

# ATTACHMENT C

Public Participation  
Outreach

# NOTICE OF PUBLIC PARTICIPATION OUTREACH MEETING



88 Real Estate Investment Corp and SENGA Architecture LLC are pleased to invite you to a Public Participation Outreach Meeting for a variance and special exception to allow an addition to an existing residential development located in your neighborhood, and submitted for approval to the City of Hollywood.

**MEETING DATE:**

Thursday, February 15, 2024 at 5:00 PM

**MEETING LOCATION**

In-person 321 Hayes Street, Hollywood FL 33019  
 Virtually <https://us06web.zoom.us/j/81766503016>

**PROJECT INFORMATION**

File Number: 24-SV-05 (City of Hollywood)  
 Request: Variance and Special Exception for an addition to an existing residential development  
 Address: 321 Hayes Street, Hollywood FL 33019

Comments of any interested party relative to this matter may be submitted via email and/or presented at the meeting.

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

Your participation and input are greatly appreciated.

Sincerely,

Fitz Murphy, AIA  
 Principal  
 SENGA Architecture LLC

Cc: Lauris Hua, 88 Real Estate Investment Corp

FILE NO 24-SV-05  
321 Hayes  
321 Hayes Street

February 19th, 2024

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 88 Real Estate Investment Corp (“Applicant”) SENGA Architecture LLC (“SENGA”) has conducted a Public Participation Outreach Meeting on February 15th 2024 in relation to the request for a variance and special exception approval for a expansion of a legal non-conforming residential use at 321 Hayes Street.

**DATE: February 15th 2024 at 5:00pm**

**VIRTUAL**

LOCATION: VIA ZOOM  
ATTENDEES: Maria Murphy, SENGA Architecture

**IN-PERSON**

LOCATION: 4491 South State Road 7 PH-2  
Fort Lauderdale FL 33314  
ATTENDEES: Paulette Friedel, Resident  
Lauris Hua, 88 Real Estate Investment Corp  
Ori Goldstein  
Fitz Murphy, SENGA Architecture

**DISCUSSION**

Fitz Murphy presented the development proposal via pdf presentation attached.  
Ms. Hua and Mr. Murphy address questions from participants regarding the development including:  
Design

- Architectural Style
- Landscape
- 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  
SENGA Architecture LLC



## CERTIFICATION LETTER

**City of Hollywood**

**Date:** January 30, 2024

**Applicant:** 88 Real Estate Investment Corp. and SENG Architecture LLC

**Legal Description:** Lots 7 to 9 Block 4 of Hollywood Beach First Add Plat as recorded in Plat Book 1 Page 31 of the Public Records of Broward County, Florida.

**Address or General Location:** 321 Hayes Street

**Type of Application:** Variance and Special Exception

This letter certifies that the attached list of property owners was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of January 26, 2024. This list includes all properties within 500 feet from each property line of the subject site, the Civic Association within 500 feet of the subject property, the City Commission, and the Planning Department.

This letter also certifies that the attached notification was sent to the persons on the list of property owners. The notice was mailed January 30, 2024.

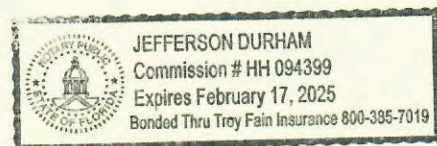
Thank You,

A handwritten signature in blue ink, appearing to read "Christina Mathews", is written over a horizontal line.

Christina Mathews

Sworn and subscribed before me this 30<sup>th</sup> day of  
January, 2024

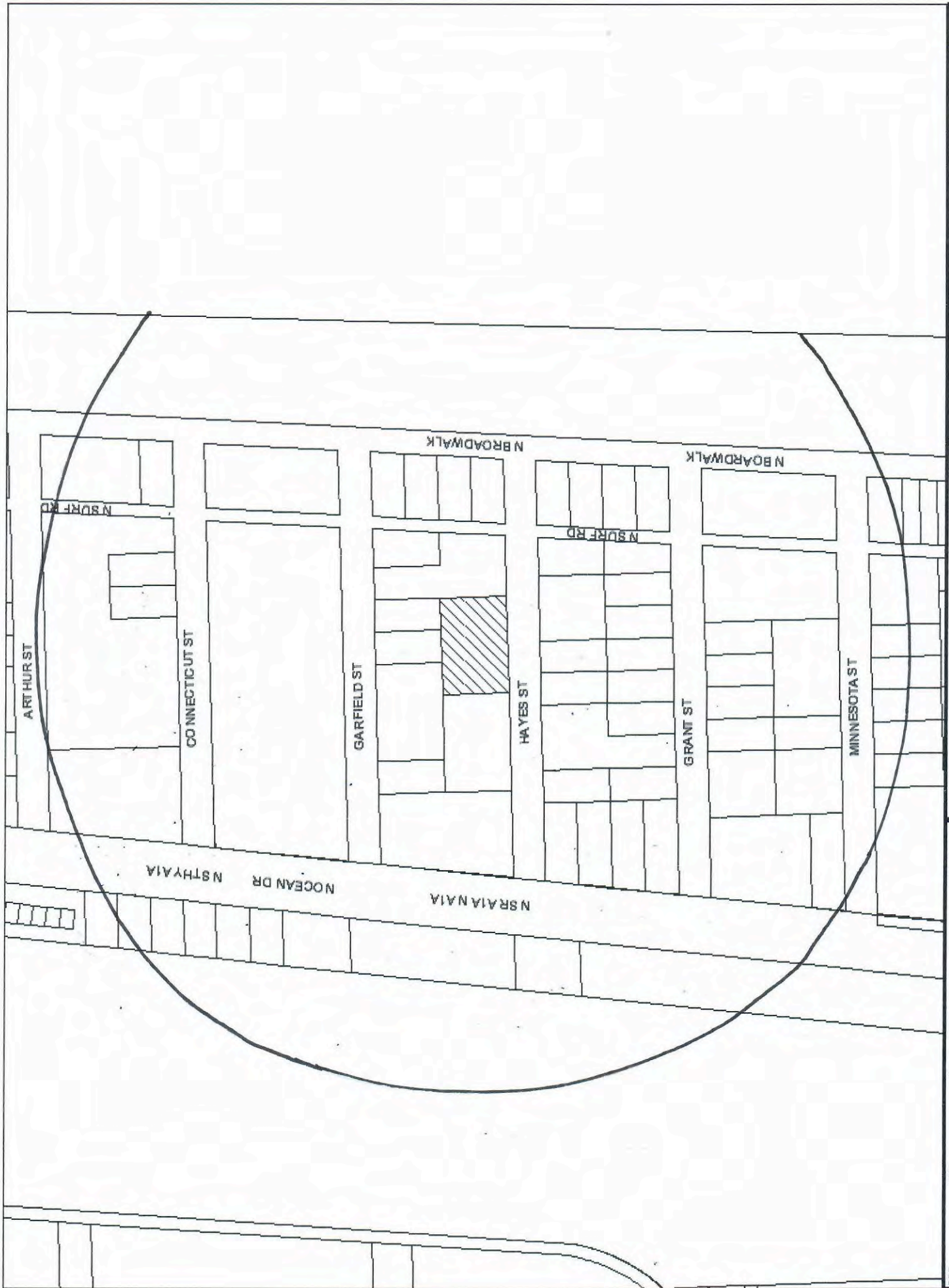
\_\_\_\_\_  
Signature of Notary



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

Email: [cutroplanning@yahoo.com](mailto:cutroplanning@yahoo.com)





FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
51421014081	TITTSOUTH BROWARD PARK DISTRICT	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	6575	HOLLYWOOD CENTRAL BEACH 4-20 BBLKS 59,60,176,177,178,179,180,182,183,184,185,186,187,188,189,190,191 & 192 LESS POR BLK 59DESC'D IN OR 35675/1299 & LESSPOR INCLUDED IN OR 7467/209
514212010011	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	SEC 12-51-42POR OF R/W(STE ROAD A-1-A)DEDICATED PER R/W MAP 12-13 B
514212010012	PUBLIC LAND % CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	HOLLYWOOD BEACH FIRST ADD 1-31 BPOR OF R/W (STE ROAD A-1-A)DEDICATED PER SAID PLAT
514212010170	LODKA HOUSE INC	3405 N OCEAN DR	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 37 LESS RD R/W BLK A
514212010180	SOLIC,JANKO	1600 N OCEAN DR	HOLLYWOOD	FL	33019	3352	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 40 LESS RD R/W BLK A
514212010181	SOLIC,JANKO	1600 N OCEAN DR	HOLLYWOOD	FL	33019	3352	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 38 LESS RD R/W BLK A
514212010182	SOLIC,JANKO	1600 N OCEAN DR	HOLLYWOOD	FL	33019	3352	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 39 LESS RD R/W BLK A
514212010190	SOLIC,JANKO	1600 N OCEAN DR	HOLLYWOOD	FL	33019	3352	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 41 LESS E 12.81 FOR ST RD,BLK A
514212010200	SOLIC,JANKO	1600 N OCEAN DR	HOLLYWOOD	FL	33019	3352	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 43 LESS RD R/W,44 LESS RD R/W BLK A
514212010201	SOLIC ENTERPRISES INC	1600 N OCEAN DR	HOLLYWOOD	FL	33019	3352	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 42 LESS RD R/W BLK A
514212010210	OCEANA BEACH LLC	1510 N OCEAN DR	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 45 THRU 49 LESS RD R/W BLK A
514212010230	BARETTA FLORIDA LLC	9914 NOKAY DR	ORLANDO	FL	32836		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 50 LESS RD R/W,51 LESSRD R/W BLK A
514212010260	BARETTA FLORIDA LLC	9914 NOKAY DR	ORLANDO	FL	32836		HOLLYWOOD BEACH FIRST ADD 1-31 BLOTS 52 TO 54 LESS E 12.80,LOTS55 THRU 59 LESS E 12.50, LOT 60LESS E 12.81 & LOTS 61 THRU 64LESS E 12.50 BLK A
514212010290	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	HOLLYWOOD BEACH FIRST ADD 1-31 BALL BLK B
514212010300	ITALIA REAL ESTATE HOLDINGS LLC	1214 N BROADWALK	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 1 BLK 1
514212010310	SK HOLDINGS LLC	2231 N 47 AVE	HOLLYWOOD	FL	33021		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 2 N1/2 BLK 1
514212010420	1215 LLC	1215 NORTH OCEAN DR	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOTS 16 & 17,LESS WLY 12.80 FTTOGETHER WITH LOTS 18 & 19 BLK 1 & LESS ADDITIONAL POR OF LOTSLOTS 16 & 17 BLK 1 FOR RD R/WPER MISC MAP 8-197 B AS SHOWN
514212010430	326 MINNESOTA ST LLC	729 E ATLANTIC BLVD	POMPANO BEACH	FL	33060		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 21 BLK 1
514212010431	LEVY ENTERPRISES INC	21223 NE 33 AVE	AVENTURA	FL	33180		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 20 BLK 1
514212010440	HALLAK,AYLEE	101 NE 162 STREET	MIAMI	FL	33162		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 22 BLK 1
514212010450	ED BROTHERS BY THE SEA LLC	5430 SW 25 AVE	FORT LAUDERDALE	FL	33312		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 23 BLK 1
514212010451	316 MINNESOTA LLC	308 PIERCE ST #3	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 24 BLK 1
514212010460	MINNESOTA APARTMENTS INC% MARC LABOSSIERE PA	2637 N ANDREWS AVE	WILTON MANORS	FL	33311	2509	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 25,26 BLK 1
514212010470	EZER INVESTMENTS LLC	20725 NE 16 AVE STE A45	NORTH MIAMI BEACH	FL	33179		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 1 TO 4 BLK 2
514212010480	EXPO MOTEL INC% MARC LABOSSIERE PA	2637 N ANDREWS AVE	WILTON MANORS	FL	33311	2509	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 5,6,23,24 BLK 2
514212010490	CPG1 51 5321 LLC	4326 POST AVE	MIAMI BEACH	FL	33140		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 7,8 & 9 BLK 2
514212010510	KATHEIN,SIVAN	750 N DIXIE HWY #A	HOLLYWOOD	FL	33020		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 10 BLK 2
514212010520	BEACH INN LLC	21223 NE 33 AVE	AVENTURA	FL	33180		HOLLYWOOD BEACH FIRST ADD 1-31 BLOTS 11 & 12 BLK 2
514212010540	PJS OCEAN APARTMENTS INC	339 MINNESOTA ST	HOLLYWOOD	FL	33019	3350	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 13 LESS RD R/W BLK 2, LESSADDITIONAL POR OF SAID LOT 13FOR RD R/W PER MISC MAP 8-197 BAS SHOWN
514212010541	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	HOLLYWOOD BEACH FIRST ADD 1-31 BPOR OF LOT 13 BLK 2 DEDICATEDTO RD R/W PER MISC MAP 8-197 BAS SHOWN
514212010560	334 GRANT LLC	938 SANIBEL DR	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 17,18 BLK 2
514212010580	AY 330 GRANT STREET LLCLY 330 GRANT STREET LLC	1333 FUNSTON ST	HOLLYWOOD	FL	33019	2219	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 19 BLK 2
514212010581	326 GRANT STREET LLC	1333 FUNSTON ST	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 20 BLK 2
514212010590	EXPO MOTEL INC% MARC LABOSSIERE PA	2637 N ANDREWS AVE	WILTON MANORS	FL	33311	2509	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 21 BLK 2
514212010591	EXPO MOTEL INC% MARC LABOSSIERE PA	2637 N ANDREWS AVE	WILTON MANORS	FL	33311	2509	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 22 BLK 2
514212010600	SETTON,DANIELSETTON,ILANIT ETAL	8871 SW 57 CT	COOPER CITY	FL	33328		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 1 BLK 3
514212010610	CHILLMAN,ELAINE & RANDALL	1404 N SURF RD	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 2 BLK 3
514212010612	GRAMANZINI BEACH PROPS III LLC	11700 NW 11 ST	PLANTATION	FL	33323		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 3 BLK 3
514212010620	GRAMANZINI BEACH PROPS IV LLC	11700 NW 11 ST	PLANTATION	FL	33323		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 4 BLK 3
514212010630	E & R ENTERPRISES INC	1300 N BROADWALK	HOLLYWOOD	FL	33019	3333	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 5 BLK 3
514212010640	GRAMANZINI BEACH 315 LLC	1080 NW 116 AVE	PLANTATION	FL	33323		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 6 BLK 3
514212010650	GRAMANZINI BEACH 321 LLC	1080 NW 116 AVE	PLANTATION	FL	33323		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 7 BLK 3
514212010660	GRAMANZINI BEACH 325 LLC	1080 NW 116 AVE	PLANTATION	FL	33323		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 8 BLK 3
514212010670	RACINE,RENALDMALO,HELENE	560 DE LA PROMENADE	*ST-HYACINTHE QC	CA	J25 6	R6	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 9 BLK 3
514212010671	AJP HOLDINGS LLC	1411 DIPLOMAT PKWY	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 10 BLK 3
514212010680	AJP HOLDINGS LLC	1411 DIPLOMAT PKWY	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 11,18,19 BLK 3
514212010690	AJP HOLDINGS LLC	1411 DIPLOMAT PKWY	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 12 BLK 3
514212010700	786 ENTERPRISE OF MIAMI INC	9536 HARDING AVE	MIAMI	FL	33154	2502	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 13 LESS RD R/W BLK 3, LESSADDITIONAL POR OF SAID LOT 13FOR RD R/W PER MISC MAP 8-197 BAS SHOWN
514212010701	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	HOLLYWOOD BEACH FIRST ADD 1-31 BPOR OF LOTS 13 THRU 16 BLK 3DEDICATED TO RD R/W PER MISC MAP8-197 B AS SHOWN
514212010710	AJP HOLDINGS LLC	1411 DIPLOMAT PKWY	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 14 LESS RD R/W BLK 3, LESSADDITIONAL POR OF SAID LOT 14FOR RD R/W PER MISC MAP 8-197 BAS SHOWN
514212010720	AJP HOLDINGS LLC	1411 DIPLOMAT PKWY	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 15 LESS RD R/W BLK 3, LESSADDITIONAL POR OF SAID LOT 15FOR RD R/W PER MISC MAP 8-197 BAS SHOWN
514212010721	AJP HOLDINGS LLC	1411 DIPLOMAT PKWY	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 16 LESS RD R/W BLK 3, LESSADDITIONAL POR OF SAID LOT 16FOR RD R/W PER MISC MAP 8-197 BAS SHOWN
514212010730	AJP HOLDINGS LLC	1411 DIPLOMAT PKWY	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 17 BLK 3
514212010740	PAUL F & EALITA FRIEDEL TRFRIEDEL,LARRY P TRSTEE ETAL	326 HAYES ST	HOLLYWOOD	FL	33019	3347	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 20 BLK 3
514212010750	ELAINE CRANDALL REV TRCRANDALL,ELAINE TRSTEE	322 MONROE ST	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 21 BLK 3
514212010760	DOROTHY NEUWIRTH REV LIV TRNEUWIRTH,DOROTHY TRSTEE	PO BOX 866	SOUTHWICK	MA	01077	0866	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 22,23 BLK 3
514212010770	DOROTHEA NEUWIRTH REV LIV TRNEUWIRTH,DOROTHEA TRSTEE	PO BOX 866	SOUTHWICK	MA	01077	0866	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 24 BLK 3
514212010780	GRAMANZINI BEACH PROPS I LLC	11700 NW 11 ST	PLANTATION	FL	33323	2500	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 1 BLK 4
514212010781	GRAMANZINI BEACH PROPS II LLC	11700 NW 11 ST	PLANTATION	FL	33323		HOLLYWOOD BEACH FIRST ADD1-31 BLOT 2 BLK 4
514212010800	DENNIS,ERNA EST	1504 N SURF RD	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 3 BLK 4

