

ATTACHMENT C
Public Participation
Meeting

August 25, 2023

VIA EMAIL

Ms. Andria Wingett
Assistant Director, Development Services
City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard
Hollywood, FL 33021

Re: Community Outreach Summary – Federation Plaza

Dear Ms. Wingett,

On behalf of Lake Delray Investors LP and Federation Plaza LP (together, “Applicant”), please consider this letter as a summary and certification of our community outreach efforts undertaken in compliance with Section 5.1, City LDRs and in relation to our Applications for Rezoning, Plat Note Amendment, and related Site-Plan approval.

On June 22, 2023, at 6:00 p.m., we held a virtual zoom community outreach meeting. The invitation was sent to all property owners within the City’s required notice radius. The certification letter, invitation and list of property owners are attached as Exhibit 1. Approximately (2) property owners and Patricia Antrican, President of the North Central Civic Association, participated in the meeting. The participant list is attached as Exhibit 2.

During the meeting, we presented the development proposal using a PowerPoint presentation. The presentation materials are attached as Exhibit 3. We began with a brief background on the subject property and its existing conditions. Next, we presented the current and proposed zoning and wrapped up the presentation with the proposed parking site plan and landscape improvements.

Following the meeting, we received a general inquiry from a resident, who wished to remain anonymous, on whether changes to the existing 124-unit senior affordable tower are a part of the application. We confirmed that no changes to the residential tower are proposed. The President of the North Central Civic Association thanked the Applicant for the presentation, complimented the landscaping and confirmed her support for the project.

Should you have any questions or comments regarding our community outreach meeting please do not hesitate to contact us.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ian E. DeMello', with a long horizontal stroke extending to the right.

Ian E. DeMello, Esq.
For the Firm

Exhibit “1”



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
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

June 6, 2023

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: 3081 Taft Street, Hollywood, FL 33021

FOLIO NUMBERS: 5142 08 17 0011, 5142 08 17 0010

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 6/1/2023.

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 6/6/2023.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed notices: **66, including 0 international**

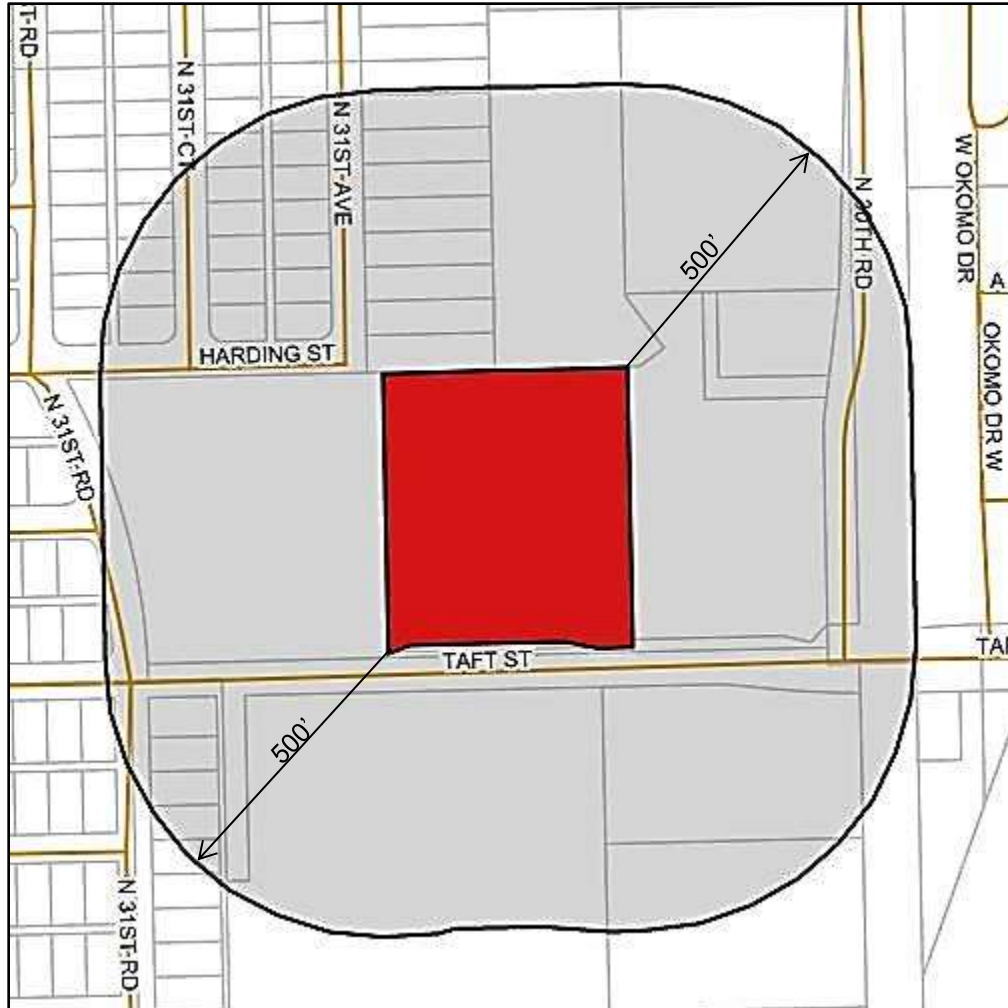
(This includes the Division of Planning, registered civic and neighborhood association(s) as provided by the applicant, the Mayor and 6 commissioners)



