

Greenspoon Marder...

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April 3, 2025

VIA EMAIL: ujaved@HollywoodFL.org

Umar Javed City of Hollywood Division of Planning and Urban Design 2600 Hollywood Boulevard, Room 315 Hollywood, FL 33021

Re: Community Outreach Summary – Paramount Place

Dear Mr. Javed:

On behalf of HTG Paramount, Ltd. ("Applicant"), please consider this letter as a summary of community outreach efforts undertaken in relation to the applications filed to develop the +/- 0.8-acre property located at 826 S. Dixie Highway ("Property") with a 96-unit affordable senior housing development.

At 6:00 p.m. on April 2, 2025, we held a virtual community meeting. An invitation was sent to all property owners within the City's required notice radius. The notification package is attached as **Exhibit A**. We received approximately 7 RSVPs for the meeting, and approximately 5 interested parties participated in the meeting. The participant list is attached as **Exhibit B** and the RSVP list is attached as **Exhibit C**.

During the meeting, Elizabeth Somerstein, Partner with Greenspoon Marder LLP and Ariel Fraynd with Housing Trust Group, presented the development proposal using a PowerPoint presentation. The presentation materials are attached as **Exhibit D**. The participants had no questions during the meeting. Mr. Ken Crawford, President of the Parkside Civic Association, commented that he was glad to see that the Applicant is the developer of this project, as their association was instrumental with the Hudson Village and the University Station projects. Mr. Crawford added that they were happy with how those projects turned out and they are looking forward to seeing this project at Dixie Highway. Mr. Crawford also mentioned that he wants to make sure that the landscaping for the project includes as many shade trees as possible. Ms. Somerstein indicated that we're still in the review process but that we would make a note of the request for incorporating the shade trees. The meeting concluded with Ms. Somerstein thanking everyone for attending the meeting and advising the participants that if they think of any questions, they can reach out to us.

Please contact me at (954) 333-4377 if you have any questions or comments regarding this summary letter or the community outreach meeting.

Sincerely,

GREENSPOON MARDER LLP

Kelly Ray For the Firm

Enclosures

EXHIBIT A NOTIFICATION DOCUMENTATION



CERTIFICATION LETTER

City of Hollywood

Date:

March 13, 2025

Applicant:

HTG Paramount LTD

Legal Description:

Lots 7-12 of F D Longmore Sub Lots 1 & 2 Blk M Hollywood

Little Ranches Plat as recorded in Plat Book 7 Page 45 of the

Public Records of Broward County, Florida.

Address or

General Location:

826 S. Dixie Highway

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 March 3, 2025 and the Planning Department, Civic Associations, 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 March 13, 2025.

Finally, this letter certifies that the site was posted with six public notice signs that meet the City of Hollywood notification regulations. The signs were posted March 13, 2025.

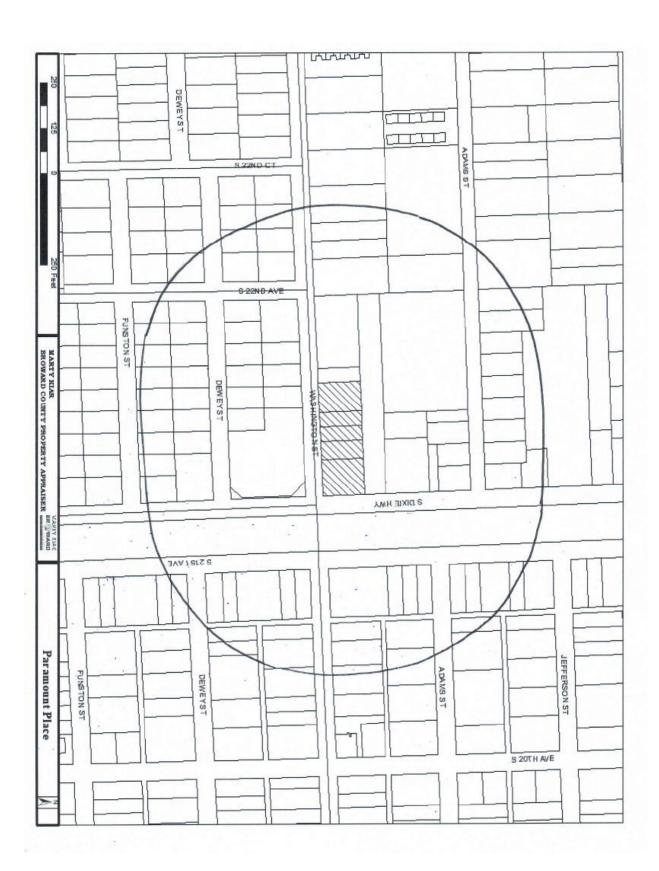
Thank You,

Christina Mathews

Sworn and subscribed before me this 13th day of March, 2025. She is personally known to me.

