

KMA HOLLYWOOD 14 LLC
19790 W Dixie Hwy., Suite 1001
Miami, FL 33180

April 27, 2023

VIRTUAL COMMUNITY MEETING:

Our firm is representing a client who is developing a Townhomes project at **2442 - 2438 Johnson Street, Hollywood, FL 33020**. On behalf of my client, we would like to invite you to attend a Virtual Community Meeting to talk about our upcoming project.

Project Address: 2442 - 2438 Johnson Street, Hollywood, 33020
Owner: KMA HOLLYWOOD 14 LLC
File Number: 22-DPV-50

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 a time to address any questions or concerns you may have.

MEETING TO BE HELD ON: MAY 15, 2023 AT 7:00 PM Eastern Time (US and Canada)

FOR FURTHER INFORMATION CONTACT:
dvillamizar@capitalbrokersusa.com

If you have questions regarding the proposed project or need assistance to access the Zoom application, we request that you please send them via e-mail prior to the meeting.

To participate, you must access the link provided below via the Zoom Application.

<https://us02web.zoom.us/j/89808542066?pwd=VzcvS0F3WExCMFE0MUIlcE9UNDd2dz09>

C21 Capital Brokers is inviting you to a scheduled Zoom meeting.

Topic: Public Outreach 2438-2442 Johnson St - 12 Townhomes
Time: May 15, 2023, 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/89808542066?pwd=VzcvS0F3WExCMFE0MUIlcE9UNDd2dz09>

Meeting ID: 898 0854 2066
Passcode: 185362

One tap mobile
+13052241968,,89808542066#,,,*185362# US
+16469313860,,89808542066#,,,*185362# US

Dial by your location

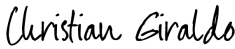
+1 305 224 1968 US
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 9128 US (San Jose)
+1 689 278 1000 US

Meeting ID: 898 0854 2066

Passcode: 185362

Find your local number: <https://us02web.zoom.us/j/kcZzpIldSF>

DocuSigned by:


-----689C95A0C97E4AF-----

Christian Giraldo

Manager KMA HOLLYWOOD 14 LLC



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

April 27, 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: 2438 Johnson Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 16 01 5110

SUBJECT: 2442 Johnson Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 16 01 5100

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 4/20/2023.

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 4/27/2023.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed notices: **176, including 2 international**

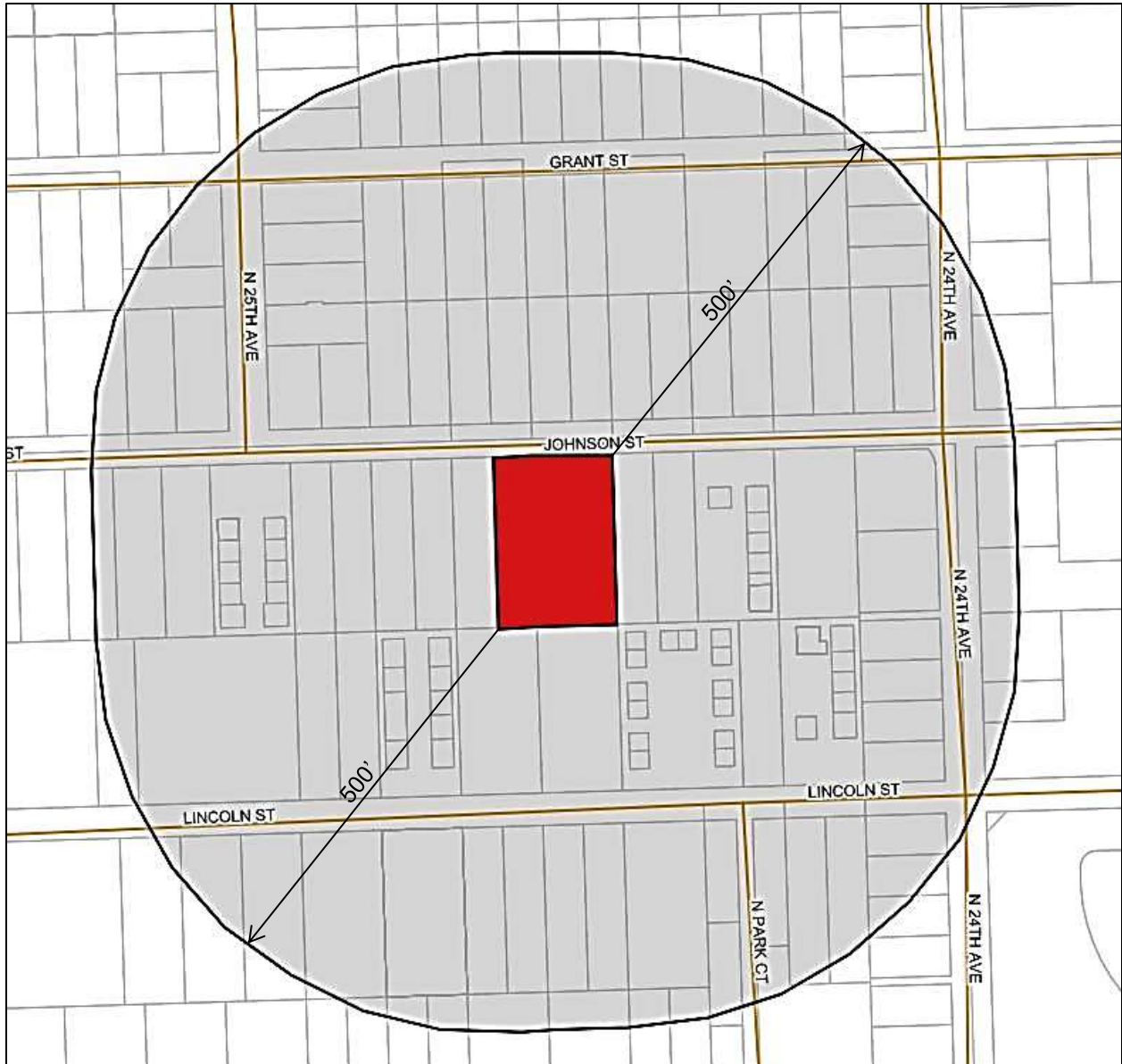
(This includes the Division of Planning, registered civic and neighborhood association(s) as provided by the applicant, the Mayor and 6 commissioners)



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
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