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: 3081 Taft Street, Hollywood, FL 33021

FOLIO NUMBERS: 5142 08 17 0011, 5142 08 17 0010

Virtual Community Meeting Invitation

June 22, 2023, 6:00PM

Federation Plaza LP and Lake Delray Investors LP are inviting you to attend a virtual community meeting to discuss a rezoning and parking site-plan application, submitted to the City of Hollywood, for the property located at 3081 Taft Street and commonly known as "Federation Plaza." All interested parties are encouraged to participate and Representatives will be available to present the proposed project and address questions.

Property Location Map: Federation Plaza



Virtual Meeting Details

Meeting to be held on: June 22, 2023, 6:00PM via Zoom

To participate, please enter the following zoom **Meeting ID: 810 8529 7383**

You may also participate by joining at <https://shubinbass.zoom.us/j/81085297383>; or by telephone dial-in at +13052241968,,81085297383# US

If you any have questions regarding the proposed project that you would like answered during the meeting, or need assistance to access the zoom meeting, please contact Elizabeth Santana at esantana@shubinbass.com in advance of the meeting.

Project Summary

The Applicant proposes to rezone the property from RM-25 to Planned Development District (PD) to activate the existing, vacant one-story commercial building and proposes a revised parking site-plan to improve internal circulation, add 27 parking spaces and improve landscaping. The existing structures and senior, affordable housing units will remain.



1930 N 30TH ROAD LLC
3069 TAFT ST
HOLLYWOOD, FL 33021

1940 N 30 ROAD HOLLYWOOD LLC
%INVICTA WATCH COMPANY
3069 TAFT ST
HOLLYWOOD, FL 33021

30 RAILROAD LLC
3069 TAFT ST
HOLLYWOOD, FL 33021

3069 TAFT STREET LLC
3069 TAFT ST
HOLLYWOOD, FL 33021

ALEXA, ROBERT A & PEGGY Y
2007 N 31 CT
HOLLYWOOD, FL 33021

ALLEN, NANCY M
1915 N 31 AVE
HOLLYWOOD, FL 33021

ALONSO, JESSICA
1911 N 31 AVE
HOLLYWOOD, FL 33021

BARDONI, NICOLAS H/E
ROSSANO, LETICIA H/E ETAL
2010 N 31 AVE
HOLLYWOOD, FL 33021

CAMARGO, HEATHER LORRAINE H/E
CAMARGO, JUAN
3182 WILSON ST
HOLLYWOOD, FL 33021

CANTISANI, ANTONIO EST
1912 N 31 CT
HOLLYWOOD, FL 33021

CISNEROS, STEFANY G
SFERRUZZA, JOHN F
1914 N 31 CT
HOLLYWOOD, FL 33021

CITY OF HOLLYWOOD
DEPT OF COMMUNITY & ECONOMIC DEV
2600 HOLLYWOOD BLVD #206
HOLLYWOOD, FL 33020

CORNER, JAMIE
2005 N 31 AVE
HOLLYWOOD, FL 33021

DEVIVO, ADOLFO & BEVERLY
1912 N 31 AVE
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DURAN-RODRIGUEZ, MARICRUZ
2000 N 31 CT
HOLLYWOOD, FL 33021