April D. Columbia Signature of Notary

1025 Yale Drive Hollywood, Florida 33021 954-920-2205 Email: cutroplanning@yahoo.com





Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach











FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
	FLORIDA EAST COAST RAILWAY LLCATTN: DANIELA						15-51-42FEC RAILROAD R/W 100 FT WIDE INTHE SW1/4 AND NW1/4 OF SEC155142, LYING EAST OF DIXIE HWYWITHIN CITY OF
514215000020 514215010010	BRANDENBURG 801-803 SOUTH 21 AVE LLC	7150 PHILIPS HWY 3001 S OCEAN DR STE 525	JACKSONVILLE HOLLYWOOD	FL FL	32256 33019		HOLLYWOOD HOLLYWOOD 1-21 BLOT 1 BLK 1
514215010020	HAR-BAR-HWD LLC%O'REILLY AUTO	PO BOX 9167	SPRINGFIELD	MO	65801	9167	HOLLYWOOD 1-21 BLOT 2 BLK 1
514215010030 514215010040	HAR-BAR-HWD LLC%O'REILLY AUTO E N CENTER LLC	PO BOX 9167 815 S 21 AVE #835	SPRINGFIELD HOLLYWOOD	MO FL	65801 33020	9167	HOLLYWOOD 1-21 BLOT 3 BLK 1 HOLLYWOOD 1-21 BLOT 4 THRU 7 BLK 1
514215010060	BFR HOLDINGS LLC	3029 NE 188 ST #704	AVENTURA	FL	33180		HOLLYWOOD 1-21 BLOT 8 & W 10 OF LOT 9 BLK 1
514215010070 514215010080	2033 HOLLYWOOD LLC PPFL HOLLYWOOD 1 LLC	14721 SW 21 ST 1801 SE 3 AVE #210	DAVIE FORT LAUDERDALE	FL FI	33325 33316	4930	HOLLYWOOD 1-21 BLOT 9 LESS W 10,LOT 10 BLK 1 HOLLYWOOD 1-21 BLOT 11,12 BLK 1
514215010140	PPFL HOLLYWOOD 1 LLC	1801 SE 3 AVE #210	FORT LAUDERDALE	FL	33316		HOLLYWOOD 1-21 BLOT 21 W 1/2,22,23 BLK 1
514215010160 514215010170	COLANER, JOSEPH A BEST APARTMENTS FLORIDA LLC	PO BOX 480021 13499 BISCAYNE BLVD STE CU-T3	FORT LAUDERDALE NORTH MIAMI	FL FL	33348 33181	0021	HOLLYWOOD 1-21 BLOT 24,25 BLK 1 HOLLYWOOD 1-21 BLOTS 1,2 BLK 2
514215010190	CARI-GRAPH CORP	713 S 21 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 3 BLK 2
514215010200 514215010210	B&M LUXE PROPERTY LLC 721-723 SOUTH 21ST AVE LLC	715 S 21 AVE 731 ROUTE 18 SOUTH	HOLLYWOOD EAST BRUNSWICK	FL NJ	33020 08816		HOLLYWOOD 1-21 BLOT 4,5 BLK 2 HOLLYWOOD 1-21 BLOT 6 BLK 2
514215010220	MVASS REALTY LLC	5567 SW 100 TER	COOPER CITY	FL	33328	5624	HOLLYWOOD 1-21 BLOT 7 BLK 2
514215010230 514215010240	JORDAN, JACQUELINE CAMPBELL, PATRICK & NATASHA	2033 ADAMS ST 414 FIRESTONE DR	HOLLYWOOD SILVER SPRING	FL MD	33020 20905		HOLLYWOOD 1-21 BLOT 8 BLK 2 HOLLYWOOD 1-21 BLOT 9,10,11 W 27 BLK 2
514216011030	2107 ADAMS STREET CORP	720 S DIXIE HWY	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 70,LOT 2 E 70 OF S 42.06BLK L
514216011040	MY PINK HOUSE LLC	709 NW 100 TER	PLANTATION	FL	33324		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 W 60 OF E 130,LOT 2 W 600F E 130 BLK L
514216011040	MORENO, JORGE ALBARRACINSANCHEZ, JUDITH FONSECA	2111 ADAMS ST	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 420 &LOT 2 E 60 OF W 420 BLK L
514216011060	HOLLYLAND LLC	490 SAWGRASS CORPORATE PKWY #20		FL	33325	6265	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 360,LOT 2 E 600F W 360 BLK L
