

ATTACHMENT C
Public Participation
Meeting

July 26, 2024

VIA EMAIL cdiaz@hollywoodfl.org

Carmen Diaz
Planning Administrator
Division of Planning and Urban Design
Development Services Department
City of Hollywood

Re: Public Participation Meeting Summary – 19-DP-72

Dear Mr. Diaz:

On behalf of 2135 Lincoln LLC please consider this letter as a summary of community outreach efforts undertaken in relation to proposed Residential Multifamily Building, application 19-DP-72.

At 4:00 p.m. on July 25, 2025, we held a virtual meeting. An invitation was sent to all property owners within the City's required notice radius. Approximately three (3) property owners and one (1) city commissioner participated in the meeting. The participant list and summary of the meeting is annexed to this document.

Please contact me at (954) 533 4492 if you have any questions or comments regarding this summary letter or the community outreach meeting.

Sincerely,

Red Octopus LLC.

Prepared by,
Juliana Angarita

07-26-2024

**TEQUESTA RESIDENCES
SIGN-IN SHEET**

MEETING ID	TOPIC	START TIME
6726214164	ZOOM MEETING	4:00 PM

NAME	USER EMAIL	
Yanina Mauro	yanina@redoctopusll.com	Project Manager RO
Juliana Angarita	juliana@redoctopusllc.com	Project Designer
Traci Callari	tcallari@hollywoodfl.org	City Commissioner
Susan Gilhooly	sgilhooly@bellsouth.net	Neighbor
Karen Caputo	darlingclan@aol.com	Neighbor
Patricia Antrican	ann2can@bellsouth.net	Neighbor

GENERAL SUMMARY OF THE DISCUSSIONS

Date: July 25th, 2024

Time: 4:00 PM - 5:00 PM

Participants:

- Yanina Mauro (Project Manager Red Octopus)
- Juliana Angarita (Project Designer Red Octopus)
- Traci Callari (City Commissioner)
- Susan Gilhooly (Neighbor)
- Karen Caputo (Neighbor)
- Patricia Antrican (Neighbor)

Agenda:

1. Project Presentation
2. Discussions
3. Final talk

Discussion Summary:

1. **Project Presentation:**
 - Juliana Angarita and Yanina Mauro presented the project describing the use, number of units, number of parking spaces and height of the building.
2. **Discussions:**
 - Susan asks about the Drainage system for the project, we clarify that the project has a Civil Design as part of the civil engineer.
 - Patricia and Karen requested to receive the plans to review in detail the proposed project, we expressed that the information was sent via mail July 18 as previously requested over the phone.
 - Karen left the meeting during the presentation; she manifests her disappointment with the presentation and the history of the project.
 - The meeting continues as scheduled.
 - Patricia expressed her interest in seeing more “Hollywood Colors” in the project “sunset colors, Bright colors”.
3. **Final talk:**
 - The meeting was completed successfully, the email information was required to be sent in the chat box to send the Project plans as requested.

The email was sent after the meeting presentation with the link that contain the Full set of drawings for the project as requested.

Attached to this document is the email sent to the following list.

To:

Patricia Antrican <ann2can@bellsouth.net>,
darlingclan@aol.com,
tcallari@hollywoodfl.org,
sgilhooly@bellsouth.net

CC:

Anand Balram <ABALRAM@hollywoodfl.org>,
Cameron Palmer <CPALMER@hollywoodfl.org>,
Azita Behmardi <ABEHMARDI@hollywoodfl.org>,
"George R. Keller JR CPPT" <GKELLER@hollywoodfl.org>,
Raelin Storey <RSTOREY@hollywoodfl.org>,
Andria Wingett <awingett@hollywoodfl.org>,
Walter Rua <walter@redoctopusllc.com>,
Yanina Mauro <yanina@redoctopusllc.com>,
Red Octopus admin@redoctopusllc.com

Prepared by,

Juliana Angarita

VIRTUAL COMMUNITY MEETING

Our firm represents 2125 Lincoln LLC, who is developing a multi-family project at 2135 Lincoln Street in Hollywood, FL. On behalf of my client, we would like to invite you to attend a Virtual Community Meeting to share our vision for this site.

Owner:

2125 Lincoln LLC

2255 Glades RD, Unit 224
Boca Raton, FL, 33432

Project address:

2135 Lincoln Street,
Hollywood, FL 33020

FILE NUMBER: 19-DP-72

The hearing is being held to offer the community a preview of what is being designed and to obtain feedback on the project. All interested parties are encouraged to participate in the virtual meeting. We will be presenting this proposed project and immediately following the presentation will be time to address any questions or concerns you may have.

MEETING TO BE HELD ON: **Jul 25, 2024 04:00 PM Eastern Time (US and Canada)**

FOR FURTHER INFORMATION CONTACT: admin@redoctopusllc.com

If you have questions regarding the proposed project or need assistance to access the Zoom application, we request that you please send via e-mail in advance of the meeting. To participate, you must access the link provided below via the Zoom Application.

Join Zoom Meeting

<https://us04web.zoom.us/j/6726214164?pwd=QnU0YnBFNUdINGRUSDdxUjdBVVFZUT09&omn=72179474695>

Meeting ID: 672 621 4164

Passcode: 0awUwG



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

June 21, 2024

City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33020

Re: Property owners within 500 feet of:

SUBJECT: 2135 Lincoln Street, Hollywood, FL 33020

FOLIO: 5142 16 03 0060

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 6/18/2024.

I affirm the notices for the attached Public Outreach Meeting were mailed to all property owners as noted above, to the Division of Planning, as well as to registered civic and neighborhood associations as provided by the applicant and the site was posted on 6/21/2024.

Sincerely,

RDR Miami | Diana B. Rio, LEED®AP

Total number of mailed notices: **199, including 26 international**

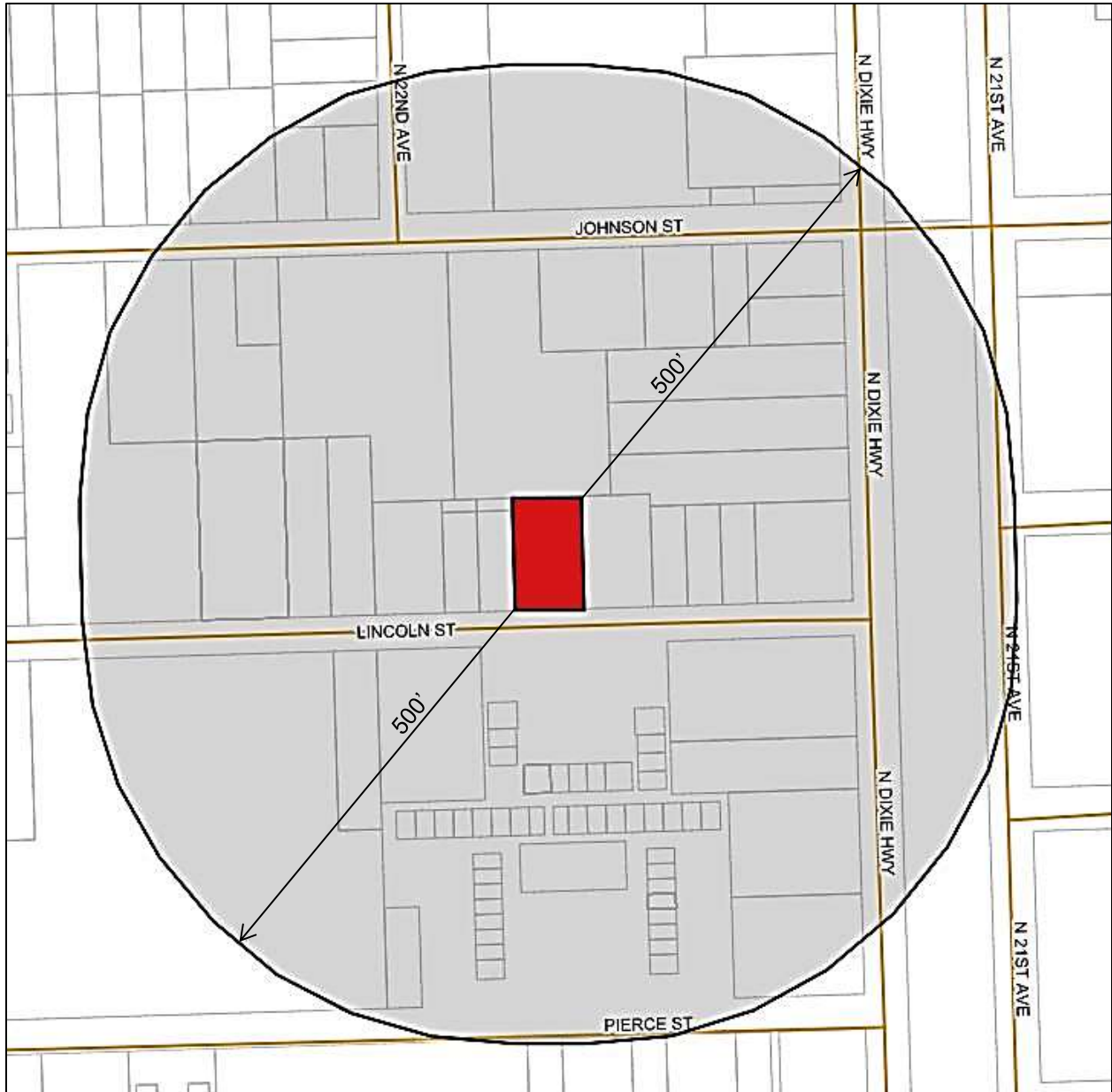
(This includes the Division of Planning, registered civic and neighborhood association(s) as provided by the applicant, the Mayor and 6 commissioners)



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdmiami.com | diana@rdmiami.com | 305.498.1614

500' RADIUS MAP (N.T.S.)