FARR, KELLY J H/E
FARR, NOBEL D
2005 N 31 CT
HOLLYWOOD, FL 33021

FEDERATION PLAZA LP
15301 VENTURA BLVD #B570
SHERMAN OAKS, CA 91403

FEDERATION PLAZA LP
69 NW NEWPORT AVE #200
BEND, OR 97703

FEIJOO, YOLVI
1905 N 31 AVE
HOLLYWOOD, FL 33021

FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309

GOULD, JAMES R &
RODRIGUEZ, TERESA D
1907 N 31 RD
HOLLYWOOD, FL 33021

HEICO AEROSPACE CORPORATION
3000 TAFT ST
HOLLYWOOD, FL 33021

HEICO CORP
3000 TAFT ST
HOLLYWOOD, FL 33021

HEINICKE INSTRUMENTS CO
3000 TAFT ST
HOLLYWOOD, FL 33021

IMLER, AMANDA
1915 N 31 CT
HOLLYWOOD, FL 33021

JEWELL, WARREN J & LINDA R
1906 N 31 CT
HOLLYWOOD, FL 33021

JIRON, YAZMIN
1901 N 31 CT
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JOHNSON, MICHELLE H/E
LIVERA, PAUL
1527 N 31 RD
HOLLYWOOD, FL 33021

KAHN, ALBINA
ALBINA KAHN TR
1900 N 31 AVE
HOLLYWOOD, FL 33021

KEANE, DONALD J JR
CALABRO, PATRICIA
1900 N 31 CT
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LAKE DELRAY INVESTORS LP
15301 VENTURA BLVD BLDG B #570
SHERMAN OAKS, CA 91403

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JAFARMADAR, AZAM J
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SIMMONS, ROBERT A
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ABDELMOTTLIB, SUMMER
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PUBLIC LAND % CITY OF HOLLYWOOD
OFFICE OF BUSINESS & INTL TRADE
2600 HOLLYWOOD BLVD #212
HOLLYWOOD, FL 33020

RAGNARSDOTTIR, HELGA
6511 NOVA DR #118
DAVIE, FL 33317

RAMIREZ, ALCIBIADES SANCHEZ H/E
GARCIA, KARINA
1647 N 31 RD
HOLLYWOOD, FL 33021

SALDANA PEREZ, JOSE HUNBERTO
1531 N 31 RD
HOLLYWOOD, FL 33021

SANCHEZ, JOSE H H/E
CERON, MARIA DEL PILAR
1639 N 31 RD
HOLLYWOOD, FL 33021

SIMISNEAN, VASILE
1906 N 31 AVE
HOLLYWOOD, FL 33021

THR FLORIDA LP
% INVITATION HOMES - TAX DEPT
1717 MAIN ST #2000
DALLAS, TX 75201

VELASQUEZ, MARIO
2008 N 31 AVE
HOLLYWOOD, FL 33021

VOLLMAN, GREGG E
2004 N 31 AVE
HOLLYWOOD, FL 33021

WOLFF, PETER & LINDA J
2001 N 31 AVE
HOLLYWOOD, FL 33021

YOUNG MENS CHRISTIAN ASSOCIATION
OF SOUTH FLORIDA INC
900 SE 3 AVE 3RD FLR
FORT LAUDERDALE, FL 33316

CITY OF HOLLYWOOD
PLANNING & URBAN DESIGN
2600 HOLLYWOOD BLVD #315
HOLLYWOOD, FL 33020

NORTH CENTRAL CIVIC ASSOC.
C/O PATRICIA ANTRICAN, PRES.
2534 FILLMORE ST
HOLLYWOOD, FL 33020

THE HONORABLE ADAM GRUBER
DISTRICT 4
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE CARYL S SHUHAM
DISTRICT 1
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE IDELMA QUINTANA
DISTRICT 6
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE JOSH LEVY
MAYOR
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE KEVIN BIEDERMAN
DISTRICT 5
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE LINDA HILL ANDERSON
DISTRICT 2
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE TRACI CALLARI
DISTRICT 3
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