514212010810	CHIQUITA PROPERTIES LLC	20325 NE 15 CT	MIAMI	FL	33179		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 4 BLK 4
514212010820	PHOENIX HOTELS & RESORTS LLC	313 HAYES ST	HOLLYWOOD	FL	33019	3348	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 5,6,23 BLK 4
514212010830	88 REAL ESTATE INVESTMENT CORP	20315 NE 15 CT	MIAMI	FL	33179		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 7 TO 9 BLK 4
514212010840	GRAMANZINI BEACHPROPERTIES VII LLC	11700 NW 11 ST	PLANTATION	FL	33323		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 10 TO 12 BLK 4
514212010850	CPG1515321 LLC	4326 POST AVE	MIAMI BEACH	FL	33140		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 13 THRU 16 LESS RD R/W BLK 4LESS ADDITIONAL POR OF SAID LOTS13 THRU 16 FOR RD R/W PER MISC MAP 8-197 B AS SHOWN
514212010851	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 13 THRU 16 BLK 4DEDICATED TO RD R/W PER MISC MAP8-197 B AS SHOWN
514212010860	DAVIS,MAGDA MONTIEL	201 E WASHINGTON ST UNIT 803	IOWA CITY	IA	52240	3997	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 17 BLK 4
514212010870	PHOENIX SUITES LLC	332 GARFIELD ST	HOLLYWOOD	FL	33019	3302	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 18 TO 20 BLK 4
514212010880	PHOENIX HOTELS & RESORTS LLC	313 HAYES ST	HOLLYWOOD	FL	33019	3348	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 21 BLK 4
514212010890	PHOENIX HOTELS & RESORTS LLC	313 HAYES ST	HOLLYWOOD	FL	33019	3348	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 22 BLK 4
514212010900	PHOENIX HOTELS & RESORTS LLC	313 HAYES ST	HOLLYWOOD	FL	33019	3348	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 24 BLK 4
514212010910	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	HOLLYWOOD BEACH FIRST ADD 1-31 BLOTS 1 TO 12,13 LESS R/W,14 LESSR/W,15 LESS R/W,16 LESS R/W,17TO 24 BLK 5, LESS ADDITIONAL POROF SAID LOTS 13 THRU 16 FOR RDR/R PER MISC MAP 8-197B AS SHOWN
514212010911	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 22 BLK 4
514212010950	MARY JANE COSGROVE LIV TRCOSGROVE,MARY JANE TRSTEE	215 E DAKOTA ST	SPRING VALLEY	IL	61362	2103	HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 4 BLK 6
514212010960	JEANETTE A SCHINCARIOL FAM TRSCHINCARIOL,JOHN TRSTEE ETAL	201 N GRAMPS ST	PAW PAW	MI	49079		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 6 BLK 6
514212010970	PEMBROKE REALTY LLC	197 COLUMBIA ST	BROOKLYN	NY	11231		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 7 BLK 6
514212011010	LODKA HOUSE INC	3405 N OCEAN DR	HOLLYWOOD	FL	33019		HOLLYWOOD BEACH FIRST ADD 1-31 BLOT 12 THRU 15 LESS RD R/W BLK 6
514212AB0010	CLARA OLIVEROS,YAZMIN DEL ROCIO	1315 N OCEAN DR #101A	HOLLYWOOD	FL	33020		HOLLYWOOD SUN & SAND CONDO INC.UNIT 101PER CDO BK/PG: 7009/3
514212AB0020	OLIVEROS,YAZMIN DEL ROCIO CLARA	180 NE 154 ST	NORTH MIAMI BEACH	FL	33162		HOLLYWOOD SUN & SAND CONDO INC.UNIT 102PER CDO BK/PG: 7009/3
514212AB0030	CLARA OLIVEROS,YAZMIN DEL ROCIO	1315 N OCEAN DR UNIT 101A	HOLLYWOOD	FL	33019	3319	HOLLYWOOD SUN & SAND CONDO INC.UNIT 103PER CDO BK/PG: 7009/3
514212AB0040	HANSON,DONALD L	1315 N OCEAN DR #104	HOLLYWOOD	FL	33019		HOLLYWOOD SUN & SAND CONDO INC.UNIT 104PER CDO BK/PG: 7009/3
514212AB0050	GODOY,MARYSALVA,AILEEN I	1315 N OCEAN DR #105	HOLLYWOOD	FL	33019		HOLLYWOOD SUN & SAND CONDO INC.UNIT 105PER CDO BK/PG: 7009/3
514212AB0060	PADOVA,RITACATON,WILLIAM & PHYLLIS	6 WINSHIP DR	WAKEFIELD	MA	01880	2664	HOLLYWOOD SUN & SAND CONDO INC.UNIT 106PER CDO BK/PG: 7009/3
514212AB0070	TANG,KAI HOO	PO BOX 629	BRAWLEY	CA	92227	0629	HOLLYWOOD SUN & SAND CONDO INC.UNIT 201PER CDO BK/PG: 7009/3