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



SUBJECT: 2438 Johnson Street, Hollywood, FL 33020
FOLIO NUMBER: 5142 16 01 5110

SUBJECT: 2442 Johnson Street, Hollywood, FL 33020
FOLIO NUMBER: 5142 16 01 5100

MARTINEZ COLLOT, MATILDE R
2 COURS DES ARTS METIERS
AIX EN PROVENCE BOUCES DURHODE 13100
FRANCE

MODICAMORE, GIUSEPPINA
8554 RUE ALBANEL
SAINT LEONARD QC H1P 2L2
CANADA

2327 LINCOLN VILLAGE LLC
800 SE 4 AVE #704
HALLANDALE BEACH, FL 33009

2418 GRANT LLC
2025 TYLER ST
HOLLYWOOD, FL 33020

2435 PIERCE LLC
2025 TYLER ST
HOLLYWOOD, FL 33020

2456 LINCOLN STREET LLC
703 CAMINO GARDENS LN
BOCA RATON, FL 33432

2500 JOHNSON ST LLC
7353 CANOGA AVE
LOS ANGELES, CA 91303

2501 LINCOLN ST LLC
2509 LINCOLN ST APT 106
HOLLYWOOD, FL 33020

ACMON PROPERTIES LLC
1930 NE 206 TER
NORTH MIAMI BEACH, FL 33179

ALBUJAR, OLGA PATRICIA
MENDOZA, GIANCARLOS P ETAL
2458 JOHNSON ST
HOLLYWOOD, FL 33020

ALFIERI, ROSEMARY
2415 LINCOLN ST APT 207
HOLLYWOOD, FL 33020

ALLIANCE CONDOS & APARTMENTS LLC
%GIBSON GROUP
PO BOX 11964
FORT LAUDERDALE, FL 33334

ALLIED MANAGEMENT GROUP INC
10222 LEXINGTON ESTATES BLVD
BOCA RATON, FL 33428

AVIVA & SAM LLC
1835 E HALLANDALE BCH BLVD #761
HALLANDALE BEACH, FL 33009

BALKISSOON, AMIT
10710 87 ST
OZONE PARK, NY 11417

BASILIS, FEDERICO
1427 NE 26 DR
WILTON MANORS, FL 33334

BENAR LLC
2801 NE 183 ST #217W
AVENTURA, FL 33160

BING CAPITAL GROUP LLC
1309 COFEEN AVE #1200
SHERIDAN, WY 82801

BLATTER, GEDALYA
814 N 24 AVE
HOLLYWOOD, FL 33020

BOYCE, LORAIN
3672 E FORGE ROAD
DAVIE, FL 33328

BSD ABODE LLC
11 VILLANOVA ST
STATEN ISLAND, NY 10314

BUENDIA, RAMON
RODRIGUEZ, MIREN
2108 QUAIL ROOST DR
WESTON, FL 33327

BUTLER STREET REALTY LLC
1555 VAN BUREN ST
HOLLYWOOD, FL 33020

CAICO FAM TR
CAICO, ANDREW TRSTEE ETAL
187 PARKVIEW PL
MOUNT KISCO, NY 10549

CALINAO, ANNA & JONATHAN GEORGE
2437 GRANT ST
HOLLYWOOD, FL 33020

CANON, JUNE E
931 N 25 AVE
HOLLYWOOD, FL 33020

CARLOMAGNO, ALBERT D
2416 GRANT ST
HOLLYWOOD, FL 33020

CARPENTER, CHARLES E
2415 LINCOLN ST UNIT 202
HOLLYWOOD, FL 33020

CARTAYA, DORIMBEL M
3760 INVERRARY DR # 3H
LAUDERHILL, FL 33319

CHRISANTHREE LLC
1452 NAUTILUS ISLE
DANIA BEACH, FL 33004

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

CORTES, JUAN CAMILLO & ANA MARIA
2450 GRANT ST
HOLLYWOOD, FL 33020

CRYSMAR LLC
% BRILLIANCE REALTY GROUP
1395 BRICKELL AVE #900
MIAMI, FL 33131

CURTOSI, CHRISTIAN JAMES
AQUAROLI, SILVANA MARIA
2447 JOHNSON ST
HOLLYWOOD, FL 33020

D'ASCANIO, VICENTINA DI IORIO
NETO, CARMINE D'ASCANIO
2420 JOHNSON ST #105
HOLLYWOOD, FL 33020

DE FILIPPO, ANTONIO
945 HAVOR VIEW N
HOLLYWOOD, FL 33019

DENIS, ROBERT
803 N 24 AVE
HOLLYWOOD, FL 33020

DESHON, JORGE
2415 GRANT ST
HOLLYWOOD, FL 33020

DIAZ INVESTMENTS LLC
2447 PIERCE ST
HOLLYWOOD, FL 33020

DIAZ QUINTANA, YUDISLEIDYS
2703 TAYLOR ST
HOLLYWOOD, FL 33020

DIPAULO, ALBERT
2431 PIERCE ST
HOLLYWOOD, FL 33020

DOREDANT, ROBERT H/E
DOREDANT, BRENDA
2450 LINCOLN ST UNIT 3
HOLLYWOOD, FL 33020

EL PORTENITO CORP
2049 S OCEAN DR #703-E
HALLANDALE BEACH, FL 33009

ELI 1777 LLC
8737 NW 39 ST
HOLLYWOOD, FL 33024

EMBARK PROPERTIES LLC-2417
LINCOLN ST SERIES
1751 SW 117 AVE
DAVIE, FL 33325

ERICKSON, NICHOLAS S
9384 NW 23 ST
PEMBROKE PINES, FL 33024

ESTERLINE, HELEN R
2424 GRANT ST
HOLLYWOOD, FL 33020

EU S FLORIDA INVESTMENTS LLC
%KETER ESTATES
9429 HARDING AVE #139
SURFSIDE, FL 33154

EUSKAL ANAIK LLC
2701 GRIFFIN RD
FORT LAUDERDALE, FL 33312

FANDINO, ERIE MAURICIO
503 NW 37 AVE
GAINESVILLE, FL 32609

FARRAN & SONS LLC
5801 SURREY CIR W
DAVIE, FL 33331

FAST LANE CAPITAL LLC
5700 PEMBROKE RD
WEST PARK, FL 33023

FAYA, CHRISTIAN M &
PORTOCARRERO, MILAGROS F
2451 LINCOLN ST APT 10
HOLLYWOOD, FL 33020

FEDOROV, DMITRY
FEDOROVA, VALERIYA
2451 GRANT ST
HOLLYWOOD, FL 33020

FELIZ, ANTONIO
2446 JOHNSON ST
HOLLYWOOD, FL 33020

FHOMES CAPITAL LLC
14242 SW 151 AVE
MIAMI, FL 33196

FIERRO, DANIELA
1401 NE MIAMI GARDENS DR #380
MIAMI, FL 33179

FORSYTH, WILLIAM A
3041 NE 10 TER
POMPANO BEACH, FL 33064

FRIED, PABLO
LUDMAN, JULIETA
2415 LINCOLN ST #103
HOLLYWOOD, FL 33020

FRIEDBERG, GLEN M & MARIA CEISA
2511 JOHNSON ST
HOLLYWOOD, FL 33020

FRYE, AUBREY S
2459 JOHNSON ST
HOLLYWOOD, FL 33020

GALLOWAY, JOEY E & BRIGITTA
301 NE 2 AVE
DANIA BEACH, FL 33004

GILDEA, BRIAN
2459 LINCOLN ST
HOLLYWOOD, FL 33020

GOLDMAN, PHILIP
2416 LINCOLN ST
HOLLYWOOD, FL 33020

GOMBINER PROPERTIES LLC
2415 LINCOLN ST #106
HOLLYWOOD, FL 33020

GOMEZ, LUIS
2230 DOUGLAS ST
HOLLYWOOD, FL 33020

GONZALEZ, GUILLERMO G
1520 S 19 AVE
HOLLYWOOD, FL 33020

GORDON, MITCHELL
GORDON, CARMEN ETAL
1441 VAN BUREN ST
HOLLYWOOD, FL 33020

GUILARTE, JOSE D
2451 LINCOLN ST #4
HOLLYWOOD, FL 33020

HANOOMAN, DIPNARINE H/E