514216011070	SILVER JASON	600 SW 4 AVE	FORT LAUDERDALE	-	33315	0200	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 300,LOT 2 E 600F W 300 BLK L
514216011070	FURMAN, LEVZITSER, YAN	2123 ADAMS ST	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 240,LOT 2 E 600F W 240 BLK L
	BUKTUS,ELI						HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 180,LOT 2
514216011090		7065 VARNA AVE	NORTH HOLLYWOO		91605		E 600F W 180 BLK L HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 W 60,2 W 60,3 W 60
514216011100	LINTNER,MARK L	2147 ADAMS ST	HOLLYWOOD	FL	33020		BLK L HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 120,LOT 2
514216011110	BROWN, JASON RYAN	1902 SW 23 ST	FORT LAUDERDALE		33315		E 600F W 120,3 E 60 OF W 120 BLK L HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 N 17.94 OF E 70,3 E
514216011130	720 DIXIE LLC ITALIAN AMERICAN CIVIC LEAGUEOF BROWARD	709 NW 100 TER	PLANTATION	FL	33324		105BLK L HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 LESS W 120 & LESS E
514216011140 514216011170	COUNTY GOD'S SHELTER MISSIONARY CHURCHINC	700 S DIXIE HWY 814 S DIXIE HWY	HOLLYWOOD HOLLYWOOD	FL FL	33020 33020	5346	105,4,LOT 5 BLK L HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 BLK M
514216011180	ADAMS STREET RESIDENTIAL LLC	5308 13 AVE	BROOKLYN	NY	11219		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 LESS E 150 & LESS WEST330;LOT 5 LESS E 150 & LESS WEST330,BLK M
514216011190	ADAMS STREET RESIDENTIAL LLC	5308 13 AVE	BROOKLYN	NY	11219		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 E 150,5 E 150 BLK M
514216011210	BENJAMIN, DOMINIQUE	1915 NW 5 PL	MIAMI	FL	33136		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 E1/2 BLK 1
514216011220 514216011230	CINEAS, CHRISTINE 2223 WASHINGTON LLC	2215 WASHINGTON ST 4952 SW 38 WAY	HOLLYWOOD FORT LAUDERDALE	FL FL	33020 33312	5962	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 W1/2 BLK 1 HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 BLK 1
514216011460	PINNACLE AT PEACEFIELD LTD	9100 S DADELAND BLVD STE 700	MIAMI	FL	33156		HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 19 THROUGH 21 BLK
514216011470	UNITED WAY OF BROWARD COUNTY INC	1300 S ANDREWS AVENUE	FORT LAUDERDALE	FL	33316		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 22 BLK 1
514216011490	BEJ PRIME LLC	3040 NE 164 ST	NORTH MIAMI BEAC		33160		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1,2 E 33 BLK 2 F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE
514216200030	DNS REIT LLC	944 W PROSPECT RD	OAKLAND PARK	FL	33309		RANCHES7-45 BLOTS 1 THRU 5 F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE
514216200050	MAK AUTOMOTIVE INC	5344 SW 32 AVE	FORT LAUDERDALE		33312	7907	RANCHES7-45 BLOT 6 F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE
514216200060	HTG PARAMOUNT LTD	3225 AVIATION AVE 6FL	COCONUT GROVE		33133		RANCHES7-45 BLOT 7,8 F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE
514216200070	HTG PARAMOUNT LTD	3225 AVIATION AVE 6FL	COCONUT GROVE	FL	33133		RANCHES7-45 BLOT 9 F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE
514216200080	HTG PARAMOUNT LTD	3225 AVIATION AVE 6FL	COCONUT GROVE	FL	33133		RANCHES7-45 BLOT 12 F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE
514216200081	HTG PARAMOUNT LTD	3225 AVIATION AVE 6FL	COCONUT GROVE	FL	33133		RANCHES7-45 BLOT 10 F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE
514216200082	HTG PARAMOUNT LTD	3225 AVIATION AVE 6FL	COCONUT GROVE	FL	33133		RANCHEST-45 BLOT 11 W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE
514216210010	WKCMY LLC	16260 NE 13 AVE	NORTH MIAMI	FL	33162		RANCHES7-7 BLOT 1,5 S 25 W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE
514216210030	BOUSEMAAN FAM TRBOUSEMAAN, JOSEPH TRSTEE	4500 TAYLOR ST	HOLLYWOOD	FL	33021		RANCHES7-7 BLOT 2 E 70,3 E 70,4 E 70 W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE
514216210040	WKCMY LLC	16260 NE 13 AVE	NORTH MIAMI	FL	33162		RANCHES7-7 BLOT 2 W 35,3 W 35,4 W 35,5 LESSS 25 W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE
514216210050	ADAMS STREET RESIDENTIAL LLC	5308 13 AVE	BROOKLYN	NY	11219		W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE
514216210060	ADAMS STREET RESIDENTIAL LLC	5308 13 AVE	BROOKLYN	NY	11219		RANCHES7-7 BLOT 8
							W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE RANCHES7-7 BALL LOTS 9 THRU 19 ANDHOLLYWOOD LITTLE
514216210070	PINNACLE AT PEACEFIELD LTD	9100 S DADELAND BLVD STE 700	MIAMI	FL	33156		RANCHES AMENDPLAT 1-26 B THE WEST 330 OF LOTS4 AND 5,BLK M
514216NN0010	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 1
514216NN0020 514216NN0030	TC GARCES II LTD TC GARCES II LTD	13900 SW 30 ST 13900 SW 30 ST	MIAMI MIAMI	FL	33175 33175		WASHINGTON CO-OPUNIT 2 WASHINGTON CO-OPUNIT 3
514216NN0040	TC GARCES II LTD	13900 SW 30 ST 13900 SW 30 ST	MIAMI	FL FL	33175		WASHINGTON CO-OPUNIT 4
514216NN0050	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 5
514216NN0060 514216NN0070	TC GARCES II LTD TC GARCES II LTD	13900 SW 30 ST 13900 SW 30 ST	MIAMI	FL FL	33175 33175		WASHINGTON CO-OPUNIT 6 WASHINGTON CO-OPUNIT 7
514216NN0080	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 8
514216NN0090 514216NN0100	TC GARCES II LTD TC GARCES II LTD	13900 SW 30 ST 13900 SW 30 ST	MIAMI MIAMI	FL FL	33175 33175		WASHINGTON CO-OPUNIT 9 WASHINGTON CO-OPUNIT 10
514216NN0110	TC GARCES II LTD	13900 SW 30 ST 13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 11
514216NN0120	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 12
514221260010 514221260020	SALVO,GISELVELAZQUEZ,ERNESTO R HAMID.RAMDAI	2206 WASHINGTON ST 4952 SW 38 WAY	HOLLYWOOD FORT LAUDERDALE	FL	33020 33312	5963 8239	WASHINGTON SQUARE 25-6 BLOT 1 BLK 1 WASHINGTON SQUARE 25-6 BLOT 2 BLK 1