514212AB0080	MARKI,JAMES R	1315 N OCEAN DR #202	HOLLYWOOD	FL	33019		HOLLYWOOD SUN & SAND CONDO INC.UNIT 202PER CDO BK/PG: 7009/3
514212AB0090	DUMONT REALTY TRDUMONT,P R & DUMONT,J R TRSTEE	506 NASHUA RD	DRACUT	MA	01826	1914	HOLLYWOOD SUN & SAND CONDO INC.UNIT 203PER CDO BK/PG: 7009/3
514212AB0100	DUMONT REALTY TRDUMONT,P R & DUMONT,J R TRSTEE	506 NASHUA RD	DRACUT	MA	01826	1914	HOLLYWOOD SUN & SAND CONDO INC.UNIT 204PER CDO BK/PG: 7009/3
514212AB0110	KOCHAN,FERHAT HASAN	1502 CLEVELAND ST	HOLLYWOOD	FL	33020		HOLLYWOOD SUN & SAND CONDO INC.UNIT 205PER CDO BK/PG: 7009/3
514212AB0120	KOCHAN,FERHAT H	1502 CLEVELAND ST #209	HOLLYWOOD	FL	33020	3232	HOLLYWOOD SUN & SAND CONDO INC.UNIT 206PER CDO BK/PG: 7009/3
514212AM0010	SPIEGEL,MIRIAM G & ROBERT	1751 N SURF RD #2-A	HOLLYWOOD	FL	33019		BEACHFRONT SOUTH CONDOUNIT 2-APER CDO BK/PG: 11292/842
514212AM0020	BFS 202 LLC	2107 RENTON RD	PITTSBURGH	PA	15239		BEACHFRONT SOUTH CONDOUNIT 2-8PER CDO BK/PG: 11292/842
514212AM0030	AIELLO,CARMELEAIELLO,THOMAS	19 HILLCREST DR	SMITH TOWN	NY	11787		BEACHFRONT SOUTH CONDOUNIT 3-APER CDO BK/PG: 11292/842
514212AM0040	BAKOC,DRAGAN	50 BONNYVIEW DR	*TORONTO ON	CA	M8Y 3	G6	BEACHFRONT SOUTH CONDOUNIT 3-8PER CDO BK/PG: 11292/842
514212AM0050	SERRAO,MARC ASERRAO,SUSAN L	2107 RENTON RD	PITTSBURGH	PA	15239		BEACHFRONT SOUTH CONDOUNIT PHPER CDO BK/PG: 11292/842
514212BD0010	E & L HOLDINGS LLC	115 TIMES SQUARE	OLEAN	NY	14760		OASIS SURFSIDE CONDOUNIT 1PER CDO BK/PG: 12148/658
514212BD0020	PETER JOHN GEORGIADIS LIV TRGEORGIADIS,PETER JOHN TRS	330 ARTHUR STREET UNIT 2	HOLLYWOOD	FL	33019		OASIS SURFSIDE CONDOUNIT 2PER CDO BK/PG: 12148/658
514212BD0030	LEBRUN,THERESA	19 BLUE TRAIL DR #R1	PROSPECT	CT	06712	1470	OASIS SURFSIDE CONDOUNIT 3PER CDO BK/PG: 12148/658
514212BD0040	SAVAGE,KEVIN S	311 CONNECTICUT ST #4	HOLLYWOOD	FL	33019		OASIS SURFSIDE CONDOUNIT 4PER CDO BK/PG: 12148/658
514212BD0050	BEVERLY K CALLARI REV LIV TRCALLARI,BEVERLY K TRSTEE	4711 THOMAS ST	HOLLYWOOD	FL	33021		OASIS SURFSIDE CONDOUNIT 5PER CDO BK/PG: 12148/658
514212BD0060	SAURETTE,ANNE MARIE	41 CALAIS	*CANDIAC QC	CA	J5R 4	K7	OASIS SURFSIDE CONDOUNIT 6PER CDO BK/PG: 12148/658
514212BD0070	SAURETTE,MICHELINIGIBSON,ANDRE ETAL	305-101 RUE SAINT-MICHEL	*GRANBY QC	CA	J2G 9	K9	OASIS SURFSIDE CONDOUNIT 7PER CDO BK/PG: 12148/658
514212BD0080	DUBREUIL,VINCENTDALLAIRE,CLAUDINE	136 RUE MORRISSET ST	*STE-HENEDINE QC	CA	G0S 2	R0	OASIS SURFSIDE CONDOUNIT 8PER CDO BK/PG: 12148/658
514212BD0090	HORN,THOMAS W	6020 NW 66 PL	PARKLAND	FL	33067	4511	OASIS SURFSIDE CONDOUNIT 9PER CDO BK/PG: 12148/658
514212BD0100	ARANA,MICHAEL	10143 SW 161 AVE	MIAMI	FL	33196		OASIS SURFSIDE CONDOUNIT 10PER CDO BK/PG: 12148/658
514212BD0110	GALLO,TESSA	26 CYPRESS CT	STEAMBOAT SPRINGS	CO	80487		OASIS SURFSIDE CONDOUNIT 11PER CDO BK/PG: 12148/658
514212BD0120	E & L HOLDINGS LLC	115 TIMES SQUARE	OLEAN	NY	14760		OASIS SURFSIDE CONDOUNIT 12PER CDO BK/PG: 12148/658
514212BD0130	JOHNSON,EDWARD AJOHNSON,GAIL	2724 SW 36 LN	CAPE CORAL	FL	33914		OASIS SURFSIDE CONDOUNIT 14PER CDO BK/PG: 12148/658
514212BD0140	LEROUY & B HESSLER REV LIV TRHESSLER,LEROY TRSTEE	5001 POLK ST	HOLLYWOOD	FL	33021	5841	OASIS SURFSIDE CONDOUNIT 15PER CDO BK/PG: 12148/658
514212BD0150	ARANA,MICHAEL	10143 SW 161 AVE	MIAMI	FL	33169		OASIS SURFSIDE CONDOUNIT 16PER CDO BK/PG: 12148/658
514212BD0160	VEGA,JULIO ROBERTOVEGA,PATRICIA CAROLINA	320 ARTHUR ST #17	HOLLYWOOD	FL	33019		OASIS SURFSIDE CONDOUNIT 17PER CDO BK/PG: 12148/658
514212BD0170	TAPIA,AIDATAPIA,CARLOS	PO BOX 816177	HOLLYWOOD	FL	33081	0177	OASIS SURFSIDE CONDOUNIT 18PER CDO BK/PG: 12148/658
514212BD0180	LDL HOLDINGS HOLLYWOOD LLC	PO BOX 434	OLEAN	NY	14760		OASIS SURFSIDE CONDOUNIT 19PER CDO BK/PG: 12148/658