HANOOMAN, SHAMILA
2443 GRANT STREET
HOLLYWOOD, FL 33020

HAUPERT, JEFFREY & KANDACE P
918 N 25 AVE
HOLLYWOOD, FL 33020

HERDIA, GRACIELA ELENA PARILLI
PAREDES, DAVID MOSCATEL
3701 N COUNTRY CLUB DR #2205
AVENTURA, FL 33180

HIGH, DANIEL P & STEPHANIE
2434 LINCOLN ST
HOLLYWOOD, FL 33020

HOLLINSHEAD, TINISHA L
2446 GRANT ST
HOLLYWOOD, FL 33020

HONEYFLOWER LLC
922 NW 1 ST
FORT LAUDERDALE, FL 33311

HORNSTEIN, SHLOMO &
HORENSTEIN, DAVID ETAL
2805 SW 58 MNR
FORT LAUDERDALE, FL 33312

HUGGINS, KEITH & AUGUSTINA
2451 JOHNSON ST
HOLLYWOOD, FL 33020

HUMMEL, LAURA
2451 LINCOLN ST APT 2
HOLLYWOOD, FL 33020

ILCA, TEODOR
ILCA, CAMELIA
3371 N 40 ST
HOLLYWOOD, FL 33021

IMPERIAL LLC
18950 N BAY RD
SUNNY ISLES BEACH, FL 33160

JANCZYK, MONIKA
2415 LINCOLN ST #104
HOLLYWOOD, FL 33020

KEILL, GALE E
KEILL, ROBERT J
1454 TYLER ST
HOLLYWOOD, FL 33020

KELLEY, LORI
2431 JOHNSON ST
HOLLYWOOD, FL 33020

KELLEY, LORI H/E
KELLY, JAMIE MAE
922 N 24 AVE
HOLLYWOOD, FL 33020

KENNEDY, DENISE L
2451 LINCOLN ST #9
HOLLYWOOD, FL 33020

KHAIKIN, EVGENY
34384 DUNHILL DR
FREMONT, CA 94555

KMA HOLLYWOOD 14 LLC
40 SW 13 ST STE 102
MIAMI, FL 33130

KOTRADY, KEITH JUSTIN H/E
KOTRADY, GLORIA
2434 GRANT ST
HOLLYWOOD, FL 33020

KRAWCZONEK, JON & SUSAN
2451 LINCOLN ST APT 5
HOLLYWOOD, FL 33020

KUBIEC, MICHAL
2438 PIERCE ST APT 9
HOLLYWOOD, FL 33020

LAIRD, DAWN MARIE
816 61ST AVE NE
ST PETERSBURG, FL 33703

LANG, NICOLE
2501 JOHNSON ST
HOLLYWOOD, FL 33020

LAPAMPA TR
DE LUCA, DANIEL GUSTAVO TRSTEE
20100 W COUNTRY CLUB DR # 1505
AVENTURA, FL 33180

LEANDRO BALLISTA STOCCO LLC
% STOCCO, LEANDRO B
2426 JOHNSON ST
HOLLYWOOD, FL 33020

LEONCE, RAMSES
2450 LINCOLN ST APT 11
HOLLYWOOD, FL 33020

LINCOLNWOOD LLC
7792 NW 54 ST
MIAMI, FL 33166

LOGAN TYLER HOLDINGS INC
2004 POLK ST
HOLLYWOOD, FL 33020

LOSCA LLC
2049 S OCEAN DR #504E
HALLANDALE BEACH, FL 33009

LOSCA LLC
1175 NE MIAMI GARDENS DR #506
MIAMI, FL 33179

LOUIS, JOACHIM
2432 GRANT ST
HOLLYWOOD, FL 33020

MADRUGA, EUMELIA
2514 JOHNSON ST
HOLLYWOOD, FL 33020

MARCUS, ROBERTA L &
MARCUS, JODI E
476 ROVINO AVE
CORAL GABLES, FL 33156

MARES, DANIEL & LAURES
MARES, JAY A
9804 SW 133 CT
MIAMI, FL 33186

MARTINEZ, RAUL
MARTINEZ, PALOMA ETAL
2000 NE 135 ST #303
NORTH MIAMI, FL 33181

MATUTE HINOSTROZA, JENNIER N
920 N 24 AVE
HOLLYWOOD, FL 33020

MAZO, HECTOR LEON
509 3 AVE
WEST HAVEN, CT 06516

MCDOOM, WINSTON W
SMITH, COLLEEN ANTOINETTE
1241 CHENILLE CIR
WESTON, FL 33327

MCLEOD, SHARON
FABIEN, CORYNA
12705 109 AVE
S OZONE PARK, NY 11420

MENASCHE, MORRIS
MENASCHE, NAZLY
570 STONEMONT DR
WESTON, FL 33326

MIAMI MT LLC
21399 MARINA COVE CIR #17M
AVENTURA, FL 33180

MINTO, KAMALA
730 SW 98 ST
PEMBROKE PINES, FL 33025

MIRON 810 LLC
407 POINCIANA DR
HALLANDALE BEACH, FL 33009

MIRON 820 LLC
407 POINCIANA DR
HALLANDALE BEACH, FL 33009

MIRON 826 LLC
407 POINCIANA DR
HALLANDALE BEACH, FL 33009

MORENO, TANYA I
622 N 24 AVE
HOLLYWOOD, FL 33020

NATYMAR LLC
1175 NE MIAMI GARDENS DR #506
MIAMI, FL 33179

NAYA, RICARDO
9610 NW 13 ST
PEMBROKE PINES, FL 33024

NIETO, ILIE
6935 SW 84 AVE
CORAL GABLES, FL 33143

NOE, ANTONIO HURTADO
2443 JOHNSON ST
HOLLYWOOD, FL 33020

O'CONNOR, MARY
HULTS, DAVID
2427 GRANT ST
HOLLYWOOD, FL 33020

PASCAL, JUAN
2439 JOHNSON ST
HOLLYWOOD, FL 33020

PELISSIER, ROBERT A
1007 N 25 AVE
HOLLYWOOD, FL 33020

PENA, EDWARD &
PARAJON, SORIS
1142 SE 11 ST
NORTH BEND, WA 98045

PEREZ, SAMANTHA
PEREZ, ROBERT
2442 GRANT ST
HOLLYWOOD, FL 33020

PEREZ, YOLANDA C
16701 NE 13 AVE #308
MIAMI, FL 33162

PFOHL, JOHN R
2414 LINCOLN ST
HOLLYWOOD, FL 33020

PH 2415 LLC
3180 N 36 ST
HOLLYWOOD, FL 33021

PHAM, KHIET HUU MANH
OINH, OANH K
2415 JOHNSON ST
HOLLYWOOD, FL 33020

PICON, ENRIQUE & JESSICA ROSSANA
2415 LINCOLN ST UNIT 102
HOLLYWOOD, FL 33020

PORTA, MELISSA
911 N 25 AVE
HOLLYWOOD, FL 33020

PRETTYLEAF, CHARLES & CARMEN
2423 JOHNSON ST
HOLLYWOOD, FL 33020

PUERTA, GIOVANNA
2403 LINCOLN ST
HOLLYWOOD, FL 33020

QUIJANO, LEYLA
2412 GRANT ST
HOLLYWOOD, FL 33020

RAMAKRISHNAN, ANAND BALAJI
4715 LADSON TRL
SUGAR LAND, TX 77479

RAVELO, LUIS O
BARRERAS, ALICIA
2425 JOHNSON ST
HOLLYWOOD, FL 33020

RDA 914 INVESTMENT LLC
21055 NE 37 AVE APT 2105
AVENTURA, FL 33180

ROBERTO BIRMAN IRREV TR
ELENA BIRMAN IRREV TR % J BIRMAN
1084 TRAFALGAR ST
TEANECK, NJ 07666

RODRIGUEZ, JONATHAN R
806-808 N 24 AVE
HOLLYWOOD, FL 33020

RODRIGUEZ, ZEIDA N
2450 LINCOLN ST APT 5
HOLLYWOOD, FL 33020

ROJO VERGARA, MARGARITA
2435 JOHNSON ST
HOLLYWOOD, FL 33020

ROJO VERGARA, MARGARITA
PO BOX 220322
HOLLYWOOD, FL 33022

ROMERO, MARIA ESTHER H/E
ROMERO, LOURDES
2415 LINCOLN ST #205
HOLLYWOOD, FL 33020

ROSNER, GERALDINE
724 N PARK CT
HOLLYWOOD, FL 33020

SAINTIL, MARIE A
4101 SW 137 AVE
MIRAMAR, FL 33027