514221260030	CASH 4 HOME LLC	316 PAYNE DR	MIAMI SPRINGS	FL	33166	0230	WASHINGTON SQUARE 25-6 BLOT 3 BLK 1
514221260040	AGUILAR, ISAAC H/EMARTINEZ, NAIVI	2224 WASHINGTON ST	HOLLYWOOD	FL	33020		WASHINGTON SQUARE 25-6 BLOT 4 BLK 1
514221260060 514221260070	COOPER, ALICE ANDERSON	2219 DEWEY ST 2213 DEWEY ST	HOLLYWOOD	FL FL	33020 33020	5928 5928	WASHINGTON SQUARE 25-6 BLOT 6 BLK 1 WASHINGTON SQUARE 25-6 BLOT 7 BLK 1
514221260080	SERGOV, ALEXANDER	2207 DEWEY ST	HOLLYWOOD	FL	33020		WASHINGTON SQUARE 25-6 BLOT 8 BLK 1
514221260090 514221260100	SIMMONS,CLAUDIOSIMMONS,VIRGINIA MOSS,PATRICIA	2206 DEWEY ST 2212 DEWEY ST	HOLLYWOOD HOLLYWOOD	FL FL	33020 33020	5927 5927	WASHINGTON SQUARE 25-6 BLOT 1 BLK 2 WASHINGTON SQUARE 25-6 BLOT 2 BLK 2
514221260100	LIU,SCHEVELL YING	25512 NW 9 RD	NEWBERRY	FL	32669	5521	WASHINGTON SQUARE 25-6 BLOT 8 BLK 2
514221260210	PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	4807	WASHINGTON SQUARE 25-6 BALL STREETS DEDICATED PER PLAT25-6 B
	FLORIDA EAST COAST RAILWAY LLCATTN: DANIELA						22-51-42FEC RAILROAD R/W 100 FT WIDE INNW1/4 OF SEC 225142
514222010190	BRANDENBURG	7150 PHILIPS HWY	JACKSONVILLE HOLLYWOOD	FL	32256		LYING EASTOF DIXIE HWY WITHIN THE CITY OFHOLLYWOOD
514222100370 514222100380	MRCMIA LLC MRCMIA LLC	2040 DEWEY ST 2040 DEWEY ST	HOLLYWOOD	FL FL	33020 33020		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 1 BLK 3 HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 2 BLK 3
514222100520	ASSIANA LLC	1706 NE 1 ST	FORT LAUDERDALE	FL	33301		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 1 BLK 4
514222100530	ASSIANA LLC	1706 NE 1 ST	FORT LAUDERDALE	FL	33301	3/81	HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 2 BLK 4
514222100540 514222100570	HEDGEROW 10 FL LLC RARE CAPITAL INVESTMENTS LLC	3623 N ANDREWS AVE 925 S 21 AVE	OAKLAND PARK HOLLYWOOD	FL FL	33309 33020		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOTS 3,4,5 BLK 4 HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 6 BLK 4
514222100580	UNIQUE SURVEILLANCE LLC	925 S 21 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 7 BLK 4
514222100590 514222100600	SIGNATURE VENTURES LLC BAYAMAR HOLDINGS LLC	19610 NE 23 AVE	MIAMI HOLLYWOOD	FL	33180 33020		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 8 BLK 4 HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 9 BLK 4
514222100680	HEN2020 LLC	2033 DEWEY ST UNIT A 1208A E ATLANTIC AVE	DELRAY BEACH	FL FL	33483		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 21,22 BLK 4
514222100700	TSIOTSIAS,TIM G CSB5 LLC	2030 WASHINGTON ST	HOLLYWOOD	FL	33020		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 23,24 BLK 4
514222100710	OUGO ELO	3623 N ANDREWS AVE	OAKLAND PARK	FL	33309		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 25 BLK 4