514212BD0190	RYAN,KENNETH P & CLOVER S	1509 WILEY ST	HOLLYWOOD	FL	33020		OASIS SURFSIDE CONDOUNIT 21PER CDO BK/PG: 12148/658
514212BD0200	1872823 ONTARIO INC	327 CONNECTICUT ST #22	HOLLYWOOD	FL	33019		OASIS SURFSIDE CONDOUNIT 22PER CDO BK/PG: 12148/658
514212BD0210	TYLER'S OASIS LLC	1664 HAYES ST	HOLLYWOOD	FL	33020		OASIS SURFSIDE CONDOUNIT 23PER CDO BK/PG: 12148/658
514212BD0220	DEBRA D SULLIVAN REV TRSULLIVAN,DEBRA D TRSTEE	4837 NW 91 TER	SUNRISE	FL	33351		OASIS SURFSIDE CONDOUNIT 24PER CDO BK/PG: 12148/658
514212BD0230	ROSCOE,SHARON DAWN EST	329 CONNECTICUT STREET #101	HOLLYWOOD	FL	33019	3428	OASIS SURFSIDE CONDOUNIT 101PER CDO BK/PG: 12148/658
514212BD0240	BOWER,GEORGE J & VIRGINIA R &BOWER,CLIFFORD G & MARY C	8431 NW 12 ST	PEMBROKE PINES	FL	33024		OASIS SURFSIDE CONDOUNIT 102PER CDO BK/PG: 12148/658
514212BD0250	ALLEN,LOUISE	155 PEREGRINE CT	WINTER SPGS	FL	32708	5618	OASIS SURFSIDE CONDOUNIT 103PER CDO BK/PG: 12148/658
514212BD0260	335 CONNECTICUT STREET 104 LLC	20200 W COUNTRY CLUB DR #109	AVENTURA	FL	33180		OASIS SURFSIDE CONDOUNIT 104PER CDO BK/PG: 12148/658
514212BD0270	MCAVANEY,PATRICIA KIM	13734 SW 20 ST	DAVIE	FL	33325		OASIS SURFSIDE CONDOUNIT 105PER CDO BK/PG: 12148/658
514212BD0280	HASKI INVESTMENTS LLC	3501 SW 126 AVE	MIRAMAR	FL	33027		OASIS SURFSIDE CONDOUNIT 106PER CDO BK/PG: 12148/658
514212BD0290	AKERS,LEO & ANA GUISELLE	5207 NW 50 AVE	TAMARAC	FL	33319	3218	OASIS SURFSIDE CONDOUNIT 107PER CDO BK/PG: 12148/658
514212BD0300	CARLOS & Y GARCIA REV LIV TRGARCIA,CARLOS & YOLANDE TRSTEE	254 CARLTON AVE	BROOKLYN	NY	11205		OASIS SURFSIDE CONDOUNIT 108PER CDO BK/PG: 12148/658
514212BD0310	GENEST,THERESEMOISAN,ALAIN & MOISAN,CAROLE	8415 RUE OSCAR-ROLAND	*MONTREAL QC	CA	H2M 2	T4	OASIS SURFSIDE CONDOUNIT 109PER CDO BK/PG: 12148/658
514212BD0320	AHLSTROM,LINE	1525 WASHINGTON ST	HOLLYWOOD	FL	33020		OASIS SURFSIDE CONDOUNIT 110PER CDO BK/PG: 12148/658
514212BD0330	GAGNE,REJEANTREMBLAY,MARLENE	2030, DES FAUCONS	*CHICOUTIMI QC	CA	G7H 0	A8	OASIS SURFSIDE CONDOUNIT 111PER CDO BK/PG: 12148/658
514212BD0340	BRITO,AMANDABRITO,CARLOS	335 CONNECTICUT ST #112	HOLLYWOOD	FL	33019		OASIS SURFSIDE CONDOUNIT 112PER CDO BK/PG: 12148/658
514212BD0350	SULLIVAN,SPENCER ALAN	2628 ROOSEVELT ST	HOLLYWOOD	FL	33020		OASIS SURFSIDE CONDOUNIT 114PER CDO BK/PG: 12148/658
514212BD0360	LIZ BEACH LLC	322 MISSOURI ST	HOLLYWOOD	FL	33019		OASIS SURFSIDE CONDOUNIT 115PER CDO BK/PG: 12148/658
514212BD0370	CLAUDE,YVONSOUICY,SYLVAIN	1300 STE-CLAIRE	*RIVIERE-BEAUDETTE QC	CA	J0P 1	RO	OASIS SURFSIDE CONDOUNIT 116PER CDO BK/PG: 12148/658
514212BD0380	NICOSIA,GIOVANNI & MONA	2860 W STATE ROAD 84 STE 115	FORT LAUDERDALE	FL	33312	4810	OASIS SURFSIDE CONDOUNIT 117PER CDO BK/PG: 12148/658
514212BD0390	MIK 2 INC	662 NE 203 LN	MIAMI	FL	33179		OASIS SURFSIDE CONDOUNIT 118PER CDO BK/PG: 12148/658
514212BD0400	TEDESCO,NANCY	330 ARTHUR ST #119	HOLLYWOOD	FL	33019		OASIS SURFSIDE CONDOUNIT 119PER CDO BK/PG: 12148/658
514212BD0410	KALLER,JOSEPH & HOPE	3650 N 36 AVE APT 7	HOLLYWOOD	FL	33021	2556	OASIS SURFSIDE CONDOUNIT 120PER CDO BK/PG: 12148/658
514212BD0420	GARCIA,MARC	1901 NE 205 ST	AVENTURA	FL	33179		OASIS SURFSIDE CONDOUNIT 121PER CDO BK/PG: 12148/658
514212BD0430	GARCIA,MARC A	PO BOX 800412	MIAMI	FL	33280	0412	OASIS SURFSIDE CONDOUNIT 122PER CDO BK/PG: 12148/658
514212BD0440	MALANGA,CARMINE &MALANGA,ROSA	257 VIRGINIA AVE	FORT LEE	NJ	07024	4331	OASIS SURFSIDE CONDOUNIT 123PER CDO BK/PG: 12148/658
514212BD0450	VENTURE REALTY GROUP LLC	2860 W STATE RD 84 #115	FORT LAUDERDALE	FL	33312		OASIS SURFSIDE CONDOUNIT 124PER CDO BK/PG: 12148/658
514212BD0460	MALANGA,CARMINE &MALANGA,ROSA	257 VIRGINIA AVE	FORT LEE	NJ	07024	4331	OASIS SURFSIDE CONDOUNIT 125PER CDO BK/PG: 12148/658
	Hollywood Beach Civic Association Frank De Risi	1301 S. Ocean Dr	HOLLYWOOD	FL	33019		
Josh Levy, Mayor	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Caryl S. Shuham, Commissioner District 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						
Ideima 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 HOLLYWOOD FL 33022-9045						