SAP RE HOLDINGS LLC
PO BOX 546403
SURFSIDE, FL 33154

SBA PROPERTIES LLC
3029 NE 188 ST APT 725
MIAMI, FL 33180

SICKLES, ALLEN
1002 N 24 AVE
HOLLYWOOD, FL 33020

SIGAL'S BATIM LLC
21055 NE 37 AVE #2105
AVENTURA, FL 33180

SMITH, BRIAN R &
CAMARENA, TIFFANY
2451 LINCOLN ST UNIT 8
HOLLYWOOD, FL 33020

STEWART, DELROSE L
2415 LINCOLN ST UNIT 201
HOLLYWOOD, FL 33020

STRABLEDO INC
2000 ISLAND BLVD #3005
AVENTURA, FL 33160

SUAREZ, YUNIOR
TORRES, LUDMILA
2438 GRANT ST
HOLLYWOOD, FL 33020

SUSLEW, MENASHE & SHANEL
3333 COUNTRY DR
SCHERTZ, TX 78108

SUTHERLAND, NADINE JULIET
BRAITHWAITE, BRANDON
2431 GRANT ST
HOLLYWOOD, FL 33020

SWAIT, ISA N
2455 JOHNSON ST
HOLLYWOOD, FL 33020

TARA KAI LIV TR
KAI, TARA TRS
11140 SEDGEMOOR LN
CHARLOTTE, NC 28277

TAVAKOLI, AHMAD K
RONIZI, MOHAMMAD REZA
1200 DIPLOMAT PKWY
HOLLYWOOD, FL 33019

TELLO, CARLOS
4769 SW 72 AVE
DAVIE, FL 33314

TERRACCIANO, CAROLINA
6313 SW 33 ST
MIRAMAR, FL 33023

THOMPSON, POWELL E JR &
LEE, JOJO K
2447 GRANT ST
HOLLYWOOD, FL 33020

TIO, MIGUEL
6961 SW 5 CT
HOLLYWOOD, FL 33023

TORITO LLC
3401 SW 160 AVE #330
MIRAMAR, FL 33027

TOTALINVEST LLC
21500 BISCAYNE BLVD STE 401
AVENTURA, FL 33180

VALFAC INVESTMENT CORP
393 SW 159 LN
PEMBROKE PINES, FL 33027

VELAZQUEZ, ANA M
924 N 24 AVE
HOLLYWOOD, FL 33020

WHEATT, CYNTHIA
2415 LINCOLN ST APT 107
HOLLYWOOD, FL 33020

WRIGHT, KEVIN C
113 VERNON AVE APT 1
BROOKLYN, NY 11206

YJJ INVESTMENT GROUP II LLC
12916 NW 22 MNR
PEMBROKE PINES, FL 33028

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

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

Name 1	Name 2	Address	City	State	Zip	Country
MARTINEZ COLLOT, MATILDE R		2 COURS DES ARTS METIERS	AIX EN PROVENCE BOUCES DURHODE		13100	FRANCE
MODICAMORE, GIUSEPPINA		8554 RUE ALBANEL	SAINT LEONARD QC		H1P 2L2	CANADA
2327 LINCOLN VILLAGE LLC		800 SE 4 AVE #704	HALLANDALE BEACH	FL	33009	USA
2418 GRANT LLC		2025 TYLER ST	HOLLYWOOD	FL	33020	USA
2435 PIERCE LLC		2025 TYLER ST	HOLLYWOOD	FL	33020	USA
2456 LINCOLN STREET LLC		703 CAMINO GARDENS LN	BOCA RATON	FL	33432	USA
2500 JOHNSON ST LLC		7353 CANOGA AVE	LOS ANGELES	CA	91303	USA
2501 LINCOLN ST LLC		2509 LINCOLN ST APT 106	HOLLYWOOD	FL	33020	USA
ACMON PROPERTIES LLC		1930 NE 206 TER	NORTH MIAMI BEACH	FL	33179	USA
ALBUJAR, OLGA PATRICIA	MENDOZA, GIANCARLOS P ETAL	2458 JOHNSON ST	HOLLYWOOD	FL	33020	USA
ALFIERI, ROSEMARY		2415 LINCOLN ST APT 207	HOLLYWOOD	FL	33020	USA
ALLIANCE CONDOS & APARTMENTS LLC	%GIBSON GROUP	PO BOX 11964	FORT LAUDERDALE	FL	33334	USA
ALLIED MANAGEMENT GROUP INC		10222 LEXINGTON ESTATES BLVD	BOCA RATON	FL	33428	USA
AVIVA & SAM LLC		1835 E HALLANDALE BCH BLVD #761	HALLANDALE BEACH	FL	33009	USA
BALKISSOON, AMIT		10710 87 ST	OZONE PARK	NY	11417	USA
BASILIS, FEDERICO		1427 NE 26 DR	WILTON MANORS	FL	33334	USA
BENAR LLC		2801 NE 183 ST #217W	AVENTURA	FL	33160	USA
BING CAPITAL GROUP LLC		1309 COFEEN AVE #1200	SHERIDAN	WY	82801	USA
BLATTER, GEDALYA		814 N 24 AVE	HOLLYWOOD	FL	33020	USA
BOYCE, LORAINÉ		3672 E FORGE ROAD	DAVIE	FL	33328	USA
BSD ABODE LLC		11 VILLANOVA ST	STATEN ISLAND	NY	10314	USA
BUENDIA, RAMON	RODRIGUEZ, MIREN	2108 QUAIL ROOST DR	WESTON	FL	33327	USA
BUTLER STREET REALTY LLC		1555 VAN BUREN ST	HOLLYWOOD	FL	33020	USA
CAICO FAM TR	CAICO, ANDREW TRSTEE ETAL	187 PARKVIEW PL	MOUNT KISCO	NY	10549	USA
CALINAO, ANNA & JONATHAN GEORGE		2437 GRANT ST	HOLLYWOOD	FL	33020	USA
CANON, JUNE E		931 N 25 AVE	HOLLYWOOD	FL	33020	USA
CARLOMAGNO, ALBERT D		2416 GRANT ST	HOLLYWOOD	FL	33020	USA
CARPENTER, CHARLES E		2415 LINCOLN ST UNIT 202	HOLLYWOOD	FL	33020	USA
CARTAYA, DORIMBEL M		3760 INVERRARY DR # 3H	LAUDERHILL	FL	33319	USA
CHRISANTHREE LLC		1452 NAUTILUS ISLE	DANIA BEACH	FL	33004	USA
CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
CORTES, JUAN CAMILLO & ANA MARIA		2450 GRANT ST	HOLLYWOOD	FL	33020	USA
CRYSMAR LLC	% BRILLIANCE REALTY GROUP	1395 BRICKELL AVE #900	MIAMI	FL	33131	USA
CURTOSI, CHRISTIAN JAMES	AQUAROLI, SILVANA MARIA	2447 JOHNSON ST	HOLLYWOOD	FL	33020	USA
D'ASCANIO, VICENTINA DI IORIO	NETO, CARMINE D'ASCANIO	2420 JOHNSON ST #105	HOLLYWOOD	FL	33020	USA
DE FILIPPO, ANTONIO		945 HAVOR VIEW N	HOLLYWOOD	FL	33019	USA
DENIS, ROBERT		803 N 24 AVE	HOLLYWOOD	FL	33020	USA
DESHON, JORGE		2415 GRANT ST	HOLLYWOOD	FL	33020	USA
DIAZ INVESTMENTS LLC		2447 PIERCE ST	HOLLYWOOD	FL	33020	USA
DIAZ QUINTANA, YUDISLEIDYS		2703 TAYLOR ST	HOLLYWOOD	FL	33020	USA
DIPAULO, ALBERT		2431 PIERCE ST	HOLLYWOOD	FL	33020	USA
DOREDANT, ROBERT H/E	DOREDANT, BRENDA	2450 LINCOLN ST UNIT 3	HOLLYWOOD	FL	33020	USA
EL PORTENITO CORP		2049 S OCEAN DR #703-E	HALLANDALE BEACH	FL	33009	USA
ELI 1777 LLC		8737 NW 39 ST	HOLLYWOOD	FL	33024	USA
EMBARK PROPERTIES LLC-2417	LINCOLN ST SERIES	1751 SW 117 AVE	DAVIE	FL	33325	USA