SUBJECT: 2135 Lincoln Street, Hollywood, FL 33020

FOLIO: 5142 16 03 0060

Name 1	Name 2	Address	City	State	Zip	Country
BEUPRE, LISE	BEUPRE, MARCEL	462 RUE RAINE	QUEBEC QC		G2B 1G4	CANADA
BLANCHETTE, STEVE	QUENTIN, BERTRAND	79 CHEMIN DES FOUGEROLES	LAC BEAUPORT QC		G3B 1W2	CANADA
BOUCHARD, ERIC		3804 DE L'HETRIERE ST AGUSTIN	QUEBEC QC		G2A 2X1	CANADA
BOUGIE, ANDRE J	TRACHEMONTAGNE-BOUGIE, SYLVIE	294A TUPPER ST	HAWKESBURY ON		K6A 2V2	CANADA
BOURGON, MARIELLE	BOURGON, LINDA	5800 RUE MORIN	VAL-MORIN QC		J0T 2R0	CANADA
DE LAURENTIS, SILVIO		979 RUE DES SATURNIES	SAINT-LAZARE QC		J7T 0K5	CANADA
DESCOTEAUX-NEGRI, SUZANNE		549 RUE MARQUIS	REPENTIGNY QC		J6A 7C9	CANADA
ERAMO, D & MARINA &	ERAMO, LEONE	73 CASTLETHORPE CRES	NEPLAN ON		K2G 5R2	CANADA
GAUDREAU, JEAN	GAUDREAU, ROGER	154 DES MYOSOTIS ST	CHICOUTIMI QC		G7G 5H4	CANADA
GHILLANY, SUZANNE		211 CHEMIN DES CYPRES	SAINTE SERAPHINE QC		JOA 1E0	CANADA
LABRECQUE, ALINE	HAROON, SHIRLEY & HAROON, DANIEL	168 DES FRENES	ST-EUSTACHE QC		J7R 6M2	CANADA
LEVESQUE, MARIE-CLAUDE		17ST JOSEPH	GRANDY QC		J2G 6T5	CANADA
MELATTI-ZANETE, ALEXANDRIA	MELATTI, UMBERTO	19 JAMES ST	PENETANGUISHENE ON		L9M 2H9	CANADA
MICHETTI, ROMEO	MICHETTI, ROSINA & MICHETTI, U	5260 MARIETTE AVE	MONTREAL QC		H4V 2G4	CANADA
MOREAU, HAROLD	PROULX, NATHALIE	3935 49 AVE	LAVAL-OUEST QC		H7R 5J9	CANADA
MOROT, FREDERIQUE		302-1276 BOUL ROSEMONT	MONTREAL QC		H2S 2A7	CANADA
PARADIS, SERGE		319-9146 BOULEVARD SAINT-JACQUES	QUEBEC QC		G2B 0T2	CANADA
PARE, DIANE	LA FLEUR, GILLES	395 DUFFERIN SUITE 121	SALABERRY VALLEYFIELD QC		J6S 0K7	CANADA
PASCUZZO, VINCENZINA		9525 3E ST	MONTREAL QC		H1E 3X9	CANADA
PLANTE, LILLIAN & BRIAN		2012-8888 RIVERSIDE DR E	WINDSOR ON		N8S 1H2	CANADA
ROTILI, DOMENICA MIKI		46 ROXTON CR	MONTREAL WEST QC		H4X 1C6	CANADA
ROTILI, FRANCESCO & ANGELA	ROTILI, SABATINO & ROTILI, DINO	58 CH RADCLIFFE	MONTREAL OUEST QC		H4X 1B9	CANADA
SPIZZIRRI, FRANCES		13 CONCORDE DR	BRAMPTON ON		L6P 1V3	CANADA
TATTA, ANDREA	MECCIA, ROSINA	168 RANG GRAVEL	SAINT-BEATRIX QC		J0K 1Y0	CANADA
TEAPOT REALTY LTD INC		12345 DE LA CAPRICIEUSE PL	MONTREAL QC		H4J 1Z6	CANADA
VIZZI, ANTONINO & CATHERINE		7600 CHAMBORD APT 1	MONTREAL QC		H2E 1X1	CANADA
2124 PIERCE STREET LLC		2404 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
2125 LINCOLN LLC		2255 GLADES RD #225	BOCA RATON	FL	33432	USA
2141 LLC		640 SEA TURTLE WAY	PLANTATION	FL	33324	USA
2144 JOHNSON ST LLC		2144 JOHNSON ST	HOLLYWOOD	FL	33020	USA
2219 LINCOLN LLC		2330 PONCE DE LEON BLVD	CORAL GABLES	FL	33134	USA
640 ENTERPRISES LLC		19134 NW 81 PL	HIALEAH	FL	33015	USA
A G W HOLDINGS LLC		711 S 10 AVE	HOLLYWOOD	FL	33019	USA
A J'S EXPRESS LLC		851 HOLLYWOOD BLVD	HOLLYWOOD	FL	33019	USA
A&I ENTERPRISES OF S FL INC		2113 LINCOLN ST	HOLLYWOOD	FL	33020	USA
ADAMS, ANA C H/E	DUENAS, WILSON	2145 PIERCE ST #130	HOLLYWOOD	FL	33020	USA
ADRIGY 3680 LLC		2211 LINCOLN ST #3	HOLLYWOOD	FL	33020	USA
ALVARO, FRANCIS		2145 PIERCE ST #323	HOLLYWOOD	FL	33020	USA
ANAYA, ALEXANDER M		2145 PIERCE ST #224	HOLLYWOOD	FL	33020	USA
AQUA RESIDENCE AT HOLLYWOOD LLC		4330 SHERIDAN ST #201B	HOLLYWOOD	FL	33021	USA
ARIAS, VITALIA & ELVIN		2203 LINCOLN ST	HOLLYWOOD	FL	33020	USA
AVITABILE, MICHAEL & SUSANNAH		30 CASCO ST	QUINCY	MA	02169	USA
BALLERO, JUAN		2145 PIERCE ST #127	HOLLYWOOD	FL	33020	USA
BARISH, HARVEY	BARISH, SUSAN A	1503 ST ANDREWS RD	HOLLYWOOD	FL	33021	USA

BATISTA, JOSE M		2145 PIERCE ST #206	HOLLYWOOD	FL	33024	USA
BEATRICE, STEPHEN		2145 PIERCE ST #321	HOLLYWOOD	FL	33020	USA
BEATTY, DONALD MARK		6125 SW 59 CT	DAVIE	FL	33314	USA
BITA CODRES, ADRIAN		2145 PIERCE ST UNIT 121	HOLLYWOOD	FL	33020	USA
BITAR, MAHA	MAWAD, MICHAEL	2145 PIERCE ST #404	HOLLYWOOD	FL	33020	USA
BLACKSTOCK, FRANCIS MICHAEL		2145 PIERCE ST UNIT 402	HOLLYWOOD	FL	33020	USA
BLATTER, GEDALYA		103 AVE F	BROOKLYN	NY	11218	USA
BLATTER, GEDALYA		57 MILL POND RD	JACKSON	NJ	08527	USA
BRAVO, LUIS ALBERTO		2145 PIERCE ST #228	HOLLYWOOD	FL	33020	USA
BRIZUELA, EUGENIO CLAUDIO	GODOY, ELENA BEATRIZ EST	2145 PIERCE ST #313	HOLLYWOOD	FL	33020	USA
BROWN, CONCETTA SBROCCHI	BROWN, JOHN	500 SOUTH SEVENTH ST	BANGOR	PA	18013	USA
BROWNE PROPERTIES LLC		640 SEA TURTLE WAY	PLANTATION	FL	33324	USA
BULLOCK, HAROLD		2207 LINCOLN ST	HOLLYWOOD	FL	33020	USA
CALVO, HERNANDO G H/E	BARRIENTOS, CARMEN V	2145 PIERCE ST UNIT 416	HOLLYWOOD	FL	33020	USA
CAUDALES, FLAVIO O H/E	PENATE, HILARIA	2145 PIERCE ST #222	HOLLYWOOD	FL	33020	USA
CIETO, LUCILA DORDALE	SUMMERVILLE, PATRICK CIETO	2145 PIERCE ST #209	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	DEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	USA
CLETO SOLUTIONS CORP		140 S DIXIE HWY #418	HOLLYWOOD	FL	33020	USA
COLACURCIO, FELICE		28 REGENT CT	STAMFORD	CT	06907	USA
COLON, CARMEN M		2007 NE 38 RD	HOMESTEAD	FL	33033	USA
COOK, COLETTE	COOK, CORYDON C ETAL	1490 SE 15 ST #101	FORT LAUDERDALE	FL	33316	USA
CRUZ, ODY		2145 PIERCE ST UNIT 124	HOLLYWOOD	FL	33020	USA
CUESTA INVESTMENTS LLC		14837 SW 43 TER	MIAMI	FL	33185	USA
DARLING, LINDA	NOHR, CHRISTINE ETAL	2145 PIERCE ST #202	HOLLYWOOD	FL	33020	USA
DE LOS ANGELES ROSO, ROSA MARIA		19501 W COUNTRY CLUB DR #905	AVENTURA	FL	33180	USA
DISTEFANO, VINCENT	CHARI-DISTEFANO, EFTYHIA	1130 WASHINGTON ST	HOLLYWOOD	FL	33019	USA
DISTINCTIVE CREATIONS	ENTERPRISES LLC	2126 PIERCE ST	HOLLYWOOD	FL	33020	USA
DMG RAPID HOLDINGS LLC		2152 JOHNSON ST	HOLLYWOOD	FL	33020	USA
ESCOBAR GONZALEZ, PEDRO		2145 PIERCE ST #316	HOLLYWOOD	FL	33020	USA
ESTEVES, NORMA H/E	ESTEVES, JULIO C & DIODATI, MARIA	2145 PIERCE ST #227	HOLLYWOOD	FL	33020	USA
ESTRADA, LUIS RAFAEL H/E	ESTRADA, LUISA ARLET	2145 PIERCE ST #214	HOLLYWOOD	FL	33020	USA
EUGENE, MONIQUE	EUGENE, OSSE	608 SW 4 ST	HALLANDALE BEACH	FL	33009	USA
FIGUEIRAS, JOSE TOBIO	SANABIA, ALINA	2145 PIERCE ST #113	HOLLYWOOD	FL	33020	USA
FIGUERO, MANUEL		2145 PIERCE ST UNIT 427	HOLLYWOOD	FL	33020	USA
FIGUEROA, ADRIANO H/E	FIGUEROA, ANDREA	2145 PIERCE ST #311	HOLLYWOOD	FL	33020	USA
FILIPPINI, FLAVIO		19501 W COUNTRY CLUB DR #1214	AVENTURA	FL	33180	USA
FLORIDA EAST COAST RAILWAY LLC		7150 PHILIPS HWY	JACKSONVILLE	FL	32256	USA
FORTE, CARMELA	FORTE, GIOVANNA ETAL	91 STATEN ISLAND BLVD	STATEN ISLAND	NY	10301	USA
FREDERICK K PUGH FAM TR	PUGH, FREDERICK K TRSTEE	2145 PIERCE ST #406	HOLLYWOOD	FL	33020	USA
GALVEZ, CESAR	PORTOCARRERO, SONIA	2145 PIERCE ST #331	HOLLYWOOD	FL	33020	USA
GARAMELLA, JACK RYAN		1955 FUNSTON ST	HOLLYWOOD	FL	33020	USA
GARCIA, AIDA LUZ		2145 PIERCE ST #230	HOLLYWOOD	FL	33020	USA
GARCIA, BERTHA Z		2145 PIERCE ST #423	HOLLYWOOD	FL	33020	USA
GARCIA-CORRO, FRANCISCO		2145 PIERCE ST #415	HOLLYWOOD	FL	33020	USA
GARRISI, ROSEMARY COLLETTI	GARRISI, MAURIZIO	214-32 40 AVE	BAYSIDE	NY	11361	USA