SUNNYSIDE ESTATES 19-35 BLOTS 1,2,3,15 BLK 1, LESS POR OFLOT 1 DESC AS: BEG NE COR OF LOT1 BLK 1, S 205.28, W 33.96, NE42.40, N 135.21, NW 56.62, E44.10 TO POB 514222220020 STOR-ALL SOUTH DIXIE HWY LLCDEPT PT FL 00124 PO BOX 25025 GLENDALE CA 91221 5025 3339, NE24-9, N 1932-1, NW 3032-2, EH-II U TO POS SUNNYSIDE ESTATES 19-35 BPOR OF LOT 1 BLK 1 DESC AS: BEGNE COR OF LOT 1 BLK 1, S 205.28,W 33.96, NE 42.40, N 135.21, NW56.62, E 44.10 TO POB SUNNYSIDE ESTATES 19-35 BLOT 4 BLK 1 BROWARD COUNTYBOARD OF COUNTY 115 S ANDREWS AVE RM 501-RP 2709 WASHINGTON ST 7861 NW 193 TER MMISSIONERS ACELLY.JOHN R &BRACELLY.TJANDRA 514222220040 CARPE DIEM INVESTMENT GROUP LLC SUNNYSIDE ESTATES 19-35 BLOT 5 BLK 514222220060 514222220070 514222220080 514222220100 514222220110 514222220120 514222220130 HOLLYWOOD MIAMI HOLLYWOOD HOLLYWOOD HOLLYWOOD HOLLYWOOD HOLLYWOOD GUCCIADI,RAYMOND WILLIAMSGUCCIADI,SIMONE V M R PROPERTY MANAGEMENT INC FIEDLER,RODNEY H/EVAZQUEZ,MELINDA SUNNYSIDE ESTATES 19-35 BLOT 6 BLK SUNNYSIDE ESTATES 19-35 BLOT 7,8 BLK SUNNYSIDE ESTATES 19-35 BLOT 9 BLK 5938 5938 MILUS, JOSIANNE
WHYTE, GREGORY
DOWE, THOMAS L & KAREN
SALOMON, SELONDIEU SUNNYSIDE ESTATES 19-35 BLOT 10 BLK 1
SUNNYSIDE ESTATES 19-35 BLOT 10 BLK 1
SUNNYSIDE ESTATES 19-35 BLOT 11 BLK 1
SUNNYSIDE ESTATES 19-35 BLOT 12 BLK 1
SUNNYSIDE ESTATES 19-35 BLOT 14 BLK 1
SUNNYSIDE ESTATES 19-35 BLOT 14 BLK 1 CLARKE,LILEITH L GOLDEN BEACH HOLDINGS INC 514222220140 801 S UNIVERSITY DR STE A112 PLANTATION SUNNYSIDE ESTATES 19-35 BLOT 1 S1/2 LESS W 60 BLK 2 PEMBROKE PINES
*MONTREAL QC
PEMBROKE PINES
LAUDERDALE LAKE SUNNYSIDE ESTATES 19-35 BLOT 1 N1/2 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 1 W 60 OF S SUNNYSIDE ESTATES 19-35 BLOT 2 BLK 2 514222220150 514222220160 514222220170 GIRON 4 NO
WETRICHARD C & MELANIE
MATTHEWS, TERRELL V & LAMERER L
2122 DEWY LU
HARRIS, JESSE LEE & LORETTA
SEVERNO-MANUE, DE LA CRETTA
SEVERNO-MANUE, DE LA CRETTA
CONTREAS, DEERSESEN, ASAUL, ETAL
MOCECA, MYLES NEBANGS ARROM HE ETAL
MOCECA, MYLES NEBANGS ARROM HE ETAL
WOLFF DEMA E PER BANG F SUNNYSIDE ESTATES 19-35 BLOT 7 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 3 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 3 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 4 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 5 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 7 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 7 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 8 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 1 BLK 2 2907 NW 28 ST 2027 LAUDERDALE LAK
MIAMI GARDENS
HOMESTEAD
HOLLYWOOD
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HOLLYWOOD
HOLLYWOOD
SUNRISE 514222220180 514222220190 514222220200 514222220210 514222220220 2907 NW 26 ST 17120 NW 18 AVE 545 NW 10ST 2126 DEWEY ST 2130 DEWEY ST 2130 DEWEY ST 2134 DEWEY STREET 2135 FUNSTON ST 2131 FUNSTON ST 2127 FUNSTON ST 2123 FUNSTON ST 514222220230 514222220240 SUNNYSIDE ESTATES 19-35 BLOT 11 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 12 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 13 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 14 BLK 2 SUNNYSIDE ESTATES 19-35 BLOT 15 BLK 2 SUNNYSIDE ESTATES 19-35 BALL STREETS, DEDICATEDPER PLAT 19-35 BALL STREETS, DEDICATEDPER PLAT 19-35 BALL STREETS, MIQUEO PENA,FRANK E 51422222028 HOLLYLAND LLC SARAHS NMB LLC PRENDES