	FL	33020	2800	KING CHARLES APTS CONDOUNIT 107PER CDO BK/PG: 4713/924
514210BC0080	YOUSSEF,IMAD	1700 CLEVELAND ST #201	HOLLYWOOD	FL	33020		KING CHARLES APTS CONDOUNIT 201PER CDO BK/PG: 4713/924
514210BC0090	LEAP,TIMOTHY B	1700 CLEVELAND ST UNIT 202	HOLLYWOOD	FL	33020	2800	KING CHARLES APTS CONDOUNIT 202PER CDO BK/PG: 4713/924
514210BC0100	PASTRANA DE LA TORRES,LUIS A	14062 NW 17 AVE 14062	OPA LOCKA	FL	33054		KING CHARLES APTS CONDOUNIT 203PER CDO BK/PG: 4713/924
514210BC0110	WIEDEMANN,RUDOLF	1700 CLEVELAND ST #204	HOLLYWOOD	FL	33020		KING CHARLES APTS CONDOUNIT 204PER CDO BK/PG: 4713/924
514210BC0120	NASSONOV,DMITRI	1515 EVERGREEN TER	HOLLYWOOD	FL	33021		KING CHARLES APTS CONDOUNIT 205PER CDO BK/PG: 4713/924
514210BC0130	SULMA,JANINA	1700 CLEVELAND ST APT 206	HOLLYWOOD	FL	33020	2861	KING CHARLES APTS CONDOUNIT 206PER CDO BK/PG: 4713/924
514210BC0140	AZIZY,HAIM	PO BOX 3843	HALLANDALE BEACH	FL	33008		KING CHARLES APTS CONDOUNIT 207PER CDO BK/PG: 4713/924
514210BC0150	CHAVEZ CAPPELLINI,YOLANDA	1700 CLEVELAND ST #208	HOLLYWOOD	FL	33020		KING CHARLES APTS CONDOUNIT 208PER CDO BK/PG: 4713/924
514210BH0010	JACKSON,JONATHAN M	1114 N 17 AVE #1	HOLLYWOOD	FL	33020	3612	CHATEAU LAR TER CONDOMINIUMUNIT 1PER AMCDO BK/PG: 17959/613
514210BH0020	SURF ROAD REALTY LLC	345 OAK ST	HOLLYWOOD	FL	33019	4402	CHATEAU LAR TER CONDOMINIUMUNIT 2PER AMCDO BK/PG: 17959/613
514210BH0030	MONCHEK,RAFAELA	1632 VAN BUREN ST	HOLLYWOOD	FL	33020	5112	CHATEAU LAR TER CONDOMINIUMUNIT 3PER AMCDO BK/PG: 17959/613
514210BH0040	SCHWARTZ,KEVIN I	4361 CASPER CT	HOLLYWOOD	FL	33021		CHATEAU LAR TER CONDOMINIUMUNIT 4PER AMCDO BK/PG: 17959/613
514210BH0050	SURF ROAD REALTY LLC	345 OAK ST	HOLLYWOOD	FL	33019	4402	CHATEAU LAR TER CONDOMINIUMUNIT 5PER AMCDO BK/PG: 17959/613
514210BH0060	STEELE,STEPHANIE ANDREA	I06-58 GOODVIEW RD	*TORONTO ON	CA	M2J 2	K6	CHATEAU LAR TER CONDOMINIUMUNIT 6PER AMCDO BK/PG: 17959/613
514210BN0010	ROBERT & SYLVIA FISHMAN LIV TRFISHMAN,SYLVIA TRSTES	1875 NW 139 TER	PEMBROKE PINES	FL	33028		THE RESIDENCES AT HOLLYWOODCONDOUNIT 1PER CDO BK/PG: 42335/558
514210BN0020	GODFRY,PAUL	1945 S OCEAN DR APT 2206	HALLANDALE BEACH	FL	33009	6090	THE RESIDENCES AT HOLLYWOODCONDOUNIT 2PER CDO BK/PG: 42335/558
514210BN0030	GODFRY,PAUL	1945 S OCEAN DR APT 2206	HALLANDALE BEACH	FL	33009	6090	THE RESIDENCES AT HOLLYWOODCONDOUNIT 3PER CDO BK/PG: 42335/558
Josh Levy, Mayor	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Caryl S. Shuham, Commissioner Distrct 1	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Linda Hill Anderson, Commissioner District 2	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Traci L. Callari, Commissioner District 3	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Adam Gruber, Commissioner District 4	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Kevin D. Biederman, Commissioner District 5	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Idelma Quintana, Commissioner District 6	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
CITY OF HOLLYWOOD DEPT. OF PLANNING & DEVELOPMENT SERVICES PO BOX 229045							
Downtown Parkside Royal Poinciana Civic Association Mitch Anton P.O. Box 223697 Hollywood, Florida 33022							
Downtown Parkside Royal Poinciana Civic Association, Inc. Lynn Smith, President PO Box 223697 Hollywood, FL 33022							
Hollywood Lakes Civic Association Terry Cantrell P.O. Box 223922 Hollywood FL 33019							



ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE DESIGN
URBAN DESIGN

November 28th, 2023

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Certification Letter

Applicant: Ritos Development LP

Legal Description: Tract A of Fred Zirbs Resub Plat as recorded in Plat Book 16 Page 2 of the Public Records of Broward County, Florida.

Address: 1225 N 17th CT

To whom its may concern:

This letter certified that the attached sign(s) were posted to adjacent to the public right of way of the above referenced project on September 19th, 2023.

Should you have any additional questions, please feel free to contact us at (954) 613-8371 or via email at fitzmurphy@sengaarchitecture.com.

Sincerely,

Fitz Murphy, AIA
Principal
SENGA Architecture LLC



Sworn and subscribed before me this
28th day of November, 2023

Notary Public
State of Florida
My Commission Expires 12/14/2026
Produced Identification FL Driver's License