GERALDINE GARRY REV TR	GARRY, GERALDINE TRS	141 SE 3 AVE #406	DANIA BEACH	FL	33004	USA
GOBIN, JAMES	JAMES GOBIN REV LIV TR	2151 PIERCE ST	HOLLYWOOD	FL	33020	USA
GOMEZ, CLAUDIO & LUZ DARY	GOMEZ, KEVIN	2145 PIERCE ST #315	HOLLYWOOD	FL	33020	USA
GONCHAROVA, VICTORIYA	SEROPIAN, IVAN ETAL	2145 PIERCE ST #306	HOLLYWOOD	FL	33020	USA
GONZALEZ, ANGEL LUIS		PO BOX 970542	COCONUT CREEK	FL	33097	USA
GONZALEZ, ISIS	GONZALEZ, GABRIEL LAZARO	2145 PIERCE ST #223	HOLLYWOOD	FL	33020	USA
GRIMANN, ALICIA		3611 NE 16 TER	POMPANO BEACH	FL	33064	USA
GUERRERO, AUGUSTO		2145 PIERCE ST UNIT 122	HOLLYWOOD	FL	33020	USA
GUNNING, FRANCES		1965 S OCEAN DR #PH-C	HALLANDALE BEACH	FL	33009	USA
GUTIERREZ PEREZ, MARIA H/E		2145 PIERCE ST #307	HOLLYWOOD	FL	33020	USA
HAJJ, HENRI		2145 PIERCE ST #219	HOLLYWOOD	FL	33020	USA
HERAUD, CESAR AUGUSTO		2145 PIERCE ST #101	HOLLYWOOD	FL	33020	USA
HICKEY, JOHNATHAN M		4943 SW 31 TER	FORT LAUDERDALE	FL	33312	USA
HOMEWARD PROPERTIES INC		959 NE 115 ST	BISCAYNE PARK	FL	33161	USA
HUGUET, GUIDO E &	CALVO, MARIA E	2145 PIERCE ST #407	HOLLYWOOD	FL	33020	USA
IBARRA, HERIBERTA &	PEREZ, MIGUEL A	2145 PIERCE ST #232	HOLLYWOOD	FL	33020	USA
J DANIEL ENTERPRISES LLC		3600 SW 132 AVE	MIRAMAR	FL	33027	USA
JARAMILLO, MARCELA		2145 PIERCE ST #120	HOLLYWOOD	FL	33020	USA
JOHNSON & DIXIE LLC		121 S 61 TER STE A-1	HOLLYWOOD	FL	33023	USA
JUSTO, ROXANA	SILVA, ROXANA PAOLA	2145 PIERCE ST #324	HOLLYWOOD	FL	33020	USA
K2 INVESTMENTS LIMITED LLC		750 N DIXIE HWY #A	HOLLYWOOD	FL	33020	USA
KAMAL, MARK GEORGE		2145 PIERCE ST #302	HOLLYWOOD	FL	33020	USA
KERR, HERMINE JENIEVE		2145 PIERCE ST #221	HOLLYWOOD	FL	33020	USA
KING, KIMBERLY M H/E	LEE, JUNGIL & LEE, MYONGSIN	2145 PIERCE ST #417	HOLLYWOOD	FL	33020	USA
KOZHEVNIKOVA, KATERYNA		2145 PIERCE ST #210	HOLLYWOOD	FL	33020	USA
LANDI, FRANCESCO & FILOMENA		1208 FOXVIEW DR	BETHLEHEM	PA	18017	USA
LAROCHE, CHRISTINE MARIE		2145 PIERCE ST #433	HOLLYWOOD	FL	33020	USA
LAURENT, MARIE CECILE H/E	LAURENT, RAYMONDE	2145 PIERCE ST UNIT 304	HOLLYWOOD	FL	33020	USA
LAVERONI, CAROL		2145 PIERCE ST #117	HOLLYWOOD	FL	33020	USA
LEE, WARREN		2145 PIERCE ST UNIT 204	HOLLYWOOD	FL	33020	USA
LEIN, ADRIANA J	LEIN, GYORA	3657 42 WAY S APT D	SAINT PETERSBURG	FL	33711	USA
LEIN, GYORA	RYAN, ADRIANA JUNQUEIRA	2211 LINCOLN ST #1	HOLLYWOOD	FL	33020	USA
LEIN, GYORA	RYAN, ANDRIANA JUNQUEIRA	2213 LINCOLN ST #6	HOLLYWOOD	FL	33020	USA
LENZ, JAMES ROBERT		2145 PIERCE ST APT 226	HOLLYWOOD	FL	33020	USA
MANGASAROVA, ELLA	MANGASAROVA, SVITLANA	2145 PIERCE ST #405	HOLLYWOOD	FL	33020	USA
MANSOLINO, MATTEO		2145 PIERCE ST #310	HOLLYWOOD	FL	33020	USA
MARINKOVIC, SNEZANA H/E	MARINKOVIC, ALEKSANDRA ETAL	2145 PIERCE ST #403	HOLLYWOOD	FL	33020	USA
MASRI, AMAL &	EL GUINDI, HESHAM	6804 SW 5 ST	PEMBROKE PINES	FL	33023	USA
MAZUFRI, LEANDRO		1851 FILLMORE ST	HOLLYWOOD	FL	33020	USA
MEDINA, ANTONIO J		2145 PIERCE ST #201	HOLLYWOOD	FL	33020	USA
MERINGOLO, SANDI L		900 N 22 AVE	HOLLYWOOD	FL	33020	USA
MEYEROVICH, IRINA		2145 PIERCE ST #225	HOLLYWOOD	FL	33020	USA
MORAIS, LOUIS	MORAIS, MICHEL & MORAIS, LIETTE	2145 PIERCE ST #414	HOLLYWOOD	FL	33020	USA
MORE THAN TIRES INC		2130 JOHNSON ST	HOLLYWOOD	FL	33020	USA
MORIN, ESTELLE MARIE		2145 PIERCE ST #108	HOLLYWOOD	FL	33004	USA