PARK EAST CIVIC ASSOC.
C/O BRENDA LIVINGSTON, SEC.
3157 JOHNSON ST
HOLLYWOOD, FL 33021

HOLLYWOOD HILLS CIVIC ASSOC.
C/O MARDI PODESTA, PRES.
PO Box 81-6044
HOLLYWOOD, FL 33081-6044

Name 1	Name 2	Address	City	State	Zip	Country
1930 N 30TH ROAD LLC		3069 TAFT ST	HOLLYWOOD	FL	33021	USA
1940 N 30 ROAD HOLLYWOOD LLC	%INVICTA WATCH COMPANY	3069 TAFT ST	HOLLYWOOD	FL	33021	USA
30 RAILROAD LLC		3069 TAFT ST	HOLLYWOOD	FL	33021	USA
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THR FLORIDA LP	% INVITATION HOMES - TAX DEPT	1717 MAIN ST #2000	DALLAS	TX	75201	USA
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YOUNG MENS CHRISTIAN ASSOCIATION	OF SOUTH FLORIDA INC	900 SE 3 AVE 3RD FLR	FORT LAUDERDALE	FL	33316	USA
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PARK EAST CIVIC ASSOC.	C/O BRENDA LIVINGSTON, SEC.	3157 JOHNSON ST	HOLLYWOOD	FL	33021	USA
HOLLYWOOD HILLS CIVIC ASSOC.	C/O MARDI PODESTA, PRES.	PO Box 81-6044	HOLLYWOOD	FL	33081-6044	USA

Site posted on 6/6/2023



Exhibit “2”

Meeting ID	Topic	Start Time	End Time	Duration (Minutes)	Participants
81085297383	Virtual Community Meeting	06/22/2023 05:42:43 PM	06/22/2023 06:18:45 PM	37	7

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Elizabeth Santana	esantana@shubinbass.com	06/22/2023 05:42:43 PM	06/22/2023 06:18:45 PM	37
Ian DeMello	idemello@shubinbass.com	06/22/2023 05:51:51 PM	06/22/2023 06:18:45 PM	27
Francisco Garcia Iglesias / The Euclid Group	fgarcia@theeuclidgrp.com	06/22/2023 05:58:09 PM	06/22/2023 06:18:45 PM	21
Justin Glanda		06/22/2023 06:00:57 PM	06/22/2023 06:18:44 PM	18
Patricia Antrican		06/22/2023 06:03:17 PM	06/22/2023 06:18:45 PM	16
iPad		06/22/2023 06:03:51 PM	06/22/2023 06:18:38 PM	15

Exhibit “3”