ERICKSON, NICHOLAS S		9384 NW 23 ST	PEMBROKE PINES	FL	33024	USA
ESTERLINE, HELEN R		2424 GRANT ST	HOLLYWOOD	FL	33020	USA
EU S FLORIDA INVESTMENTS LLC	%KETER ESTATES	9429 HARDING AVE #139	SURFSIDE	FL	33154	USA
EUSKAL ANAIK LLC		2701 GRIFFIN RD	FORT LAUDERDALE	FL	33312	USA
FANDINO, ERIE MAURICIO		503 NW 37 AVE	GAINESVILLE	FL	32609	USA
FARRAN & SONS LLC		5801 SURREY CIR W	DAVIE	FL	33331	USA
FAST LANE CAPITAL LLC		5700 PEMBROKE RD	WEST PARK	FL	33023	USA
FAYA, CHRISTIAN M &	PORTOCARRERO, MILAGROS F	2451 LINCOLN ST APT 10	HOLLYWOOD	FL	33020	USA
FEDOROV, DMITRY	FEDOROVA, VALERIYA	2451 GRANT ST	HOLLYWOOD	FL	33020	USA
FELIZ, ANTONIO		2446 JOHNSON ST	HOLLYWOOD	FL	33020	USA
FHOMES CAPITAL LLC		14242 SW 151 AVE	MIAMI	FL	33196	USA
FIERRO, DANIELA		1401 NE MIAMI GARDENS DR #380	MIAMI	FL	33179	USA
FORSYTH, WILLIAM A		3041 NE 10 TER	POMPANO BEACH	FL	33064	USA
FRIED, PABLO	LUDMAN, JULIETA	2415 LINCOLN ST #103	HOLLYWOOD	FL	33020	USA
FRIEDBERG, GLEN M & MARIA CEISA		2511 JOHNSON ST	HOLLYWOOD	FL	33020	USA
FRYE, AUBREY S		2459 JOHNSON ST	HOLLYWOOD	FL	33020	USA
GALLOWAY, JOEY E & BRIGITTA		301 NE 2 AVE	DANIA BEACH	FL	33004	USA
GILDEA, BRIAN		2459 LINCOLN ST	HOLLYWOOD	FL	33020	USA
GOLDMAN, PHILIP		2416 LINCOLN ST	HOLLYWOOD	FL	33020	USA
GOMBINER PROPERTIES LLC		2415 LINCOLN ST #106	HOLLYWOOD	FL	33020	USA
GOMEZ, LUIS		2230 DOUGLAS ST	HOLLYWOOD	FL	33020	USA
GONZALEZ, GUILLERMO G		1520 S 19 AVE	HOLLYWOOD	FL	33020	USA
GORDON, MITCHELL	GORDON, CARMEN ETAL	1441 VAN BUREN ST	HOLLYWOOD	FL	33020	USA
GUILARTE, JOSE D		2451 LINCOLN ST #4	HOLLYWOOD	FL	33020	USA
HANOOMAN, DIPNARINE H/E	HANOOMAN, SHAMILA	2443 GRANT STREET	HOLLYWOOD	FL	33020	USA
HAUPERT, JEFFREY & KANDACE P		918 N 25 AVE	HOLLYWOOD	FL	33020	USA
HERDIA, GRACIELA ELENA PARILLI	PAEDES, DAVID MOSCATEL	3701 N COUNTRY CLUB DR #2205	AVENTURA	FL	33180	USA
HIGH, DANIEL P & STEPHANIE		2434 LINCOLN ST	HOLLYWOOD	FL	33020	USA
HOLLINSHEAD, TINISHA L		2446 GRANT ST	HOLLYWOOD	FL	33020	USA
HONEYFLOWER LLC		922 NW 1 ST	FORT LAUDERDALE	FL	33311	USA
HORNSTEIN, SHLOMO &	HORENSTEIN, DAVID ETAL	2805 SW 58 MNR	FORT LAUDERDALE	FL	33312	USA
HUGGINS, KEITH & AUGUSTINA		2451 JOHNSON ST	HOLLYWOOD	FL	33020	USA
HUMMEL, LAURA		2451 LINCOLN ST APT 2	HOLLYWOOD	FL	33020	USA
ILCA, TEODOR	ILCA, CAMELIA	3371 N 40 ST	HOLLYWOOD	FL	33021	USA
IMPERIAL LLC		18950 N BAY RD	SUNNY ISLES BEACH	FL	33160	USA
JANCZYK, MONIKA		2415 LINCOLN ST #104	HOLLYWOOD	FL	33020	USA
KEILL, GALE E	KEILL, ROBERT J	1454 TYLER ST	HOLLYWOOD	FL	33020	USA
KELLEY, LORI		2431 JOHNSON ST	HOLLYWOOD	FL	33020	USA
KELLEY, LORI H/E	KELLY, JAMIE MAE	922 N 24 AVE	HOLLYWOOD	FL	33020	USA
KENNEDY, DENISE L		2451 LINCOLN ST #9	HOLLYWOOD	FL	33020	USA
KHAIKIN, EVGENY		34384 DUNHILL DR	FREMONT	CA	94555	USA
KMA HOLLYWOOD 14 LLC		40 SW 13 ST STE 102	MIAMI	FL	33130	USA
KOTRADY, KEITH JUSTIN H/E	KOTRADY, GLORIA	2434 GRANT ST	HOLLYWOOD	FL	33020	USA
KRAWCZONEK, JON & SUSAN		2451 LINCOLN ST APT 5	HOLLYWOOD	FL	33020	USA
KUBIEC, MICHAL		2438 PIERCE ST APT 9	HOLLYWOOD	FL	33020	USA
LAIRD, DAWN MARIE		816 61ST AVE NE	ST PETERSBURG	FL	33703	USA

LANG, NICOLE		2501 JOHNSON ST	HOLLYWOOD	FL	33020	USA
LAPAMPA TR	DE LUCA, DANIEL GUSTAVO TRSTEE	20100 W COUNTRY CLUB DR # 1505	AVENTURA	FL	33180	USA
LEANDRO BALLISTA STOCCO LLC	% STOCCO, LEANDRO B	2426 JOHNSON ST	HOLLYWOOD	FL	33020	USA
LEONCE, RAMSES		2450 LINCOLN ST APT 11	HOLLYWOOD	FL	33020	USA
LINCOLNWOOD LLC		7792 NW 54 ST	MIAMI	FL	33166	USA
LOGAN TYLER HOLDINGS INC		2004 POLK ST	HOLLYWOOD	FL	33020	USA
LOSCA LLC		2049 S OCEAN DR #504E	HALLANDALE BEACH	FL	33009	USA
LOSCA LLC		1175 NE MIAMI GARDENS DR #506	MIAMI	FL	33179	USA
LOUIS, JOACHIM		2432 GRANT ST	HOLLYWOOD	FL	33020	USA
MADRUGA, EUMELIA		2514 JOHNSON ST	HOLLYWOOD	FL	33020	USA
MARCUS, ROBERTA L &	MARCUS, JODI E	476 ROVINO AVE	CORAL GABLES	FL	33156	USA
MARES, DANIEL & LAURES	MARES, JAY A	9804 SW 133 CT	MIAMI	FL	33186	USA
MARTINEZ, RAUL	MARTINEZ, PALOMA ETAL	2000 NE 135 ST #303	NORTH MIAMI	FL	33181	USA
MATUTE HINOSTROZA, JENNIER N		920 N 24 AVE	HOLLYWOOD	FL	33020	USA
MAZO, HECTOR LEON		509 3 AVE	WEST HAVEN	CT	06516	USA
MCDOOM, WINSTON W	SMITH, COLLEEN ANTOINETTE	1241 CHENILLE CIR	WESTON	FL	33327	USA
MCLEOD, SHARON	FABIEN, CORYNA	12705 109 AVE	S OZONE PARK	NY	11420	USA
MENASCHE, MORRIS	MENASCHE, NAZLY	570 STONEMONT DR	WESTON	FL	33326	USA
MIAMI MT LLC		21399 MARINA COVE CIR #17M	AVENTURA	FL	33180	USA
MINTO, KAMALA		730 SW 98 ST	PEMBROKE PINES	FL	33025	USA
MIRON 810 LLC		407 POINCIANA DR	HALLANDALE BEACH	FL	33009	USA
MIRON 820 LLC		407 POINCIANA DR	HALLANDALE BEACH	FL	33009	USA
MIRON 826 LLC		407 POINCIANA DR	HALLANDALE BEACH	FL	33009	USA
MORENO, TANYA I		622 N 24 AVE	HOLLYWOOD	FL	33020	USA
NATYMAR LLC		1175 NE MIAMI GARDENS DR #506	MIAMI	FL	33179	USA
NAYA, RICARDO		9610 NW 13 ST	PEMBROKE PINES	FL	33024	USA
NIETO, ILIE		6935 SW 84 AVE	CORAL GABLES	FL	33143	USA
NOE, ANTONIO HURTADO		2443 JOHNSON ST	HOLLYWOOD	FL	33020	USA
O'CONNOR, MARY	HULTS, DAVID	2427 GRANT ST	HOLLYWOOD	FL	33020	USA
PASCAL, JUAN		2439 JOHNSON ST	HOLLYWOOD	FL	33020	USA
PELISSIER, ROBERT A		1007 N 25 AVE	HOLLYWOOD	FL	33020	USA
PENA, EDWARD &	PARAJON, SORIS	1142 SE 11 ST	NORTH BEND	WA	98045	USA
PEREZ, SAMANTHA	PEREZ, ROBERT	2442 GRANT ST	HOLLYWOOD	FL	33020	USA
PEREZ, YOLANDA C		16701 NE 13 AVE #308	MIAMI	FL	33162	USA
PFOHL, JOHN R		2414 LINCOLN ST	HOLLYWOOD	FL	33020	USA
PH 2415 LLC		3180 N 36 ST	HOLLYWOOD	FL	33021	USA
PHAM, KHIET HUU MANH	OINH, OANH K	2415 JOHNSON ST	HOLLYWOOD	FL	33020	USA
PICON, ENRIQUE & JESSICA ROSSANA		2415 LINCOLN ST UNIT 102	HOLLYWOOD	FL	33020	USA
PORTA, MELISSA		911 N 25 AVE	HOLLYWOOD	FL	33020	USA
PRETTYLEAF, CHARLES & CARMEN		2423 JOHNSON ST	HOLLYWOOD	FL	33020	USA
PUERTA, GIOVANNA		2403 LINCOLN ST	HOLLYWOOD	FL	33020	USA
QUIJANO, LEYLA		2412 GRANT ST	HOLLYWOOD	FL	33020	USA
RAMAKRISHNAN, ANAND BALAJI		4715 LADSON TRL	SUGAR LAND	TX	77479	USA
RAVELO, LUIS O	BARRERAS, ALICIA	2425 JOHNSON ST	HOLLYWOOD	FL	33020	USA
RDA 914 INVESTMENT LLC		21055 NE 37 AVE APT 2105	AVENTURA	FL	33180	USA
ROBERTO BIRMAN IRREV TR	ELENA BIRMAN IRREV TR % J BIRMAN	1084 TRAFALGAR ST	TEANECK	NJ	07666	USA