MORIN, IBIS		362 SW 1 AVE	DANIA BEACH	FL	33004	USA
MOSQUERA, ANGELA	SALUP, CHARLES EST	2145 PIERCE ST #305	HOLLYWOOD	FL	33020	USA
MUNOZ, MARIA CLARA		2145 PIERCE ST #429	HOLLYWOOD	FL	33020	USA
MURPHY, WILLIE		2145 PIERCE ST #118	HOLLYWOOD	FL	33020	USA
NASH, MICHAEL		2151 LINCOLN ST APT 1	HOLLYWOOD	FL	33020	USA
NAVA-COCA, ANA		2145 PIERCE ST #106	HOLLYWOOD	FL	33020	USA
NAZARIO, RAFAEL	MARICHAL, ROSA IRIS	2145 PIERCE ST #301	HOLLYWOOD	FL	33020	USA
NOGALES, HECTOR EBALDO H/E	NOGALES, ALEJANDRA CRISTINA	2145 PIERCE ST #426	HOLLYWOOD	FL	33020	USA
PALADICHUK, HALYNA		2145 PIERCE ST #218	HOLLYWOOD	FL	33020	USA
PALAU, ANTENOR EDUARDO	PALAU, MARIANO DAMIAN	4023 LARGE LEAF LN	HOLLYWOOD	FL	33021	USA
PALOMBO, ELAINE		107 FORREST AVE	RUNNEMEDE	NJ	08078	USA
PELAGGI, BARRY R		2145 PIERCE ST #329	HOLLYWOOD	FL	33020	USA
PELLI, PATSY R		85 RIVERSIDE DR #B3	STAMFORD	CT	06905	USA
PITTERSON, HOWARD	HOWARD A PITTERSON REV TR	2145 PIERCE ST 418	HOLLYWOOD	FL	33020	USA
POURAKIS, GEORGE H/E	POURAKIS, JOHN G	2145 PIERCE ST #318	HOLLYWOOD	FL	33020	USA
RADOSZA, SOPHIE H EST		4611 S UNIVERSITY DR	DAVIE	FL	33328	USA
RICARDO, ALFREDO		2145 PIERCE ST #104	HOLLYWOOD	FL	33020	USA
RIVERO, RODOLFO MUNIZ		2145 PIERCE ST #314	HOLLYWOOD	FL	33020	USA
ROBERT J COOPMAN TR	COOPMAN, ROBERT J TRS	2465 MONROE ST	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, GILBERTO H/E	RODRIGUEZ, WILLY	2145 PIERCE ST #115	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, NATIVIDAD		2145 PIERCE ST #132	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, WILLY	TORRICO, NELLY	2145 PIERCE ST #325	HOLLYWOOD	FL	33020	USA
RSDM REV TR		4850 N HILLS DR	HOLLYWOOD	FL	33021	USA
S M BAYRES LLC		1851 FILLMORE ST	HOLLYWOOD	FL	33020	USA
SANSONE, ANGELA		60 WILSON RD #1	NAHANT	MA	01908	USA
SANTANA, DIONISIO	SANTIAGO, MARGARITA	2145 PIERCE ST #220	HOLLYWOOD	FL	33020	USA
SANTANA, JUAN		2145 PIERCE ST #211	HOLLYWOOD	FL	33020	USA
SAUER, RICHARD E		2145 PIERCE ST #327	HOLLYWOOD	FL	33020	USA
SCHOOL BOARD OF BROWARD COUNTY	ATTN:FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	FL	33301	USA
SCOTT, OLIVER JAMES		2145 PIERCE ST #413	HOLLYWOOD	FL	33020	USA
SEGUIN, MICHEL	MICHEL SEGUIN REV LIV TR	2145 PIERCE ST #109	HOLLYWOOD	FL	33020	USA
SERGILE, PIERRE		918 N 22 AVE #A	HOLLYWOOD	FL	33020	USA
SERGILE, PIERRE		PO BOX 6142	FORT LAUDERDALE	FL	33310	USA
SHAPIRO, ELANA H	SHAPIRO, STEWART S	2213 LINCOLN ST #16	HOLLYWOOD	FL	33020	USA
SHLOMO, ELIYAHU		2213 LINCOLN ST #2	HOLLYWOOD	FL	33020	USA
SHREWSBURY, FRANCES DORIS		2145 PIERCE ST #203	HOLLYWOOD	FL	33020	USA
SINAYSKAYA, MARINA	SINAYSKIY, MICHAEL ETAL	2145 PIERCE ST #309	HOLLYWOOD	FL	33020	USA
SOTO, IDALMA	MARICHAL, LUIS ORLANDO	2145 PIERCE ST #126	HOLLYWOOD	FL	33020	USA
ST LOUIS, FRANCOIS		2145 PIERCE ST #229	HOLLYWOOD	FL	33020	USA
STRANSKY, JOSEPH		1700 PIERCE ST APT 603	HOLLYWOOD	FL	33020	USA
TIBBS, TERRY N		2145 PIERCE ST #207	HOLLYWOOD	FL	33020	USA
TKACHEV, IGOR	TKACHEVA, IRINA	2145 PIERCE ST #430	HOLLYWOOD	FL	33020	USA
TRANS COPACABANA CORP		612 N DIXIE HWY	HOLLYWOOD	FL	33020	USA
VARELA, FRANK		3907 W GATOR CIR	CAPE CORAL	FL	33909	USA
VASTU CAPITAL PARTNERS LLC		1011 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA

VITERI, MARCO A & HYLDE		5000 MCKINLEY ST	HOLLYWOOD	FL	33021	USA
VOLINSKY, DANIEL	ZELERTEINS, FELISA	2145 PIERCE ST #320	HOLLYWOOD	FL	33020	USA
VOSS, SHARON R		2145 PIERCE ST #428	HOLLYWOOD	FL	33020	USA
WALSH, LARRY E &	WALSH, EDITH R	376 W QUIET WOODS	PORT ST LUCIE	FL	34953	USA
WARRENTON HOUSE ASSN INC		2145 PIERCE ST STE 200	HOLLYWOOD	FL	33020	USA
YATACO ALFARO, JULIO CESAR		2145 PIERCE ST #114	HOLLYWOOD	FL	33020	USA
YATACOALFARO, LUIS ALBERTO		2145 PIERCE ST #424	HOLLYWOOD	FL	33020	USA
ZAVALETA, GLADYS H		2145 PIERCE ST #103	HOLLYWOOD	FL	33020	USA
ZSIDAI, MARIA		2134 LINCOLN ST APT 4	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O LYNN SMITH	1939 ADAMS ST	HOLLYWOOD	FL	33020	USA
NORTH CENTRAL HOLLYWOOD CIVIC ASSOC.	C/O PATRICIA ANTRICAN	2534 FILLMORE ST	HOLLYWOOD	FL	33020	USA
PARKSIDE CIVIC ASSOC.	C/O KENNETH CRAWFORD	2018 FLETCHER ST	HOLLYWOOD	FL	33020	USA
THE HONORABLE ADAM GRUBER	DISTRICT 4	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE CARYL S SHUHAM	DISTRICT 1	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE IDELMA QUINTANA	DISTRICT 6	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE JOSH LEVY	MAYOR	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE KEVIN BIEDERMAN	DISTRICT 5	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE LINDA HILL ANDERSON	DISTRICT 2	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE TRACI CALLARI	DISTRICT 3	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA



TEQUESTA RESIDENCES

2135 LINCOLN STREET
HOLLYWOOD | FL | 33020 USA
PROJECT PRESENTATION



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- 7.0 SECTIONS
- 8.0 RENDERS

PROPOSED PROJECT

TEQUESTA RESIDENCES

MULTIFAMILY RESIDENTIAL

1 BUILDING

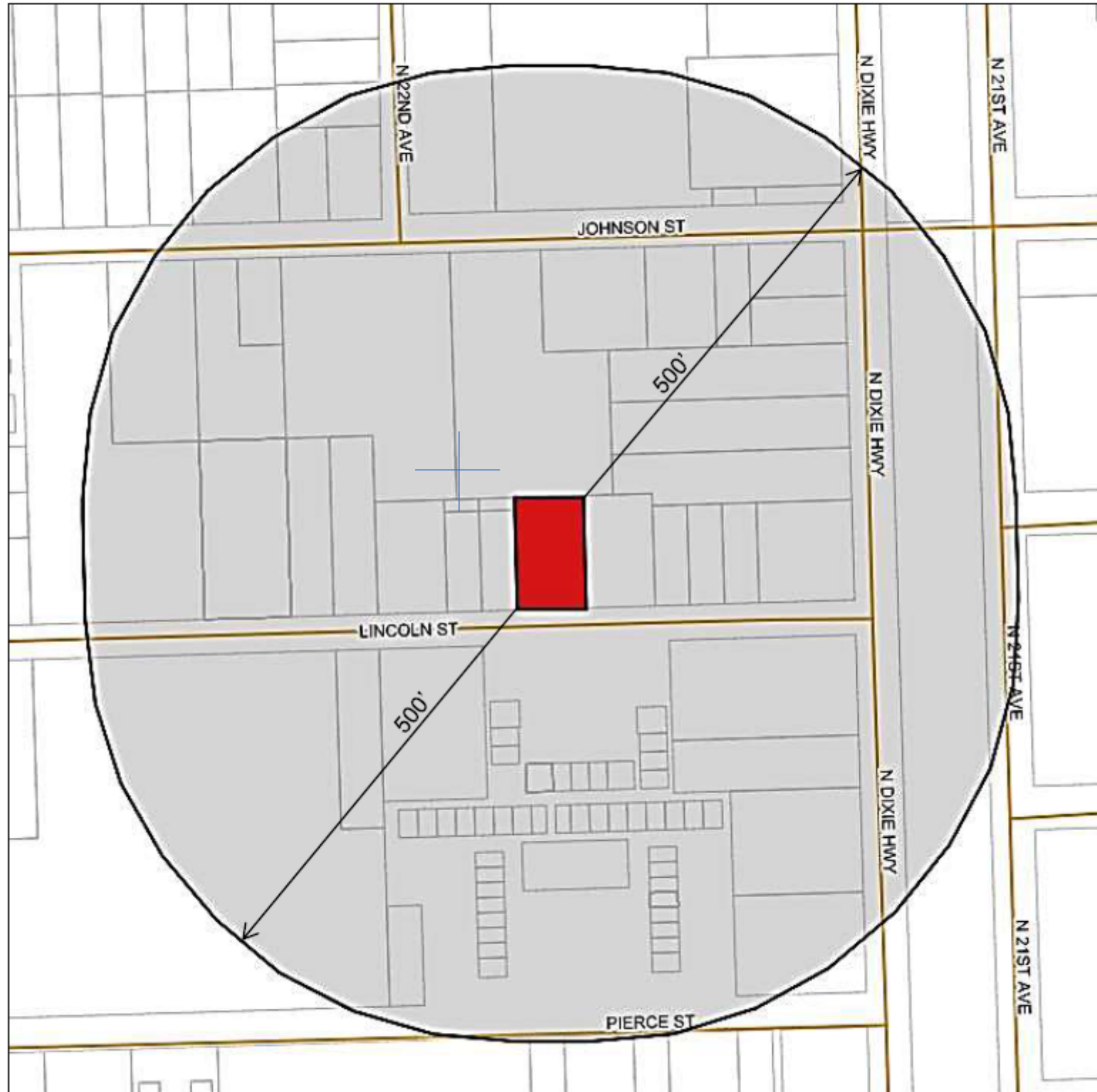
3 STORIES

16 APARTMENT UNITS

12 UNITS 2B | 1B

4 UNITS 1B | 1B

500' RADIUS MAP (N.T.S.)