February 20th, 2024

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

Re: Certification Letter

Applicant: 88 Real Estate Investment Corp

Legal Description: Lot 7 to 9 Block 4 of Hollywood Beach First Add Plat as recorded in Plat Book 1 Page 31 of the Public Records of Broward County, Florida.

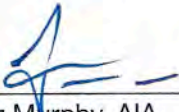
Address: 321 Hayes Street

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 January 31st, 2024.

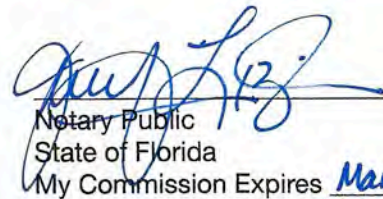
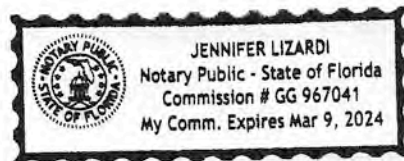
Should you have any additional questions, please feel free to contact us at (954) 613-8371 or via email at fitzmurphy@sengaarchitecture.com.

Sincerely,



Fitz Murphy, AIA  
Principal  
SENGA Architecture LLC

Sworn and subscribed before me this  
20th day of February, 2024



Notary Public  
State of Florida  
My Commission Expires March 9, 2024

Produced Identification FDL M610-253-83-361.0  
exp. 10/1/30





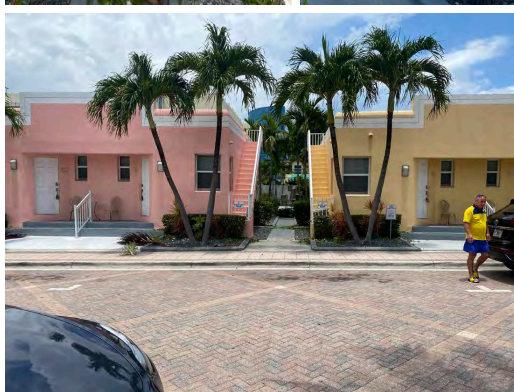
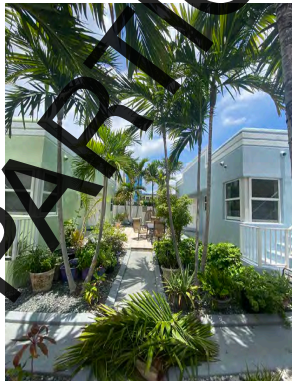
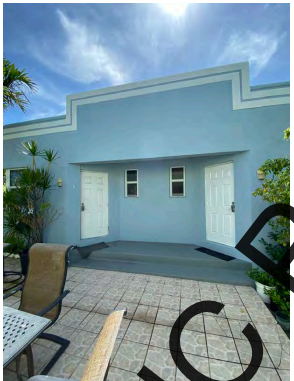


FEBRUARY 15TH 2024



321 HAYES

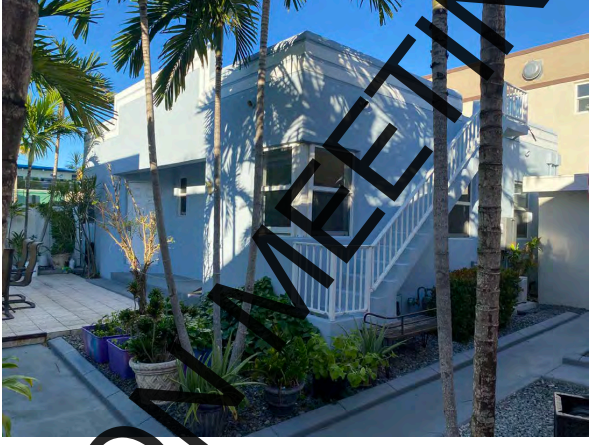
PUBLIC PARTICIPATION OUTREACH MEETING



SUBJECT PROPERTIES

PUBLIC PARTICIPATION MEETING





AGNES ARCHITECTURE

AERIAL

PUBLIC PARTICIPATION MEETING

SUBJECT PROPERTIES





SITE PLAN



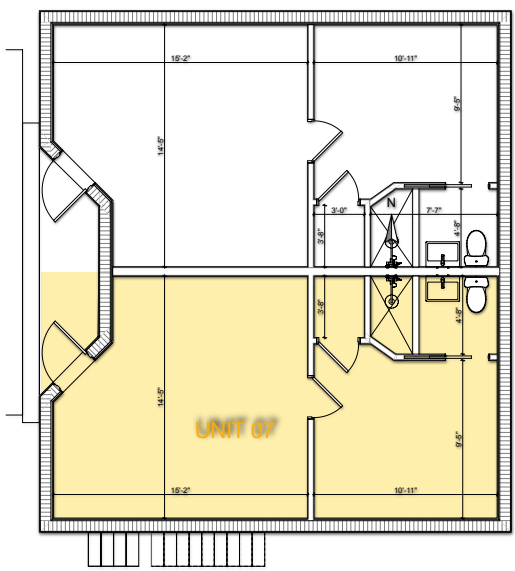
SITE PLAN

PUBLIC PARTICIPATION MEETING



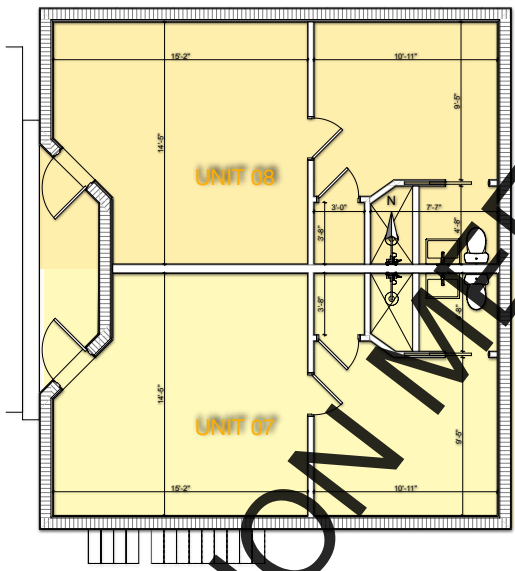


SITE PLAN



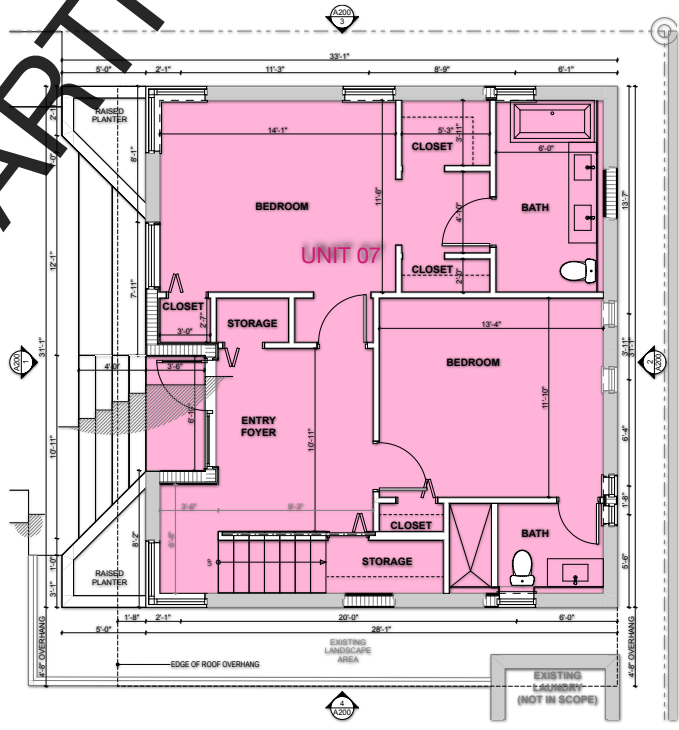
UNIT 7

PUBLIC PARTICIPATION MEETING



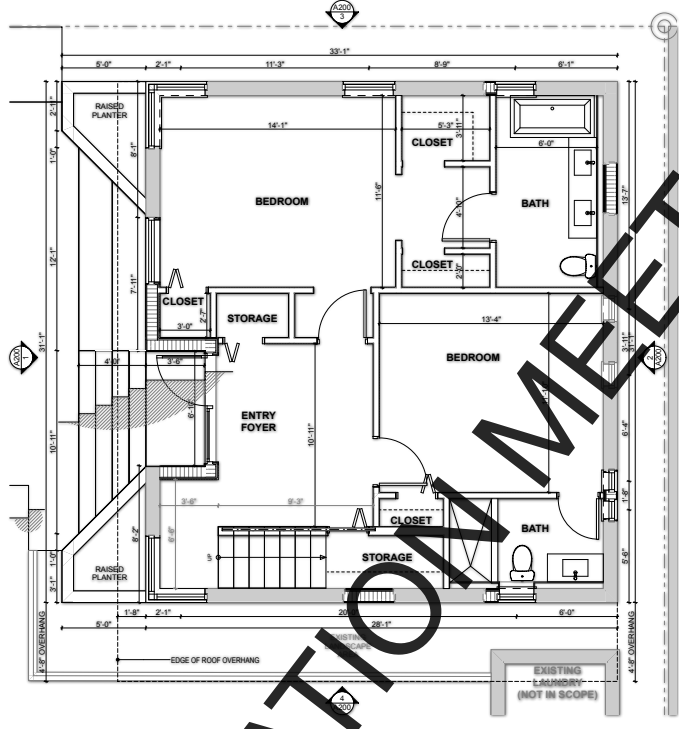
EXISTING GROUND FLOOR  
1/4" = 1'-0"