RODRIGUEZ, JONATHAN R		806-808 N 24 AVE	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, ZEIDA N		2450 LINCOLN ST APT 5	HOLLYWOOD	FL	33020	USA
ROJO VERGARA, MARGARITA		2435 JOHNSON ST	HOLLYWOOD	FL	33020	USA
ROJO VERGARA, MARGARITA		PO BOX 220322	HOLLYWOOD	FL	33022	USA
ROMERO, MARIA ESTHER H/E	ROMERO, LOURDES	2415 LINCOLN ST #205	HOLLYWOOD	FL	33020	USA
ROSNER, GERALDINE		724 N PARK CT	HOLLYWOOD	FL	33020	USA
SAINTIL, MARIE A		4101 SW 137 AVE	MIRAMAR	FL	33027	USA
SAP RE HOLDINGS LLC		PO BOX 546403	SURFSIDE	FL	33154	USA
SBA PROPERTIES LLC		3029 NE 188 ST APT 725	MIAMI	FL	33180	USA
SICKLES, ALLEN		1002 N 24 AVE	HOLLYWOOD	FL	33020	USA
SIGAL'S BATIM LLC		21055 NE 37 AVE #2105	AVENTURA	FL	33180	USA
SMITH, BRIAN R &	CAMARENA, TIFFANY	2451 LINCOLN ST UNIT 8	HOLLYWOOD	FL	33020	USA
STEWART, DELROSE L		2415 LINCOLN ST UNIT 201	HOLLYWOOD	FL	33020	USA
STRABLEDO INC		2000 ISLAND BLVD #3005	AVENTURA	FL	33160	USA
SUAREZ, YUNIOR	TORRES, LUDMILA	2438 GRANT ST	HOLLYWOOD	FL	33020	USA
SUSLEW, MENASHE & SHANEL		3333 COUNTRY DR	SCHERTZ	TX	78108	USA
SUTHERLAND, NADINE JULIET	BRAITHWAITHE, BRANDON	2431 GRANT ST	HOLLYWOOD	FL	33020	USA
SWAIT, ISA N		2455 JOHNSON ST	HOLLYWOOD	FL	33020	USA
TARA KAI LIV TR	KAI, TARA TRS	11140 SEDGEMOOR LN	CHARLOTTE	NC	28277	USA
TAVAKOLI, AHMAD K	RONIZI, MOHAMMAD REZA	1200 DIPLOMAT PKWY	HOLLYWOOD	FL	33019	USA
TELLO, CARLOS		4769 SW 72 AVE	DAVIE	FL	33314	USA
TERRACCIANO, CAROLINA		6313 SW 33 ST	MIRAMAR	FL	33023	USA
THOMPSON, POWELL E JR &	LEE, JOJO K	2447 GRANT ST	HOLLYWOOD	FL	33020	USA
TIO, MIGUEL		6961 SW 5 CT	HOLLYWOOD	FL	33023	USA
TORITO LLC		3401 SW 160 AVE #330	MIRAMAR	FL	33027	USA
TOTALINVEST LLC		21500 BISCAYNE BLVD STE 401	AVENTURA	FL	33180	USA
VALFAC INVESTMENT CORP		393 SW 159 LN	PEMBROKE PINES	FL	33027	USA
VELAZQUEZ, ANA M		924 N 24 AVE	HOLLYWOOD	FL	33020	USA
WHEATT, CYNTHIA		2415 LINCOLN ST APT 107	HOLLYWOOD	FL	33020	USA
WRIGHT, KEVIN C		113 VERNON AVE APT 1	BROOKLYN	NY	11206	USA
YJJ INVESTMENT GROUP II LLC		12916 NW 22 MNR	PEMBROKE PINES	FL	33028	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
NORTH CENTRAL HOLLYWOOD CIVIC ASSOC.	PATRICIA ANTRICAN, PRES.	2534 FILLMORE ST	HOLLYWOOD	FL	33020	USA

Site posted on 4/27/2023



KMA US DEVELOPMENT LLC

19790 W DIXIE HWY STE 1001.
AVENTURA, FL 33180
TELF. 305-933-1242 EXT. 1001
Christian Giraldo
cgiraldo@capitalbrokersusa.com

May 26, 2023

VIA EMAIL

CARMEN DIAZ
City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33021

Re: Community Outreach Summary – Site Plan for HOLLYWOOD – NODE located at 2442-2438 Johnson St. Hollywood, Florida 33020.

Dear Mrs. DIAZ:

I am writing on behalf of KMA US Development LLC ("Applicant") to provide a summary of the community outreach efforts undertaken in relation to the proposed Site Plan for Hollywood Node located at 2442-2438 Johnson St. Hollywood, Florida 33020.

On May 15th, 2023, at 7:00 p.m., a virtual meeting was conducted to engage with the community regarding the development proposal. All property owners within the City's required notice radius were invited to participate, and we are pleased to report that approximately five (5) property owners attended the meeting. A list of participants is attached for your reference.

MEETING ID	TOPIC	START TIME	END TIME
898 0854 2066	ZOOM MEETING - PUBLIC HEARING	7:04 PM	7:54PM
PATRICIA ANTRICAN	ann2can@bellsouth.net	7:04 PM	7:54PM
KAREN ALBERTSON	karturtlelady@comcast.net	7:04 PM	7:54PM
CHRISTIAN GIRALDO	CGIRALDO@CAPITALBROKERSUSA.COM	7:04 PM	7:54PM
PAOLA DAVID	PDAVID@CAPITALBROKERSUSA.COM	7:04 PM	7:54PM
MAXIMILIANO CUADRA	mcuadra@inmobiliariaicalma.cl	7:04 PM	7:54PM

During the meeting, Daniel Villamizar and Camilo Hernandez from the Owner's Project Management Team presented the development proposal using a PowerPoint presentation. The presentation materials have been attached for your review. Mr. Villamizar addressed a wide range of questions raised by the participants during the meeting.

19790 West Dixie Hwy Suite 1001 Aventura, Fl 33180

Mrs. CARMEN DIAZ

May 26, 2023

Page No 2

One of the inquiries raised by the participants was regarding the presence of a pool or park on the property. It was clarified that due to the limited space available, amenities such as a pool or park would not be feasible. Instead, the focus of the development will be on providing greenspace, parking, sidewalks, trash disposal, and a well-designed building footprint. The participants expressed appreciation for the inclusion of rooftop terraces, as they provide independent leisure space for the residents.

The participants also inquired about the location and availability of parking, specifically handicap parking. The site plan presented during the meeting showcased the number and location of parking spaces, including provisions for handicap parking. Furthermore, the floorplans, target rental price, and water connection for the project were discussed in detail. The floor plan was explained thoroughly, and the target rental price per square foot was identified as \$2.50. It was confirmed that the project intends to be connected to the city water and sewer line.

Regarding design preferences, the participants expressed their desire for the exterior facade to incorporate touches of color and/or texture. Additionally, they suggested the use of shade trees instead of royal palm trees for the project.

Lastly, the participants expressed their support for the development and decided to write a letter of recommendation, recognizing the neighborhood's need for this type of development.

Should you have any questions or require further information regarding this summary letter or the community outreach meeting, please do not hesitate to contact me at (786) 683-6400 or via email at cgiraldo@capitalbrokersusa.com.

Thank you for your attention to this matter.

Sincerely,

DocuSigned by:

689C95A0C97E4AF...
KMA US DEVELOPMENT LLC
CHRISTIAN GIRALDO
Manager

BEGINNING OF THE PRESENTATION



HOLLYWOOD - NODE

2442-2438 Johnson St. Hollywood, Florida 33020

12 UNITS





PROJECT	NODE
CITY	HOLLYWOOD
LOCATION	2442-2438 Johnson St. Hollywood, Florida 33020
OWNERS	KMA HOLLYWOOD 14 LLC

We are **US HOUSING FUNDS**, we are experts in development residential architectural projects in South Florida.

It is our interest to develop projects in your city that allow a better quality of life and improvement of urban sectors.