SUBJECT: 2135 Lincoln Street, Hollywood, FL 33020
FOLIO: 5142 16 03 0060

GENERAL SITE INFORMATION:					
PROPERTY ADDRESS	2135 LINCOLN STREET HOLLYWOOD FL 33020				
FOLIO #	5142 16 03 0060				
LEGAL DESCRIPTION	LOT 8 AND 9 HOSBINS SUBDIVISION PB 5 PG 9 BROWARD COUNTY FLORIDA TOGETHER WITH THE SOUTH 14 FEET OF THE EAST 80 FEET OF THE WEST 240 FEET OF LOT 3 BLOCK "A" HOLLYWOOD LITTLE RANGES PB 1 PG 26 BROWARD COUNTY FLORIDA.				
LOT AREA:	+/- 10,320 SQ. FT. = 0.2369 ACRES (SITE NET) 11,920 SQ. FT. = 0.2736 ACRES (SITE GROSS)				
SCOPE OF WORK	<table border="1"> <tr> <td>NEW CONSTRUCTION OF:</td> <td> 12 UNITS = 2 BEDROOM 1 BATHROOM 4 UNITS = 1 BEDROOM 1 BATHROOM 16 UNITS = TOTAL PROPOSED </td> </tr> <tr> <td>1 BUILDING WITH 16 DWELLING UNITS</td> <td></td> </tr> </table>	NEW CONSTRUCTION OF:	12 UNITS = 2 BEDROOM 1 BATHROOM 4 UNITS = 1 BEDROOM 1 BATHROOM 16 UNITS = TOTAL PROPOSED	1 BUILDING WITH 16 DWELLING UNITS	
NEW CONSTRUCTION OF:	12 UNITS = 2 BEDROOM 1 BATHROOM 4 UNITS = 1 BEDROOM 1 BATHROOM 16 UNITS = TOTAL PROPOSED				
1 BUILDING WITH 16 DWELLING UNITS					
PARKING	COMMON AREA: 6676 SF MISC.: 2850 SF BALCONY: 599 SF TRASH ROOM: 131 SF 16 UNITS = DWELLING UNITS AREA: 11789 SF Total Proposed Area: 22183 SF				
GOVERNING CODES	FLORIDA FIRE PREVENTION CODE 2022 FLORIDA BUILDING CODE 2022 2022 NATIONAL ELECTRIC CODE 2022 FBC MECHANICAL 2022 FBC PLUMBING 2022 FBC ACCESSIBILITY				

ZONING GUIDELINES:	
ZONING: DH-3 (DIXIE HIGHWAY MEDIUM INTENSITY MULTIFAMILY DISTRICT)	
LAND USE: REGIONAL ACTIVITY CENTER (RAC)	
FLOOD ZONE:	X
LOT SIZE:	80 FT x 129 FT
LOT AREA:	10,320 SQ. FT. = 0.2369 ACRE
CURRENT LAND USE DESIGNATION =	RESIDENTIAL
PROPOSED USE =	NEW CONSTRUCTION MULTIFAMILY BUILDING

PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
FAR	3.0 LOT AREA 10,320 SQ. FT. TOTAL FAR ALLOWED = 30,960 SQ. FT.	14,907 SQ. FT. = 1.44
MAX. HEIGHT	55 FT - 5 STORIES	3 STORIES - MAX HEIGHT 33 FT
BUILDING SETBACK	EASEMENT = 5 FT FRONT = 15 FT WEST SIDE @ GF = 0 FT WEST SIDE @ 2ND AND 3RD FLOOR = 0 FT EAST SIDE = 0 FT REAR = 5 FT	EASEMENT = 5 FT FRONT = 15 FT WEST SIDE @ GF = 2 FT WEST SIDE @ 2ND AND 3RD FLOOR = 5 FT EAST SIDE = 5 FT REAR = 5 FT
MIN. FLOOR AREA/DU	400 SQ. FT.	736 SQ. FT.
BALCONIES	75% OVER SETBACK	40% OVER SETBACK
ROOF TOP AMENITIES	30% OF BUILDING AREA	N/A
PARKING	RESIDENTIAL 1 P.S./18 DU = 1 x 4 = 4 P.S. 1.5 P.S./12 DU = 1.5 x 12 = 18 P.S. RESIDENTIAL PARKING SPACES REQUIRED = 22 P.S. GUEST 1P.S. per 10 UNITS = 16 UNITS / 10 = 1.6 P.S. TOTAL PARKING SPACES REQUIRED = 24 P.S.	PROPOSED RESIDENTIAL = 27 P.S. PROPOSED GUEST = 2 P.S. TOTAL PROPOSED = 29 P.S. 5 REGULAR P.S. (INCLUDING 1 ADA P.S. AND 1 RES P.S.) 12 STACKED P.S.
LANDSCAPE		LANDSCAPE AREA PROVIDED = 2,097 SF

NOTE: ALL AREAS ARE APPROXIMATE

- NOTES**
- ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
 - PAVERS INSTALLED IN THE RIGHT-OF-WAY WILL REQUIRE AN AFFIDAVIT BY THE PROPERTY OWNER THAT CITY WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF THE PAVERS IF THEY REQUIRE REMOVAL FOR ANY WORK IN THE RIGHT-OF-WAY.
 - NO SIGNAGE ON SITE.
 - ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)
 - 13,264 TOTAL SF. / 12 = 61,105 AVERAGE CUMULATIVE SQ. FT. FOR DWELLING UNITS.
 - FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.
 - RAILINGS AT BALCONIES TO BE ALUM. AND SLAB TO BE CONCRETE.
 - ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
 - ALL A/C CONDENSERS ARE TO BE ROOF MOUNTED.

GREEN BUILDING REQUIREMENTS (151.153)
USGBC'S LEED CERTIFICATION OR FGBC ARE MINIMUM STANDARDS

- ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
- PROVIDE PROGRAMMABLE THERMOSTATS.
- PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
- PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
- ALL OUTDOORS LIGHTS INCLUDING FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST
- LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.
- AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SQ. FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS.
- ALL WINDOWS TO BE IMPACT LOW E RATED.
- ALL HOT WATER PIPES TO BE INSULATED.
- ALL UNITS TO HAVE TANKLESS WATER HEATERS.
- ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE.
- ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER).

ELECTRIC VEHICLE CHARGING

PROVIDE TWO EMPTY 3/4" COND. IN EACH GARAGE TO A DEL. TWO GANG JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER N.C. AND SAE J1772 TO A TWO GANG JUNCTION BOX WITH BLANK PLATE.