UNIT 08

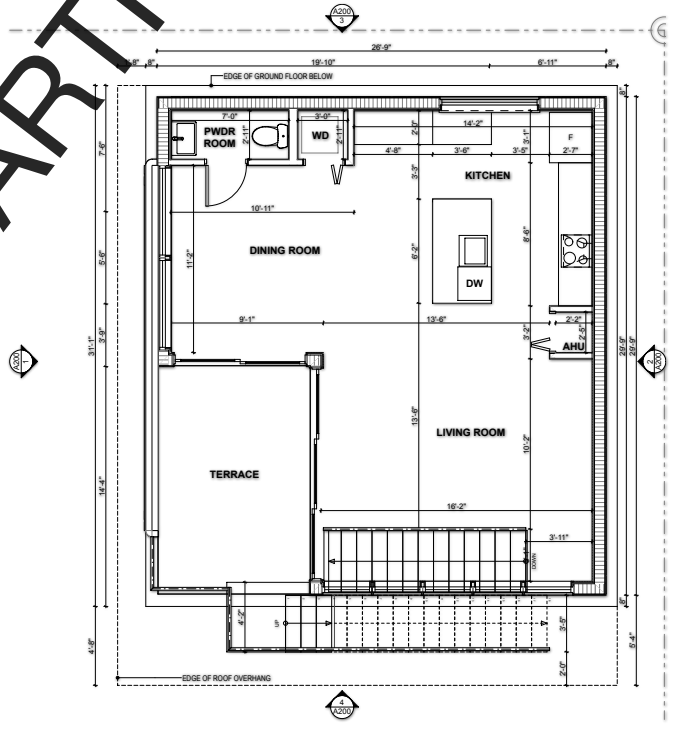


SITE PLAN

PUBLIC PARTICIPATION MEETING

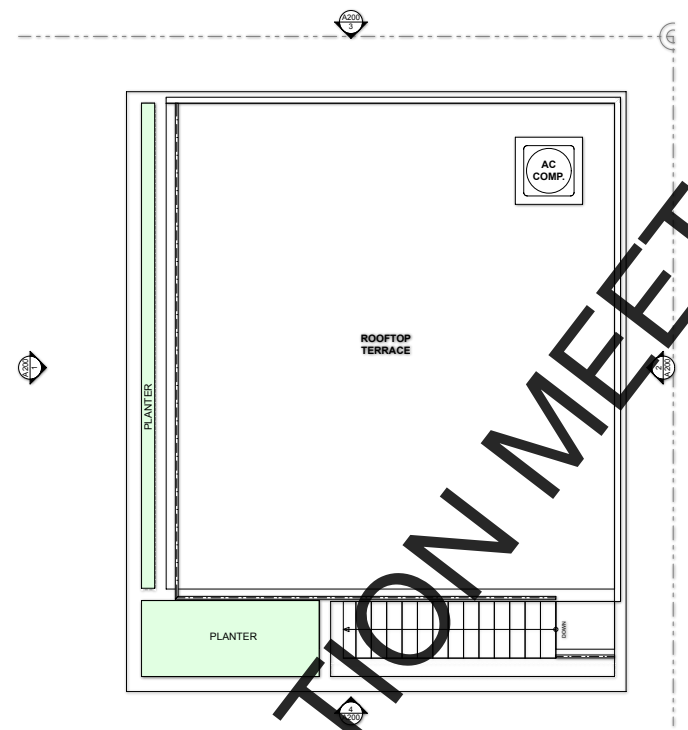


GROUND FLOOR PLAN

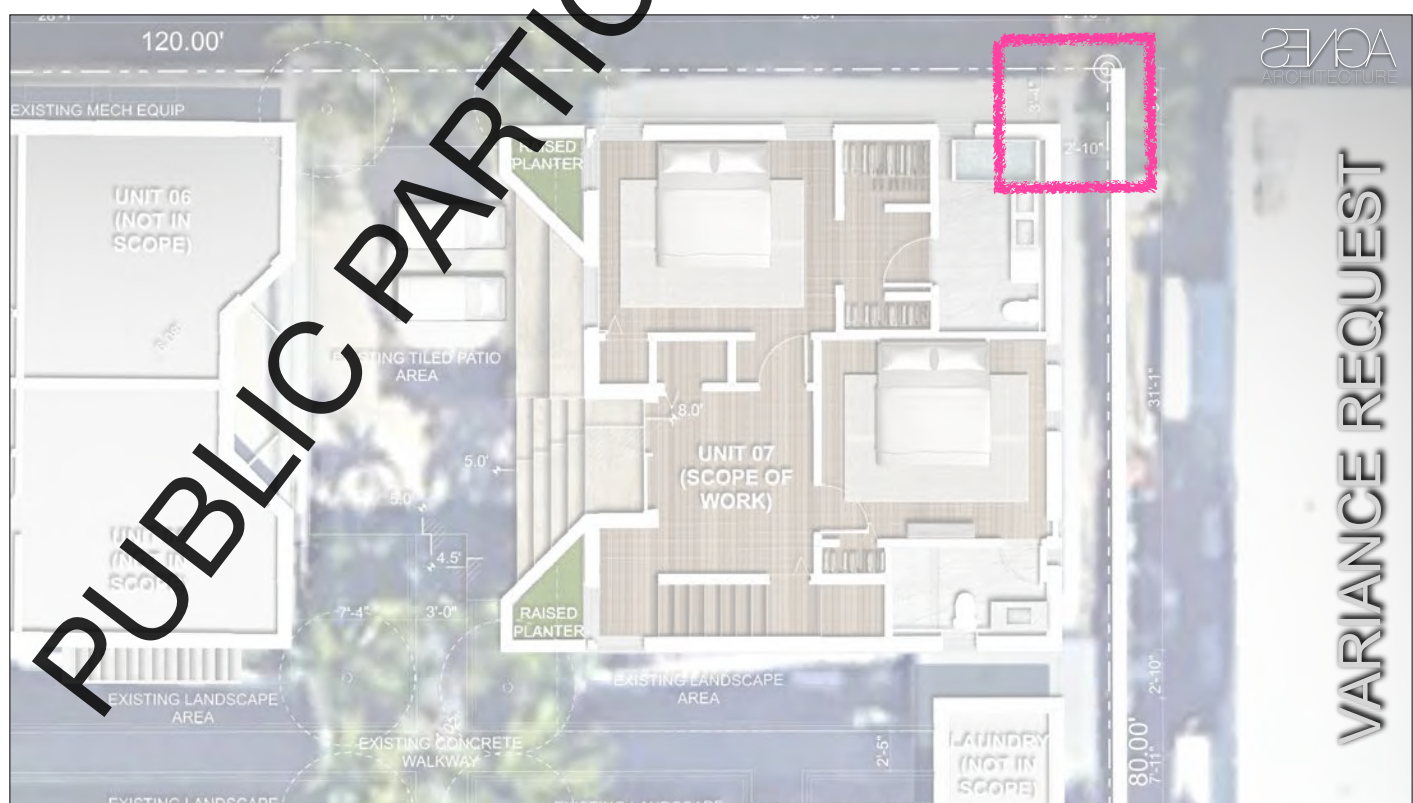


SECOND FLOOR PLAN

PUBLIC PARTICIPATION MEETING



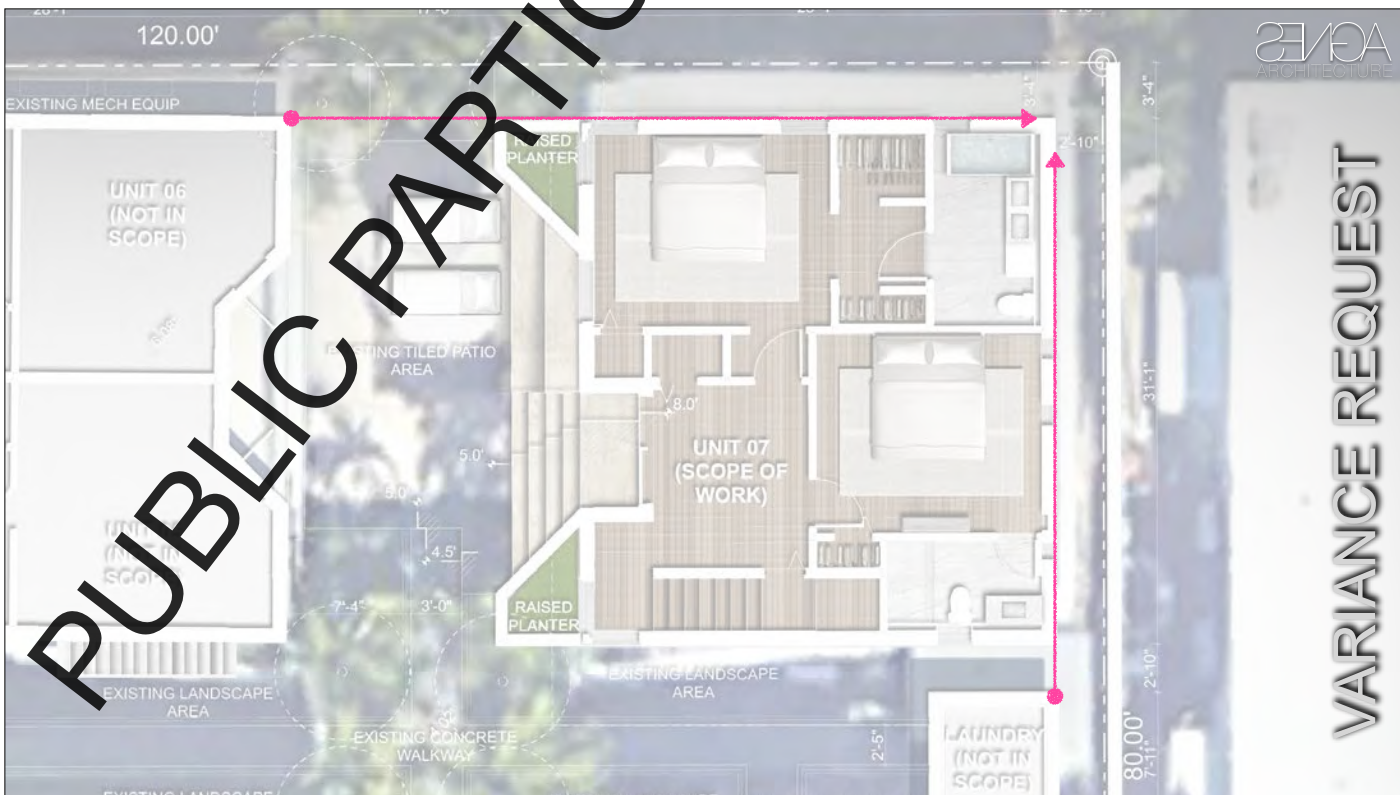
ROOF PLAN



VARIANCE REQUEST

PUBLIC PARTICIPATION MEETING







BRT-25-C ZONING



AVENUE  
ARCHITECTURE

SPECIAL EXCEPTION

BRT-25-C ZONING  
COMMERCIAL



AVENUE  
ARCHITECTURE

SPECIAL EXCEPTION

PUBLIC PARTICIPATION MEETING

BRT-25-C ZONING

COMMERCIAL

LEGAL NON-CONFORMING  
RESIDENTIAL USE



AGNES  
ARCHITECTURE

SPECIAL EXCEPTION

BRT-25-C ZONING

COMMERCIAL

LEGAL NON-CONFORMING  
RESIDENTIAL USE