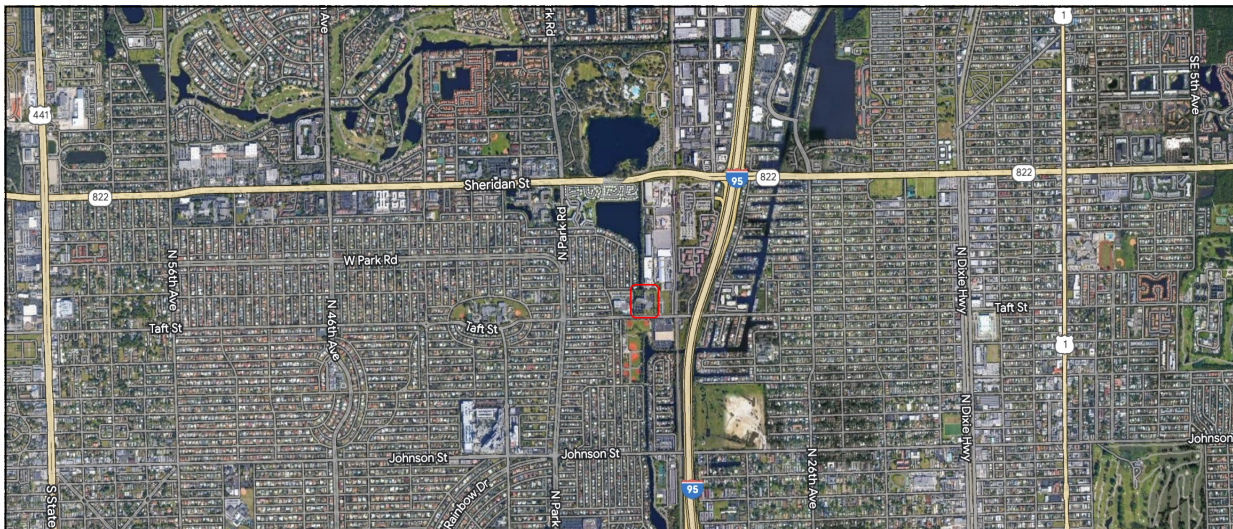
Federation Plaza

Rezoning and Parking Site Plan Application

Applicant/Consultant

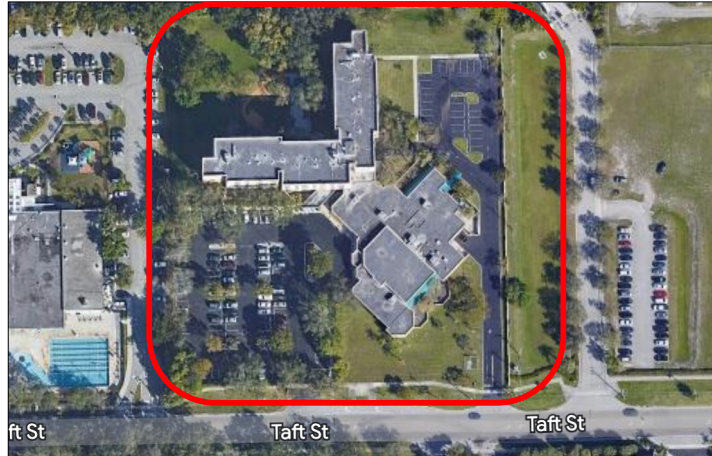
ShubinBass
PROFESSIONAL ASSOCIATION

THE EUCLID GROUP



Subject Property Location Map

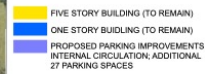
Property Location



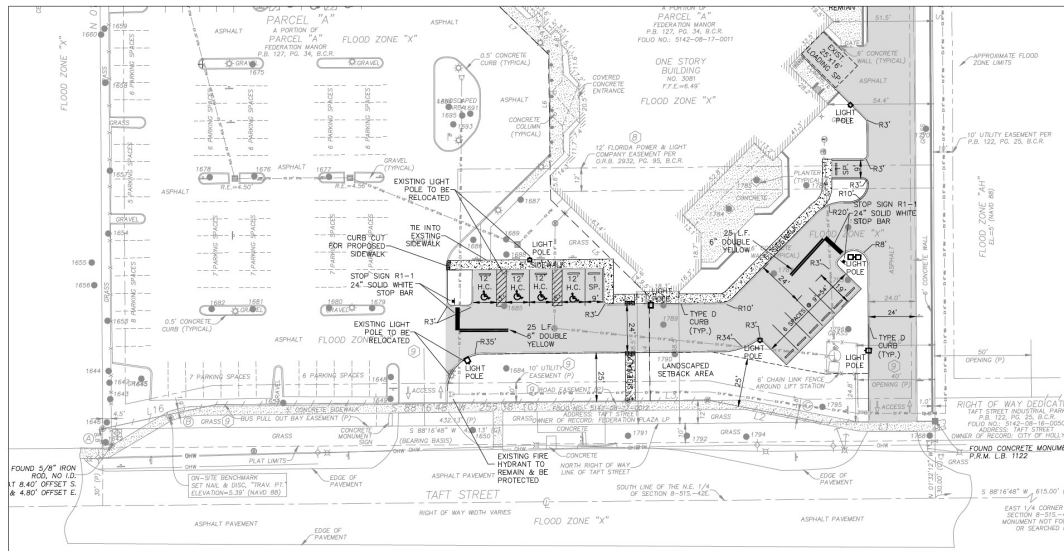
Existing Conditions



This site plan will increase current available on-site parking from 128 to 155 total spaces across the East Parcel and West Parcel.



Proposed Parking Site Plan



SP3

Proposed Parking Site Plan

Proposed Landscape Improvements

- Provide landscaping/trees in new interior parking areas where no landscape exists today
- Additional landscape at Taft Street frontage between Southeast entrance and Main entrance
- Provide native and low water use landscape materials

Rendering of Proposed East Drive Landscaping



Rezoning Request

EXISTING

RM-25: Multi-Family Residential – High Density

- Existing 124 senior affordable housing
- Existing one-story commercial space

PROPOSED

Planned Development (PD)

- To allow an integrated, mixed-use site that will include the existing multiple family residential along with the one-story building for commercial use.
- The proposal will increase the number of onsite parking spaces, improve onsite circulation, and significantly enhance the landscaping.