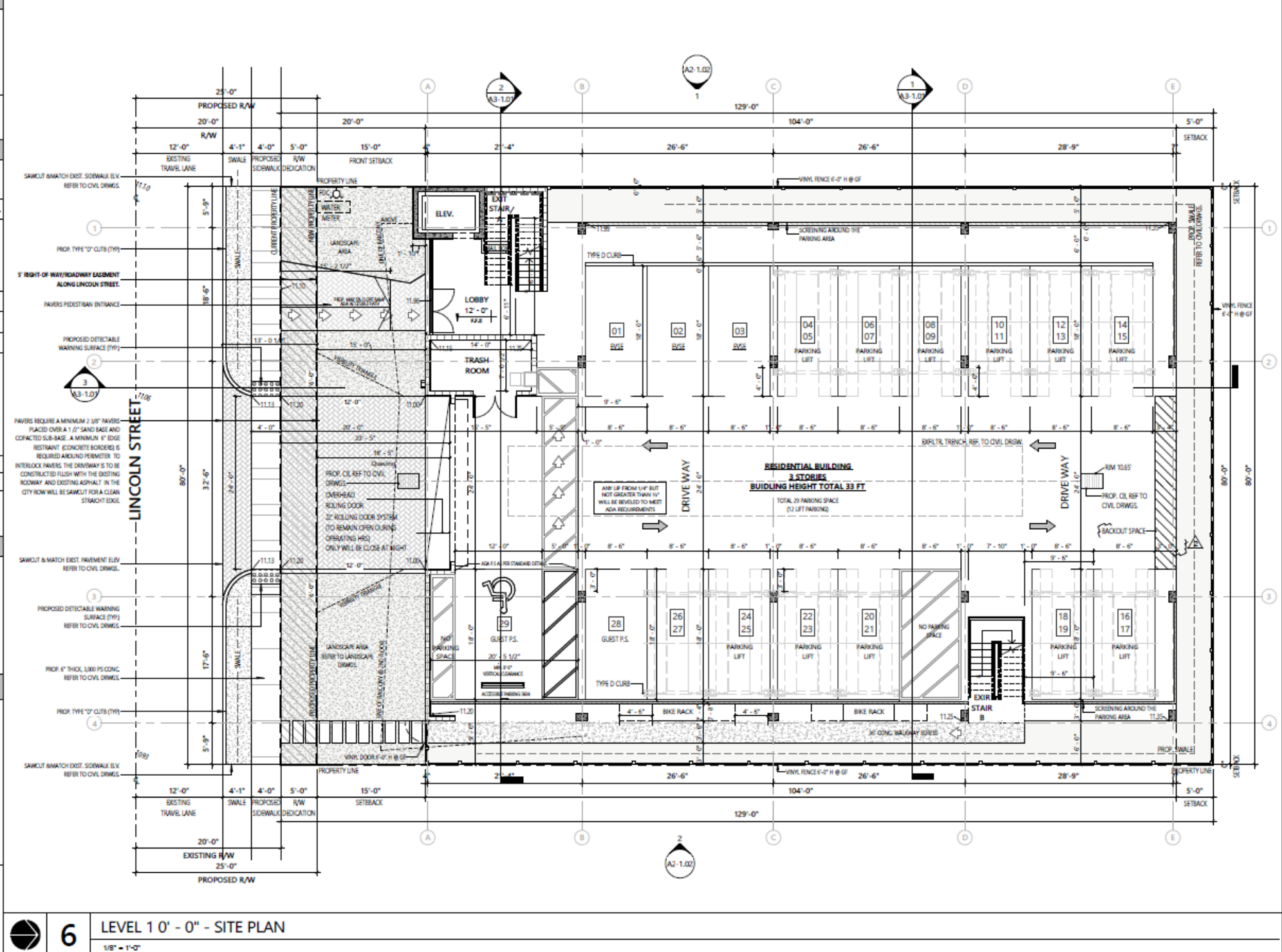
CURB TYPE D

NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

1 LOCATION MAP
1" = 1'-0"

2 AERIAL VIEW
1" = 1'-0"

3 ZONING MAP
1" = 1'-0"



PROJECT AND OWNER:
TEQUESTA RESIDENCES
2135 LINCOLN STREET
HOLLYWOOD | FL 33020
2125 LINCOLN LN.
2255 GLADES RD, UN 224
BOCA RATON | FL 33432
ARCHITECT:
2030 HABERSHAM TRCE | CUMMING | GA 30041
954 812 6650
RICARDO@MUVEARCH.COM
AAR26003161

DESIGNER:
RED OCTOPUS.LLC

1555 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUS.LLC.COM
CONSULTING ENGINEERS:
MEP:
STRUCTURAL ENGINEER:
CIVIL ENGINEER:
ZEPHYR ENGINEERING
WILFORD ZEPHYR
HOLLYWOOD | FL
1 786 302 7693

KEY PLAN:

TAC SUBMISSION
PERMIT APPLICATION DATE: 02-23-2024
SHEET ISSUE DATE: 02/03/22
PROJECT NO: 2318
DRAWN BY: JA APPROVED BY: YR

1 PLANNING DEPT. COMMENTS	05-01-23
2 PLANNING DEPT. RE-SUBMIT	02-29-24

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841
SHEET TITLE:
SITE PLAN

SCALE:
N.T.S.
SHEET NO:
G-3

6/10/2024 5:04:11 PM

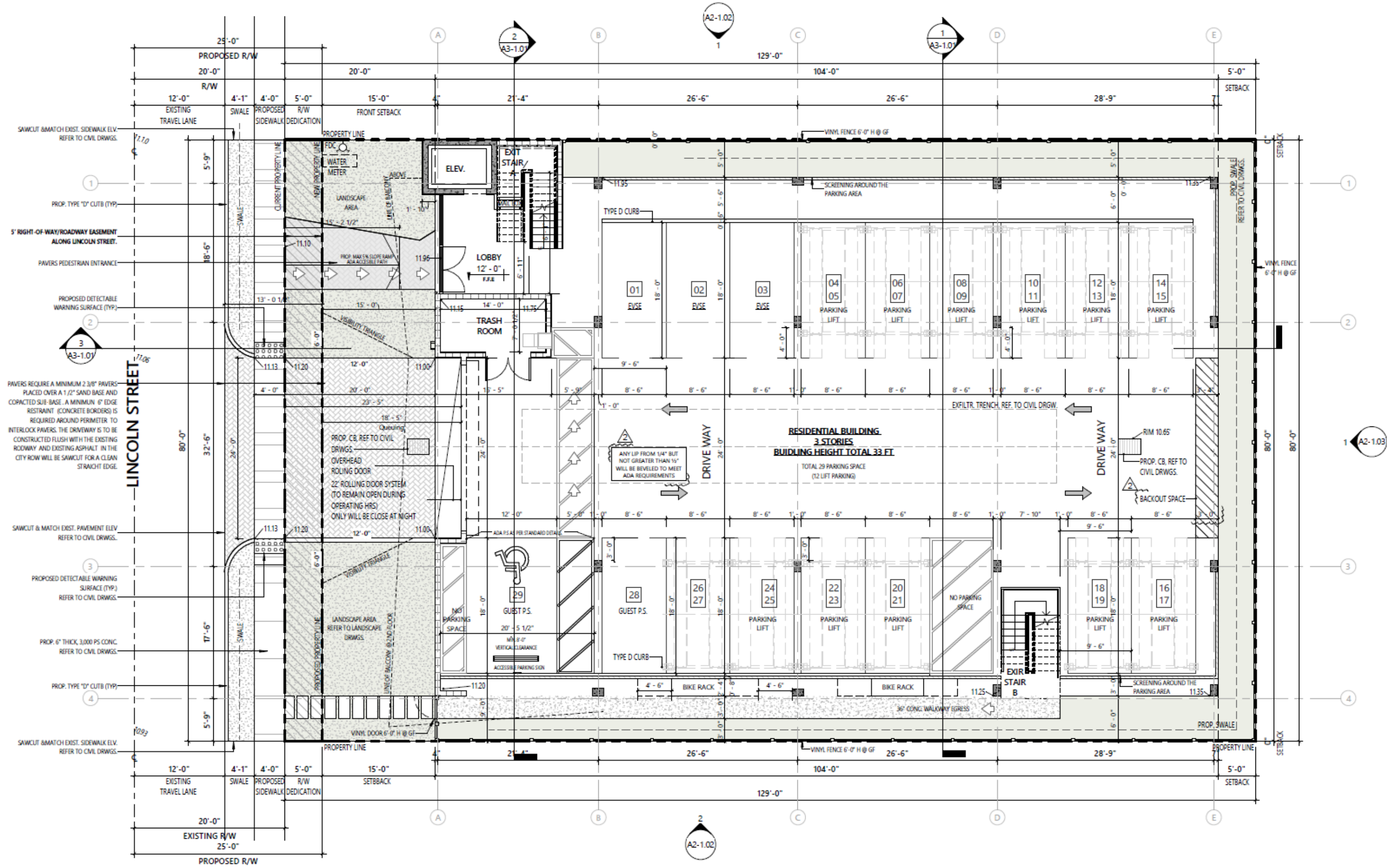
PROPOSED SITE PLAN 3.0



[ARCHITECTURAL SET](#)

[CIVIL SET](#)

[LANDSCAPE SET](#)



SAWCUT & MATCH EXIST. SIDEWALK ELEV. REFER TO CIVIL DRWGS.

PROP. TYPE "D" CUTB (TYP.)

5' RIGHT-OF-WAY/ROADWAY EASEMENT ALONG LINCOLN STREET.

PAVERS PEDESTRIAN ENTRANCE

PROPOSED DETECTABLE WARNING SURFACE (TYP.)

PAVERS REQUIRE A MINIMUM 2 3/8" PAVERS PLACED OVER A 1/2" SAND BASE AND COMPACTED SUB-BASE. A MINIMUM 6" EDGE RESTRAINT (CONCRETE BORDERS) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

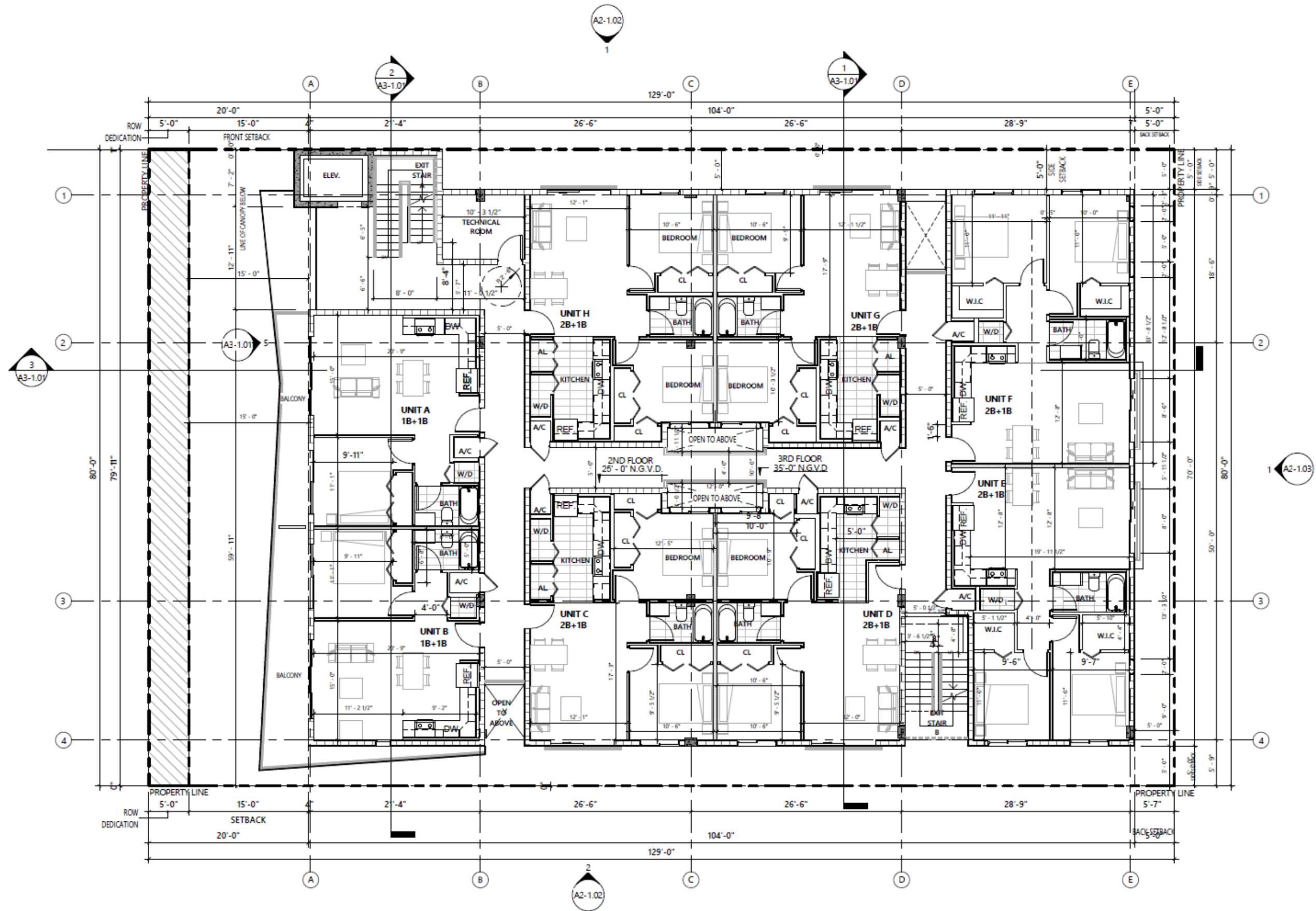
SAWCUT & MATCH EXIST. PAVEMENT ELEV. REFER TO CIVIL DRWGS.