ANTONI 490 SAWGRASS CORPORATE PKWY #: 00SUN 33325 6265 4651 SHERIDAN ST STE 200 2111 FUNSTON ST 33021 33020 PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE 514222221240 2600 HOLLYWOOD BLVD #212 HOLLYWOOD FL 33020 4807 DEDICATED/PER P.D.A. 19-35 B ADMIRAL CONDO APARTMENTS INCUNIT 101PER CDO BK/PG: 3353/599 ADMIRAL CONDO APARTMENTS INCUNIT 102PER CDO BK/PG: 3353/5999 C SCELLATO & M MICHELIS C REV TRDE MICHELIS,MONICA C TRSTEE ETAL 2751 S OCEAN DR #303N HOLLYWOOD FL 514222BF0020 CASTILLO.PATRICIA 2031 DEWEY ST #102 HOLLYWOOD FL 33020 3353/399
ADMIRAL CONDO APARTMENTS INCUNIT 103PER CDO BK/PG: 3353/599
ADMIRAL CONDO APARTMENTS INCUNIT 104PER CDO BK/PG: SANCHEZ, VIKY MARCOS 2031 DEWEY ST #103 HOLLYWOOD FL 33020 6953 514222BF0040 TAPANES ALFREDO 2031 DEWEY ST #104 HOLLYWOOD FL 33020 ADMIRAL CONDO APARTMENTS INCUNIT 105PER CDO BK/PG ADMIRAL CONDO APARTMENTS INCUNIT 106PER CDO BK/PG:
33004 5418 3353/599 PHANORD, RODNEY 514222BF0050 2031 DEWEY ST APT 105 HOLLYWOOD FL LEAL.JAIRO 840 NATURES COVE RD ADMIRAL CONDO APARTMENTS INCLINIT 107PER CDO BK/PG FL 514222BF0070 DISTRI-NOI INVESTMENTS LLC 2751 S OCEAN DR #303N HOLLYWOOD 33019 2729 3353/59 ADMIRAL CONDO APARTMENTS INCUNIT 201PER CDO BK/PG: HOLLYWOOD FL 33020 ADMIRAL CONDO APARTMENTS INCUNIT 202PER CDO BK/PG 514222BF0090 ALLARD.EDITH ROBERGE & NORBERT 2195 RUE ELISABETH-RIVERIIN *CHICOUTIMI QC CA G7K 1 C6 ADMIRAL CONDO APARTMENTS INCUNIT 203PER CDO BK/PG 33138 353/599 ADMIRAL CONDO APARTMENTS INCUNIT 204PER CDO BK/PG: 92021 0936 3353/599 514222BF0100 104 NE 86 ST EL PORTAL FL 514222BF0110 ALLEN.JOHN W PO BOX 20498 EL CAJON CA ADMIRAL CONDO APARTMENTS INCUNIT 205PER CDO BK/PG 514222BF0120 TORRES, HUMBERTO & BENILDA 2031 DEWEY ST #205 HOLLYWOOD FL 33020 6963 3353/59 ADMIRAL CONDO APARTMENTS INCUNIT 206PER CDO BK/PG: 3353/509 NAVARRO EDMUNDO JR 2031 DEWEY ST #206 FL ADMIRAL CONDO APARTMENTS INCUNIT 207PER CDO BK/PG CAICEDO, ANGELA 514222BF0140 2031 DEWEY ST UNIT 207 HOLLYWOOD FL 33020 RYBARCZYK DAVIS.MIRKO HOLLYWOOD ADMIRAL CONDO APARTMENTS INCUNIT 302PER CDO BK/PG 514222BF0160 UNAL,UGUR 2031 DEWEY ST #302 HOLLYWOOD FL 33020 ADMIRAL CONDO APARTMENTS INCUNIT 303PER CDO BK/PG: 3353/599 514222BF0170 2031 DEWEY ST #301 HOLLYWOOD FL 33020 9 AL CONDO APARTMENTS INCUNIT 304PER CDO BK/PG 514222BF0180 KOHL.MATTHIAS 104 NE 86 ST EL PORTAL FL 33138 ADMIRAL CONDO APARTMENTS INCUNIT 305PER CDO BK/PG 514222BF0190 TUCHI ADMIRAL INC FL 104 NE 86 ST EL PORTAL 33138 3353/599 ADMIRAL CONDO APARTMENTS INCUNIT 306PER CDO BK/PG 514222RE0200 SCELLATO.CLAUDIO 2751 S OCEAN DR #303-N HOLLYWOOD FL 33019 ADMIRAL CONDO APARTMENTS INCUNIT 307PER CDO BK/PG DISTRI-NOI INVESTMENTS LLC 514222BF0210 2751 S OCEAN DR #303N HOLLYWOOD FL 33019 CITY OF HOLLYWOOD
DEPT. OF PLANNING &
DEVELOPMENT SERVICES
PO BOX 229045
HOLLYWOOD FL 33022-9045 Highland Gardens Civic Association ShirleyStealey 2847 Plunkett Street Hollywood FL 33020 Parkside Civic Association kenneth r crawford 2018 FLETCHER STREET HOLLYWOOD FL 33020 City of Hollywoo 2600 Hollywood Josh Levy, Mayor Hollywood, FL 33020-4807 City of Hollywood Caryl S. Shuham, Commissioner Distrct 1 City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807 Peter Hernandez, Commissioner District 2 City of Hollywood 2600 Hollyw Traci L. Callari, Commissioner District 3 Hollywood, FL 33020-4807 City of Hollywood 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