If you want to know more about our projects, we invite you to review our website [USHOUSINGFUNDS – US Housing Funds](#)



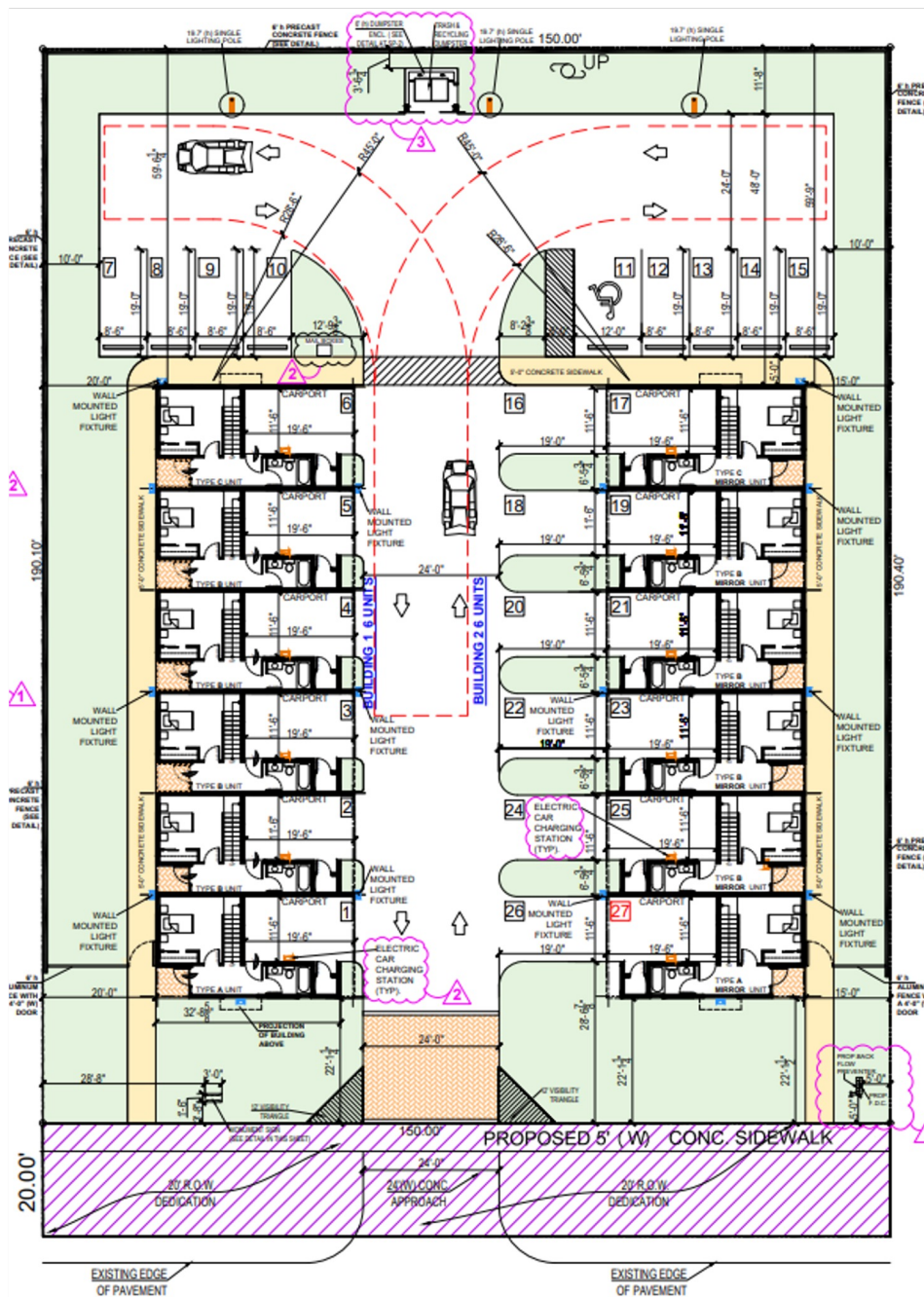
PROJECT BY

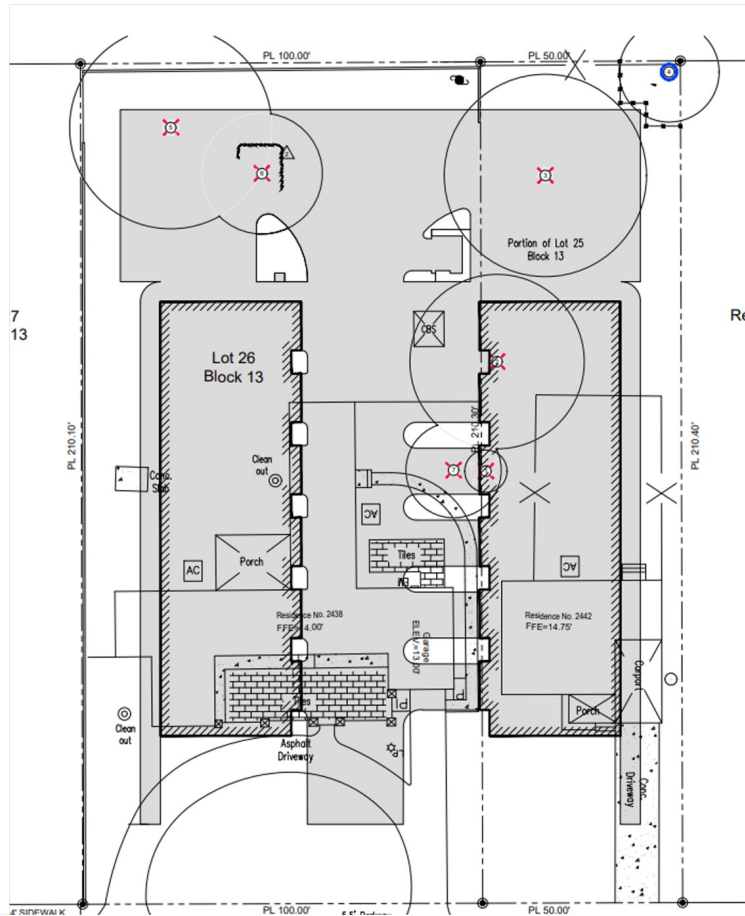
CAMILLO ERNESTO HERNÁNDEZ MEJÍA
ARQUITECTO / PROJECT MANAGER

APPROVED

CHRISTIAN GIRALDO
LIC. REAL ESTATE BROKER/ GENERAL MANAGER

www.capitalbrokers.c21.com
19790 West Dixie Hwy Suite 1001 Miami, FI 33180





EXISTING TREE DISPOSITION LIST

No.	Common Name	Scientific Name	Diameter DBH (in)	DBH (in) for Mitigation	Height (ft)	Spread (ft)	Disposition	Comments
1	Coconut Palm	<i>Cocos nucifera</i>	12	1 Tree / Palm	20	15	Remove	
2	Gumbo limbo	<i>Bursera simaruba</i>	72	72	35	40	Remove	
3	Mango	<i>Mangifera indica</i>	42	42	35	50	Remove	
4	Live oak	<i>Quercus virginiana</i>	20		35	25	Remain	
5	Ficus	<i>Ficus benjamina</i>	70	70	40	50	Remove	
6	Ficus	<i>Ficus benjamina</i>	40	40	30	30	Remove	
7	Gumbo limbo	<i>Bursera simaruba</i>	18	18	25	20	Remove	

Total mitigation Required = 242" + 1 Palms / Trees

Total mitigation Provided = 80" (6 trees of 4" DBH - 16' OA Bridal tree) + (5 Tree of 4" DBH - 16' OA *Clusia rosea*) + (7 trees of 4" DBH - 16' OA *Lagerstroemia "Natchez"*) + (2 trees of 4" DBH - 16' OA Black Ironwood) + 13 trees (10 Royal palms + 29 Alexander palms)

68 trees (2"DBH - 12'OA) can not be reasonably replaced on the property.

* Tree Trust Fund contribution of \$23,800 (68 trees x \$350) will be required for the mitigation deficit *

TREE DISPOSITION LEGEND



Existing tree or palm to be transplanted



Existing tree or palm to be removed

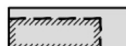


Tree / Palm

Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.