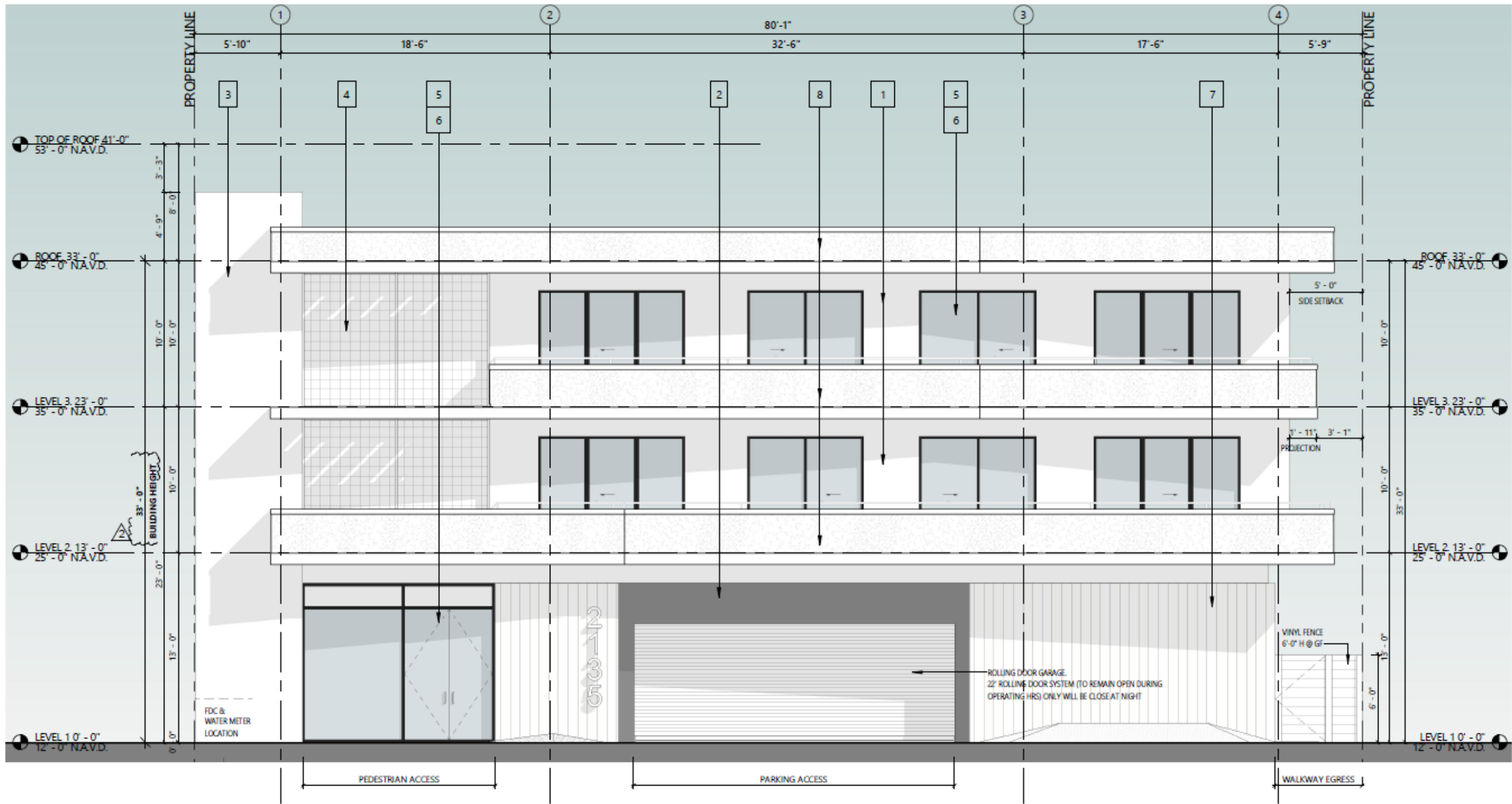
PROPOSED DETECTABLE WARNING SURFACE (TYP.) REFER TO CIVIL DRWGS.

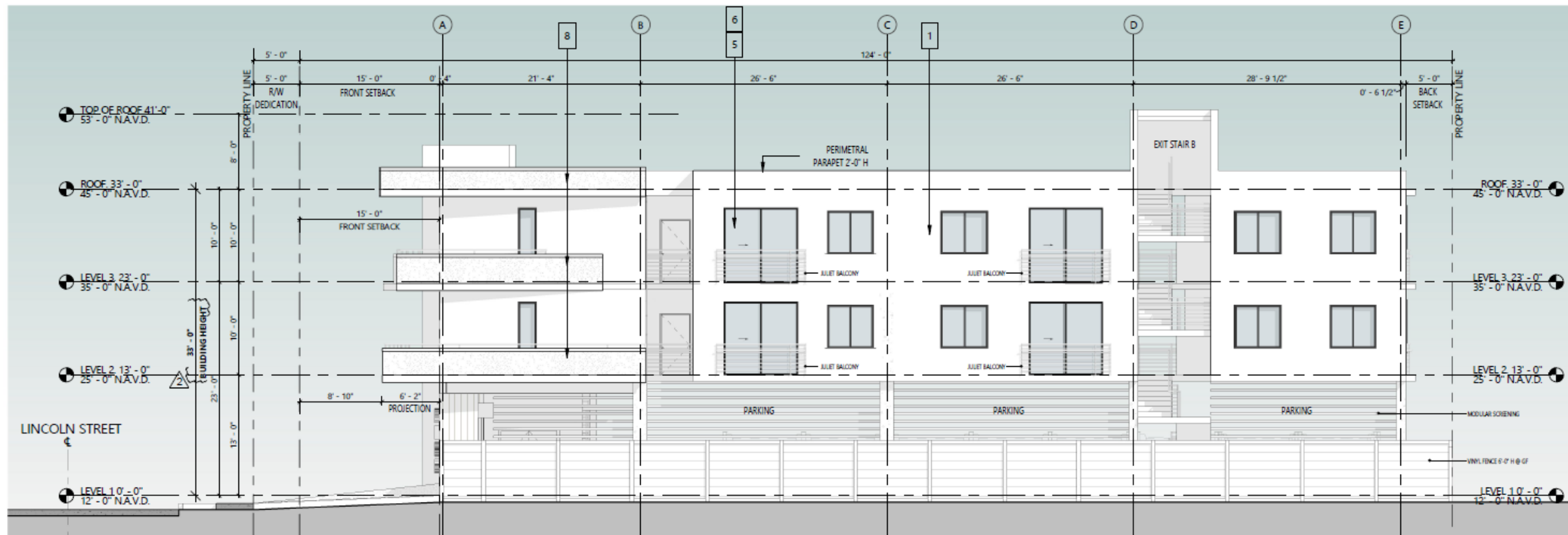
PROP. 6" THICK, 3,000 P.S. CONC. REFER TO CIVIL DRWGS.

PROP. TYPE "D" CUTB (TYP.)

SAWCUT & MATCH EXIST. SIDEWALK ELEV. REFER TO CIVIL DRWGS.