EXHIBIT B PARTICIPANT LIST

Name (original name)	Email	Join time	Leave time	Duration (minutes)	Guest	In waiting room
Shane Zalonis	shane.zalonis@gmlaw.com	#######	#######	30	No	No
Ken Crawford		#######	#######	7	Yes	Yes
XavierValerie		#######	#######	6	Yes	Yes
Liz Somerstein		#######	#######	1	Yes	Yes
Kelly Ray, Greenspoon		#######	#######	1	Yes	Yes
Liz Somerstein		#######	#######	18	Yes	No
Kelly Ray, Greenspoon		#######	#######	18	Yes	No
Christine Corbo		#######	#######	5	Yes	Yes
Anthony Diaz		#######	#######	1	Yes	Yes
Anthony Diaz		#######	#######	15	Yes	No
Chase's iPhone		#######	#######	2	Yes	Yes
Patricia Antrican		#######	#######	2	Yes	Yes
ArielFraynd		#######	#######	1	Yes	Yes
ArielFraynd		#######	#######	9	Yes	No
iPhones Ariel Fraynd		#######	#######	1	Yes	Yes
iPhones Ariel Fraynd		#######	#######	13	Yes	No
Carl Perkins		#######	#######	1	Yes	Yes
iPhone (2)		#######	#######	1	Yes	Yes
iPhone (2)		#######	#######	12	Yes	No
Chase's iPhone		#######	#######	12	Yes	No
Christine Corbo		#######	#######	12	Yes	No
Ken Crawford		#######	#######	12	Yes	No
Patricia Antrican		#######	#######	12	Yes	No
Carl Perkins		#######	#######	12	Yes	No
XavierValerie		#######	#######	12	Yes	No
Kevin Betancourt		#######	#######	1	Yes	Yes
Nicholas Bailkin's iPhone		#######	#######	1	Yes	Yes
Nicholas Bailkin's iPhone		#######	#######	11	Yes	No
Kevin Betancourt		#######	#######	11	Yes	No

EXHIBIT C RSVP LIST

Paramount Place Virtual Community Meeting Registration List - April 2, 2025 @ 6:00pm

- 1. Angela Caicedo angiecaicedo @yahoo.com
- 2. Ken Crawford, Parkside Civic Association President parksideken@aol.com
- 3. Lisa Smith LSMITH@hollywoodfl.org c/o Commissioner Gruber and Commissioner Biederman
- 4. Patricia Antrican, President of the North Central Civic Association, ann2can@bellsouth.net
- 5. Gisel Salvo gsalvo71@gmail.com
- 6. John Bracelly alltradeusainc@msn.com
- 7. Carl Perkins clperk63@gmail.com

EXHIBIT D POWERPOINT PRESENTATION

PARAMOUNT PLACE 826 S Dixie Highway

> Public Participation Meeting April 2, 2025 6:00 PM



Aerial Location Map



Aerial







30,000+ multifamily units and 2,000,000 sf. of retail space

ONE OF THE LARGEST DEVELOPERS IN FLORIDA









E

Hollywood Experience

HUDSON VILLAGE



Address: 901 S Federal Hwy

Units: 96 Units

Status: Completed

Demographic: Families

UNIVERSITY STATION



Address: 421 N 21st Ave

Units: 216

Status: 98% Complete

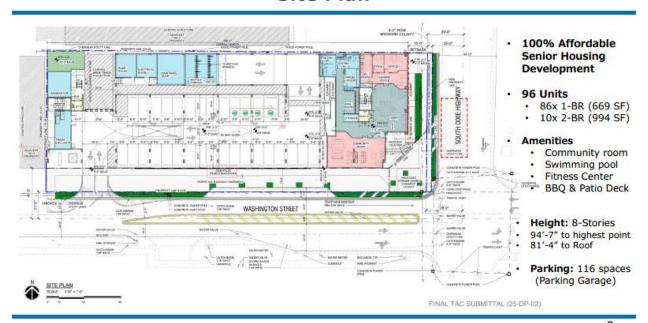
Demographic: Families



Interior Design – Hudson Village



Site Plan



Development Summary

New 100% senior housing opportunity in Paramount Place, Hollywood for Seniors 62+



Transform underutilized land into a vibrant, green NGBS Certified Resilient Development



7 Accessible Units

- 5 units for individuals with mobility impairments
- 2 units for persons with hearing or vision impairments

Unit Mix

Unit Type	Number of Units	SF
A1 (1-BR)	59	645
A2 (1-BR)	17	624
A3 (1-BR)	5	754
A4 (1-BR)	5	615
B1 (2-BR)	4	955
B2 (2-BR)	6	850
TOTAL	96 Units	

Unit Count Per Level

LEVEL	1/BED	2/BED	ACCESSIBLE
4	17	0	2
5	18	1	1
6	17	3	1
7	17	3	2
8	17	3	1
Total	86	10	7

Quartz Counter Tops
In-Unit LVP Flooring
Features: Modern Chic fixtures throughout

Energy efficient fixtures

Estimated Rents ranges → \$711 to \$1,553

Rendering of SE Facade



11

Rendering of NW Facade



Rendering of NE Facade



13

Rendering of SW Facade