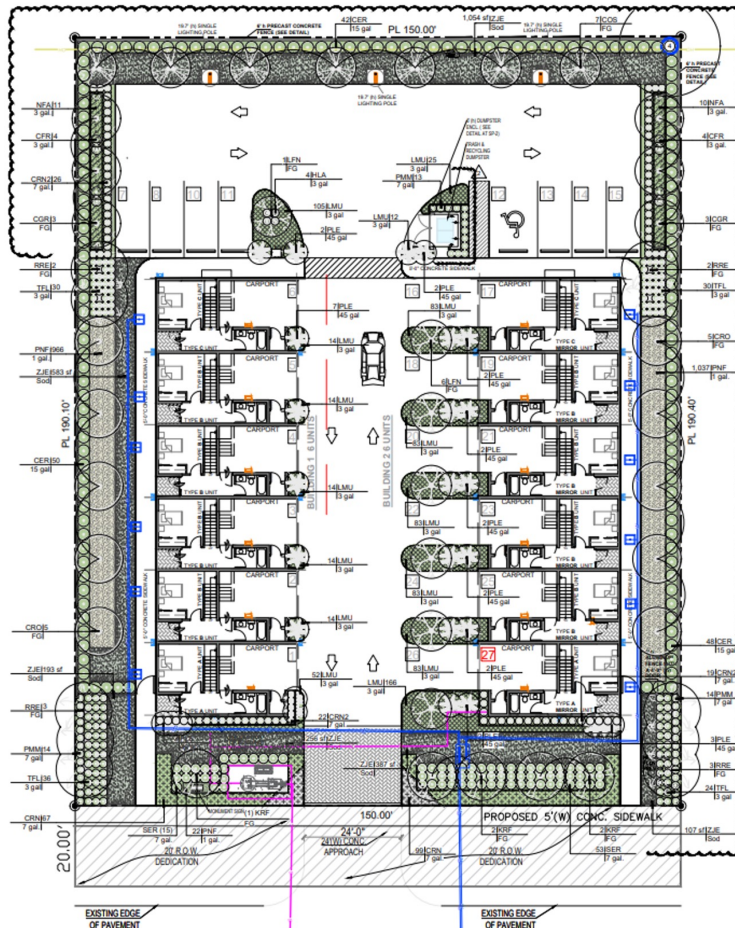


LIMITS OF EXISTING TREE & PALM PROTECTION ZONE



PROPOSED BUILDING & PAVED AREAS

LANDSCAPING



NATIVE TREES:

A minimum of 60% of required trees shall be native species.

REQ.: 10 Trees

PROV.: 16 Trees

SHRUBS:

10 for each required tree

REQ.: 160 Shrubs

PROV.: 481 Shrubs

NATIVE SHRUBS:

A minimum of 50% of required shrubs shall be native species.

REQ.: 88 Shrubs

PROV.: 432 Shrubs



PROJECT	NODE
CITY	HOLLYWOOD
LOCATION	2442-2438 Johnson St. Hollywood, Florida 33020
OWNERS	KMA HOLLYWOOD 14 LLC

ZONING LEGEND:			
PROPOSED USE	TOWNHOMES		
ZONING DISTRICT	RM-18 (MEDIUM HIGH DENSITY MULTIPLE FAMILY DISTRICT)		
FUTURE LAND USE:	MEDIUM (16) RESIDENTIAL (MRES)		
GROSS LOT AREA:	34,537.50 SQ. FT. PROVIDED (0.79 ACRES)		
ORIGINAL NET LOT AREA:	31,537.50 SQ. FT. PROVIDED (0.72 ACRES)		
NEW NET LOT AREA AFTER 20' R.O.W. DEDICATION AT FRONT:	28,537.50 SQ. FT. PROVIDED (0.65 ACRES)		
DENSITY: (ALLOWED):	16 DU/ GROSS ACRE = 12.64 UNITS		
DENSITY: (PROVIDED):	12 UNITS		
LOT COVERAGE:			
(MAX. ALLOWED):	70 % OF NET LOT AREA= 28,537.50 S.F. X 0.70=19,976.25 S.F. MAX.		
LOT COVERAGE: (PROVIDED):	7,644.14 SQ. FT. (26.78%)		
LANDSCAPED OPEN SPACE (MIN. ALLOWED):	40 % OF NET LOT AREA= 28,537.50 S.F. X 0.40=11,415 S.F. MIN.		
LANDSCAPED OPEN SPACE (PROVIDED):	GREEN AREA = 9,149.38 SQ. FT. (32.05%) (REQUESTED VARIANCE #1)		
SETBACKS REQUIRED:	REQUIRED	PROVIDED	
FRONT	20'-0"	22'-1"	
INTERIOR SIDE	15'-0"	20'-0" & 15'-0"	
STREET SIDE	N/A	N/A	
REAR	15% OF LOT DEPTH=28.56'	59'-6"	
BLDNG. HEIGHT ALLOWED:	FOUR STORIES OR 45'		
BLDNG. HEIGHT PROVIDED:	THREE STORIES & ROOF TERRACE 41'-0" A.F.G.		
PARKING SPACES REQUIRED:	2 P.S. PER UNIT + (1) SPACE PER EVERY 5 UNITS (MARKED AS GUESTS= 12 UNITS X 2=24 P.S. + 3 GUEST P.S.=27 P.S.		
PARKING SPACES PROVIDED:	27 SPACES (INCLUDING 1 H.C.)		
PROVIDED PERVIOUS AND IMPERVIOUS AREAS			
	SQ. FT.	ACRES	% OF LOT
BUILDINGS 1-2-3 FOOT PRINTS:	7,644.14	0.17	26.78%
VEHICULAR USE AREA & DUMPSTER:	9,952.78	0.23	33.12%
GREEN AREA:	9,149.38	0.21	32.06%
SIDE WALKS:	1,791.20 +	0.04 +	6.27%
TOTAL	28,537.50 SQ. FT.	0.65 AC.	100%

PROJECT BY

CAMILLO ERNESTO HERNÁNDEZ MEJÍA
ARQUITECTO / PROJECT MANAGER

APPROVED

CHRISTIAN GIRALDO
LIC. REAL ESTATE BROKER/ GENERAL MANAGER

www.capitalbrokers.c21.com

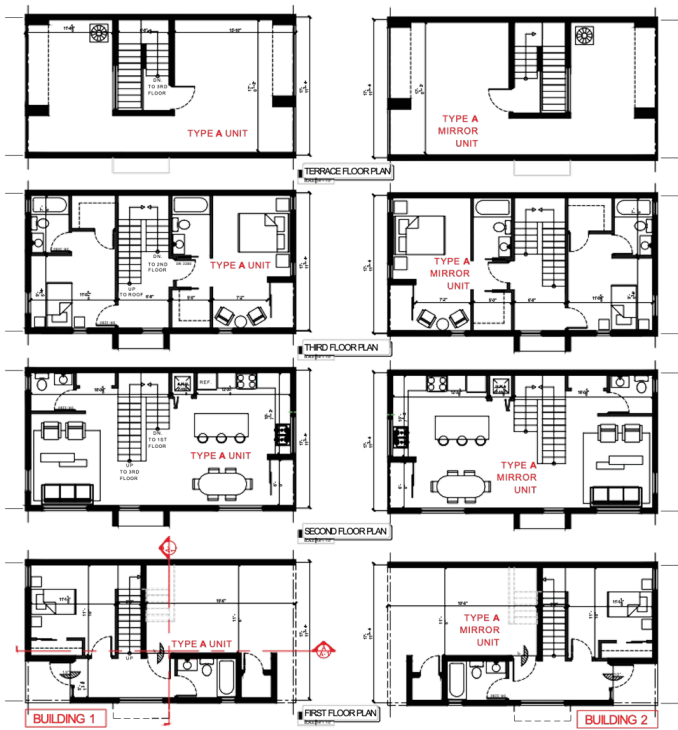
19790 West Dixie Hwy Suite 1001 Miami, FI 33180



PROJECT	NODE
CITY	HOLLYWOOD
LOCATION	2442-2438 Johnson St. Hollywood, Florida 33020
OWNERS	KMA HOLLYWOOD 14 LLC

UNIT FLOORPLAN

BUILDING RULES	
TOTAL UNIT - TYPE A MIRROR UNIT	
1 BEDROOMS - 1 B & 10 BATHROOMS	
AC AREA	
1ST FLOOR AC AREA:	336.18 S.F.
2ND FLOOR AC AREA:	622.39 S.F.
3RD FLOOR AC AREA:	622.39 S.F.
4TH FLOOR AC AREA:	336.18 S.F.
TOTAL AC AREA:	1,917.14 S.F.
NON AC AREA	
CARPORT & STORAGE:	276.71 S.F.
ENTRY PORCH:	17.81 S.F.
2ND FL. FRONT BALCONY:	24.48 S.F.
3RD FL. FRONT BALCONY:	24.48 S.F.
TERRACE:	562.17 S.F.
TOTAL NON AC AREA:	895.57 S.F.
TOTAL AC & NON AC AREA:	2,812.71 S.F.



PROJECT BY

CAMILO ERNESTO HERNÁNDEZ MEJÍA
ARCHITECT / PROJECTMANAGER

APPROVED

CHRISTIAN GIRALDO
LIC. REAL ESTATE BROKER / GENERAL MANAGER



View from Johnson St

View from rear parking





View from center of development

View from west





2nd floor kitchen

2nd floor living area





Bathrooms

3rd floor master bedroom



END OF THE PRESENTATION