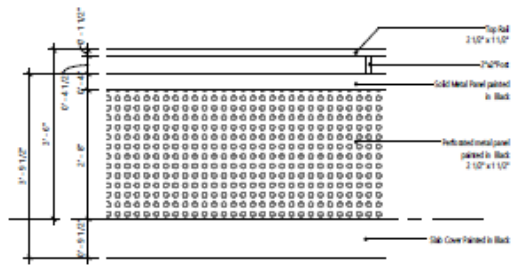




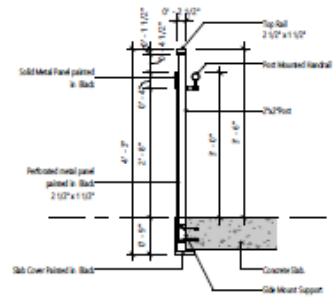
2 EAST ELEVATION
1/8" = 1'-0"



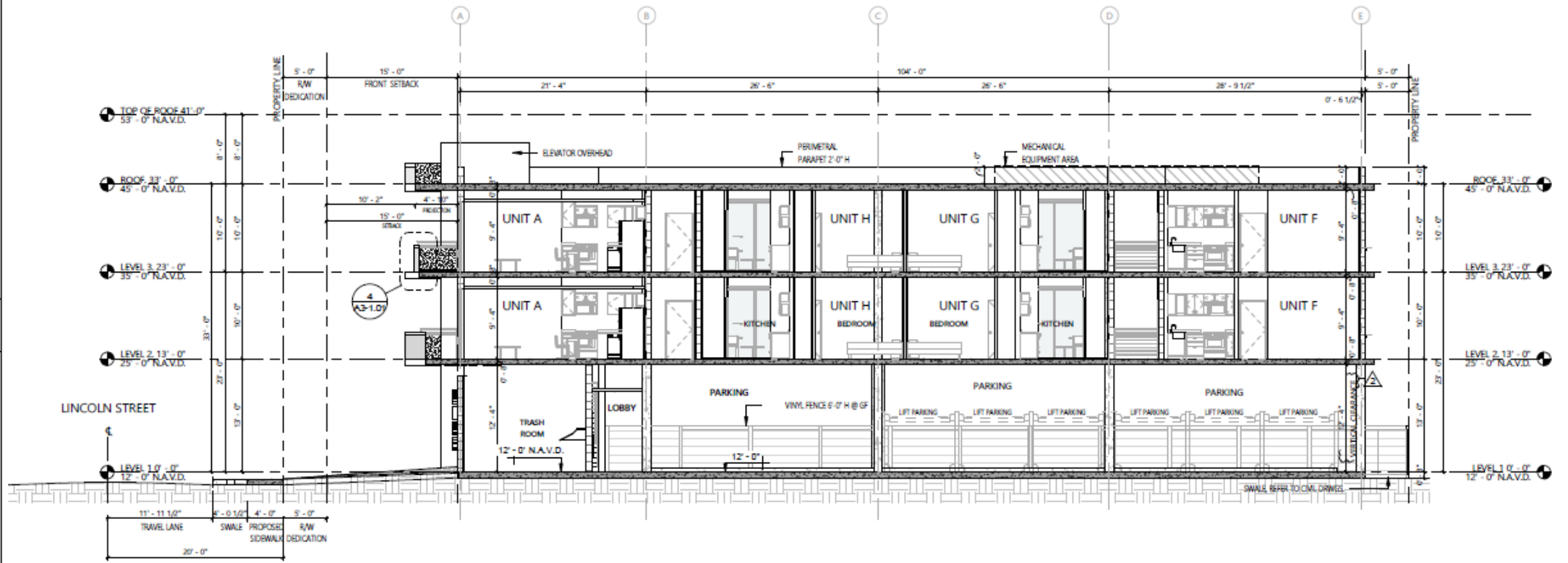
1 WEST ELEVATION
1/8" = 1'-0"



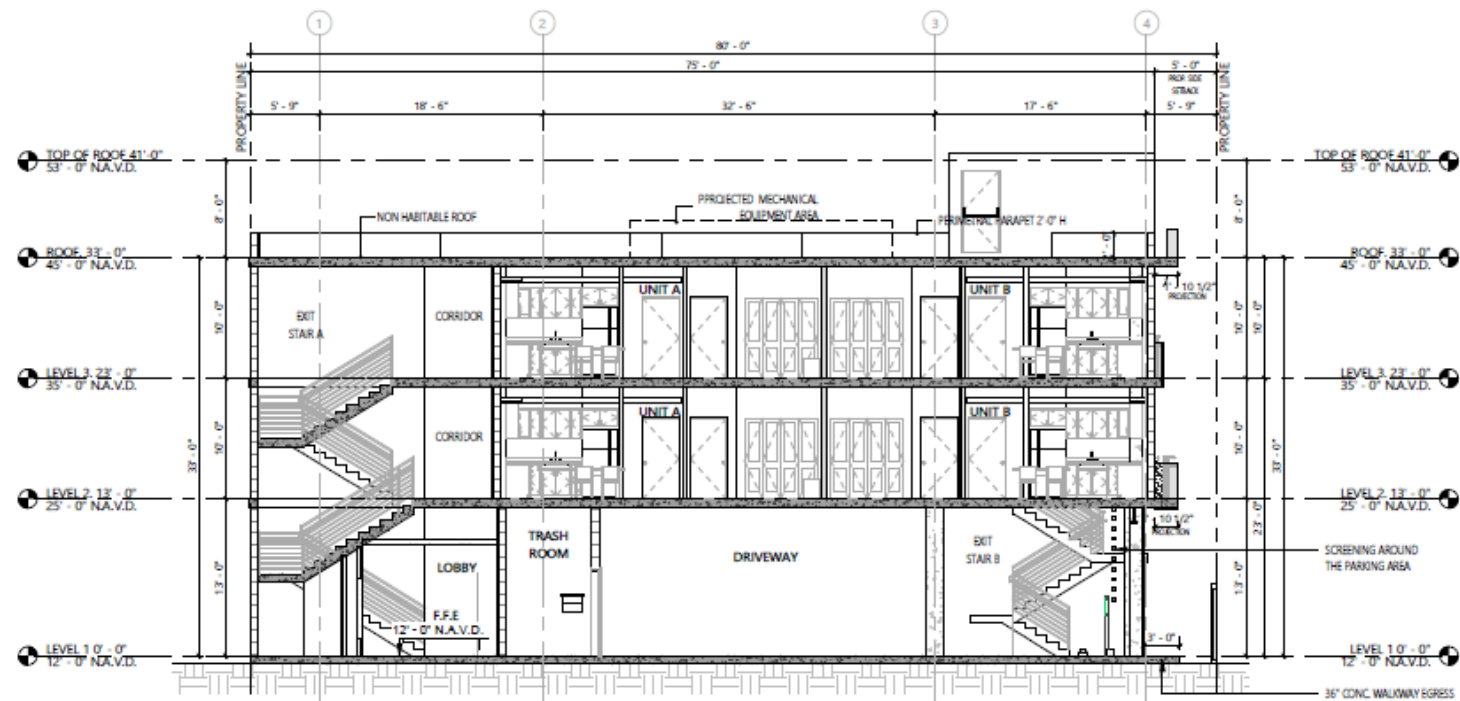
5 ELEVATION RAILING DETAIL
1/2" = 1'-0"



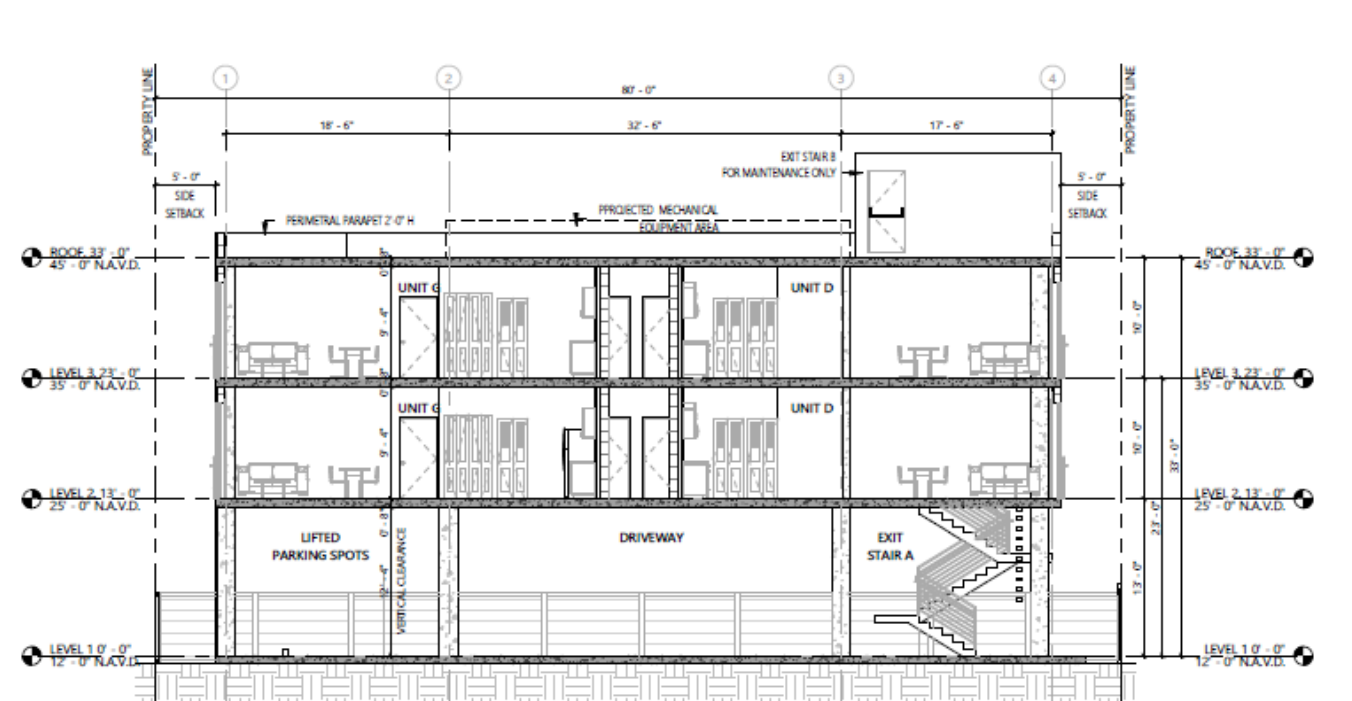
4 SECTION RAILING DETAIL
1/2" = 1'-0"



3 SECTION 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"



1 SECTION 3
1/8" = 1'-0"

TEQUESTA RESIDENCES



TEQUESTA RESIDENCES



END OF PRESENTATION

THANK YOU.



YANINA MAURO
OWNER + PROJECT DESIGNER
ADMIN@REDOCTOPUSLLC.COM
954 533 4492
1555 N PARK DR #102 | WESTON | FL 33326