VOLUMETRIC AND AREA  
EXPANSION



AGNES  
ARCHITECTURE

SPECIAL EXCEPTION

PUBLIC PARTICIPATION MEETING



BRT-25-C ZONING

COMMERCIAL

LEGAL NON-CONFORMING  
RESIDENTIAL USE

VOLUMETRIC AND AREA  
EXPANSION

REDUCTION IN DENSITY



AGNES  
ARCHITECTURE

SPECIAL EXCEPTION



AGNES  
ARCHITECTURE



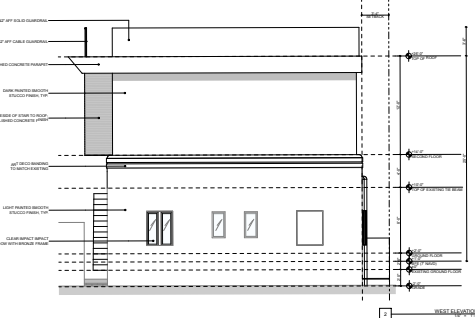
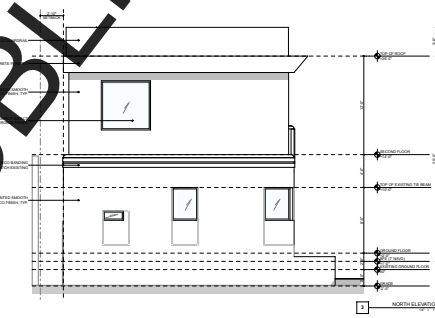
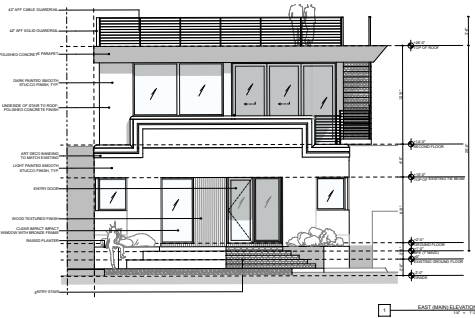


SENGA ARCHITECTURE  
FITZ MURPHY  
(954) 613-8371

CITY OF HOLLYWOOD  
TASHEEMA LEWIS  
(954) 321-3471



PUBLIC PARTICIPATION MEETING



SENGA  
ARCHITECTURE





338 HAYES STREET



313 HAYES STREET

21/0A  
ARCHITECTURE

ADJACENT PROPERTIES

PUBLIC PARTICIPATION MEETING